A public hearing was held by the Village of Salem Lakes Planning Commission on Wednesday November 20, 2019 at the Salem Lakes Village Hall Building, 9814 Antioch Road, Salem, WI 53168. Chairman Francart and Commissioners Sommer, Nopenz, Maggio, Fotsch, and Breunig were present. Commissioners Ericksen and Wade were excused. Also Attorney Brian Wanasek, Michael Blue of Teska and Associates, Benjamin Fiebelkorn of Kenosha County, Bradly Zautcke, Land Use Coordinator and Eileene Anderson Plan Commission Secretary were present. Meeting was called to order at 6:00 pm. Open meeting compliance was met.

1. **Public Hearing and Resolution on Proposed Comprehensive Plan Amendment, Salvation Army, 9241 Camp Lake Rd., Salem, WI 53168 (Owner), Andrew Johnson, Manhard Consulting, Ltd., 1 Overlook Point, Suite 290, Lincolnshire, IL 60069 (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 "Medium-Density Residential" to "Park and Recreational” on Tax Parcels #70-4-120-164-0831, 70-4-120-163-0855, 70-4-120-163-0861, 70-4-120-164-0801, 70-4-120-164-0811 & 70-4-120-164-0820 located in the S ½ of Section 16, T1N, R20E, Village of Salem Lakes.

   Public hearing opened 6:02 pm. Applicant Andrew Johnson was present. Scott Thomas of the Salvation Army was also present. Residents Theresa & Dale Chumbly 27417 93rd St, Phillip David 27321 93rd St, Steve Ksycki 27289 93rd St., Eva Szczygiel 27501 93rd St., Ilianan Gutierrez 27321 93rd St., Dale Swenson 9251 Camp Lake Rd, and Kathy Mack 27547 93rd St spoke against the request. Concerns were traffic on 93rd St, noise, lack of maintenance to the property, fencing, excess garbage from the property, possible value of surrounding homes decreasing, danger to kids playing in the street, no benefits to neighbors. Dale Swenson added, his father Verle has an easement agreement with the Salvation Army to the lake where the building is planned. Public hearing closed at 6:29 pm.

   Commissioner Nopenz moved to approve, Chairman Francart second the motion. Motion approved 5-1. Commissioner Breunig voted Nay.

2. **Resolution regarding Salvation Army, 9241 Camp Lake Rd., Salem, WI 53168 (Owner), Andrew Johnson, Manhard Consulting, Ltd., 1 Overlook Point, Suite 290, Lincolnshire, IL 60069 (Agent), requesting a rezoning from PR-1 Park-Recreational Dist. and R-3 Urban Single-Family Residential Dist. to PR-1 Park-Recreational Dist. and C-1 Lowland Resource Conservancy Dist. on Tax Parcels #70-4-120-163-0855, 70-4-120-163-0861, 70-4-120-164-0801, 70-4-120-164-0811 & 70-4-120-164-0820 located in the S ½ of Section 16, T1N, R20E, Village of Salem Lakes.

   Public hearing opened 6:49 pm. Applicant Andrew Johnson was present. Scott Thomas of the Salvation Army was also present. Public hearing closed at 6:54 pm. Commissioner Sommer moved to approve, second by Commissioner Fotsch. Motion carried 5-1 Commissioner Breunig voted Nay.
3. Salvation Army, 9241 Camp Lake Rd., Salem, WI 53168 (Owner), Andrew Johnson, Manhard Consulting, Ltd., 1 Overlook Point, Suite 290, Lincolnshire, IL 60069 (Agent), requesting a conditional use permit to allow the construction of a temporary lodging building in association with the existing Wonderland Camp and Conference Center in the PR-1 Park-Recreational Dist. on Tax Parcels #70-4-120-163-0700, 70-4-120-164-0831, 70-4-120-163-0855, 70-4-120-163-0861, 70-4-120-164-0801, 70-4-120-164-0811 & 70-4-120-164-0820 located in the S ¾ of Section 16, T1N, R20E, Village of Salem Lakes.

Public hearing opened 7:02 pm. Applicant Andrew Johnson was present. Scott Thomas of the Salvation Army was also present. Public hearing closed at 7:07 pm. Commissioner Breunig moved to table the request, second by Commissioner Fotsch. 6-0 to table this agenda item.

4. Salvation Army (Owner) – Part of the S ¾ Quarter of Section 16, Township 1 North, Range 20 East, Village of Salem Lakes. For informational purposes only this parcel is located on the east and west sides of CTH “SA” (Camp Lake Rd.) appx. 0.2 miles south of CTH “AH” (89th Street). Requesting approval of a Certified Survey Map (dated September 26, 2019 by James D. Baker of Manhard Consulting, Ltd.) to create one (1) 85.007-acre parcel, from Tax Parcels #70-4-120-163-0700, 70-4-120-164-0831, 70-4-120-163-0855, 70-4-120-163-0861, 70-4-120-164-0801, 70-4-120-164-0811 & 70-4-120-164-0820

Public hearing opened at 7:12 pm. Applicant Andrew Johnson was present. Scott Thomas of the Salvation Army was also present. Public hearing closed at 7:13 pm. Commissioner Breunig moved to table the request, second by Commissioner Fotsch. 6-0 to table this agenda item.

5. Resolution regarding Stillwater Construction LLC, 4607 128th St., Kenosha, WI 53144 (Owner), Don Taylor, 4607 128th St., Kenosha, WI 53144 (Agent), requesting a rezoning from R-5 Urban Single-Family Residential Dist. to R-5 Urban Single-Family Residential Dist. and C-1 Lowland Resource Conservancy Dist. on Tax Parcel #70-4-120-291-0701 located in the NE ¼ of Section 29, T1N, R20E, Village of Salem Lakes.

Don Taylor was present. Public hearing opened at 7:14 pm There was no one present to speak in favor or against the request. Public hearing closed at 7:15 pm. Commissioner Breunig moved to approve, second by Commissioner Fotsch. Motion carried 6-0.

6. Stillwater Construction LLC (Owner) – Part of the NE ¼ Quarter of Section 29, Township 1 North, Range 20 East, Village of Salem Lakes. For informational purposes only this parcel is located on the northwest corner of 106th Street and 286th Ave. Requesting approval of a Certified Survey Map (dated September 27, 2019 by Jeffrey K. Rampart of J.K.R. Surveying, Inc.) to create one (1) 0.38-acre parcel, one (1) 0.26-acre parcel and one (1) 0.24-acre parcel from Tax Parcel #70-4-120-291-0701.

Don Taylor was present Public hearing opened at 7:18 pm. There was no one present to speak in favor or against the request. Public hearing closed at 7:19 pm. Discussion of the conditions drafted by Kenosha County dated November 20, 2019. Commissioner Sommer moved to approve with conditions listed by Kenosha County dated November 20, 2019, second by Commissioner Breunig. Motion carried 6-0.

7. Approve minutes from August 21, 2019

Commissioner Fotsch moved to approve, second by Commissioner Maggio. Motion carried 5-0-1 Commissioner Breunig abstained, not present at August 21, 2019 meeting.
8. Adjournment.
   Commissioner Fotsch move to adjourn, second by Commissioner Breunig. 6-0 meeting adjourned at 7:24 pm

Respectfully submitted by:

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Eileene Anderson
Planning Commission Secretary
Village of Salem Lakes