Village of Salem Lakes Planning & Zoning Commission

November 15, 2017

Minutes

Village of Salem Lakes Planning & Zoning Commission met Wednesday November 15, 2017. Meeting called to order at 6:00 pm. Present was Commissioners Fotsch, Francart, Melind, Sommer, Wade and alternate Nopenz were present. Michael Blue from Teska and Benjamin Fiebelkorn of Kenosha County Planning and Development were present. Also present was Village staff members Bradly Zautcke, and Eileen Anderson. A full Commission was not present.

1. Wisconsin Electric Power Co., 333 W. Everett Street, Milwaukee, WI 53290-0001 (Owner), Mike Bayer, 600 Estate Drive, Twin Lakes, WI 53181 (Agent), requests an amendment to the land use plan map for the Village of Salem Lakes (Map 101) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Governmental and Institutional" to “Medium-Density Residential” on Tax Parcel #67-4-120-312-0900 located in the Northwest ¼ of Section 31, Township 1 North, Range 20 East, Village of Salem Lakes. Public hearing opened 6:04 pm. Mike Bayer was present. No one was present to speak for or against the request. Public hearing closed 6:07 pm.

2. Discussion and possible action on Resolution 17-11-15, A RESOLUTION APPROVING AN AMENDMENT TO THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY: 2035, for tax parcel #67-4-120-312-0300. Commissioner Sommer moved to approve, second by Commissioner Wade. Motion carried 6-0.

3. Wisconsin Electric Power Co., 333 W. Everett Street, Milwaukee, WI 53290-0001 (Owner), Mike Bayer, 600 Estate Drive, Twin Lakes, WI 53181 (Agent), requesting a rezoning from (I-1) Institutional District to (R-3) Urban Single-Family Residential District on Tax Parcel #67-4-120-312-0900 located in the Northwest ¼ of Section 31, T1N, R20E, Village of Salem Lakes. Public hearing opened 6:09 pm. Mike Bayer was present. No one was present to speak for or against the request. Commissioner Melind moved to approve, second by Commissioner Nopenz. Motion carried 6-0.

4. Joseph W. & Rene E. Best, 6717 288th Avenue, Salem, WI 53168 (Owners), Spencer Best, 7410 98th Avenue, Unit E, Kenosha, WI 53142 (Agent), requesting a rezoning from (A-2) General Agricultural District and (M-3) Mineral Extraction District to (A-2) General Agricultural District and (R-2) Suburban Single-Family Residential District on Tax Parcels #65-4-120-054-0120 & 65-4-120-054-0130 located in the Southeast ¼ of Section 5, Township 1 North, Range 20 East, Village of Salem Lakes. Public hearing opened 6:11 pm. Renee Best was present. Heather Best and Spencer Best were present to speak for the request. No one was present to speak against the request. Public hearing closed 6:14 pm. Commissioner Wade moved to approve, second by Commissioner Sommer. Motion carried 6-0.

5. Joseph W. & Rene E. Best (Owner) – Part of the Southeast Quarter of Section 5, Township 1 North, Range 20 East, Village of Salem Lakes. For informational purposes only these parcels are located on the east side of ‘CTH B’ (288th Ave.) approximately 0.3 miles north of 73rd Place.
Requesting approval of a Certified Survey Map (dated October 9, 2017 by Mark R. Madsen of Nielsen Madsen & Barber) to create one (1) 15.62-acre parcel, one (1) 1.89-acre parcel and one (1) 1.89-acre parcel from Tax Parcels #65-4-120-054-0120 & 65-4-120-054-0130. Public hearing opened 6:15 pm. Renee Best was present. There was no one present to speak for or against the request. Public hearing closed 6:17 pm. Commissioner Wade moved to approve with Kenosha County conditions dated 11/15/17, second by Commissioner Melind. Motion carried 6-0.

6. Remove from table -New Frontier Farms 2 LLC, 1130 West Monroe Street, Chicago, IL 60607; Vasilios Siomos, 1130 West Monroe Street, Chicago, IL 60607 (Agent), requesting a Conditional Use Permit to allow a kennel in the (A-2) General Agricultural District on Tax Parcel #65-4-120-123-0101 located in the Southwest ¼ of Section 12, Township 1 North, Range 20 East, Village of Salem Lakes. Removed from table. Public hearing opened 6:18 pm Nathan Laurell was present. No one was present to speak for the request. Lisa Bentley and Gabriella Sznula (Cook) were present to speak against. Becky Biller submitted written letter via email to Benjamin Fiebelkorn, to speak against dated 11/15/17, email was read out loud. Commissioner Sommer moved to approve subject to Kenosha County conditions dated 11/15/17, second by Commissioner Nopenz. Motion carried 5-1.

7. Adjournment. Commissioner Sommer moved to adjourn, second by Commissioner Wade. Meeting adjourned 6-0 at 6:40 pm.

Respectfully submitted by

________________________________
Eileen Anderson
Planning Commission Secretary
Village of Salem Lakes