



Planning, Development & Extension Education Committee
Agenda
Kenosha County Center
Wednesday, February 10, 2016

NOTE: UNDER THE KENOSHA COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS. NOTICE OF SUCH MOTIONS TO RECONSIDER OR RESCIND AT FUTURE MEETINGS SHALL BE GIVEN IN ACCORDANCE WITH SECTION 2 C OF THE COUNTY BOARD RULES. FURTHERMORE, ANY MATTER DEEMED BY A MAJORITY OF THE BOARD TO BE GERMANE TO AN AGENDA ITEM MAY BE DISCUSSED AND ACTED UPON DURING THE COURSE OF THIS MEETING AND ANY NEW MATTER NOT GERMANE TO AN AGENDA ITEM MAY BE REFERRED TO THE PROPER COMMITTEE. ANY PERSON WHO DESIRES THE PRIVILEGE OF THE FLOOR PRIOR TO AN AGENDA ITEM BEING DISCUSSED SHOULD REQUEST A COUNTY BOARD SUPERVISOR TO CALL SUCH REQUEST TO THE ATTENTION OF THE BOARD CHAIRMAN

Notice is hereby given that a meeting will be held by the Kenosha County Planning, Development & Extension Education Committee on **Wednesday, February 10, 2016 at 6:00 p.m. in Conference Room B followed by a public hearing at 7:00 p.m. in the Public Hearing Room** at the Kenosha County Center, 19600 75th Street, Bristol, Wisconsin on the following requests:

6:00 p.m. UW-EXTENSION ITEMS - CONFERENCE ROOM B

1. **CERTIFICATION OF COMPLIANCE WITH WISCONSIN OPEN MEETINGS LAW**
2. **FEATURE PROGRAM: "LEADERSHIP KENOSHA"**
3. **YOUTH IN GOVERNANCE UPDATE/REVIEW**
4. **UW-EXTENSION COOPERATIVE EXTENSION REORGANIZATION**
5. **UW-EXTENSION EDUCATOR/PROGRAM UPDATES**
6. **UW-EXTENSION DIRECTOR UPDATES**

7:00 p.m. - LAND USE ITEMS HEARINGS - KCC PUBLIC HEARING ROOM

7. **NORTHERN ALPINE GROUP LLC (OWNER), MARY OCHOA-PETERSEN (AGENT) - REZONING - WHEATLAND**

Northern Alpine Group LLC, 31401 60th St., Salem, WI 53168 (Owner), Mary Ochoa-Petersen, 31401 60th St., Salem, WI 53168 (Agent), requesting a rezoning from R-2 Suburban Single-Family Residential Dist. to A-2 General Agricultural Dist. on Tax Parcels #95-4-119-011-0102 & 95-4-119-011-0104 located in the NE ¼ of Section 1, T1N, R19E, Town of Wheatland

Documents:

[0104 - REZO SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

8. **GROVER P. & FELISA L. DONLON (OWNER), JENNIFER & ROBERT KELCH (AGENT) - COMPREHENSIVE PLAN AMENDMENT - SALEM**

Public Hearing on Proposed Comprehensive Plan Amendment, Grover P. & Felisa L. Donlon, 387 Belle Foret Drive, Lake Bluff, IL 60044 (Owner), Jennifer & Robert Kelch, 199 Westerfield Pl., Grayslake, IL 60030 (Agent), requesting an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "General Agricultural and Open Land" to "General Agricultural and Open Land" & "Commercial" on Tax Parcel #66-4-120-244-0120 located in the SE ¼ of Section 24, T1N, R20E, Town of Salem.

Documents:

[0120 - COMP SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

9. GROVER P. & FELISA L. DONLON (OWNER), JENNIFER & ROBERT KELCH (AGENT) – REZONING - SALEM

Grover P. & Felisa L. Donlon, 387 Belle Foret Drive, Lake Bluff, IL 60044 (Owner), Jennifer & Robert Kelch, 199 Westerfield Pl., Grayslake, IL 60030 (Agent), requesting a rezoning from A-2 General Agricultural Dist. to B-3 Highway Business Dist. and A-2 General Agricultural Dist. on Tax Parcel #66-4-120-244-0120 located in the SE ¼ of Section 24, T1N, R20E, Town of Salem.

Documents:

[0120 -REZO SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

10. COUNTRY THUNDER EAST, LLC (AGENT), IRVING ONE, LLC, RICHARD & SANDRA DIEDRICH, RUSSELL BROTHERS, LLC (OWNERS) – CONDITIONAL USE PERMIT – RANDALL

Country Thunder East, LLC, 234 Space Park Drive South, Nashville, TN 37211 (Agent), Irving One, LLC, 6999 E Business I-20 Suite #1, Odessa, TX 79762; Richard & Sandra Diedrich, 2000 Richmond Road, Twin Lakes, WI 53181; Russell Brothers, LLC, 11909 Richmond Road, Twin Lakes, WI 53181 (Owners), requesting a Conditional Use Permit for a country music festival (July 21-24, 2016) with an assembly over 5,000 people on the following Tax Parcels: #60-4-119-304-0405 (Irving One, LLC), #60-4-119-304-0100 (Diedrich) & part of #60-4-119-311-0200 (Russell) located in the SE & SW 1/4 of Section 30 & the NW 1/4 of Section 31, T1N, R19E, Town of Randall.

Documents:

[0405 - CUP SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

11. TABLED ARTHUR A. NABER & PAUL J. NABER (OWNER), TIM LYNCH (AGENT) – REZONING – WHEATLAND

Tabled Request of Arthur A. Naber & Paul J. Naber, 29124 Plank Rd., Burlington, WI 53105 (Owner), Tim Lynch, Lynch & Associates Engineering Consultants, LLC., 5482 S. Westridge Dr., New Berlin, WI 53151 (Agent), requesting a rezoning from A-2 General Agricultural Dist., C-2 Upland Resource Conservancy Dist. and C-1 Lowland Resource Conservancy Dist. to A-2 General Agricultural Dist., R-2 Suburban Single-Family Residential Dist., C-2 Upland Resource Conservancy Dist. and C-1 Lowland Resource Conservancy Dist. on Tax Parcel #95-4-119-024-0300 located in the SE 1/4 of Section 2, T1N, R19E, Town of Wheatland.

Documents:

[0300 - REZO SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

12. TABLED ARTHUR A. NABER & PAUL J. NABER (OWNER), TIM LYNCH (AGENT) – PRELIMINARY SUBDIVISION PLAT – WHEATLAND

Tabled Request of Preliminary Plat of The Hills of Lily Lake Subdivision, Arthur A. Naber & Paul J. Naber, 29124 Plank Rd., Burlington, WI 53105 (Owner), Tim Lynch, Lynch & Associates Engineering Consultants, LLC., 5482 S. Westridge Dr., New Berlin, WI 53151 (Agent), on Tax Parcel #95-4-119-024-0300 located in the SE 1/4 of Section 2, T1N, R19E, Town of Wheatland.

Documents:

[0300 - PLAT SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

13. TABLED ACTION 50 LLC (OWNER) – MARK MERKLING (AGENT) – COMPREHENSIVE PLAN AMENDMENT - WHEATLAND

Tabled Request of Public Hearing on Proposed Comprehensive Plan Amendment, Action 50 LLC, 420 W. Westleigh Rd., Lake Forest, IL 60045 (Owner), Mark Merkling, 5675 392nd Ave., Burlington, WI 53105 (Agent), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Suburban-Density Residential" & "Non-Farmed Wetland" to "Commercial" and "Non-Farmed Wetland" on Tax Parcel #95-4-219-314-0640 located in Section 31, T2N, R19E, Town of Wheatland.

Documents:

[0640 - CPA SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

14. TABLED ACTION 50 LLC (OWNER) – MARK MERKLING (AGENT) – REZONING – WHEATLAND

Tabled Request of Action 50 LLC, 420 W. Westleigh Rd., Lake Forest, IL 60045 (Owner), Mark Merkling, 5675 392nd Ave., Burlington, WI 53105 (Agent), requesting a rezoning from A-2 General Agricultural Dist. to B-3 Highway Business Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #95-4-219-314-0640 located in SE ¼ Section 31, T2N, R19E, Town of Wheatland.

Documents:

[0640 - REZO SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

15. TABLED ACTION 50 LLC (OWNER) – MARK MERKLING (AGENT) – CONDITIONAL USE PERMIT – WHEATLAND

Tabled Request of Action 50 LLC, 420 W. Westleigh Rd., Lake Forest, IL 60045 (Owner), Mark Merkling, 5675 392nd Ave., Burlington, WI 53105 (Agent), requesting a Conditional Use Permit for Recreational Vehicle (RV) sales, service and outdoor display & storage in the B-3 Highway Business Dist. on Tax Parcel #95-4-219-314-0640 located in SE ¼ Section 31, T2N, R19E, Town of

Wheatland.

Documents:

[0640 - CUP SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

16. **CERTIFIED SURVEYS**
17. **APPROVAL OF MINUTES**
18. **CITIZEN COMMENTS**
19. **ANY OTHER BUSINESS ALLOWED BY LAW**
20. **ADJOURNMENT**

NOTICE TO PETITIONERS

The petitioners: Northern Alpine Group LLC (Owner), Mary Ochoa-Petersen (Agent), Grover P. & Felisa L. Donlon (Owner), Jennifer & Robert Kelch (Agent), Country Thunder East LLC (Agent), Irving One, LLC, Richard & Sandra Diedrich, Russell Brothers, LLC (Owners), Arthur A. Naber & Paul J. Naber (Owners), Tim Lynch (Agent), Action 50 LLC (Owner) – Mark Merklng (Agent).

NOTICE TO TOWNS

The Towns of Randall, Salem, and Wheatland are asked to be represented at the hearing on **Wednesday, February 10, 2016** at the Kenosha County Center Public Hearing Room, 19600 75th Street, Bristol, Wisconsin. You are requested to either attend or send in your recommendation to the committee.



COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

DEC 18 2015

Kenosha County
Deputy County Clerk



KENOSHA COUNTY

DEPARTMENT OF PLANNING
AND DEVELOPMENT



COUNTY OF KENOSHA

Department of Planning & Development

KENOSHA COUNTY REZONING PROCEDURES

1. Contact the Department of Planning & Development and check with staff to determine if your proposed zoning change meets the requirements for the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance and the Kenosha County Subdivision Control Ordinance. Note: If the proposed rezoning is part of a proposed land division see the Certified Survey Map Information and Procedures.

2. Contact the Department of Planning & Development and schedule a pre-conference meeting, which is required for all rezoning requests.

Meeting Date: _____

3. Contact your local Town to determine if your rezoning petition requires preliminary approval.

4. Complete and submit the Kenosha County Rezoning Application by the filing deadline (see Planning, Development & Extension Education Committee Schedule handout).

6. Submit a copy of the date-stamped application to your local township for placement on the agenda of the Town Planning Commission and Town Board, which recommends action to the County Planning, Development & Extension Education Committee. Keep a copy for your records.

7. Attend the Town Planning Commission and the Town Board meetings. **NOTE:** You must attend or the Town will not be able to act on your request.

Town Planning Commission meeting date (tentative): _____

Town Board meeting date (tentative): _____

8. Attend the Planning, Development & Extension Education Committee public hearing. **NOTE:** You must attend or the Planning, Development & Extension Education Committee will not be able to act on your request. At this meeting you will be asked to brief the Committee on your request.

Kenosha County Planning, Development & Extension Education Committee meeting date: _____
(tentative)

9. Planning, Development & Extension Education Committee recommends either approval and adopts a resolution or denial and transmits recommendation to the Kenosha County Board of Supervisors. No action is required from the applicant at this time.

If approved, County Board of Supervisors either approves or denies the amendment.

If denied by the Kenosha County Board of Supervisors you have thirty (30) days to file an appeal with circuit court if you so choose.

10. After the County Executive has signed the official ordinance document amending the Kenosha County Zoning Map, you will be notified of your approval in writing. Upon notification of approval, you may proceed with recording any necessary deeds.

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
 Department of Planning & Development
 19600 - 75th Street, Suite 185-3
 Bristol, Wisconsin 53104-9772

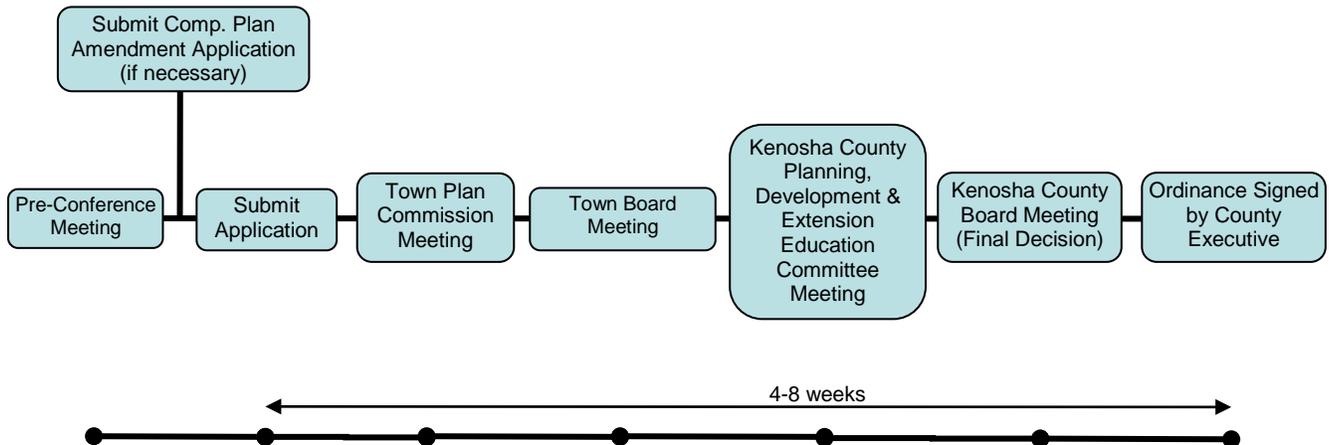
Division of Planning & Development (including Sanitation & Land Conservation)..... **857-1895**
 Facsimile #..... 857-1920

Public Works Division of Highways 857-1870

Administration Building
 Division of Land Information..... 653-2622

Brighton, Town of 878-2218
 Paris, Town of 859-3006
 Randall, Town of..... 877-2165
 Salem, Town of 843-2313
 Utility District..... 862-2371
 Somers Town of 859-2822
 Wheatland, Town of..... 537-4340
 Wisconsin Department of Natural Resources - Sturtevant Office 884-2300
 Wisconsin Department of Transportation - Waukesha Office 548-8722

Rezoning Procedure Timeline



For Reference Purposes



May 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

DEC 18 2015

REZONING APPLICATION

Kenosha County
Deputy County Clerk

(a) Property Owner's Name:

Northern Alpine Group LLC

Print Name: _____

Signature: Mary Ochoa-Petersen

Mailing Address: 31401 60th Street

City: Salem State: WI Zip: 53168

Phone Number: 262-770-7367 E-mail (optional): maryochoapetersenmop@gmail.com

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status **signed** by the legal property owner **must** be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: Mary Ochoa-Petersen Signature: _____

Business Name: _____

Mailing Address: 31401 60th Street

City: Salem State: WI Zip: 53168

Phone Number: 262-770-7367 E-mail (optional): maryochoapetersenmop@gmail.com

(c) Tax key number(s) of property to be rezoned:

95-4-119-011-0102 _____

95-4-119-011-0104 _____

Property Address of property to be rezoned:

60TH ST (95-4-119-011-0102) & 60TH ST (95-4-119-011-0104)

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):

To rezone the two aforementioned parcels to the A-2 General Agricultural District so that they can combined to the larger adjacent parcel to the south (95-4-119-011-0101).



COUNTY OF KENOSHA

Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:

Print Name: _____ Signature: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ E-mail (optional): _____

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status **signed** by the legal property owner **must** be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: _____ Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ E-mail (optional): _____

(c) Tax key number(s) of property to be rezoned:

Property Address of property to be rezoned:

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):

REZONING APPLICATION

(e) Check the box next to any and all of the **existing** zoning district classifications present on the subject property:

A-1 Agricultural Preservation District	TCO Town Center Overlay District
A-2 General Agricultural District	B-1 Neighborhood Business District
A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	B-2 Community Business District
A-4 Agricultural Land Holding District	B-3 Highway Business District
AE-1 Agricultural Equestrian Cluster Single-Family District	B-4 Planned Business District
R-1 Rural Residential District	B-5 Wholesale Trade and Warehousing District
R-2 Suburban Single-Family Residential District	BP-1 Business Park District
R-3 Urban Single-Family Residential District	B-94 Interstate Highway 94 Special Use Business District
R-4 Urban Single-Family Residential District	M-1 Limited Manufacturing District
R-5 Urban Single-Family Residential District	M-2 Heavy Manufacturing District
R-6 Urban Single-Family Residential District	M-3 Mineral Extraction District
R-7 Suburban Two-Family and Three-Family Residential District	M-4 Sanitary Landfill and Hazardous Waste Disposal District
R-8 Urban Two-Family Residential District	I-1 Institutional District
R-9 Multiple-Family Residential District	PR-1 Park-Recreational District
R-10 Multiple-Family Residential District	C-1 Lowland Resource Conservancy District
R-11 Multiple-Family Residential District	C-2 Upland Resource Conservancy District
R-12 Mobile Home/Manufactured Home Park-Subdivision District	FPO Floodplain Overlay District
HO Historical Overlay District	FWO Camp Lake/Center Lake Floodway Overlay District
PUD Planned Unit Development Overlay District	FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
AO Airport Overlay District	
RC Rural Cluster Development Overlay District	

(f) Check the box next to any and all of the **proposed** zoning district classifications proposed for the subject property:

A-1 Agricultural Preservation District	TCO Town Center Overlay District
A-2 General Agricultural District	B-1 Neighborhood Business District
A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	B-2 Community Business District
A-4 Agricultural Land Holding District	B-3 Highway Business District
AE-1 Agricultural Equestrian Cluster Single-Family District	B-4 Planned Business District
R-1 Rural Residential District	B-5 Wholesale Trade and Warehousing District
R-2 Suburban Single-Family Residential District	BP-1 Business Park District
R-3 Urban Single-Family Residential District	B-94 Interstate Highway 94 Special Use Business District
R-4 Urban Single-Family Residential District	M-1 Limited Manufacturing District
R-5 Urban Single-Family Residential District	M-2 Heavy Manufacturing District
R-6 Urban Single-Family Residential District	M-3 Mineral Extraction District
R-7 Suburban Two-Family and Three-Family Residential District	M-4 Sanitary Landfill and Hazardous Waste Disposal District
R-8 Urban Two-Family Residential District	I-1 Institutional District
R-9 Multiple-Family Residential District	PR-1 Park-Recreational District
R-10 Multiple-Family Residential District	C-1 Lowland Resource Conservancy District
R-11 Multiple-Family Residential District	C-2 Upland Resource Conservancy District
R-12 Mobile Home/Manufactured Home Park-Subdivision District	FPO Floodplain Overlay District
HO Historical Overlay District	FWO Camp Lake/Center Lake Floodway Overlay District
PUD Planned Unit Development Overlay District	FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
AO Airport Overlay District	
RC Rural Cluster Development Overlay District	

REZONING APPLICATION

Said rezoning action is exempt from needing to be consistent with adopted land use plan pursuant to the following exemption clause adopted with the 2010-2011 Annual Report: Minor lot line adjustments between two different, but adjacent, land use districts or categories that do not create substandard or nonconforming lots will not require an amendment to the multi-jurisdictional comprehensive plan.

(g) Your request must be consistent with the existing planned land use category as shown on Map 65 of the adopted "[Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035](#)".

The existing planned land use category for the subject property is:

Farmland Protection	Governmental and Institutional
General Agricultural and Open Land	Park and Recreational
Rural-Density Residential	Street and Highway Right-of-Way
Agricultural and Rural Density Residential	Other Transportation, Communication, and Utility
Suburban-Density Residential	Extractive
Medium-Density Residential	Landfill
High-Density Residential	Primary Environmental Corridor
Mixed Use	Secondary Environmental Corridor
Commercial	Isolated Natural Resource Area
Office/Professional Services	Other Conservancy Land to be Preserved
Industrial	Nonfarmed Wetland
Business/Industrial Park	Surface Water

(h) Attach a plot plan or survey plat of property to be rezoned (showing location, dimensions, zoning of adjacent properties, existing uses and buildings of adjacent properties, floodways and floodplains)—drawn to scale.

(i) The Kenosha County Department of Planning and Development may ask for additional information.

(j) The name of the County Supervisor of the district wherein the property is located ([District Map](#)):

Supervisory District Number: _____ County Board Supervisor: _____

(k) The fee specified in Section 12.05-8 of this ordinance.

Request for Rezoning Petition\$750.00

(For other fees see the [Fee Schedule](#))

Note: Agricultural Use Conversion Charge

The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit <http://www.revenue.wi.gov/faqs/slf/useassmt.html>.

Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

PARCEL COMBINATION (AFFIDAVIT)

Name of Owners (as on deed):

Northern Alpine Group LLC

Tax Parcel Numbers of those parcels to be combined:

95-4-119-011-0101

95-4-119-011-0102

95-4-119-011-0104

Legal Descriptions of those parcels to be combined:

LOTS I, II & IV OF CERTIFIED SURVEY MAP #2687, BEING PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, AND RECORDED AS DOCUMENT #1652608 WITH THE KENOSHA COUNTY REGISTER OF DEEDS, SAID LAND LYING AND BEING IN THE TOWN OF WHEATLAND, COUNTY OF KENOSHA, STATE OF WISCONSIN.

RETURN TO:
Kenosha County
Division of Land Information
1010 56th Street
Kenosha WI 53140

Parcel ID Numbers

95-4-119-011-0101
95-4-119-011-0102
95-4-119-011-0104

WHEREAS, the above referenced parcels are being combined for compliance with the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance and/or Kenosha County Subdivision Control Ordinance, and/or Kenosha County Sanitary Ordinance (or)

~~WHEREAS, the above referenced parcels are being combined per Section 70.28 of Wisconsin State Statutes,~~

STRIKE THE ABOVE PARAGRAPH WHICH DOES NOT APPLY

WHEREAS, the combination of the above referenced parcels is in compliance with the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance, Kenosha County Subdivision Control Ordinance, and Kenosha County Sanitary Ordinance, and

WHEREAS, the parcels are contiguous; and

WHEREAS, the ownership of the parcels is identical; and

WHEREAS, all delinquent taxes have been paid in full;

NOW, THEREFORE, the owner(s) does (do) agree and understand that the above referenced parcels shall be combined and shall not be split apart without the approval of the Kenosha County Office of Planning and Development. Such split shall be in compliance with the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance, Kenosha County Subdivision Control Ordinance, Kenosha County Sanitary Ordinance, and any applicable local land division control ordinance.

THIS AGREEMENT SHALL BE BINDING UPON ALL SUCCEEDING OWNERS AND CONVEYANCES.

Mary E. Ober Peterson 12/18/15
Property Owner Date

Property Owner Date

Property Owner Date

Property Owner Date

Subscribed and sworn before me this

KENOSHA COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT DIVISION OF COUNTY DEVELOPMENT

December 20, 2015
A. Webb
Notary Public, Kenosha County, WI.
My commission expires

BY

TITLE

LAND INFORMATION OFFICE

This document was prepared by:
Kenosha County Department of Planning & Development
Division of County Development

BY

TITLE

95-4-119-011-0102 & 95-4-119-011-0104 - Site Map



Legend

- Street Centerlines
- Right-of-Ways
- Water Features
- - - Parcels
- - - Certified Survey Maps
- - - Condominiums
- - - Subdivisions
- Municipal Boundaries



1 inch = 300 feet

DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 12/17/2015

95-4-119-011-0102 & 95-4-119-011-0104 - Current Zoning Classifications



- Legend**
- Street Centerlines
 - Right-of-Ways
 - Water Features
 - Parcels
 - Certified Survey Maps
 - Condominiums
 - Subdivisions
 - Municipal Boundaries
- Special Flood Hazard Area**
- A; AE; AO
 - Shoreland Areas
 - Zoning (Unincorporated Areas)



1 inch = 300 feet

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Date Printed: 12/17/2015

95-4-119-011-0102 & 95-4-119-011-0104 - Proposed Zoning Classifications



Areas depicted as green polygons to be rezoned from "R-2 Suburban Single-Family Residential District" to "A-2 General Agricultural District".

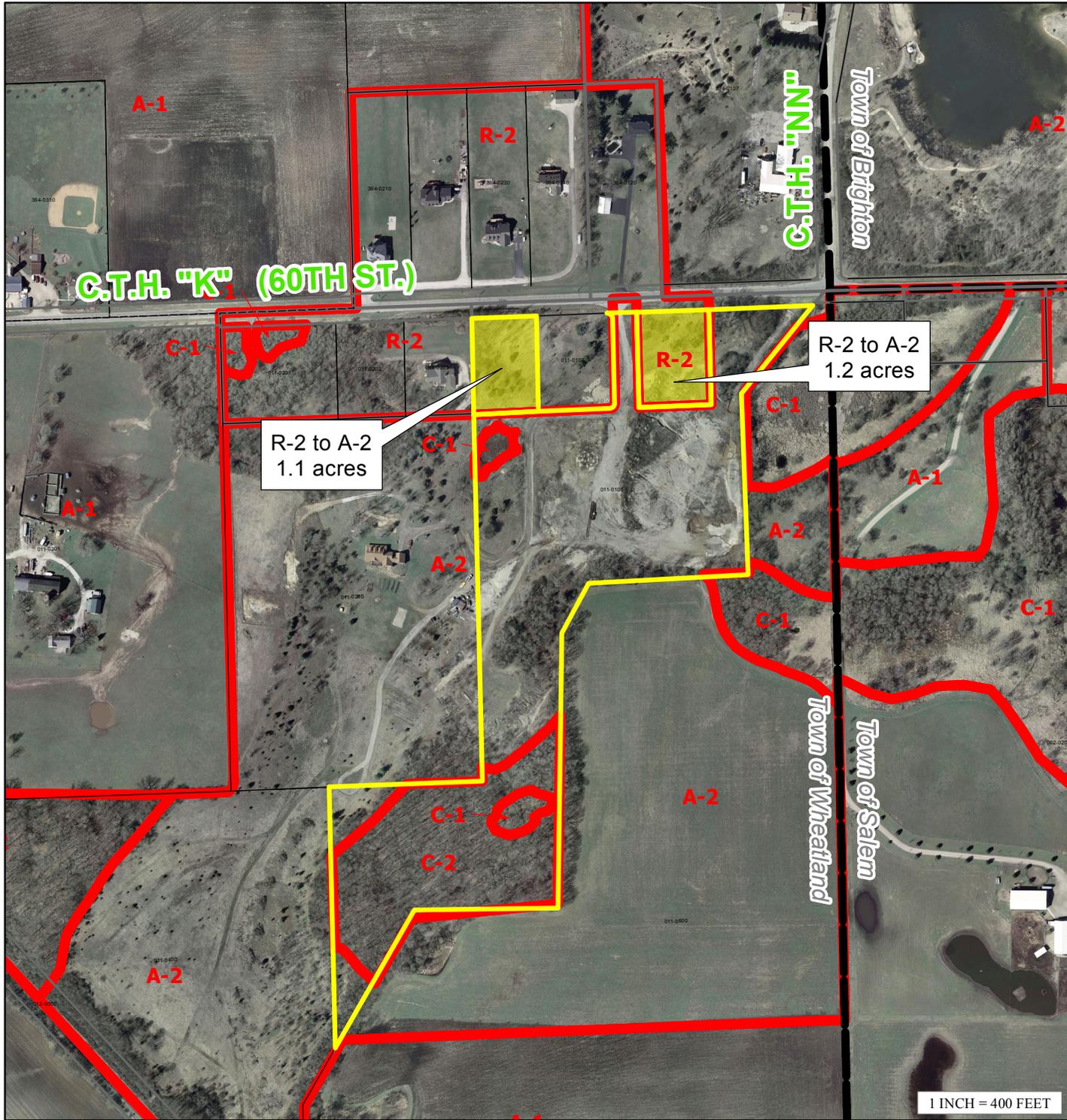
- Legend**
- Street Centerlines
 - Right-of-Ways
 - Water Features
 - Parcels
 - Certified Survey Maps
 - Condominiums
 - Subdivisions
 - Municipal Boundaries
- Special Flood Hazard Area**
- A; AE; AO
 - Shoreland Areas
 - Zoning (Unincorporated Areas)



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Date Printed: 12/17/2015



REZONING SITE MAP

PETITIONER(S):

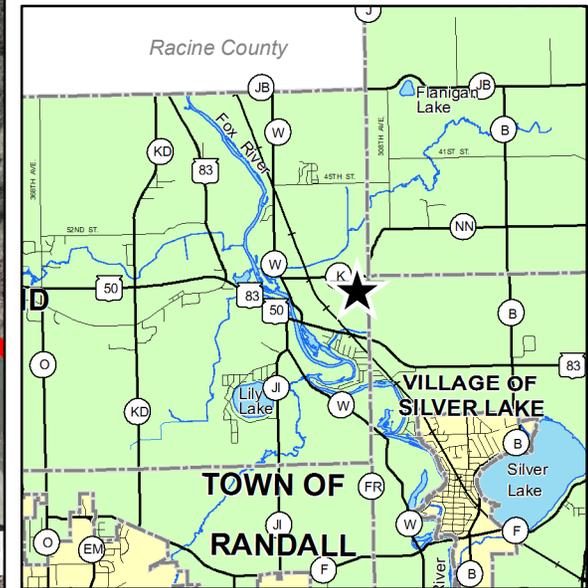
Northern Alpine Group LLC (Owner),
Mary Ochoa-Petersen (Agent)

LOCATION: NE 1/4 of Section 1,
Town of Wheatland

TAX PARCEL(S): #95-4-119-011-0102 &
#95-4-119-011-0104

REQUEST:

Requesting a rezoning from R-2
Suburban Single-Family Residential
District to A-2 General Agricultural
District



1 INCH = 400 FEET

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

DEC 17 2015

Kenosha County
Deputy County Clerk

A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY: 2035 MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

Grover P Doulon Felisa L Doulon x Felisa L Doulon
Signature

Mailing Address:

387 Belle Foret Dr

City: Lake Bluff State: IL Zip: 60044

Phone Number: 847-295-2661 E-mail (optional): _____

Note: If the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if applicable):

Jennifer Kelch, Robert Kelch x Jennifer Kelch
Signature

Mailing Address:

199 Westerfield Place

City: Grayslake State: IL Zip: 60030

Phone Number: (847) 543-4552 E-mail (optional): _____

(b) Existing planned land use category as shown on Map 65 of the Kenosha County comprehensive plan:

General Agriculture and open land

(c) Proposed land use category (must be a land use category included in the legend for Map 65 of the Kenosha County comprehensive plan):

Commercial

(d) Proposed use (a statement of intended use and/or the type, extent, area, etc. of any development project):

We would like to turn this land into a U-pick orchard. In addition to the orchard we will also have seasonal crops such as berries, pumpkins, & gourds. Our vision is to have an old barn on the property that will house a commercial kitchen for apple cider doughnut production, a cider room for making apple cider, and retail space to sell the produce and other orchard related goods. In the future we would like to also use the barn as an event barn.

(e) Compatibility with the Kenosha County comprehensive plan (address the following questions in detail):

(e-1) Is the proposed amendment consistent with the goals, objectives, policies, and programs of this plan? Explain:

The proposed amendment is consistent with the goals, objectives, policies, and programs of the Kenosha County comprehensive plan. Given that the comprehensive plan details that our current property is to be zoned for the future as residential, we propose that this piece remain A-2 and have a portion rezoned for commercial use. Since the 2035 plan details that there will be residences built they will in turn generate income for the town of Salem. However, with the economic downturn in the housing market, the prospect of building large quantities of residential at a year 2005 level does not seem feasible. Our rezoning of the property will not only keep a portion of Kenosha County rural in nature but its rezoning as commercial will help generate taxable income for both the town and the county while adding more commercial along a main corridor.

(e-2) Is the proposed amendment compatible with surrounding land uses? Explain its compatibility with both existing and planned land uses:

Our proposed amendment is compatible with surrounding land uses because the property will remain in an agricultural state while still generating income. The population in Kenosha County has only gone up 1% from 2010-2014. The need for so much residential, as was planned back when the population was rising at a considerably higher rate, is no longer needed in such high demand. The addition of commercial zoning along Highway C will give the Town of Salem and Kenosha County a way to gain taxable income on a well travelled highway while still keeping a portion of the land available for residential if needed in the future.

(e-3) Will the proposed amendment have any detrimental environmental effects? Explain:

Our proposed amendment will not have any detrimental environmental effects. The majority of the property will remain A-2 and maintained as orchard.

(e-6) Are existing or planned facilities and services adequate to serve the type of development associated with the amendment? Explain:

Yes. Furthermore with the rezoning of the property to commercial and the plan of having a retail space, we will be obligated to provide adequate parking for the space.

(e-7) Any additional data or information as requested by the Department of Planning and Development:

None

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center Department of Planning & Development 19600 - 75 th Street, Post Office Box 520 Bristol, Wisconsin 53104-0520	
Division of County Development (including Sanitation & Land Conservation)	857-1895
Facsimile #.....	857-1920
Public Works Division of Highways.....	857-1870
Administration Building Division of Land Information	653-2622
Brighton, Town of	878-2218
Paris, Town of	859-3006
Randall, Town of	877-2165
Salem, Town of	843-2313
Utility District	862-2371
Somers Town of	859-2822
Wheatland, Town of	537-4340
Wisconsin Department of Natural Resources - Sturtevant Office	884-2300
Wisconsin Department of Transportation - Waukesha Office	548-8722

NOTE: This version of QuickFacts will no longer be updated with new data. Please visit the new for the latest data.

Kenosha County, Wisconsin

People QuickFacts	Kenosha County	Wisconsin
Population, 2014 estimate	168,068	5,757,564
Population, 2010 (April 1) estimates base	166,426	5,687,289
Population, percent change - April 1, 2010 to July 1, 2014	1.0%	1.2%
Population, 2010	166,426	5,686,986
Persons under 5 years, percent, 2014	5.9%	5.9%
Persons under 18 years, percent, 2014	24.1%	22.6%
Persons 65 years and over, percent, 2014	12.5%	15.2%
Female persons, percent, 2014	50.6%	50.3%
White alone, percent, 2014 (a)	87.7%	87.8%
Black or African American alone, percent, 2014 (a)	7.3%	6.6%
American Indian and Alaska Native alone, percent, 2014 (a)	0.7%	1.1%
Asian alone, percent, 2014 (a)	1.6%	2.6%
Native Hawaiian and Other Pacific Islander alone, percent, 2014 (a)	0.1%	Z
Two or More Races, percent, 2014	2.5%	1.8%
Hispanic or Latino, percent, 2014 (b)	12.6%	6.5%
White alone, not Hispanic or Latino, percent, 2014	76.8%	82.2%
Living in same house 1 year & over, percent, 2009-2013	86.3%	85.8%
Foreign born persons, percent, 2009-2013	6.3%	4.7%
Language other than English spoken at home, pct age 5+, 2009-2013	11.6%	8.6%
High school graduate or higher, percent of persons age 25+, 2009-2013	88.8%	90.4%
Bachelor's degree or higher, percent of persons age 25+, 2009-2013	23.2%	26.6%
Veterans, 2009-2013	11,226	408,870
Mean travel time to work (minutes), workers age 16+, 2009-2013	25.9	21.7
Housing units, 2014	69,587	2,648,317
Homeownership rate, 2009-2013	67.5%	68.1%
Housing units in multi-unit structures, percent, 2009-2013	26.6%	25.4%
Median value of owner-occupied housing units, 2009-2013	\$169,600	\$167,100
Households, 2009-2013	62,560	2,288,332
Persons per household, 2009-2013	2.60	2.43
Per capita money income in past 12 months (2013 dollars), 2009-2013	\$26,514	\$27,523
Median household income, 2009-2013	\$54,930	\$52,413
Persons below poverty level, percent, 2009-2013	14.0%	13.0%
Business QuickFacts	Kenosha County	Wisconsin
Private nonfarm establishments, 2013	3,025	137,983 ¹
Private nonfarm employment, 2013	48,460	2,401,032 ¹
Private nonfarm employment, percent change, 2012-2013	4.7%	0.5% ¹
Nonemployer establishments, 2013	8,284	335,177
Total number of firms, 2007	11,072	433,797
Black-owned firms, percent, 2007	3.8%	2.6%
American Indian- and Alaska Native-owned firms, percent, 2007	0.5%	0.6%
Asian-owned firms, percent, 2007	1.5%	1.6%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	S
Hispanic-owned firms, percent, 2007	2.5%	1.3%
Women-owned firms, percent, 2007	25.6%	25.9%
Manufacturers shipments, 2007 (\$1000)	3,093,705	163,563,195
Merchant wholesaler sales, 2007 (\$1000)	1,547,827	59,996,244
Retail sales, 2007 (\$1000)	1,800,637	72,283,321
Retail sales per capita, 2007	\$11,055	\$12,904
Accommodation and food services sales, 2007 (\$1000)	214,034	9,247,311
Building permits, 2014	267	14,622
Geography QuickFacts	Kenosha County	Wisconsin
Land area in square miles, 2010	271.99	54,157.80
Persons per square mile, 2010	611.9	105.0
FIPS Code	059	55
Metropolitan or Micropolitan Statistical Area	Chicago-Naperville-Elgin, IL-IN-WI Metro Area	

¹: Includes data not distributed by county.

(a) Includes persons reporting only one race.
(b) Hispanics may be of any race, so also are included in applicable race categories.

D: Suppressed to avoid disclosure of confidential information
F: Fewer than 25 firms
FN: Footnote on this item for this area in place of data
NA: Not available
S: Suppressed; does not meet publication standards
X: Not applicable
Z: Value greater than zero but less than half unit of measure shown

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, American Community Survey, Census of Population and Housing, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits
Last Revised: Wednesday, 02-Dec-2015 10:06:02 EST

[ABOUT US](#)

[FIND DATA](#)

[BUSINESS & INDUSTRY](#)

[PEOPLE & HOUSEHOLDS](#)

[SPECIAL TOPICS](#)

[NEWSROOM](#)

POWER OF ATTORNEY
(Specific)

State of ILLINOIS)

) ss.
County of LAKE)

I/we, **Grover P. Donlon and Felisa L. Donlon**, residing at **387 Belle Foret, Lake Bluff, IL 60044**, hereby appoint **Robert and Jennifer Kelch**, in fact for me/us and in my/our name, place, and stead, and for my/our use and benefit, to wit:

- (1) To execute all documents related to the rezoning process of the property at **98th Street and Wilmot Road, Salem, WI 53168**, including but not limited to filing Town and County Amendment and Rezoning Applications, and any and all other related documents.

In connection with the aforesaid transaction, to sign, endorse, execute, acknowledge, deliver, receive, and possess such applications, contracts, agreements, options, leases, documents of title, liens, and other debts and obligations, and such other instruments in writing of whatever kind and nature as may be necessary or proper in the exercise of the rights and powers granted in this document.

I/we grant to Robert and Jennifer in fact full power and authority to do and perform all and every act and thing whatsoever requisite, necessary, and proper to be done in the exercise of any of the rights and powers granted to him, as fully as I/we could do if personally present, with full power of substitution or revocation.

This instrument is to be construed and interpreted as a Specific Power of Attorney. The enumeration of specific items, acts, rights, or powers is intended to limit and restrict, and is to be construed or interpreted as limiting or restricting the specific powers granted to our attorney in fact.

The rights, powers, and authority of Robert and Jennifer in fact to exercise any and all of the rights and powers granted in this document shall commence and be in full force and effect on **immediately**, and such rights, powers, and authority shall remain in full force and effect until **90 days** herefrom.

Grover P. Donlon
Grover P. Donlon

12-15-15
(date)

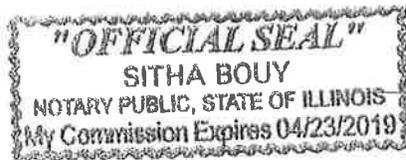
Felisa L. Donlon
Felisa L. Donlon

12-15-15
(date)

State of Illinois)
Country of State) ss.

I, Sitha Bouy, a notary public in and for, and residing in said County, in the State and Country aforesaid, DO HEREBY CERTIFY, that **Grover P. Donlon and Felisa L. Donlon** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument (SPECIFIC POWER OF ATTORNEY) appeared before me and the below named additional witness this day in person, and acknowledged that he/she/they signed, sealed and delivered the said Instrument as his/her/their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 15th day of December A.D. 20 15.



[Signature]

Notary Public

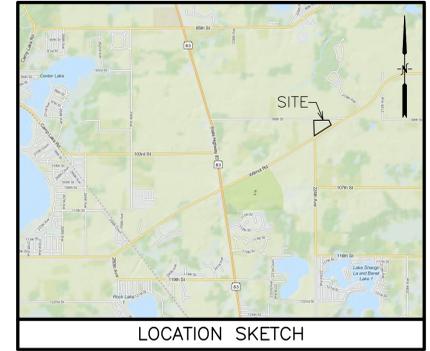
The undersigned witness certifies that **Grover P. Donlon and Felisa L. Donlon** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument (SPECIFIC POWER OF ATTORNEY) appeared before me and the above named notary public this day in person, and acknowledged that he/she/they signed, sealed and delivered the said Instrument as his/her/their own free and voluntary act, for the uses and purposes therein set forth.

Dated: _____

Witness

CONCEPT PLAN COMPREHENSIVE LAND PLAN AMENDMENT & REZONE KELCH ORCHARDS

LOT 1 OF CERTIFIED SURVEY MAP NO. 2434
LOCATED IN PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 24,
TOWN 1 NORTH, RANGE 20 EAST, TOWN OF SALEM, KENOSHA COUNTY, WISCONSIN



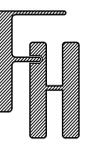
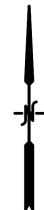
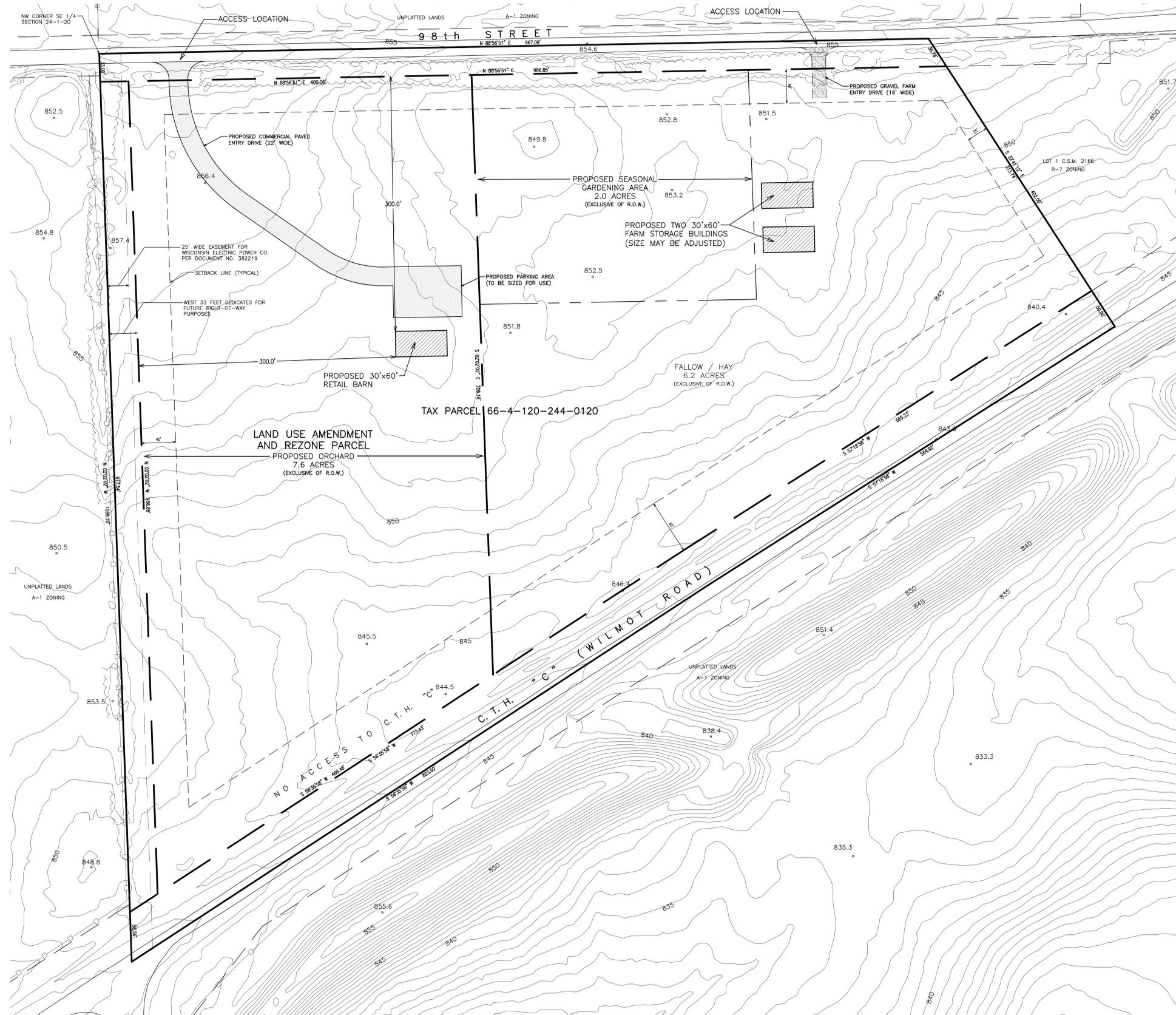
LOCATION SKETCH

LEGAL DESCRIPTION - OVERALL PARCEL INCLUDING RIGHT OF WAY AREAS
LOT 1 OF CERTIFIED SURVEY MAP NO. 2434, RECORDED AS DOCUMENT NO. 1401831, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWN 1 NORTH, RANGE 20 EAST, TOWN OF SALEM, KENOSHA COUNTY, WISCONSIN, CONTAINING 789,455 SQ. FT. (18.12 ACRES) OF LAND, MORE OR LESS.

PROJECT SITE AREA (GROSS)	- 789,455 SQ. FT. (18.12 ACRES)
PROJECT SITE AREA (NET)	- 689,522 SQ. FT. (15.83 ACRES)
EXISTING ZONING	- 15.8 AC. A-2 (GENERAL AGRICULTURAL DISTRICT)
PROPOSED ZONING	- 7.6 AC. B-3 (HIGHWAY BUSINESS DISTRICT)
	- 8.2 AC. A-2 (GENERAL AGRICULTURAL DISTRICT)

SITE SUMMARY

LEGAL DESCRIPTION - LAND USE AMENDMENT AND REZONE PARCEL
PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2434, RECORDED AS DOCUMENT NO. 1401831, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWN 1 NORTH, RANGE 20 EAST, TOWN OF SALEM, KENOSHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, BEING THE CENTER OF SAID SECTION 24, THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, N 88°56'51" E, 333.7 FEET; THENCE S 02°02'00" E, 33.00 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF 98TH STREET AND THE POINT OF BEGINNING; THENCE N 88°56'51" E, 400.00 FEET; THENCE S 02°02'00" E, 708.16 FEET TO THE NORTHERLY RIGHT OF WAY BOUNDARY OF COUNTY TRUNK HIGHWAY 'C' A.K.A. WILMOT ROAD; THENCE ALONG SAID HIGHWAY 'S' SIDES 35MIN S85C W, 468.40 FEET; THENCE N 02°02'00" E, 956.86 FEET TO THE POINT OF BEGINNING, CONTAINING 332,604 SQUARE FEET (7.64 ACRES) OF LAND, MORE OR LESS.



CONCEPT PLAN
KELCH ORCHARDS

- WORK ORDERED BY -
ROBERT & JENNIFER KELCH
199 WESTERFIELD PLACE
GRATISLAKE, IL 60030

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

- GENERAL NOTES:
- SURVEY INFORMATION TAKEN FROM CERTIFIED SURVEY MAP NO. 2434, RECORDED AS DOCUMENT NO. 1401831. FOR REFERENCE ONLY.
 - TOPOGRAPHY AND EXISTING DETAIL OFF-SITE TAKEN FROM KENOSHA COUNTY AERIAL MAPPING. FOR REFERENCE ONLY.

PROJECT NO.
9417
DATE
11/20/2015
SHEET NO.
1 OF 1

X:\PROJECTS\9417\KAD\9417_BSD\MAP.DWG

COMPREHENSIVE PLAN
AMENDMENT SITE MAP

PETITIONER(S):

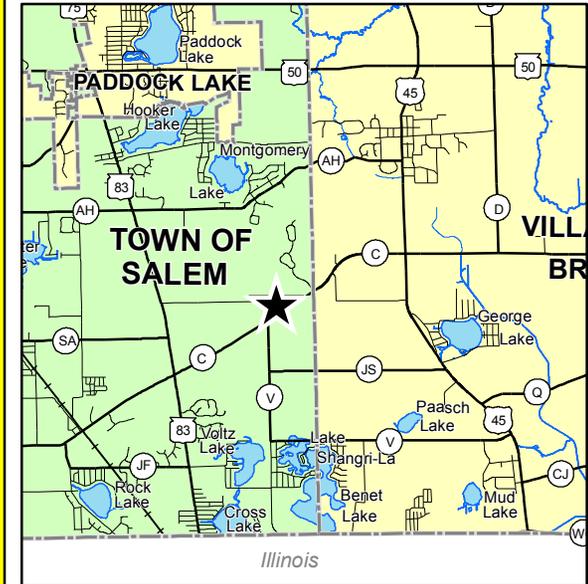
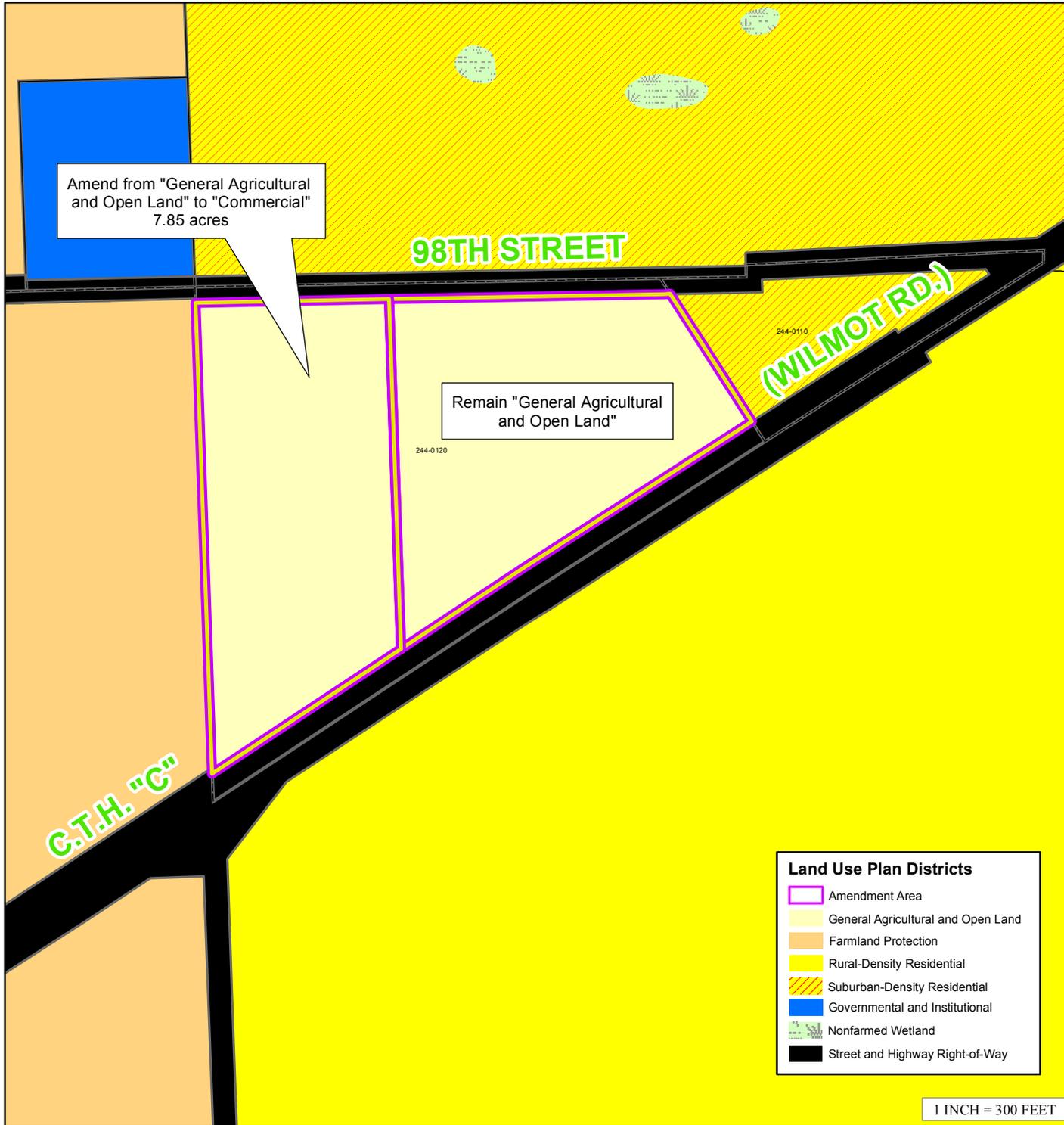
Grover P. & Felisa L. Donlon (Owners),
Jennifer & Robert Kelch (Agent)

LOCATION: NE 1/4 of Section 1,
Town of Wheatland

TAX PARCEL(S): #66-4-120-244-0120

REQUEST:

Requesting an amendment to the Adopted
Land Use Plan map for Kenosha County:
2035 (map 65 of the comprehensive plan)
from "General Agricultural and Open Land"
to "General Agricultural and Open Land"
& "Commercial"





COUNTY OF KENOSHA

Department of Planning and Development RECEIVED

REZONING APPLICATION

DEC 17 2015

Kenosha County
Deputy County Clerk

(a) Property Owner's Name:

Grover P Donlon Felisa L Donlon

Print Name: Grover P Donlon Felisa L Donlon Signature: Felisa L Donlon Grover P Donlon

Mailing Address: 387 Belle Foret Dr

City: Lake Bluff State: IL Zip: 60044

Phone Number: 847-295-2661 E-mail (optional): _____

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status **signed** by the legal property owner **must** be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: Jennifer Kelch Signature: Jennifer Kelch

Business Name: _____

Mailing Address: 199 Westerfield Pl.

City: Grayslake State: IL Zip: 60030

Phone Number: (847) 543-4552 E-mail (optional): _____

(c) Tax key number(s) of property to be rezoned:

166-4-120-244-0120

Property Address of property to be rezoned:

Wilmot Rd.

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):

We would like to turn this land into a U-pick orchard. In addition to the orchard we will also have seasonal crops such as berries, pumpkins and gourds. Our vision is to have an old barn on the land that will house a commercial kitchen for apple cider doughnut production, a cider room for making apple cider, and retail space to sell the produce and other orchard related goods. In the future we would like to also use the barn as an event barn.

REZONING APPLICATION

(e) Check the box next to any and all of the **existing** zoning district classifications present on the subject property:

<input type="checkbox"/> A-1 Agricultural Preservation District	<input type="checkbox"/> TCO Town Center Overlay District
<input checked="" type="checkbox"/> A-2 General Agricultural District	<input type="checkbox"/> B-1 Neighborhood Business District
<input type="checkbox"/> A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	<input type="checkbox"/> B-2 Community Business District
<input type="checkbox"/> A-4 Agricultural Land Holding District	<input type="checkbox"/> B-3 Highway Business District
<input type="checkbox"/> AE-1 Agricultural Equestrian Cluster Single-Family District	<input type="checkbox"/> B-4 Planned Business District
<input type="checkbox"/> R-1 Rural Residential District	<input type="checkbox"/> B-5 Wholesale Trade and Warehousing District
<input type="checkbox"/> R-2 Suburban Single-Family Residential District	<input type="checkbox"/> BP-1 Business Park District
<input type="checkbox"/> R-3 Urban Single-Family Residential District	<input type="checkbox"/> B-94 Interstate Highway 94 Special Use Business District
<input type="checkbox"/> R-4 Urban Single-Family Residential District	<input type="checkbox"/> M-1 Limited Manufacturing District
<input type="checkbox"/> R-5 Urban Single-Family Residential District	<input type="checkbox"/> M-2 Heavy Manufacturing District
<input type="checkbox"/> R-6 Urban Single-Family Residential District	<input type="checkbox"/> M-3 Mineral Extraction District
<input type="checkbox"/> R-7 Suburban Two-Family and Three-Family Residential District	<input type="checkbox"/> M-4 Sanitary Landfill and Hazardous Waste Disposal District
<input type="checkbox"/> R-8 Urban Two-Family Residential District	<input type="checkbox"/> I-1 Institutional District
<input type="checkbox"/> R-9 Multiple-Family Residential District	<input type="checkbox"/> PR-1 Park-Recreational District
<input type="checkbox"/> R-10 Multiple-Family Residential District	<input type="checkbox"/> C-1 Lowland Resource Conservancy District
<input type="checkbox"/> R-11 Multiple-Family Residential District	<input type="checkbox"/> C-2 Upland Resource Conservancy District
<input type="checkbox"/> R-12 Mobile Home/Manufactured Home Park-Subdivision District	<input type="checkbox"/> FPO Floodplain Overlay District
<input type="checkbox"/> HO Historical Overlay District	<input type="checkbox"/> FWO Camp Lake/Center Lake Floodway Overlay District
<input type="checkbox"/> PUD Planned Unit Development Overlay District	<input type="checkbox"/> FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
<input type="checkbox"/> AO Airport Overlay District	
<input type="checkbox"/> RC Rural Cluster Development Overlay District	

(f) Check the box next to any and all of the **proposed** zoning district classifications proposed for the subject property:

<input type="checkbox"/> A-1 Agricultural Preservation District	<input type="checkbox"/> TCO Town Center Overlay District
<input type="checkbox"/> A-2 General Agricultural District	<input type="checkbox"/> B-1 Neighborhood Business District
<input type="checkbox"/> A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	<input type="checkbox"/> B-2 Community Business District
<input type="checkbox"/> A-4 Agricultural Land Holding District	<input checked="" type="checkbox"/> B-3 Highway Business District
<input type="checkbox"/> AE-1 Agricultural Equestrian Cluster Single-Family District	<input type="checkbox"/> B-4 Planned Business District
<input type="checkbox"/> R-1 Rural Residential District	<input type="checkbox"/> B-5 Wholesale Trade and Warehousing District
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<input type="checkbox"/> AO Airport Overlay District	
<input type="checkbox"/> RC Rural Cluster Development Overlay District	

REZONING APPLICATION

(g) Your request must be consistent with the existing planned land use category as shown on Map 65 of the adopted "[Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035](#)".

The existing planned land use category for the subject property is:

<input type="checkbox"/> Farmland Protection	<input type="checkbox"/> Governmental and Institutional
<input type="checkbox"/> General Agricultural and Open Land	<input type="checkbox"/> Park and Recreational
<input type="checkbox"/> Rural-Density Residential	<input type="checkbox"/> Street and Highway Right-of-Way
<input type="checkbox"/> Agricultural and Rural Density Residential	<input type="checkbox"/> Other Transportation, Communication, and Utility
<input type="checkbox"/> Suburban-Density Residential	<input type="checkbox"/> Extractive
<input type="checkbox"/> Medium-Density Residential	<input type="checkbox"/> Landfill
<input type="checkbox"/> High-Density Residential	<input type="checkbox"/> Primary Environmental Corridor
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Secondary Environmental Corridor
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Isolated Natural Resource Area
<input type="checkbox"/> Office/Professional Services	<input type="checkbox"/> Other Conservancy Land to be Preserved
<input type="checkbox"/> Industrial	<input type="checkbox"/> Nonfarmed Wetland
<input type="checkbox"/> Business/Industrial Park	<input type="checkbox"/> Surface Water

(h) Attach a plot plan or survey plat of property to be rezoned (showing location, dimensions, zoning of adjacent properties, existing uses and buildings of adjacent properties, floodways and floodplains)—drawn to scale.

(i) The Kenosha County Department of Planning and Development may ask for additional information.

(j) The name of the County Supervisor of the district wherein the property is located ([District Map](#)):

Supervisory District Number: 21 County Board Supervisor: Kimberly Breunig

(k) The fee specified in Section 12.05-8 of this ordinance.

Request for Rezoning Petition\$750.00

(For other fees see the [Fee Schedule](#))

Note: Agricultural Use Conversion Charge

The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit <http://www.revenue.wi.gov/faqs/slf/useassmt.html>.

Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

POWER OF ATTORNEY
(Specific)

State of ILLINOIS)

) ss.

County of LAKE)

I/we, Grover P. Donlon and Felisa L. Donlon, residing at 387 Belle Foret, Lake Bluff, IL 60044, hereby appoint Robert and Jennifer Kelch, in fact for me/us and in my/our name, place, and stead, and for my/our use and benefit, to wit:

- (1) To execute all documents related to the rezoning process of the property at **98th Street and Wilmot Road, Salem, WI 53168**, including but not limited to filing Town and County Amendment and Rezoning Applications, and any and all other related documents.

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Grover P. Donlon
Grover P. Donlon

12-15-15
(date)

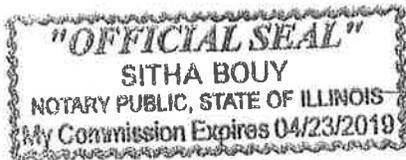
Felisa L. Donlon
Felisa L. Donlon

12-15-15
(date)

State of Illinois)
Country of Dakota) ss.

I, Sitha Bouy, a notary public in and for, and residing in said County, in the State and Country aforesaid, DO HEREBY CERTIFY, that **Grover P. Donlon and Felisa L. Donlon** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument (SPECIFIC POWER OF ATTORNEY) appeared before me and the below named additional witness this day in person, and acknowledged that he/she/they signed, sealed and delivered the said Instrument as his/her/their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 15th day of December A.D. 20 15.



[Signature]

Notary Public

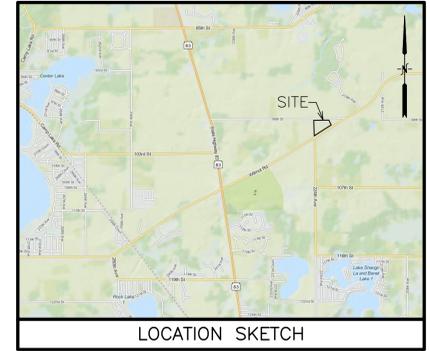
The undersigned witness certifies that **Grover P. Donlon and Felisa L. Donlon** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument (SPECIFIC POWER OF ATTORNEY) appeared before me and the above named notary public this day in person, and acknowledged that he/she/they signed, sealed and delivered the said Instrument as his/her/their own free and voluntary act, for the uses and purposes therein set forth.

Dated: _____

Witness

CONCEPT PLAN COMPREHENSIVE LAND PLAN AMENDMENT & REZONE KELCH ORCHARDS

LOT 1 OF CERTIFIED SURVEY MAP NO. 2434
LOCATED IN PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 24,
TOWN 1 NORTH, RANGE 20 EAST, TOWN OF SALEM, KENOSHA COUNTY, WISCONSIN



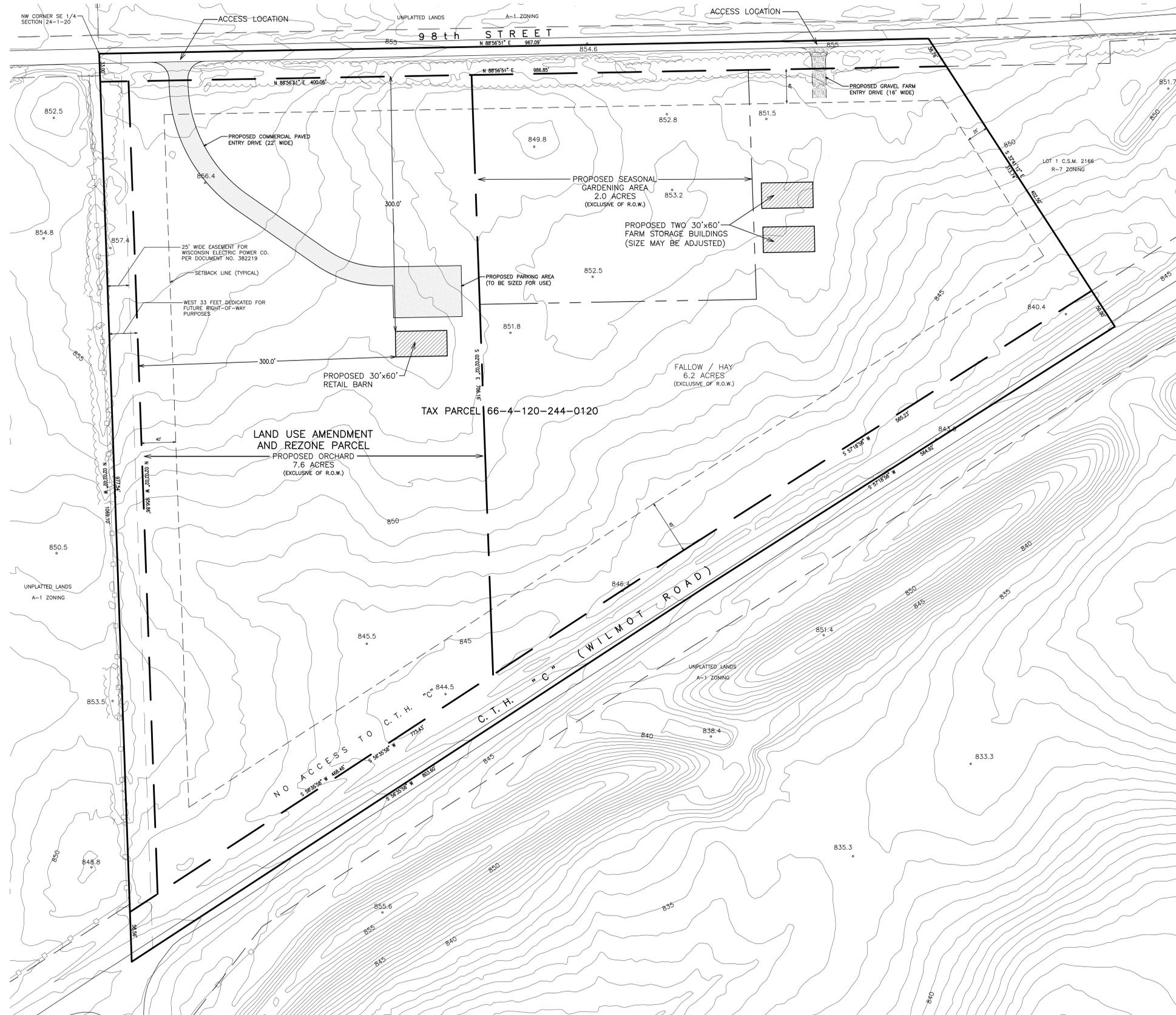
LOCATION SKETCH

LEGAL DESCRIPTION - OVERALL PARCEL INCLUDING RIGHT OF WAY AREAS
LOT 1 OF CERTIFIED SURVEY MAP NO. 2434, RECORDED AS DOCUMENT NO. 1401831, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWN 1 NORTH, RANGE 20 EAST, TOWN OF SALEM, KENOSHA COUNTY, WISCONSIN, CONTAINING 789,455 SQ. FT. (18.12 ACRES) OF LAND, MORE OR LESS.

PROJECT SITE AREA (GROSS)	- 789,455 SQ. FT. (18.12 ACRES)
PROJECT SITE AREA (NET)	- 689,522 SQ. FT. (15.83 ACRES)
EXISTING ZONING	- 15.8 AC. A-2 (GENERAL AGRICULTURAL DISTRICT)
PROPOSED ZONING	- 7.6 AC. B-3 (HIGHWAY BUSINESS DISTRICT)
	- 8.2 AC. A-2 (GENERAL AGRICULTURAL DISTRICT)

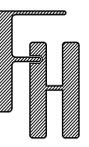
SITE SUMMARY

LEGAL DESCRIPTION - LAND USE AMENDMENT AND REZONE PARCEL
PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2434, RECORDED AS DOCUMENT NO. 1401831, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWN 1 NORTH, RANGE 20 EAST, TOWN OF SALEM, KENOSHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, BEING THE CENTER OF SAID SECTION 24, THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, N 88°56'51" E, 333.7 FEET; THENCE S 02°02'00" E, 333.00 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF 98TH STREET AND THE POINT OF BEGINNING; THENCE N 88°56'51" E, 400.00 FEET; THENCE S 02°02'00" E, 708.16 FEET TO THE NORTHERLY RIGHT OF WAY BOUNDARY OF COUNTY TRUNK HIGHWAY 'C' A.K.A. WILMOT ROAD; THENCE ALONG SAID HIGHWAY 'S' SIDES 35MIN S85C W, 468.40 FEET; THENCE N 02°02'00" E, 956.86 FEET TO THE POINT OF BEGINNING, CONTAINING 332,604 SQUARE FEET (7.64 ACRES) OF LAND, MORE OR LESS.



TAX PARCEL 66-4-120-244-0120

LAND USE AMENDMENT
AND REZONE PARCEL
PROPOSED ORCHARD
7.6 ACRES
(EXCLUSIVE OF R.O.W.)



CONCEPT PLAN
KELCH ORCHARDS

- WORK ORDERED BY -
ROBERT & JENNIFER KELCH
199 WESTERFIELD PLACE
GRATISLAKE, IL 60030

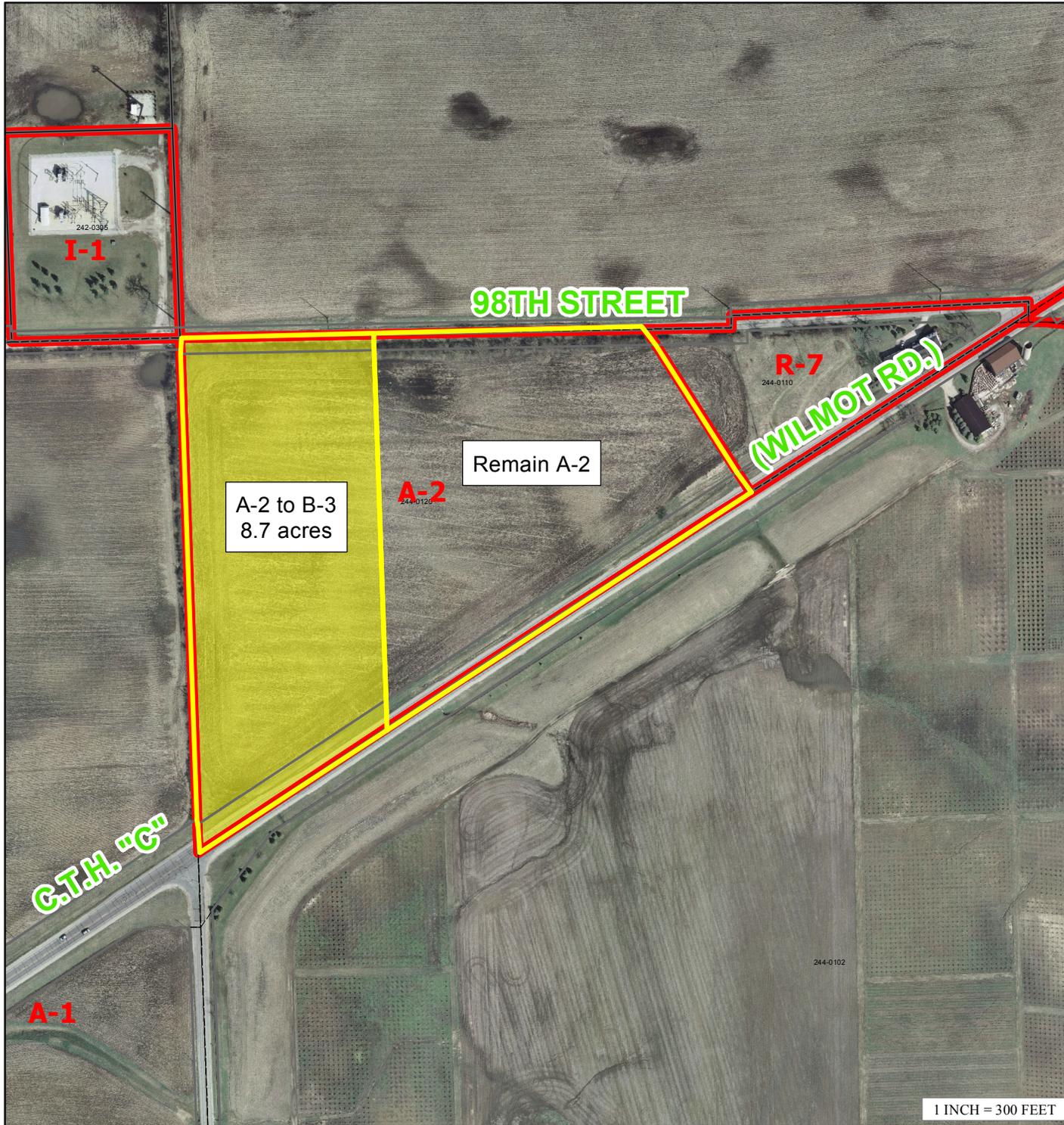
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

- GENERAL NOTES:
- SURVEY INFORMATION TAKEN FROM CERTIFIED SURVEY MAP NO. 2434, RECORDED AS DOCUMENT NO. 1401831. FOR REFERENCE ONLY.
 - TOPOGRAPHY AND EXISTING DETAIL OFF-SITE TAKEN FROM KENOSHA COUNTY AERIAL MAPPING. FOR REFERENCE ONLY.

PROJECT NO.
9417
DATE
11/20/2015
SHEET NO.
1 OF 1

X:\PROJECTS\9417\KAD\9417_BSD\MAP.DWG



REZONING SITE MAP

PETITIONER(S):

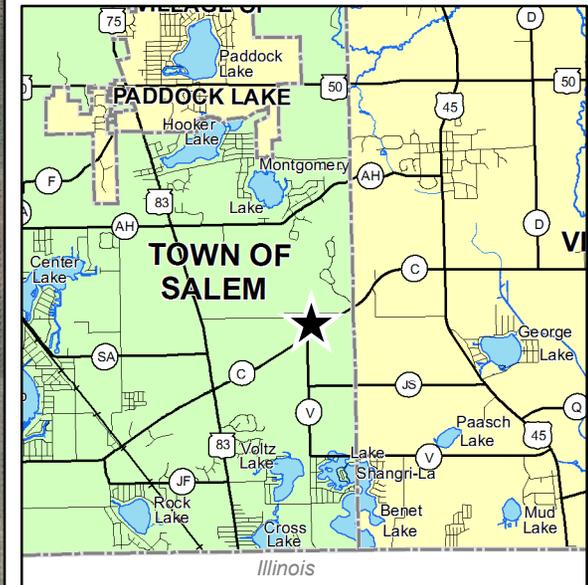
Grover P. & Felisa L. Donlon (Owner),
Jennifer & Robert Kelch (Agent)

LOCATION: SE 1/4 of Section 24,
Town of Salem

TAX PARCEL(S): #66-4-120-244-0120

REQUEST:

Requesting a rezoning from A-2
General Agricultural District to B-3
Highway Business District and A-2
General Agricultural District





COUNTY OF KENOSHA
Department of Planning and Development

December 2012
RECEIVED

NOV 30 2015

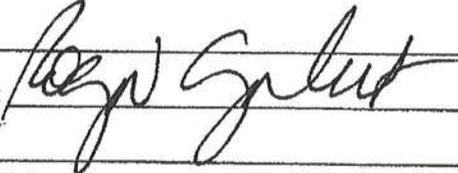
Kenosha County
Deputy County Clerk

CONDITIONAL USE PERMIT APPLICATION

(a) Property Owner's Name:

Irving One, LLC

Print Name: Roger Gearhart

Signature: 

Mailing Address: 6999 E Business I-20 Suite #1

City: Odessa

State: TX

Zip: 79762

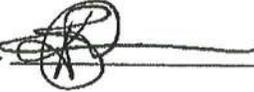
Phone Number: 432-557-9920

E-mail (optional): roger@gbe7.com

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status signed by the legal property owner must be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: Kim Blevins

Signature: 

Business Name: Country Thunder East, LLC

Mailing Address: 730 Gallatin Pike N

City: Madison

State: Tn

Zip: 37115

Phone Number: 615-970-0980

E-mail (optional): kim@countrythunder.com

(c) Architect's Name (if applicable):

Print Name: _____

Signature: _____

Business Name: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Phone Number: _____

E-mail (optional): _____

(d) Engineer's Name (if applicable):

Print Name: _____

Signature: _____

Business Name: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Phone Number: _____

E-mail (optional): _____

(e) Tax key number(s) of subject site:

60-4-119-304-0405

60-4-119-304-0100

60-4-119-311-0200

Address of the subject site:

Please see attached.

(f) Plan of Operation (or attach separate plan of operation)

Type of structure:

Please see attached.

Proposed operation or use of the structure or site:

Please see attached.

Number of employees (by shift): Please see attached.

Hours of Operation: Please see attached.

Any outdoor entertainment? If so, please explain: Please see attached.

Any outdoor storage? If so, please explain: Please see attached.

Zoning district of the property: A-2, A-1, PR-1, B-5, C-1

(g) Attach a plat of survey prepared by a land surveyor registered by the State of Wisconsin or site plan drawn to scale and approved by the Department of Planning and Development showing all of the information required under section 12.05-1(h)3 for a zoning permit. In addition, the plat of survey or site plan layout shall show the location, elevation and use of any abutting lands and the location and foundation elevations of structures within 50 feet of the subject site; soil mapping unit lines; ordinary high water mark, historic high water marks and floodlands on or within 50 feet of the subject premises, and existing and proposed landscaping.

CONDITIONAL USE PERMIT APPLICATION

For conditional use permit applications that are made within shoreland and floodland areas, such description shall also include information that is necessary for the County Planning, Development & Extension Education Committee to determine whether the proposed development will hamper flood flows, impair floodplain storage capacity, or cause danger to human, animal or aquatic life. This additional information may include plans, certified by a registered professional engineer or land surveyor, showing existing and proposed elevations or contours of the ground; fill or storage elevation; basement and first floor elevations of structures; size, location, and spatial arrangement of all existing and proposed structures on the site; location and elevation of streets water supply and sanitary facilities; aerial photographs, and photographs showing existing surrounding land uses and vegetation upstream and downstream; soil types and any other pertinent information required by either the Planning, Development & Extension Education Committee or the Office of Planning and Zoning Administration:

(h) The Kenosha County Department of Planning and Development may ask for additional information.

(i) The fee specified in Section 12.05-8 of this ordinance.

Request for Conditional Use Permit \$750.00

(For other fees see the Fee Schedule)



Country Thunder

Kenosha County Conditional Use Permit
Application

General Manager: Kim Blevins

November 3, 2015

Event Information

Dates of Event:

July 21st – 24th, 2016

Times: Thursday	2 p.m. – 2 a.m.
Friday	1 p.m. – 2 a.m.
Saturday	1 p.m. – 2 a.m.
Sunday	1 p.m. – 2 a.m.

Campground Dates and Times:

Open Wednesday July 20th, 9 a.m.

Closes Monday July 25th, 12 p.m.

2 a.m. to 9 a.m. Event site is closed to ingress except security and grounds-cleaning personnel.

General Campsite # 1	606 campsites available
General Campsite # 2	1198 campsites available
Preferred Campground	1417 campsites available
Miller Campsite	1292 campsites available
Encore Campsite	670 campsites available

Maximum number of tickets to be sold or distributed:

4-Day Tickets 35,000 maximum

All tickets are expected to be pre-sold prior to the festival, meaning there will be no more tickets sold at or on the days of the event. The majority of tickets sold are 4-Day Tickets, which should reduce the amount of daily traffic in and out of the venue. Limited number of day tickets will be sold.

Assuming that the festival sells out in advance as it has done in the past, Country Thunder will use its radio and print advertisers, website, social media and communication through its sponsors to get the message to the public that the event is sold out and no on-site ticket sales are available.

First Aid:

First Aid will be provided by the licensed medical trained staff with required number of attendants on duty at all times during the event. A 24-hour medical area will be established in the event grounds.

Lighting:

All entries, exits, and walk ways are covered with permanent lighting and/or generated light towers.

Parking:

General Parking – North bound traffic on Hwy P will turn left on 119th Street to Williams Rd. then turn right to Highway O, then right to the event site. Entrance to parking will be at main entrance, Gate 6.

Gate 7 – 600' west of main entrance, allowing 1 exit lane.

RSVD/ADA Parking – North and South bound traffic to enter and exit directly off Hwy P, at Gate 1 on Hwy P.

Approximately 50 acres with capacity for up to 10,000 vehicles is reserved for parking. Additional locations for parking are currently being researched, and Country Thunder will update all information as it becomes available.

Parking attendants – Management and parking and traffic directors will be provided by a local vendor. All attendants will be equipped with orange-colored vests. In addition to vests, all night crew directional personnel will carry flashlights.

Camping:

Preferred and General Camping will enter at the main entrance, Gate 6. General Camping will exit through the Gates off 119th street on the North and South side of roads. Preferred Camping will be allowed to exit from a separate egress point directly onto Highway O. Once campers from General 1 and General 2 Camping have checked in at the front gate, they will be allowed access back into the venue through the Gates off 119th Street in an effort to alleviate congestion through the front gate.

Security:

Security on festival grounds will be provided by Country Thunder through a contracted vendor.

Security in the campgrounds will be provided by Country Thunder and Kenosha Country Sheriff's Department.

Fire Prevention:

A minimum of 30' wide roadways and 20' wide walkways surround the site, allowing for emergency and service vehicles. Portable fire extinguishers are provided in all cooking areas, at all stages, and in existing structures on property. A contracted Fire Department maintains a presence on-site through the duration of the festival with a truck and all needed fire prevention equipment.

Fencing and Barriers:

Entire event site is enclosed with 7' high permanent and rental fence structure with entrance and exit gates allowing for crowd control. Festival grounds have three main entrances and exits for attendees. Three additional service gates are available. All entrances and exits have security present during hours of operation.

Sound System:

Speakers are located on stages allowing full ground coverage without high volume. All speakers face away from permanent dwellings.

Food and Beverages Concessions:

All food and beverage will be provided by licensed vendors.

Alcoholic Beverages:

Alcoholic beverages sale locations are TBD and will be decided by July 1, 2016. All people entering are required to be pre-checked and wrist banded for proper age. All customers will be required to wear an ID wristband to purchase any alcoholic beverages. Customers will be sold a maximum of 3 alcohol beverages at a time.

Attractions:

Attractions and/or amusement rides will be supplied by a licensed amusement vendor to be located at the back of the venue, near the main entrance. The TBD amusement vendor will provide two to three (2-3) rides, including ones geared for a youth market. All rides will be permitted by the supplier.

Event Production Schedule:

An event production schedule will be provided for review by July 1, 2016.

Camping Overview

Campgrounds to be operated as temporary according to Wisconsin Administrative Code HSS 178

Anticipated Attendance at the Event:

Capacity: 35,000 per day Expected Attendance: 25,000 – 35,000

Campgrounds Capacity: 5,183 campsites

Toilet Facilities:

5,183 sites	960 total units
(Approx.)	Unisex units – 185
	Private – 765

Two (2) additional units will be provided for each 75 sites over 5,183. All units are portable with urinals included.

Portable Toilet Services:

Provider of toilet services is PATS Services.

Assuming that we follow the same procedure as 2015's festival, pumping of toilets begins at 4 a.m. daily with two services daily for campground and one for event grounds, with on-site emergency service from 4 p.m. to closing. Number of personnel and trucks will be determined by ticket sales.

Solid Waste Removal:

Solid Waste will be removed by Johns Disposal during and after the festival.

Assuming we follow the same procedures as 2015's festival, the projected number of box containers:

- Garbage – 4 x 30 yd containers
- 25 x 6 yd containers
- curbside service

All roll-offs and dumpsters to be emptied each morning before event site opens. Final schedule to follow by July 1, 2016.

Water Supply:

Provided by two on-site wells with designated drinking and hand wash areas.

Miscellaneous Waste:

Charcoal: All used charcoal and coals are to be placed in designated barrels. Our Shower Waste Disposal provider is PortaKleen.

Campground Information

Hours of Operation:

Open – Wednesday, July 20, 2016 at 9 a.m.

Close – Monday, July 26, 2016 at 12 p.m.

Registration/Drive-in Main Gate:

Wednesday	July 20, 2016	9 a.m. – 10 p.m.
Thursday	July 21, 2016	9 a.m. – 10 p.m.
Friday	July 22, 2016	9 a.m. – 10 p.m.
Saturday	July 23, 2016	9 a.m. – 10 p.m.

Sunday July 24, 2016

9 a.m. – 10 p.m.

Campgrounds have 24-hour security with Kenosha County Sheriff Department working from 9 a.m., Wednesday July 20, 2016 and ending at 12 p.m., Monday July 26, 2016. Campground security will be coordinated from campground command post. Security members will be on foot and provided ATV's or carts for patrol in campgrounds. Event ground security will be on foot only.

Rules & Regulations:

Campgrounds must be quiet after 2 a.m. with limited noise allowed. No underage drinking is allowed. If minors are caught with alcohol, their camping pass and festival tickets are revoked for the remaining days with no exception. Campsite owner where underage drinking has been caught will also be removed from grounds. All campers must wear a 4-day event wristband in order to be allowed onto the campground premises.

Campsite:

Campsites are 19' x 40' in size and are classified as primitive, with limited sites having electrical or water hook ups. Approximately 110 campsites have generator power and temporary water hook-ups. Each campsite is allowed only one camping unit and one vehicle, but may have a number of people (each required to have a 4-day event wristband). Participants must pay \$80 fee to have the additional car on-site. Also, like in 2015, we will provide overnight car parking for those individuals who have traveled to the festival and plan to stay on the campsite of an acquaintance.

Waste Disposal:

No waste disposal is allowed on the grounds. PATS Services will offer individual camper pumping for a small fee. Individuals are instructed to contact campground office for a prearranged process and time of pumping.

Garbage:

Garbage disposal barrels are provided approximately every five campsites with continuous daily pick up provided by a contracted cleanup company; final decision to be reached by July 1. Additionally, initial bags are provided to campers upon their arrival.

Camping Information

Country Thunder July 21st – July 24th, 2016

Camping Areas: All people entering the campground must be a 4-day ticket holder to Country Thunder. SINGLE DAY TICKETS are not allowed in camping areas. Camping areas open at 9 a.m. on Wednesday July 20, 2016. Upon entering, you must show your 4-day event wristband to enter the camping area. An employee will help you locate and spot your camping area. Only one camping unit and one vehicle allowed per site. All camp units must be removed by 12 p.m. Monday July 25, 2016.

Burning: Under our current plans, NO OUTDOOR FIRES of any kind will be permitted in the camping areas. Gas and charcoal grills for cooking will be allowed; ashes must be disposed of by thoroughly wetting them and placing them in a covered metal container. Absolutely no fireworks of any kind, including sparklers. All fires must be in accordance with Kenosha County Regulations and Country Thunder policy.

Garbage Disposal: We ask that campers bag and tie all of their garbage. Dumpsters and trash barrels will be located throughout the campgrounds. Services will be available for waste disposal during the weekend.

Alcohol Policy: No private party charging for any kind of beverage will be allowed without Kenosha County Permit. No underage drinking of any kind will be allowed. Violators will be fined and removed from site immediately. Any underage drinking allowed on any individual's campsite will result in campsite owner also being removed from grounds.

Security: 24-hour security is provided in all camping areas by Kenosha County Sheriff Department. There will be a 2 a.m. curfew for excessive or loud noise. Loud music, parties, and anything that disturbs neighbors or fellow campers will not be tolerated. Security Officers have the authority to ask any person or groups of people who are abusing the noise curfew to leave the grounds immediately and not return to the festival (no refund of admission tickets will be provided).

General Information: All camping is classified as primitive. Satellite toilets and drinking water are provided in each area. There are no electrical hook-ups or running water available at these sites. All campsites are 19' x 40' unless indicated as an oversized site.

Traffic Summary

Shadow Hill Ranch

For the most part, all vehicles will be allowed to enter and exit in one direction. Backstage driveways will be closed with security gates, and controlled by security staff. Vehicles will be limited to entertainers and emergency vehicles only within the backstage area.

Reserved and ADA Parking

19-acre field separate ingress and egress location – 1,200 vehicles per day

Exiting will be one lane allowing right or south turn only during peak hours of 10 p.m. to midnight.

Preferred Camping

60 acre field – separate egress location – 1300 unit capacity, approximately 600 vehicles per 4 days. Exiting will be one lane allowing right or east turn only during peak hours of 10 p.m. to 2 a.m.

General Parking /General Camping

100 acres car parking – 13,000 vehicles per day capacity

20 acres camping G1 – 600 unit capacity

40 acres camping G2 – 800 capacity

20 acres camping Encore – 600 unit capacity

55 acres camping Miller – 1200 capacity

Ingress and Egress

Automobiles: All autos on Hwy O will enter through Gate # 6

Camping: All campers will enter on a roadway, designated Gate # 6 on Hwy O

All Preferred campers will exit on Hwy O from road marked Exit Only

Traffic flow:

****Campers**

Up to 4,000 campers will arrive between Wednesday July 20, 2016 9.00am and Friday July 22, 2016, with estimated breakdowns as follows:

Wednesday: 2,100 vehicles

Thursday: 2,683 vehicles

Friday: 400 vehicles

Vehicles are allowed to enter from 9 a.m. to 10 p.m., with peak registration between the hours of 10 a.m. to 12 p.m. and 5 p.m. to 9 p.m. Monday departures will be completed by 12 p.m.

Note: All campground entrance lanes are a minimum of 18' wide and 1,100' long allowing a minimum of 75 units per entrance lane to back up during processing, in an effort to keep all vehicles off county roadways.

****Cars**

Up to 2,000 vehicles will arrive per day between the hours of 9 a.m. and 10 p.m. with peak hours from 3 p.m. to 7 p.m.

Departure of vehicles is from 8 p.m. to 2 a.m., with peak hours between 10.30 p.m. and 1 a.m.

General Concessions:

Food and beverage concession tents and stands are set-up in a continuous U-Shape, serviced and stocked from the back of the tents or booths. Food service will be provided by licensed concessionaires. The exact food court location of individual vendors has yet to be determined but will be provided by July 1, 2016.

Projected Menu:

An appropriate list based on vendor submissions will be provided by July 1, 2016.

Grease Disposal:

Grease from fryers is available to be changed daily through disposal with on-site grease traps. All food concessionaires will handle changing and disposal of grease individually.

Ticket Information

General Admission:

General Admission seating is sold in the form of 4-day tickets. Sales began on July 3, 2015 and will continue until ticket sales capacities are reached.

Estimated sales on general admission tickets are as follows:

Four-Day: 35,000

Thursday: 100

Friday: 100

Saturday: 100

Sunday: 100

Sponsorship:

Corporations and privately held companies are offered sponsorship packages with an opportunity for them to market their company or host their individual clients, employees, friends, etc. In exchange, they may purchase a set number of tickets from Country Thunder for this opportunity.

Media:

All media for Country Thunder will be handled by **Country Thunder staff**. No tickets will be traded for advertising spots. Media spots are currently being negotiated with local radio and national television channels.

Reserved Seats:

Approximately 2,200 pre-set reserved seats have additionally been sold for the 2016 event. The majority of these seats will be held by 4-day ticket holders while a small number will be used as single day tickets for internal purposes.

Daily Attendance:

Due to daily designated line-ups, attendance should be evenly split over the four days with no one day exceeding the attendance level of 35,000.

General Site Information

Electrical:

Power is provided by portable generators and permanent electrical stations. Rental sizes of units range from 50KW to 225KW. Number of units to be used is TBD and will be dependent upon many factors. A layout will be provided by July 1, 2016.

Water:

Water will be plumbed from two wells located on-site. Drinking and wash water will be provided at one main area on the festival grounds and five areas in the campgrounds.

Communication:

Approximately 100 two-way radios are supplied by a communications company. Units are supplied to key management and central positions and monitored from the command center.

Key positions that are supplied with units are:

Security	Entrance/Exit Gates	Maintenance Crew
Sheriff's Dept.	Ticket Booths	Media Reps
Fire/EMS	Production Companies	
Transportation	Festival Producers	
Department Mgrs	Main Stage	
Parking Lot	Electricians	

Command Center:

Kenosha County Sheriff's Department maintains a command center for all emergency and safety management, and campground security. The KCSD Command Post is located near the main entrance off of Highway O.

Production (temporary) office trailers will house financial control center and festival management.

Alcoholic Beverages:

Licenses are requested and will be provided through the venue owner. All info will be provided by July 1, 2016.

Campgrounds/Parking:

Areas have graveled roadways connecting to campsites allowing for controlled traffic movement.

Country Thunder Rules & Regulations

Camping Information:

*Camping area is fenced and all campers must have a 4-day event wristband to enter. Security will check 24-hours per day.

- All campsites are reserved. A site number is assigned when ordered.
- Most campsites are primitive – electrical hook-ups and water service is available in designated area only.
- Campgrounds open Wednesday at 9.00am, close on Monday at noon.
- Only one camping unit per site is allowed (no multiple tents, trailers)
- Only one camping unit of any type is allowed per camp sticker and one motor vehicle per parking sticker per site.
- Additional cars must park in additional car parking areas, not on campsites; overnight parking is available.
- Curfew is 2 a.m. Persons may be asked to leave if abusing curfew – no refunds will be given.
- Open fires are NOT permitted. Only gas and charcoal grills are permitted for cooking. Ashes must be disposed of by placing them in a cover metal container.

General Admission Information:

- Seating is festival-style. Chairs and blankets are permitted. Fencing or roping off of areas within the concert bowl is STRICTLY prohibited.
- No coolers or carry-ins will be permitted. Country Thunder reserves the right to inspect all persons and bags.
- No weapons of any kind are permitted on Country Thunder grounds.
- Underage alcohol consumption will not be tolerated on Country Thunder grounds. Violators will be immediately ejected and may be subject to legal prosecution.

- No camcorders or recording devices of any kind are allowed on festival site. Cameras are permitted.
- General admission tickets are non-transferable.
- Wristbands that appear tampered with (stretched or cut) will be considered invalid and not be accepted at the gate.

Ticket Information:

- Tickets may be ordered by internet via print at home tickets or ordered by mail
- Country Thunder accepts Mastercard, Visa, and American Express
- Tickets purchased by internet can be printed and received immediately

Refund Information:

- All tickets and camping purchased for Country Thunder are non-refundable
- Country Thunder is not responsible for lost or stolen tickets
- This is a rain or shine event, no rain checks or refunds will be given due to inclement weather or cancellation of event due to an act of God and seller is not obligated to a substitute performance
- Artist line-up and times subject to change
- Country Thunder assumes no liability for personal loss, injury, death, property damage or other related harm suffered by participants, spectators, event site owners or leasers or others who may be adversely affected by Country Thunder.

If sufficient time is not available to properly evacuate the festival grounds, sheltering on-site may be the only option of reasonable safety for attendees during severe weather.

*Evacuation of Festival Grounds – If a severe weather warning is issued for the area with sufficient time to properly evacuate attendees, a decision may be made by Country Thunder management to suspend, postpone, or cancel all or part of the day's activities to allow attendees the chance to leave the grounds in an orderly fashion to seek shelter in motels, hotels, or other area facilities in the area. An evacuation of all or part of the festival grounds may be necessary for other reasons such as civil unrest, plane crash, chemical spill, health emergency, or other emergency situations. Any evacuation of the grounds will be coordinated with the Kenosha County Sheriff's Department.

Medical Mass Casualty Treatment and Procedures:

*Any incident that causes multiple injuries and/or fatalities will be initially handled by Country Thunder site management and their on-site medical personnel. If the incident is large enough, additional help will be requested from Twin Lakes Fire and Rescue, the Kenosha County Sheriff's Department, or other appropriate agencies.

Emergency Communications:

Country Thunder will establish a site management command post to be staffed on a 24-hour basis, with capability to monitor, at a minimum, to-be-listed emergency radio frequencies. Two-way radio communication will be established as necessary with the Kenosha County Sheriff's Department, Randall Fire Department, Twin Lakes Fire and Rescue, or other on-site medical service providers and

other departments as deemed necessary. National Weather Service frequencies can be monitored via NOAA WEATHER radio receivers or scanners.

Country Thunder Emergency Procedure

Warning Policy and Procedures:

- i. A severe weather or tornado warning would be received from on grounds radio and TV partners, the Sheriff's department, Fire department or a designated registered meteorologist.
- ii. A pre-designated County Thunder employee will instruct the festival crowd and personnel to the evacuation procedure or safety recommendations.

Evacuation Plan

- i. Evacuation information will be forwarded to the festival crowd through stage announcements and on grounds and gate security which are provided immediate information through hand held two-way radio.
- ii. Communications are also established with our main radio partners.

Medical Treatment on Grounds

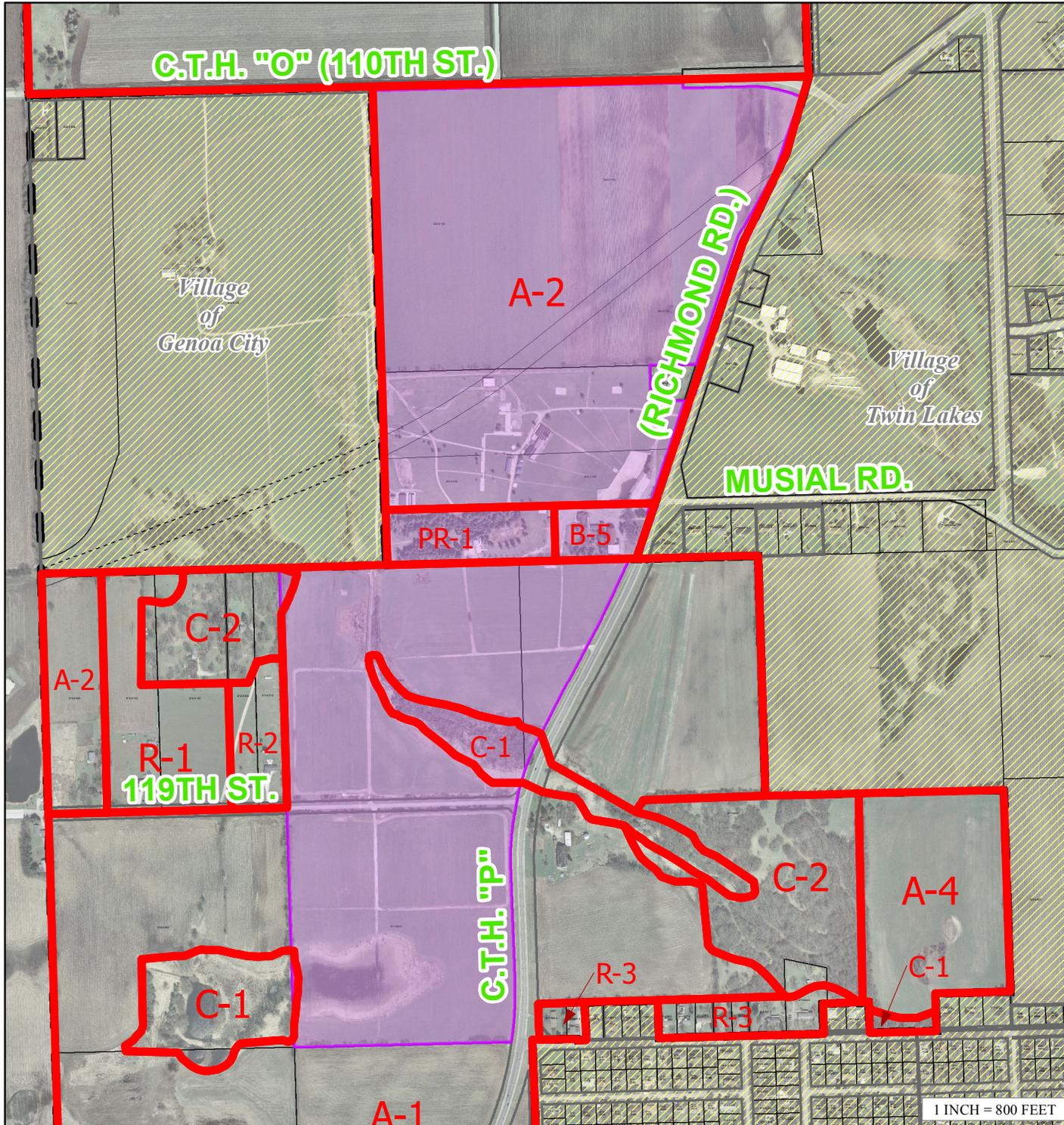
- i. On grounds medical personnel and facilities are available for minor ailments. Ambulance transportation is available for serious emergencies to nearby hospital facilities.
- ii. Medix Ambulance Service or comparable service provider will provide all medical services.

Medical Treatment for Food Poisoning or Water Contamination

- i. Medical treatment for this type of incident would be referred to on-site medical services and Kenosha County Health Department.

Emergency Communications

- i. Security services and event site management will be on grounds 24 hours to assist with all emergency situations with access to an emergency communication frequency.



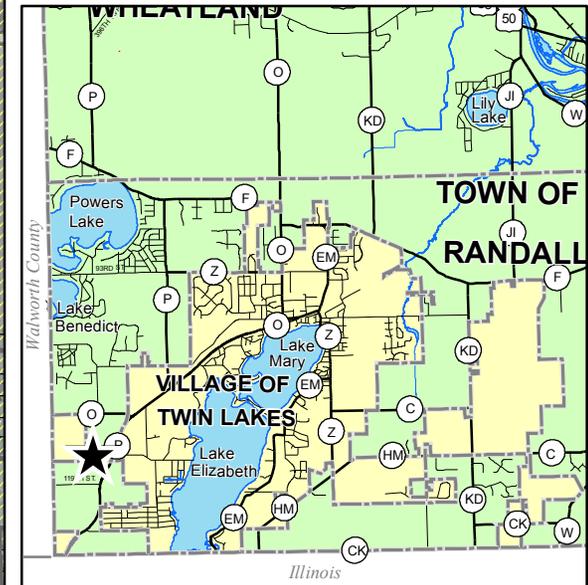
CONDITIONAL USE SITE MAP

PETITIONER(S):
 Country Thunder East LLC (Agent),
 Irving One LLC, Richard & Sandra Diedrich,
 Russell Brothers LLC (Owners)

LOCATION:
 SE & SW 1/4's of Section 30, & the
 NW 1/4 of Section 31, Town of Randall

TAX PARCEL(S):
 #60-4-119-304-0405 (Irving One LLC),
 #60-4-119-304-0100 (Diedrich) & part of
 #60-4-119-311-0200 (Russell)

REQUEST:
 Requesting a Conditional Use Permit
 to allow for a country music festival
 (July 21-24, 2016) with an assembly
 over 5,000 people.



1 INCH = 800 FEET

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Kenosha County Planning and Development Kenosha County Deputy County Clerk
COUNTY OF KENOSHA
Department of Planning and Development

May 2013

REZONING APPLICATION

(a) Property Owner's Name:

PEAP, LLC

Print Name: Arthur Naber

Signature: *Arthur Naber*

Mailing Address: 29929 Plank Road

City: Burlington

State: WI

Zip: 53105

Phone Number: 262-206-9910

E-mail (optional): _____

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status signed by the legal property owner must be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: Timothy Lynch

Signature: *Tim Lynch*

Business Name: Lynch and Associates-Engineering Consultants, LLC

Mailing Address: 5482 S. Westridge Drive

City: New Berlin

State: WI

Zip: 53151

Phone Number: 262-402-5040

E-mail (optional): tlynch@lynch-engineering.com

(c) Tax key number(s) of property to be rezoned:

95-4-119-024-0300

Property Address of property to be rezoned:

33202 73rd Street, New Munster, WI 53152

(d) Proposed use (a statement of the type, extent, area, etc. of any development project).

The proposed use of the 28.8 acres is suburban residential with 22.5 acres zoned A-2 on which 13 - 1 acre lots and 1- 10 acre lot which will be allowed to house animals. The C-1 zoned area of 5.6 acres is to remain as is.

REZONING APPLICATION

(e) Check the box next to any and all of the **existing** zoning district classifications present on the subject property:

<input type="checkbox"/> A-1 Agricultural Preservation District	<input type="checkbox"/> TCO Town Center Overlay District
<input checked="" type="checkbox"/> A-2 General Agricultural District	<input type="checkbox"/> B-1 Neighborhood Business District
<input type="checkbox"/> A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	<input type="checkbox"/> B-2 Community Business District
<input type="checkbox"/> A-4 Agricultural Land Holding District	<input type="checkbox"/> B-3 Highway Business District
<input type="checkbox"/> AE-1 Agricultural Equestrian Cluster Single-Family District	<input type="checkbox"/> B-4 Planned Business District
<input type="checkbox"/> R-1 Rural Residential District	<input type="checkbox"/> B-5 Wholesale Trade and Warehousing District
<input type="checkbox"/> R-2 Suburban Single-Family Residential District	<input type="checkbox"/> BP-1 Business Park District
<input type="checkbox"/> R-3 Urban Single-Family Residential District	<input type="checkbox"/> B-94 Interstate Highway 94 Special Use Business District
<input type="checkbox"/> R-4 Urban Single-Family Residential District	<input type="checkbox"/> M-1 Limited Manufacturing District
<input type="checkbox"/> R-5 Urban Single-Family Residential District	<input type="checkbox"/> M-2 Heavy Manufacturing District
<input type="checkbox"/> R-6 Urban Single-Family Residential District	<input type="checkbox"/> M-3 Mineral Extraction District
<input type="checkbox"/> R-7 Suburban Two-Family and Three-Family Residential District	<input type="checkbox"/> M-4 Sanitary Landfill and Hazardous Waste Disposal District
<input type="checkbox"/> R-8 Urban Two-Family Residential District	<input type="checkbox"/> I-1 Institutional District
<input type="checkbox"/> R-9 Multiple-Family Residential District	<input type="checkbox"/> PR-1 Park-Recreational District
<input type="checkbox"/> R-10 Multiple-Family Residential District	<input checked="" type="checkbox"/> C-1 Lowland Resource Conservancy District
<input type="checkbox"/> R-11 Multiple-Family Residential District	<input checked="" type="checkbox"/> C-2 Upland Resource Conservancy District
<input type="checkbox"/> R-12 Mobile Home/Manufactured Home Park-Subdivision District	<input type="checkbox"/> FPO Floodplain Overlay District
<input type="checkbox"/> HO Historical Overlay District	<input type="checkbox"/> FWO Camp Lake/Center Lake Floodway Overlay District
<input type="checkbox"/> PUD Planned Unit Development Overlay District	<input type="checkbox"/> FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
<input type="checkbox"/> AO Airport Overlay District	
<input type="checkbox"/> RC Rural Cluster Development Overlay District	

(f) Check the box next to any and all of the **proposed** zoning district classifications proposed for the subject property:

<input type="checkbox"/> A-1 Agricultural Preservation District	<input type="checkbox"/> TCO Town Center Overlay District
<input checked="" type="checkbox"/> A-2 General Agricultural District	<input type="checkbox"/> B-1 Neighborhood Business District
<input type="checkbox"/> A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	<input type="checkbox"/> B-2 Community Business District
<input type="checkbox"/> A-4 Agricultural Land Holding District	<input type="checkbox"/> B-3 Highway Business District
<input type="checkbox"/> AE-1 Agricultural Equestrian Cluster Single-Family District	<input type="checkbox"/> B-4 Planned Business District
<input type="checkbox"/> R-1 Rural Residential District	<input type="checkbox"/> B-5 Wholesale Trade and Warehousing District
<input checked="" type="checkbox"/> R-2 Suburban Single-Family Residential District	<input type="checkbox"/> BP-1 Business Park District
<input type="checkbox"/> R-3 Urban Single-Family Residential District	<input type="checkbox"/> B-94 Interstate Highway 94 Special Use Business District
<input type="checkbox"/> R-4 Urban Single-Family Residential District	<input type="checkbox"/> M-1 Limited Manufacturing District
<input type="checkbox"/> R-5 Urban Single-Family Residential District	<input type="checkbox"/> M-2 Heavy Manufacturing District
<input type="checkbox"/> R-6 Urban Single-Family Residential District	<input type="checkbox"/> M-3 Mineral Extraction District
<input type="checkbox"/> R-7 Suburban Two-Family and Three-Family Residential District	<input type="checkbox"/> M-4 Sanitary Landfill and Hazardous Waste Disposal District
<input type="checkbox"/> R-8 Urban Two-Family Residential District	<input type="checkbox"/> I-1 Institutional District
<input type="checkbox"/> R-9 Multiple-Family Residential District	<input type="checkbox"/> PR-1 Park-Recreational District
<input type="checkbox"/> R-10 Multiple-Family Residential District	<input checked="" type="checkbox"/> C-1 Lowland Resource Conservancy District
<input type="checkbox"/> R-11 Multiple-Family Residential District	<input checked="" type="checkbox"/> C-2 Upland Resource Conservancy District
<input type="checkbox"/> R-12 Mobile Home/Manufactured Home Park-Subdivision District	<input type="checkbox"/> FPO Floodplain Overlay District
<input type="checkbox"/> HO Historical Overlay District	<input type="checkbox"/> FWO Camp Lake/Center Lake Floodway Overlay District
<input type="checkbox"/> PUD Planned Unit Development Overlay District	<input type="checkbox"/> FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
<input type="checkbox"/> AO Airport Overlay District	
<input type="checkbox"/> RC Rural Cluster Development Overlay District	

REZONING APPLICATION

(g) Your request must be consistent with the existing planned land use category as shown on Map 65 of the adopted "Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035".

The existing planned land use category for the subject property is:

<input type="checkbox"/> Farmland Protection	<input type="checkbox"/> Governmental and Institutional
<input type="checkbox"/> General Agricultural and Open Land	<input type="checkbox"/> Park and Recreational
<input type="checkbox"/> Rural-Density Residential	<input type="checkbox"/> Street and Highway Right-of-Way
<input type="checkbox"/> Agricultural and Rural Density Residential	<input type="checkbox"/> Other Transportation, Communication, and Utility
<input checked="" type="checkbox"/> Suburban-Density Residential	<input type="checkbox"/> Extractive
<input type="checkbox"/> Medium-Density Residential	<input type="checkbox"/> Landfill
<input type="checkbox"/> High-Density Residential	<input checked="" type="checkbox"/> Primary Environmental Corridor
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Secondary Environmental Corridor
<input type="checkbox"/> Commercial	<input type="checkbox"/> Isolated Natural Resource Area
<input type="checkbox"/> Office/Professional Services	<input type="checkbox"/> Other Conservancy Land to be Preserved
<input type="checkbox"/> Industrial	<input type="checkbox"/> Nonfarmed Wetland
<input type="checkbox"/> Business/Industrial Park	<input checked="" type="checkbox"/> Surface Water

(h) Attach a plot plan or survey plat of property to be rezoned (showing location, dimensions, zoning of adjacent properties, existing uses and buildings of adjacent properties, floodways and floodplains)—drawn to scale.

(i) The Kenosha County Department of Planning and Development may ask for additional information.

(j) The name of the County Supervisor of the district wherein the property is located (District Map):

Supervisory District Number: 22 County Board Supervisor: Erin Decker

(k) The fee specified in Section 12.05-8 of this ordinance.

Request for Rezoning Petition\$750.00

(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

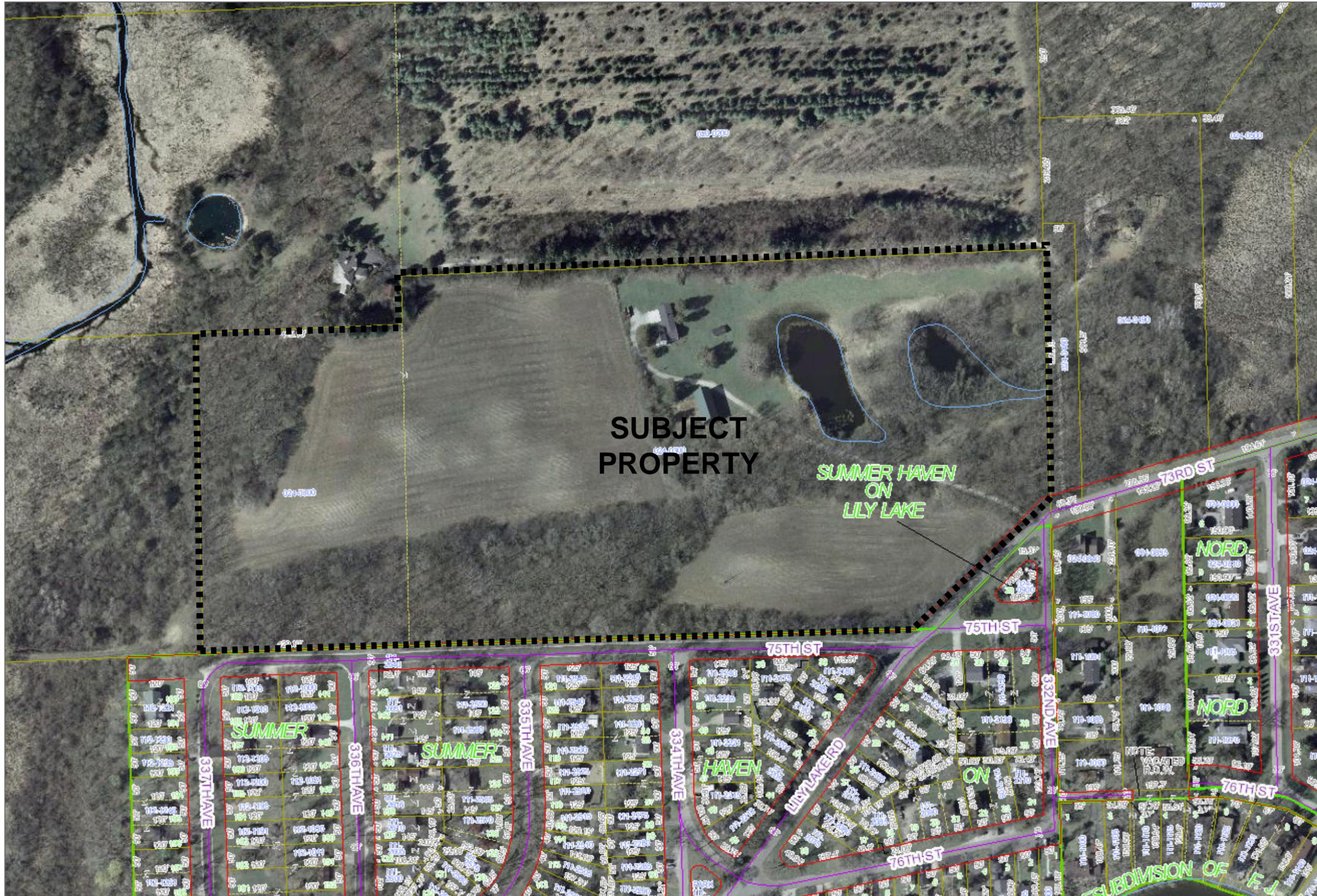
The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit <http://www.revenue.wi.gov/faqs/slf/useassmt.html>.

Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.



Legend

- Street Centerlines
- Right-of-Ways
- Water Features
- Parcels
- Certified Survey Maps
- Condominiums
- Subdivisions
- Municipal Boundaries



1 inch = 200 feet

DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 6/8/2015

95-4-119-024-0300 - 2010 WI DNR Wetland Inventory & 1-Foot Contours



- Legend
- Street Centerlines
 - Right-of-Ways
 - Water Features
 - Parcels
 - Certified Survey Maps
 - Condominiums
 - Subdivisions
 - Municipal Boundaries
 - Wetlands
 - Index Contour
 - Intermediate Contour
 - Index Depression
 - Intermediate Depression



1 inch = 200 feet

DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 6/8/2015

95-4-119-024-0300 - Current Zoning Classifications



Legend

- Street Centerlines
- Right-of-Ways
- Water Features
- Parcels
- Certified Survey Maps
- Condominiums
- Subdivisions
- Municipal Boundaries
- A; AE; AO
- Shoreland Areas
- Zoning (Unincorporated Areas)



1 inch = 200 feet

DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 6/8/2015



Legend

- Street Centerlines
- Right-of-Ways
- Water Features
- Parcels
- Certified Survey Maps
- Condominiums
- Subdivisions
- Municipal Boundaries
- A; AE; AO
- Shoreland Areas
- Zoning (Unincorporated Areas)



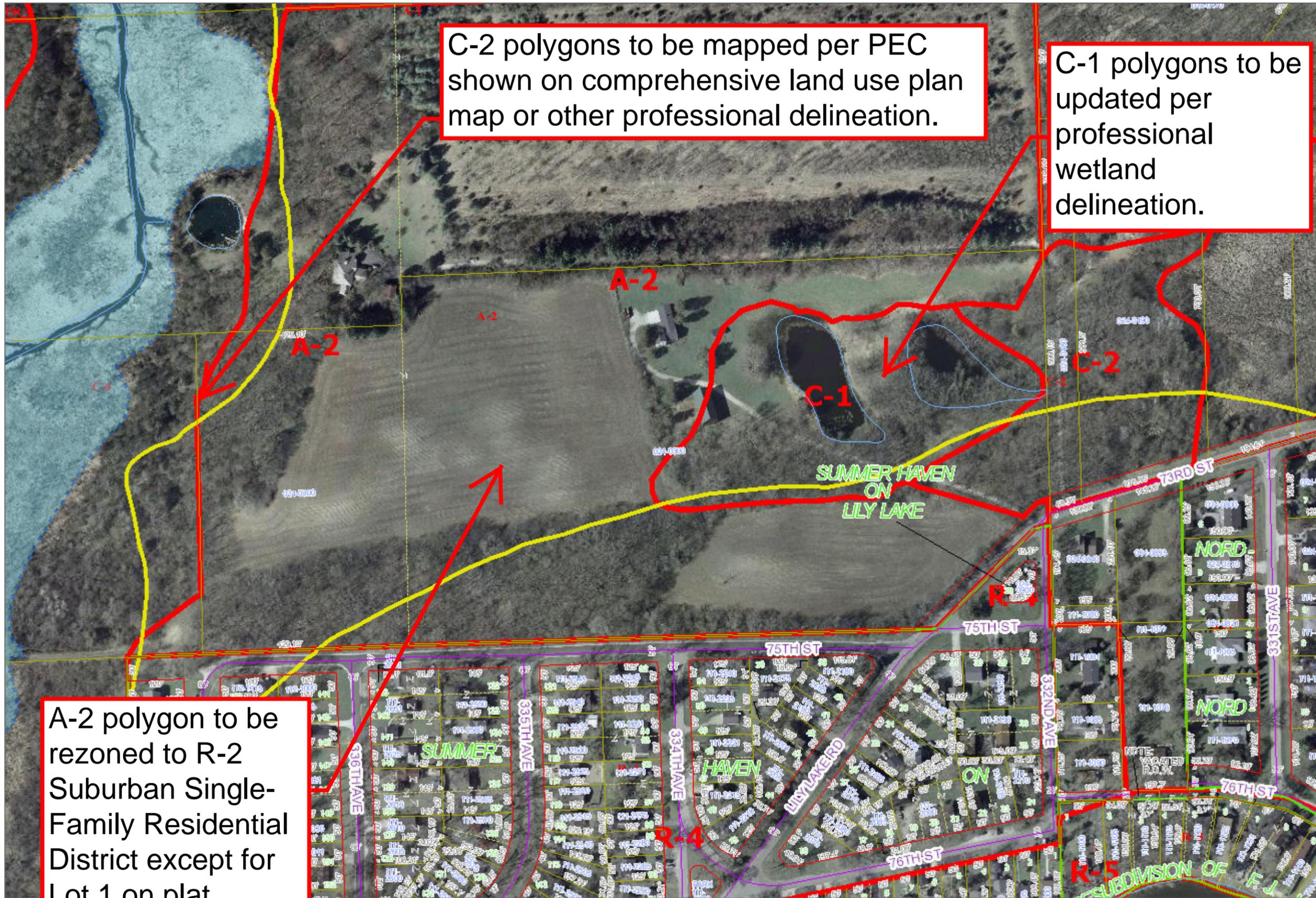
1 inch = 200 feet

Date Printed: 6/8/2015

C-2 polygons to be mapped per PEC shown on comprehensive land use plan map or other professional delineation.

C-1 polygons to be updated per professional wetland delineation.

A-2 polygon to be rezoned to R-2 Suburban Single-Family Residential District except for Lot 1 on plat.



This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

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COUNTY OF KENOSHA

Kenosha County
Planning and Development

Kenosha County
Deputy County Clerk

Department of Planning and Development

19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104-9772
Telephone: (262) 857-1895
Facsimile: (262) 857-1920

Page 1 of 2

APPLICATION FOR SOIL TEST REVIEW FOR PROPOSED CERTIFIED SURVEY MAPS AND SUBDIVISIONS TO BE SERVED BY PRIVATE ON-SITE WASTEWATER TREATMENT SYSTEMS

Pursuant to Chapter 15 of the Kenosha County Municipal Code all lots and parcels of land being subdivided in the manner of Certified Survey Maps and Subdivision Plats shall have soil and site evaluations conducted to determine soil suitability for each proposed parcel. Submittal of soil information shall be done at the time of or prior to applying for review of the proposed land divisions by the Kenosha County Department of Planning and Development, Division of County Development. Please complete the applicant information below and include the required review fees. All checks shall be made payable to "Kenosha County Planning and Development."

Owner: Art Naber c/o PEAP, LLC Agent: Timothy C. Lynch
Address: 29929 Plank Rd., Burlington, WI 53105 Address: 5482 S. Westridge Dr., New Berlin, WI 53151
Telephone: 262-206-9910 Telephone: 262-402-5040
Parcel Number of Property Being Divided: 95-4-119-024-0300
Proposed Project Subdivision

1. Number of lots/parcels being created (Do not include outlots or the remnant parcel unless it is 35 acres or less) 14.
2. Review Fee = Number from above x \$75 1050.00.
3. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems? Yes No .
4. Are these systems older than July 1, 1980? Yes No .
5. If you answered **yes** to questions 3 and 4, this existing septic system must go through an evaluation to determine compliance with SPS 383.32 of the Wisconsin Administrative Code or may need to replace the existing system with a code compliant one as part of this land division procedure. The Sanitary Permit for the replacement system must be issued prior to applying for approval of the Land Division with this Department.
6. Certified Survey Maps (CSMs) must have complete soil and site evaluations for all proposed lots including any remnant parcel 35 acres or less. For CSMs involving structures served by private sewage systems the existing system and all treatment tanks shall be located and shown on the survey and must be evaluated for compliance with SPS 383.32, Wisconsin Administrative Code. Existing systems older than July 1, 1980 and in suitable soils shall be required to have a soil and site evaluation conducted to establish a replacement area for a future private sewage system. This area designated for a future system shall be shown on the survey and must meet all setback requirements and be within the boundaries of the newly proposed parcel.

7. Preliminary plats must follow the soil and site evaluation requirements as stated in Chapter 15.07 of the Kenosha County Sanitary Code and Private Sewage System Ordinance. Final plats on clayey glacial till soils will be required to have complete soil tests conducted and have the soil boring locations on the plat.
8. For further information and details of these procedures you may contact an environmental sanitarian in the Department of Planning and Development or at 262/857-1895.

FOR OFFICE USE ONLY

Soil and Site Evaluations received on _____

Proposed land divisions will be scheduled for hearing with the Land Use Committee on _____

Comments _____

Soil and Site Evaluations have been reviewed and are compliant with Chapter 15.07 and SPS 385

County Sanitarian _____ Date _____

WETLAND DELINEATION REPORT

**Naber Property
33202 73rd Street
Wheatland, Wisconsin**

September 2015

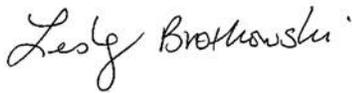
TRC Project No: 243428

Prepared For:

Lynch & Associates
5482 S Westridge Dr.
New Berlin, WI 53151

Prepared By

TRC Environmental Corporation
150 N. Patrick Blvd, Suite 180
Brookfield, WI 53045



Reviewer: Lesley Brotkowski
Senior Ecologist



Document Preparer: Kara Kikkert
Scientist



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1.0 INTRODUCTION

On behalf of Lynch & Associates, TRC Environmental Corporation (TRC) conducted a partial site wetland delineation within two designated Study Areas (A and B) at the Naber property (Appendix A, Figure 1). Study Area A was approximately 6.50 acres. Study Area B was approximately 1.25 acres. The Naber property is located in Section 2 Township 1N Range 19E in the town of Wheatland, Kenosha County, Wisconsin.

The purpose of this wetland delineation was to determine the current location and extent of wetlands located within the designated Study Areas for the purpose of land development. Our study is presented here in terms of methodology, results, and conclusions.

The wetland delineation field investigation was conducted by TRC scientists Amanda Larsen and Kara Kikkert on September 9, 2015.

1.1 Statement of Qualifications

TRC has extensive experience managing and conducting wetland delineations and assessments across the United States. TRC's biologists and ecologists have been trained to properly and consistently apply the methods set forth in the 1987 Corps of Engineers Wetland Delineation Manual and applicable regional supplements. They have direct experience identifying and documenting indicators of hydrophytic vegetation, wetland hydrology, and hydric soil and are experienced in dealing with naturally problematic and disturbed conditions.

TRC has conducted many hundreds of wetland delineations and assessments for our clients. TRC's large natural resources staff have the capability to coordinate wetland survey teams to meet fast-track project schedules and satisfy the challenges of complex or controversial projects.

Ms. Amanda Larsen, is an Environmental Scientist with TRC who specializes in conducting biological surveys, water quality monitoring, wetland delineations, habitat restoration, and invasive species control. She received her B.S. in Conservation and Environmental Science from the University of Wisconsin- Milwaukee in 2010. Ms. Larsen has several years of experience delineating wetlands and has served as a lead wetland delineator on multiple proposed pipeline projects, including Federal Energy Regulatory Commission (FERC) -regulated projects. Her delineation and biological habitat assessment work has been conducted in Illinois, Indiana, Louisiana, Michigan, New York, North Dakota, Ohio, West Virginia, and Wisconsin.

Ms. Kara Kikkert is an Environmental Technician with TRC. She earned her bachelor's degree in Conservation and Environmental Science from the University of Wisconsin- Milwaukee in 2014. The focus of her academic studies was natural resource management planning and geography. She has delineated hundreds of wetlands on FERC permitted energy projects in Illinois and Ohio and has delineation experience throughout the state of Wisconsin. She has attended wetland delineation technical training workshops provided by UW-La Crosse, including Critical Methods in Wetland Delineation and Basic Wetland Delineation training and UW-Milwaukee field station's Plant Identification class in 2015.

1.2 Agency Regulatory Authority

Under Section 404 of the Clean Water Act (CWA), wetlands and waterways that are considered Waters of the U.S. are subject to regulation. The jurisdictional regulatory authority under Section 404 of the Clean Water Act (CWA) lies with the U.S. Army Corps of Engineers (USACE). Under Chapters 30 and 281 Wisconsin State Statutes, and Wisconsin Administrative Code NR 103, 151, 299, 350, and 353 wetlands are subject to regulation. The jurisdictional regulatory authority under the Wisconsin State Statutes and Administrative Code lies with the Wisconsin Department of Natural Resources. Municipalities, townships and counties may also have local zoning authority over certain areas or types of wetlands and waterways. The determination that a wetland or waterway is subject to regulatory jurisdiction is made independently by the agencies.

2.0 METHODS

This wetland delineation was conducted in accordance with the guidelines of the 1987 Corps of Engineers Wetland Delineation Manual (Environmental Laboratory, 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0, 2012 and in general accordance with Wisconsin Department of Natural Resources guidelines (WI Department of Administration, WI Coastal Management Program, 1995). National Wetland Indicator status and taxonomic nomenclature is referenced from The National Wetland Plant List (Lichvar 2014). National Wetland Indicator status is based on the Northcentral and Northeast Region, LRR K sub-region.

This report has been prepared in accordance with the guidelines set forth in the “Guidance for Submittal of Delineation Reports to the St. Paul District Corps of Engineers and the Wisconsin Department of Natural Resources” document issued March 4, 2015.

2.1 Off-Site Review

Prior to conducting fieldwork, TRC scientists Amanda Larsen and Kara Kikkert reviewed maps including the United States Geological Survey (USGS) 7.5’ Quadrangle maps, Wisconsin Wetland Inventory Map, Natural Resource Conservation Service (NRCS) Soil Survey Map, and aerial photographs. These sources were used to identify areas likely to contain wetlands.

Precipitation data from approximately 90 days prior to the field investigation were obtained from a weather station near the Study Areas. These data were compared with 30-year average precipitation data obtained from a NRCS WETS Table for the County where the Study Area was located to determine if antecedent hydrologic conditions at the time of the site visit were normal, wetter, or drier than the normal range.

2.2 On-Site Field Investigation

Areas having wetland indicators within the Study Areas were evaluated in the field by TRC wetland scientists Amanda Larsen and Kara Kikkert on September 9, 2015. Sample points were

located in areas exhibiting wetland and upland characteristics to document the presence and/or absence of wetlands and to provide support for the delineated wetland boundaries. At each sample point, data were collected to document the vegetation and hydrophytic vegetation indicators, soil profiles and hydric soil indicators, and wetland hydrology indicators.

Plant species were identified at each sample point and their wetland indicator status; obligate wetland (OBL), facultative wetland (FACW), facultative (FAC), facultative upland (FACU), or upland (UPL); was determined by referencing The National Wetland Plant List (Lichvar 2014). Soil pits were dug to a minimum of 24 inches, where there was no restrictive layer, and soil profiles were evaluated for presence of hydric soil indicators. Soil color was determined using a Munsell soil color chart. The sample point plots and soil pits were evaluated for presence of wetland hydrology indicators.

The wetland boundaries were delineated and staked using wire pin flags and when needed flagging tape. Wetland boundaries were generally determined by distinct to subtle differences in the abundance of hydrophytic vegetation and non-hydrophytic vegetation, presence versus absence of hydric soil indicators, and presence versus absence of wetland hydrology indicators.

3.0 RESULTS

3.1 Off-Site Review

The two-Foot Contour Map (Appendix A, Figure 2) showed elevations ranging from 752 to 784 feet above sea level. Wetland hydrology appeared to be sustained by surface water. Based on this map, it appears that surface water would flow to the central portion of Area A and the northwest portion of Area B.

According to the NRCS Soil Survey map (Appendix A, Figure 3) seven mapped soil units are located within the Study Areas. The soils mapped within the Study Areas are listed on Table 1 below.

Table 1 – Mapped Soils

Map Unit Symbol	Taxonomic Classification	Hydric Classification
CeC2	Casco loam	Not hydric
CeD2	Casco loam	Not hydric
CrD2	Casco-Rodman complex	Not hydric
FoB	Fox loam	Partially hydric
FsB	Fox silt loam	Not hydric
Ht	Houghton much	All hydric
RaA	Radford silt loam	Not hydric

The Wisconsin Wetland Inventory (WWI) map (Appendix A, Figure 4) depicted three wetlands within the Study Areas. The types of wetland shown on the WWI map are listed in Table 2 below.

Table 2 – Mapped WWI Wetland Types

Map Unit Symbol	Description
WOHx	Open water; Subclass unknown; Standing water, Palustrine; Excavated.
T3/WOH	Forested, broad-leaved deciduous wetland/Open Water Class; Subclass unknown; Standing water, Palustrine.
T1/S3K	Forested; Deciduous/Scrub-shrub; Broad-leaved deciduous; Wet soil, Palustrine.

A review of aerial imagery from 2000, 2005, 2008, 2013, and 2015 (Appendix A, Figures 5 - 9) shows Study Area A is comprised of a mosaic of open grassy areas, shrubby areas, scattered mature trees, and open water. Study Area B is comprised of hardwood deciduous forest habitat. There did not appear to be any land use changes during this period.

The SEWRPC Environmental Corridor Map (Appendix A, Figure 10) depicts the majority of both Study Areas (A and B) as Primary Environmental Corridor with Surface Water inside Area A.

The SEWRPC Land Use Map (Appendix A, Figure 11) depicts Agricultural and Other Open Lands, Surface Water, Wetlands, and Woodlands as the existing land use types.

Prior to conducting the field visit, antecedent precipitation data were analyzed. Data were obtained from a nearby weather station (Paddock Lake USC00476380) and compared to data from a nearby WETS station (Kenosha, WI4174). The Paddock Lake station is located less than 8.5 miles east of the Study Areas. The most recent rainfall event prior to the site visit was 0.25 inches, which occurred on August 30, 2015. Precipitation for the 14 days prior to the site visit was 1.19 inches. The precipitation data for the 90 day period prior to the field visit (Appendix D, Table 1, WETS table 2) were entered into a WETS analysis worksheet (Appendix D, Table 2) to weight the information from each preceding month to analyze hydrologic conditions. Based on this analysis, the antecedent hydrologic conditions were considered to be within a normal range, suggesting that climatic/hydrologic conditions were normal for this time of year.

3.2 On-Site Field Investigation

3.2.1 Site Description

Study Area A is located in the eastern portion of the Naber property. This 6.5 acre Study Area was comprised mostly of wetland communities including fresh (wet) meadow and hardwood swamp communities with areas of open water. Upland forest, upland meadow, and turf grass areas surround the delineated wetland within the Study Area.

Study Area B is located in the northwestern portion of the Naber Property. This 1.25 acre area is comprised of upland hardwood forest habitat with a predominantly black cherry canopy and hickory and box elder understory.

3.2.2 Uplands

Upland plant communities observed in the Study Areas included deciduous forest (Study Area B) dominated by *Prunus serotina* (black cherry), and upland meadows dominated by *Solidago canadensis* (Canada goldenrod) (Study Area A). Sample points DP-1, DP-3, DP-5, and DP-7 were located in uplands.

3.2.3 Wetlands

One wetland (WL-1) was delineated. The delineated wetland boundary and sample points are shown on the Wetland Delineation Map (Exhibit A) in Appendix C. Photographs were taken at sample points and other notable locations (Appendix D). Data were collected and recorded on Wetland Determination Data Forms at seven sample points to document wetland and upland locations (Appendix E).

Wetland 1

Wetland 1 (WL-1) was approximately 2.72 acres within Study Area A and consisted of two distinct plant communities; fresh (wet) meadow and hardwood swamp habitats surrounded by shallow open water. WL-1 extends beyond Study Area A to the east.

Three wetland sample points (DP-2, DP-4, and DP-6) were taken within WL-1. Dominant vegetation at DP-2 consisted of *Elymus virginicus* (Virginia wild rye) and *Phalaris arundinacea* (reed canary grass) in the herb stratum. Dominant vegetation at DP-4 consisted of *Acer saccharinum* (silver maple) in the tree stratum and *Phalaris arundinacea* and *Bidens tripartita* (three-lobed baggarticks) in the herb stratum. Dominant vegetation at DP-6 included *Acer saccharinum* in the tree stratum, *Lonicera tatarica* (tatarian honeysuckle) in the shrub stratum, and *Bidens tripartita*, *Laportea canadensis* (Canadian wood-nettle), and *Leersia oryzoides* (rice cutgrass) in the herb stratum. Hydrology generally appeared to be sustained by two surface water and a high groundwater table. Indicators of wetland hydrology at the sample points included High Water Table (A2), Saturation (A3), Water Marks (B1), Oxidized Rhizospheres along Living Roots (C3), Dry Season Water Table (C2), Geomorphic Position (D2), and a positive FAC-neutral Test (D5). Soils observed at the sample points displayed strong indicators of hydric soil including: Depleted Below Dark Surface (A11), Loamy Gleyed Matrix (F2), Redox Dark Surface (F6), Depleted Matrix (F3), and Redox Depressions (F8) soil indicators.

The boundary of WL-1 was based on subtle to distinct topographic breaks, the boundary between hydrophytic and non-hydrophytic vegetation, the presence and absence of wetland hydrology indicators, and the boundary between hydric and non-hydric soil.

4.0 CONCLUSIONS

The wetland delineation completed by TRC resulted in one delineated wetland (WL-1) totaling 2.72 acres within the 7.75 acre Study Areas. No other aquatic resources were observed within the Study Areas.

The results of this field study are based on site conditions at the time of the field study, which was conducted in accordance with current regulatory policy and methods. Unknown and future conditions that affect observations of field indicators, and change in interpretation of regulatory policy or methods, may modify future findings.

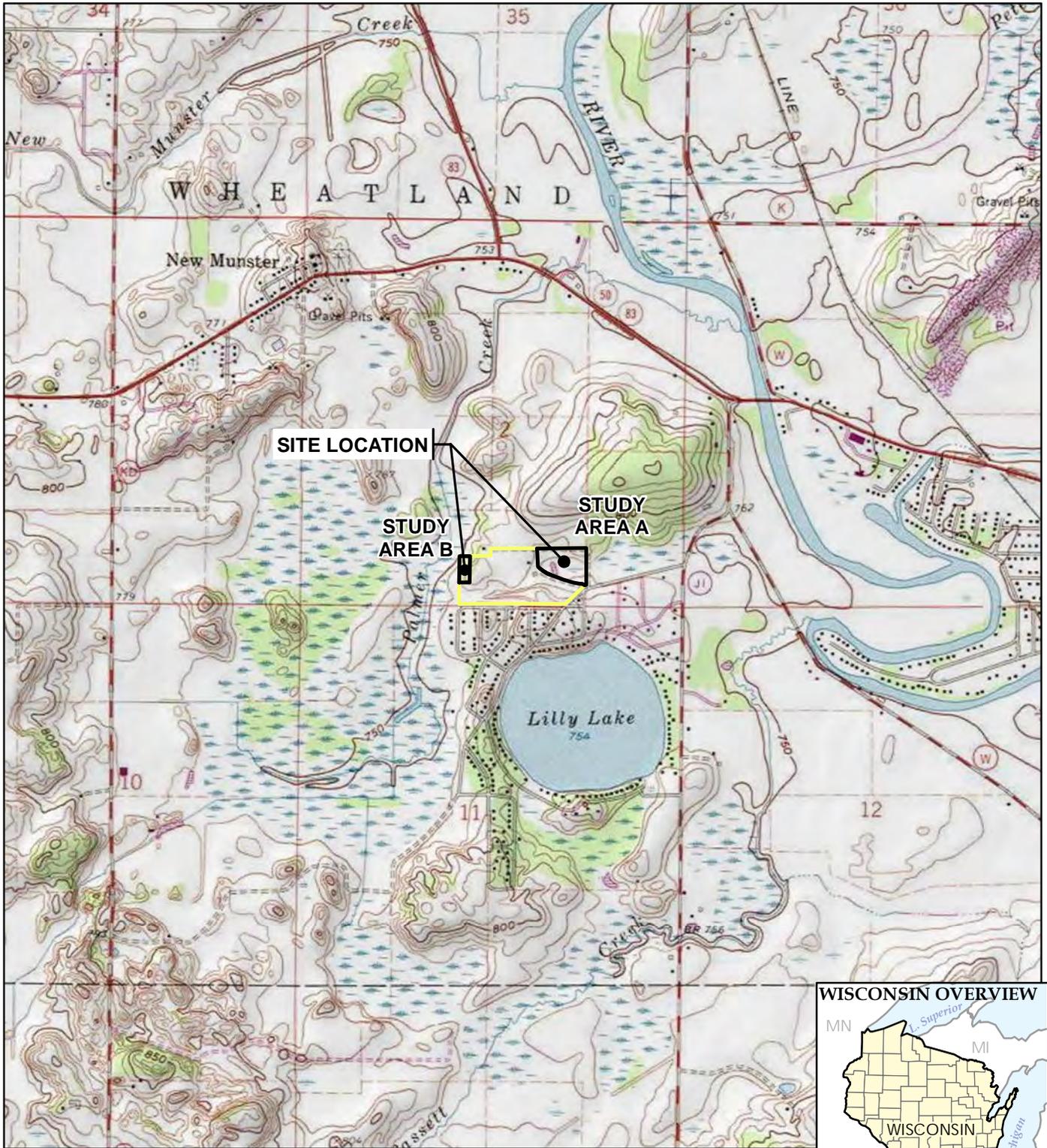
The ultimate authority to determine the location of the wetland boundary and jurisdictional authority over the wetlands and waterways identified in this report resides with the USACE and WDNR. Decisions made by staff of these regulatory agencies may result in modifications to the location of the wetland and/or waterway boundaries shown in this report.

TRC recommends that coordination with the USACE, the WDNR, and local governments be conducted prior to implementing any activity that is in near proximity or is within wetlands or waterways to determine if a permit would be needed to perform the activity.

5.0 REFERENCES

- Charts, Munsell Soil Color. "Munsell color." *Macbeth Division of Kollmorgen Instruments Corporation, New Windsor, NY 12553* (1994).
- Eggers, Steve D. and Donald M. Reed. 1997. *Wetland Plants and Plant Communities of Minnesota and Wisconsin*. 2nd Ed. U.S. Army Corps of Engineers, St. Paul District.
- Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*. Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.
- Lichvar, R.W., M. Butterwick, N.C. Melvin, and W.N. Kirchner. 2014. The National Wetland Plant List: 2014 Update of Wetland Ratings. *Phytoneuron* 2014-41: 1-42.
- Midwestern Regional Climate Center cli-MATE Database
<http://mrcc.isws.illinois.edu/CLIMATE/>
- Southeastern Wisconsin Regional Planning Commission (SEWRPC) Southeastern Wisconsin Regional Land Information: Regional Map Server
<http://maps.sewrpc.org/regionallandinfo/regionalmapping/RegionalMaps/viewer.htm>
- Swink, Floyd, and Gerould Wilhelm. 1994. "Plants of the Chicago region." Indianapolis: Indiana Academy of Science.
- U.S. Army Corps of Engineers. 2011. *Regional Supplement to the Corps of Engineers Wetland Delineation Training Manual: Northcentral and Northeast Region (Version 2.0)*, ed. J.S. Wakeley, R. W. Lichvar, C.V. Noble, and J.F. Berkowitz. ERDC/EL TR-12-1. Vicksburg, MS: U.S. Army Engineer Research and Development Center.
- U.S. Army Corps of Engineers. St. Paul District Regulatory. Special Public Notice. Issued: March 4, 2015. Guidance for Submittal of Delineation Reports to the St. Paul District Army Corps of Engineers and the Wisconsin Department of Natural Resources.
- USDA Natural Resources Conservation Service Web Soil Survey
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
- USDA NRCS Climate Analysis by County Web Site (WETS). (Web Address:
<http://www.wcc.nrcs.usda.gov/climate/wetlands.html>)

**APPENDIX A:
FIGURES**



BASE MAP FROM USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE SERIES.



150 North Patrick Blvd.
Suite 180
Brookfield, WI 53045
Phone: 262.879.1212

TRC - GIS

PROJECT:

**NABER PROPERTY WETLAND DELINEATION
33202 73RD ST., TOWN OF WHEATLAND, WISCONSIN**

TITLE:

SITE LOCATION MAP

DRAWN BY:

SUEMNICHT R

CHECKED BY:

BROTKOWSKI L

APPROVED BY:

LONDRE R

DATE:

SEPTEMBER 2015

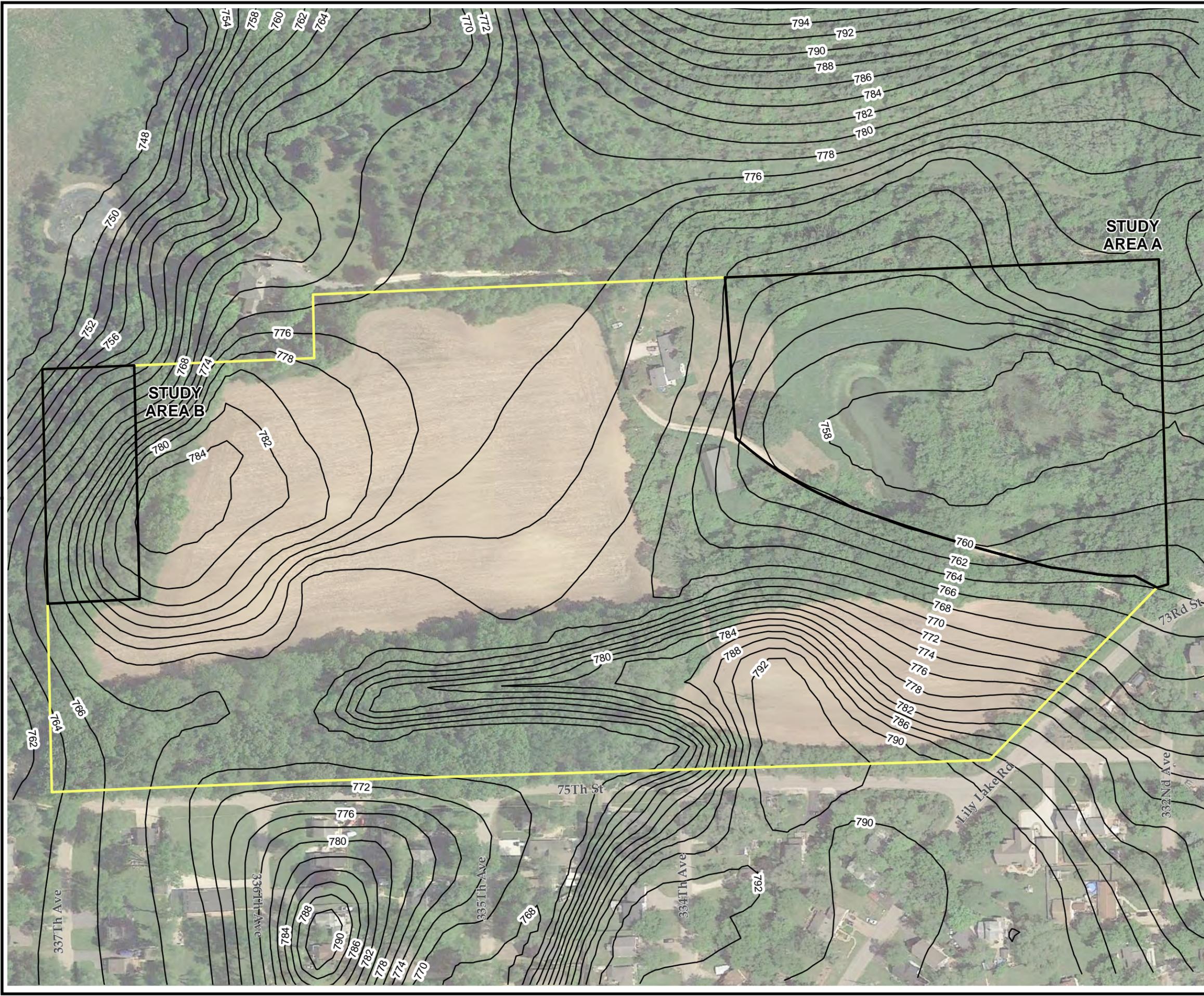
PROJ. NO.:

243428

FILE:

243428-001slm.mxd

FIGURE 1



LEGEND

- STUDY AREAS
- PROPERTY BOUNDARY
- 2' CONTOUR INTERVAL

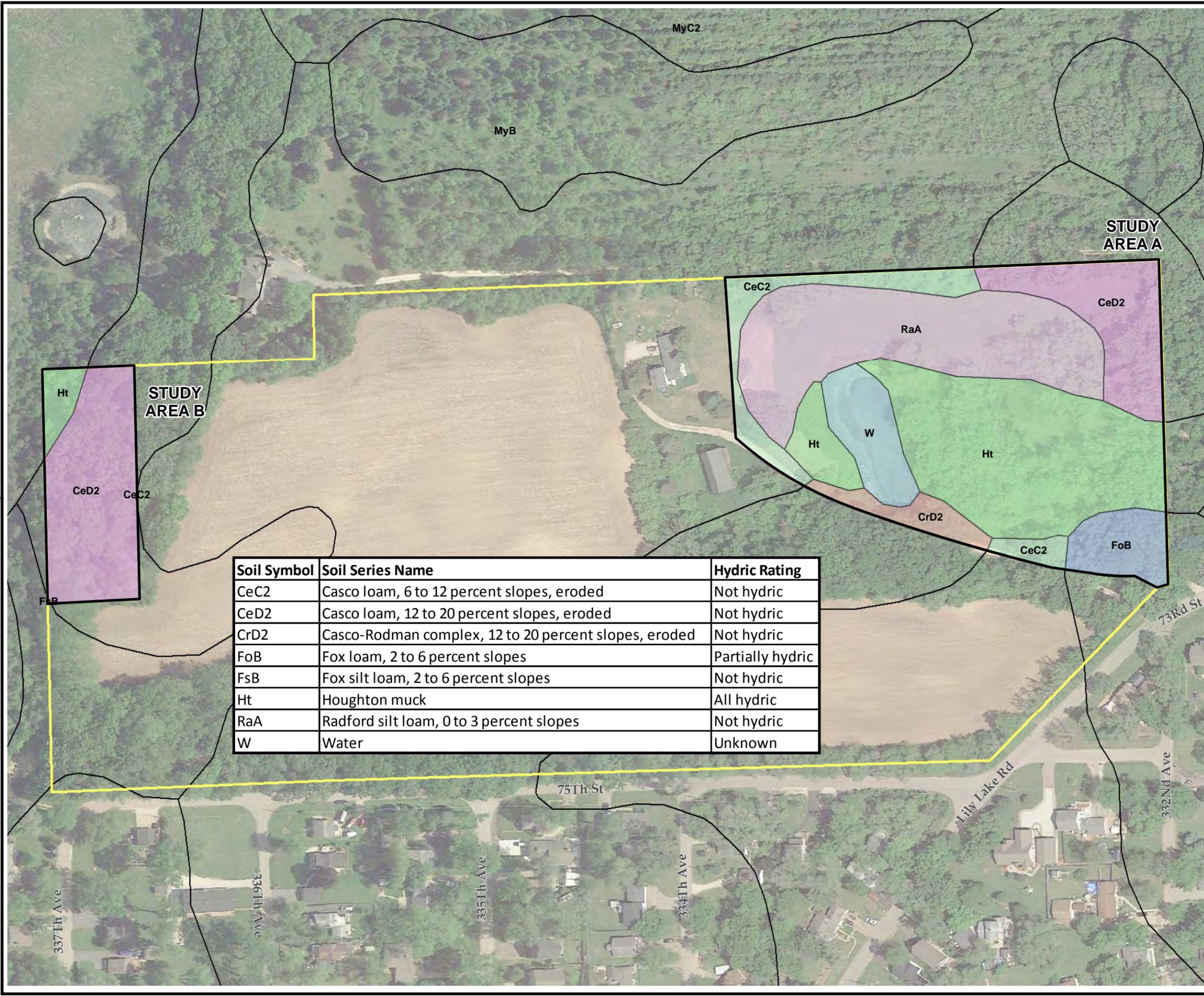
- NOTES**
1. BASE MAP IMAGERY FROM GOOGLE EARTH PRO & PARTNERS, JUNE 2015.
 2. CONTOURS DERIVED FROM USGS, NATIONAL ELEVATION DATASET, 1/3RD ARCSECOND RESOLUTION.

N

0 150 300
Feet

1" = 150'
1:1,800

PROJECT:	
NABER PROPERTY WETLAND DELINEATION 33202 73RD ST., TOWN OF WHEATLAND, WISCONSIN	
TITLE:	
CONTOUR MAP	
DRAWN BY: SUEMNICHT R	PROJ NO.: 243428
CHECKED BY: BROTKOWSKI L	
APPROVED BY: LONDRE R	FIGURE 2
DATE: SEPTEMBER 2015	
150 North Patrick Blvd., Suite 180 Brookfield, WI 53045 Phone: 262.879.1212 www.trcsolutions.com	
FILE NO.: 243428-002.mxd	



Soil Symbol	Soil Series Name	Hydric Rating
CeC2	Casco loam, 6 to 12 percent slopes, eroded	Not hydric
CeD2	Casco loam, 12 to 20 percent slopes, eroded	Not hydric
CrD2	Casco-Rodman complex, 12 to 20 percent slopes, eroded	Not hydric
FoB	Fox loam, 2 to 6 percent slopes	Partially hydric
FsB	Fox silt loam, 2 to 6 percent slopes	Not hydric
Ht	Houghton muck	All hydric
RaA	Radford silt loam, 0 to 3 percent slopes	Not hydric
W	Water	Unknown

LEGEND

- STUDY AREAS
- PROPERTY BOUNDARY

SOIL CLASSIFICATION

- CASCO LOAM, 6 TO 12 PERCENT SLOPES, ERODED
- CASCO LOAM, 12 TO 20 PERCENT SLOPES, ERODED
- CASCO-RODMAN COMPLEX, 12 TO 20 PERCENT SLOPES, ERODED
- FOX LOAM, 2 TO 6 PERCENT SLOPES
- FOX SILT LOAM, 2 TO 6 PERCENT SLOPES
- HOUGHTON MUCK
- RADFORD SILT LOAM, 0 TO 3 PERCENT SLOPES
- WATER

- NOTES**
1. BASE MAP IMAGERY FROM GOOGLE EARTH PRO & PARTNERS, JUNE 2015.
 2. SOILS DATA FROM USDS/NRCS SSURGO DATABASE.

0 150 300
Feet

1" = 150'
1:1,800

PROJECT:
**NABER PROPERTY WETLAND DELINEATION
33202 73RD ST., TOWN OF WHEATLAND, WISCONSIN**

TITLE:
NRCS SOILS MAP

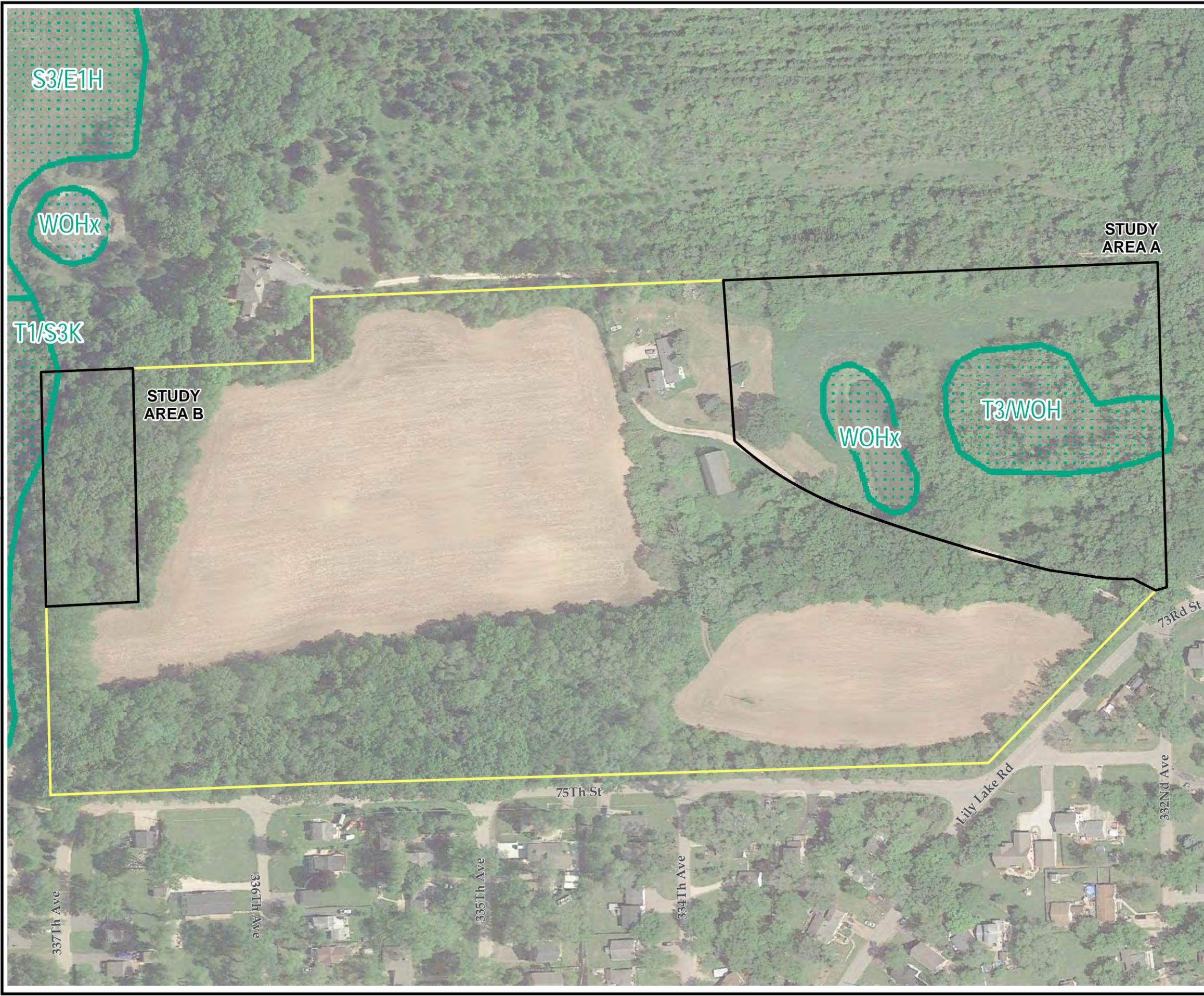
DRAWN BY: SUEMNICHT R PROJ NO.: 243428
CHECKED BY: BROTKOWSKI L
APPROVED BY: LONDRE R
DATE: SEPTEMBER 2015

FIGURE 3

TRC 150 North Patrick Blvd., Suite 180
Brookfield, WI 53045
Phone: 262.879.1212
www.trcsolutions.com

FILE NO.: 243428-003.mxd

TRC - GIS
 Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet (Foot US)
 Map Rotation: 0
 Plot Date: 9/28/2015, 10:28:24 AM by RSUEMNICHT -- LAYOUT: ANS1 B(11"x17")
 Path: E:\Wetlands\General\Naber\Property\2015_243428\243428-004.mxd



LEGEND

- STUDY AREAS
- PROPERTY BOUNDARY
- WDNR WWI WETLANDS

NOTES

1. BASE MAP IMAGERY FROM GOOGLE EARTH PRO & PARTNERS, JUNE 2015.
2. WDNR WWI WETLANDS ACQUIRED FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

0 150 300
 Feet
 1" = 150'
 1:1,800

PROJECT:	
NABER PROPERTY WETLAND DELINEATION 33202 73RD ST., TOWN OF WHEATLAND, WISCONSIN	
TITLE:	
DNR WWI MAP	
DRAWN BY: SUEMNICHT R	PROJ NO.: 243428
CHECKED BY: BROTKOWSKI L	FIGURE 4
APPROVED BY: LONDRE R	
DATE: SEPTEMBER 2015	
150 North Patrick Blvd., Suite 180 Brookfield, WI 53045 Phone: 262.879.1212 www.trcsolutions.com	
FILE NO.: 243428-004.mxd	



LEGEND

- STUDY AREAS
- PROPERTY BOUNDARY

NOTES

- BASE MAP IMAGERY FROM GOOGLE EARTH PRO AND PARTNERS, APRIL 2000 .

0 150 300
Feet

1" = 150'
1:1,800

PROJECT:
**NABER PROPERTY WETLAND DELINEATION
33202 73RD ST., TOWN OF WHEATLAND, WISCONSIN**

TITLE:
2000 AERIAL IMAGE

DRAWN BY:	SUEMNICHT R	PROJ NO.:	243428
CHECKED BY:	BROTKOWSKI L	FIGURE 5	
APPROVED BY:	LONDRE R		
DATE:	SEPTEMBER 2015		

TRC 150 North Patrick Blvd., Suite 180
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Phone: 262.879.1212
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FILE NO.: 243428-005.mxd

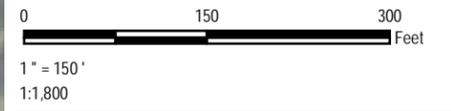


LEGEND

- STUDY AREAS
- PROPERTY BOUNDARY

NOTES

1. BASE MAP IMAGERY FROM NATIONAL AGRICULTURE INVENTORY PROGRAM (NAIP), 2005.



PROJECT:	
NABER PROPERTY WETLAND DELINEATION 33202 73RD ST., TOWN OF WHEATLAND, WISCONSIN	
TITLE:	
2005 AERIAL IMAGE	
DRAWN BY: SUEMNICHT R	PROJ NO.: 243428
CHECKED BY: BROTKOWSKI L	FIGURE 6
APPROVED BY: LONDRE R	
DATE: SEPTEMBER 2015	
150 North Patrick Blvd., Suite 180 Brookfield, WI 53045 Phone: 262.879.1212 www.trcsolutions.com	
FILE NO.: 243428-006.mxd	



LEGEND

- STUDY AREAS
- PROPERTY BOUNDARY

NOTES

- BASE MAP IMAGERY FROM NATIONAL AGRICULTURE INVENTORY PROGRAM (NAIP), 2008 .

0 150 300
Feet

1" = 150'
1:1,800

PROJECT:
**NABER PROPERTY WETLAND DELINEATION
33202 73RD ST., TOWN OF WHEATLAND, WISCONSIN**

TITLE:
2008 AERIAL IMAGE

DRAWN BY:	SUEMNICHT R	PROJ NO.:	243428
CHECKED BY:	BROTKOWSKI L	FIGURE 7	
APPROVED BY:	LONDRE R		
DATE:	SEPTEMBER 2015		

TRC 150 North Patrick Blvd., Suite 180
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Phone: 262.879.1212
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FILE NO.: 243428-007.mxd

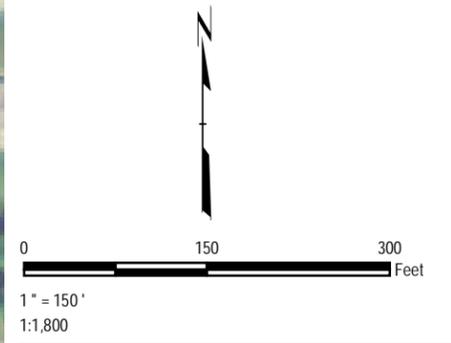


LEGEND

- STUDY AREAS
- PROPERTY BOUNDARY

NOTES

1. BASE MAP IMAGERY FROM NATIONAL AGRICULTURE INVENTORY PROGRAM (NAIP), 20 13.



PROJECT:	
NABER PROPERTY WETLAND DELINEATION 33202 73RD ST., TOWN OF WHEATLAND, WISCONSIN	
TITLE:	
2013 AERIAL IMAGE	
DRAWN BY: SUEMNICHT R	PROJ NO.: 243428
CHECKED BY: BROTKOWSKI L	FIGURE 8
APPROVED BY: LONDRE R	
DATE: SEPTEMBER 2015	
150 North Patrick Blvd., Suite 180 Brookfield, WI 53045 Phone: 262.879.1212 www.trcsolutions.com	
FILE NO.: 243428-008.mxd	

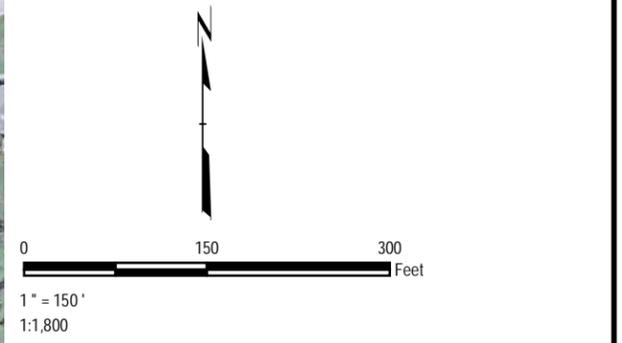


LEGEND

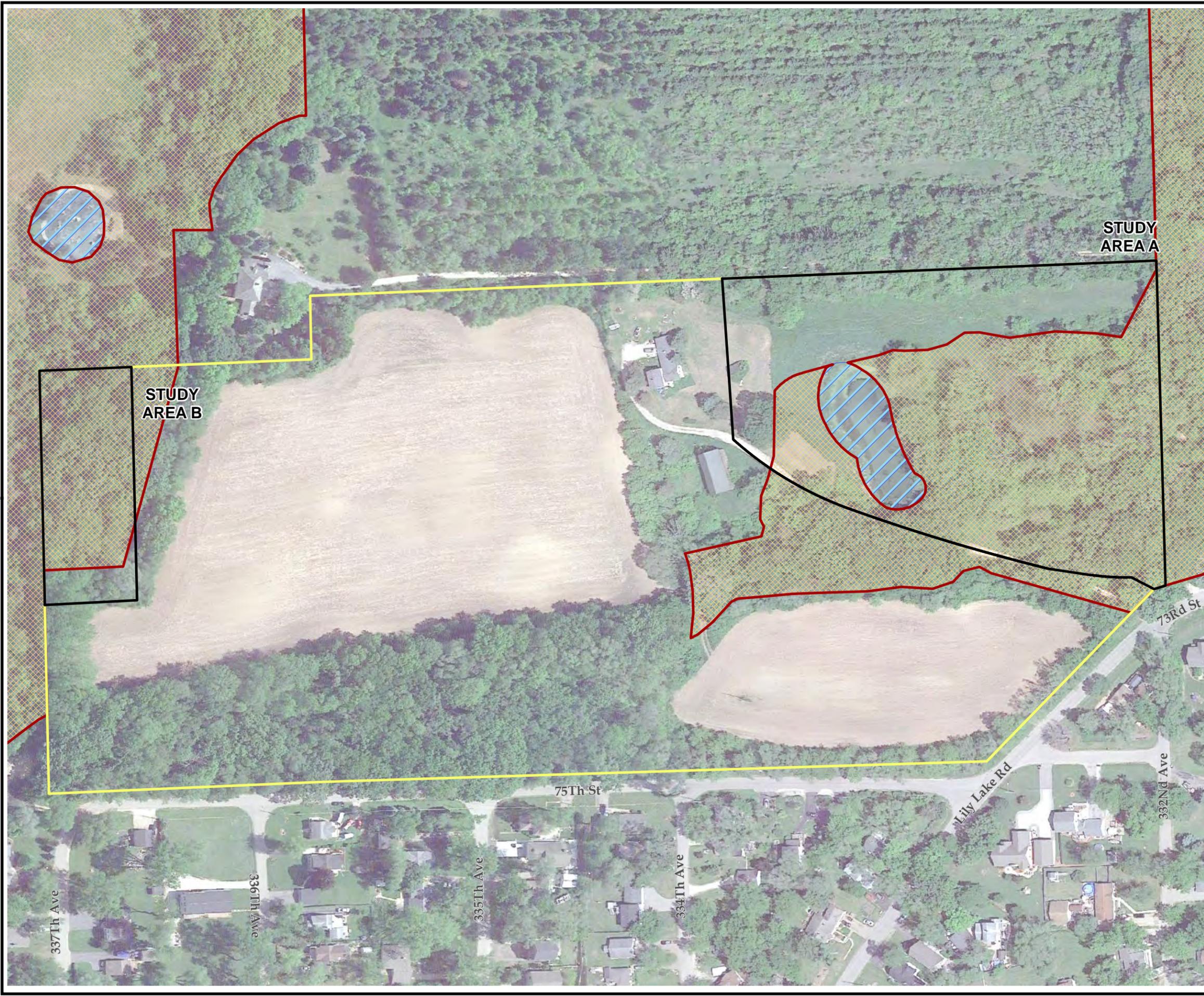
STUDY AREAS

PROPERTY BOUNDARY

- NOTES**
- BASE MAP IMAGERY FROM GOOGLE EARTH PRO AND PARTNERS, JUNE 2015.



PROJECT:		NABER PROPERTY WETLAND DELINEATION 33202 73RD ST., TOWN OF WHEATLAND, WISCONSIN	
TITLE:		2015 AERIAL IMAGE	
DRAWN BY:	SUEMNICHT R	PROJ NO.:	243428
CHECKED BY:	BROTKOWSKI L	FIGURE 9	
APPROVED BY:	LONDRE R		
DATE:	SEPTEMBER 2015		
		150 North Patrick Blvd., Suite 180 Brookfield, WI 53045 Phone: 262.879.1212 www.trcsolutions.com	
FILE NO.:	243428-009.mxd		



LEGEND

-  STUDY AREAS
-  PROPERTY BOUNDARY
-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SURFACE WATER INSIDE PEC

- NOTES**
1. BASE MAP IMAGERY FROM GOOGLE EARTH PRO & PARTNERS, JUNE 2015.
 2. ENVIRONMENTAL CORRIDOR INFORMATION FROM SOUTHEAST WISCONSIN REGIONAL PLANNING COMMISSION (SEWRPC).

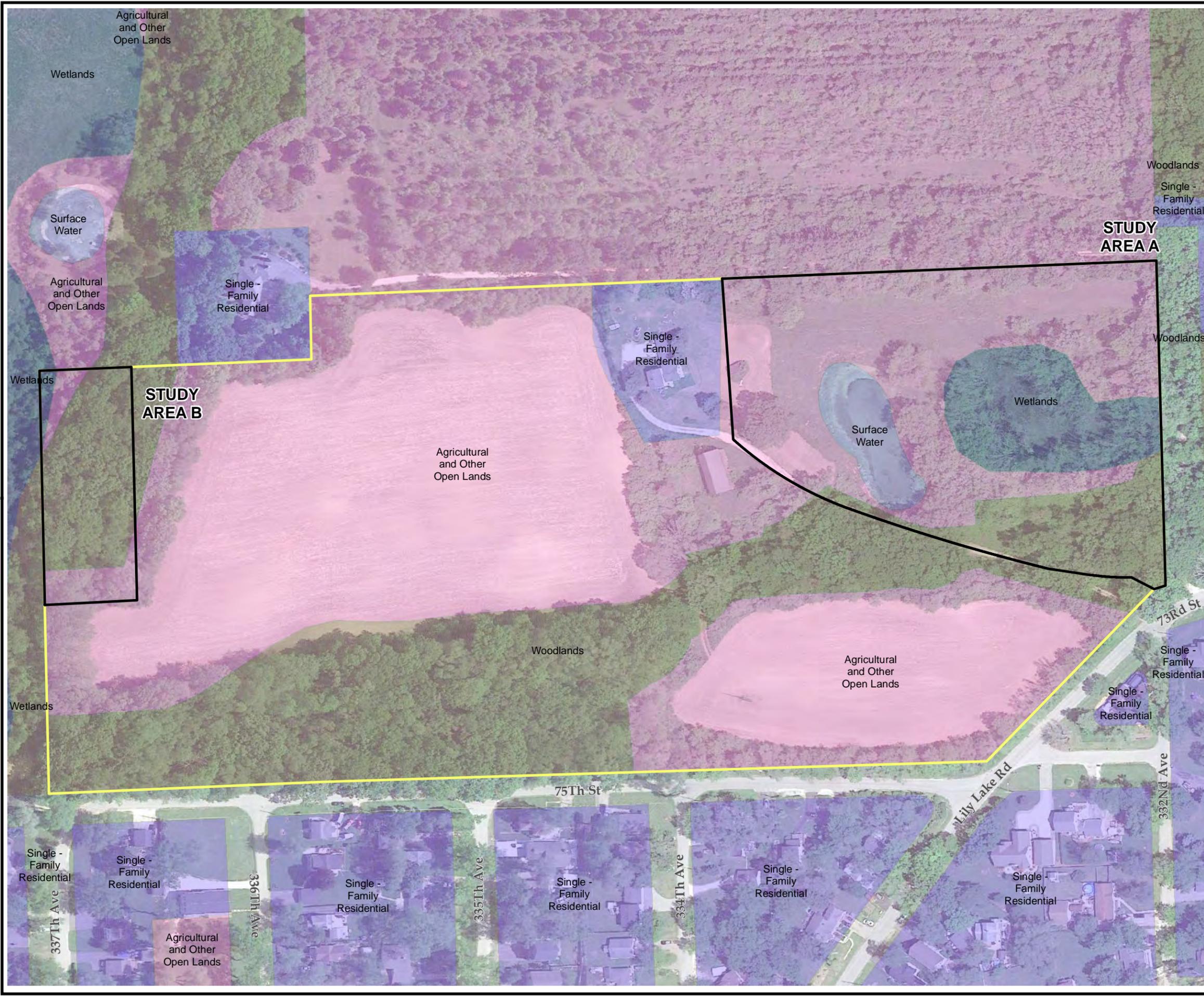
N



0 150 300
Feet

1" = 150'
1:1,800

PROJECT:	
NABER PROPERTY WETLAND DELINEATION 33202 73RD ST., TOWN OF WHEATLAND, WISCONSIN	
TITLE:	
SEWRPC ENVIRONMENTAL CORRIDOR MAP	
DRAWN BY: SUENICHT R	PROJ NO.: 243428
CHECKED BY: BROTKOWSKI L	FIGURE 10
APPROVED BY: LONDRE R	
DATE: SEPTEMBER 2015	
	
150 North Patrick Blvd., Suite 180 Brookfield, WI 53045 Phone: 262.879.1212 www.trcsolutions.com	
FILE NO.:	243428-010.mxd



LEGEND

- STUDY AREAS
- PROPERTY BOUNDARY
- AGRICULTURAL AND OTHER OPEN LANDS
- SINGLE - FAMILY RESIDENTIAL
- SURFACE WATER
- WETLANDS
- WOODLANDS

- NOTES**
1. BASE MAP IMAGERY FROM GOOGLE EARTH PRO & PARTNERS, JUNE 2015.
 2. LAND USE INFORMATION FROM SOUTHEAST WISCONSIN REGIONAL PLANNING COMMISSION (SEWRPC).

N

0 150 300
Feet

1" = 150'
1:1,800

PROJECT:
**NABER PROPERTY WETLAND DELINEATION
33202 73RD ST., TOWN OF WHEATLAND, WISCONSIN**

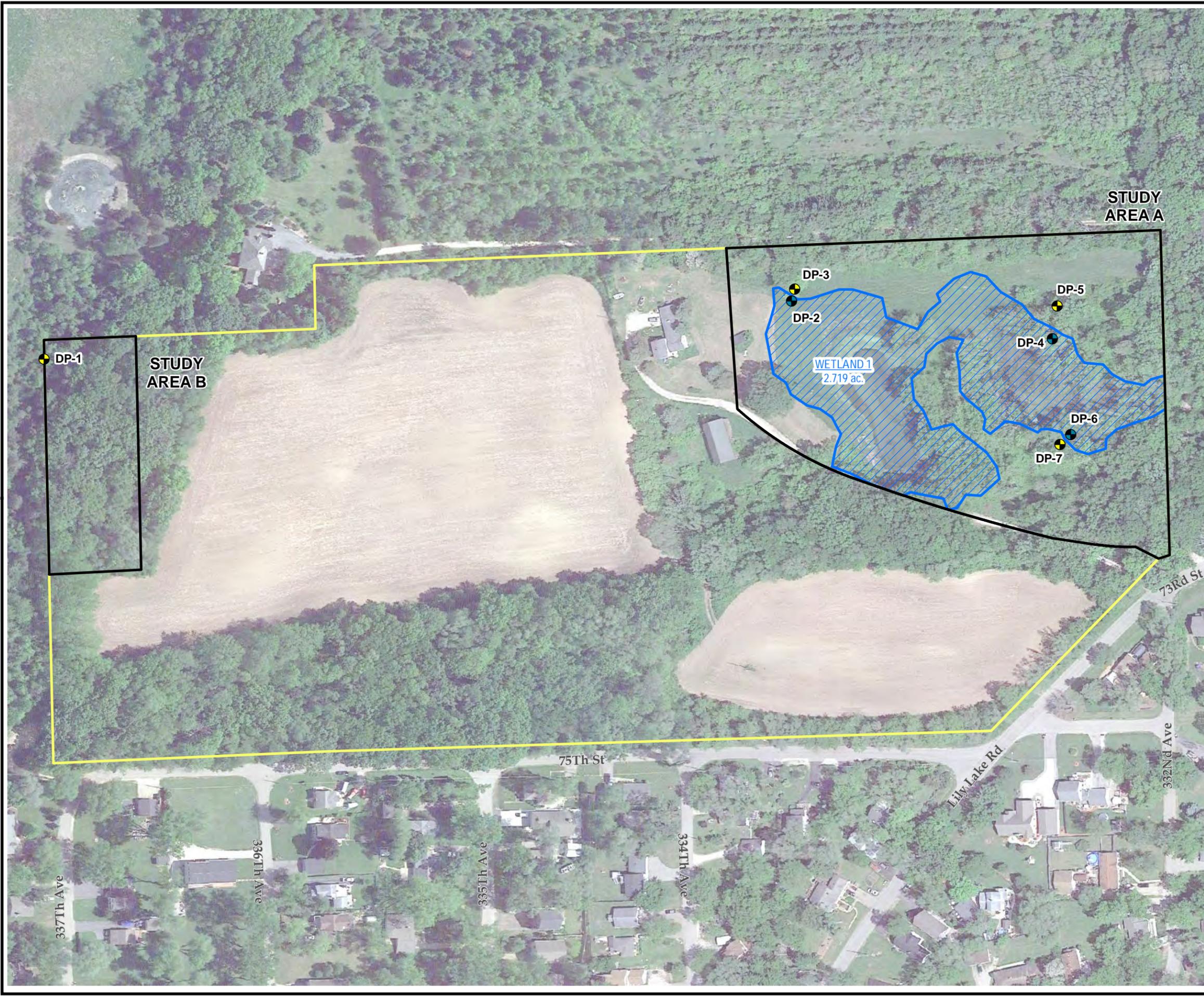
TITLE:
SEWRPC LAND USE MAP

DRAWN BY: SUEMNICHT R	PROJ NO.: 243428
CHECKED BY: BROTKOWSKI L	FIGURE 11
APPROVED BY: LONDRE R	
DATE: SEPTEMBER 2015	

TRC

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FILE NO.: 243428-011.mxd



LEGEND

-  STUDY AREAS
-  PROPERTY BOUNDARY
-  UPLAND SAMPLE LOCATION
-  WETLAND SAMPLE LOCATION
-  TRC DELINEATED WETLAND

NOTES

- BASE MAP IMAGERY FROM GOOGLE EARTH PRO & PARTNERS, JUNE 2015.

PROJECT:		NABER PROPERTY WETLAND DELINEATION 33202 73RD ST., TOWN OF WHEATLAND, WISCONSIN	
TITLE:			
WETLAND DELINEATION MAP			
DRAWN BY:	SUEMNICHT R	PROJ NO.:	243428
CHECKED BY:	BROTKOWSKI L	EXHIBIT A	
APPROVED BY:	LONDRE R		
DATE:	SEPTEMBER 2015		
		150 North Patrick Blvd., Suite 180 Brookfield, WI 53045 Phone: 262.879.1212 www.trcsolutions.com	
FILE NO.:		243428-012.mxd	

**APPENDIX B:
ANTECEDENT PRECIPITATION DATA / WETS ANALYSIS**

Table 1: Antecedent Precipitation Data					
June 10, 2015 - September 7, 2015					
3rd Month Prior		2nd Month Prior		1st Month Prior	
Date	PPT	Date	PPT	Date	PPT
6/10/2015	0	7/10/2015	0	8/9/2015	0
6/11/2015	0	7/11/2015	0	8/10/2015	0
6/12/2015	0.92	7/12/2015	0.06	8/11/2015	0.03
6/13/2015	0.09	7/13/2015	0.47	8/12/2015	0
6/14/2015	0.72	7/14/2015	0.03	8/13/2015	0
6/15/2015	0.32	7/15/2015	0	8/14/2015	0
6/16/2015	1.13	7/16/2015	0	8/15/2015	0.3
6/17/2015	0	7/17/2015	0.8	8/16/2015	0.06
6/18/2015	0	7/18/2015	0.01	8/17/2015	0
6/19/2015	0	7/19/2015	1.21	8/18/2015	0.95
6/20/2015	0.04	7/20/2015	0	8/19/2015	0.31
6/21/2015	0.04	7/21/2015	0	8/20/2015	0
6/22/2015	0	7/22/2015	0	8/21/2015	0
6/23/2015	0.4	7/23/2015	0	8/22/2015	0
6/24/2015	0	7/24/2015	0	8/23/2015	0
6/25/2015	0.1	7/25/2015	0	8/24/2015	0
6/26/2015	0	7/26/2015	0	8/25/2015	0
6/27/2015	0	7/27/2015	0	8/26/2015	0
6/28/2015	0	7/28/2015	0	8/27/2015	0
6/29/2015	0.13	7/29/2015	0	8/28/2015	0
6/30/2015	0.05	7/30/2015	0	8/29/2015	0.94
7/1/2015	0	7/31/2015	0	8/30/2015	0.25
7/2/2015	0	8/1/2015	0	8/31/2015	0
7/3/2015	0	8/2/2015	0	9/1/2015	0
7/4/2015	0	8/3/2015	0.74	9/2/2015	0
7/5/2015	0	8/4/2015	0	9/3/2015	0
7/6/2015	0	8/5/2015	0	9/4/2015	0
7/7/2015	0.45	8/6/2015	0	9/5/2015	0
7/8/2015	0	8/7/2015	0	9/6/2015	0
7/9/2015	0	8/8/2015	0.1	9/7/2015	0
Total =	4.39	Total =	3.42	Total =	2.84

*No data available for 9/8/15 at time of report preparation.



Table 2: WETS Analysis

Project Site: Naber Property
 Period of interest: June-August 2015
 County: Kenosha

Long-term rainfall records (from WETS table)

	Month	3 years in 10 less than	Normal	3 years in 10 greater than
1st month prior:	AUG	2.43	4.19	5.04
2nd month prior:	JUL	2.43	3.68	4.41
3rd month prior:	JUN	2.28	3.59	4.33
		Sum =	11.46	

Site determination

Site Rainfall (in)	Condition Dry/Normal*/Wet	Condition** Value	Month Weight	Product
2.84	Normal	2	3	6
3.42	Normal	2	2	4
4.39	Wet	3	1	3
Sum =	10.65		Sum*** =	13

*Normal precipitation with 30% to 70% probability of occurrence

Determination:

Wet

Dry

x

Normal

**Condition value:

***If sum is:

Dry = 1

6 to 9 then period has been drier than normal

Normal = 2

10 to 14 then period has been normal

Wet = 3

15 to 18 then period has been wetter than normal

Precipitation data source: Paddock Lake Weather station USC00476380

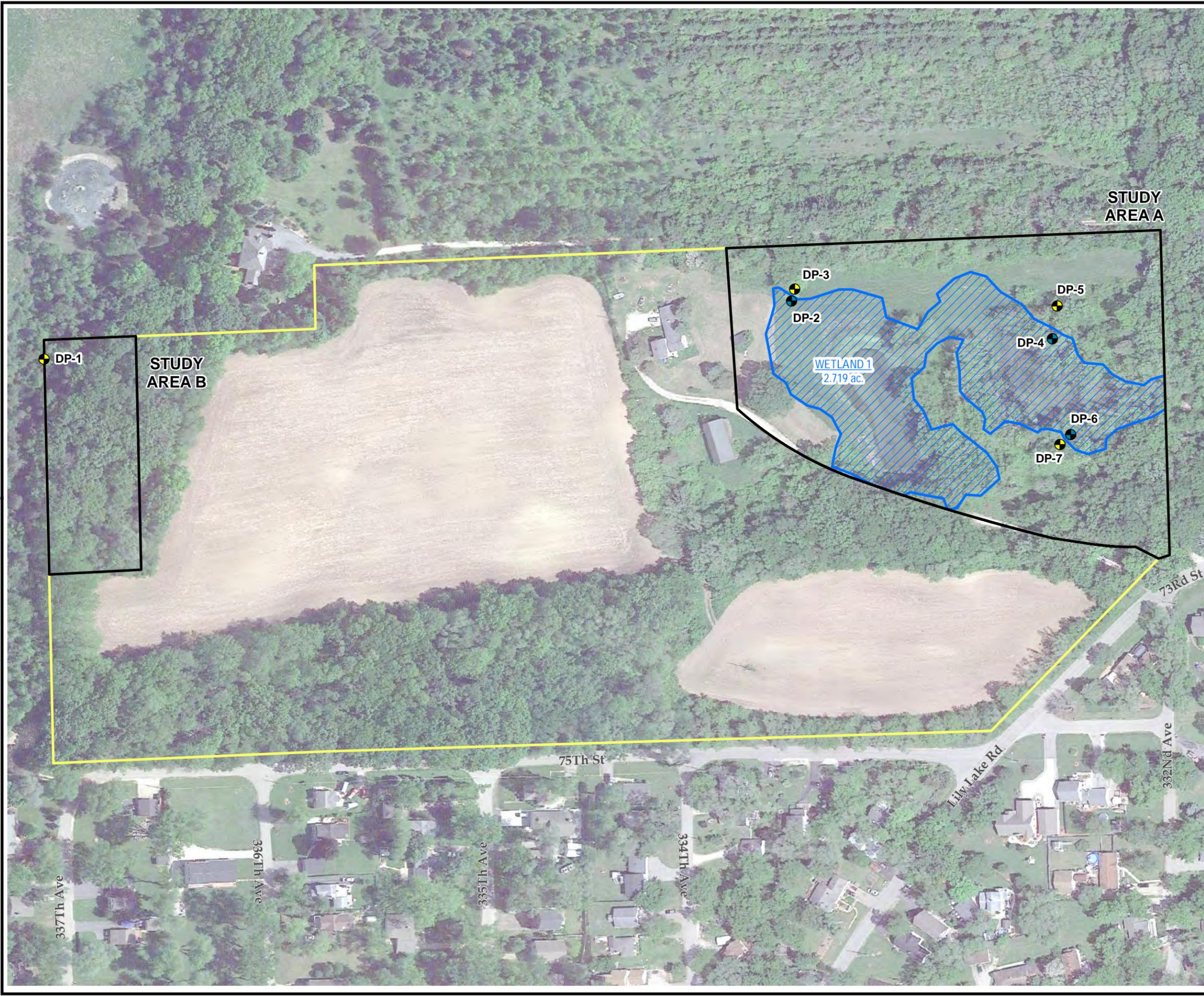
WETS Station: Kenosha, WI4174

Reference:

Donald E. Woodward, ed. 1997. *Hydrology Tools for Wetland Determination*, Chapter 19. Engineering Field Handbook. U.S. Department of Agriculture, Natural Resources Conservation Service, Fort Worth, TX.



**APPENDIX C:
WETLAND DELINEATION MAP**



LEGEND

- STUDY AREAS
- PROPERTY BOUNDARY
- UPLAND SAMPLE LOCATION
- WETLAND SAMPLE LOCATION
- ▨ TRC DELINEATED WETLAND

NOTES

1. BASE MAP IMAGERY FROM GOOGLE EARTH PRO & PARTNERS, JUNE 2015.

PROJECT:	
NABER PROPERTY WETLAND DELINEATION 33202 73RD ST., TOWN OF WHEATLAND, WISCONSIN	
TITLE:	
WETLAND DELINEATION MAP	
DRAWN BY: SUEMNICHT R	PROJ NO.: 243428
CHECKED BY: BROTKOWSKI L	EXHIBIT A
APPROVED BY: LONDRE R	
DATE: SEPTEMBER 2015	
150 North Patrick Blvd., Suite 180 Brookfield, WI 53045 Phone: 262.879.1212 www.trcsolutions.com	
FILE NO.: 243428-012.mxd	

**APPENDIX D:
SITE PHOTOGRAPHS**

Photo 1:

View of WL-1 from
the northwest
wetland boundary.

Facing south



Photo 2:

View of WL-1 from
the eastern wetland
boundary.

Facing west



Photo 3:

View of WL-1 from
the northern wetland
boundary.

Facing southeast



Photo 4:

View of northern
wetland boundary.

Facing east



Photo 5:

Upland sample point
DP-1 in Study Area
B.

Facing west



Photo 6:

Wetland sample
point DP-2. Study
Area A, WL-1.

Facing west



Photo 7:

Transect 1, DP-2
(wetland) and DP-3
(upland) within Study
Area A.

Facing southwest



Photo 8:

Wetland sample
point DP-4. Study
Area A, WL-1.

Facing west



Photo 9:

Upland sample point
DP-5. Study Area A.

Facing southwest



Photo 10:

Wetland sample
point DP-6. Study
Area A, WL-1.

Facing north-
northeast



Photo 11:

Upland sample point
DP-7. Study Area A.
Wetland boundary
flag also seen here.

Facing north-
northeast



**APPENDIX E:
WETLAND DETERMINATION DATA FORMS**

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Naber Property City/County: Wheatland/ Kenosha Sampling Date: 09-Sep-15
 Applicant/Owner: Lynch & Associates/ Naber State: WI Sampling Point: DP-1 Upland
 Investigator(s): Amanda Larsen and Kara Kikkert Section, Township, Range: S. 2 T. 1N R. 19E
 Landform (hillslope, terrace, etc.): Footslope Local relief (concave, convex, none): convex Slope: 4.0 % / 2.3 °
 Subregion (LRR or MLRA): LRR K Lat.: _____ Long.: _____ Datum: _____
 Soil Map Unit Name: Houghton muck(Ht), all hydric NWI classification: T3/S3K

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc

Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Is the Sampled Area within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/>
Remarks: (Explain alternative procedures here or in a separate report.) Based on the absence of all three criteria, it is determined that this point is located in an upland.	

Hydrology

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Drift deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	Secondary Indicators (minimum of 2 required) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-neutral Test (D5)
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Field Observations:

Surface Water Present? Yes No Depth (inches): _____

Water Table Present? Yes No Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes No Depth (inches): _____

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
 Topo Map, Soils Map, WDNR WWI Map, Aerial Imagery, SEWPC environmental corridors and land use maps

Remarks:
 The criterion for wetland hydrology is not met.

VEGETATION - Use scientific names of plants

Sampling Point: DP-1 Upland

	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: <u>30' r</u>)				Dominance Test worksheet: Number of Dominant Species That are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>7</u> (B) Percent of dominant Species That Are OBL, FACW, or FAC: <u>42.9%</u> (A/B)
1. <u><i>Prunus serotina</i></u>	40	<input checked="" type="checkbox"/>	FACU	
2. <u><i>Quercus rubra</i></u>	15	<input checked="" type="checkbox"/>	FACU	
3. <u><i>Malus coronaria</i></u>	5	<input type="checkbox"/>	UPL	
4. _____	0	<input type="checkbox"/>	_____	
5. _____	0	<input type="checkbox"/>	_____	
6. _____	0	<input type="checkbox"/>	_____	
7. _____	0	<input type="checkbox"/>	_____	
60 = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>100</u> x 3 = <u>300</u> FACU species <u>80</u> x 4 = <u>320</u> UPL species <u>15</u> x 5 = <u>75</u> Column Totals: <u>195</u> (A) <u>695</u> (B) Prevalence Index = B/A = <u>3.564</u>
Sapling/Shrub Stratum (Plot size: <u>15' r</u>)				
1. <u><i>Acer negundo</i></u>	30	<input checked="" type="checkbox"/>	FAC	
2. <u><i>Carya cordiformis</i></u>	30	<input checked="" type="checkbox"/>	FAC	
3. <u><i>Rhamnus cathartica</i></u>	15	<input type="checkbox"/>	FAC	
4. <u><i>Lonicera tatarica</i></u>	5	<input type="checkbox"/>	FACU	
5. _____	0	<input type="checkbox"/>	_____	
6. _____	0	<input type="checkbox"/>	_____	
7. _____	0	<input type="checkbox"/>	_____	
80 = Total Cover				
Herb Stratum (Plot size: <u>5' r</u>)				Hydrophytic Vegetation Indicators: <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> Dominance Test is > 50% <input type="checkbox"/> Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u><i>Rhamnus cathartica</i></u>	15	<input checked="" type="checkbox"/>	FAC	
2. <u><i>Lonicera periclymenum</i></u>	10	<input checked="" type="checkbox"/>	UPL	
3. <u><i>Prunus serotina</i></u>	10	<input checked="" type="checkbox"/>	FACU	
4. <u><i>Acer saccharum</i></u>	5	<input type="checkbox"/>	FACU	
5. <u><i>Arisaema triphyllum</i></u>	5	<input type="checkbox"/>	FAC	
6. <u><i>Circaea canadensis</i></u>	5	<input type="checkbox"/>	FACU	
7. <u><i>Geum canadense</i></u>	5	<input type="checkbox"/>	FAC	
8. _____	0	<input type="checkbox"/>	_____	
9. _____	0	<input type="checkbox"/>	_____	
10. _____	0	<input type="checkbox"/>	_____	
11. _____	0	<input type="checkbox"/>	_____	
12. _____	0	<input type="checkbox"/>	_____	
55 = Total Cover				
Woody Vine Stratum (Plot size: <u>30' r</u>)				Definitions of Vegetation Strata: Tree - Woody plants, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1m) tall.. Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vine - All woody vines greater than 3.28 ft in height.
1. _____	0	<input type="checkbox"/>	_____	
2. _____	0	<input type="checkbox"/>	_____	
3. _____	0	<input type="checkbox"/>	_____	
4. _____	0	<input type="checkbox"/>	_____	
0 = Total Cover				
				Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/>

Remarks: (Include photo numbers here or on a separate sheet.)

The criterion for hydrophytic vegetation is not met. This data point is located in a disturbed deciduous forest.

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Naber Property City/County: Wheatland/ Kenosha Sampling Date: 09-Sep-15
 Applicant/Owner: Lynch & Associates/ Naber State: WI Sampling Point: DP-2 Wetland
 Investigator(s): Amanda Larsen and Kara Kikkert Section, Township, Range: S. 2 T. 1N R. 19E
 Landform (hillslope, terrace, etc.): Footslope Local relief (concave, convex, none): concave Slope: 3.0 % / 1.7 °
 Subregion (LRR or MLRA): LRR K Lat.: _____ Long.: _____ Datum: _____
 Soil Map Unit Name: Radford silt loam (RaA), partially hydric NWI classification: None

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc

Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Hydric Soil Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="radio"/> No <input type="radio"/>
Remarks: (Explain alternative procedures here or in a separate report.) Based on the presence of all three parameters, it is determined that this point is located in a wetland. Wetland ID: WL-1	

Hydrology

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input checked="" type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Drift deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	Secondary Indicators (minimum of 2 required) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-neutral Test (D5)
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Field Observations:

Surface Water Present? Yes No Depth (inches): _____

Water Table Present? Yes No Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes No Depth (inches): _____

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
 Topo Map, Soils Map, WDNR WWI Map, Aerial Imagery, SEWPC environmental corridors and land use maps

Remarks:
 The criterion for wetland hydrology is met.

VEGETATION - Use scientific names of plants

Sampling Point: DP-2 Wetland

Tree Stratum (Plot size: 30' r)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	0	<input type="checkbox"/>	_____	
2. _____	0	<input type="checkbox"/>	_____	
3. _____	0	<input type="checkbox"/>	_____	
4. _____	0	<input type="checkbox"/>	_____	
5. _____	0	<input type="checkbox"/>	_____	
6. _____	0	<input type="checkbox"/>	_____	
7. _____	0	<input type="checkbox"/>	_____	
0 = Total Cover				
Sapling/Shrub Stratum (Plot size: 15' r)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	0	<input type="checkbox"/>	_____	
2. _____	0	<input type="checkbox"/>	_____	
3. _____	0	<input type="checkbox"/>	_____	
4. _____	0	<input type="checkbox"/>	_____	
5. _____	0	<input type="checkbox"/>	_____	
6. _____	0	<input type="checkbox"/>	_____	
7. _____	0	<input type="checkbox"/>	_____	
0 = Total Cover				
Herb Stratum (Plot size: 5' r)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <i>Elymus virginicus</i>	50	<input checked="" type="checkbox"/>	FACW	
2. <i>Phalaris arundinacea</i>	50	<input checked="" type="checkbox"/>	FACW	
3. <i>Agrostis gigantea</i>	15	<input type="checkbox"/>	FACW	
4. <i>Dactylis glomerata</i>	10	<input type="checkbox"/>	FACU	
5. <i>Elymus repens</i>	5	<input type="checkbox"/>	FACU	
6. <i>Rumex crispus</i>	5	<input type="checkbox"/>	FAC	
7. _____	0	<input type="checkbox"/>	_____	
8. _____	0	<input type="checkbox"/>	_____	
9. _____	0	<input type="checkbox"/>	_____	
10. _____	0	<input type="checkbox"/>	_____	
11. _____	0	<input type="checkbox"/>	_____	
12. _____	0	<input type="checkbox"/>	_____	
135 = Total Cover				
Woody Vine Stratum (Plot size: 30' r)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	0	<input type="checkbox"/>	_____	
2. _____	0	<input type="checkbox"/>	_____	
3. _____	0	<input type="checkbox"/>	_____	
4. _____	0	<input type="checkbox"/>	_____	
0 = Total Cover				

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of: 0 Multiply by: _____

OBL species 0 x 1 = 0

FACW species 115 x 2 = 230

FAC species 5 x 3 = 15

FACU species 15 x 4 = 60

UPL species 0 x 5 = 0

Column Totals: 135 (A) 305 (B)

Prevalence Index = B/A = 2.259

Hydrophytic Vegetation Indicators:

Rapid Test for Hydrophytic Vegetation

Dominance Test is > 50%

Prevalence Index is ≤3.0¹

Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation¹ (Explain)

¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1m) tall..

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No

Remarks: (Include photo numbers here or on a separate sheet.)

The criterion for hydrophytic vegetation is met. This data point is located in a fresh (wet) meadow plant community.

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: **DP-2 Wetland**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix			Redox Features				Texture	Remarks
	Color (moist)		%	Color (moist)	%	Type ¹	Loc ²		
0-5	10YR	3/1	60	10YR	5/8	10	C	M/PL	Silty Clay Loam
	10YR	4/2	30						Second matrix color
5-19	10YR	4/2	60	10YR	5/8	20	C	M	Silty Clay Loam
	10YR	2/1	20						Second matrix color
19-24	10YR	2/1	100						Silty Clay Loam

¹Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains ²Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators:

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) LRR K, L)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)
<input type="checkbox"/> Stratified Layers (A5)	<input checked="" type="checkbox"/> Depleted Matrix (F3)
<input checked="" type="checkbox"/> Depleted Below Dark Surface (A11)	<input checked="" type="checkbox"/> Redox Dark Surface (F6)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Dark Surface (F7)
<input type="checkbox"/> Sandy Muck Mineral (S1)	<input type="checkbox"/> Redox Depressions (F8)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Dark Surface (S7) (LRR R, MLRA 149B)	

Indicators for Problematic Hydric Soils : ³

<input type="checkbox"/> 2 cm Muck (A10) (LRR K, L, MLRA 149B)
<input type="checkbox"/> Coast Prairie Redox (A16) (LRR K, L, R)
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
<input type="checkbox"/> Dark Surface (S7) (LRR K, L, M)
<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR K, L)
<input type="checkbox"/> Thin Dark Surface (S9) (LRR K, L)
<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R)
<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149B)
<input type="checkbox"/> Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

The criterion for hydric soil is met.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Naber Property City/County: Wheatland/ Kenosha Sampling Date: 09-Sep-15
 Applicant/Owner: Lynch & Associates/ Naber State: WI Sampling Point: DP-3 Upland
 Investigator(s): Amanda Larsen and Kara Kikkert Section, Township, Range: S. 2 T. 1N R. 19E
 Landform (hillslope, terrace, etc.): Shoulder slope Local relief (concave, convex, none): convex Slope: 2.0 % / 1.1 °
 Subregion (LRR or MLRA): LRR K Lat.: _____ Long.: _____ Datum: _____
 Soil Map Unit Name: Casco loam (CeC2), not hydric NWI classification: None

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc

Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Is the Sampled Area within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/>
Remarks: (Explain alternative procedures here or in a separate report.) Based on the absence of all three parameters, it is determined that this point is located in an upland.	

Hydrology

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Drift deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	Secondary Indicators (minimum of 2 required) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-neutral Test (D5)
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Field Observations:

Surface Water Present? Yes No Depth (inches): _____
 Water Table Present? Yes No Depth (inches): _____
 Saturation Present? (includes capillary fringe) Yes No Depth (inches): _____ **Wetland Hydrology Present?** Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
 Topo Map, Soils Map, WDNR WWI Map, Aerial Imagery, SEWPC environmental corridors and land use maps

Remarks:
 The criterion for wetland hydrology is not met.

VEGETATION - Use scientific names of plants

Sampling Point: DP-3 Upland

	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: <u>30' r</u>)				Dominance Test worksheet: Number of Dominant Species That are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of dominant Species That Are OBL, FACW, or FAC: <u>33.3%</u> (A/B)
1. <u><i>Acer negundo</i></u>	20	<input checked="" type="checkbox"/>	FAC	
2. <u><i>Prunus serotina</i></u>	20	<input checked="" type="checkbox"/>	FACU	
3. _____	0	<input type="checkbox"/>	_____	
4. _____	0	<input type="checkbox"/>	_____	
5. _____	0	<input type="checkbox"/>	_____	
6. _____	0	<input type="checkbox"/>	_____	
7. _____	0	<input type="checkbox"/>	_____	
Sapling/Shrub Stratum (Plot size: <u>15' r</u>)				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>5</u> x 2 = <u>10</u> FAC species <u>25</u> x 3 = <u>75</u> FACU species <u>135</u> x 4 = <u>540</u> UPL species <u>30</u> x 5 = <u>150</u> Column Totals: <u>195</u> (A) <u>775</u> (B) Prevalence Index = B/A = <u>3.974</u>
40 = Total Cover				
1. _____	0	<input type="checkbox"/>	_____	
2. _____	0	<input type="checkbox"/>	_____	
3. _____	0	<input type="checkbox"/>	_____	
4. _____	0	<input type="checkbox"/>	_____	
5. _____	0	<input type="checkbox"/>	_____	
6. _____	0	<input type="checkbox"/>	_____	
7. _____	0	<input type="checkbox"/>	_____	
Herb Stratum (Plot size: <u>5' r</u>)				Hydrophytic Vegetation Indicators: <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> Dominance Test is > 50% <input type="checkbox"/> Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
0 = Total Cover				
1. <u><i>Dactylis glomerata</i></u>	90	<input checked="" type="checkbox"/>	FACU	
2. <u><i>Torilis japonica</i></u>	30	<input type="checkbox"/>	UPL	
3. <u><i>Cirsium arvense</i></u>	20	<input type="checkbox"/>	FACU	
4. <u><i>Phalaris arundinacea</i></u>	5	<input type="checkbox"/>	FACW	
5. <u><i>Sonchus oleraceus</i></u>	5	<input type="checkbox"/>	FACU	
6. <u><i>Vitis riparia</i></u>	5	<input type="checkbox"/>	FAC	
7. _____	0	<input type="checkbox"/>	_____	
8. _____	0	<input type="checkbox"/>	_____	
9. _____	0	<input type="checkbox"/>	_____	
10. _____	0	<input type="checkbox"/>	_____	
11. _____	0	<input type="checkbox"/>	_____	
12. _____	0	<input type="checkbox"/>	_____	
Woody Vine Stratum (Plot size: <u>30' r</u>)				Definitions of Vegetation Strata: Tree - Woody plants, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1m) tall.. Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vine - All woody vines greater than 3.28 ft in height.
155 = Total Cover				
1. _____	0	<input type="checkbox"/>	_____	
2. _____	0	<input type="checkbox"/>	_____	
3. _____	0	<input type="checkbox"/>	_____	
4. _____	0	<input type="checkbox"/>	_____	
0 = Total Cover				Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/>

Remarks: (Include photo numbers here or on a separate sheet.)

The criterion for hydrophytic vegetation is not met. This data point is located in an upland near the boundary between a deciduous wooded area and a fresh wet meadow plant community. It is dominated by perennial upland grass.

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Naber Property City/County: Wheatland/ Kenosha Sampling Date: 09-Sep-15
 Applicant/Owner: Lynch & Associates/ Naber State: WI Sampling Point: DP-4 Wetland
 Investigator(s): Amanda Larsen and Kara Kikkert Section, Township, Range: S. 2 T. 1N R. 19E
 Landform (hillslope, terrace, etc.): Toeslope Local relief (concave, convex, none): concave Slope: 3.0 % / 1.7 °
 Subregion (LRR or MLRA): LRR K Lat.: _____ Long.: _____ Datum: _____
 Soil Map Unit Name: Houghton muck(Ht), all hydric NWI classification: T3/WHO

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc

Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Hydric Soil Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="radio"/> No <input type="radio"/>
Remarks: (Explain alternative procedures here or in a separate report.) Based on the presence of all three criteria, it is determined that this point is located in a wetland. Wetland ID: WL-1	

Hydrology

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input checked="" type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input checked="" type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Drift deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	Secondary Indicators (minimum of 2 required) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input checked="" type="checkbox"/> Dry Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-neutral Test (D5)
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Field Observations:

Surface Water Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): _____	Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>
Water Table Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	Depth (inches): <u>8</u>	
Saturation Present? (includes capillary fringe) Yes <input checked="" type="radio"/> No <input type="radio"/>	Depth (inches): <u>0</u>	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
 Topo Map, Soils Map, WDNR WWI Map, Aerial Imagery, SEWPC environmental corridors and land use maps

Remarks:
 Surface water pond is located 30 ft from this data point. The criterion for wetland hydrology is met.

VEGETATION - Use scientific names of plants

Sampling Point: DP-4 Wetland

Tree Stratum (Plot size: 30' r)	Absolute % Cover	Dominant Species?	Indicator Status		
1. <u><i>Acer saccharinum</i></u>	50	<input checked="" type="checkbox"/>	FACW	Dominance Test worksheet:	
2. _____	0	<input type="checkbox"/>	_____	Number of Dominant Species That are OBL, FACW, or FAC: <u>3</u> (A)	
3. _____	0	<input type="checkbox"/>	_____	Total Number of Dominant Species Across All Strata: <u>3</u> (B)	
4. _____	0	<input type="checkbox"/>	_____	Percent of dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)	
5. _____	0	<input type="checkbox"/>	_____	Prevalence Index worksheet:	
6. _____	0	<input type="checkbox"/>	_____	Total % Cover of: _____ Multiply by: _____	
7. _____	0	<input type="checkbox"/>	_____	OBL species <u>0</u> x 1 = <u>0</u>	
50 = Total Cover				FACW species <u>105</u> x 2 = <u>210</u>	
Sapling/Shrub Stratum (Plot size: 15' r)				FAC species <u>0</u> x 3 = <u>0</u>	
1. _____	0	<input type="checkbox"/>	_____	FACU species <u>0</u> x 4 = <u>0</u>	
2. _____	0	<input type="checkbox"/>	_____	UPL species <u>0</u> x 5 = <u>0</u>	
3. _____	0	<input type="checkbox"/>	_____	Column Totals: <u>105</u> (A) <u>210</u> (B)	
4. _____	0	<input type="checkbox"/>	_____	Prevalence Index = B/A = <u>2.000</u>	
5. _____	0	<input type="checkbox"/>	_____	Hydrophytic Vegetation Indicators:	
6. _____	0	<input type="checkbox"/>	_____	<input checked="" type="checkbox"/> Rapid Test for Hydrophytic Vegetation	
7. _____	0	<input type="checkbox"/>	_____	<input checked="" type="checkbox"/> Dominance Test is > 50%	
8. _____	0	<input type="checkbox"/>	_____	<input checked="" type="checkbox"/> Prevalence Index is ≤3.0 ¹	
9. _____	0	<input type="checkbox"/>	_____	<input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
10. _____	0	<input type="checkbox"/>	_____	<input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)	
11. _____	0	<input type="checkbox"/>	_____	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
12. _____	0	<input type="checkbox"/>	_____	Definitions of Vegetation Strata:	
0 = Total Cover				Tree - Woody plants, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.	
Woody Vine Stratum (Plot size: 30' r)				Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1m) tall..	
1. _____	0	<input type="checkbox"/>	_____	Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.	
2. _____	0	<input type="checkbox"/>	_____	Woody vine - All woody vines greater than 3.28 ft in height.	
3. _____	0	<input type="checkbox"/>	_____		
4. _____	0	<input type="checkbox"/>	_____		
0 = Total Cover					

Remarks: (Include photo numbers here or on a separate sheet.)
 The criterion for hydrophytic vegetation is met. Shallow, open water community with emergent fringe. Herb layer at data point is sparsely vegetated due to saturation of soil. Open water has canopy of surrounding *Acer saccharinum*.

Hydrophytic Vegetation Present? Yes No

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Naber Property City/County: Wheatland/ Kenosha Sampling Date: 09-Sep-15
 Applicant/Owner: Lynch & Associates/ Naber State: WI Sampling Point: DP-5 Upland
 Investigator(s): Amanda Larsen and Kara Kikkert Section, Township, Range: S. 2 T. 1N R. 19E
 Landform (hillslope, terrace, etc.): Shoulder slope Local relief (concave, convex, none): convex Slope: 2.0 % / 1.1 °
 Subregion (LRR or MLRA): LRR K Lat.: _____ Long.: _____ Datum: _____
 Soil Map Unit Name: Casco loam (CeD2), not hydric NWI classification: None

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc

Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Is the Sampled Area within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/>
Remarks: (Explain alternative procedures here or in a separate report.) Based on the absence of all three parameters, it is determined that this point is located in an upland.	

Hydrology

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Drift deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	Secondary Indicators (minimum of 2 required) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-neutral Test (D5)
Field Observations: Surface Water Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (inches): _____ Water Table Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (inches): _____	
Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Topo Map, Soils Map, WDNR WWI Map, Aerial Imagery, SEWPC environmental corridors and land use maps	
Remarks: The criterion for wetland hydrology is not met.	

VEGETATION - Use scientific names of plants

Sampling Point: DP-5 Upland

	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: <u>30' r</u>)				Dominance Test worksheet: Number of Dominant Species That are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of dominant Species That Are OBL, FACW, or FAC: <u>25.0%</u> (A/B)
1. <u>Juglans nigra</u>	50	<input checked="" type="checkbox"/>	FACU	
2. _____	0	<input type="checkbox"/>	_____	
3. _____	0	<input type="checkbox"/>	_____	
4. _____	0	<input type="checkbox"/>	_____	
5. _____	0	<input type="checkbox"/>	_____	
6. _____	0	<input type="checkbox"/>	_____	
7. _____	0	<input type="checkbox"/>	_____	
50 = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>40</u> x 3 = <u>120</u> FACU species <u>150</u> x 4 = <u>600</u> UPL species <u>10</u> x 5 = <u>50</u> Column Totals: <u>200</u> (A) <u>770</u> (B) Prevalence Index = B/A = <u>3.850</u>
Sapling/Shrub Stratum (Plot size: <u>15' r</u>)				
1. _____	0	<input type="checkbox"/>	_____	
2. _____	0	<input type="checkbox"/>	_____	
3. _____	0	<input type="checkbox"/>	_____	
4. _____	0	<input type="checkbox"/>	_____	
5. _____	0	<input type="checkbox"/>	_____	
6. _____	0	<input type="checkbox"/>	_____	
7. _____	0	<input type="checkbox"/>	_____	
0 = Total Cover				
Herb Stratum (Plot size: <u>5' r</u>)				Hydrophytic Vegetation Indicators: <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> Dominance Test is > 50% <input type="checkbox"/> Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Poa pratensis</u>	50	<input checked="" type="checkbox"/>	FACU	
2. <u>Dactylis glomerata</u>	25	<input checked="" type="checkbox"/>	FACU	
3. <u>Persicaria virginiana</u>	25	<input checked="" type="checkbox"/>	FAC	
4. <u>Geum canadense</u>	10	<input type="checkbox"/>	FAC	
5. <u>Rosa multiflora</u>	10	<input type="checkbox"/>	FACU	
6. <u>Torilis japonica</u>	10	<input type="checkbox"/>	UPL	
7. <u>Achillea millefolium</u>	5	<input type="checkbox"/>	FACU	
8. <u>Alliaria petiolata</u>	5	<input type="checkbox"/>	FACU	
9. <u>Carya cordiformis</u>	5	<input type="checkbox"/>	FAC	
10. <u>Phleum pratense</u>	5	<input type="checkbox"/>	FACU	
11. _____	0	<input type="checkbox"/>	_____	
12. _____	0	<input type="checkbox"/>	_____	
150 = Total Cover				
Woody Vine Stratum (Plot size: <u>30' r</u>)				Definitions of Vegetation Strata: Tree - Woody plants, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1m) tall.. Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vine - All woody vines greater than 3.28 ft in height.
1. _____	0	<input type="checkbox"/>	_____	
2. _____	0	<input type="checkbox"/>	_____	
3. _____	0	<input type="checkbox"/>	_____	
4. _____	0	<input type="checkbox"/>	_____	
0 = Total Cover				
Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/>				

Remarks: (Include photo numbers here or on a separate sheet.)

The criterion for hydrophytic vegetation is not met. This data point is located in a hardwood deciduous forest.

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Naber Property City/County: Wheatland/ Kenosha Sampling Date: 09-Sep-15
 Applicant/Owner: Lynch & Associates/ Naber State: WI Sampling Point: DP-6 Wetland
 Investigator(s): Amanda Larsen and Kara Kikkert Section, Township, Range: S. 2 T. 1N R. 19E
 Landform (hillslope, terrace, etc.): Toeslope Local relief (concave, convex, none): concave Slope: 2.0 % / 1.1 °
 Subregion (LRR or MLRA): LRR K Lat.: _____ Long.: _____ Datum: _____
 Soil Map Unit Name: Houghton muck(Ht), all hydric NWI classification: T3/WHO

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc

Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Hydric Soil Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="radio"/> No <input type="radio"/>
Remarks: (Explain alternative procedures here or in a separate report.) Based on the presence of all three criteria, it is determined that this point is located in a wetland. Wetland ID: WL-1	

Hydrology

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input checked="" type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input checked="" type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Drift deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	Secondary Indicators (minimum of 2 required) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input checked="" type="checkbox"/> Dry Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-neutral Test (D5)
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Field Observations: Surface Water Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Water Table Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Saturation Present? (includes capillary fringe) Yes <input checked="" type="radio"/> No <input type="radio"/>	Depth (inches): _____ Depth (inches): <u>12</u> Depth (inches): <u>0</u>	Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
 Topo Map, Soils Map, WDNR WWI Map, Aerial Imagery, SEWPC environmental corridors and land use maps

Remarks:
 A surface water pond is located 20 ft from data point. The criterion for wetland hydrology is met.

VEGETATION - Use scientific names of plants

Sampling Point: DP-6 Wetland

Tree Stratum (Plot size: 30' r)	Absolute % Cover	Dominant Species?	Indicator Status		
1. <i>Acer saccharinum</i>	60	<input checked="" type="checkbox"/>	FACW	Dominance Test worksheet: Number of Dominant Species That are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of dominant Species That Are OBL, FACW, or FAC: <u>83.3%</u> (A/B)	
2.	0	<input type="checkbox"/>			
3.	0	<input type="checkbox"/>			
4.	0	<input type="checkbox"/>			
5.	0	<input type="checkbox"/>			
6.	0	<input type="checkbox"/>			
7.	0	<input type="checkbox"/>			
Sapling/Shrub Stratum (Plot size: 15' r)				Prevalence Index worksheet: Total % Cover of: <u>60</u> = Total Cover Multiply by: OBL species <u>25</u> x 1 = <u>25</u> FACW species <u>125</u> x 2 = <u>250</u> FAC species <u>20</u> x 3 = <u>60</u> FACU species <u>10</u> x 4 = <u>40</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>180</u> (A) <u>375</u> (B) Prevalence Index = B/A = <u>2.083</u>	
1. <i>Lonicera tatarica</i>	10	<input checked="" type="checkbox"/>	FACU		
2.	0	<input type="checkbox"/>			
3.	0	<input type="checkbox"/>			
4.	0	<input type="checkbox"/>			
5.	0	<input type="checkbox"/>			
6.	0	<input type="checkbox"/>			
Herb Stratum (Plot size: 5' r)				Hydrophytic Vegetation Indicators: <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> Dominance Test is > 50% <input checked="" type="checkbox"/> Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
1. <i>Bidens tripartita</i>	25	<input checked="" type="checkbox"/>	FACW		
2. <i>Laportea canadensis</i>	25	<input checked="" type="checkbox"/>	FACW		
3. <i>Leersia oryzoides</i>	25	<input checked="" type="checkbox"/>	OBL		
4. <i>Phalaris arundinacea</i>	15	<input type="checkbox"/>	FACW		
5. <i>Persicaria virginiana</i>	10	<input type="checkbox"/>	FAC		
6.	0	<input type="checkbox"/>			
7.	0	<input type="checkbox"/>			
8.	0	<input type="checkbox"/>			
9.	0	<input type="checkbox"/>			
10.	0	<input type="checkbox"/>			
11.	0	<input type="checkbox"/>			
Woody Vine Stratum (Plot size: 30' r)				Definitions of Vegetation Strata: Tree - Woody plants, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1m) tall.. Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vine - All woody vines greater than 3.28 ft in height.	
1. <i>Vitis riparia</i>	10	<input checked="" type="checkbox"/>	FAC		
2.	0	<input type="checkbox"/>			
3.	0	<input type="checkbox"/>			
4.	0	<input type="checkbox"/>			
10 = Total Cover				Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	

Remarks: (Include photo numbers here or on a separate sheet.)
 The criterion for hydrophytic vegetation is met. Shallow, open water community with emergent fringe. Nearby open water has canopy of surrounding *Acer saccharinum*.

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Naber Property City/County: Wheatland/ Kenosha Sampling Date: 09-Sep-15
 Applicant/Owner: Lynch & Associates/ Naber State: WI Sampling Point: DP-7 Upland
 Investigator(s): Amanda Larsen and Kara Kikkert Section, Township, Range: S. 2 T. 1N R. 19E
 Landform (hillslope, terrace, etc.): Shoulder slope Local relief (concave, convex, none): convex Slope: 2.0 % / 1.1 °
 Subregion (LRR or MLRA): LRR K Lat.: _____ Long.: _____ Datum: _____
 Soil Map Unit Name: Casco loam (CrD2), not hydric NWI classification: None

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc

Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Is the Sampled Area within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/>
Remarks: (Explain alternative procedures here or in a separate report.) Based on the absence of all three parameters, it is determined that this point is located in an upland.	

Hydrology

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Drift deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	Secondary Indicators (minimum of 2 required) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-neutral Test (D5)
Field Observations: Surface Water Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (inches): _____ Water Table Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (inches): _____	
Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Topo Map, Soils Map, WDNR WWI Map, Aerial Imagery, SEWPC environmental corridors and land use maps	
Remarks: The criterion for wetland hydrology is not met.	

VEGETATION - Use scientific names of plants

Sampling Point: DP-7 Upland

Tree Stratum (Plot size: 30' r)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. <i>Juglans nigra</i>	60	<input checked="" type="checkbox"/>	FACU	Number of Dominant Species That are OBL, FACW, or FAC:	<u>2</u> (A)
2. <i>Morus rubra</i>	10	<input type="checkbox"/>	FACU	Total Number of Dominant Species Across All Strata:	<u>6</u> (B)
3. _____	0	<input type="checkbox"/>	_____	Percent of dominant Species That Are OBL, FACW, or FAC:	<u>33.3%</u> (A/B)
4. _____	0	<input type="checkbox"/>	_____		
5. _____	0	<input type="checkbox"/>	_____		
6. _____	0	<input type="checkbox"/>	_____		
7. _____	0	<input type="checkbox"/>	_____		
Sapling/Shrub Stratum (Plot size: 15' r)			70 = Total Cover	Prevalence Index worksheet:	
1. <i>Lonicera tatarica</i>	40	<input checked="" type="checkbox"/>	FACU	Total % Cover of:	Multiply by:
2. <i>Sambucus nigra</i>	10	<input checked="" type="checkbox"/>	FACW	OBL species <u>0</u> x 1 = <u>0</u>	
3. _____	0	<input type="checkbox"/>	_____	FACW species <u>10</u> x 2 = <u>20</u>	
4. _____	0	<input type="checkbox"/>	_____	FAC species <u>50</u> x 3 = <u>150</u>	
5. _____	0	<input type="checkbox"/>	_____	FACU species <u>140</u> x 4 = <u>560</u>	
6. _____	0	<input type="checkbox"/>	_____	UPL species <u>10</u> x 5 = <u>50</u>	
7. _____	0	<input type="checkbox"/>	_____	Column Totals: <u>210</u> (A) <u>780</u> (B)	
Herb Stratum (Plot size: 5' r)			50 = Total Cover	Prevalence Index = B/A = <u>3.714</u>	
1. <i>Persicaria virginiana</i>	30	<input checked="" type="checkbox"/>	FAC	Hydrophytic Vegetation Indicators:	
2. <i>Lonicera tatarica</i>	20	<input checked="" type="checkbox"/>	FACU	<input type="checkbox"/> Rapid Test for Hydrophytic Vegetation	
3. <i>Geum canadense</i>	10	<input type="checkbox"/>	FAC	<input type="checkbox"/> Dominance Test is > 50%	
4. <i>Smilax lasioneuron</i>	10	<input type="checkbox"/>	UPL	<input type="checkbox"/> Prevalence Index is ≤3.0 ¹	
5. <i>Smilax rotundifolia</i>	10	<input type="checkbox"/>	FAC	<input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
6. _____	0	<input type="checkbox"/>	_____	<input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)	
7. _____	0	<input type="checkbox"/>	_____	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
8. _____	0	<input type="checkbox"/>	_____	Definitions of Vegetation Strata:	
9. _____	0	<input type="checkbox"/>	_____	Tree - Woody plants, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.	
10. _____	0	<input type="checkbox"/>	_____	Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1m) tall..	
11. _____	0	<input type="checkbox"/>	_____	Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.	
12. _____	0	<input type="checkbox"/>	_____	Woody vine - All woody vines greater than 3.28 ft in height.	
Woody Vine Stratum (Plot size: 30' r)			80 = Total Cover		
1. <i>Parthenocissus quinquefolia</i>	10	<input checked="" type="checkbox"/>	FACU		
2. _____	0	<input type="checkbox"/>	_____		
3. _____	0	<input type="checkbox"/>	_____		
4. _____	0	<input type="checkbox"/>	_____		
			10 = Total Cover		
				Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	

Remarks: (Include photo numbers here or on a separate sheet.)

The criterion for hydrophytic vegetation is not met.

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

REZONING SITE MAP

PETITIONER(S):

Arthur A. Naber & Paul J. Naber (Owner),
Julie Burris (Agent)

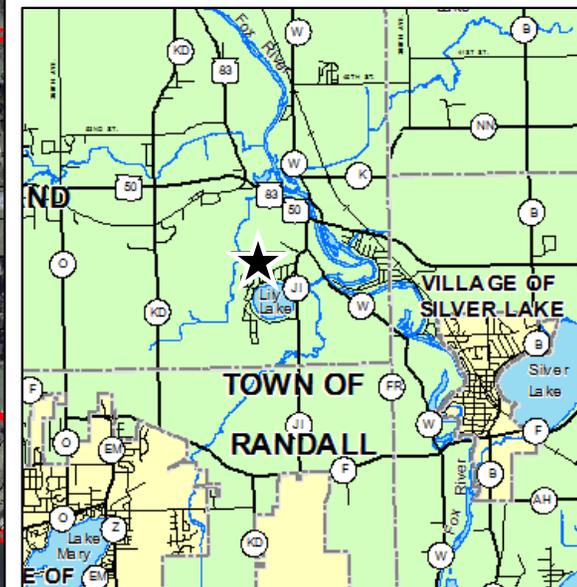
LOCATION: SE 1/4 of Section 2,
Town of Wheatland

TAX PARCEL(S): #95-4-119-024-0300

REQUEST:

Requesting a rezoning from A-2 General Agricultural District, C-2 Upland Resource Conservancy District and C-1 Lowland Resource Conservancy District to A-2 General Agricultural District, R-2 Suburban Single-Family Residential District, C-2 Upland Resource Conservancy District and C-1 Lowland Resource Conservancy District.

Due to the number of individual rezone areas on this petition, this maps shows the zoning as proposed if approved, rather than the individual rezone areas.



1 INCH = 400 FEET

RECEIVED

RECEIVED

SEP 24 2015

SEP 24 2015



COUNTY OF KENOSHA

Kenosha County
Planning and Development

Kenosha County
Deputy County Clerk

January 2013

Department of Planning and Development

LAND DIVISION APPLICATION

In order for applications to be processed, all information, drawings, application signatures, and fees required shall be submitted at time of application.

Please check the appropriate box below for the type of application being submitted:

- Certified Survey Map
- Subdivision Preliminary Plat
- Subdivision Final Plat
- Condominium Plat

Applicant Is: Property Owner Subdivider Other _____

Applicant Name: Arthur Naber c/o PEAP, LLA Date 8-26-15

Mailing Address: 29929 Pland Road Phone # 262-206-9910

Burlington, WI 53105 Phone # _____

Tax Parcel Number(s): 95-4-119-024-0300

_____ Acreage of Project: 28.8 acres

Location of Property (including legal description):

See attached legal description.

Subdivision/Development Name (if applicable): The Hills of Lilly Lake

Existing Zoning: A-2, C-2 & C-1 Proposed Zoning: A-2, R-2, C-2 & C-1

LAND DIVISION
APPLICATION

Town Land Use Plan District Designation(s) (if applicable):

Present Suburban Density Residential , PEC and Surface Water

Proposed No change

Present Use(s) of Property: Farmed

Proposed Use(s) of Property: Residential

The subdivision abuts or adjoins a state trunk highway.....Yes () No ()

The subdivision will be served by public sewerYes () No ()

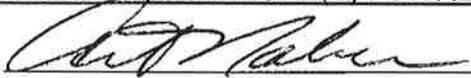
The subdivision abuts a county trunk highwayYes () No ()

The subdivision contains shoreland/floodplain areasYes () No ()

The subdivision lies within the extra-territorial plat (ETP) authority
area of a nearby Village or CityYes () No ()

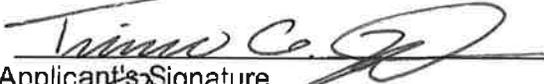
*Applicant is responsible for submitting to the ETP authority any fees and documentation
needed to obtain a recommendation.

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

 9-24-15
Property Owner's Signature Date

Property Owner's Signature Date

REQUIRED APPLICABLE SIGNATURES:

 9/24/2015
Applicant's Signature Date

 9-24-15
Developer's Signature Date

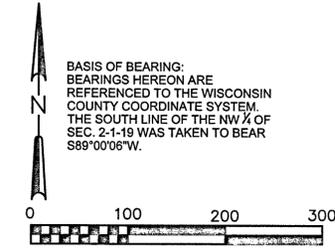
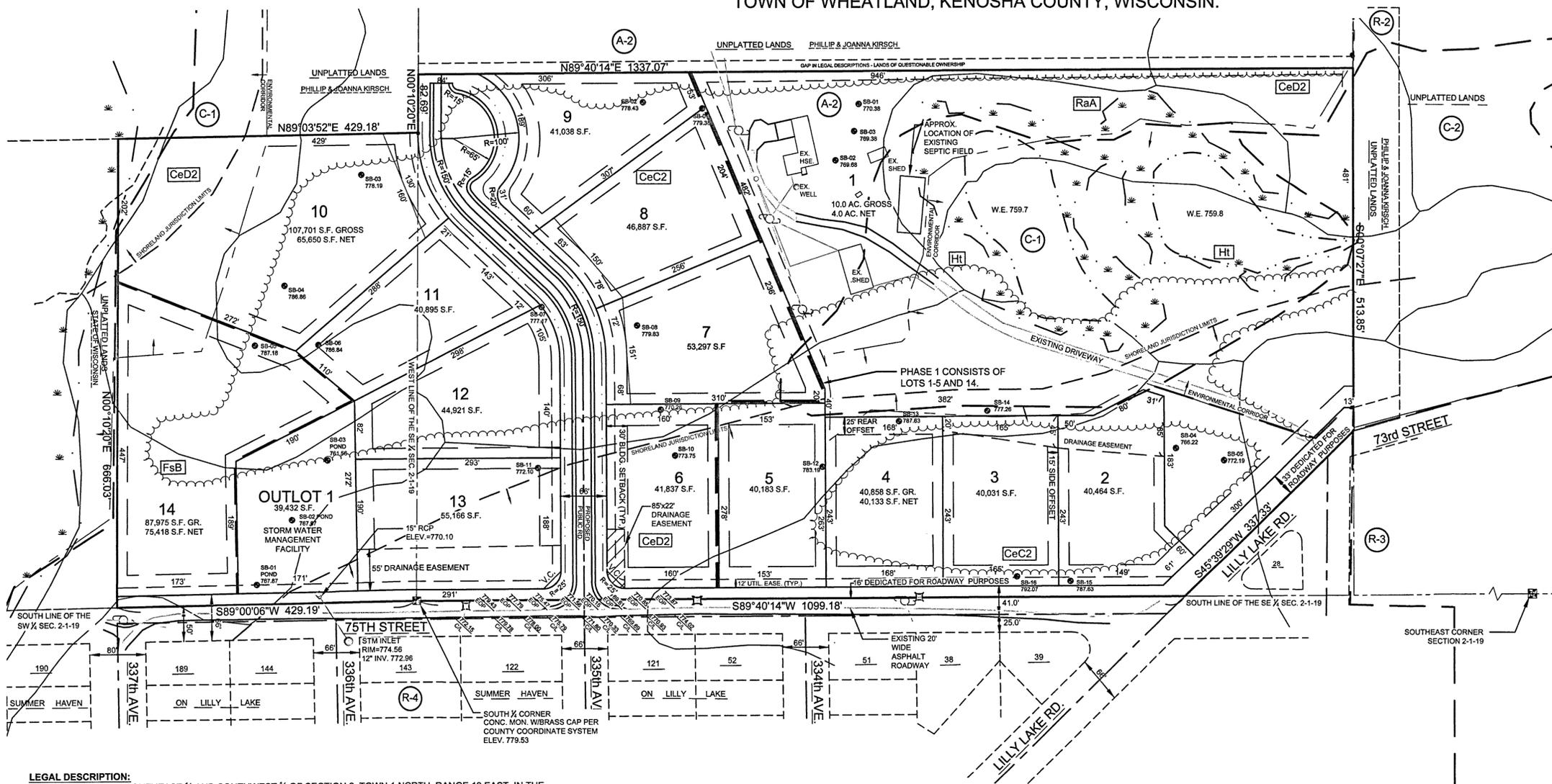
PRELIMINARY PLAT THE HILLS OF LILLY LAKE

PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF SECTION 2
TOWN 1 NORTH, RANGE 19 EAST
TOWN OF WHEATLAND, KENOSHA COUNTY, WISCONSIN.

RECEIVED

SEP 11 2015

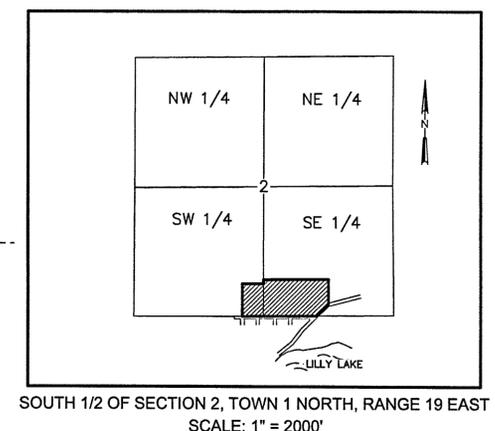
Kenosha County
Planning and Development



OWNER / DEVELOPER:
ARTHUR A. NABER and
PAUL J. NABER,
29929 PLANK ROAD,
BURLINGTON, WI 53105

SURVEYOR / ENGINEER:
LYNCH AND ASSOCIATES-
ENGINEERING CONSULTANTS, LLC.
405 SKYLINE DR.
LAKE GENEVA, WI 53147
PH. 262-248-3697

LOCATION MAP



LEGAL DESCRIPTION:
BEING PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 19 EAST, IN THE TOWN OF WHEATLAND, KENOSHA COUNTY, WISCONSIN BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE S89°40'14"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 SECTION 2 2681.88 FEET TO A CONCRETE MONUMENT MARKING THE SOUTH 1/4 OF SAID SECTION 2 AND THE POINT OF BEGINNING; THENCE WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 S89°00'06"W, A DISTANCE OF 429.19' TO A POINT; THENCE LEAVING SAID SOUTH LINE N00°10'20"E, A DISTANCE OF 666.03' TO A POINT; THENCE N89°03'52"E, A DISTANCE OF 429.18' TO A 1" FOUND IRON PIPE; THENCE N00°10'20"E, A DISTANCE OF 82.69' TO A POINT; THENCE N89°40'14"E, A DISTANCE OF 1337.07' TO A POINT; THENCE S00°07'27"E, A DISTANCE OF 513.85' TO A POINT IN THE CENTERLINE OF LILLY LAKE ROAD; THENCE WITH SAID CENTERLINE, S45°39'29"W, 337.33' TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE WITH SAID SOUTH LINE S89°40'14"W, 1099.18' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 28.8 ACRES MORE OR LESS.

NOTES:
1. TOTAL PARCEL OF LAND INCLUDED IN THIS PLAT CONTAINS 28.8 ACRES.
2. ALL LOTS TO BE SERVED BY POWT'S (PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM)
3. ZONING, ENVIRONMENTAL CORRIDOR AND SHORELAND JURISDICTION LIMIT LINES TAKEN FROM KENOSHA COUNTY G.I.S. WEBSITE.
4. WETLANDS DELINEATED BY TRC SOLUTIONS, SEPTEMBER 9, 2015.
5. SEE SHEET 2 FOR EXISTING TOPOGRAPHY.
6. PROPERTY TO BE REZONED TO R-2 SUBURBAN SINGLE-FAMILY RESIDENTIAL WITH LOT 1 REMAINING A-2.
7. PROPERTY IS NOT IN A FLOOD HAZARD AREA PER FEMA MAP 55059c0129D, EFFECTIVE DATE 6-19-12.
8. OUTLOT 1 TO BE OWNED IN AN UNDIVIDED 1/14th FRACTIONAL INTEREST BY ALL THE LOT OWNERS AND MAINTAINED BY THE HILLS OF LILLY LAKE HOMEOWNERS ASSOCIATION, INC. SEE OUTLOT STATEMENT
9. WE REQUEST A WAIVER FOR THE COMMON LOT LINE OF LOTS 8 AND 9 NOT BEING PERPENDICULAR TO THE RIGHT-OF-WAY.

VISION CORNER RESTRICTIONS
PLANTING OF BERMS, FENCES, SIGNS AND ANY OTHER STRUCTURES SHALL NOT EXCEED 24 INCHES IN HEIGHT ABOVE THE INTERSECTION ELEVATION, EXCEPT FOR NECESSARY HIGHWAY AND TRAFFIC SIGNS, PUBLIC UTILITY LINES AND OPEN FENCES THROUGH WHICH THERE IS CLEAR VISION, NOR SHALL ANY DRIVEWAYS BE PERMITTED WITHIN SAID VISION CORNER.

DRAINAGE EASEMENTS
ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" ARE RESERVED FOR STORM WATER COLLECTION, CONVEYANCE, TREATMENT OR INFILTRATION. NO BUILDINGS OR OTHER STRUCTURES ARE ALLOWED IN THESE AREAS. NO GRADING OR FILLING IS ALLOWED IN THESE AREAS THAT MAY INTERRUPT STORM WATER FLOWS IN ANY WAY. THE MAINTENANCE AGREEMENT MAY CONTAIN SPECIFIC MAINTENANCE REQUIREMENTS FOR THESE AREAS. THE TOWN OF WHEATLAND, KENOSHA COUNTY OR THEIR DESIGNEE ARE AUTHORIZED ACCESS IN THESE AREAS FOR PURPOSES OF INSPECTING THE STORM WATER MANAGEMENT PRACTICES OR ENFORCING THE TERMS OF MAINTENANCE AGREEMENT.

LEGEND	
●	2" IRON PIPE FOUND
○	1" IRON PIPE FOUND
■	EXISTING NAIL IN TREE
⊢	EXISTING TELEPHONE PEDESTAL
—	EXISTING CULVERT
⊙	EXISTING STORM INLET MANHOLE
—	EXISTING CONTOURS
○	SOIL BORING
v.c.	PROPOSED VISION CORNER
—	EXISTING CENTERLINE OR EDGE OF PAVEMENT ELEVATION
A-2	EXISTING ZONING
—	ENVIRONMENTAL CORRIDOR
—	EXISTING TREELINE
—	EXISTING TOPOGRAPHY
—	APPROXIMATE WETLANDS LOCATION
—	EXISTING FENCE
—	EXISTING POWER POLE/LINE
—	SOIL MAPPING

UTILITY EASEMENT PROVISIONS:
AN EASEMENT FOR ELECTRICAL AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY THE HILLS OF LILLY LAKE, LLC, GRANTOR, TO WE ENERGIES, TELEPHONE AND CABLE COMPANIES, GRANTEEES THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRICAL ENERGY FOR SUCH PURPOSES AS THE SAME IS ON OR MAY HEREAFTER BE USED AND FOR SOUNDS AND SIGNALS, ALL IN, OVER, UNDER ACROSS ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREA ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEEES OR THEIR AGENTS, THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES OR COMMUNICATIONS FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR (4) INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEEES. THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

OUTLOT STATEMENT:
EACH LOT OWNER SHALL HAVE AN UNDIVIDEABLE FRACTIONAL INTEREST IN OUTLOT 1 OF THE HILLS OF LILLY LAKE. THE TOWN OF WHEATLAND AND KENOSHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL CHARGES IN THE EVENT THEY BECOME THE OWNER OF THIS SUBDIVISION BY REASON OF TAX DELINQUENCY.



KENNETH B. MEHRING S-2838
WISCONSIN PROFESSIONAL
LAND SURVEYOR
(original if signed in red)

REV. 9-08-15
DATE: 8-18-15
SHEET 1 OF 2

INSTRUMENT DRAFTED BY: KENNETH B. MEHRING, P.L.S., S-2838

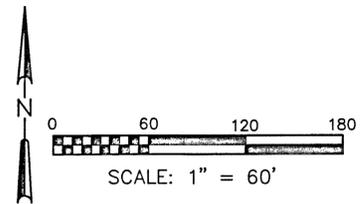
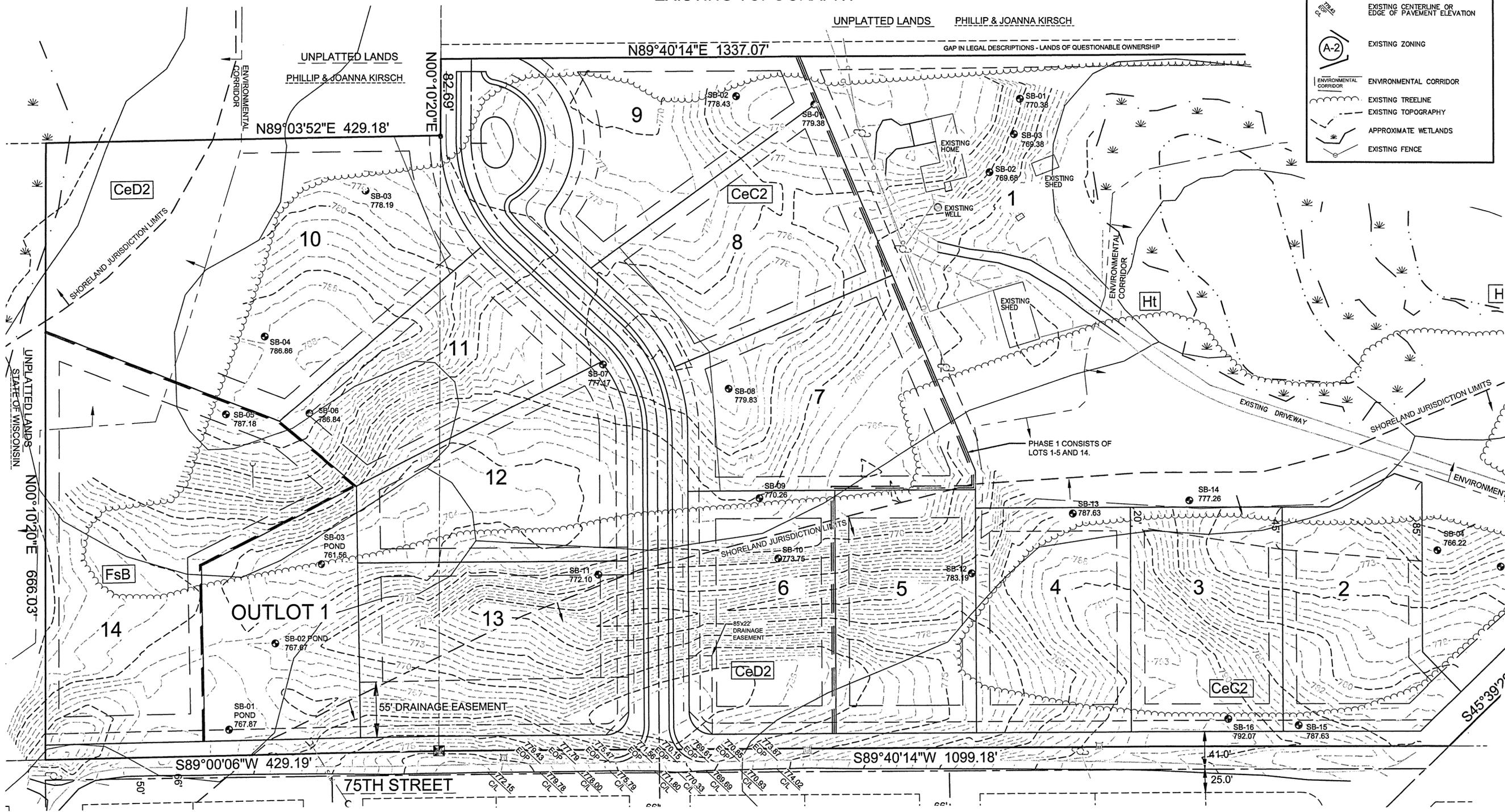
PRELIMINARY PLAT

THE HILLS OF LILLY LAKE

PART OF THE SOUTHEAST ¼ AND SOUTHWEST ¼ OF SECTION 2
TOWN 1 NORTH, RANGE 19 EAST
TOWN OF WHEATLAND, KENOSHA COUNTY, WISCONSIN.

EXISTING TOPOGRAPHY

LEGEND	
	2" IRON PIPE FOUND
	1" IRON PIPE FOUND
	EXISTING POWER POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING CULVERT
	EXISTING STORM INLET MANHOLE
	EXISTING CONTOURS
	SOIL BORING
	PROPOSED VISION CORNER
	EXISTING CENTERLINE OR EDGE OF PAVEMENT ELEVATION
	EXISTING ZONING
	ENVIRONMENTAL CORRIDOR
	EXISTING TREELINE
	EXISTING TOPOGRAPHY
	APPROXIMATE WETLANDS
	EXISTING FENCE



KENNETH B. MEHRING S-2838
WISCONSIN PROFESSIONAL
LAND SURVEYOR
(original if signed in red)

REV. 9-08-15
DATE: 8-18-15
SHEET 2 OF 2

INSTRUMENT DRAFTED BY: KENNETH B. MEHRING, P.L.S., S-2838

PRELIMINARY PLAT THE HILLS OF LILLY LAKE

PART OF THE SOUTHEAST ¼ AND SOUTHWEST ¼ OF SECTION 2
TOWN 1 NORTH, RANGE 19 EAST
TOWN OF WHEATLAND, KENOSHA COUNTY, WISCONSIN.

I, KENNETH B. MEHRING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE LAND HEREIN DESCRIBED:

A PARCEL OF LAND BEING PART OF THE SOUTHEAST ¼ AND SOUTHWEST ¼ OF SECTION 2, TOWN 1 NORTH, RANGE 19 EAST, IN THE TOWN OF WHEATLAND, KENOSHA COUNTY, WISCONSIN BEING MORE COMPLETELY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST ¼ OF SAID SECTION 2; THENCE S89°40'14"W ALONG THE SOUTH LINE OF THE SOUTHEAST ¼ SECTION 2 2681.88 FEET TO A CONCRETE MONUMENT MARKING THE SOUTH ¼ OF SAID SECTION 2 AND THE POINT OF BEGINNING ; THENCE WITH THE SOUTH LINE OF THE SOUTHWEST ¼ S89°00'06"W, A DISTANCE OF 429.19' TO A POINT; THENCE LEAVING SAID SOUTH LINE N00°10'20"E, A DISTANCE OF 666.03' TO A POINT; THENCE N89°03'52"E, A DISTANCE OF 429.18' TO A 1" FOUND IRON PIPE; THENCE N00°10'20"E, A DISTANCE OF 82.69' TO A POINT; THENCE N89°40'14"E, A DISTANCE OF 1337.07' TO A POINT; THENCE S00°07'27"E, A DISTANCE OF 513.85' TO A POINT IN THE CENTERLINE OF LILLY LAKE ROAD; THENCE WITH SAID CENTERLINE, S45°39'29"W, 337.33' TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 2; THENCE WITH SAID SOUTH LINE S89°40'14"W, 1099.18' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 28.8 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE SAID SURVEY, LAND DIVISION, AND PLAT BY THE DIRECTION OF MINOR'S HOMESTEAD 4, LLC, OWNER OF SAID LAND.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF MUKWONAGO IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS ____ DAY OF _____, 2015.

KENNETH B. MEHRING
WISCONSIN PROFESSIONAL LAND SURVEYOR, NO. 2838
(original if signed in red)



CORPORATE OWNER'S CERTIFICATE

I, ARTHUR A. NABER AND PAUL J. NABER, MANAGING MEMBER OF PEAP LLC, A LIMITED LIABILITY CORPORATION IN THE STATE OF WISCONSIN, HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS REPRESENTED ON THIS PLAT.

AS OWNER, I FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

- 1.) TOWN OF WHEATLAND
- 2.) KENOSHA COUNTY
- 3.) WISCONSIN DEPARTMENT OF ADMINISTRATION

DATED THIS ____ DAY OF _____, 2015.

PEAP, LLC

BY ITS MEMBER, ARTHUR A. NABER

BY ITS MEMBER, PAUL J. NABER

ARTHUR A. NABER, MANAGING MEMBER

PAUL J. NABER, MANAGING MEMBER

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN) ss
KENOSHA COUNTY)

I, TERI JACOBSON BEING DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF KENOSHA, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THIS ____ DAY OF _____, 2015 INCLUDED IN THIS PLAT OF THE HILLS OF LILLY LAKE.

TERI JACOBSON
COUNTY TREASURER

CERTIFICATE OF TOWN TREASURER

I, DEBORAH VOS, BEING DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE TOWN OF WHEATLAND, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THIS ____ DAY OF _____, 2015 INCLUDED IN THIS PLAT OF THE HILLS OF LILLY LAKE.

DEBORAH VOX
TOWN TREASURER

TOWN OF WHEATLAND RESOLUTION

RESOLVED THAT THE PLAT KNOWN AS THE HILLS OF LILLY LAKE, BEING A PART OF THE SOUTHEAST ¼ AND SOUTHWEST ¼ OF SECTION 2, TOWN 1 NORTH, RANGE 19 EAST, TOWN OF WHEATLAND, KENOSHA COUNTY, WISCONSIN. WHICH HAS BEEN FILED FOR APPROVAL, BY AND HEREBY IS APPROVED AS REQUIRED BY CHAPTER 236 OF THE WISCONSIN STATUTES.

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF WHEATLAND AND THAT ALL CONDITIONS OF APPROVAL HAVE BEEN MET AS OF THIS ____ DAY OF _____, 2015.

WILLIAM GLEBOCKI
CHAIRMAN

SHEILA SIEGLER
CLERK

UTILITY EASEMENT PROVISIONS:

AN EASEMENT FOR ELECTRICAL AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY PEAP, LLC, GRANTOR, TO, WE ENERGIES, TELEPHONE AND CABLE COMPANIES, GRANTEEES THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRICAL ENERGY FOR SUCH PURPOSES AS THE SAME IS NO OR MAY HEREAFTER BE USED AND FOR SOUNDS AND SIGNALS, ALL IN, OVER, UNDER ACROSS ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREA ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS: ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES OR COMMUNICATIONS FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR (4) INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEEES. THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

PRELIMINARY PLAT SITE MAP

PETITIONER(S):

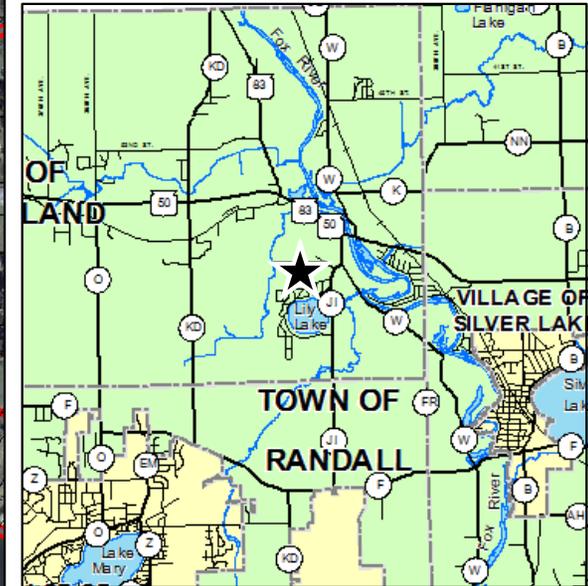
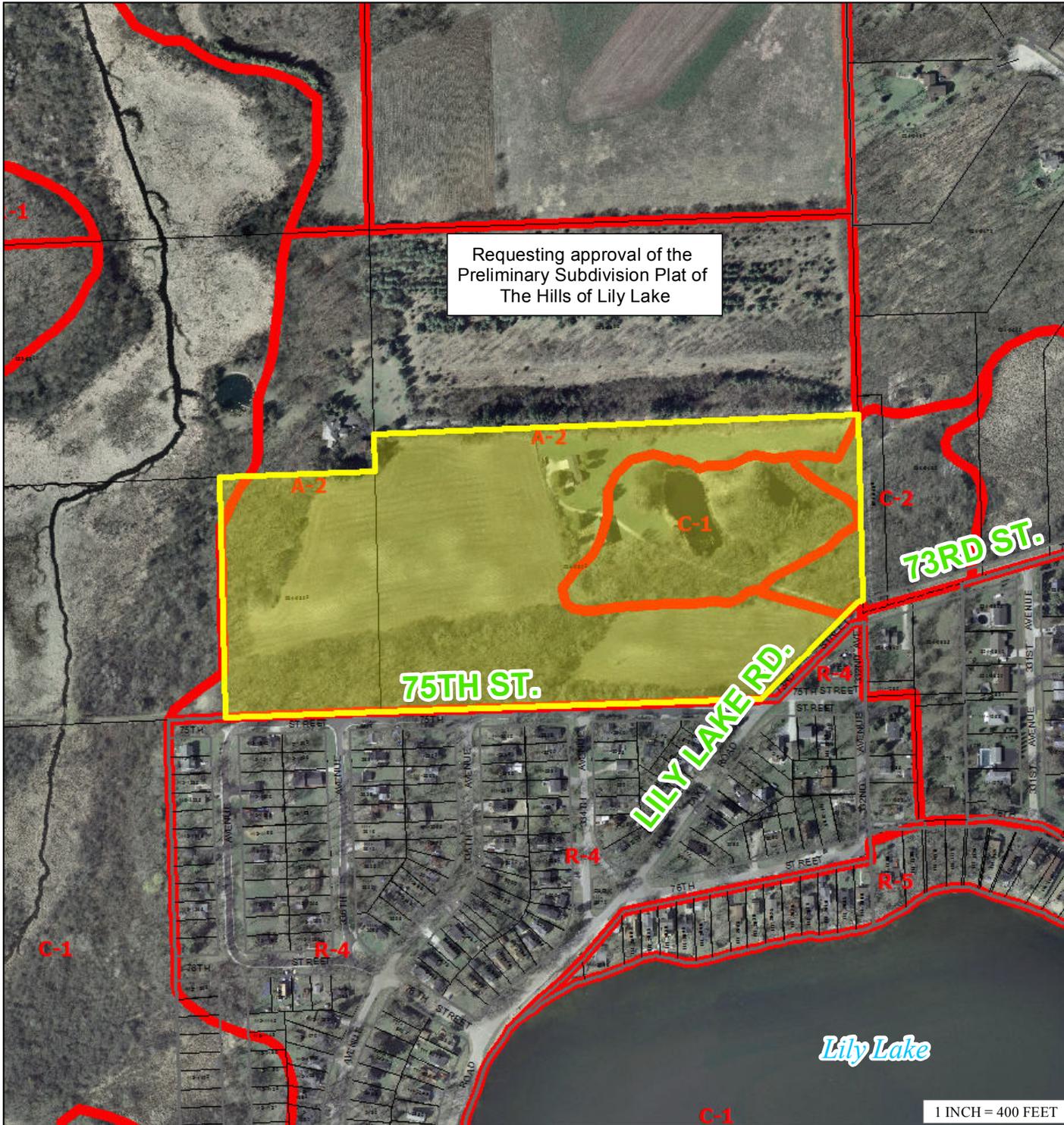
Arthur A. Naber & Paul J. Naber (Owner),
Julie Burris (Agent)

LOCATION: SE 1/4 of Section 2,
Town of Wheatland

TAX PARCEL(S): #95-4-119-024-0300

REQUEST:

Requesting approval of the
Preliminary Plat of the
Hills of Lily Lake



1 INCH = 400 FEET



January 2013

COUNTY OF KENOSHA

Department of Planning and Development

A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY: 2035 MAP AMENDMENT APPLICATION



(a) Property Owner's Name:

ACTION 50 LLC

x _____
Signature

Mailing Address:

420 W WESTLEIGH RD

City: LAKE FOREST

State: IL

Zip: 60045

Phone Number: _____

E-mail (optional): _____

Note: If the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if applicable):

Mark Merkling

x _____
Signature

Mailing Address:

5675 392nd Avenue

City: Burlington

State: WI

Zip: 53105

Phone Number: 262-539-3600

E-mail (optional): markm@newgenrv.com

(b) Existing planned land use category as shown on Map 65 of the Kenosha County comprehensive plan:

"Suburban-Density Residential" and "Non-farmed Wetland"

(c) Proposed land use category (must be a land use category included in the legend for Map 65 of the Kenosha County comprehensive plan):

"Commercial" and "Non-farmed Wetland"

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

(d) Proposed use (a statement of intended use and/or the type, extent, area, etc. of any development project):

I appreciate your consideration for my request to open New Generation RV at Parcel Number 95-4-219-314-0640. It is currently zoned B-3. I am hoping, with your permission, to be able to receive the permits that will allow me to sell, service, store and display new and used motor homes, travel trailers, fifth wheels, fold down campers and occasional automobiles, along with retail parts and accessory sales. The site will include two (2) buildings. The first is the main building for offices, the retail store and servicing RV's. The second, which will be built at a later date (1-5 years) will be an indoor showroom. The plan is to change the grade on the property to accommodate the facilities and lot according to the storm water run off plan developed by Kapur & Associates, install seeded and landscape buffers to the east and south of the property. The driveway and customer parking area will be blacktop. The display lot will be graded courserock brought in and finished with road bond. The outdoor lighting will not encroach highway traffic and will be for the purpose of customer safety and security. There will be a low digital road sign at the southeast corner of the paved parking lot 10' tall 14' wide. See attached.

(e) Compatibility with the Kenosha County comprehensive plan (address the following questions in detail):

(e-1) Is the proposed amendment consistent with the goals, objectives, policies, and programs of this plan? Explain:

Yes. To the southeast of this parcel is Action Marine. Action Marine is a retail sales, service provider and storage facility for the marine industry. To the east is currently New Generation RV which is a retail sales service provider and storage facility for the recreational vehicle industry. To the west is The Mushroom Farm which is a retail sales and production facility.

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

(e-2) Is the proposed amendment compatible with surrounding land uses? Explain its compatibility with both existing and planned land uses:

Yes. To the southeast of this parcel is Action Marine. Action Marine is a retail sales, service provider and storage facility for the marine industry. To the east is currently New Generation RV which is a retail sales service provider and storage facility for the recreational vehicle industry. To the west is The Mushroom Farm which is a retail sales and production facility.

(e-3) Will the proposed amendment have any detrimental environmental effects? Explain:

There will not be any detrimental effects to the environment. The civil engineers will have the waste water management completed before construction.

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

(e-4) Has a substantial public benefit been demonstrated by the proposed plan amendment? Explain:

Yes. There is a benefit due to the fact that New Generation RV will increase the revenue to the community, local businesses and the local municipalities.

(e-5) Are public roads, services, and utilities available, or planned to be available in the near future, to serve the proposed development? Explain:

All are available on Hwy. 50 and 392nd Avenue, which border this parcel.

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

(e-6) Are existing or planned facilities and services adequate to serve the type of development associated with the amendment? Explain:

We will be building a commercial facility to accommodate the business.

(e-7) Any additional data or information as requested by the Department of Planning and Development:

Nothing additional has been requested.

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

(f) Attach a legal description and provide the tax key number(s) below of property to be amended on the Kenosha County comprehensive plan:

95-4-219-314-0640

(g) Attach plot plan or survey plat of property to be amended on the comprehensive plan (showing location, dimensions, planned land use of adjacent properties, existing uses and buildings of adjacent properties—drawn to scale).

(h) The name of the County Supervisor of the district wherein the property is located:

Supervisory District Number: 22 County Board Supervisor: Erin Decker

(i) Attach a copy (original newspaper clipping or certified copy from the Town) of the notice of public hearing (per section 66.1001(4)(d) of Wisconsin State Statutes) that is published by your Town at least 30 days before the public hearing is held. Include the date of publication with the copy of the notice of public hearing.

Note: Your application will not be processed by Kenosha County until a copy of the notice of public hearing and town approval letter is received by the Kenosha County Department of Planning and Development.

(j) Attach a copy of the enacted town resolution and ordinance (per section 66.1001(4)(c) of Wisconsin State Statutes) adopting the amendment to the Kenosha County comprehensive plan map.

Note: Your application will not be processed by Kenosha County until a copy of the enacted town resolution and ordinance adopting the amendment is received by the Kenosha County Department of Planning and Development.

(k) The fee specified in Section 12.05-8 of this ordinance.

Request for Land Use Plan Map Amendment \$250.00 payable to "Kenosha County"

(For other fees see the Fee Schedule)

RECEIVED

JUN 23 2015

Kenosha County
Planning and Development

I am looking to put in 10 RV sites to be used as overnight service sites for service customers and our out of state sales customers. We sell all over the United States and Canada. Those customers drive in to pick up and are usually tired from a long trip. It is difficult and poor service on our part to walk them through there RV and send them down the road. Instead when they get here I would like to offer them to spend the night in there new RV then the next morning be able to answer further questions and address any concerns before they leave for a long journey home.

I would also use the sites to let prospective customers try a night to see if they are going to be comfortable in an RV before making a commitment to buy. This scenario would happen occasionally when we have some one that is simply unsure. Most of our guests are all in and excited to move forward.

Last The sites will be used for service customers. We do a lot of emergency repair for out of state guests that are on vacation. When parts are needed it usually takes 24 to 48 hrs for them to get here and the customer is out of luck except to go and try to find a hotel some where. It would be much better to plug them in and let them stay in there RV. At Burlington RV we offered these services and it enhanced the Rver's experience greatly.

I do not wish to have or run a campground.

The sites will be behind an earthen birm and out of view from hwy 50 and the dealership off the N.W. corner of our sales lot over looking the retention pond.

Thank you,

Mark Merkling, President
NEW GENERATION RV
5675 392nd Ave. (Hwy. 50)
Burlington, WI 53105
262-539-3600
www.newgenrv.com

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

IMPORTANT TELEPHONE NUMBERS

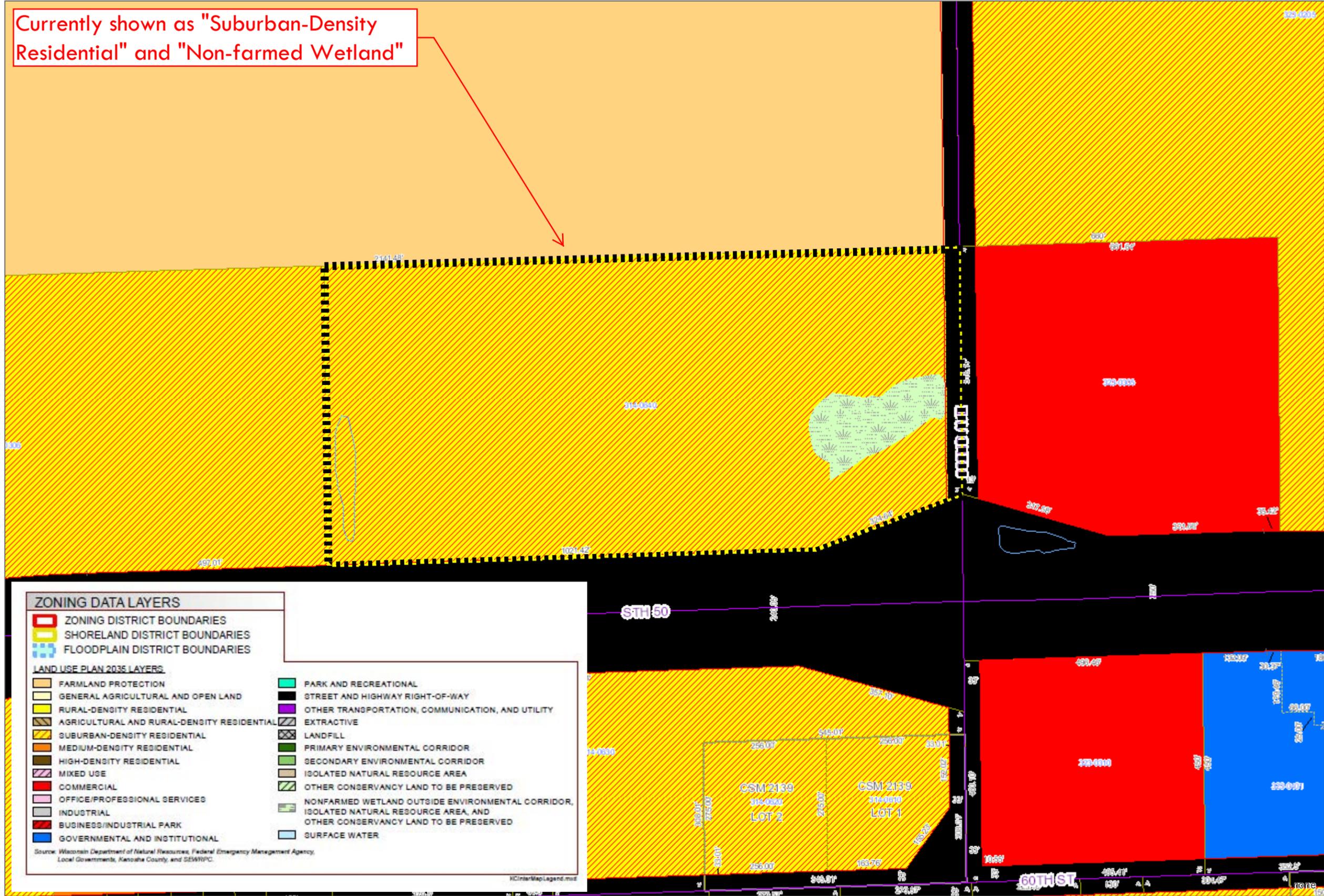
Kenosha County Center Department of Planning & Development 19600 - 75 th Street, Post Office Box 520 Bristol, Wisconsin 53104-0520	
Division of County Development (including Sanitation & Land Conservation)	857-1895
Facsimile #.....	857-1920
Public Works Division of Highways.....	857-1870
Administration Building Division of Land Information	653-2622
Brighton, Town of	878-2218
Paris, Town of	859-3006
Randall, Town of	877-2165
Salem, Town of	843-2313
Utility District	862-2371
Somers Town of	859-2822
Wheatland, Town of	537-4340
Wisconsin Department of Natural Resources - Sturtevant Office	884-2300
Wisconsin Department of Transportation - Waukesha Office	548-8722



Currently shown as "Suburban-Density Residential" and "Non-farmed Wetland"

Legend

- Street Centerlines
- Right-of-Ways
- Water Features
- Parcels
- Certified Survey Maps
- Condominiums
- Subdivisions
- Municipal Boundaries



ZONING DATA LAYERS

- ZONING DISTRICT BOUNDARIES
- SHORELAND DISTRICT BOUNDARIES
- FLOODPLAIN DISTRICT BOUNDARIES

LAND USE PLAN 2035 LAYERS

FARMLAND PROTECTION	PARK AND RECREATIONAL
GENERAL AGRICULTURAL AND OPEN LAND	STREET AND HIGHWAY RIGHT-OF-WAY
RURAL-DENSITY RESIDENTIAL	OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY
AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL	EXTRACTIVE
SUBURBAN-DENSITY RESIDENTIAL	LANDFILL
MEDIUM-DENSITY RESIDENTIAL	PRIMARY ENVIRONMENTAL CORRIDOR
HIGH-DENSITY RESIDENTIAL	SECONDARY ENVIRONMENTAL CORRIDOR
MIXED USE	ISOLATED NATURAL RESOURCE AREA
COMMERCIAL	OTHER CONSERVANCY LAND TO BE PRESERVED
OFFICE/PROFESSIONAL SERVICES	NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR, ISOLATED NATURAL RESOURCE AREA, AND OTHER CONSERVANCY LAND TO BE PRESERVED
INDUSTRIAL	SURFACE WATER
BUSINESS/INDUSTRIAL PARK	
GOVERNMENTAL AND INSTITUTIONAL	

Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and SEMWPC.



1 inch = 200 feet

DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 5/14/2015

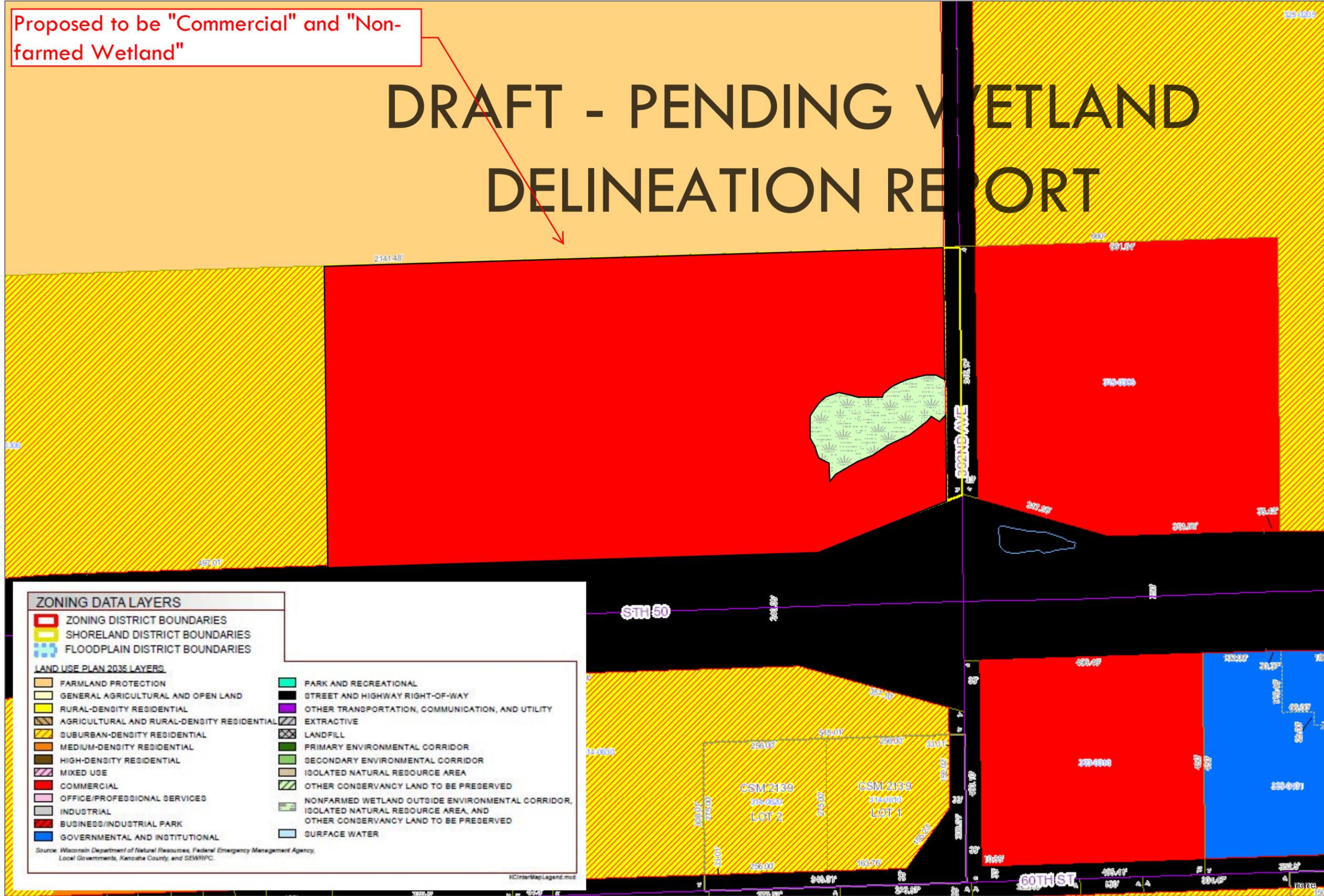
Proposed to be "Commercial" and "Non-farmed Wetland"

DRAFT - PENDING WETLAND DELINEATION REPORT



Legend

- Street Centerlines
- Right-of-Ways
- Water Features
- Parcels
- Certified Survey Maps
- Condominiums
- Subdivisions
- Municipal Boundaries



ZONING DATA LAYERS

- ZONING DISTRICT BOUNDARIES
- SHORELAND DISTRICT BOUNDARIES
- FLOODPLAIN DISTRICT BOUNDARIES

LAND USE PLAN 2035 LAYERS

- | | |
|--|--|
| FARMLAND PROTECTION | PARK AND RECREATIONAL |
| GENERAL AGRICULTURAL AND OPEN LAND | STREET AND HIGHWAY RIGHT-OF-WAY |
| RURAL-DENSITY RESIDENTIAL | OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY |
| AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL | EXTRACTIVE |
| SUBURBAN-DENSITY RESIDENTIAL | LANDFILL |
| MEDIUM-DENSITY RESIDENTIAL | PRIMARY ENVIRONMENTAL CORRIDOR |
| HIGH-DENSITY RESIDENTIAL | SECONDARY ENVIRONMENTAL CORRIDOR |
| MIXED USE | ISOLATED NATURAL RESOURCE AREA |
| COMMERCIAL | OTHER CONSERVANCY LAND TO BE PRESERVED |
| OFFICE/PROFESSIONAL SERVICES | NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR, ISOLATED NATURAL RESOURCE AREA, AND OTHER CONSERVANCY LAND TO BE PRESERVED |
| INDUSTRIAL | SURFACE WATER |
| BUSINESS/INDUSTRIAL PARK | |
| GOVERNMENTAL AND INSTITUTIONAL | |

Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and SEMWPC.



1 inch = 200 feet

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Date Printed: 5/14/2015



KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone: 414.351.6688 Fax: 414.351.4117
www.kapurengineers.com

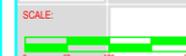
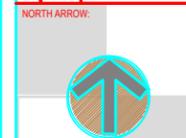
PROJECT:
**NEW GENERATION
RV
WETLAND
DELINEATION**

LOCATION:
**TOWN OF
WHEATLAND,
KENOSHA CO., WI**



REVISIONS:

#	DATE	DESCRIPTION



IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

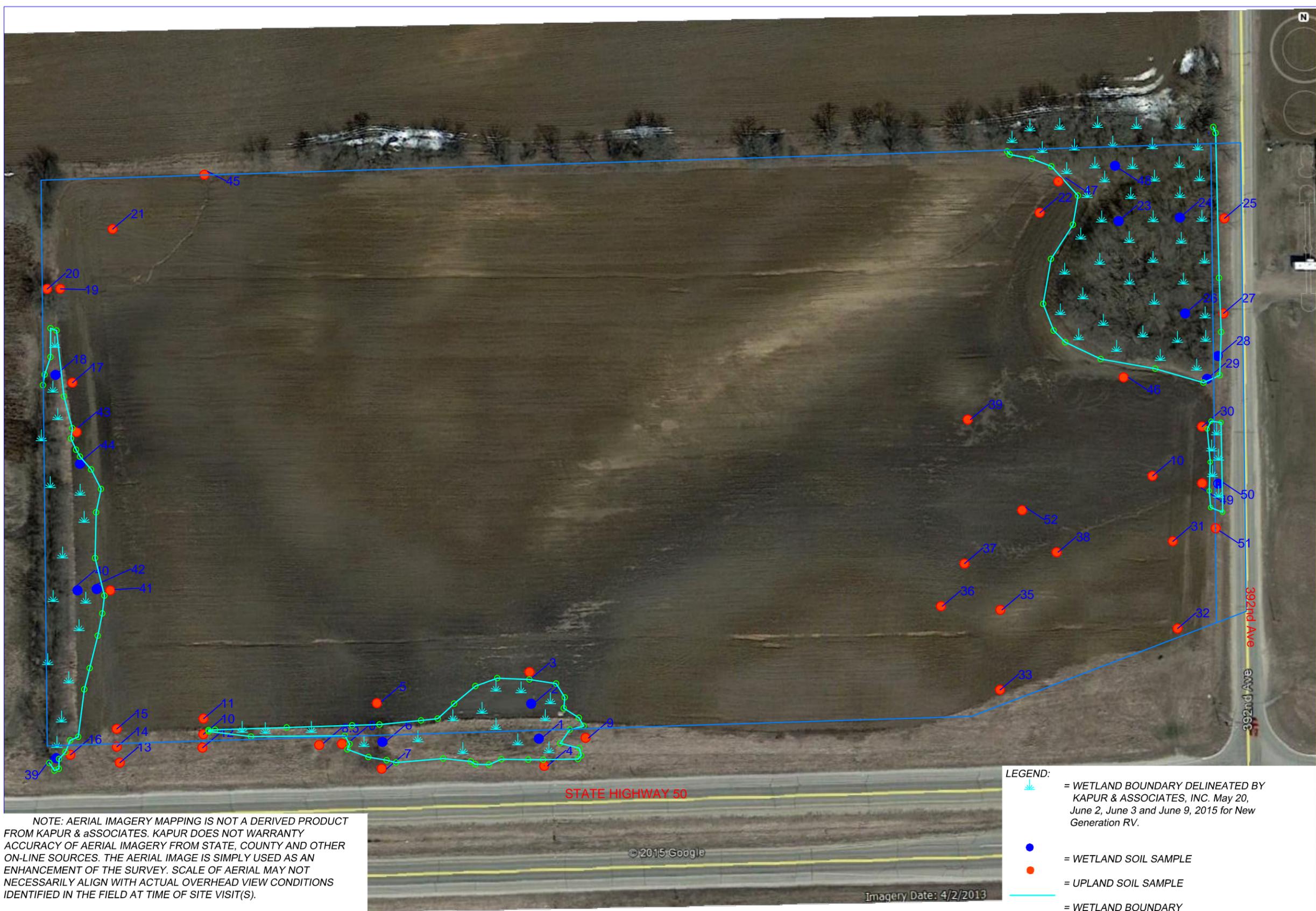
SEAL:

we listen. we innovate.
we turn your vision into reality.

SHEET:
WETLAND EXHIBIT

DESIGNED BY: _____
DRAWN BY: _____ RJB
CHECKED BY: _____
APPROVED BY: _____ KMB
PROJECT NUMBER: 15.0210.01

SHEET NUMBER:
1 of 1

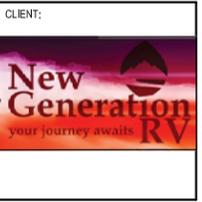


NOTE: AERIAL IMAGERY MAPPING IS NOT A DERIVED PRODUCT FROM KAPUR & ASSOCIATES. KAPUR DOES NOT WARRANTY ACCURACY OF AERIAL IMAGERY FROM STATE, COUNTY AND OTHER ON-LINE SOURCES. THE AERIAL IMAGE IS SIMPLY USED AS AN ENHANCEMENT OF THE SURVEY. SCALE OF AERIAL MAY NOT NECESSARILY ALIGN WITH ACTUAL OVERHEAD VIEW CONDITIONS IDENTIFIED IN THE FIELD AT TIME OF SITE VISIT(S).

- LEGEND:**
- = WETLAND BOUNDARY DELINEATED BY KAPUR & ASSOCIATES, INC. May 20, June 2, June 3 and June 9, 2015 for New Generation RV.
 - = WETLAND SOIL SAMPLE
 - = UPLAND SOIL SAMPLE
 - = WETLAND BOUNDARY

PROJECT:
**NEWGENERATION
RV**

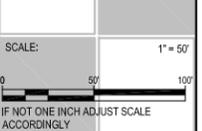
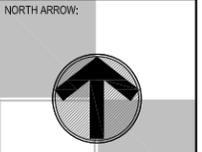
LOCATION:
TOWN OF
WHEATLAND,
KENOSHA COUNTY,
WI



PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION
###	###	###
###	###	###
###	###	###
###	###	###
###	###	###
###	###	###
###	###	###
###	###	###
###	###	###
###	###	###



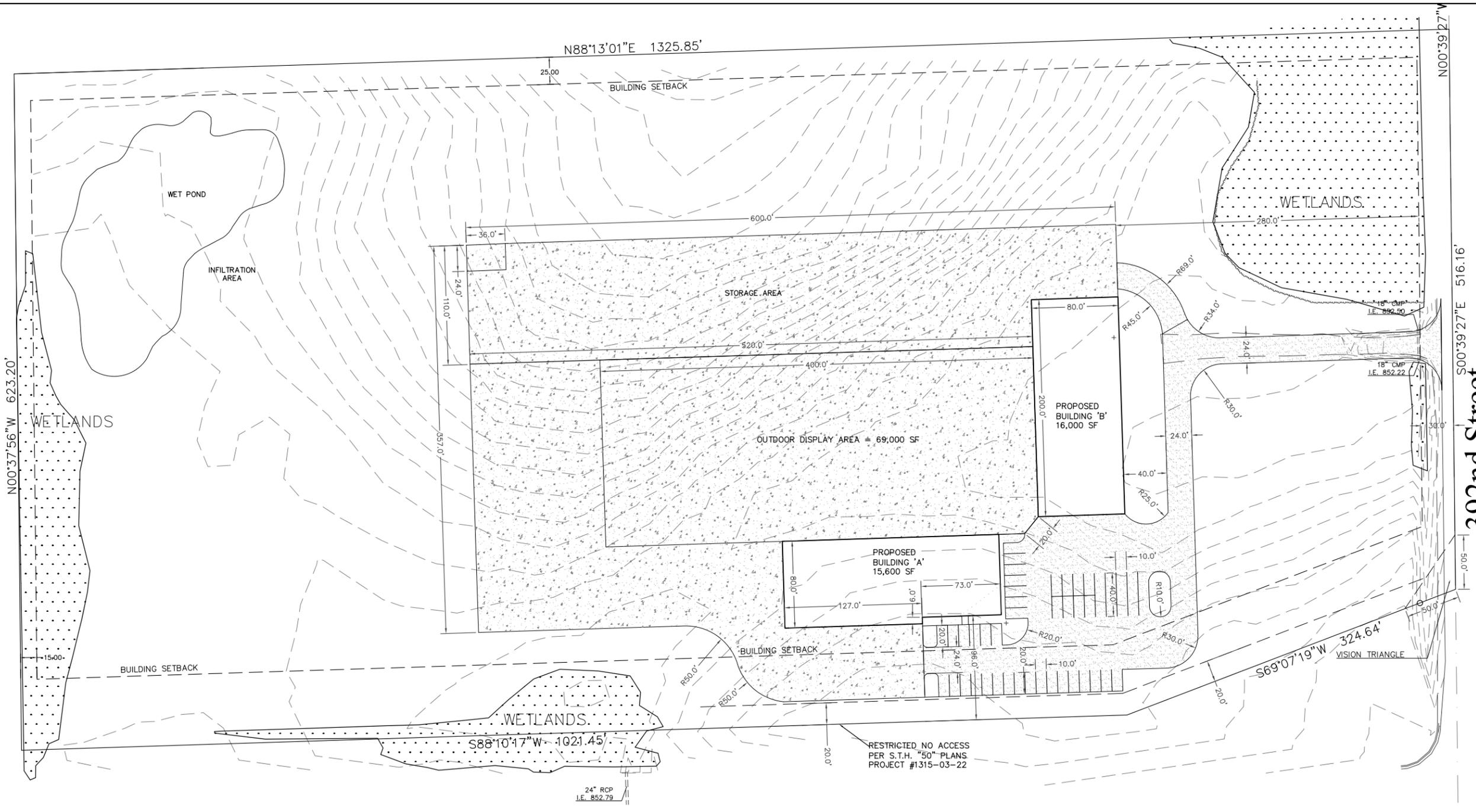
SEAL:

we listen, we innovate,
we turn your vision into reality.

SHEET:
SITE SURVEY

PROJECT MANAGER: GLG
PROJECT NUMBER: 150210
DATE: 5-29-2015

SHEET NUMBER:
S1



STH "50"

SITE DATA

MAXIMUM BLDG HEIGHT
35 FEET

ZONING B-3
HIGHWAY BUSINESS DISTRICT

SETBACKS (PER DECLARATION OF COVENANTS)
SIDE - 15 FEET
FRONT - 25 FEET
REAR - 25 FEET

PARKING REQUIREMENTS
INDUSTRIAL USE (B-3)
1 PER 600 SF OF NET ENCLOSED FLOOR AREA
1 PER 2000 SF OUTSIDE DISPLAY AREA

INDOOR: 6800 SF/600 = 12 PARKING SPACES
OUTDOOR: 68,870 SF/2000 = 35 PARKING SPACES
TOTAL: 54+32 = 47 PARKING SPACES REQUIRED TOTAL

ADA COMPLIANT PARKING
(1) VAN ACCESSIBLE WITH 96" AISLE
(1) CAR ACCESSIBLE WITH 60" AISLE

NOTES:
Parking Spaces shall be minimum of 20 feet from the established highway right-of-way and a minimum of 10 feet from all rear and side lot lines

Vehicle Spaces shall be 10' x 20' Minimum
24' Wide Aisle Widths, required

SITE PLAN LEGEND

-  NEW PAVEMENT
-  AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP).
-  PROJECT LIMITS

FILENAME: D:\Kenosha_Co\Wheatland_Town\Plan\150210_NewGen_RV\Design\150210_SITE_PLAN.dwg

COMPREHENSIVE PLAN
AMENDMENT SITE MAP

PETITIONER(S):

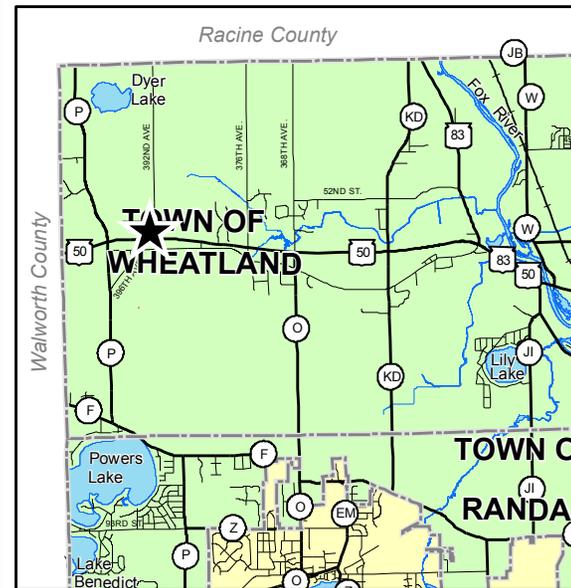
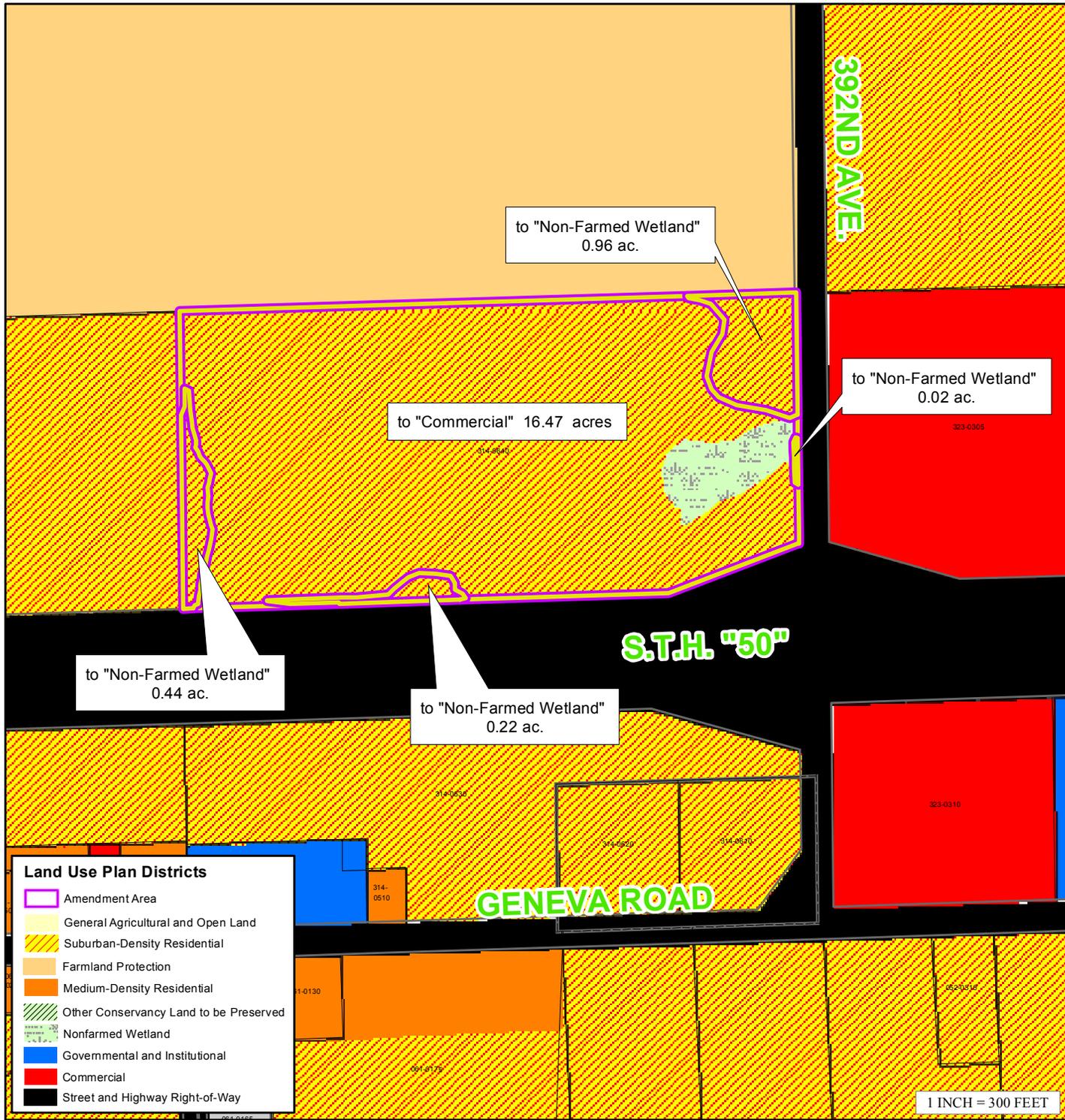
Action 50 LLC (Owner),
Mark Merkling (Agent)

LOCATION: Section 31,
Town of Wheatland

TAX PARCEL(S): #95-4-219-314-0640

REQUEST:

Requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Suburban-Density Residential" and "Non-Farmed Wetlands" to "Commercial" and "Non-Farmed Wetlands".



1 INCH = 300 FEET





COUNTY OF KENOSHA

Department of Planning and Development



May 2013

REZONING APPLICATION

(a) Property Owner's Name:

ACTION 50 LLC

Print Name: _____ Signature: _____

Mailing Address: 420 W WESTLEIGH RD

City: LAKE FOREST State: IL Zip: 60045

Phone Number: _____ E-mail (optional): _____

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status **signed** by the legal property owner **must** be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: Mark Merkling Signature: _____

Business Name: New Generation RV

Mailing Address: 5675 392nd Avenue

City: Burlington State: WI Zip: 53105

Phone Number: 262-539-3600 E-mail (optional): markm@newgenrv.com

(c) Tax key number(s) of property to be rezoned:

95-4-219-314-0640 _____

Property Address of property to be rezoned:

392ND AVE

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):

I appreciate your consideration for my request to open New Generation RV at Parcel Number 95-4-219-314-0640. It is currently zoned B-3. I am hoping, with your permission, to be able to receive the permits that will allow me to sell, service, store and display new and used motor homes, travel trailers, fifth wheels, fold down campers and occasional automobiles, along with retail parts and accessory sales. The site will include two (2) buildings. The first is the main building for offices, the retail store and servicing RV's. The second, which will be built at a later date (1-5 years) will be an indoor showroom. The plan is to change the grade on the property to accommodate the facilities and lot according to the storm water run off plan developed by Kapur & Associates. install seeded and landscape buffers to the east and south of the property. The driveway and customer parking area will be blacktop. The display lot will be graded courserock brought in and finished with road bond. The outdoor lighting will not encroach highway traffic and will be for the purpose of customer safety and security. There will be a low digital road sign at the southeast corner of the paved parking lot 10' tall 14' wide. See attached.

REZONING APPLICATION

(e) Check the box next to any and all of the **existing** zoning district classifications present on the subject property:

<input type="checkbox"/> A-1 Agricultural Preservation District	<input type="checkbox"/> TCO Town Center Overlay District
<input checked="" type="checkbox"/> A-2 General Agricultural District	<input type="checkbox"/> B-1 Neighborhood Business District
<input type="checkbox"/> A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	<input type="checkbox"/> B-2 Community Business District
<input type="checkbox"/> A-4 Agricultural Land Holding District	<input type="checkbox"/> B-3 Highway Business District
<input type="checkbox"/> AE-1 Agricultural Equestrian Cluster Single-Family District	<input type="checkbox"/> B-4 Planned Business District
<input type="checkbox"/> R-1 Rural Residential District	<input type="checkbox"/> B-5 Wholesale Trade and Warehousing District
<input type="checkbox"/> R-2 Suburban Single-Family Residential District	<input type="checkbox"/> BP-1 Business Park District
<input type="checkbox"/> R-3 Urban Single-Family Residential District	<input type="checkbox"/> B-94 Interstate Highway 94 Special Use Business District
<input type="checkbox"/> R-4 Urban Single-Family Residential District	<input type="checkbox"/> M-1 Limited Manufacturing District
<input type="checkbox"/> R-5 Urban Single-Family Residential District	<input type="checkbox"/> M-2 Heavy Manufacturing District
<input type="checkbox"/> R-6 Urban Single-Family Residential District	<input type="checkbox"/> M-3 Mineral Extraction District
<input type="checkbox"/> R-7 Suburban Two-Family and Three-Family Residential District	<input type="checkbox"/> M-4 Sanitary Landfill and Hazardous Waste Disposal District
<input type="checkbox"/> R-8 Urban Two-Family Residential District	<input type="checkbox"/> I-1 Institutional District
<input type="checkbox"/> R-9 Multiple-Family Residential District	<input type="checkbox"/> PR-1 Park-Recreational District
<input type="checkbox"/> R-10 Multiple-Family Residential District	<input type="checkbox"/> C-1 Lowland Resource Conservancy District
<input type="checkbox"/> R-11 Multiple-Family Residential District	<input type="checkbox"/> C-2 Upland Resource Conservancy District
<input type="checkbox"/> R-12 Mobile Home/Manufactured Home Park-Subdivision District	<input type="checkbox"/> FPO Floodplain Overlay District
<input type="checkbox"/> HO Historical Overlay District	<input type="checkbox"/> FWO Camp Lake/Center Lake Floodway Overlay District
<input type="checkbox"/> PUD Planned Unit Development Overlay District	<input type="checkbox"/> FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
<input type="checkbox"/> AO Airport Overlay District	
<input type="checkbox"/> RC Rural Cluster Development Overlay District	

(f) Check the box next to any and all of the **proposed** zoning district classifications proposed for the subject property:

<input type="checkbox"/> A-1 Agricultural Preservation District	<input type="checkbox"/> TCO Town Center Overlay District
<input type="checkbox"/> A-2 General Agricultural District	<input type="checkbox"/> B-1 Neighborhood Business District
<input type="checkbox"/> A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	<input type="checkbox"/> B-2 Community Business District
<input type="checkbox"/> A-4 Agricultural Land Holding District	<input checked="" type="checkbox"/> B-3 Highway Business District
<input type="checkbox"/> AE-1 Agricultural Equestrian Cluster Single-Family District	<input type="checkbox"/> B-4 Planned Business District
<input type="checkbox"/> R-1 Rural Residential District	<input type="checkbox"/> B-5 Wholesale Trade and Warehousing District
<input type="checkbox"/> R-2 Suburban Single-Family Residential District	<input type="checkbox"/> BP-1 Business Park District
<input type="checkbox"/> R-3 Urban Single-Family Residential District	<input type="checkbox"/> B-94 Interstate Highway 94 Special Use Business District
<input type="checkbox"/> R-4 Urban Single-Family Residential District	<input type="checkbox"/> M-1 Limited Manufacturing District
<input type="checkbox"/> R-5 Urban Single-Family Residential District	<input type="checkbox"/> M-2 Heavy Manufacturing District
<input type="checkbox"/> R-6 Urban Single-Family Residential District	<input type="checkbox"/> M-3 Mineral Extraction District
<input type="checkbox"/> R-7 Suburban Two-Family and Three-Family Residential District	<input type="checkbox"/> M-4 Sanitary Landfill and Hazardous Waste Disposal District
<input type="checkbox"/> R-8 Urban Two-Family Residential District	<input type="checkbox"/> I-1 Institutional District
<input type="checkbox"/> R-9 Multiple-Family Residential District	<input type="checkbox"/> PR-1 Park-Recreational District
<input type="checkbox"/> R-10 Multiple-Family Residential District	<input checked="" type="checkbox"/> C-1 Lowland Resource Conservancy District
<input type="checkbox"/> R-11 Multiple-Family Residential District	<input type="checkbox"/> C-2 Upland Resource Conservancy District
<input type="checkbox"/> R-12 Mobile Home/Manufactured Home Park-Subdivision District	<input type="checkbox"/> FPO Floodplain Overlay District
<input type="checkbox"/> HO Historical Overlay District	<input type="checkbox"/> FWO Camp Lake/Center Lake Floodway Overlay District
<input type="checkbox"/> PUD Planned Unit Development Overlay District	<input type="checkbox"/> FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
<input type="checkbox"/> AO Airport Overlay District	
<input type="checkbox"/> RC Rural Cluster Development Overlay District	

REZONING APPLICATION

(g) Your request must be consistent with the existing planned land use category as shown on Map 65 of the adopted "Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035".

The existing planned land use category for the subject property is:

<input type="checkbox"/> Farmland Protection	<input type="checkbox"/> Governmental and Institutional
<input type="checkbox"/> General Agricultural and Open Land	<input type="checkbox"/> Park and Recreational
<input type="checkbox"/> Rural-Density Residential	<input type="checkbox"/> Street and Highway Right-of-Way
<input type="checkbox"/> Agricultural and Rural Density Residential	<input type="checkbox"/> Other Transportation, Communication, and Utility
<input checked="" type="checkbox"/> Suburban-Density Residential	<input type="checkbox"/> Extractive
<input type="checkbox"/> Medium-Density Residential	<input type="checkbox"/> Landfill
<input type="checkbox"/> High-Density Residential	<input type="checkbox"/> Primary Environmental Corridor
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Secondary Environmental Corridor
<input type="checkbox"/> Commercial	<input type="checkbox"/> Isolated Natural Resource Area
<input type="checkbox"/> Office/Professional Services	<input type="checkbox"/> Other Conservancy Land to be Preserved
<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Nonfarmed Wetland
<input type="checkbox"/> Business/Industrial Park	<input type="checkbox"/> Surface Water

(h) Attach a plot plan or survey plat of property to be rezoned (showing location, dimensions, zoning of adjacent properties, existing uses and buildings of adjacent properties, floodways and floodplains)—drawn to scale.

(i) The Kenosha County Department of Planning and Development may ask for additional information.

(j) The name of the County Supervisor of the district wherein the property is located (District Map):

Supervisory District Number: 22 County Board Supervisor: Erin Decker

(k) The fee specified in Section 12.05-8 of this ordinance.

Request for Rezoning Petition\$750.00

(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit <http://www.revenue.wi.gov/faqs/slf/useassmt.html>.

Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

RECEIVED

JUN 23 2015

Kenosha County
Planning and Development

I am looking to put in 10 RV sites to be used as overnight service sites for service customers and our out of state sales customers. We sell all over the United States and Canada. Those customers drive in to pick up and are usually tired from a long trip. It is difficult and poor service on our part to walk them through there RV and send them down the road. Instead when they get here I would like to offer them to spend the night in there new RV then the next morning be able to answer further questions and address any concerns before they leave for a long journey home.

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I do not wish to have or run a campground.

The sites will be behind an earthen birm and out of view from hwy 50 and the dealership off the N.W. corner of our sales lot over looking the retention pond.

Thank you,

Mark Merkling, President
NEW GENERATION RV
5675 392nd Ave. (Hwy. 50)
Burlington, WI 53105
262-539-3600
www.newgenrv.com



- Legend
- Street Centerlines
 - Right-of-Ways
 - Water Features
 - Parcels
 - Certified Survey Maps
 - Condominiums
 - Subdivisions
 - Municipal Boundaries
 - Zoning (Unincorporated Areas)
 - Wetlands

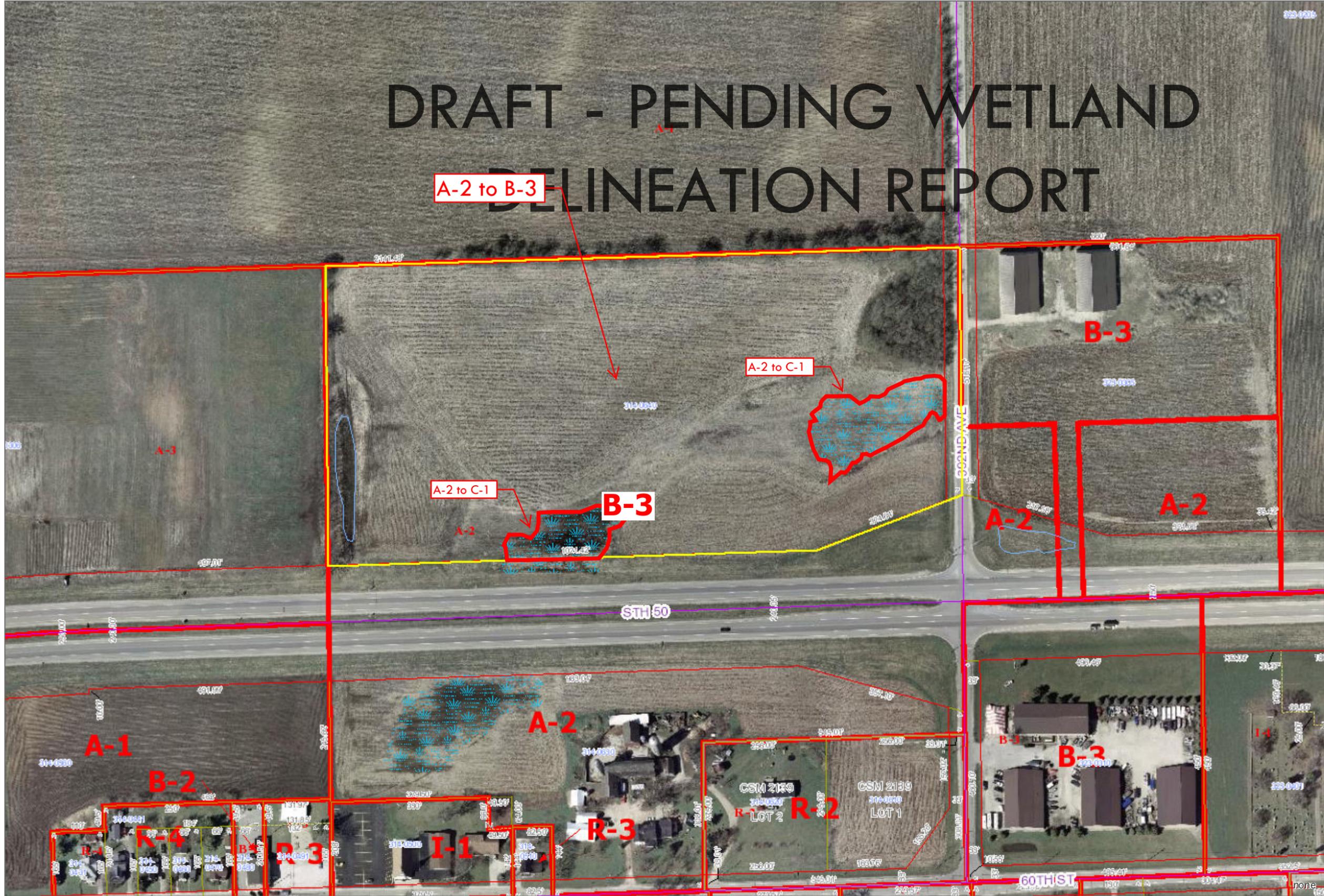


1 inch = 200 feet

DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.



DRAFT - PENDING WETLAND DELINEATION REPORT



- Legend
- Street Centerlines
 - Right-of-Ways
 - Water Features
 - Parcels
 - Certified Survey Maps
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KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 7711 N. PORT WASHINGTON ROAD
 MILWAUKEE, WISCONSIN 53217
 Phone: 414.351.6688 Fax: 414.351.4117
 www.kapurengineers.com

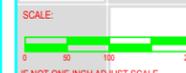
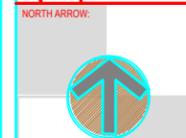
PROJECT:
**NEW GENERATION
 RV
 WETLAND
 DELINEATION**

LOCATION:
**TOWN OF
 WHEATLAND,
 KENOSHA CO., WI**



REVISIONS:

#	DATE	DESCRIPTION



IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

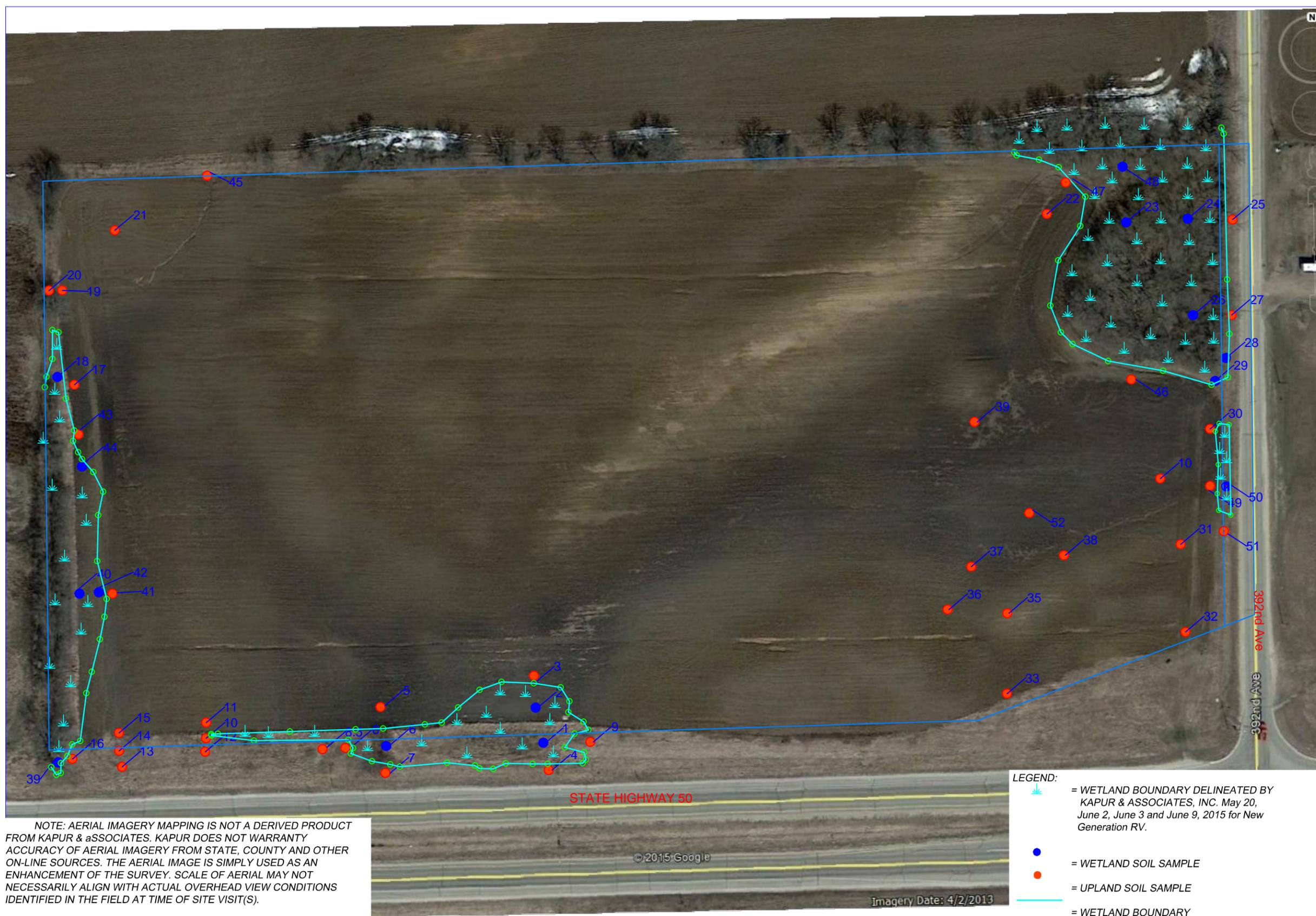
SEAL:

we listen. we innovate.
 we turn your vision into reality.

SHEET:
WETLAND EXHIBIT

DESIGNED BY: _____
 DRAWN BY: _____ RJB
 CHECKED BY: _____
 APPROVED BY: _____ KMB
 PROJECT NUMBER: 15.0210.01

SHEET NUMBER:
1 of 1



NOTE: AERIAL IMAGERY MAPPING IS NOT A DERIVED PRODUCT FROM KAPUR & ASSOCIATES. KAPUR DOES NOT WARRANTY ACCURACY OF AERIAL IMAGERY FROM STATE, COUNTY AND OTHER ON-LINE SOURCES. THE AERIAL IMAGE IS SIMPLY USED AS AN ENHANCEMENT OF THE SURVEY. SCALE OF AERIAL MAY NOT NECESSARILY ALIGN WITH ACTUAL OVERHEAD VIEW CONDITIONS IDENTIFIED IN THE FIELD AT TIME OF SITE VISIT(S).

- LEGEND:**
- = WETLAND BOUNDARY DELINEATED BY KAPUR & ASSOCIATES, INC. May 20, June 2, June 3 and June 9, 2015 for New Generation RV.
 - = WETLAND SOIL SAMPLE
 - = UPLAND SOIL SAMPLE
 - = WETLAND BOUNDARY

© 2015 Google

Imagery Date: 4/2/2013

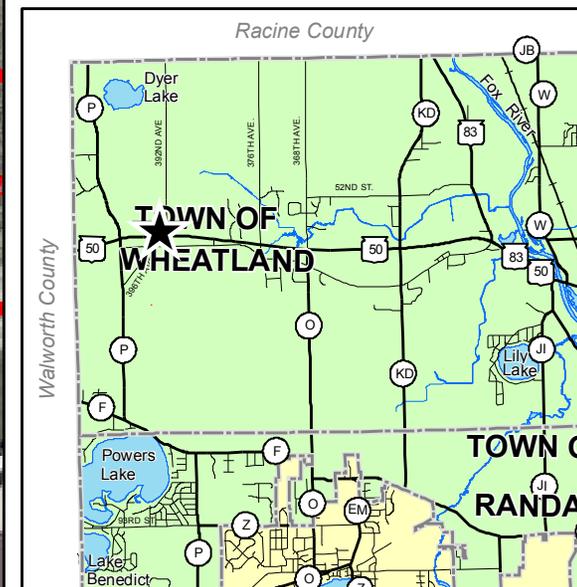
REZONING SITE MAP

PETITIONER(S):
 Action 50 LLC (Owner),
 Mark Merkling (Agent)

LOCATION: SE 1/4 of Section 31,
 Town of Wheatland

TAX PARCEL(S): #95-4-119-314-0640

REQUEST:
 Requesting a rezoning from A-2 General
 Agricultural District to B-3 Highway Business
 District & C-1 Lowland Resource Conservancy
 District.



1 INCH = 300 FEET



December 2012



COUNTY OF KENOSHA

Department of Planning and Development

CONDITIONAL USE PERMIT APPLICATION

(a) Property Owner's Name:
ACTION 50 LLC

Print Name: JAMES M. BISSING Signature: [Signature]

Mailing Address: 420 W WESTLEIGH RD

City: LAKE FOREST State: IL Zip: 60045

Phone Number: _____ E-mail (optional): bissing@aol.com

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status signed by the legal property owner must be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: Mark Merkling Signature: [Signature]

Business Name: New Generation RV

Mailing Address: 5675 392nd Avenue

City: Burlington State: WI Zip: 53105

Phone Number: 262-539-3600 E-mail (optional): markm@newgenrv.com

(c) Architect's Name (if applicable):

Print Name: James Pankratz AIA, Architect Signature: [Signature]

Business Name: Dream Architecture, LLC

Mailing Address: 272 Indian Bend Road

City: Burlington State: WI Zip: 53105

Phone Number: 414-588-5311 E-mail (optional): jwpankratz@hotmail.com

(d) Engineer's Name (if applicable):

Print Name: Gregory Governatori, P.E. LEED AP Signature: [Signature]

Business Name: Kapur & Associates

Mailing Address: 1224 S. Pine St.

City: Burlington State: WI Zip: 53105

Phone Number: 262-758-6010 E-mail (optional): ggovernatori@kapur-assoc.com

CONDITIONAL USE PERMIT APPLICATION

(e) Tax key number(s) of subject site:

95-4-219-314-0640

Address of the subject site:

392ND AVE

(f) Plan of Operation (or attach separate plan of operation)

Type of structure:

Commercial

Proposed operation or use of the structure or site:

I appreciate your consideration for my request to open New Generation RV at Parcel Number 95-4-219-314-0640. It is currently zoned B-3. I am hoping, with your permission, to be able to receive the permits that will allow me to sell, service, store and display new and used motor homes, travel trailers, fifth wheels, fold down campers and occasional automobiles, along with retail parts and accessory sales. The site will include two (2) buildings. The first is the main building for offices, the retail store and servicing RV's. The second, which will be built at a later date (1-5 years) will be an indoor showroom. The plan is to change the grade on the property to accommodate the facilities and lot according to the storm water run off plan developed by Kapur & Associates, install seeded and landscape buffers to the east and south of the property. The driveway and customer parking area will be blacktop. The display lot will be graded courserock brought in and finished with road bond. The outdoor lighting will not encroach highway traffic and will be for the purpose of customer safety and security. There will be a low digital road sign at the southeast corner of the paved parking lot 10' tall 14' wide. A mock up drawing is attached. The well and septic will be installed to code by local companies, Kerkman Brothers and Thueman Well.

Number of employees (by shift): 12

Hours of Operation: M-TH 8:30am-6:00pm F 8:30am-5:00pm Sat 9:00am-3:00pm

Any outdoor entertainment? If so, please explain: No

Any outdoor storage? If so, please explain: Yes. Secure outdoor RV storage

Zoning district of the property: B-3 Highway Business District (pending rezone approval from A-2 General Agricultural District)

(g) Attach a plat of survey prepared by a land surveyor registered by the State of Wisconsin or site plan drawn to scale and approved by the Department of Planning and Development showing all of the information required under section 12.05-1(h)3 for a zoning permit. In addition, the plat of survey or site plan layout shall show the location, elevation and use of any abutting lands and the location and foundation elevations of structures within 50 feet of the subject site; soil mapping unit lines; ordinary high water mark, historic high water marks and floodlands on or within 50 feet of the subject premises, and existing and proposed landscaping.

CONDITIONAL USE PERMIT APPLICATION

For conditional use permit applications that are made within shoreland and floodland areas, such description shall also include information that is necessary for the County Planning, Development & Extension Education Committee to determine whether the proposed development will hamper flood flows, impair floodplain storage capacity, or cause danger to human, animal or aquatic life. This additional information may include plans, certified by a registered professional engineer or land surveyor, showing existing and proposed elevations or contours of the ground; fill or storage elevation; basement and first floor elevations of structures; size, location, and spatial arrangement of all existing and proposed structures on the site; location and elevation of streets water supply and sanitary facilities; aerial photographs, and photographs showing existing surrounding land uses and vegetation upstream and downstream; soil types and any other pertinent information required by either the Planning, Development & Extension Education Committee or the Office of Planning and Zoning Administration:

(h) The Kenosha County Department of Planning and Development may ask for additional information.

(i) The fee specified in Section 12.05-8 of this ordinance.

Request for Conditional Use Permit \$750.00

(For other fees see the Fee Schedule)

RECEIVED

JUN 23 2015

Kenosha County
Planning and Development

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Thank you,

Mark Merkling, President
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Burlington, WI 53105
262-539-3600
www.newgenrv.com

PLAT OF SURVEY -OF-

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 31, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING NORTH OF RECONSTRUCTED STATE TRUNK HIGHWAY "50" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE NORTH 00°39'27" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 SECTION 806.13 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 69°07'19" WEST, ALONG THE NORTH LINE OF SAID STATE TRUNK HIGHWAY "50", 324.64 FEET; THENCE SOUTH 88°10'18" WEST ALONG SAID NORTH LINE 1021.45 FEET (RECORDED AS 1021.42 FEET) TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE NORTH 00°37'56" WEST ALONG SAID WEST LINE, 623.20 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE NORTH 88°13'01" EAST ALONG SAID NORTH LINE 1325.85 FEET TO THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH 00°39'27" EAST ALONG SAID EAST LINE 516.16 FEET TO THE PLACE OF BEGINNING, CONTAINING 18.58 ACRES OF LAND MORE OR LESS, SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EAST 33 FEET THEREOF FOR HIGHWAY PURPOSES, (392ND AVENUE). SAID LANDS BEING IN THE TOWNSHIP OF WHEATLAND, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

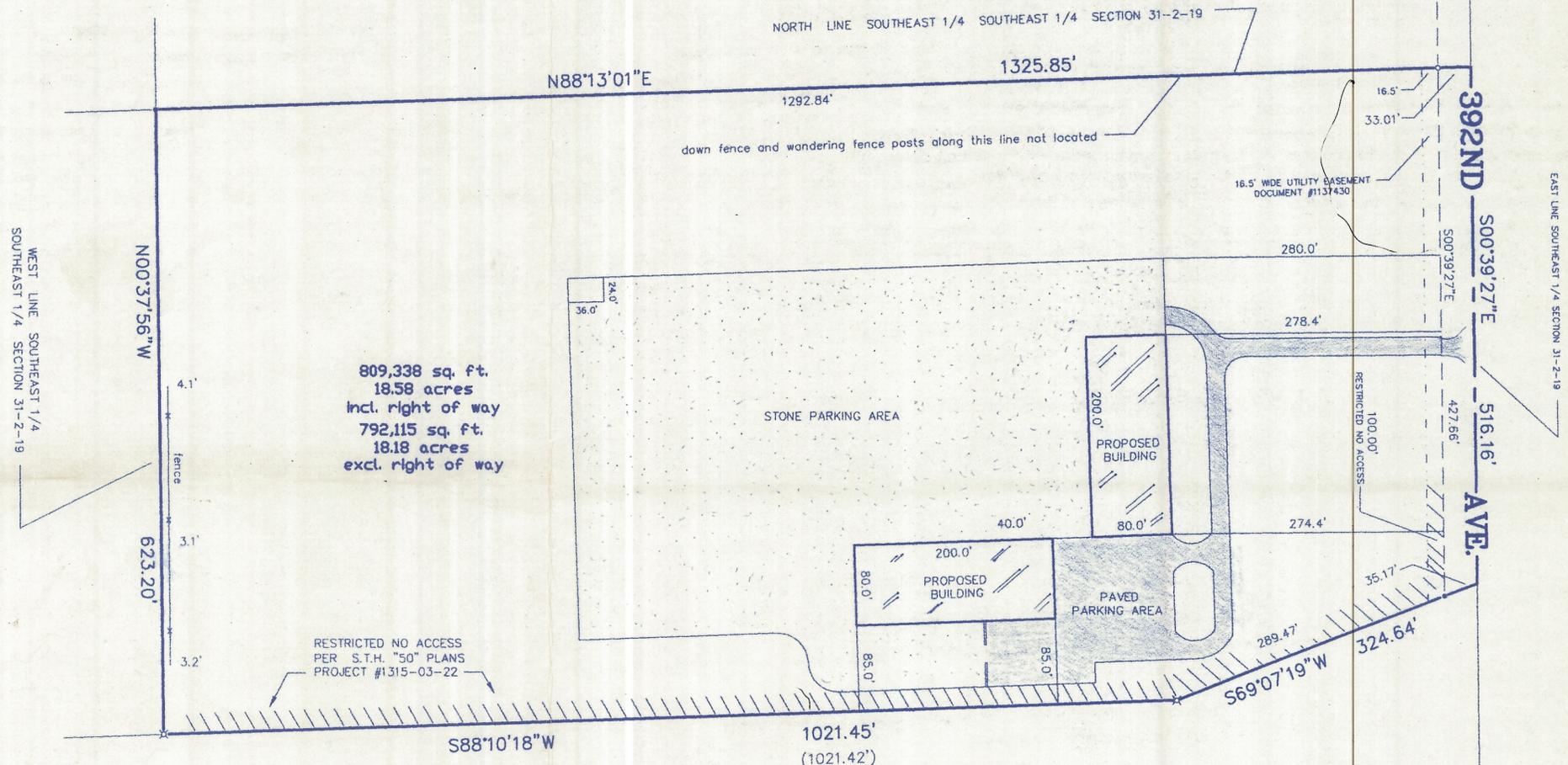
SURVEY FOR: NEW GENERATION RV (MARK MERKLING)

NOTE: REVISED SURVEY TO SHOW PROPOSED BUILDINGS AND PARKING AREA, NO ADDITIONAL FIELD WORK WAS DONE AT THIS TIME. PROPOSED BUILDINGS AS SHOWN TO BE FIELD STAKED BY OTHERS PER ABOVE NAMED CLIENT.

NOTE:
VOLUME 929 PAGE 62, TELEPHONE
COMPANY EASEMENT, VAGUE IN
LOCATION AND CANNOT BE PLOTTED.

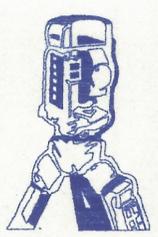
"I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any."

"This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."



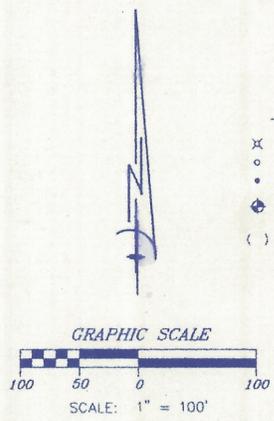
809,338 sq. ft.
18.58 acres
incl. right of way
792,115 sq. ft.
18.18 acres
excl. right of way

S.T.H. "50"



B.W. SURVEYING, INC.

412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225



- LEGEND**
- X FOUND IRON ROD
 - o FOUND IRON PIPE
 - SET IRON PIPE
 - ⊙ FOUND CONCRETE MONUMENT WITH CAP
 - () RECORDED AS



THIS IS NOT AN ORIGINAL PRINT
UNLESS THIS SEAL IS RED.

Robert J. Wetzel
ROBERT J. WETZEL S-1778

DRAWN BY: bw		REVISED: JUNE 4, 2015	
CHECKED BY: rw/dw		REVISED: JANUARY 3, 2013	
JOB NO.: 8924		DATE: DECEMBER 21, 2012	
		DRAWING NO.: 8924d1	
		SHEET 1 OF 1	

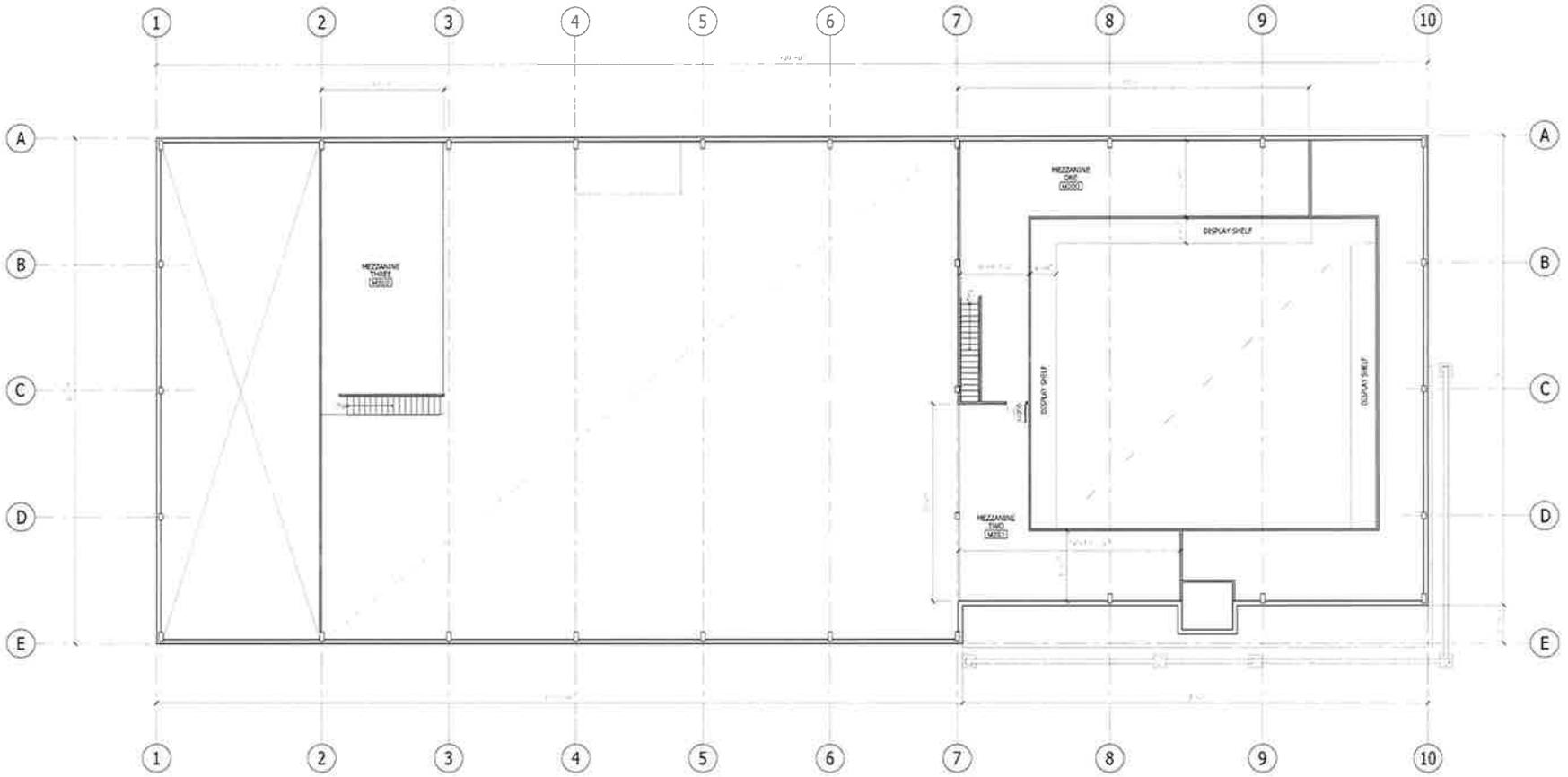












1 MEZZANINE LEVEL FLOOR PLAN

2,387 GROSS S.F.



PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - OWNER REVIEW ONLY

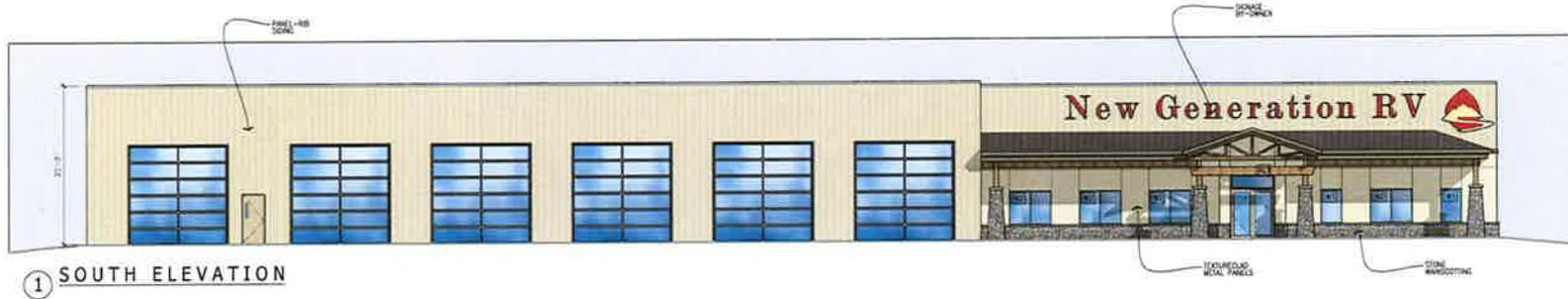


BUSINESS & SERVICE
 BUILDING MEZ. FLOOR PLAN

NEW GENERATION RV
 5675 392nd AVENUE (HIGHWAY 50)
 BURLINGTON, WISCONSIN 53105

SHEET NUMBER
A2

SCALE: 1/4" = 1'-0"
 DRAWING NO: 24-25
 DATE: May 21, 2015
 DRAWN BY: [Name]



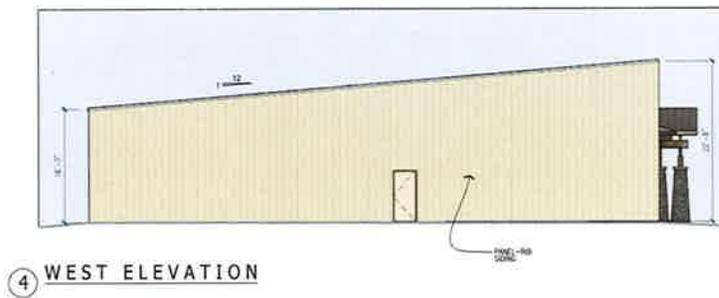
① SOUTH ELEVATION



② EAST ELEVATION



③ NORTH ELEVATION



④ WEST ELEVATION

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - OWNER REVIEW ONLY

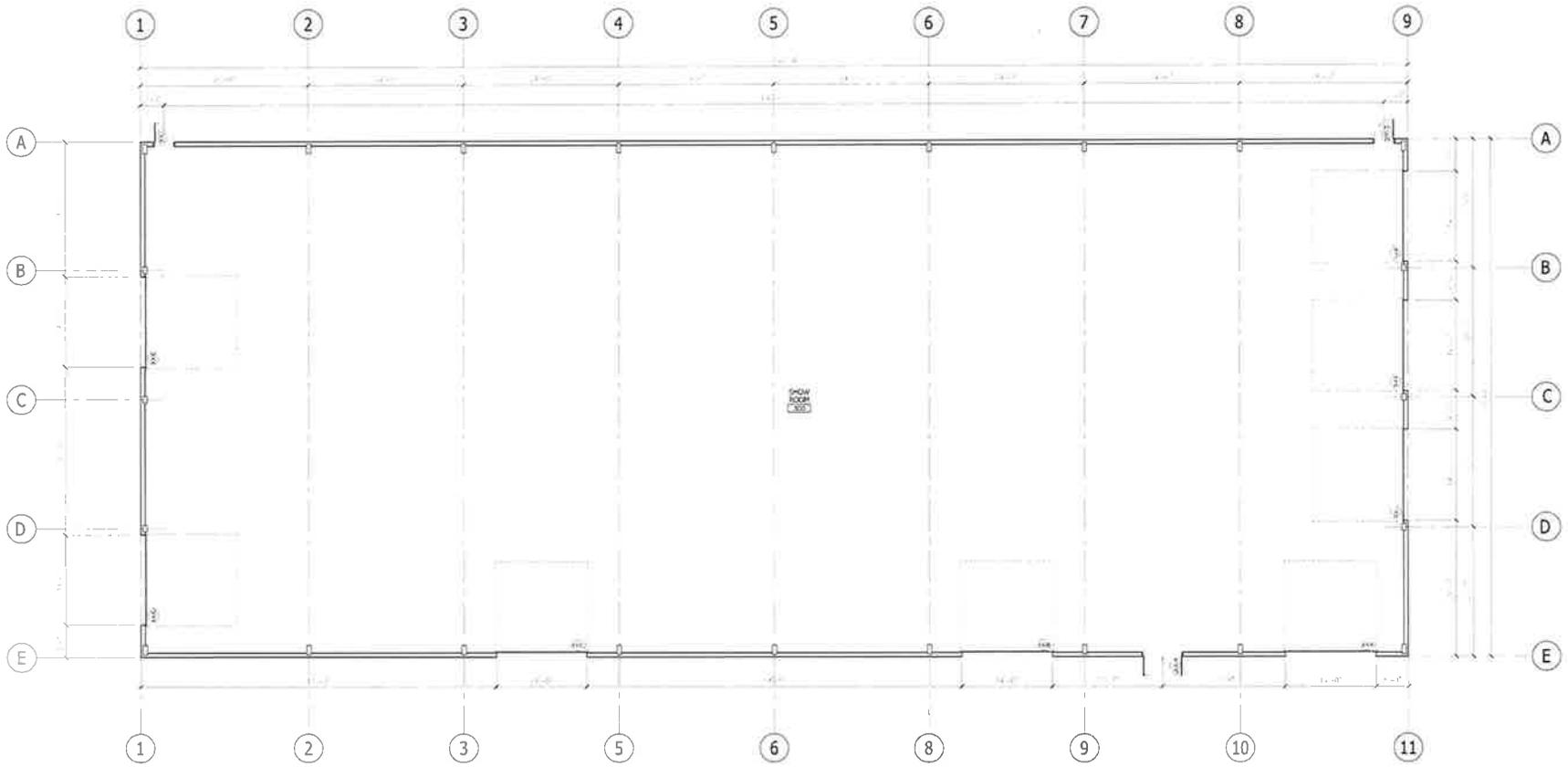


NEW GENERATION RV
 5675 392nd AVENUE (HIGHWAY 50)
 BURLINGTON, WISCONSIN 53105

SCALE: 1/4" = 1'-0"
 DATE: 11/21/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]

BUSINESS & SERVICE
 BUILDING ELEVATIONS

SHEET NUMBER
A3



1 MAIN LEVEL FLOOR PLAN

15,680 GROSS S.F.



PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - OWNER REVIEW ONLY

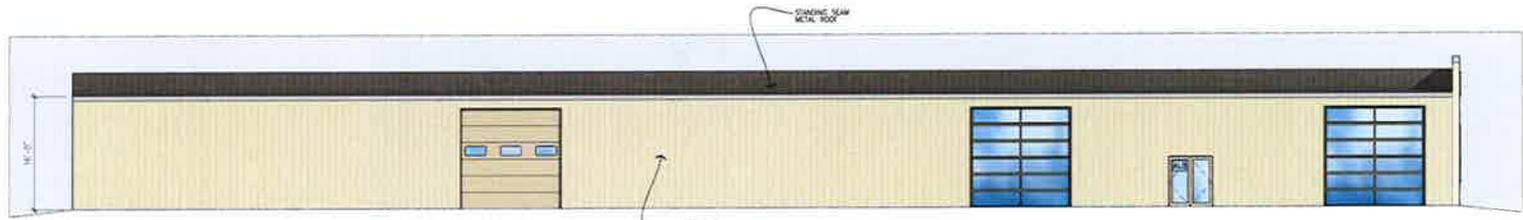
SHOWROOM BUILDING
FLOOR PLAN

A6

NEW GENERATION RV
5675 392nd AVENUE (HIGHWAY 50)
BURLINGTON, WISCONSIN 53105

DATE: 11/11/15
DRAWN BY: JLD
CHECKED BY: JLD
DATE: May 21, 2015
PROJECT NO.: 15-001

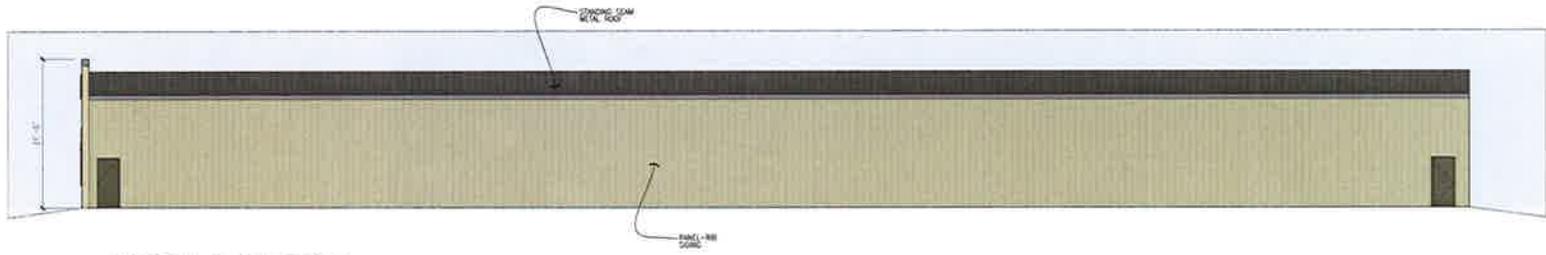




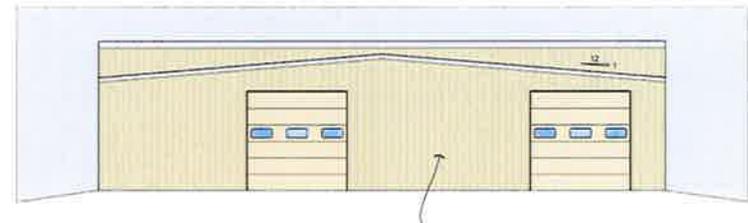
① SOUTH ELEVATION



② EAST ELEVATION



③ NORTH ELEVATION



④ WEST ELEVATION

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - OWNER REVIEW ONLY



NEW GENERATION RV
 5675 392nd AVENUE (HIGHWAY 50)
 BURLINGTON, WISCONSIN 53105

SCALE: 1/4" = 1'-0"
 DRAWING NO: 24-26
 DATE: 07/21/2018
 PROJECT: 24-26

SHOWROOM BUILDING
 ELEVATIONS

A7



KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 7711 N. PORT WASHINGTON ROAD
 MILWAUKEE, WISCONSIN 53217
 Phone: 414.351.6688 Fax: 414.351.4117
 www.kapurengineers.com

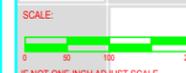
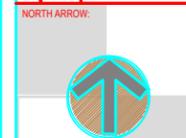
PROJECT:
**NEW GENERATION
 RV
 WETLAND
 DELINEATION**

LOCATION:
**TOWN OF
 WHEATLAND,
 KENOSHA CO., WI**



REVISIONS:

#	DATE	DESCRIPTION



IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:

we listen. we innovate.
 we turn your vision into reality.

SHEET:
WETLAND EXHIBIT

DESIGNED BY: _____
 DRAWN BY: _____ RJB
 CHECKED BY: _____
 APPROVED BY: _____ KMB
 PROJECT NUMBER: 15.0210.01

SHEET NUMBER:
1 of 1

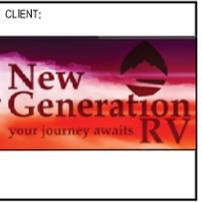


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- LEGEND:**
- = WETLAND BOUNDARY DELINEATED BY KAPUR & ASSOCIATES, INC. May 20, June 2, June 3 and June 9, 2015 for New Generation RV.
 - = WETLAND SOIL SAMPLE
 - = UPLAND SOIL SAMPLE
 - = WETLAND BOUNDARY

PROJECT:
**NEWGENERATION
RV**

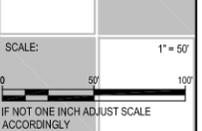
LOCATION:
TOWN OF
WHEATLAND,
KENOSHA COUNTY,
WI



PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION
###	###	###
###	###	###
###	###	###
###	###	###
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###	###	###
###	###	###
###	###	###



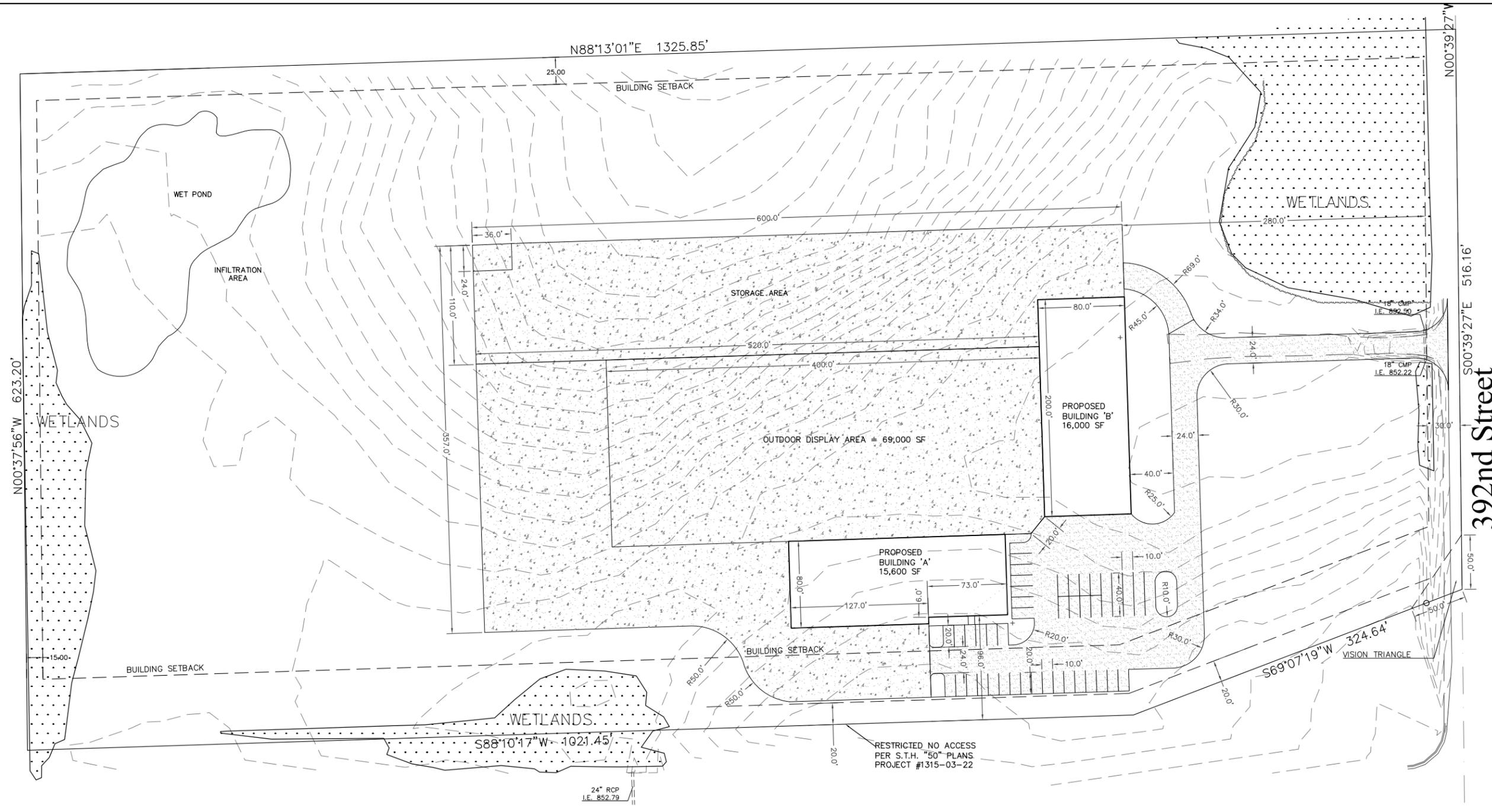
SEAL:

we listen. we innovate.
we turn your vision into reality.

SHEET:
SITE SURVEY

PROJECT MANAGER: GLG
PROJECT NUMBER: 150210
DATE: 5-29-2015

SHEET NUMBER:
S1



STH "50"

SITE DATA

MAXIMUM BLDG HEIGHT
35 FEET

ZONING B-3
HIGHWAY BUSINESS DISTRICT

SETBACKS (PER DECLARATION OF COVENANTS)
SIDE - 15 FEET
FRONT - 25 FEET
REAR - 25 FEET

PARKING REQUIREMENTS
INDUSTRIAL USE (B-3)
1 PER 600 SF OF NET ENCLOSED FLOOR AREA
1 PER 2000 SF OUTSIDE DISPLAY AREA

INDOOR: 6800 SF/600 = 12 PARKING SPACES
OUTDOOR: 68,870 SF/2000 = 35 PARKING SPACES
TOTAL: 54+32 = 47 PARKING SPACES REQUIRED TOTAL

ADA COMPLIANT PARKING
(1) VAN ACCESSIBLE WITH 96" AISLE
(1) CAR ACCESSIBLE WITH 60" AISLE

NOTES:
Parking Spaces shall be minimum of 20 feet from the established highway right-of-way and a minimum of 10 feet from all rear and side lot lines

Vehicle Spaces shall be 10' x 20' Minimum
24' Wide Aisle Widths, required

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SITE PLAN LEGEND

-  NEW PAVEMENT
-  AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP).
-  PROJECT LIMITS

CONDITIONAL USE SITE MAP

PETITIONER(S):
Action 50 LLC (Owner),
Mark Merkling (Agent)

LOCATION: SE 1/4 of Section 31,
Town of Wheatland

TAX PARCEL(S): #95-4-219-314-0640

REQUEST:

Requesting a Conditional Use Permit
for Recreational Vehicle (RV) sales,
service and outdoor display & storage
in the B-3 Highway Business District.

