

MINUTES  
KENOSHA COUNTY BOARD OF ADJUSTMENT HEARING  
Thursday, March 16, 2017

Minutes of the Kenosha County Board of Adjustments public hearing held on Thursday, March 16, 2017, at 6:00 p.m. in Conference Room A, Kenosha County Center, 19600 75th Street, Bristol, Wisconsin.

Members Present: Barbara Ford, Chris Brown and Dave Devito

Excused: Robert Stoll

Also Present: Benjamin Fiebelkorn, Senior Land Use Planner

The meeting was called to order at 6:03 p.m. by Ms. Ford.

1. **HMS PROPERTIES OF WHEATLAND LLC**, 29 E. Sedgemoor St. #B, Elkhorn, WI 53121-4227 (Owner), Dolan Pomrening, 2049 S. 72<sup>nd</sup> St., West Allis, WI 53129 (Agent), requesting approval of a temporary use (Section VII.B.12.36-5(a)(5): which states that all temporary uses require the Board of Adjustments to hear and grant an application in any district) to temporarily allow the placement of two 8' x 40' steel storage containers in relation to a commercial fireworks retail sales operation in the B-3 Highway Business Dist. on Tax Parcels #95-4-119-013-0320 & 95-4-119-013-0330, Town of Wheatland.

- Mr. Brown made a motion to **withdraw** the temporary use permit request of HMS Properties of Wheatland LLC to temporarily allow the placement of two 8' x 40' steel storage containers in relation to a commercial fireworks retail sales operation in the B-3 Highway Business Dist. on Tax Parcels #95-4-119-013-0320 & 95-4-119-013-0330, Town of Wheatland.

The motion was seconded by Mr. Devito and passed with a vote of 3-0. (Motion #02:01 / digital)

2. **CLEM STEIN III**, 5700 312<sup>th</sup> Ave., Salem, WI 53168 (Owner), requesting approval of a temporary use (Section VII.B.12.36-5(a)(5): which states that all temporary uses require the Board of Adjustments to hear and grant an application in any district) to temporarily allow the operation of a commercial event barn in the A-2 General Agricultural Dist. on Tax Parcel #95-4-219-364-0107, Town of Wheatland.

- Mr. Devito made a motion to **table** the temporary use permit request of Clem Stein III to temporarily allow the operation of a commercial event barn in the A-2 General Agricultural Dist. on Tax Parcel #95-4-219-364-0107, Town of Wheatland.

The motion was seconded by Mr. Brown and passed with a vote of 3-0. (Motion #03:25 / digital)

3. **STANLEY J. JEZIOR JR. & BERNICE C. JEZIOR JT TENANCY TRUST**, 8826 North Shermer Road, Morton Grove, IL 60053-2071 (Owner), Joe Smith, 8107 18<sup>th</sup> Street, Kenosha, WI 53144 (Agent), requesting approval of a temporary use (Section VII. B. 12.36-5(a)5: which states that all temporary uses require the Board of Adjustments to hear and grant an application in any district) to use a 20' x 24' temporary (seasonal) fruit, vegetable, and Christmas tree stand with two 20' x 30' poly-hoop greenhouses, one 20' x 60' poly-hoop greenhouse, a 40' x 40' shade structure and signage in the B-3 Highway Business Dist. on Tax Parcel #80-4-222-344-0320, Town of Somers.

➤ Mr. Devito made a motion to **approve** the temporary use permit request of Stanley J. Jezior Jr. & Bernice C. Jezior Jt. Tenancy Trust to use a 20' x 24' temporary (seasonal) fruit, vegetable, and Christmas tree stand with two 20' x 30' poly-hoop greenhouses, one 20' x 60' poly-hoop greenhouse, a 40' x 40' shade structure and signage in the B-3 Highway Business Dist. on Tax Parcel #80-4-222-344-0320, Town of Somers subject to the following stipulations:

1. The business hours shall be 9:00 a.m. until 7:00 p.m.
2. There will be an allowance for a setup date of April 15, 2017 with the business to be opened thereafter.
3. All buildings, refrigeration units and trailers are to be removed by January 15, 2018 weather permitting.
4. Portable sanitation to be restricted for employees only.
5. No semi-trailers parked running over night.
6. No mobile homes or living quarters.
7. Appropriate 24-hour lighting for the stand.
8. Allowance made for electrical refrigeration unit.
9. Only fruits, vegetables, flowers, plants and Christmas trees to be sold on premises.
10. The 3 poly hoop greenhouses will be to the side or the rear of the vegetable stand, west of the driveway.
11. No trucks and trailers parked on the property in the off-season.
12. The lighting should not shine on either highway.
13. All structures meet the 65-foot setback requirement, as well as the vision triangle.

The motion was seconded by Mr. Brown and passed with a vote of 3-0. (Motion #08:30 / digital)

Site inspection by board members for the above item are as follows:

Barbara Ford	March 16, 2017
Chris Brown	March 12, 2017
Dave Devito	March 15, 2017

4. **Citizens Comments - NONE**

5. **Approval of Minutes**

➤ Mr. Brown made a motion to approve the minutes from February 16, 2017. The motion was seconded by Mr. Devito and passed with a vote of 3-0.

6. **Other Business Allowed by Law**

Mr. Fiebelkorn informed the board that the next meeting scheduled for April 20, 2017 will have one new petition. The next meeting scheduled after that is for May 18, 2017 which currently has no new petitions.

7. **Adjournment**

- Mr. Brown made a motion to adjourn the meeting. The motion was seconded by Mr. Devito and passed with a vote of 3-0.

The meeting adjourned at 6:18 p.m.