

THE *Village of* PADDOCK LAKE

6969 236th Avenue - Salem, Wisconsin 53168 - Phones: (262) 843-2713 or (262) 843-2400 FAX: (262) 843-3409

THERE WILL BE A MEETING OF THE PLANNING COMMISSION/DESIGN REVIEW ON MONDAY, MARCH 2, 2026 @ 6:00 P.M. AT THE MUNICIPAL BUILDING.

AGENDA

1. Call to order.
2. Pledge of Allegiance.
3. Roll call.
4. Approve December 15, 2025 minutes
5. **Study Session Presentations**
 - a. Estimating Fiscal Impact of New Development. Presentation of the Village Fiscal Impact Analysis.
 - b. How residential development affects schools. Presentation from Westosha Central High School.
6. **Tabled-** Countryside Commerce Center, LLC (owner), 20670 Driftwood Court, Mundelein, IL 60060, Bear Development (agent), 4011-80th Street, Kenosha, WI 53144 is requesting review and favorable recommendation to the Village Board for a 70-lot residential Final subdivision plat. Located in the NE ¼ of Section 10, Town 1, North Range 20, in the Village of Paddock Lake, Kenosha County, Wisconsin. Tax Parcel No. 40-4-120-101-0401. Location Description: 30-acres located west of STH 83 and 3 tenths of a mile south of STH 50.
7. STC Developments, LLC (owner), 1412-136th Avenue, Union Grove, WI 53182, Jeff Badtke (agent), 1412-136th Avenue, Union Grove, WI 53182 is requesting review and favorable recommendation to the Village Board for a 60-lot residential subdivision on Tax Parcels 40-4-120-031-1416 and Located in the NE ¼ of Section 3, Town 1, North Range 20, NW ¼ and SW ¼ of Section 3, Town 1, North Range 20. Location Description: 20-acres located West of 248th Avenue.
8. STC Developments, LLC (owner), 1412-136th Avenue, Union Grove, WI 53182, Jeff Badtke (agent), 1412-136th Avenue, Union Grove, WI 53182 is requesting review and favorable recommendation to the Village Board of a 68-unit residential concept plan using the PUD Overlay zoning district. On tax parcel 40-4-120-031-0451 and located in the NE1/4 of Sections 3, Town 1, North Range 20. Location Description: 26.7-acre tract of land East of CTH BD, 1/10th mile south of CTH K.
9. Brian and Mary Sullivan (Owners) 6500-248th Avenue, Paddock Lake, WI 53168, are requesting review and favorable recommendation of a minor land division using the Certified Survey Map process. On tax parcel 40-4-120-031-1402, located in the NE ¼ of Section 3, Town 1, North Range 20, in the Village of Paddock Lake, Kenosha County, Wisconsin. Location Description: 23.1-acres located west of 248th Ave. in the 6500 block.
10. Brian and Mary Sullivan (Owners) 6500-248th Avenue, Paddock Lake, WI 53168, are requesting review and favorable recommendation of a petition for zoning amendment on tax parcel 40-4-120-031-1402, located in the NW ¼ of Section 3, Town 1, North Range 20, in the Village of Paddock Lake, Kenosha County, Wisconsin. Location Description: 23.1-acres located west of 248th Ave. in the 6500 block.
11. Citizen's comments.
12. Input/concerns.
13. Adjournment/time.

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INFORMATIONAL

See attached

The Village of Paddock Lake has determined to specifically notify all residents within 200 feet of upcoming Plan Commission projects. The preceding highlighted project is located near you and is scheduled for consideration taking place at the Plan Commission meeting. This meeting is to inform and allow input from residents, property owners or interested parties on the proposed project prior to approval.

cc: Alex Attiah
Gil Lauritsen
Cheryl Baysinger
Terry Burns

Mike Jansen
Richard Fish
Robert Leick

Tim Popanda
Kim Lewis
Baxter & Woodman

"Notice is hereby given that a majority of any other Village commission, committee or board may be present at this meeting to gather information about a subject over which they may have decision making responsibility. It is intended that this notice shall constitute an adequate notice of meeting pursuant to STATE ex rel BADKE v. GREENDALE VILLAGE BOARD, 173 WIS. 2d 553, 494 N.W. 2d 408 (1993), and must be noticed as such. The board may take action at this meeting."

February 23, 2026

Notices posted at: Paddock Lake Municipal Building
BMO Harris Bank
Community State Bank

