



Planning, Development & Extension Education Committee
Agenda
Kenosha County Center
Wednesday, March 9, 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COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS.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, March 9, 2016 at 6:00p.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: "KENOSHA COUNTY 4-H VOLUNTEER DEVELOPMENT OVERVIEW"**
3. **YOUTH IN GOVERNANCE UPDATE / REVIEW**
4. **UW-EXTENSION COOPERATIVE EXTENSION REORGANIZATION UPDATE**
5. **UW-EXTENSION EDUCATOR/PROGRAM UPDATES**
6. **UW-EXTENSION DIRECTOR UPDATES**

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

7. **ASHLEY MORRIS - REZONING - SALEM**

Ashley Morris, 9014 268th Ave., Salem, WI 53168 (Owner), Kenosha County Planning, Development & Extension Education Committee, 19600 75th Street, Suite 185-3, Bristol, WI 53104 (Sponsor), requesting a rezoning from R-4 Urban Single-Family Residential Dist. to R-4 Urban Single-Family Residential Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcels #65-4-120-164-0297 & 65-4-120-164-0299 located in the SE 1/4 of Section 16, T1N, R20E, Town of Salem.

Documents:

[65-4-120-164-0297 - SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

8. TABLED NORTHERN ALPINE GROUP LLC (OWNER), MARY OCHOA-PETERSEN (AGENT) – REZONING – WHEATLAND

Tabled Request of 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 NORTHERN.PDF](#)
[EXHIBIT MAP.PDF](#)

9. 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 CPA.PDF](#)

10. 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 REZO.PDF](#)

11. 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:

12. **REVIEW AND POSSIBLE APPROVAL - RESOLUTION REQUEST TO APPROVE THE APPOINTMENT OF MR. ROBERT W. MERRY, PLS TO ASSUME THE DUTIES OF THE KENOSHA COUNTY SURVEYOR**
13. **CERTIFIED SURVEYS**
14. **APPROVAL OF MINUTES**
15. **CITIZENS COMMENTS**
16. **ANY OTHER BUSINESS ALLOWED BY LAW**
17. **ADJOURNMENT**

NOTICE TO PETITIONERS

The petitioners: Ashley Morris, (Owner), Kenosha County Planning, Development & Extension Education Committee, (Sponsor), Northern Alpine Group LLC (Owner), Mary Ochoa-Petersen (Agent), Action 50 LLC (Owner) – Mark Merkling (Agent).

NOTICE TO TOWNS

The Towns of Salem and Wheatland are asked to be represented at the hearing on **Wednesday, March 9, 2016 at 7:00 p.m.** 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



REZONING PROCEDURES



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.

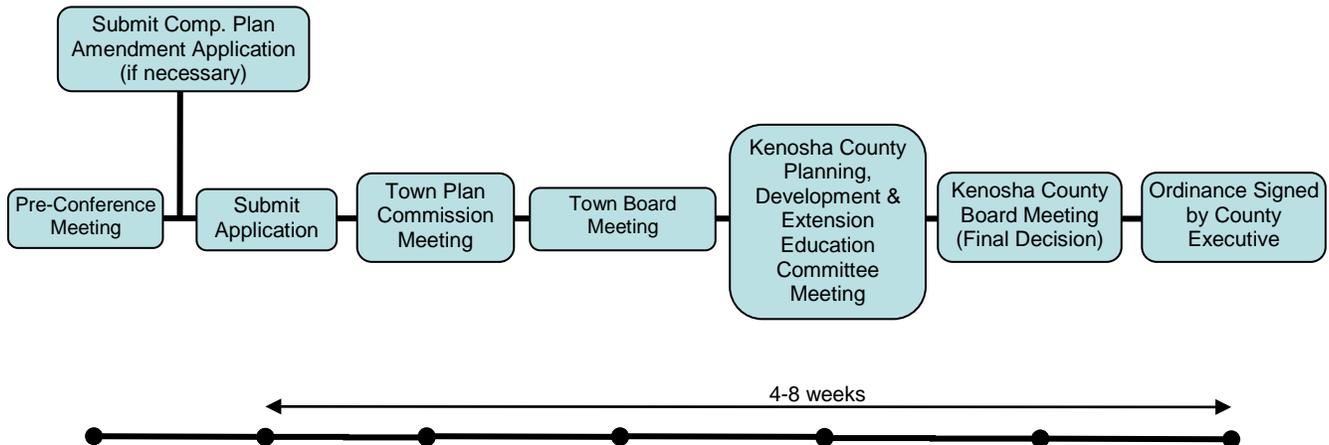
10. After the County Executive has signed the official ordinance document amending the Kenosha County Zoning Map, you will be notified of your approval in writing. Upon notification of approval, you may proceed with recording any necessary deeds.

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

RECEIVED

JAN 13 2016

May 2013



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

RECEIVED

JAN 13 2015

Kenosha County
Deputy County Clerk

REZONING APPLICATION

(a) Property Owner's Name:

Ashley Morris

Print Name: **Ashley Morris**

Signature: _____

Mailing Address: **9014 268TH AVENUE**

City: **SALEM**

State: **WI**

Zip: **53168**

Phone Number: **262-210-7616**

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:

65-4-120-164-0297

65-4-120-164-0299

Property Address of property to be rezoned:

268th Avenue

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

To rezone the property to the C-1 Lowland Resource Conservancy District according to the 2010 Wisconsin Department of Natural Resources Wetland Inventory Layer.

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
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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

(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.

90th Street & 268th Avenue - Site Map



Legend

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



1 inch = 100 feet

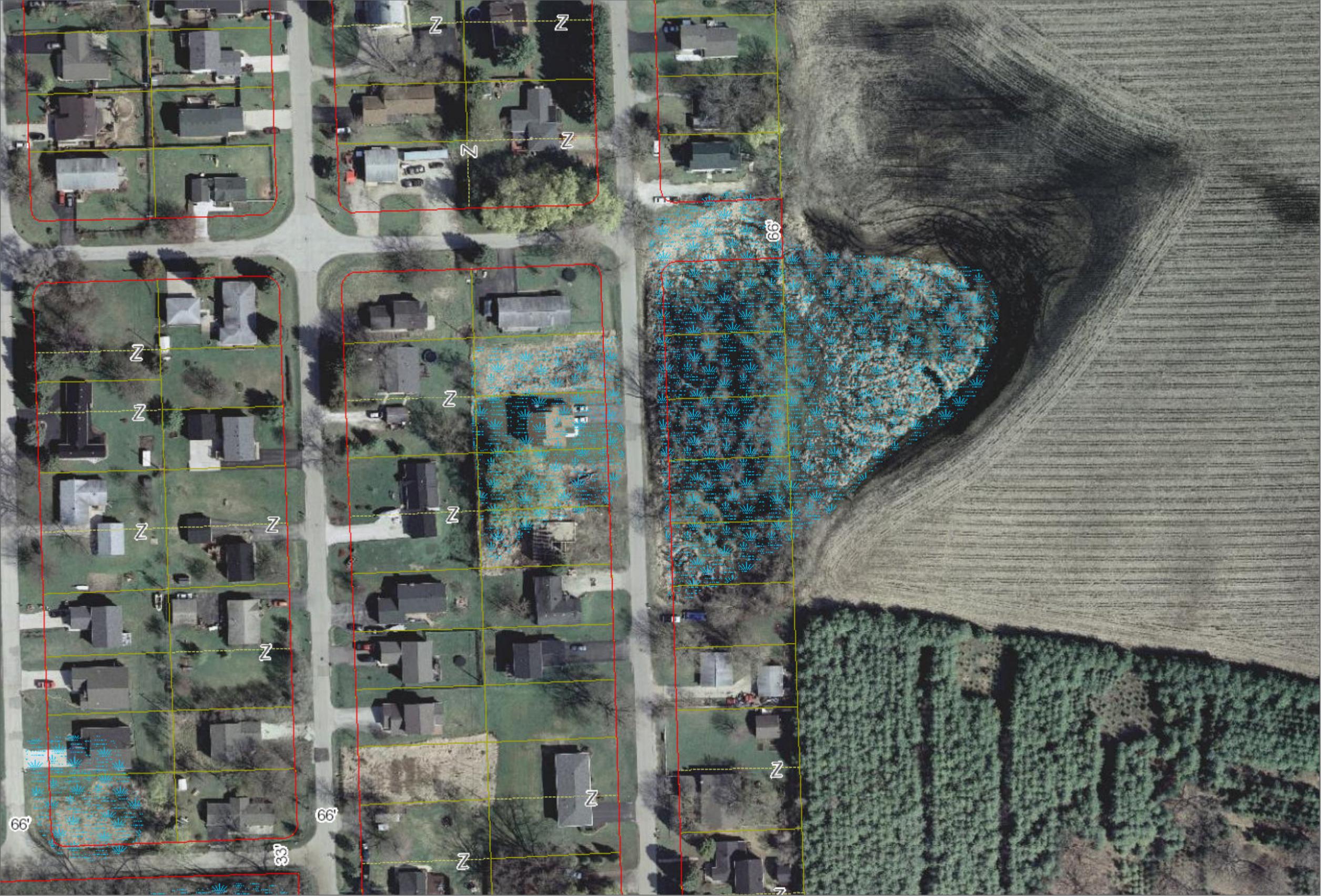
DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes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

Date Printed: 8/21/2015

90th Street & 268th Avenue - 2010 WI DNR Wetland Inventory Map



- Legend
- Right-of-Ways
 - Water Features
 - - - Parcels
 - - - Certified Survey Maps
 - - - Condominiums
 - Municipal Boundaries
 - - - Wetlands



1 inch = 100 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: 8/21/2015

90th Street & 268th Avenue - Current Zoning Map Classifications



Legend

- Right-of-Ways
- Water Features
- - - Parcels
- - - Certified Survey Maps
- - - Condominiums
- Municipal Boundaries
- Shoreland Areas
- - - Zoning (Unincorporated Areas)



1 inch = 100 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: 8/21/2015

90th Street & 268th Avenue - Proposed Zoning Map Classifications



Legend

- Right-of-Ways
- Water Features
- ⋯ Parcels
- ⋯ Certified Survey Maps
- ⋯ Condominiums
- Municipal Boundaries
- Shoreland Areas
- Zoning (Unincorporated Areas)



1 inch = 100 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: 8/21/2015



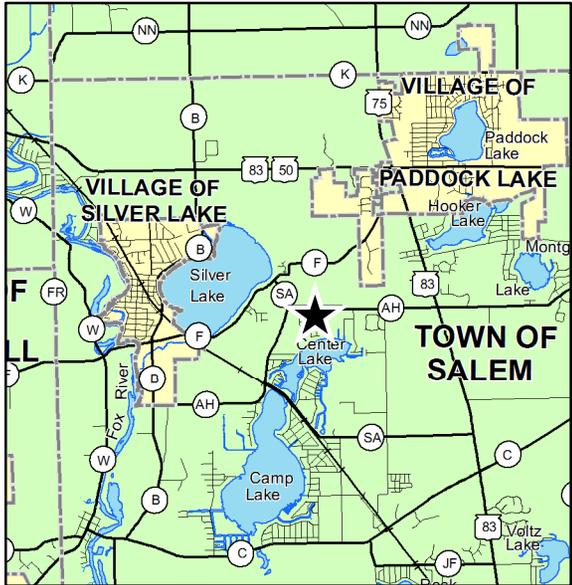
REZONING SITE MAP

PETITIONER(S):
 Ashley Morris (Owner), Kenosha County
 Planning, Development & Extension Education
 Committee (Agent)

LOCATION: SE 1/4 of Section 16,
 Town of Salem

TAX PARCEL(S): #65-4-120-164-0297 &
 #65-4-120-164-0299

REQUEST:
 Requesting a rezoning from R-4
 Urban Single-Family Residential
 District to R-4 Urban Single-Family
 Residential District and C-1 Lowland
 Resource Conservancy District.





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.

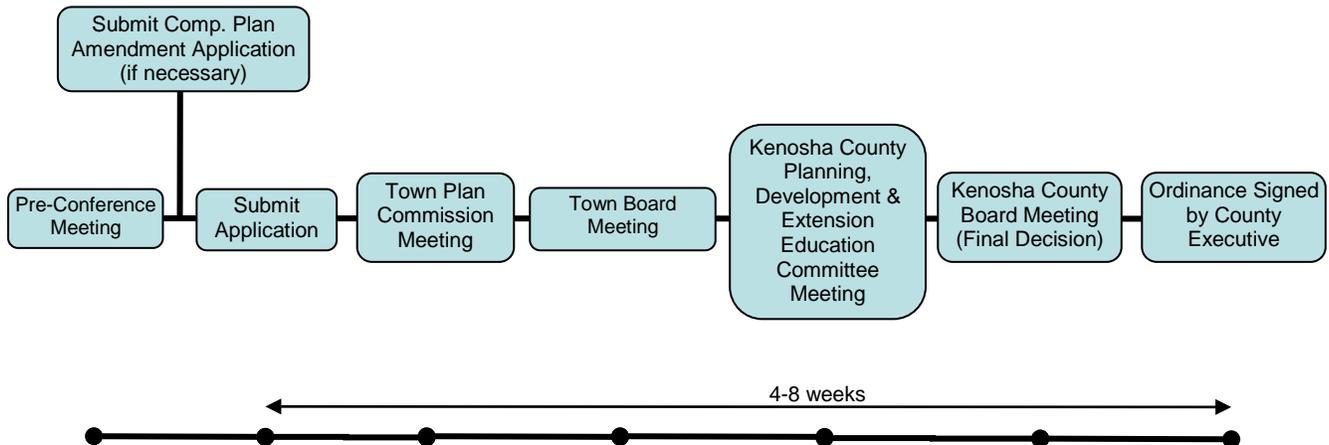
10. After the County Executive has signed the official ordinance document amending the Kenosha County Zoning Map, you will be notified of your approval in writing. Upon notification of approval, you may proceed with recording any necessary deeds.

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
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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
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AO Airport Overlay District	
RC Rural Cluster Development Overlay District	

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 18 day of December, 2015
A. Webb
Notary Public, Kenosha County, WI.
My commission expires _____

KENOSHA COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT DIVISION OF COUNTY DEVELOPMENT

BY _____

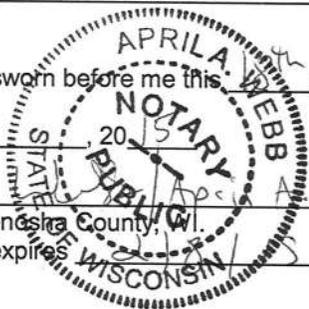
TITLE _____

LAND INFORMATION OFFICE

BY _____

TITLE _____

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



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

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 - 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".

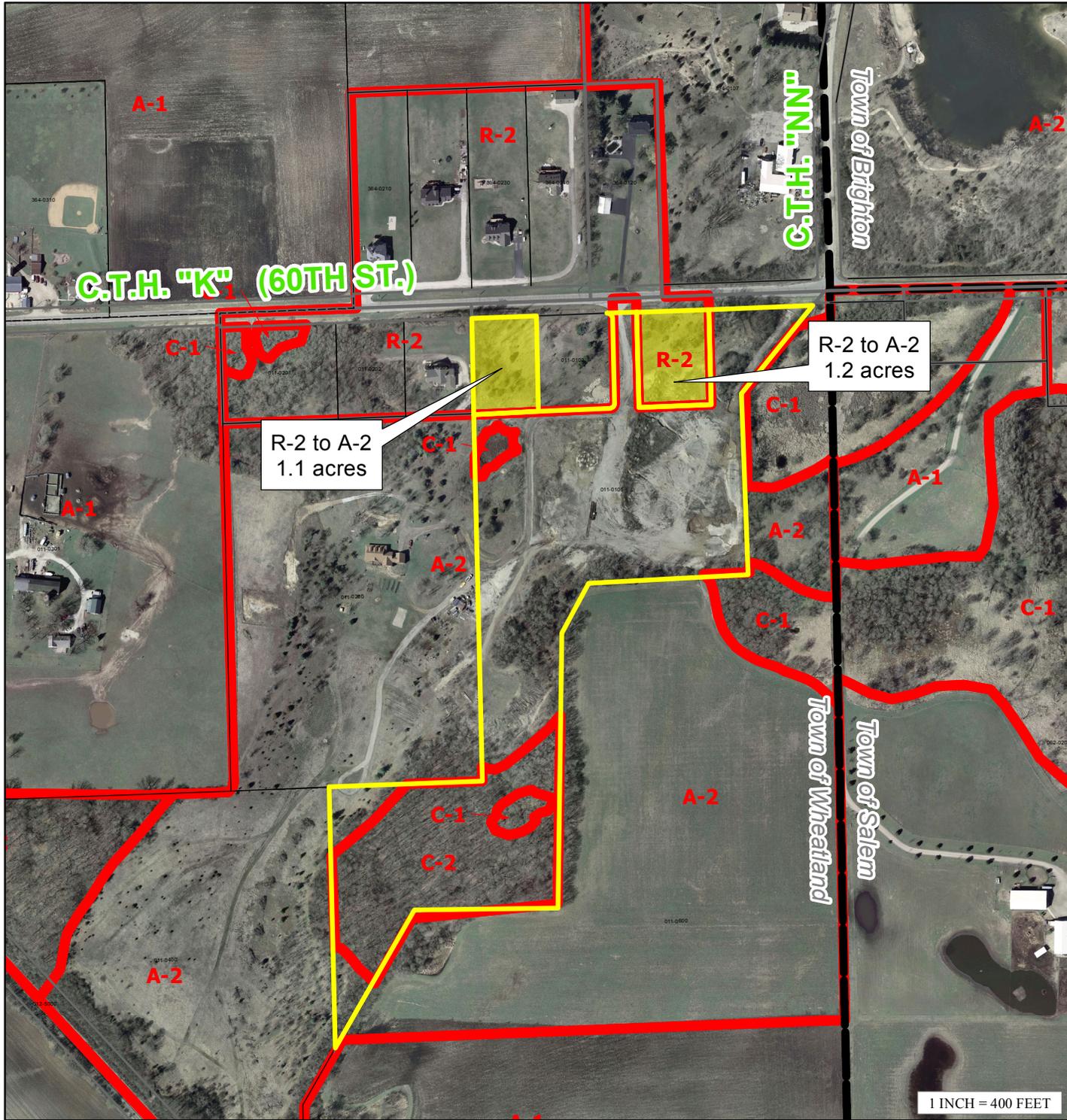
- Legend**
- Street Centerlines
 - Right-of-Ways
 - Water Features
 - Parcels
 - Certified Survey Maps
 - Condominiums
 - Subdivisions
 - Municipal Boundaries
- Special Flood Hazard Area**
- A; AE; AO
 - Shoreland Areas
 - Zoning (Unincorporated Areas)



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Date Printed: 12/17/2015



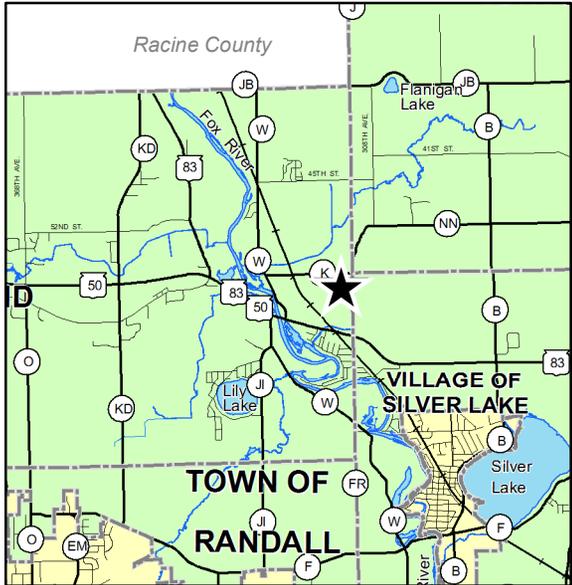
REZONING SITE MAP

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





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

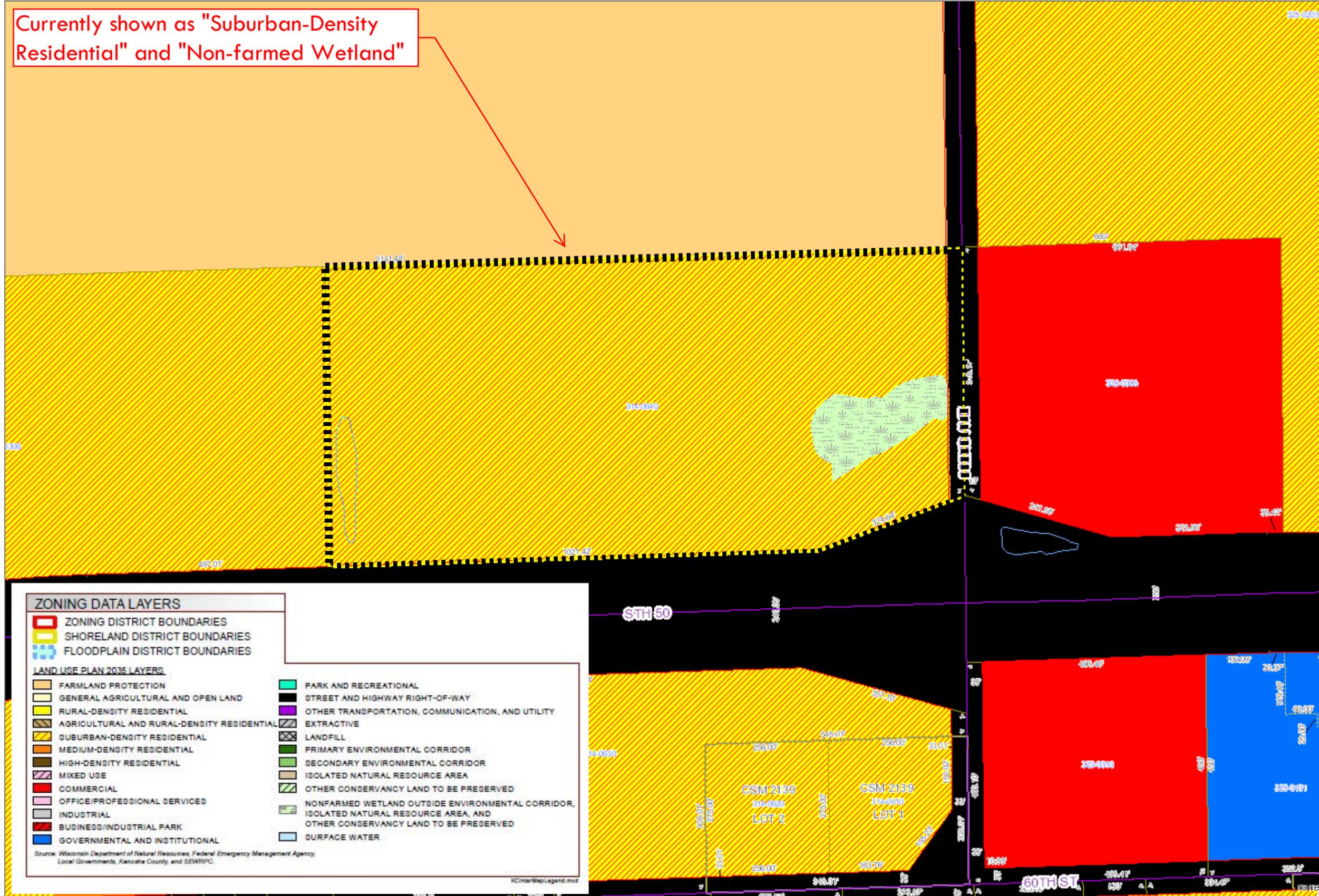
95-4-219-314-0640 - Current Land Use Plan Designation

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 SEMWOPC.



1 inch = 200 feet

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Date Printed: 5/14/2015

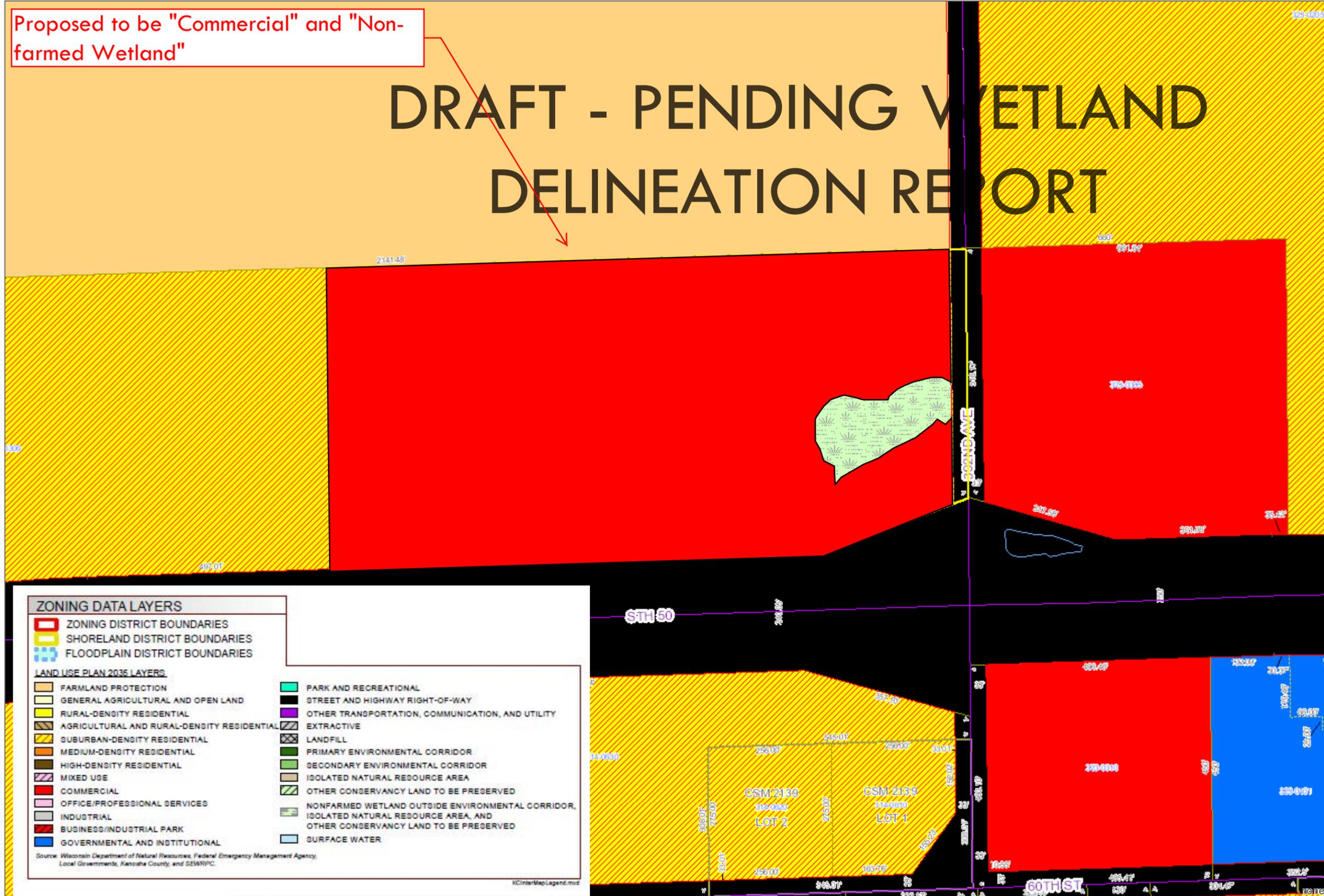
Proposed to be "Commercial" and "Non-farmed Wetland"

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

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



1 inch = 200 feet



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

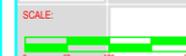
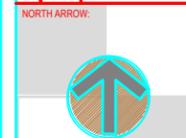
PROJECT:
**NEW GENERATION
RV
WETLAND
DELINEATION**

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

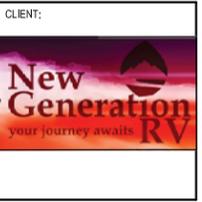


NOTE: AERIAL IMAGERY MAPPING IS NOT A DERIVED PRODUCT FROM KAPUR & ASSOCIATES. KAPUR DOES NOT WARRANTY ACCURACY OF AERIAL IMAGERY FROM STATE, COUNTY AND OTHER ON-LINE SOURCES. THE AERIAL IMAGE IS SIMPLY USED AS AN ENHANCEMENT OF THE SURVEY. SCALE OF AERIAL MAY NOT NECESSARILY ALIGN WITH ACTUAL OVERHEAD 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**

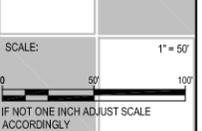
LOCATION:
TOWN OF
WHEATLAND,
KENOSHA COUNTY,
WI



PRELIMINARY

REVISIONS:

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



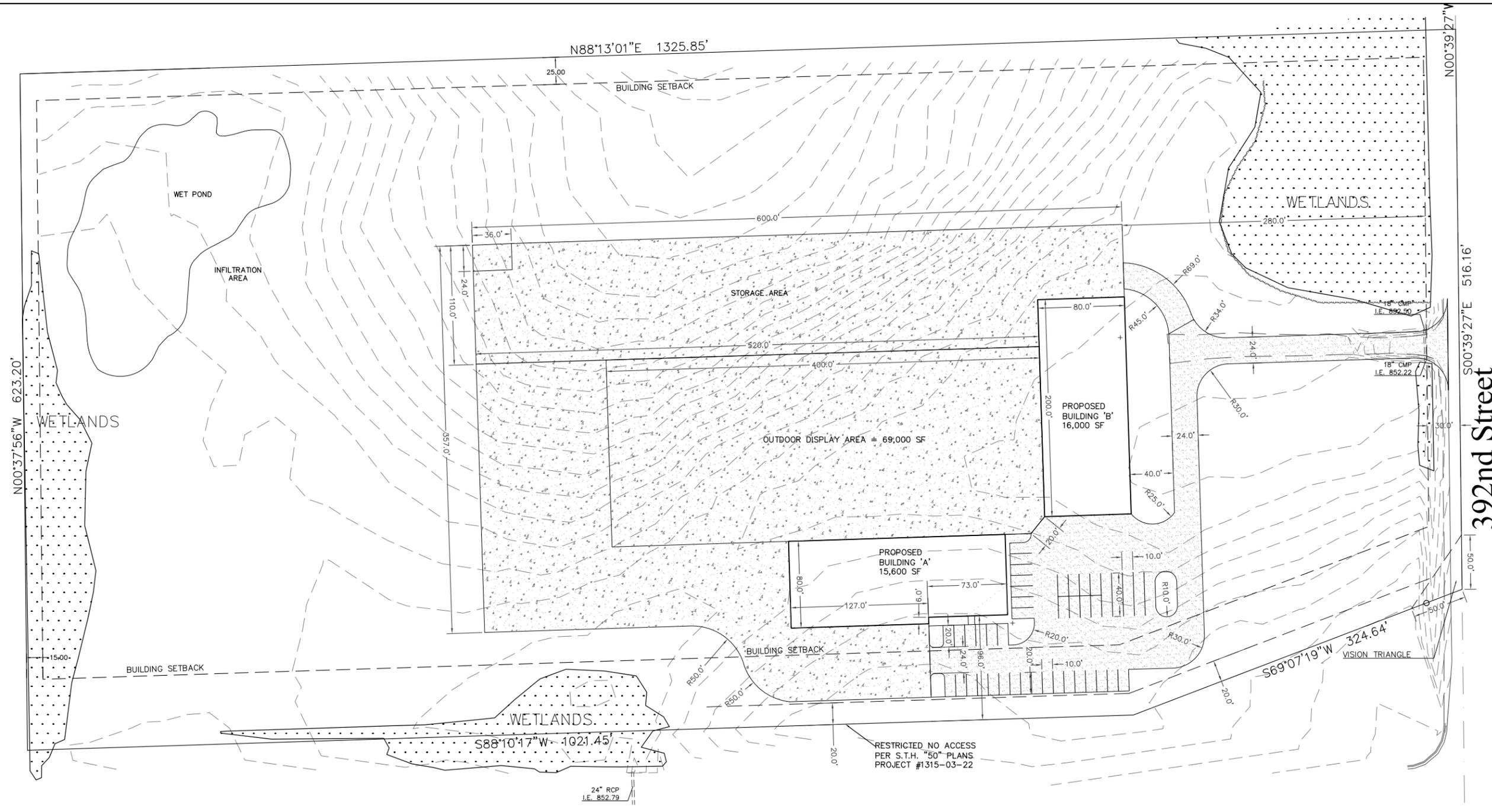
SEAL:

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_NearCen_R\Design\150210_SITE_PLAN.dwg

COMPREHENSIVE PLAN
AMENDMENT SITE MAP

PETITIONER(S):

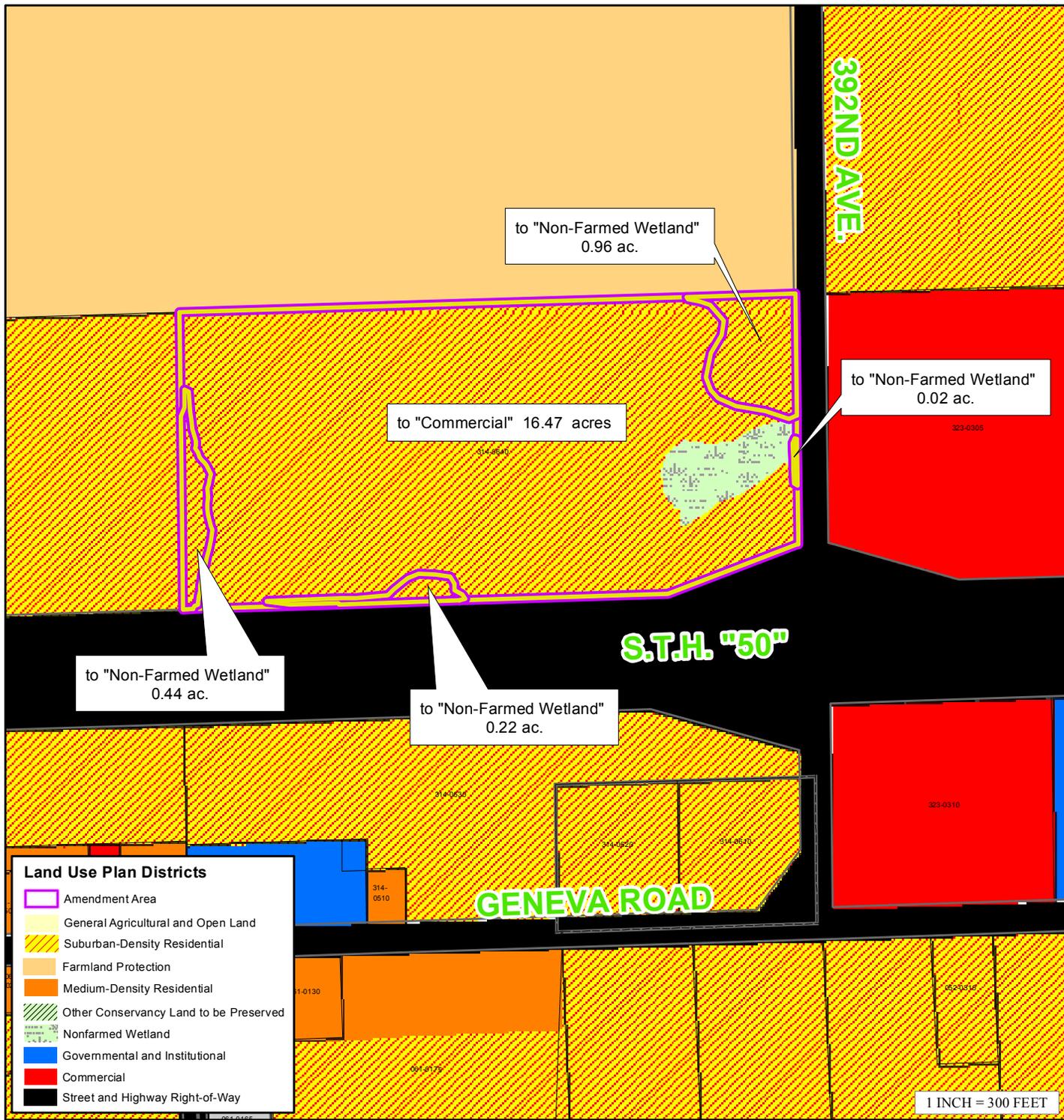
Action 50 LLC (Owner),
Mark Merkling (Agent)

LOCATION: Section 31,
Town of Wheatland

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

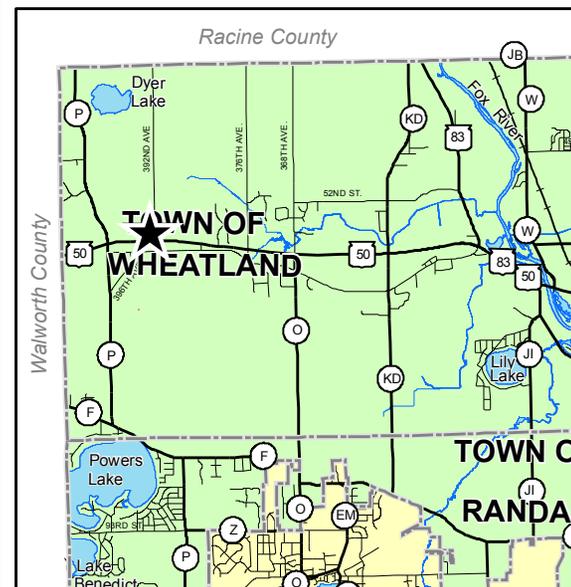
REQUEST:

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".



Land Use Plan Districts

- Amendment Area
- General Agricultural and Open Land
- Suburban-Density Residential
- Farmland Protection
- Medium-Density Residential
- Other Conservancy Land to be Preserved
- Nonfarmed Wetland
- Governmental and Institutional
- Commercial
- Street and Highway Right-of-Way





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
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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 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.

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



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



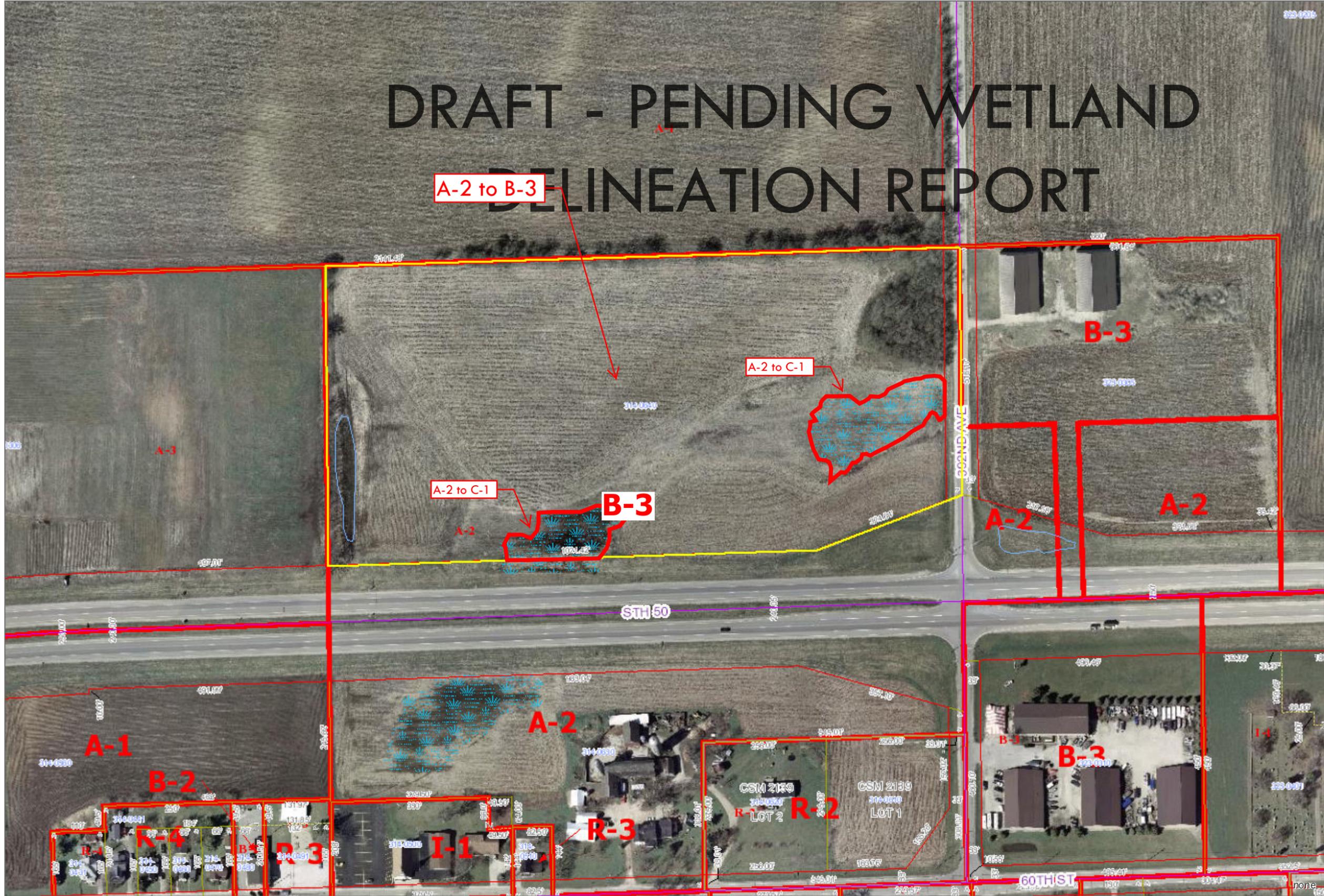
1 inch = 200 feet

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.

Date Printed: 5/14/2015



DRAFT - PENDING WETLAND DELINEATION REPORT



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.

Date Printed: 5/14/2015

PROJECT:
**NEW GENERATION
RV
WETLAND
DELINEATION**

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



REVISIONS:

#	DATE	DESCRIPTION



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

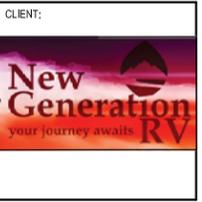


NOTE: AERIAL IMAGERY MAPPING IS NOT A DERIVED PRODUCT FROM KAPUR & ASSOCIATES. KAPUR DOES NOT WARRANTY ACCURACY OF AERIAL IMAGERY FROM STATE, COUNTY AND OTHER ON-LINE SOURCES. THE AERIAL IMAGE IS SIMPLY USED AS AN ENHANCEMENT OF THE SURVEY. SCALE OF AERIAL MAY NOT NECESSARILY ALIGN WITH ACTUAL OVERHEAD 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**

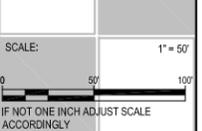
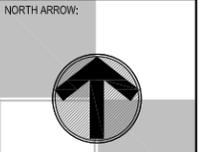
LOCATION:
TOWN OF
WHEATLAND,
KENOSHA COUNTY,
WI



PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION
###	###	###
###	###	###
###	###	###
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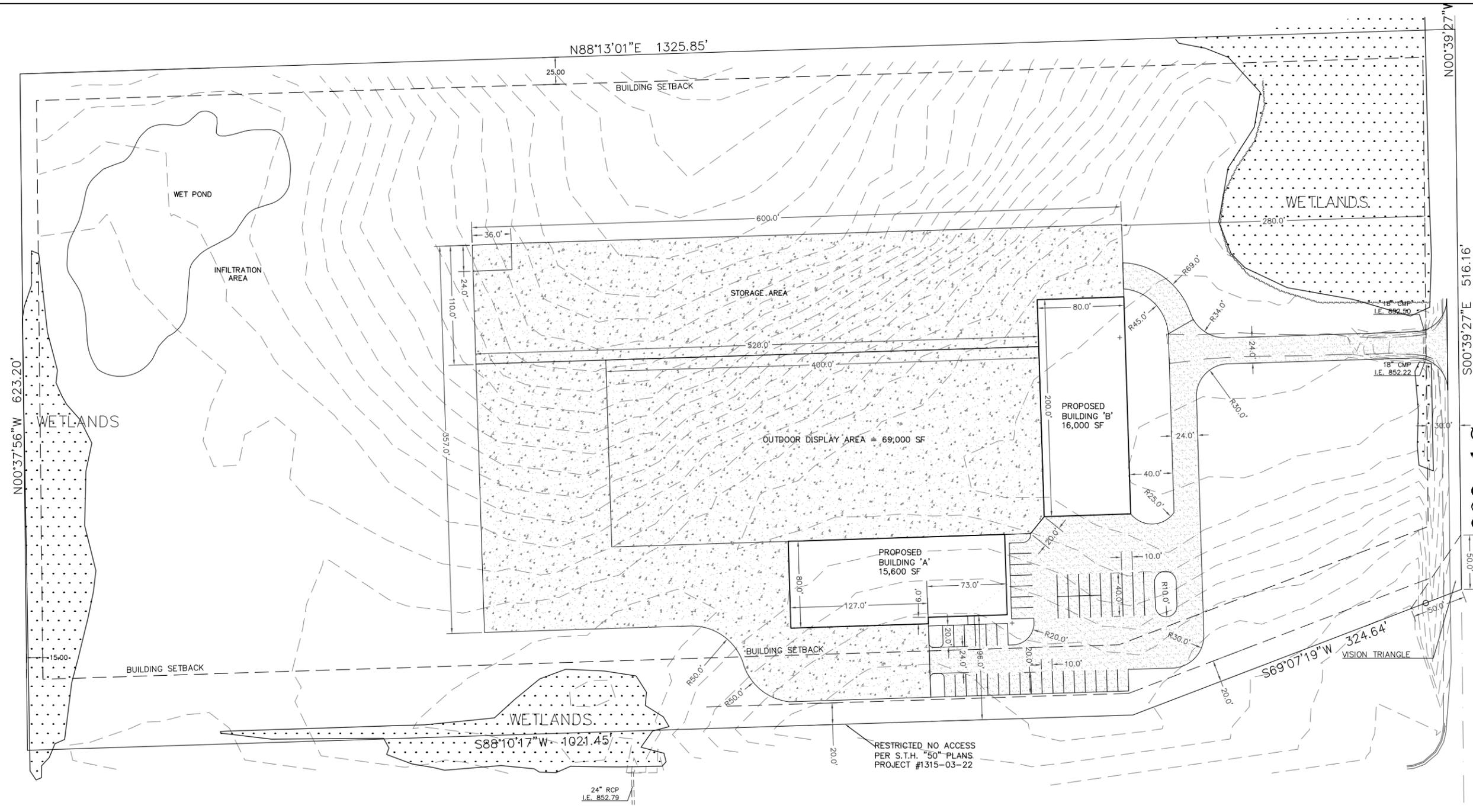
SEAL:

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

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

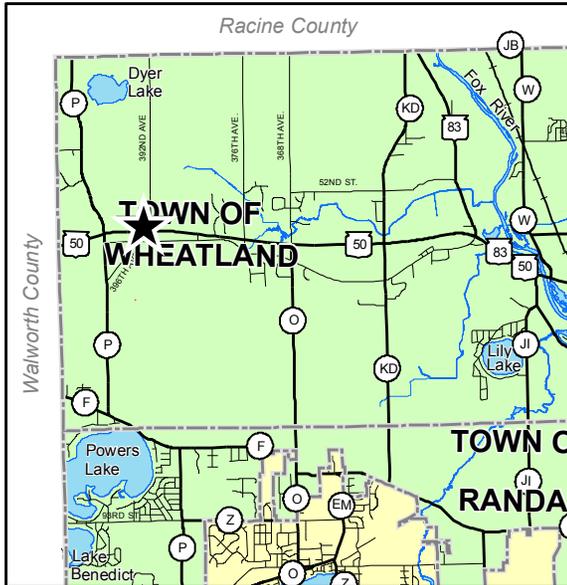
REZONING SITE MAP

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

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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Thank you,

Mark Merkling, President
NEW GENERATION RV
5675 392nd Ave. (Hwy. 50)
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.

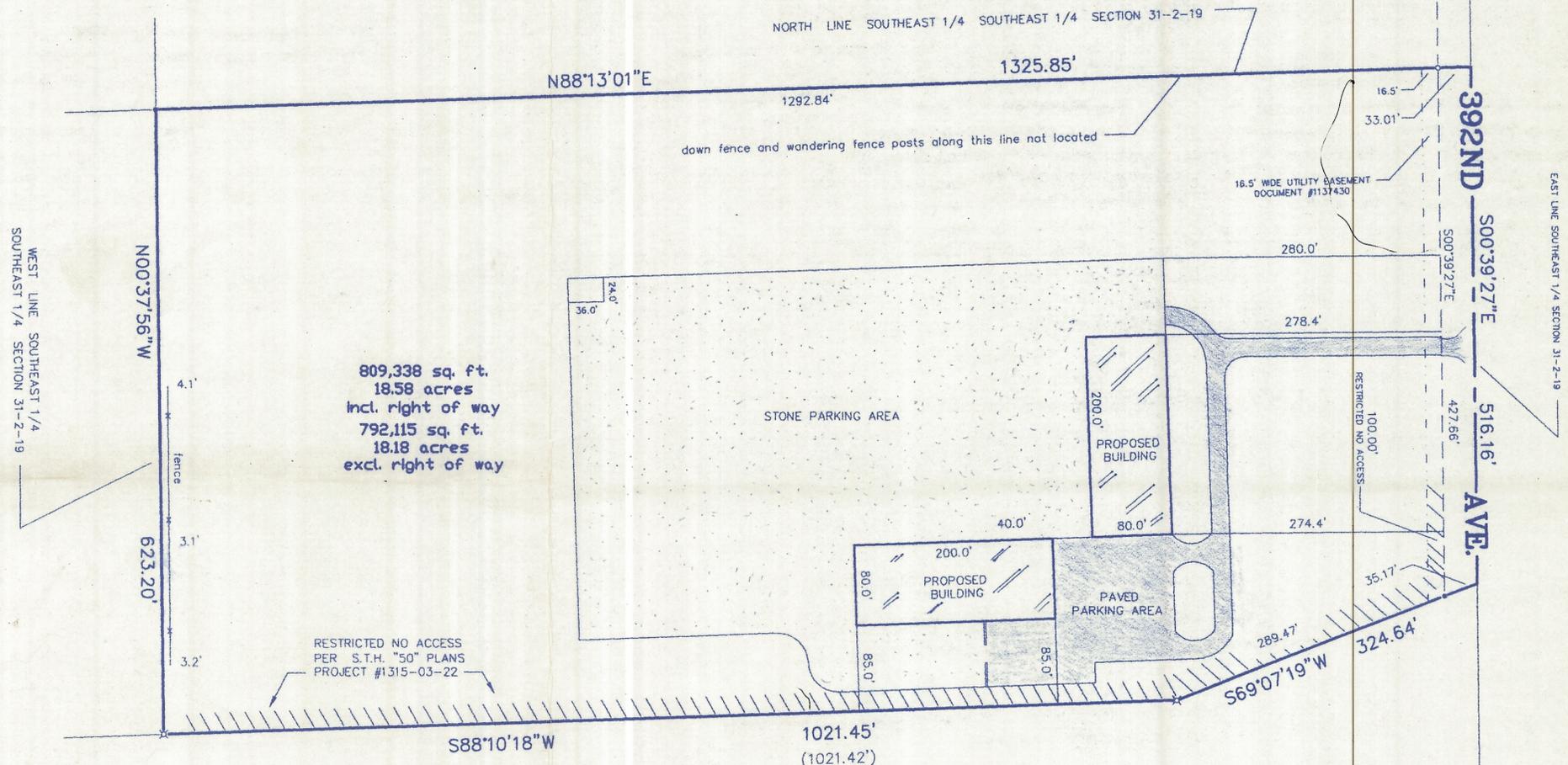
SURVEY FOR: NEW GENERATION RV (MARK MERKLING)

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.

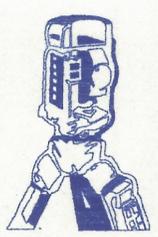
"I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences,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



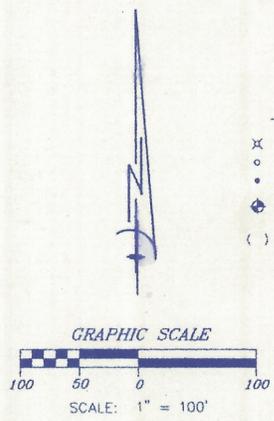
809,338 sq. ft.
18.58 acres
incl. right of way
792,115 sq. ft.
18.18 acres
excl. right of way

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

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

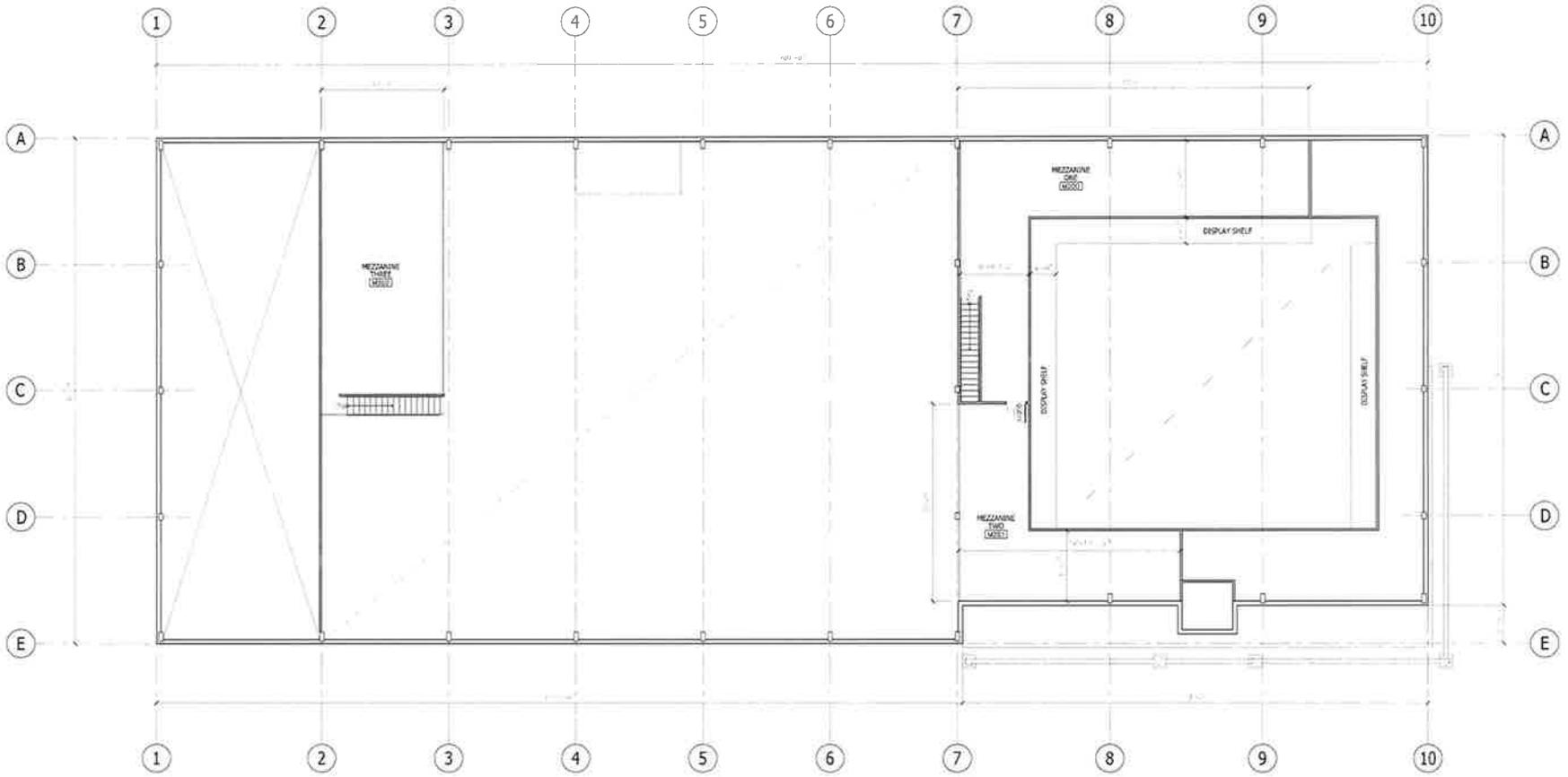












1 MEZZANINE LEVEL FLOOR PLAN

2,387 GROSS S.F.



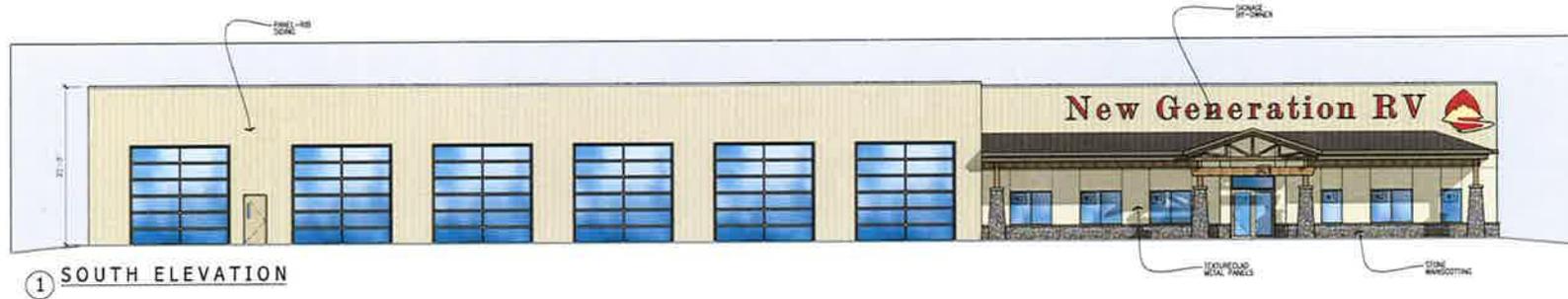
PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - OWNER REVIEW ONLY



BUSINESS & SERVICE
 BUILDING MEZ. FLOOR PLAN

SCALE: 1/8" = 1'-0"
 DRAWING NO: 24-05
 DATE: May 21, 2015
 SHEET NO.: A2

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



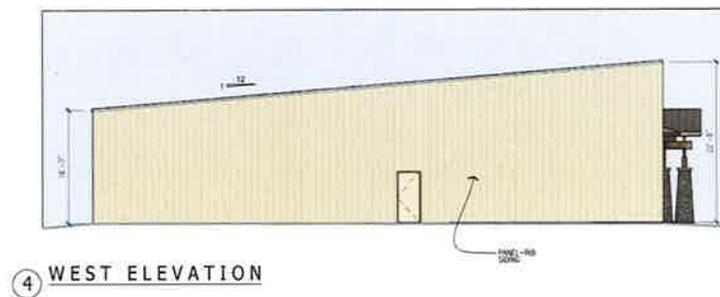
① SOUTH ELEVATION



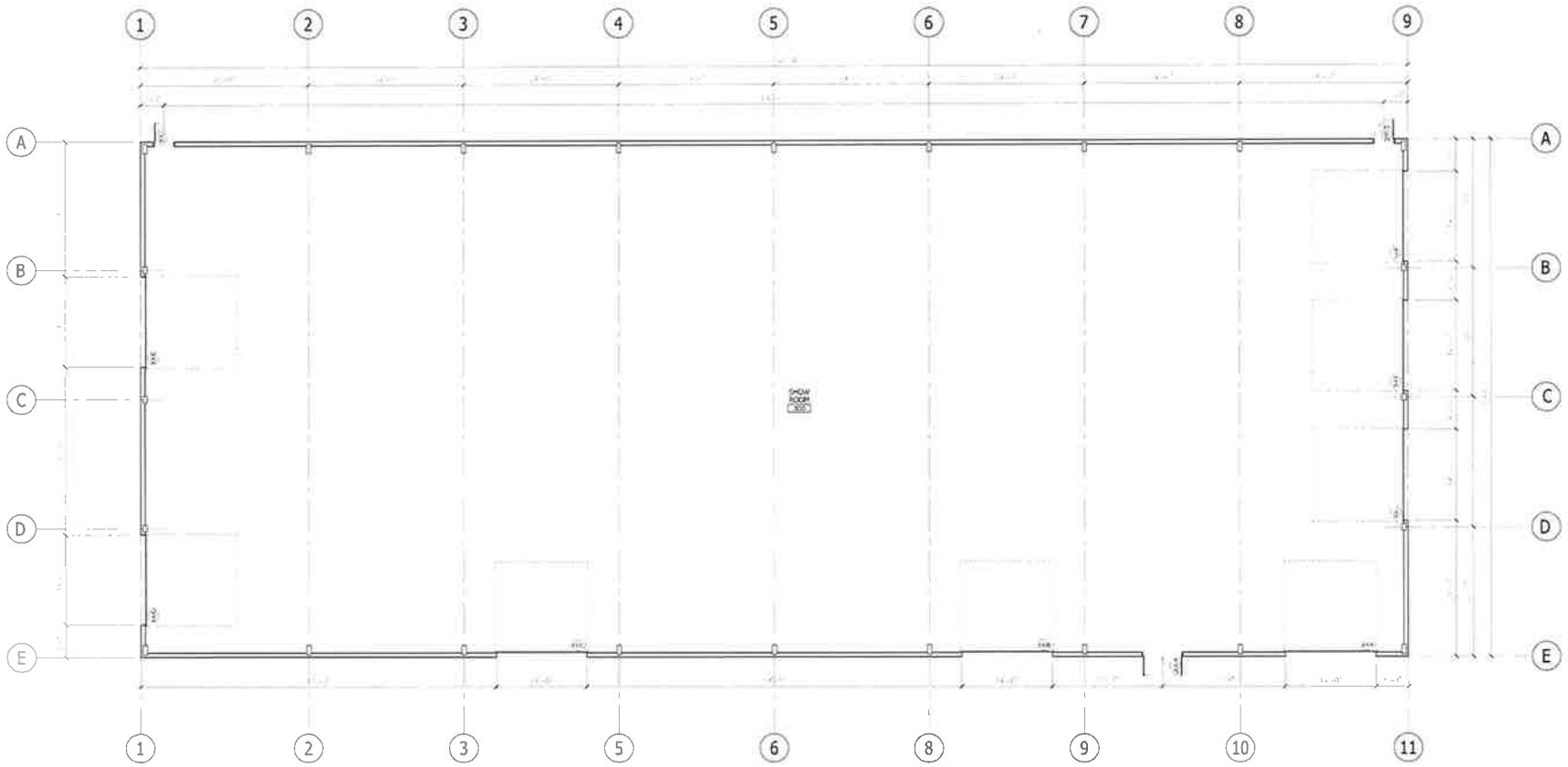
② EAST ELEVATION



③ NORTH ELEVATION



④ WEST ELEVATION



1 MAIN LEVEL FLOOR PLAN

15,680 GROSS S.F.



PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - OWNER REVIEW ONLY

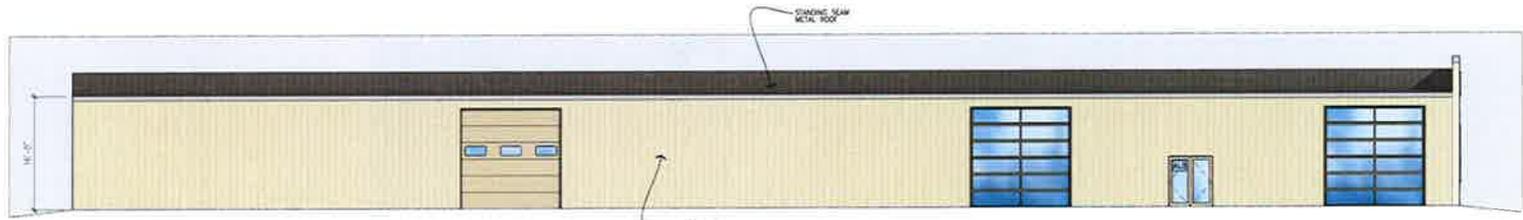
SHOWROOM BUILDING
FLOOR PLAN

A6

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

DATE: 11/11/15
DRAWN BY: JLD
CHECKED BY: JLD
DATE: 11/11/15
PROJECT NO.: 15-001

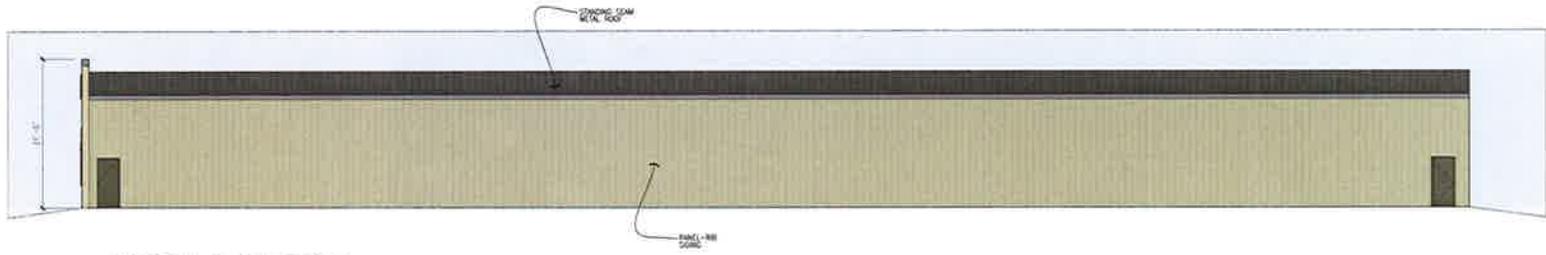




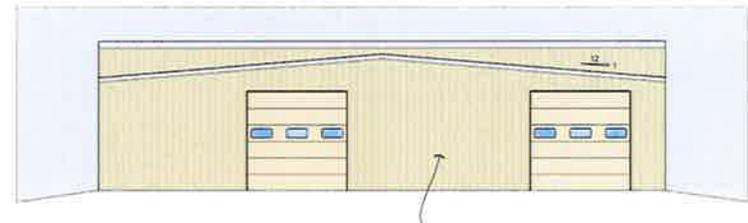
① SOUTH ELEVATION



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"
 DRAWN BY: JAC
 DATE: 01/24/24
 PROJECT: 24-015

SHOWROOM BUILDING
 ELEVATIONS

SHEET NUMBER
A7

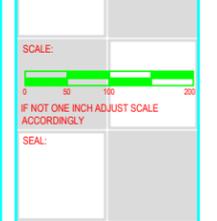
PROJECT:
**NEW GENERATION
RV
WETLAND
DELINEATION**

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



REVISIONS:

#	DATE	DESCRIPTION



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

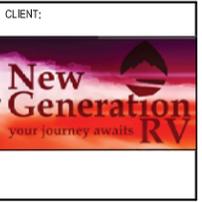


NOTE: AERIAL IMAGERY MAPPING IS NOT A DERIVED PRODUCT FROM KAPUR & ASSOCIATES. KAPUR DOES NOT WARRANTY ACCURACY OF AERIAL IMAGERY FROM STATE, COUNTY AND OTHER ON-LINE SOURCES. THE AERIAL IMAGE IS SIMPLY USED AS AN ENHANCEMENT OF THE SURVEY. SCALE OF AERIAL MAY NOT NECESSARILY ALIGN WITH ACTUAL OVERHEAD 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**

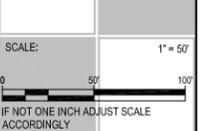
LOCATION:
TOWN OF
WHEATLAND,
KENOSHA COUNTY,
WI



RELEASE:
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION
###	###	###
###	###	###
###	###	###
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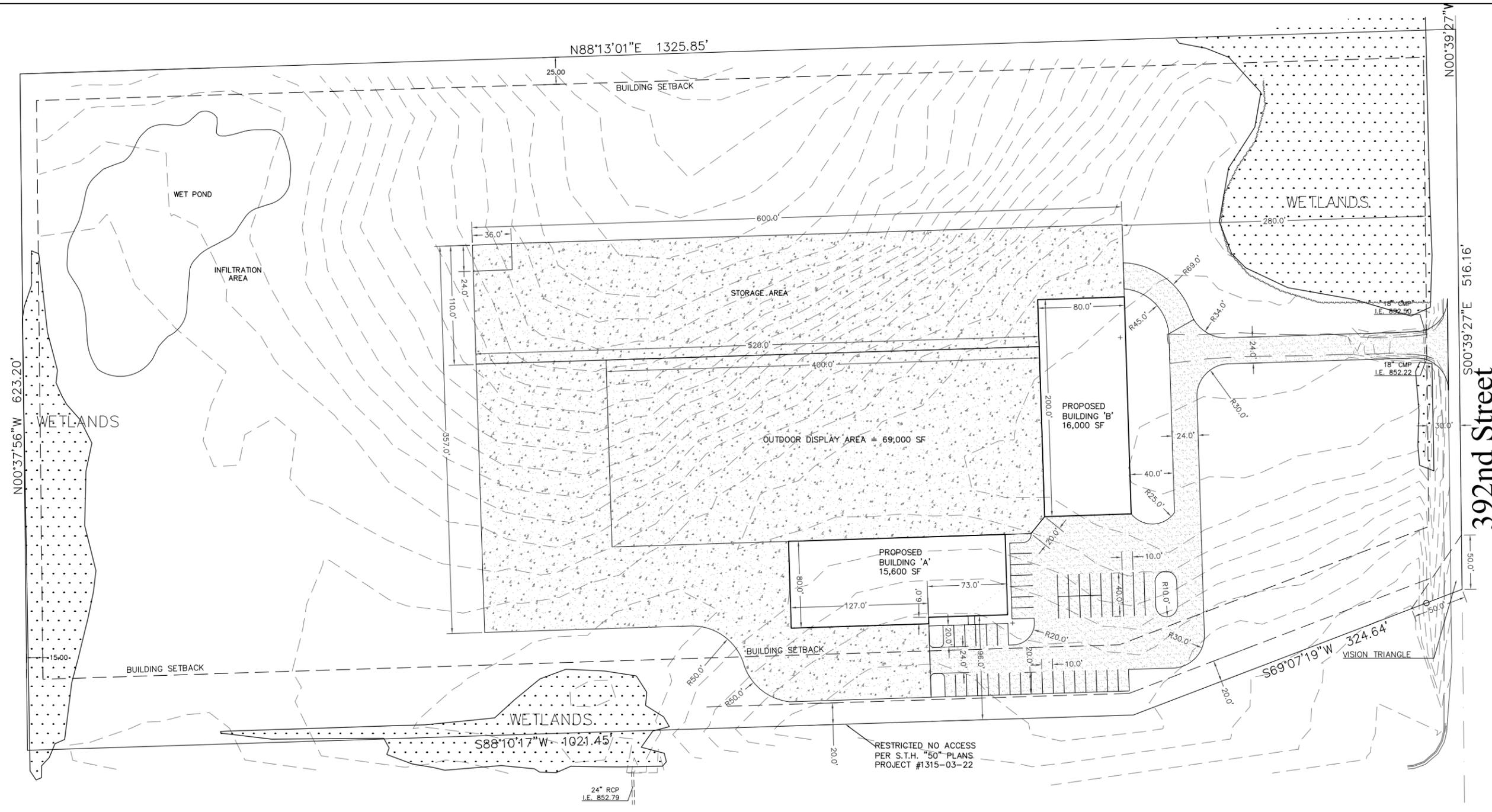
SEAL:

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

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):

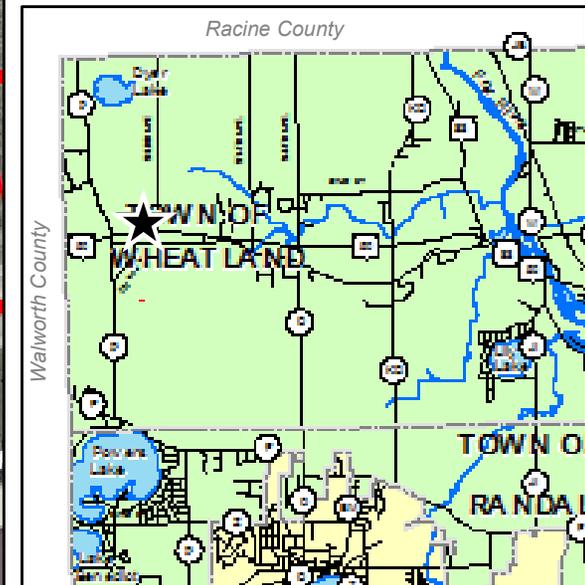
Action 50 LLC (Owner),
Mark Merkling (Agent)

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.



1 INCH = 300 FEET

