

MINUTES
KENOSHA COUNTY BOARD OF ADJUSTMENT HEARING
Thursday, January 15, 2026

Minutes of the Kenosha County Board of Adjustments public hearing held on Thursday, January 15 2026, at 6:00 p.m. at the Kenosha County Center Planning & Development Conference Room, Kenosha County Center, 19600 75th Street, Bristol, Wisconsin.

Members Present: Robert Stoll & Dave Devito

Excused: Ronald Kammerzelt (excused)

Also Present: Benjamin Fiebelkorn, Senior Land Use Planner

The meeting was called to order at 6:00 p.m. by Robert Stoll.

1. **MRJ LLC**, 28034 Silver Lake Rd., Salem WI 53168 (Owner), Bryon Kozak, 28034 Silver Lake Rd., Salem WI 53168 (Agent), requesting approval of a temporary use (Section 12.23.040: which states that It shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments) to operate a temporary snowmobile practice track in the A-1 Agricultural Preservations Dist. on Tax Parcel #30-4-220-362-0401, Town of Brighton.

Mr. Fiebelkorn stated that staff had received a request from the applicant that the application be withdrawn.

- Mr. Devito made a motion to withdraw the temporary use permit request MRJ LLC to operate a temporary snowmobile practice track in the A-1 Agricultural Preservations Dist. on Tax Parcel #30-4-220-362-0401, Town of Brighton.

The motion was seconded by Mr. Stoll and passed with a vote of 2-0. (Motion #02:10 / digital)

2. **BEDROCK LC LLC**, 33703 59th St., Burlington, WI 53105 (Owner), DeAnna Delimat, 34231 High Dr., East Troy, WI 53120 (Agent), requesting approval of a temporary use (Section 12.23.040: which states that It shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments) to temporarily use an existing parking lot for the placement of (1) 30' x 60' sales tent, (1) 8' x 40' steel storage container and (2) banners to operate a temporary fireworks sales stand in the B-4 Planned Business Dist. on Tax Parcel #95-4-219-353-0230, Town of Wheatland.

Jeff Butler, Wheatland Town Board Chairman, PO Box 797, New Munster, WI 53152, spoke in favor of the application.

- Mr. Devito made a motion to approve the variance request of Bedrock LC LLC to temporarily use an existing parking lot for the placement of (1) 30' x 60' sales tent, (1) 8' x 40' steel storage container and (2) banners to operate a temporary fireworks sales stand in the B-4 Planned Business Dist. on Tax Parcel #95-4-219-353-0230, Town of Wheatland.

The motion was seconded by Mr. Stoll and passed with a vote of 2-0. (Motion #06:22 / digital)

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

Robert Stoll January 15, 2026

Dave Devito January 15, 2026

3. **DELIMAT PROPERTIES 1 LLC**, 34231 High Dr., East Troy WI 53120 (Owner), Timothy Delimat, 34231 High Dr., East Troy, WI 53120 (Agent), requesting approval of a temporary use (Section 12.23.040: which states that It shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments) to temporarily locate (1) 10' x 10' sales tent and (2) 8' x 40' steel storage containers to operate a temporary fireworks sales stand in the B-3 Highway Business Dist. on Tax Parcel #95-4-119-013-0320 and 95-4-119-013-0330, Town of Wheatland.

Jeff Butler, Wheatland Town Board Chairman, PO Box 797, New Munster, WI 53152, spoke in favor of the application.

- Mr. Devito made a motion to approve the variance request of Delimat Properties 1 LLC to temporarily locate (1) 10' x 10' sales tent and (2) 8' x 40' steel storage containers to operate a temporary fireworks sales stand in the B-3 Highway Business Dist. on Tax Parcel #95-4-119-013-0320 and 95-4-119-013-0330, Town of Wheatland.

The motion was seconded by Mr. Stoll and passed with a vote of 2-0. (Motion #10:05 / digital)

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

Robert Stoll January 15, 2026

Dave Devito January 15, 2026

4. **Citizens Comments - NONE**

5. **Approval of Minutes**

- Mr. Devito made a motion to approve the minutes from September 18, 2025. The motion was seconded by Mr. Stoll and passed with a vote of 2-0.

6. **BOA Members/Staff Comments**

Mr. Fiebelkorn informed the board that the next meeting scheduled for February 19, 2026 has no new items. The next meeting scheduled after that is for March 19, 2026 which currently has no new petitions.

7. **Adjournment**

- Mr. Devito made a motion to adjourn the meeting. The motion was seconded by Mr. Stoll and passed with a vote of 2-0.

The meeting adjourned at 6:16 p.m.