



Planning, Development & Extension Education Committee
Agenda
Kenosha County Center
Wednesday, May 11, 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COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS.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, May 11, 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. UW-EXTENSION ORIENTATION
3. YOUTH IN GOVERNANCE ORIENTATION & APPOINTMENT CEREMONY – MAY 17TH
4. WISCONSIN ASSOCIATED COUNTY EXTENSION COMMITTEES, INC. (WACEC)
5. NEXT GENERATION: COOPERATIVE EXTENSION REORGANIZATION
6. UW-EXTENSION DIRECTOR UPDATES

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

7. REVIEW AND POSSIBLE APPROVAL - RESOLUTION REQUEST TO APPROVE THE APPOINTMENT OF LT. GIL BENN TO SERVE ON THE KENOSHA COUNTY LAND INFORMATION COUNCIL

Documents:

[RES LT. BENN APPT.PDF](#)

8. JOSEPH A. & LAURA J. WOLKOBER (OWNER) – COMPREHENSIVE PLAN AMENDMENT – BRIGHTON

Public Hearing on Proposed Comprehensive Plan Amendment, Joseph A. & Laura J. Wolkober, 22105 31st St., Bristol, WI 53104-9102 (Owner), requests

an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection" to "General Agricultural & Open Land" on Tax Parcel #30-4-220-251-0200 located in the NE ¼ of Section 25, T2N, R20E, Town of Brighton

Documents:

[0200 - CPA SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

9. JOSEPH A. & LAURA J. WOLKOBER (OWNER) – REZONING – BRIGHTON

Joseph A. & Laura J. Wolkober, 22105 31st St., Bristol, WI 53104-9102 (Owner), requesting a rezoning from A-1 Agricultural Preservation Dist. to A-2 General Agricultural Dist. on Tax Parcel #30-4-220-251-0200 located in the NE ¼ of Section 25, T2N, R20E, Town of Brighton.

Documents:

[0200 - REZO SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

10. KENOSHA BEEF INTERNATIONAL LTD. (OWNER) – MARK D. EBERLE (AGENT) – COMPREHENSIVE PLAN AMENDMENT – PARIS

Public Hearing on Proposed Comprehensive Plan Amendment, Kenosha Beef International Ltd., PO Box 639, Kenosha, WI 53141-0639 (Owner), Mark D. Eberle, 1458 Horizon Blvd., Suite 200, Mt. Pleasant, WI 53406 (Agent), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection" & "SEC" to "Farmland Protection", "Industrial" & "SEC" on Tax Parcel #45-4-221-232-0301 located in W ½ Section 23, T2N, R21E, Town of Paris.

Documents:

[0301 - CPA SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

11. KENOSHA BEEF INTERNATIONAL LTD. (OWNER) – MARK D. EBERLE (AGENT) – REZONING – PARIS

Kenosha Beef International Ltd., PO Box 639, Kenosha, WI 53141-0639 (Owner), Mark D. Eberle., 1458 Horizon Blvd., Suite 200, Mt. Pleasant, WI 53406 (Agent), requesting a rezoning from A-1 Agricultural Preservation Dist., M-2 Heavy Manufacturing Dist. and C-1 Lowland Resource Conservancy Dist. to A-1 Agricultural Preservation Dist., M-2 Heavy Manufacturing Dist. and C-1 Lowland Resource Conservancy Dist. on Tax Parcel #45-4-221-232-0301 located in W ½ Section 23, T2N, R21E, Town of Paris.

Documents:

[0301 - REZO SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

12. KENOSHA BEEF INTERNATIONAL LTD. (OWNER) – MARK MOLINARO, JR. (AGENT) – CONDITIONAL USE PERMIT – PARIS

Kenosha Beef International Ltd., PO Box 639, Kenosha, WI 53141-0639

(Owner), Mark Molinaro, Jr., 600 52nd St., Suite 220, Kenosha, WI 53140 (Agent), requesting an amendment to an existing conditional use permit to allow an expansion of the existing facility in the M-2 Heavy Manufacturing Dist. on Tax Parcel #45-4-221-233-0400 located in SW ¼ Section 23 & NW ¼ Section 26, T2N, R21E, Town of Paris

Documents:

[0400 - CUP SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

13. JEOM O. CHO (OWNER) – JEAN A. LIPSTREUER (AGENT) – CONDITIONAL USE PERMIT – SALEM

Jeom O. Cho, 201 Bridle Path Ln., Fox River Grove, IL 60021-1255 (Owner), Jean A. Lipstreuer, JB Resale and Collectibles LLC, 1231 Lance Dr., Twin Lakes, WI 53181 (Agent), requesting renewal of a conditional use permit for outdoor sales display in the B-3 Highway Business Dist. on Tax Parcel #65-4-120-063-0200 located in SW ¼ Section 6, T1N, R20E, Town of Salem

Documents:

[0200 - CUP SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

14. 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](#)

15. 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](#)

16. 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 CUP.PDF](#)

17. REVIEW AND POSSIBLE APPROVAL – RESOLUTION – PROPOSED AMENDMENTS TO CHAPTER 17 KENOSHA COUNTY STORMWATER, EROSION CONTROL AND ILLICIT DISCHARGE ORDINANCE

Proposed amendments to Chapter 17 Kenosha County Stormwater, Erosion Control And Illicit Discharge Ordinance amending; statutory references; department and committee name references; and update the sections and definitions to be compliant with conditions mandated by the Wisconsin Department of Natural Resources - Wisconsin Pollutant Discharge Elimination System Program and consistent with performance standards of the Wisconsin Administrative Code Chapter NR 151

Chapter 17 of the Kenosha County Municipal Code is available for viewing at the Planning & Development office during normal business hours 8 am - noon and

1 pm - 5 pm, Monday - Friday

Documents:

[CH 17 ORDINANCE_SUMMARY.PDF](#)

18. CERTIFIED SURVEYS

19. APPROVAL OF MINUTES

20. CITIZENS COMMENTS

21. ANY OTHER BUSINESS ALLOWED BY LAW

22. ADJOURNMENT

NOTICE TO PETITIONERS

The petitioners: Joseph A. & Laura J. Wolkober, (Owner), Kenosha Beef International Ltd., (Owner), Mark D. Eberle, (Agent), Mark Molinaro, Jr., (Agent), Jeom O. Cho, (Owner), Jean A. Lipstreuer, (Agent), Action 50 LLC, (Owner), Mark Merkling, (Agent).

NOTICE TO TOWNS

The Towns of Brighton, Paris, Salem, and Wheatland are asked to be represented at the hearing on 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.

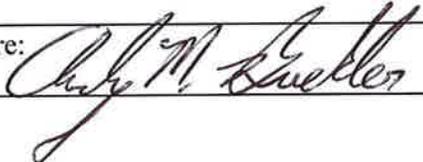
Kenosha



County

BOARD OF SUPERVISORS

RESOLUTION NO. _____

Subject: REQUEST TO APPROVE THE APPOINTMENT OF LT. GIL S. BENN TO SERVE ON THE KENOSHA COUNTY LAND INFORMATION COUNCIL			
Original <input type="checkbox"/>	Corrected <input type="checkbox"/>	2nd Correction <input type="checkbox"/>	Resubmitted <input type="checkbox"/>
Date Submitted: May 17, 2016		Date Resubmitted:	
Submitted By: Planning, Development & Extension Education Committee			
Fiscal Note Attached <input type="checkbox"/>		Legal Note Attached <input type="checkbox"/>	
Prepared By: Andy M. Buehler, Director - Division of Planning and Development		Signature: 	

WHEREAS, pursuant to County Executive Appointment 2016/17-1, the County Executive has appointed Lt. Gil S. Benn to serve on the Kenosha County Land Information Council; and

WHEREAS, the Planning, Development & Extension Education Committee of the Kenosha County Board of Supervisors has reviewed the request of the County Executive for confirmation of the above-named to serve on the Kenosha County Land Information Council and is recommending to the County Board the approval of the appointment,

NOW, THEREFORE, BE IT RESOLVED that the Kenosha County Board of Supervisors confirms the appointment of Lt. Gil S. Benn to the Kenosha County Land Information Council. Lt. Benn's appointment shall be effective immediately and shall continue until the 1st day of July 2020, or until a successor is appointed by the County Executive and confirmed by the Kenosha County Board of Supervisors. Lt. Benn will serve without pay and will be succeeding himself.

Approved by:

PLANNING, DEVELOPMENT
& EXTENSION EDUCATION
COMMITTEE

	<u>Aye</u>	<u>No</u>	<u>Abstain</u>	<u>Excused</u>
_____ Erin Decker, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ John Poole, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Michael Skalitzky	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Jill Gillmore	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Steve Bostrom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



COUNTY OF KENOSHA

OFFICE OF THE COUNTY EXECUTIVE
Jim Kreuser, County Executive

1010 – 56th Street, Third Floor
Kenosha, Wisconsin 53140
(262) 653-2600
Fax: (262) 653-2817

APPOINTMENT 2016/17-1

RE: KENOSHA COUNTY LAND INFORMATION COUNCIL

TO THE HONORABLE KENOSHA COUNTY BOARD OF SUPERVISORS:

Placing special trust in his judgment and based upon his qualifications, I hereby submit to the honorable Kenosha County Board of Supervisors for its review and approval the name of

Lt. Gil S. Benn
1000 55th Street
Kenosha, WI 53140

to serve a four year term on the Kenosha County Land Information Council beginning immediately upon the confirmation of the County Board and continuing until the 1st day of July, 2020 or until a successor is appointed by the County Executive and confirmed by the Kenosha County Board of Supervisors.

Since his last appointment, Lt. Benn attended 3 out of the 5 meetings held. His two absences were excused.

Lt. Benn will serve without pay. Lt. Benn will be succeeding himself.

Respectfully submitted this 28th day of April, 2016.

Jim Kreuser
Kenosha County Executive

*If more space is needed, please attach another sheet.
Kenosha County Commissions, Committees, & Boards
Appointment Profile - Page 2

Governmental Services: List services with any governmental unit.

Kenosha County Sheriff's Dept. Division of Emergency Management

Additional Information: List any qualifications or expertise you possess that would benefit the Board, Committee, Commission, etc.

Wisconsin Emergency Management Assn - Certification
(WEMA - CEM)

Conflict Of Interest: It would be inappropriate for you, as a current or prospective appointee, to have a member of your immediate family directly involved with any action that may come under the inquiry or advice of the appointed board, commission, or committee. A committee member declared in conflict would be prohibited from voting on any motion where "direct involvement" had been declared and may result in embarrassment to you and/or Kenosha County.

J. Paul Bunn
Signature of Nominee

4/4/2016
Date

Please Return To: Kenosha County Executive
1010 - 56th Street
Kenosha, WI 53140

(For Office Use Only)

Appointed To: _____
Commission/Committee/Board

Term: Beginning _____ Ending _____

Confirmed by the Kenosha County Board on: _____

New Appointment _____

Reappointment _____

Previous Terms: _____

Gil Benn

1000-55st, Kenosha, WI 53140
Work: 262-605-7904 Cell: 262-705-8742
Gil.benn@kenoshacounty.org

Summary

Motivated administration professional skilled at building strong working relationships with fellow staff, supervisors and community members. Public relations and media experience.

Highlights

- Inter-governmental relations
- Citizen engagement
- Media relations
- Local government background
- Public speaking
- Project management

Experience

Kenosha County Sheriff's Dept.

January 2010 to Current

Lieutenant

Kenosha, WI

Oversaw and devised short and long-range action plans to address a wide variety of municipal needs.
Sheriff's 2nd Shift Patrol Commander servicing a population of 68,000.
Deputy Director- Emergency Management (January 2013)

Kenosha County Sheriff's Dept.

March 1995 to January 2010

Sergeant

Kenosha, WI

Directed public relations, media relations, crisis communications, and major media events.
Oversaw Civil Process Unit developing new fee structures through county board resolution
Addressing impact of foreclosure/ eviction crisis on Civil Process unit- 2008.
Collaborated with County IT to implement state mandated Internet database -county foreclosure postings.
Chaired inner city youth project for kids at risk comprised of educators, law enforcement, and the YMCA-
Frank Neighborhood Project
Developed and recruited department volunteer group
Coordinator – special units/ DNR grant
Collaborated in redraft of Activity Control/ Cabaret Ordinances

Kenosha County Sheriff's Dept.

January 1988 to March 1995

Deputy Sheriff

Kenosha, WI

Developing career in law enforcement
Member –Tactical Response Team

Kenosha County Sheriff's Dept.

August 1987 to January 1988

Jail Guard

Kenosha, WI

Developing career in law enforcement

Pleasant Prairie Fire Dept.

(est.) 1980 to January 1982

Volunteer Fireman/ Rescue Squad

Kenosha, WI

Gained experience and a better understanding of careers in public service/safety.

Education

Emergency Management Institute

WEMA-CEM (State Certified Emergency Manager)

2015

Certificate of Achievement in Emergency Management

2013

FEMA –US department of Homeland Security

Classroom and Independent study courses

Working toward state certification

Columbia Southern University

2007

Associate of Science: Criminal Justice

Orange Beach, Alabama, US

Coursework in Law and Political Science

UW- Parkside

1979-81

Continuing education

St. Joseph High School

1975-1979

HS Diploma



COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

MAR 24 2016

Kenosha County
Planning and Development

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

RECEIVED

MAR 24 2016

Kenosha County
Deputy County Clerk

(a) Property Owner's Name:

Joseph A. & Laura J. Wolkober

x *Joseph A. Wolkober*
Signature

Mailing Address:

22105 31st Street

City: Bristol State: WI Zip: 53104-9102

Phone Number: 262-878-1826 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):

Joseph Wolkober

x _____
Signature

Mailing Address:

22105 31st Street

City: Bristol State: WI Zip: 53104-9102

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

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

"Farmland Protection"

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

"General Agricultural & Open Land"

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:

(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: _____ County Board Supervisor: _____

(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](#))

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Planning & Development
19600 - 75th 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

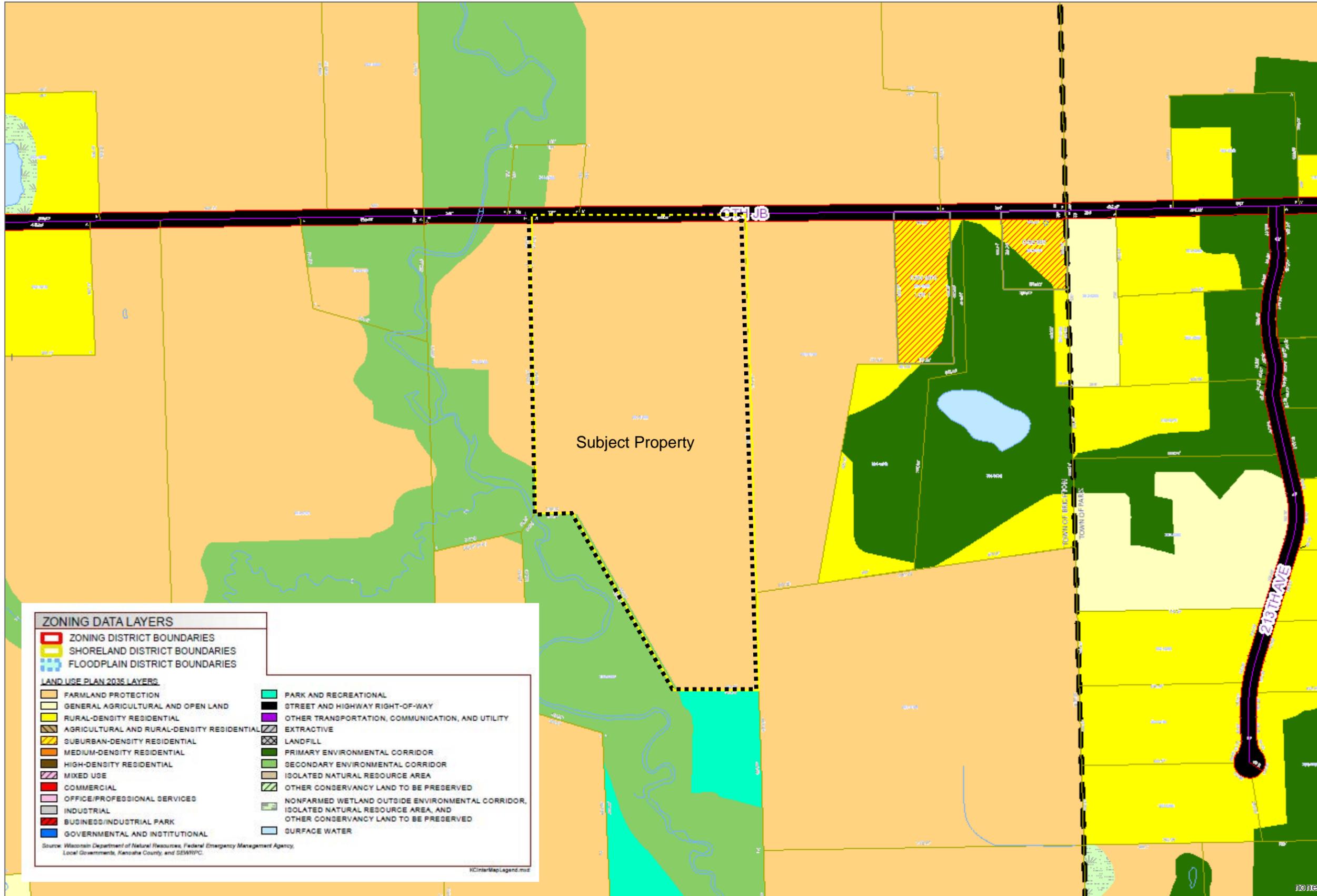
Brighton, Town of	878-2218
Paris, Town of	859-3006
Randall, Town of	877-2165
Salem, Town of	843-2313
Utility District	862-2371
Somers Town of	859-2822
Wheatland, Town of	537-4340
Wisconsin Department of Natural Resources - Sturtevant Office	884-2300
Wisconsin Department of Transportation - Waukesha Office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

22105 31st Street - Wolkober - Existing Land Use Plan Map



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 SES/RPC. KCIInterMapLegend.mxd



1 inch = 400 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.

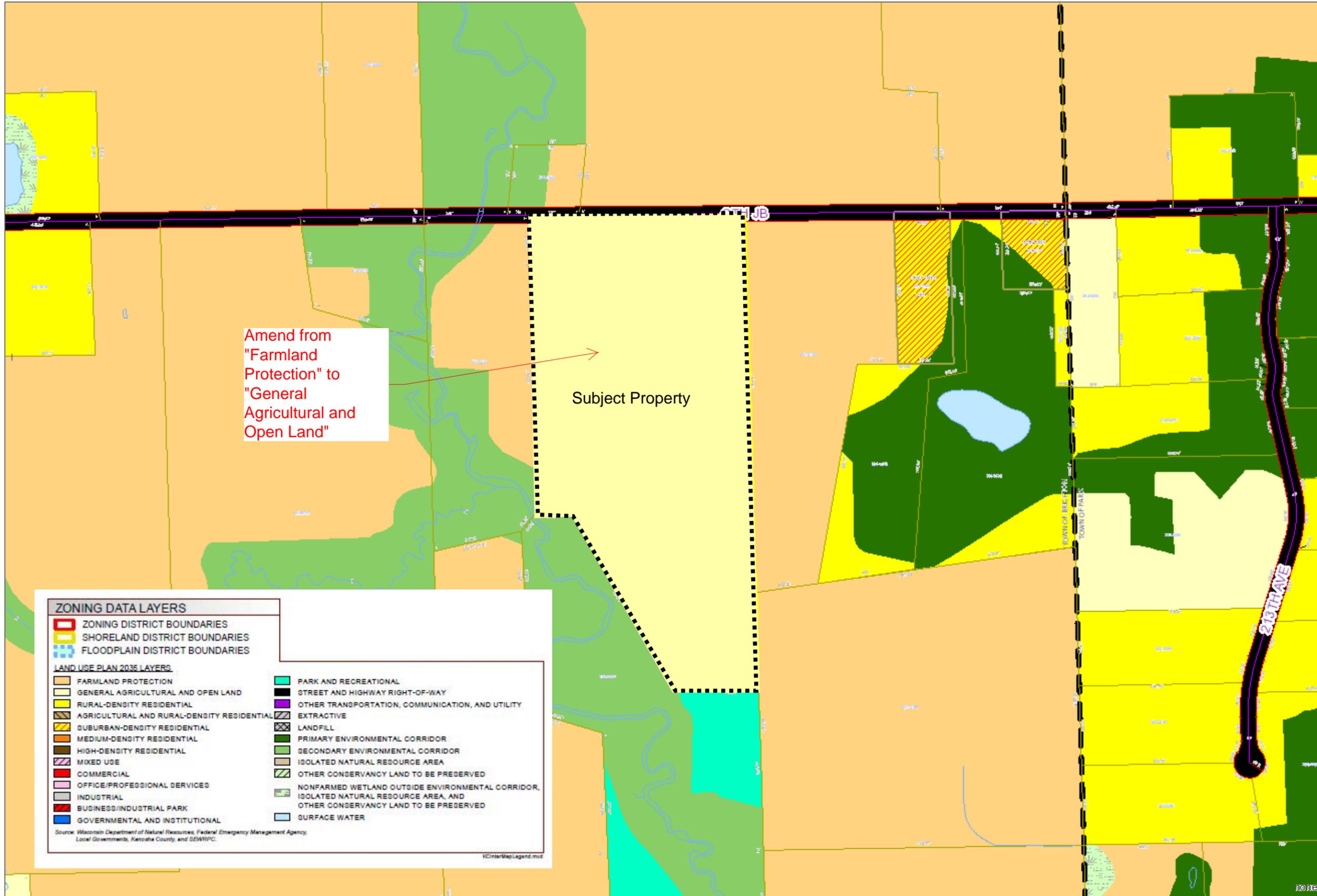
Date Printed: 3/6/2014

22105 31st Street - Wolkober - Proposed Land Use Plan Map



Legend

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



Amend from
"Farmland
Protection" to
"General
Agricultural and
Open Land"

Subject Property

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 SEWRPC.

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.

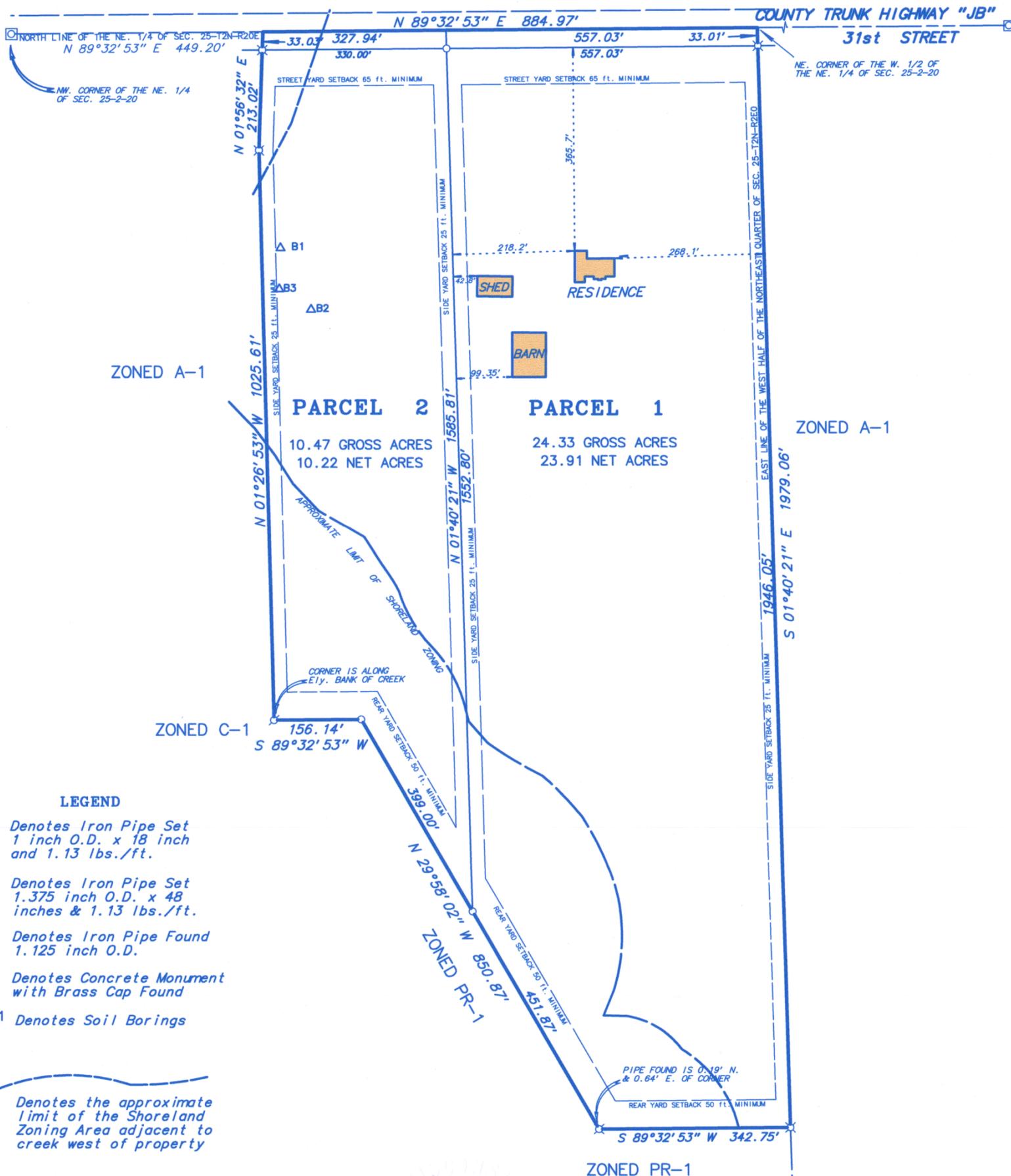
Date Printed: 3/6/2014

PLAT OF SURVEY

OF

PARCEL 1: That part of the West Half of the Northeast Quarter of Section 25, Township 2 North, Range 20 East of the 4th Principal Meridian, Township of Brighton, Kenosha County, Wisconsin, described as follows: COMMENCING at a standard Kenosha County monument marking the northwest corner of the Northeast Quarter of said section; THENCE North 89 degrees 32 minutes 53 seconds East, grid bearing from North, Wisconsin Coordinate System 1927, South Zone, along the north line of said Northeast Quarter a distance of 777.14 feet to the POINT OF BEGINNING of the land to be described; THENCE continue North 89 degrees 32 minutes 53 seconds East along said north line 557.03 feet to the east line of the West Half of said Northeast Quarter; THENCE South 01 degree 40 minutes 21 seconds East along said east line a distance of 1979.06 feet; THENCE South 89 degrees 32 minutes 53 seconds West 342.75 feet; THENCE North 29 degrees 58 minutes 02 seconds West 451.87 feet; THENCE North 01 degree 40 minutes 21 seconds West 1585.81 feet to the POINT OF BEGINNING. The parcel contains 24.33 acres, more or less.

PARCEL 2: That part of the West Half of the Northeast Quarter of Section 25, Township 2 North, Range 20 East of the 4th Principal Meridian, Township of Brighton, Kenosha County, Wisconsin, described as follows: COMMENCING at a standard Kenosha County monument marking the northwest corner of the Northeast Quarter of said section; THENCE North 89 degrees 32 minutes 53 seconds East, grid bearing from North, Wisconsin Coordinate System 1927, South Zone, along the north line of said Northeast Quarter a distance of 449.20 feet to the POINT OF BEGINNING of the land to be described; THENCE continue North 89 degrees 32 minutes 53 seconds East along said north line 327.94 feet; THENCE South 01 degree 40 minutes 21 seconds East 1585.81 feet; THENCE North 29 degrees 58 minutes 02 seconds West 399.00 feet; THENCE South 89 degrees 32 minutes 53 seconds West 156.14 feet; THENCE North 01 degree 26 minutes 53 seconds West 1025.61 feet; THENCE North 01 degree 56 minutes 32 seconds East 213.02 feet to the POINT OF BEGINNING. The parcel contains 10.47 acres, more or less.



- LEGEND**
- Denotes Iron Pipe Set 1 inch O.D. x 18 inch and 1.13 lbs./ft.
 - ⊗ Denotes Iron Pipe Set 1.375 inch O.D. x 48 inches & 1.13 lbs./ft.
 - ⊗ Denotes Iron Pipe Found 1.125 inch O.D.
 - ⊠ Denotes Concrete Monument with Brass Cap Found
 - △B1 Denotes Soil Borings

Denotes the approximate limit of the Shoreland Zoning Area adjacent to creek west of property

ENTIRE PARCEL IS PRESENTLY ZONED A-1

Fieldwork completed on and date of certification: June 26, 2015

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

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee the title thereto within ONE YEAR from the date hereof.

Dated at Bassett, Wisconsin this 29th day of DECEMBER 2015.

Mark A. Bolender
Mark A. Bolender
Wisconsin Professional Land Surveyor - 1784

SCALE: 1 inch = 200 feet
ORDERED BY: J. Wolkober
JOB NO.: 15045

COMPREHENSIVE PLAN
AMENDMENT SITE MAP

PETITIONER(S):

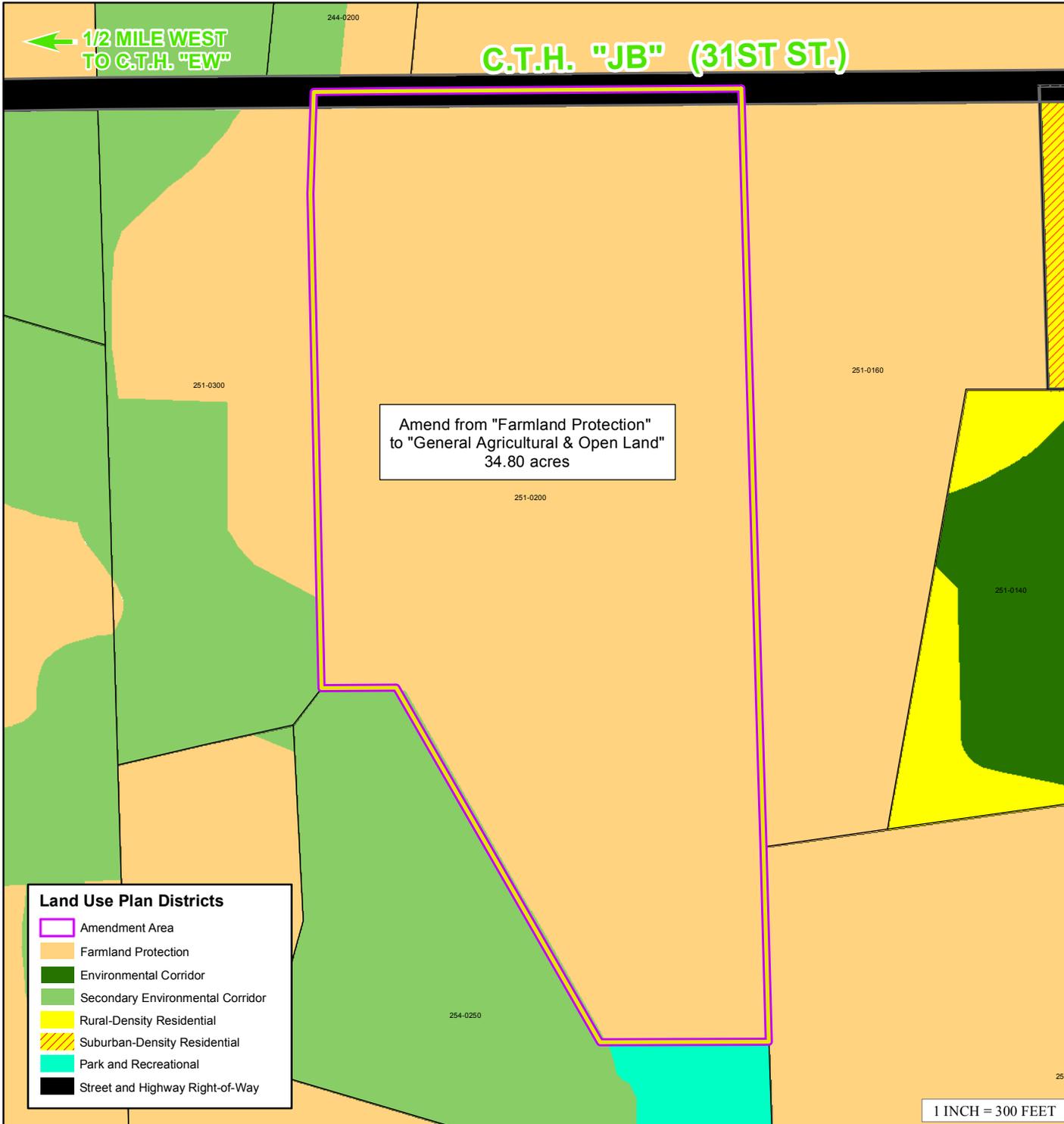
Joseph A. & Laura J. Wolkober (Owner)

LOCATION: NE 1/4 of Section 25,
Town of Brighton

TAX PARCEL(S): #30-4-220-251-0200

REQUEST:

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





COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

MAR 24 2016

Kenosha County
Planning and Development

RECEIVED

MAR 24 2016

Kenosha County
Deputy County Clerk

REZONING PROCEDURES



KENOSHA COUNTY

DEPARTMENT OF PLANNING
AND DEVELOPMENT



COUNTY OF KENOSHA

Department of Planning and Development

KENOSHA COUNTY REZONING PROCEDURES

1. Contact the Department of Planning and 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 and 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

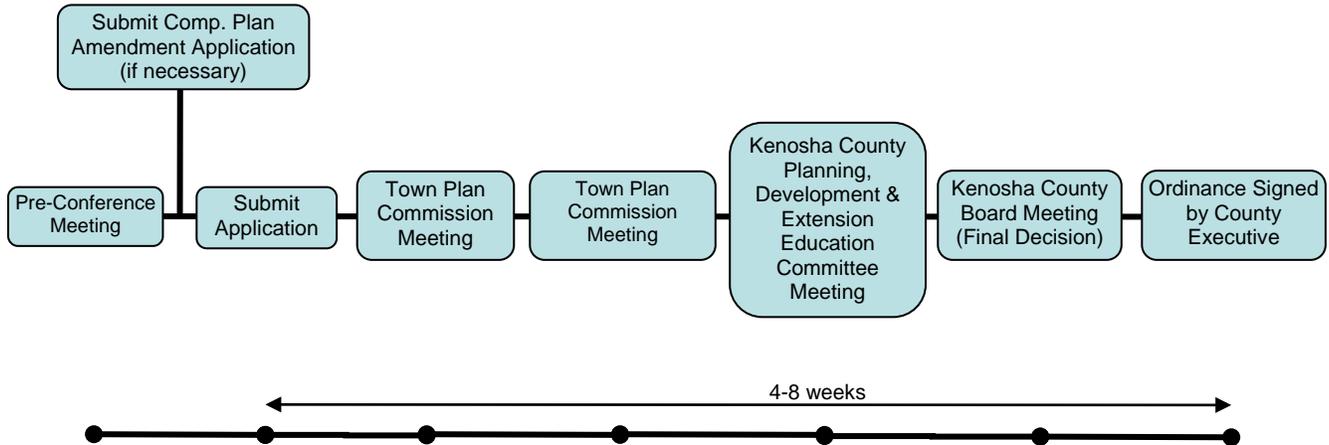
Kenosha County Center
 Department of Planning & Development
 19600 - 75th Street, Post Office Box 520
 Bristol, Wisconsin 53104-0520

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

Rezoning Procedure Timeline



For Reference Purposes



COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

MAR 24 2016

REZONING APPLICATION

MAR 24 2016

Kenosha County
 (a) Property Owner's Name: Joseph A. & Laura J. Wolkober
 Kenosha County Deputy County Clerk

Print Name: Joseph Wolkober Signature: Joseph A. Wolkober

Mailing Address: 22105 31st Street

City: Bristol State: WI Zip: 53104-9102

Phone Number: 262-878-1826 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: Joseph Wolkober Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

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

30-4-220-251-0200

Property Address of property to be rezoned:

22105 31st Street

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

To split approximately 10-acre property from the west side of the existing 35-acre parcel.

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

(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”](#).

**Amendment is pending to amend to
"General Agricultural and Open Land"**

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.

22105 31st Street - Wolkober - 2010 Air Photo



Legend

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



1 inch = 400 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: 3/6/2014

22105 31st Street - Wolkober - Current Zoning



Legend

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



1 inch = 400 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.

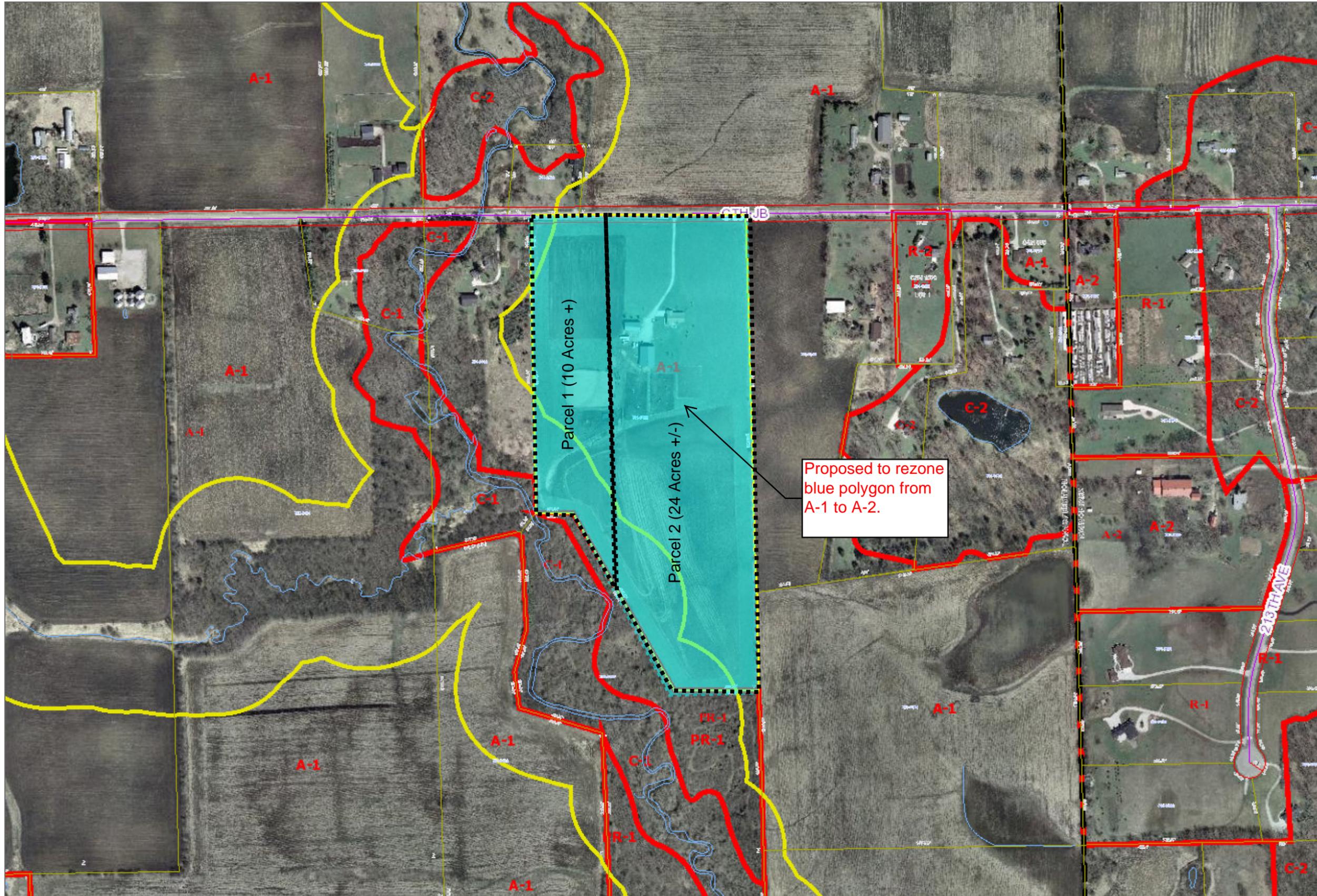
Date Printed: 3/6/2014

22105 31st Street - Wolkober - Propsed Zoning



Legend

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



Proposed to rezone blue polygon from A-1 to A-2.



1 inch = 400 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.

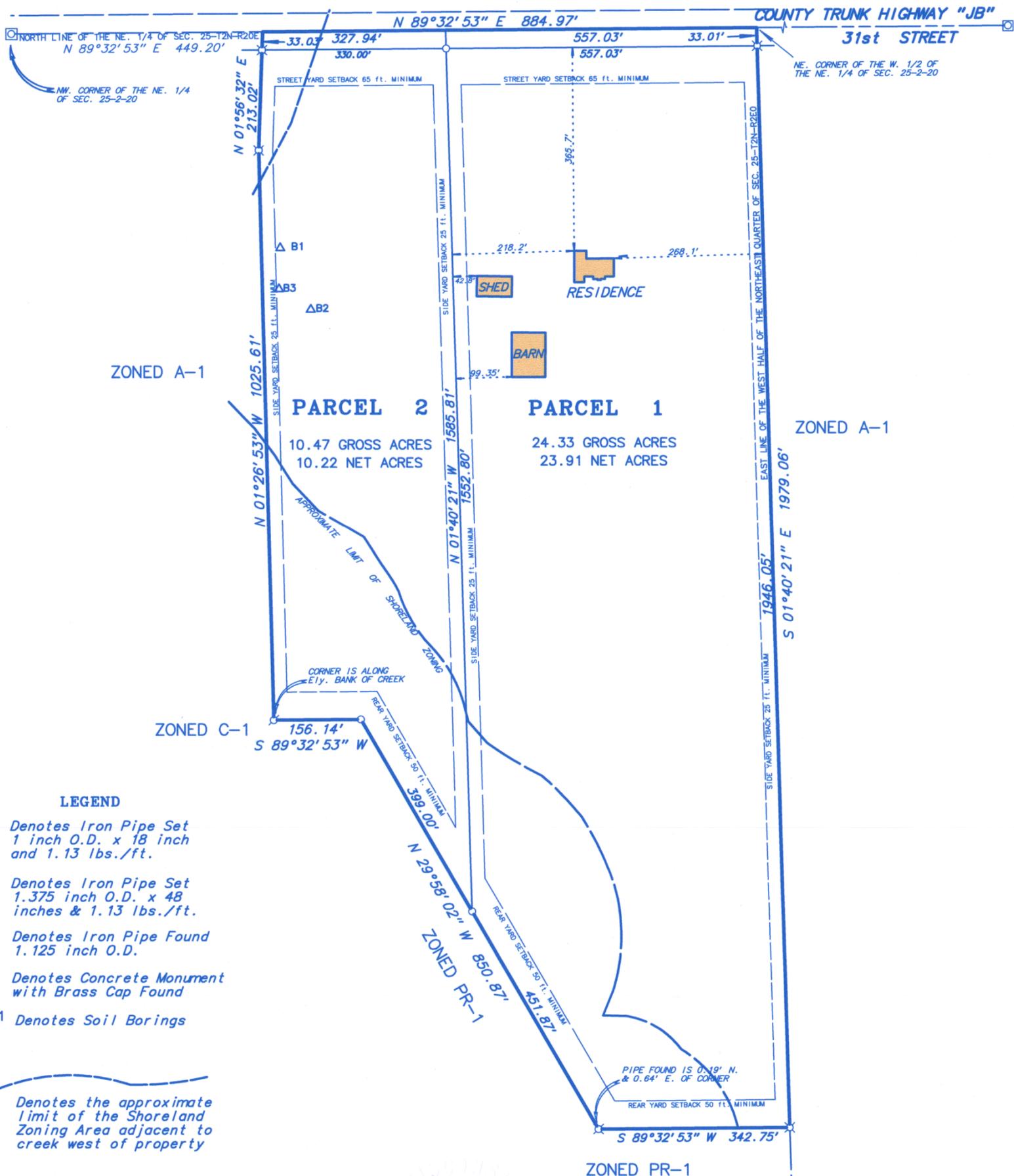
Date Printed: 3/6/2014

PLAT OF SURVEY

OF

PARCEL 1: That part of the West Half of the Northeast Quarter of Section 25, Township 2 North, Range 20 East of the 4th Principal Meridian, Township of Brighton, Kenosha County, Wisconsin, described as follows: COMMENCING at a standard Kenosha County monument marking the northwest corner of the Northeast Quarter of said section; THENCE North 89 degrees 32 minutes 53 seconds East, grid bearing from North, Wisconsin Coordinate System 1927, South Zone, along the north line of said Northeast Quarter a distance of 777.14 feet to the POINT OF BEGINNING of the land to be described; THENCE continue North 89 degrees 32 minutes 53 seconds East along said north line 557.03 feet to the east line of the West Half of said Northeast Quarter; THENCE South 01 degree 40 minutes 21 seconds East along said east line a distance of 1979.06 feet; THENCE South 89 degrees 32 minutes 53 seconds West 342.75 feet; THENCE North 29 degrees 58 minutes 02 seconds West 451.87 feet; THENCE North 01 degree 40 minutes 21 seconds West 1585.81 feet to the POINT OF BEGINNING. The parcel contains 24.33 acres, more or less.

PARCEL 2: That part of the West Half of the Northeast Quarter of Section 25, Township 2 North, Range 20 East of the 4th Principal Meridian, Township of Brighton, Kenosha County, Wisconsin, described as follows: COMMENCING at a standard Kenosha County monument marking the northwest corner of the Northeast Quarter of said section; THENCE North 89 degrees 32 minutes 53 seconds East, grid bearing from North, Wisconsin Coordinate System 1927, South Zone, along the north line of said Northeast Quarter a distance of 449.20 feet to the POINT OF BEGINNING of the land to be described; THENCE continue North 89 degrees 32 minutes 53 seconds East along said north line 327.94 feet; THENCE South 01 degree 40 minutes 21 seconds East 1585.81 feet; THENCE North 29 degrees 58 minutes 02 seconds West 399.00 feet; THENCE South 89 degrees 32 minutes 53 seconds West 156.14 feet; THENCE North 01 degree 26 minutes 53 seconds West 1025.61 feet; THENCE North 01 degree 56 minutes 32 seconds East 213.02 feet to the POINT OF BEGINNING. The parcel contains 10.47 acres, more or less.



- LEGEND**
- Denotes Iron Pipe Set 1 inch O.D. x 18 inch and 1.13 lbs./ft.
 - ⊕ Denotes Iron Pipe Set 1.375 inch O.D. x 48 inches & 1.13 lbs./ft.
 - ⊗ Denotes Iron Pipe Found 1.125 inch O.D.
 - ⊠ Denotes Concrete Monument with Brass Cap Found
 - △B1 Denotes Soil Borings

Denotes the approximate limit of the Shoreland Zoning Area adjacent to creek west of property

ENTIRE PARCEL IS PRESENTLY ZONED A-1

Fieldwork completed on and date of certification: June 26, 2015

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

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee the title thereto within ONE YEAR from the date hereof.

Dated at Bassett, Wisconsin this 29th day of DECEMBER 2015.

Mark A. Bolender
Mark A. Bolender
Wisconsin Professional Land Surveyor - 1784

SCALE: 1 inch = 200 feet
ORDERED BY: J. Wolkober
JOB NO.: 15045



COUNTY OF KENOSHA

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: _____ Agent: _____

Address: _____ Address: _____

Telephone: _____ Telephone: _____

Parcel Number of Property Being Divided: _____

Proposed Project _____

1. Number of lots/parcels being created (Do not include outlots or the remnant parcel unless it is 35 acres or less) _____.
2. Review Fee = Number from above x \$75 _____.
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 _____



REZONING SITE MAP

PETITIONER(S):
Joseph A. & Laura J. Wolkober (Owners)

LOCATION: NE 1/4 of Section 25,
Town of Brighton

TAX PARCEL(S): #30-4-220-251-0200

REQUEST:
Requesting a rezoning from A-1 Agricultural Preservation District to A-2 General Agricultural District on Parcel #30-4-220-251-0200 located in the NE 1/4 of Section 25, T2N, R25, Town of Brighton.



FEB 17 2016

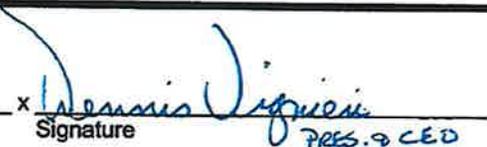
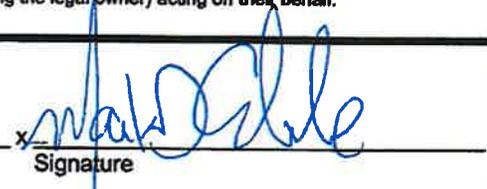
January 2016
Deputy County Clerk



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: Kenosha Beef International Ltd.		x  Signature PRES. & CEO
Mailing Address: PO Box 639		
City: Kenosha	State: WI	Zip: 53141-0639
Phone Number: (262) 859-2722		E-mail (optional): dvignier@bwfoods.com
<small>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.</small>		
Applicant's Name (if applicable): Mark D. Eberle		x  Signature
Mailing Address: Nielsen Madsen & Barber, 1458 Horizon Blvd., Suite 200		
City: Mt. Pleasant	State: WI	Zip: 53406
Phone Number: (262) 634-5588		E-mail (optional): meberle@nmbsc.net
(b) Existing planned land use category as shown on Map 65 of the Kenosha County comprehensive plan: "Farmland Protection"		
(c) Proposed land use category (must be a land use category included in the legend for Map 65 of the Kenosha County comprehensive plan): "Farmland Protection" and "Industrial"		

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):

The East half of the project site will be utilized to construct a semi-trailer parking lot to hold empty trailers. In addition, a storm water retention basin designed to accommodate the runoff from this parking lot as well as future development to the West will be constructed on this site.

(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. The requested amendment is required to modify the proposed land use for approximately 15 acres North of the Kenosha Beef International site from "Farmland Protection" to "Industrial" to accommodate an expansion of their business.

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

Yes. The proposed land use is compatible with the surrounding land uses and the forthcoming industrial expansion will be contiguous with the existing "Industrial" zoned lands at the site.

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

No. All navigable streams and wetlands on site have been delineated and are being preserved in their entirety with the proposed development. In addition, a storm water retention basin will be constructed to accommodate increased storm water runoff for the site meeting all town, county, state and federal requirements. Construction activities at the site will be governed by WDNR and Kenosha County erosion control permits.

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

Yes. Due to ongoing growth at Kenosha Beef International in both their Birchwood Foods and Birchwood Transport departments, additional lands are needed to accommodate the day to day operation. This expansion, in turn will be a benefit to both the Town and County with potential increased tax base and employment opportunities.

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

Yes. The site is located on County Trunk Highway MB and public utilities (gas, electric, phone and cable) currently serve the site. In addition, the existing industrial operation is served by private on-site sewer and water systems.

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:

Yes. The proposed project consist only of a semi parking lot and retention basin at this time.

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

None 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:

45-4-221-232-0301

(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: 19 County Board Supervisor: Michael J. Skalitzky

(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)

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

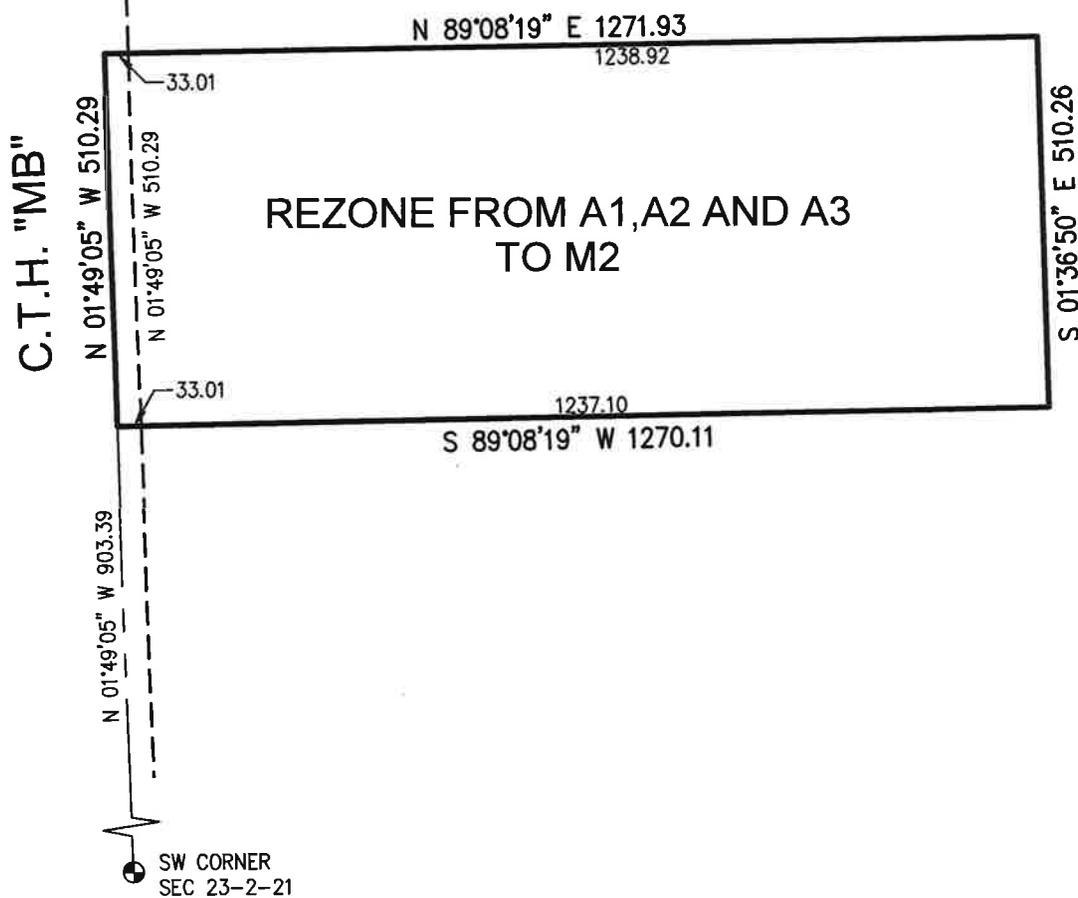
IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Planning & Development
19600 - 75th 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

Portion of property to be transferred from Parcel 45-4-221-232-0300 to Parcel 45-4-221-233-0310

That part of the Southwest ¼ of Section 23, Township 2 North, Range 21 East in the Town of Paris, Kenosha County, Wisconsin, bounded as follows: Begin at a point on the West line of said Section located N01°49'05"W 903.39 feet from the Southwest corner of said Section 23 ; continue thence N01°49'05"W 510.29 feet along the West line of said Section 23; thence N89°08'19"E 1271.93 feet; thence S01°36'50"E 510.26; thence S89°08'19"W 1270.11 feet to said West line and the point of beginning. Containing 14.887 acres. SUBJECT TO the rights of the public in and to the West 33 feet thereof for road purposes (CTH "MB").



NOTES

BEARING BASE: GRID NORTH, WISCONSIN
 COORDINATE SYSTEM, SOUTH ZONE.
 BASED UPON NAD 1927.

LEGEND

- = SET 5/8" REBAR
- = IRON STAKE FOUND

DRAWN 2-10-2016 BY SCB

SCALE 1" = 250'

SHEET 1 OF 1 SHEETS

JOB NO. 2004.0116.12



Nielsen Madsen & Barber S.C.
 Civil Engineers and Land Surveyors

1458 Horizon Blvd. Suite 200, Racine, WI. 53406 Tele: (262)634-5588 Fax: (262)634-5024 Website: www.nmbcsc.net



Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors

1458 Horizon Blvd., Suite 200, Racine, Wisconsin 53406 Phone (262) 634-5588 Facsimile (262) 634-5024

Kenosha Beef International - Comprehensive Land Use Plan Amendment Exhibit

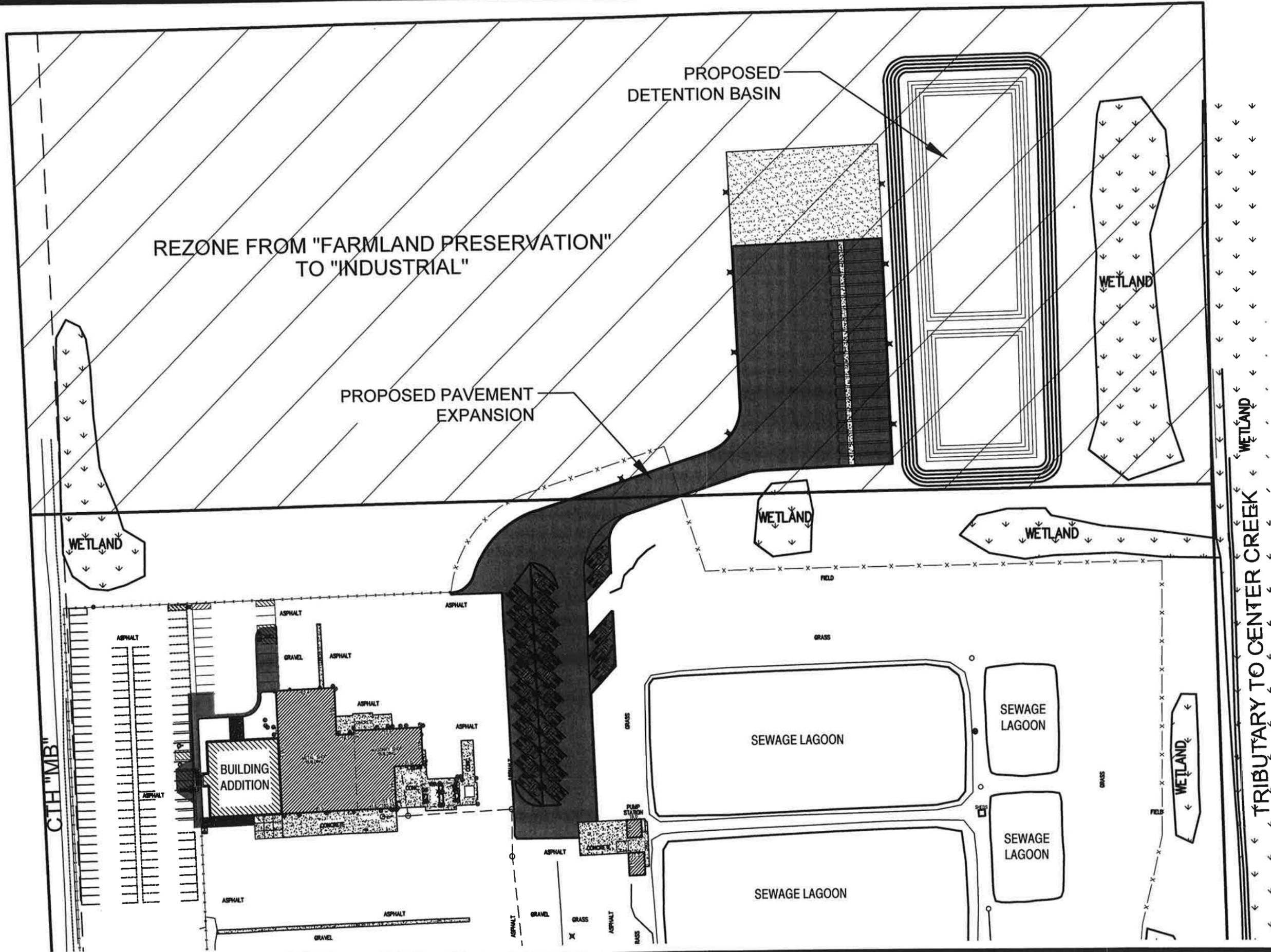
Location: Town of Paris, Kenosha County, Wisconsin

Scale: 1" = 100'

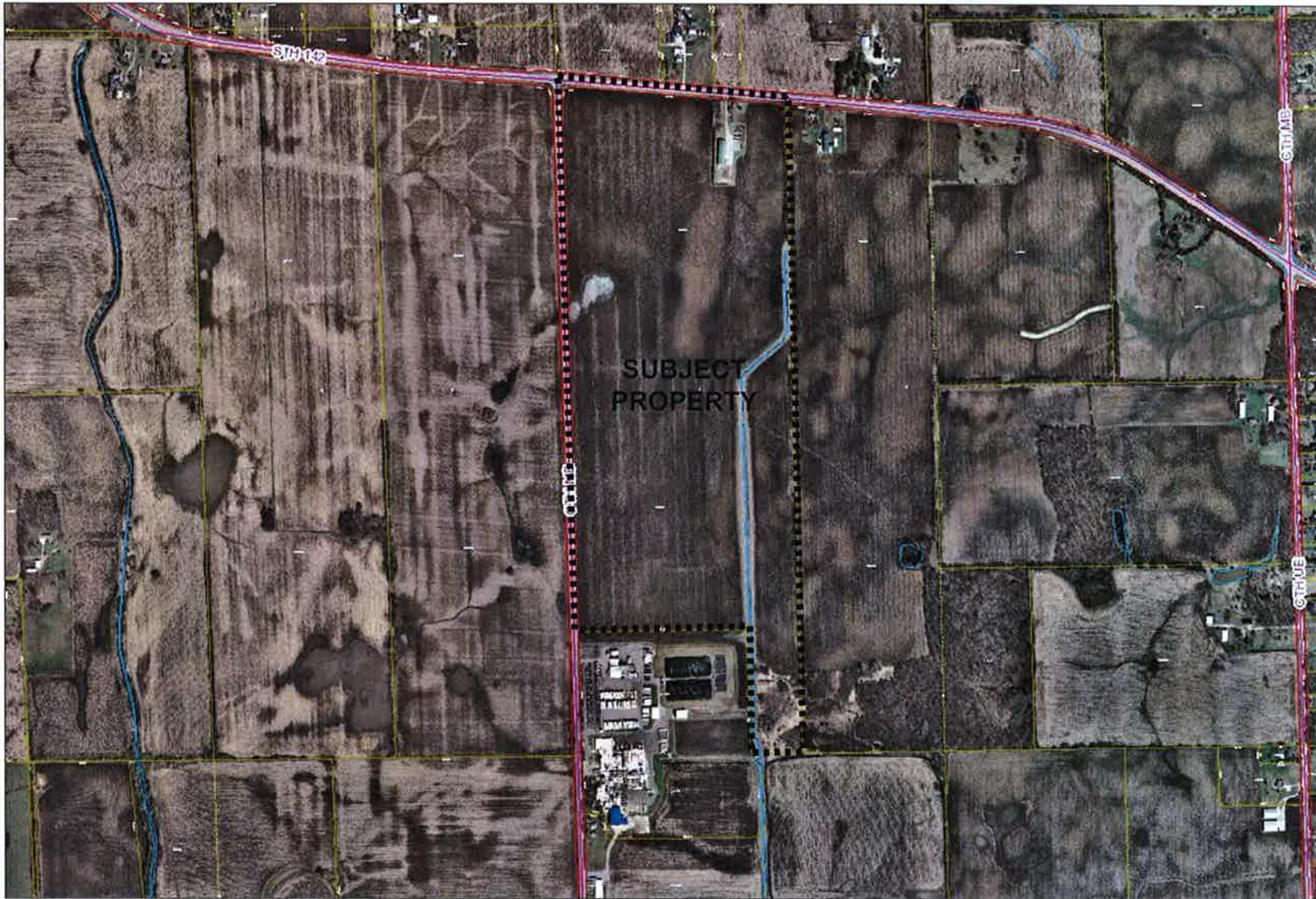
Drawn By: JJC

Date: 02-17-2016

Job No.
2004.0116.12



45-4-221-232-0301 - Property Map



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

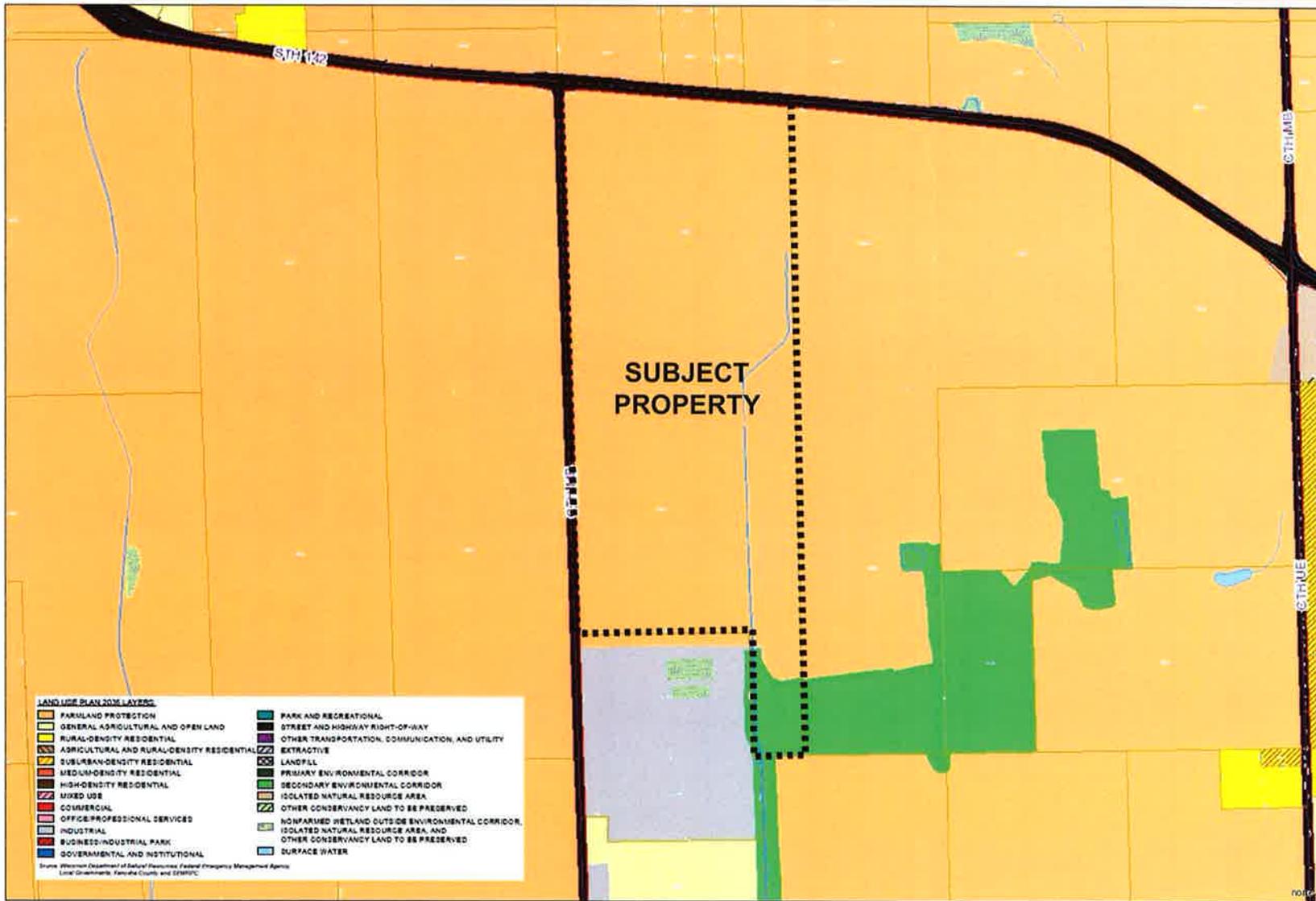


1 inch = 700 feet

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: 9/16/2014

45-4-221-232-0301 - Current Land Use Plan Map Designations



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

LAND USE PLAN ZONE LEGEND

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 CDMP/PC

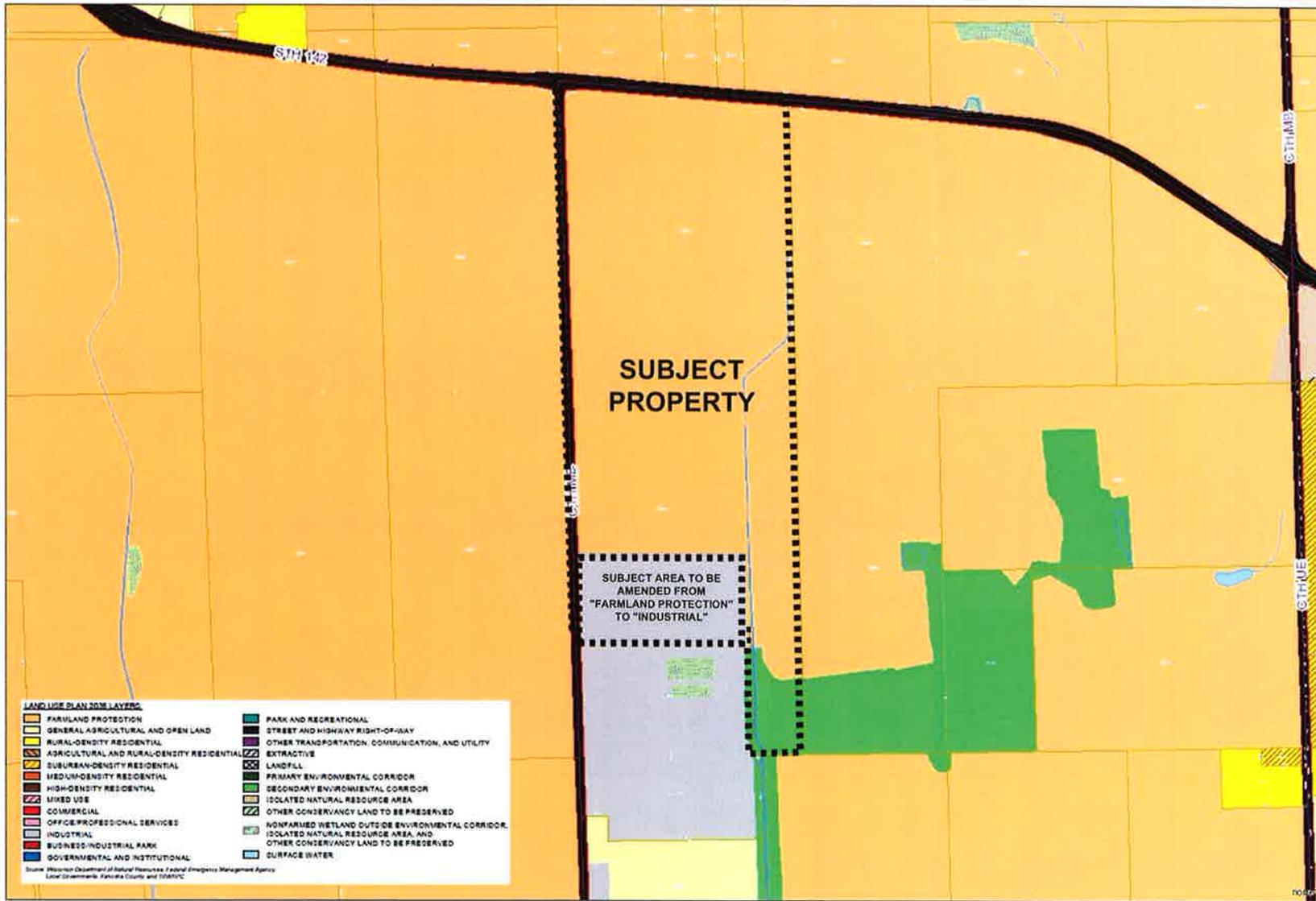


1 inch = 700 feet

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 here in contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 9/16/2014

45-4-221-232-0301 - Proposed Land Use Plan Map Designations



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

LAND USE PLAN ZONE 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
	INDUSTRIAL		ISOLATED NATURAL RESOURCE AREA, AND OTHER CONSERVANCY LAND TO BE PRESERVED
	BUSINESS/INDUSTRIAL PARK		SURFACE WATER
	GOVERNMENTAL AND INSTITUTIONAL		

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



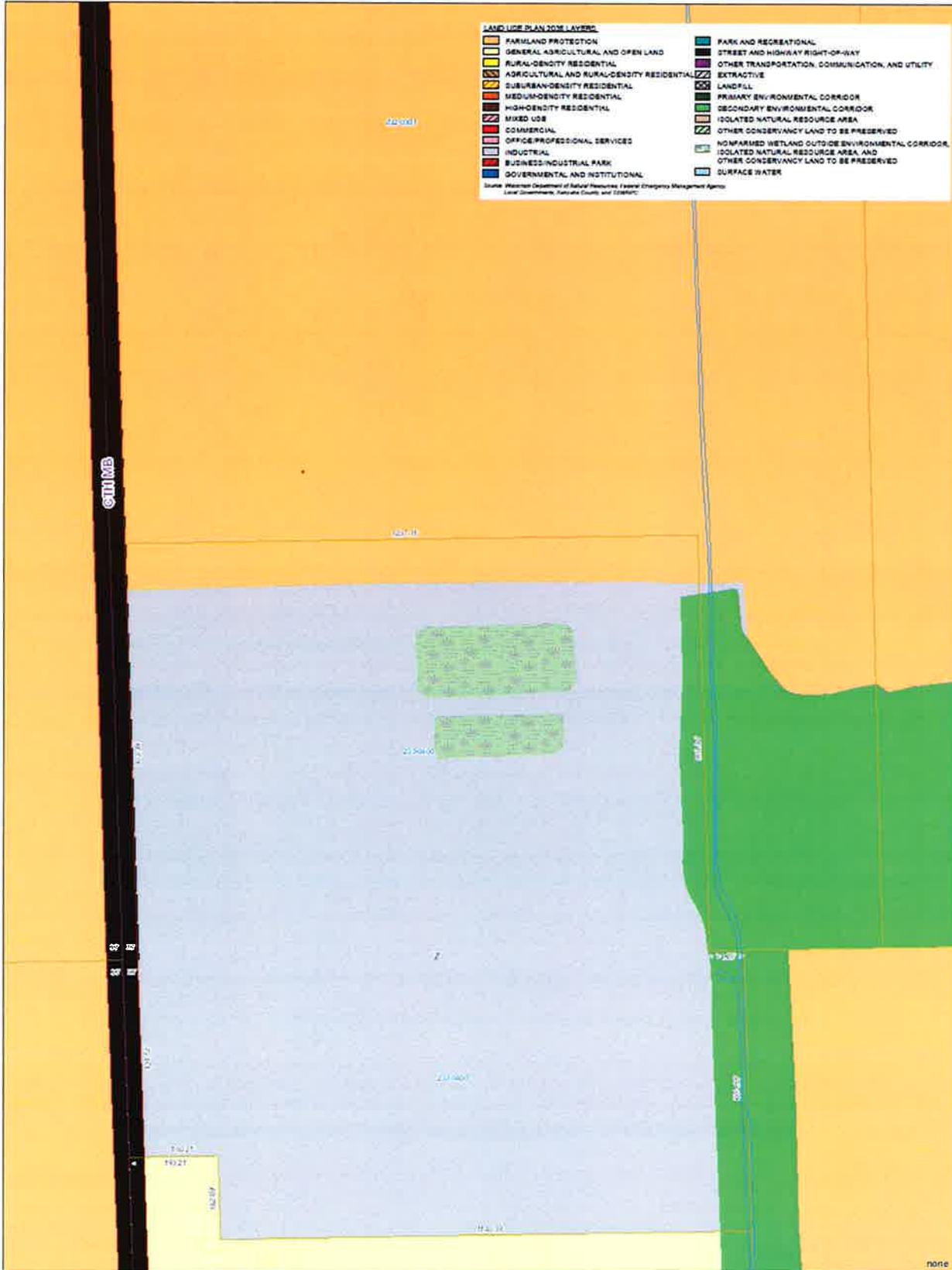
1 inch = 700 feet

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.

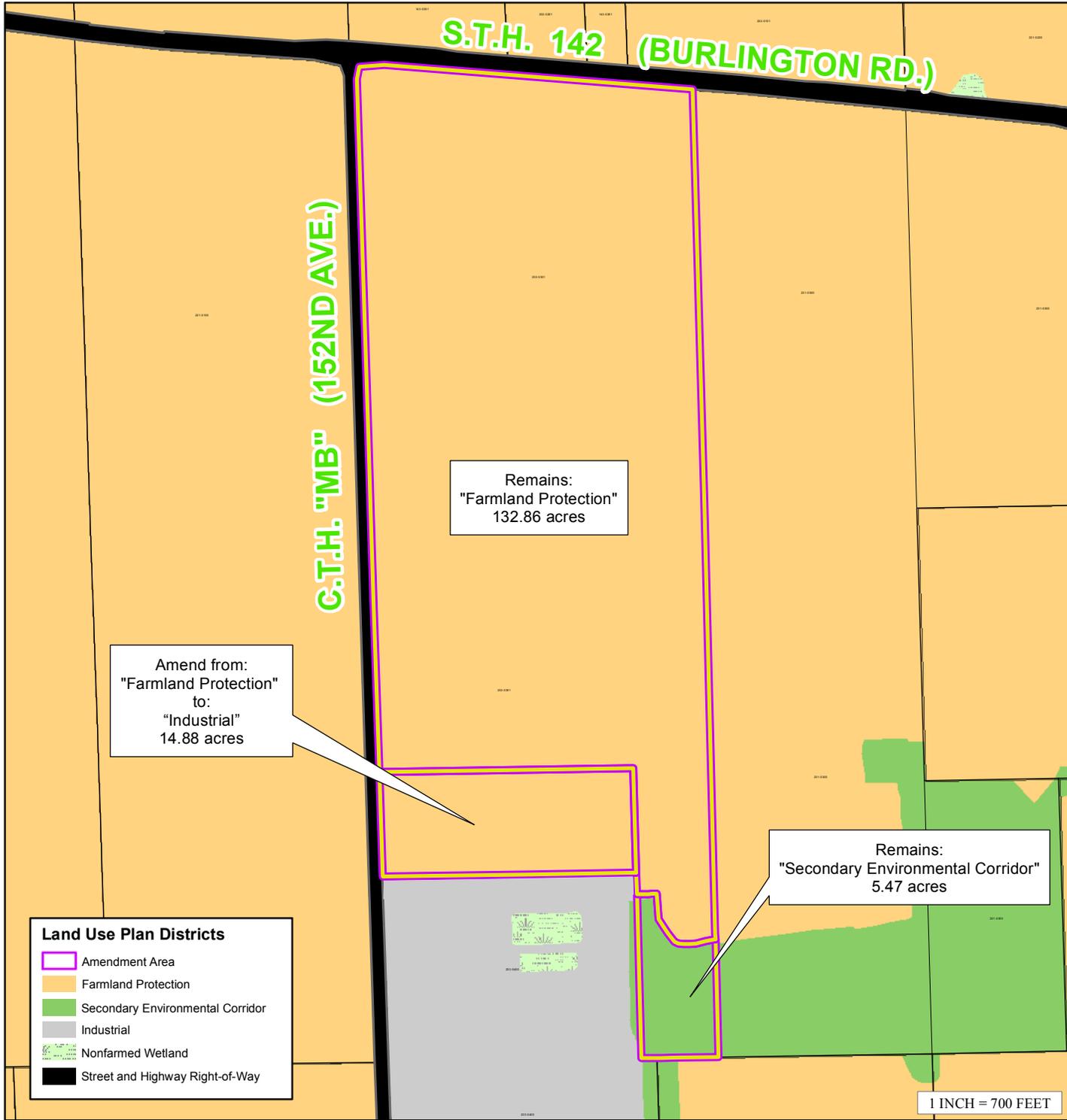
Date Printed: 9/16/2014



1 inch = 200 feet
Date Printed: 9/16/2014



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.



COMPREHENSIVE PLAN
AMENDMENT SITE MAP

PETITIONER(S):

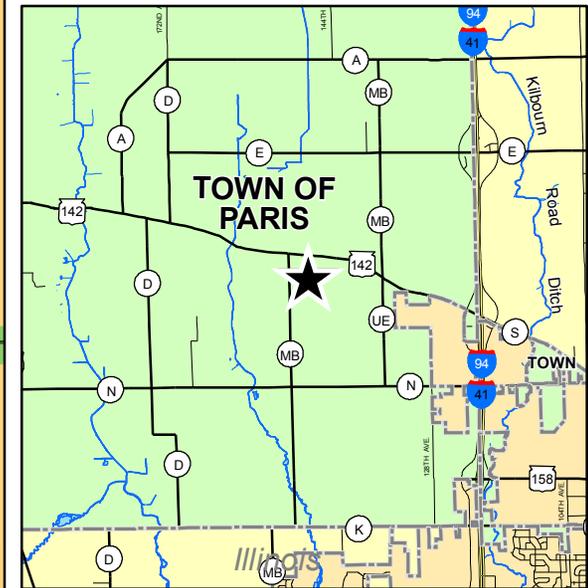
Kenosha Beef International Ltd. (Owner),
Mark D. Eberle (Agent)

LOCATION: W 1/2 of Section 23,
Town of Paris

TAX PARCEL(S): #45-4-221-232-0301

REQUEST:

Requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection" & "SEC" to "Farmland Protection", "Industrial" & "SEC".





COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

APR 08 2016

Kenosha County
Planning and Development



KENOSHA COUNTY

DEPARTMENT OF PLANNING
AND DEVELOPMENT



COUNTY OF KENOSHA

Department of Planning and Development

KENOSHA COUNTY REZONING PROCEDURES

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

Meeting Date: 02/29/2016

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): 04/18/2016

Town Board meeting date (tentative): 04/26/2016

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: 05/11/2016
(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.

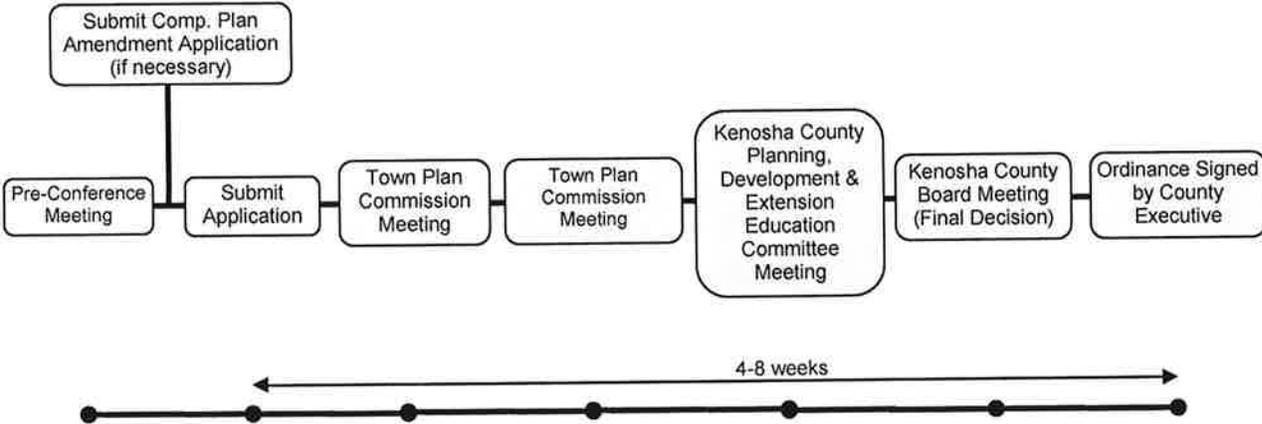
10. After the County Executive has signed the official ordinance document amending the Kenosha County Zoning Map, you will be notified of your approval in writing. Upon notification of approval, you may proceed with recording any necessary deeds.

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
 Department of Planning & Development
 19600 - 75th Street, 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

Rezoning Procedure Timeline



For Reference Purposes



COUNTY OF KENOSHA

Kenosha County
Deputy County Clerk

Department of Planning and Development

APR 08 2016

REZONING APPLICATION

Kenosha County
Planning and Development

(a) Property Owner's Name:
Kenosha Beef International Ltd.

Print Name: Dennis Vignieri Signature: *Dennis Vignieri*

Mailing Address: PO Box 639

City: Kenosha State: WI Zip: 53141-0639

Phone Number: (262) 859-2722 E-mail (optional): dvignier@bwfoods.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 D. Eberle Signature: *Mark D. Eberle*

Business Name: Nielsen Madsen & Barber

Mailing Address: 1458 Horizon Blvd., Suite 200

City: Mt. Pleasant State: WI Zip: 53406

Phone Number: (262) 634-5588 E-mail (optional): meberle@nmbssc.net

(c) Tax key number(s) of property to be rezoned:
45-4-221-232-0301

Property Address of property to be rezoned:
14805 Burlington Road

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

To allow for the expansion of the existing beef production facility located to the South at 3111 152nd Avenue to include a truck parking lot and associated stormwater management infrastructure.

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

(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”](#).

Pending Comp. Plan Amendment

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.

45-4-221-232-0301 - Property Map



Legend

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

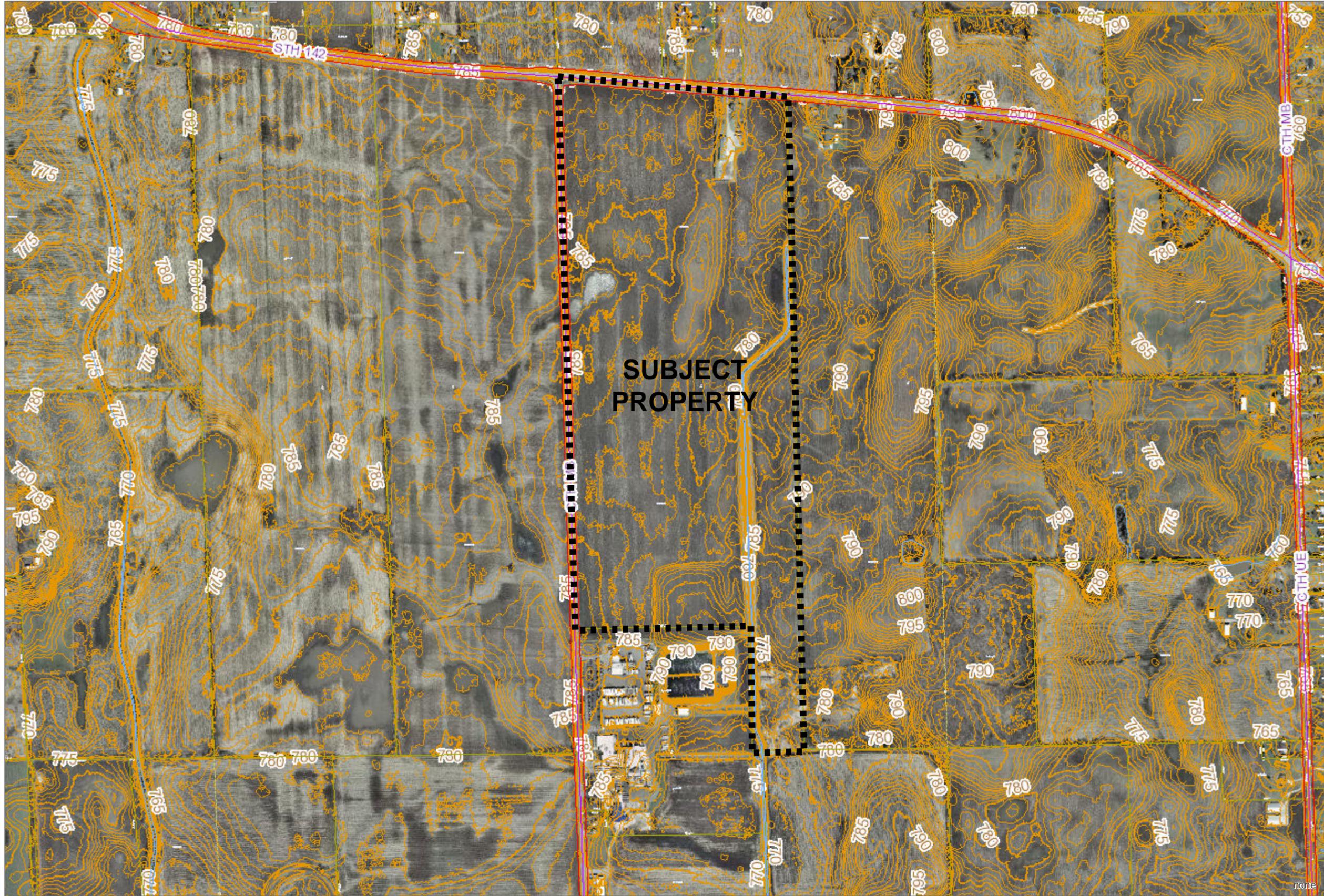


1 inch = 700 feet

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: 9/16/2014

45-4-221-232-0301 - 2010 One-Foot Contour Data



Legend

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



1 inch = 700 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.

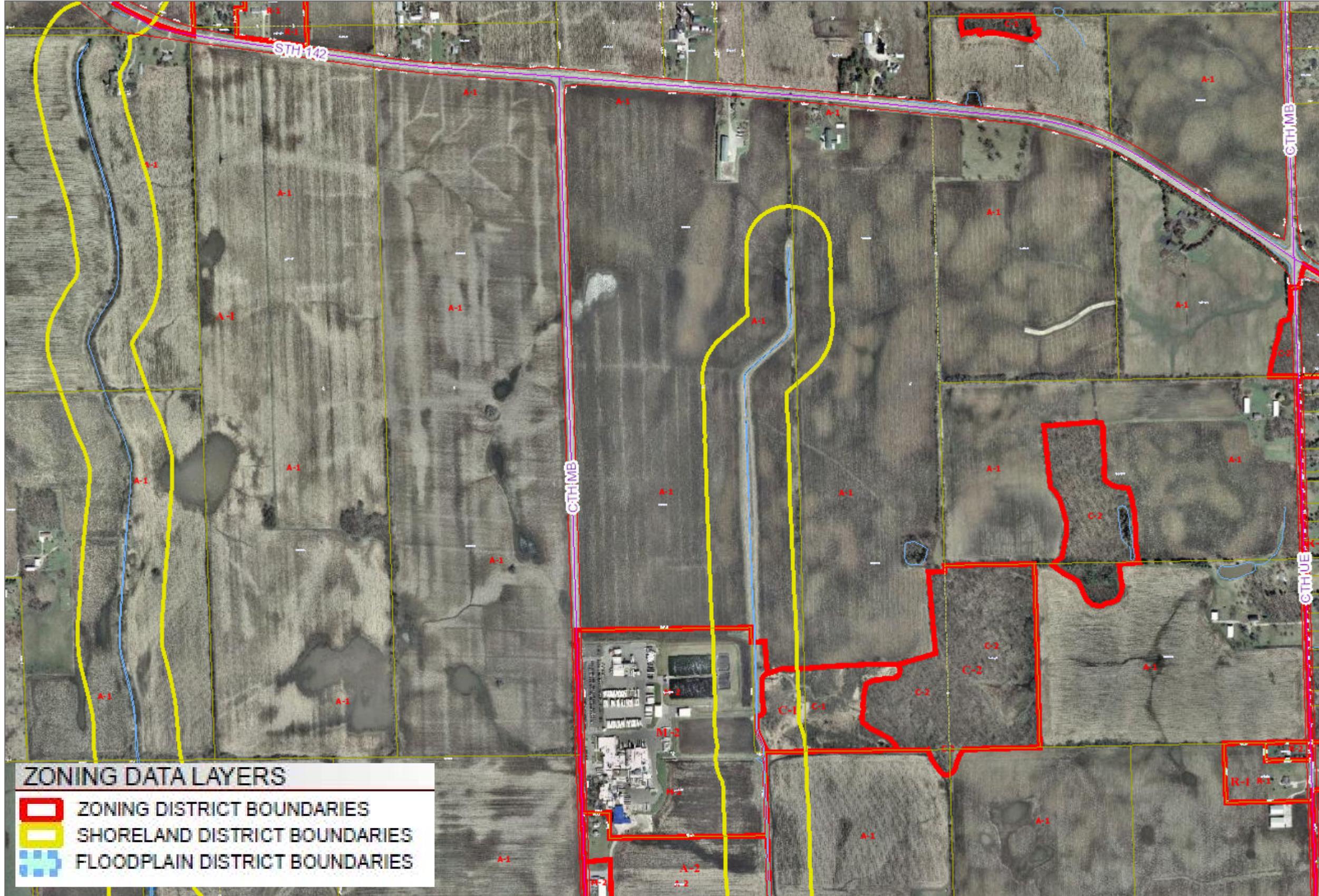
Date Printed: 9/16/2014

45-4-221-232-0301 - Current Zoning Designations



Legend

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



ZONING DATA LAYERS

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



1 inch = 700 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.

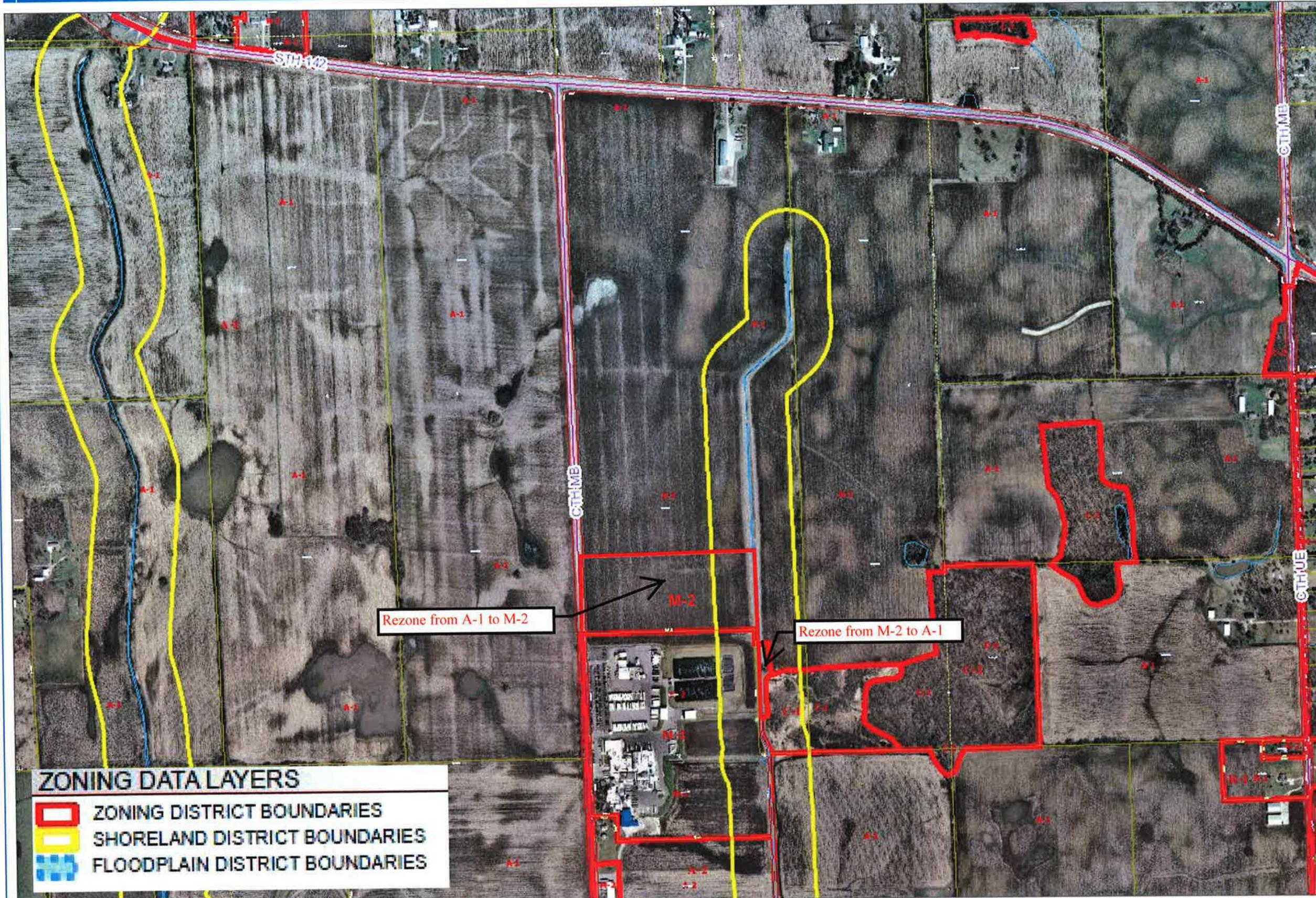
Date Printed: 9/16/2014

45-4-221-232-0301 - Proposed Zoning Designations



Legend

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



ZONING DATA LAYERS

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



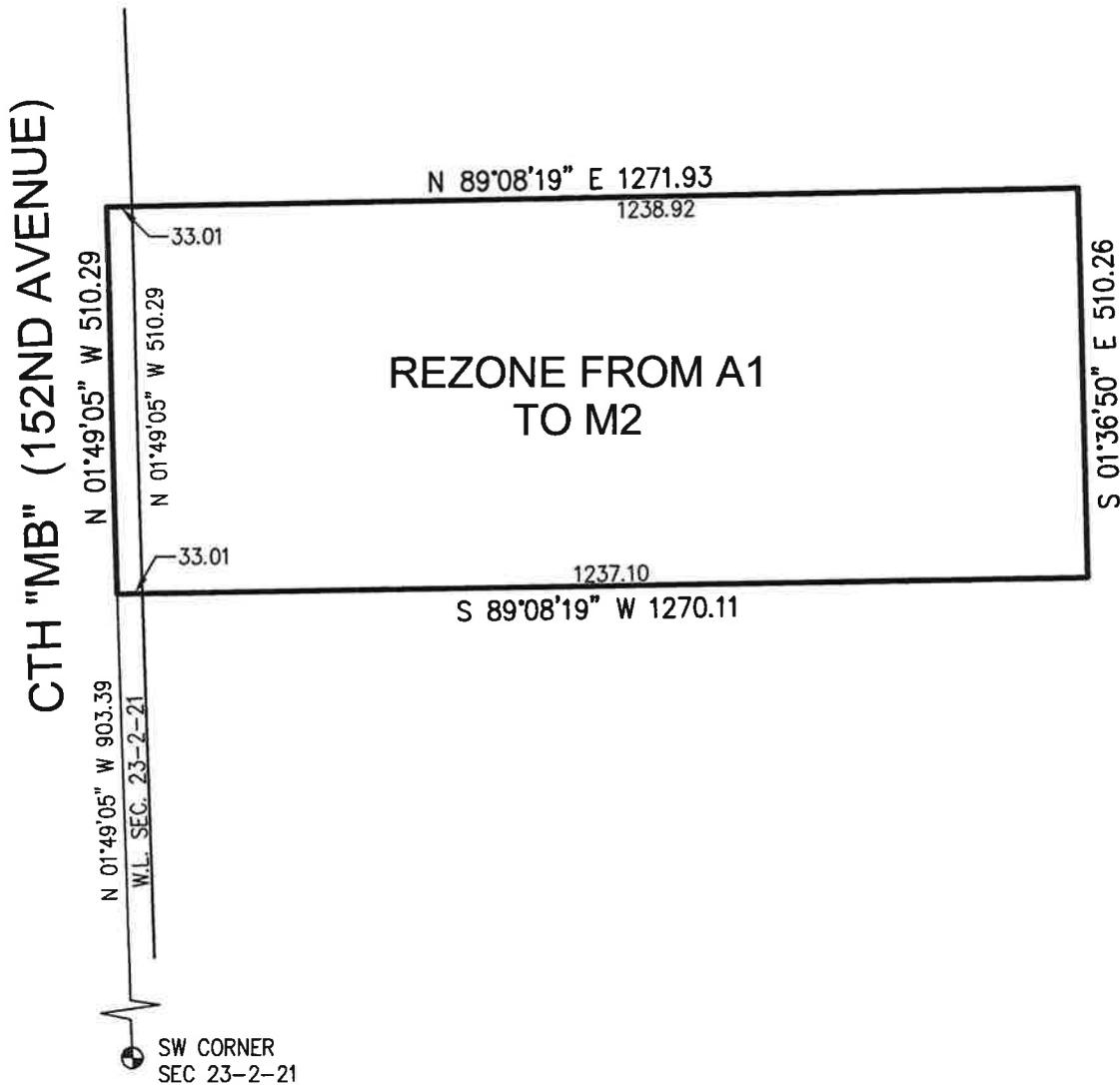
1 inch = 700 feet

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 here in contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 9/16/2014

Legal description of lands to be rezoned from A-1 (Agricultural Preservation District) to M-2 (Heavy Manufacturing District)

That part of the Southwest ¼ of Section 23, Township 2 North, Range 21 East in the Town of Paris, Kenosha County, Wisconsin, bounded as follows: Begin at a point on the West line of said Section located N01°49'05"W 903.39 feet from the Southwest corner of said Section 23 ; continue thence N01°49'05"W 510.29 feet along the West line of said Section 23; thence N89°08'19"E 1271.93 feet; thence S01°36'50"E 510.26; thence S89°08'19"W 1270.11 feet to said West line and the point of beginning. Containing 14.887 acres. SUBJECT TO the rights of the public in and to the West 33 feet thereof for road purposes (CTH "MB").



NOTES

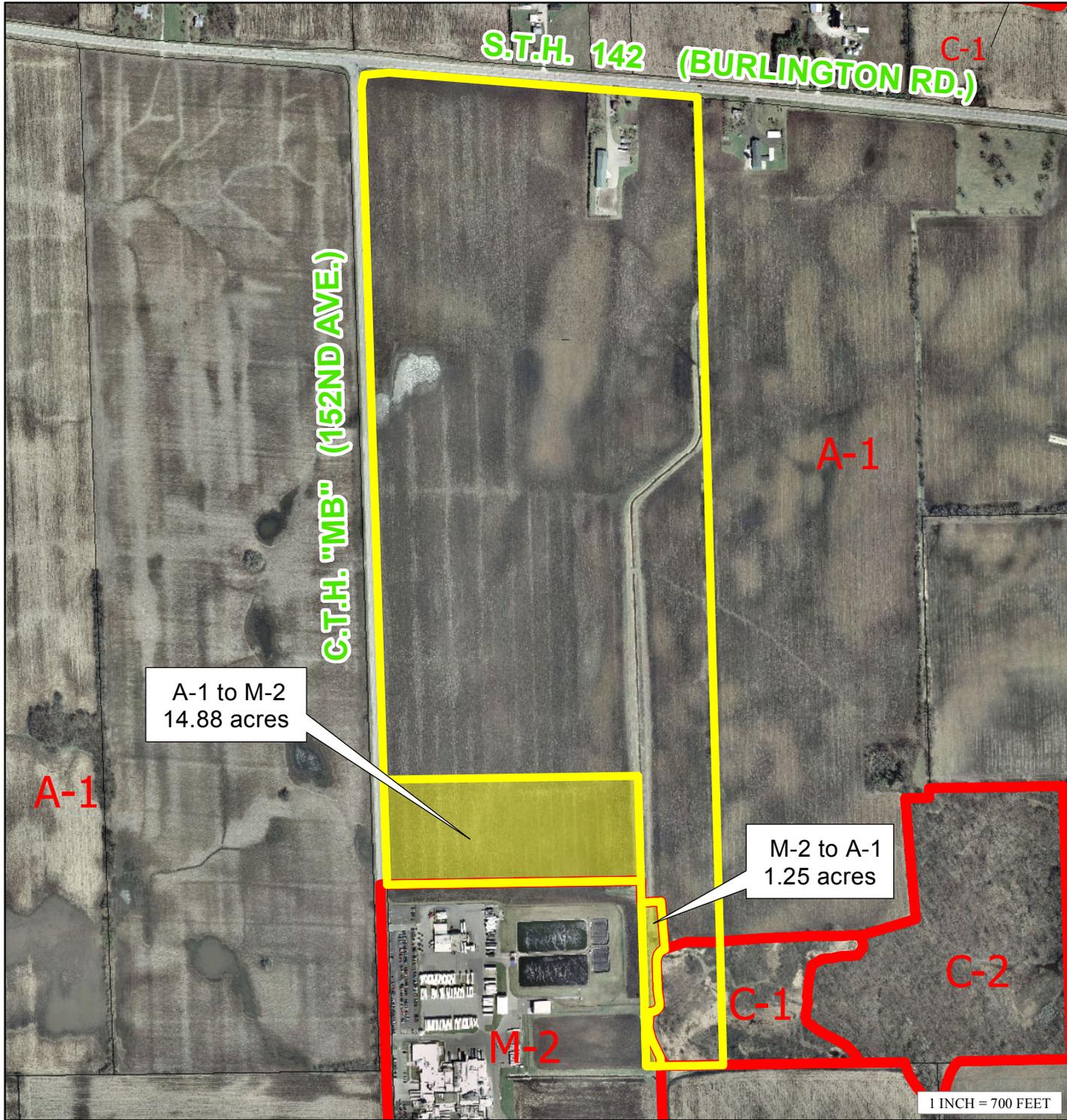
BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1927.

DRAWN 4-5-2016 BY JJC
 SCALE 1" = 250'
 SHEET 1 OF 1 SHEETS
 JOB NO. 2004.0116.12



Nielsen Madsen & Barber S.C.
 Civil Engineers and Land Surveyors

1458 Horizon Blvd. Suite 200, Racine, WI. 53406 Tele: (262)634-5588 Fax: (262)634-5024 Website: www.nmbcsc.net



A-1 to M-2
14.88 acres

M-2 to A-1
1.25 acres

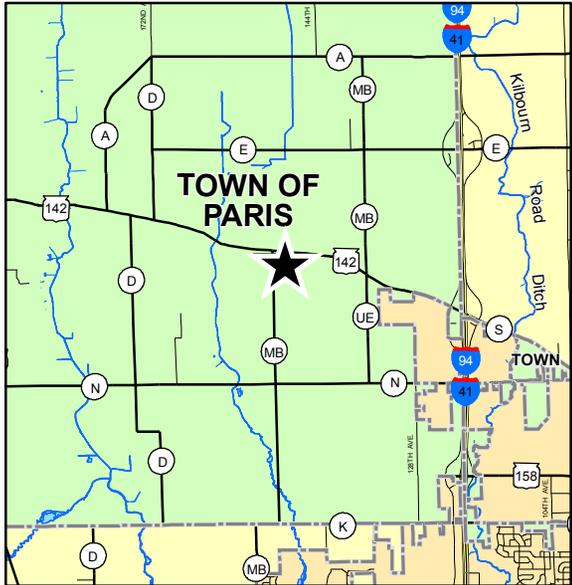
REZONING SITE MAP

PETITIONER(S):
Kenosha Beef International Ltd. (Owner),
Mark D. Eberle (Agent)

LOCATION: W 1/2 of Section 23,
Town of Paris

TAX PARCEL(S): #45-4-221-232-0301

REQUEST:
Requesting a rezoning from A-1 Agricultural Preservation District., M-2 Heavy Manufacturing District, and C-1 Lowland Resource Conservancy District to A-1 Agricultural Preservation District, M-2 Heavy Manufacturing District and C-1 Lowland Resource Conservancy District on Tax Parcel #45-4-221-232-0301 located in W 1/2 Section 23, T2N, R21E, Town of Paris.





COUNTY OF KENOSHA

Department of Planning and Development

CONDITIONAL USE PERMIT PROCEDURES

1. Contact the Department of Planning and Development and check with staff to determine if your proposed use is a permitted use, an accessory use or a conditional use. If it is a conditional use, then a conditional use permit must be applied for and received prior to occupying or using the site for that use. Note: If the proposed conditional use is part of a proposed land division see the Certified Survey Map Information and Procedures. If the proposed conditional use is part of a proposed rezoning petition see the Rezoning Application Form.
2. Contact the Department of Planning and Development and schedule a pre-conference meeting, which is required for all conditional use permit requests.
Meeting Date: 02/29/16
3. Complete and submit the Kenosha County Conditional Use Permit Application by the filing deadline (see Planning, Development & Extension Education Committee Schedule handout).
4. 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.
5. 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): 04/18/16
Town Board meeting date (tentative): 04/26/16
6. 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: 05/11/16
(tentative)
7. If denied by the Kenosha County Planning, Development & Extension Education Committee you have thirty (30) days to file an appeal with circuit court.
8. If approved you may proceed with obtaining site plan approval (site plan layout, stormwater, landscaping, lighting, parking/paving etc...).
9. Apply for and obtain any necessary zoning permit(s) for construction (i.e. new buildings, building additions, signage, fencing, etc...) with the Kenosha County Department of Planning and Development.
10. Apply for any obtain any necessary building permit(s) for construction (i.e. new buildings, building additions, signage, fencing, etc...) with you respective township.
11. Complete any obligations for foundation survey, waiver of liability of foundation survey, stormwater as-built requirement and/or certificate of occupancy.

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
 Department of Planning & Development
 19600 - 75th Street, Post Office Box 520
 Bristol, Wisconsin 53104-0520

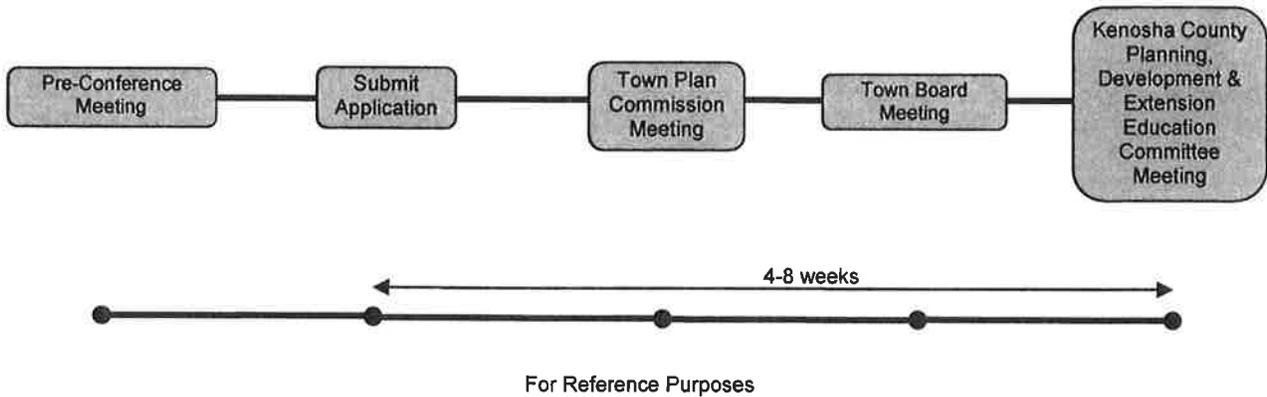
Division of County Development (including Sanitation & Land Conservation) **857-1895**
 Facsimile #..... 857-1920

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

Conditional Use Permit Timeline





COUNTY OF KENOSHA

Department of Planning and Development **RECEIVED**

APR 08 2015

CONDITIONAL USE PERMIT APPLICATION

Kenosha County
Planning and Development

(a) Property Owner's Name:

Kenosha Beef International LTD

Print Name: **Dennis Vignieri**

Signature: *Dennis Vignieri*

Mailing Address: **PO Box 639**

City: **Kenosha**

State: **WI**

Zip: **53141-0639**

Phone Number: **(762) 859-2272** E-mail (optional): **dvignier@bwfoods.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 Molinaro, Jr.**

Signature: *Mark Molinaro, Jr.*

Business Name: **Partners in Design Architects**

Mailing Address: **600 52nd Street, Suite 220**

City: **Kenosha**

State: **WI**

Zip: **53140**

Phone Number: **262-652-2800** E-mail (optional): **markm@pidarchitects.com**

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

Print Name: **Mark Molinaro, Jr.**

Signature: *Mark Molinaro, Jr.*

Business Name: **Partners in Design Architects**

Mailing Address: **600 52nd Street, Suite 220**

City: **Kenosha**

State: **WI**

Zip: **53140**

Phone Number: **262-652-2800** E-mail (optional): **markm@pidarchitects.com**

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

Print Name: **Mark D. Eberle**

Signature: *Mark D. Eberle*

Business Name: **Neilsen Madsen & Barber, SC**

Mailing Address: **1458 Horizon Blvd, Suite 200**

City: **Racine**

State: **WI**

Zip: **53406**

Phone Number: **262-664-4613** E-mail (optional): **meberle@nmbsc.net**

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

45-4-221-233-0400

Address of the subject site:

3111 152nd Avenue

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

Type of structure:

Birchwood Transport addition is an extension of the existing pre-engineered metal building with masonry accents. Front entry vestibule is masonry to match the existing on-site guard house.

Proposed operation or use of the structure or site:

To allow for the expansion of the existing beef production facility located to the south at 3111 152nd Avenue to include a truck parking lot and associated stormwater infrastructure.

And to allow for an addition to the Birchwood Transport building.

Number of employees (by shift): 9 Birchwood Transport office staff

Hours of Operation: 7:00 am - 5:00 pm, Monday - Friday (Office addition)

Any outdoor entertainment? If so, please explain: No

Any outdoor storage? If so, please explain: No

Zoning district of the property: M-2 Heavy Manufacturing 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

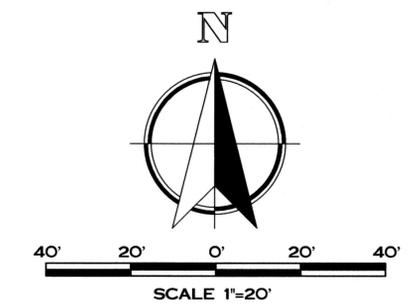
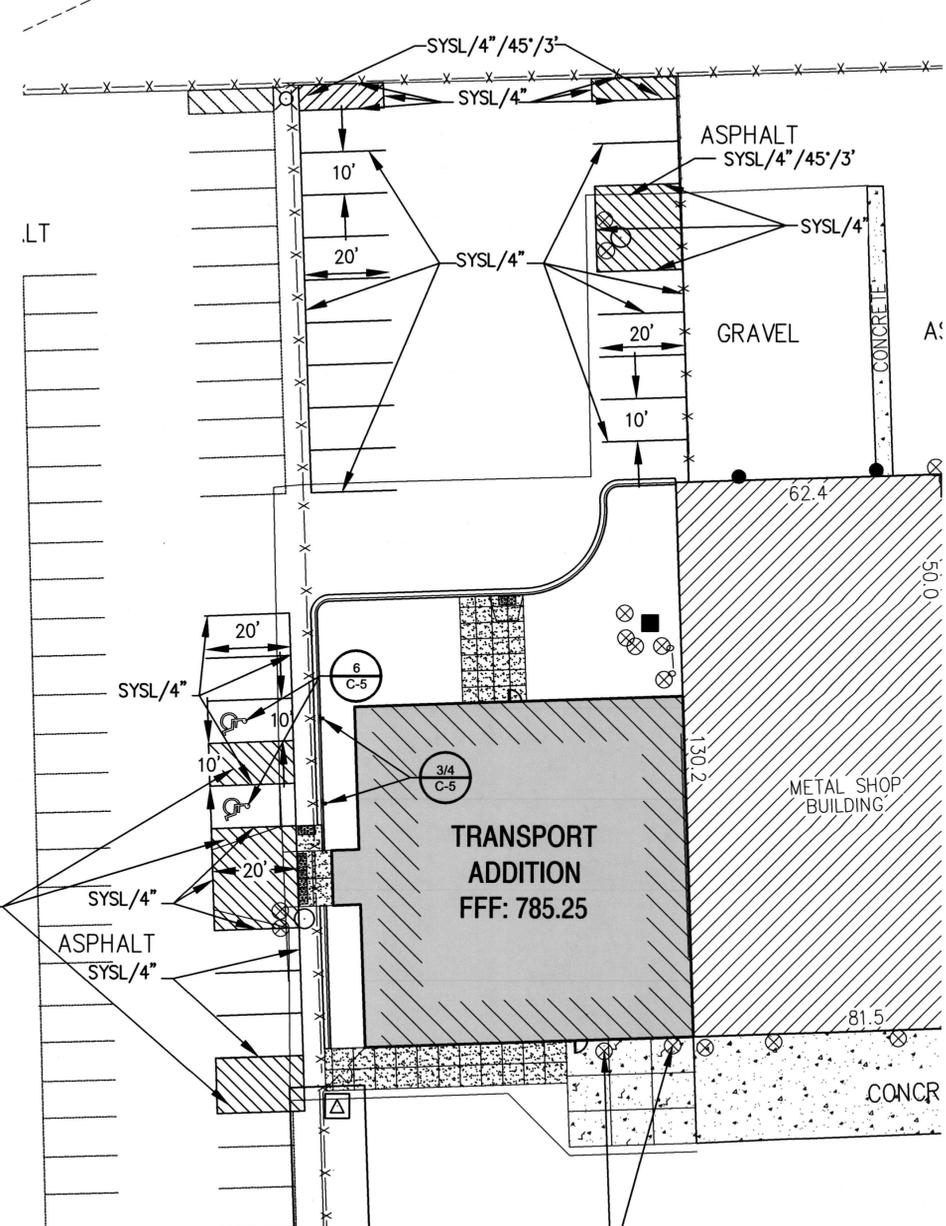
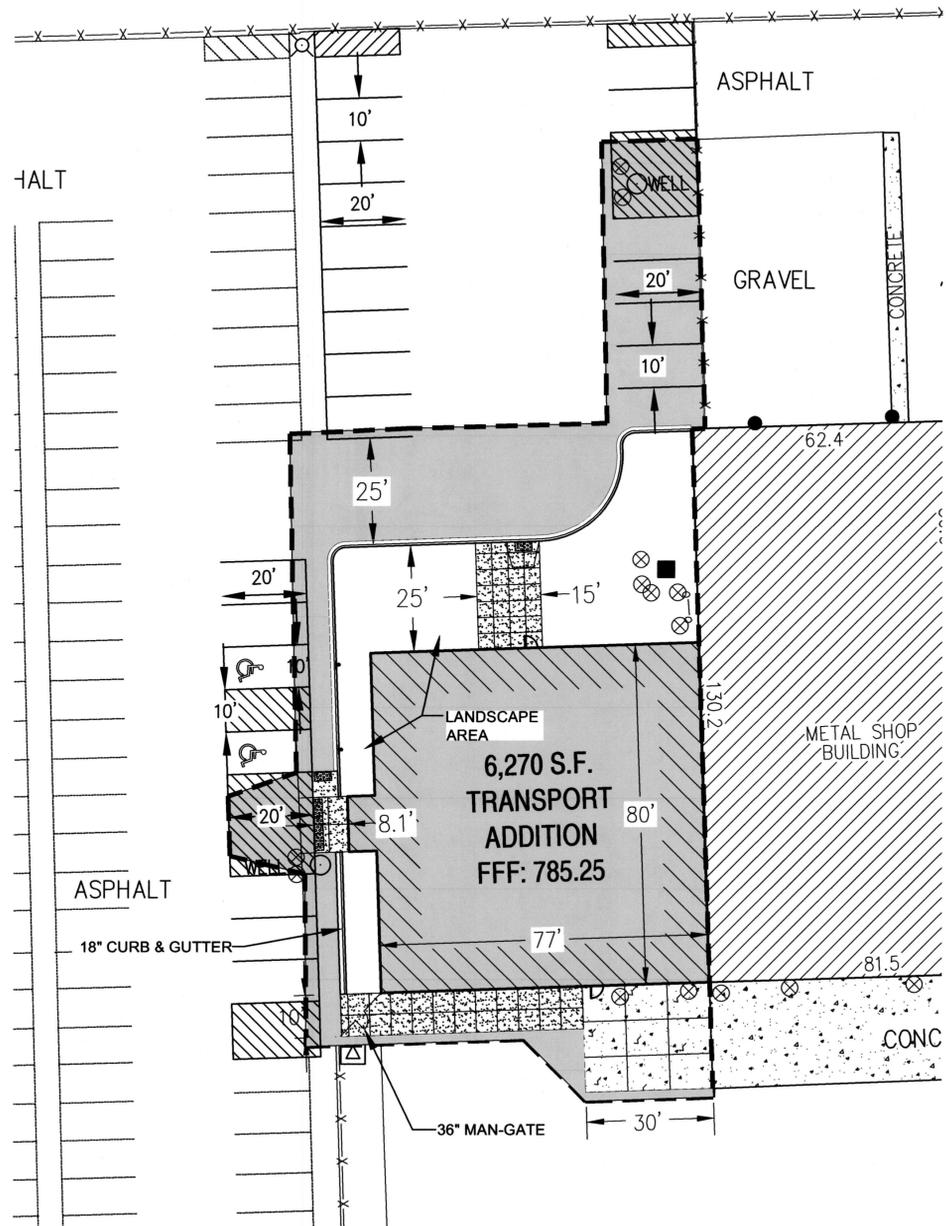
For conditional use permit applications that are made within shoreland and floodland areas, such description shall also include information that is necessary for the County Planning, Development & Extension Education Committee to determine whether the proposed development will hamper flood flows, impair 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)



SITE PLAN LEGEND

- ASPHALT PAVEMENT
- LIGHT DUTY CONCRETE
- HEAVY DUTY CONCRETE
- LIMITS OF DISTURBANCE (0.37 ACRES)

SITE DATA

TOTAL DISTURBED AREA:	0.37 ACRES
EXISTING IMPERVIOUS AREA:	0.37 ACRES (100.0%)
EXISTING GREEN SPACE:	0.00 ACRES (0.0%)
PROPOSED IMPERVIOUS AREA:	0.31 ACRES (82.7%)
PROPOSED BUILDING AREA:	0.15 ACRES (38.9%)
PROPOSED PAVEMENT AREA:	0.16 ACRES (43.8%)
PROPOSED GREEN AREA:	0.06 ACRES (17.3%)

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

PAVEMENT MARKING LEGEND

- ISA W/B -INTERNATIONAL SYMBOL FOR ACCESSIBILITY -WHITE ON BLUE BACKGROUND
- SYSL/4"/45'/3' - SINGLE YELLOW SOLID LINE / 4" WIDE EACH, 45', 3' O.C.
- SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH

SIGN / POST LEGEND

- = SIGN (DETAIL 3) MOUNTED ON POST (DETAIL 4) AS SHOWN ON SHEET C5

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE.
ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.

LEGEND:

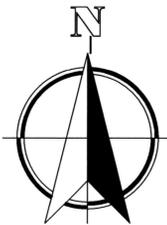
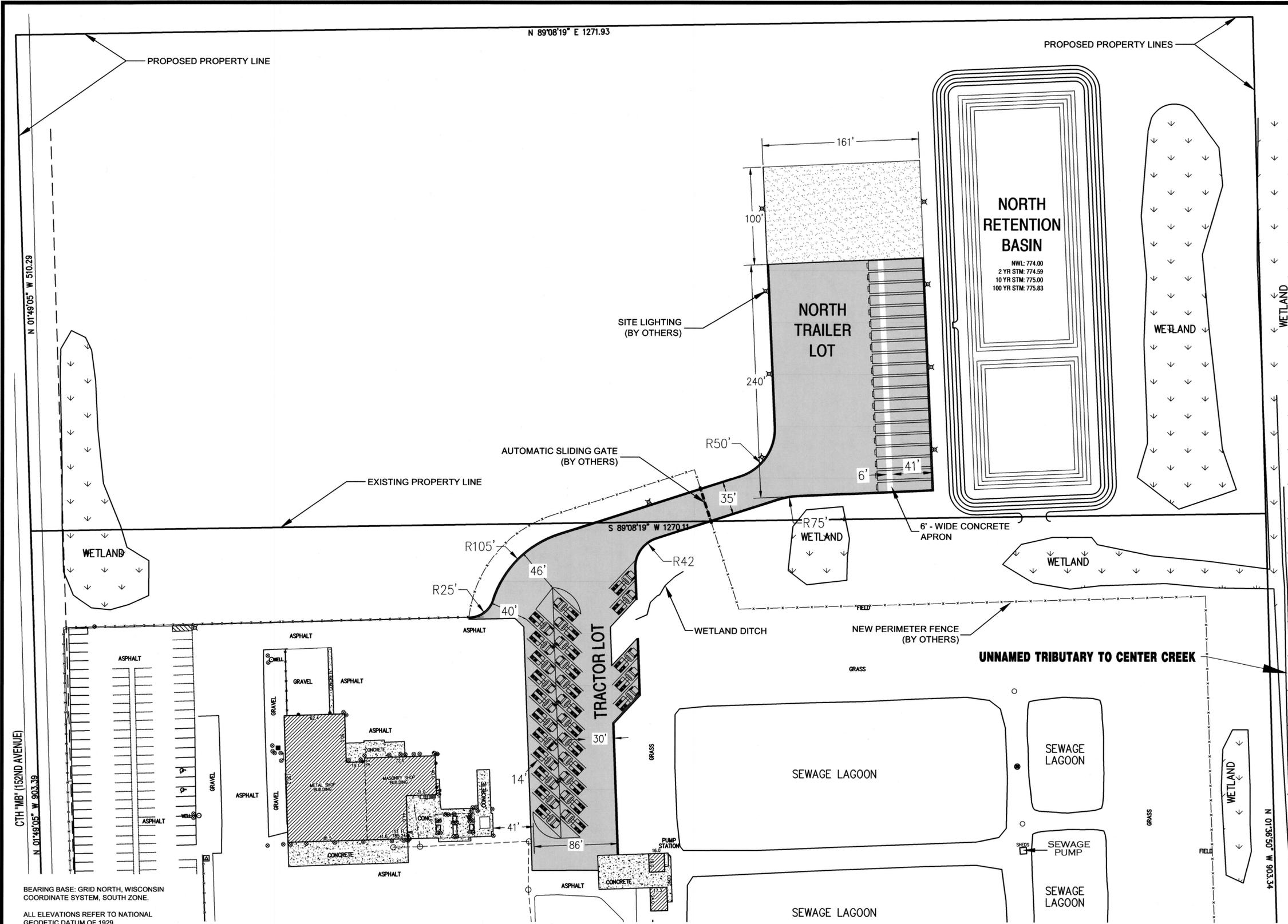
SANITARY MANHOLE	POWER POLE	LIGHT POLE	FENCE	VENT PIPE	WELL
STORM MANHOLE	GUY WIRE	TELE BOX	ELECTRIC LINE	BUSH	SEPTIC MH
CATCH BASIN	PAD MOUNT TRANS	SIGN	TELEPHONE LINE	YARD LIGHT	SUMP PUMP MH
MISC. MANHOLE	U.G. VAULT	HVAC	WATERMAIN	FIRE PRO - FIRE PROTECTION LINE	FUTURE TRANS
WATER MANHOLE	ELEC BOX	GUARD POST	SAN - SANITARY SEWER	COMM - COMMUNICATION LINE	VACUUM
VALVE BOX	ELEC METER	WATER SPIGOT	STM - STORM SEWER	DECIDUOUS TREE	SOIL CLASSIFICATION
CLEAN OUT	GAS METER	FLAG POLE	SANITARY FORCE MAIN	CONIFEROUS TREE	SOIL UNIT BOUNDARY
ELEC TRAILER HOOKUP	FLOOR DRAIN	GAS LINE	ROOF DRAIN RISER	SOIL BORING (SB)	EXISTING DRAINAGE PATTERN
				MAILBOX	ELEC MANHOLE

BIRCHWOOD TRANSPORT ADDITION
 3111 152nd Avenue, Town of Paris, Wisconsin
 DIMENSIONED SITE PLAN/PAVEMENT MARKING PLAN

Nielsen Madsen & Barber S.C.
 Civil Engineers and Land Surveyors
 1458 Horizon Blvd, Suite 200, Racine, WI 53406
 Tele: (262)634-5588 Fax: (262)634-5024
 Website: www.nmbssc.net

PROJECT NO: 2004.0116.12
 DRAWN BY: JJC CHECKED BY: MDE
 DATE: 03.29.16
 SHEET NO:

Call 811 or (800) 242-8511
 www.DiggersHotline.com



LEGAL DESCRIPTION

That part of the Southwest 1/4 of Section 23 and the Northwest 1/4 of Section 26, all in Township 2 North, Range 21 East in the Town of Paris, Kenosha County, Wisconsin, bounded as follows: Begin at the Southwest corner of said Section 23; run thence N01°49'05"W 1413.68 feet along the West line of said Section 23; thence N89°08'19"E 1271.93 feet; thence S01°36'50"E 1413.61 feet to the South line of said Section 23 and the North line of said Section 26; thence N89°08'19"E 74.28 feet along said North line; thence S01°46'44"E 607.38 feet; thence S89°08'19"W 1146.39 feet parallel with the North line of said Section 26; thence N01°46'44"W 182.89 feet; thence S89°08'19"W 193.21 feet parallel with the North line of said Section 26 to the West line of said Section 26; thence N01°59'28"W 424.52 feet along said West line to the point of beginning. Containing 59.064 acres. SUBJECT TO the rights of the public in and to the West 33 feet thereof for road purposes (CTH "MB").

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

SITE DATA

TOTAL DISTURBED AREA:	12.54 ACRES
EXISTING IMPERVIOUS AREA:	0.53 ACRES (4.2%)
EXISTING GREEN SPACE:	12.01 ACRES (95.8%)
PROPOSED IMPERVIOUS AREA:	3.15 ACRES (25.1%)
PROPOSED BUILDING AREA:	0.00 ACRES (0.0%)
PROPOSED PAVEMENT AREA:	3.15 ACRES (25.1%)
PROPOSED GREEN AREA:	9.39 ACRES (74.9%)

SITE PLAN LEGEND

- WETLANDS
- HEAVY DUTY ASPHALT PAVEMENT
- LIMITS OF DISTURBANCE (12.54 ACRES)

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE.
 ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1928.

LEGEND:

SANITARY MANHOLE	POWER POLE	LIGHT POLE	FENCE	VENT PIPE	WELL
STORM MANHOLE	GUY WIRE	TELE BOX	ELECTRIC LINE	ELEC MANHOLE	SEPTIC MH
CATCH BASIN	PAD MOUNT TRANS	SIGN	TELEPHONE LINE	YARD LIGHT	SUMP PUMP MH
MISC. MANHOLE	U.G. VAULT	HVAC	WATERMAIN	FIRE PRO - FIRE PROTECTION LINE	FUTURE TRANS
WATER MANHOLE	ELEC BOX	GUARD POST	SAN - SANITARY SEWER	COMM - COMMUNICATION LINE	VACUUM
VALVE BOX	ELEC METER	WATER SPIGOT	STM - STORM SEWER	DECIDUOUS TREE	A1A SOIL CLASSIFICATION
CLEAN OUT	GAS METER	FLAG POLE	SANITARY FORCE MAIN	CONIFEROUS TREE	SOIL UNIT BOUNDARY
ELEC TRAILER HOOKUP	FLOOR DRAIN	GAS LINE	ROOF DRAIN RISER	SOIL BORING (SB)	EXISTING DRAINAGE PATTERN
					MAILBOX

DIGGERS HOTLINE
 Call 811 or (800) 242-8511
 www.DiggersHotline.com

DIGGERS HOTLINE
 Call 811 or (800) 242-8511
 www.DiggersHotline.com

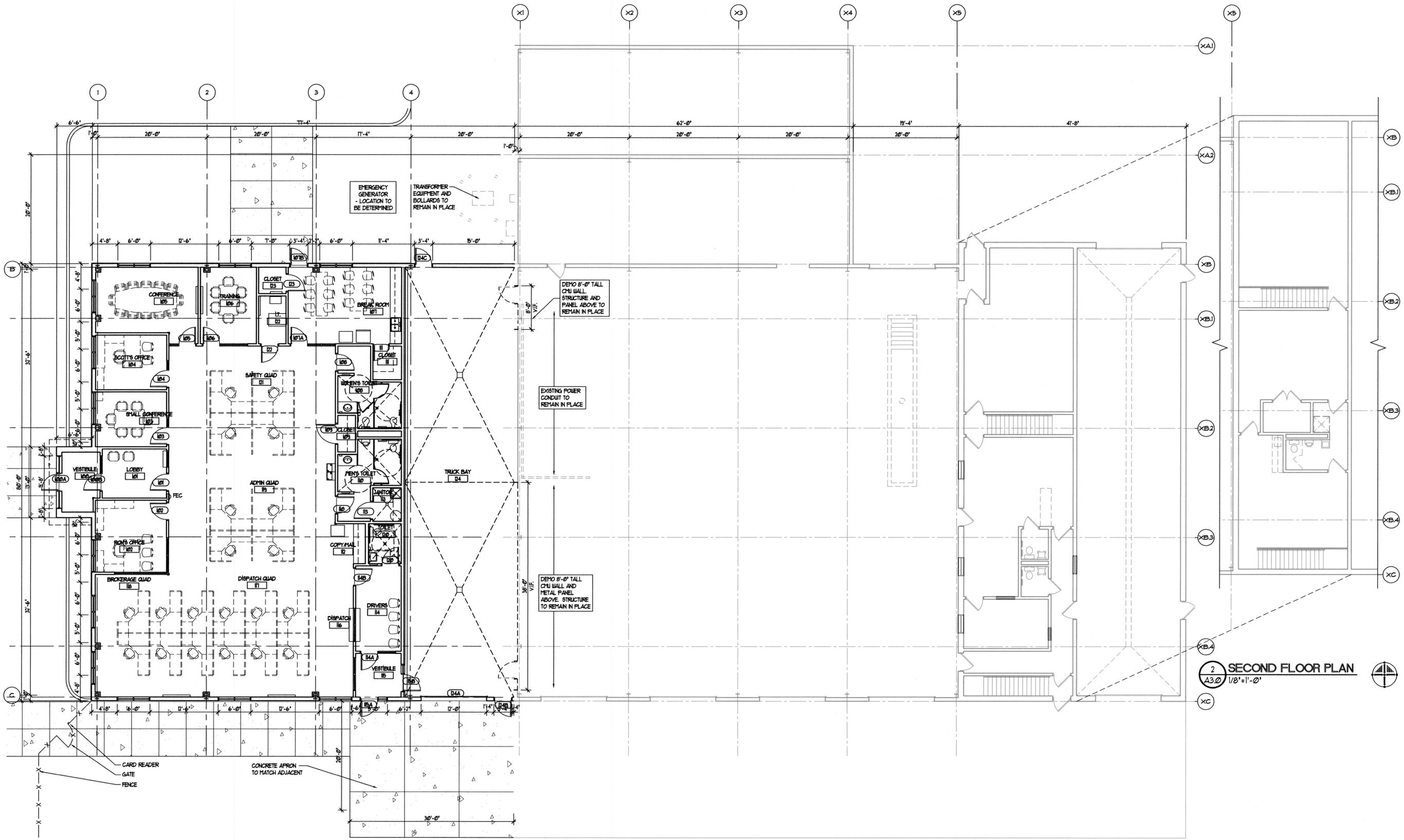


Nielsen Madsen & Barber S.C.
 Civil Engineers and Land Surveyors
 1458 Horizon Blvd, Suite 200, Racine, WI, 53406
 Tel: (262)634-5588 Fax: (262)634-5024
 Website www.nmbcs.net

KENOSHA BEEF BIRCHWOOD FOODS
DIMENSIONED SITE PLAN NORTH
 TOWN OF PARIS, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
 DRAFTED: MIS
 DATE: 2-8-2016
 CHECKED: JUC
 DATE: 4-1-2016
2004.0116.12
 SHEET
C-4



1 OVERALL FIRST FLOOR PLAN
A3.0 1/8"=1'-0"

2 SECOND FLOOR PLAN
A3.0 1/8"=1'-0"

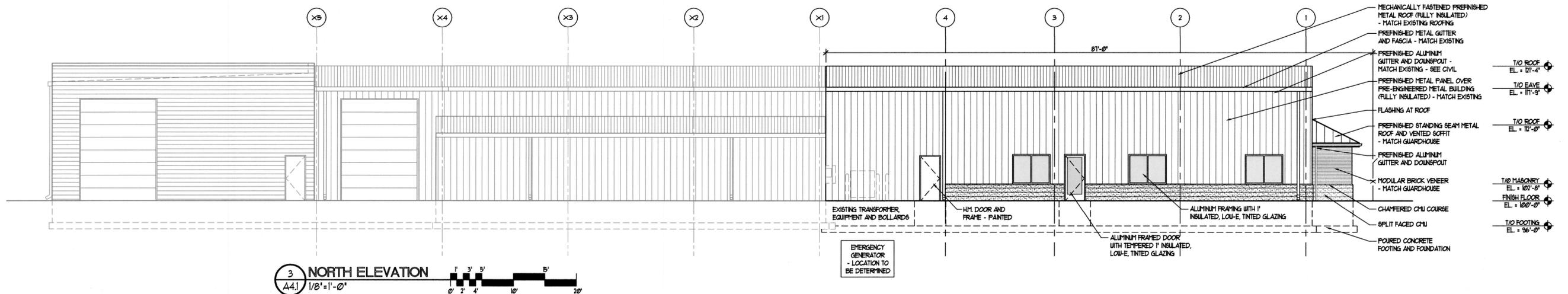
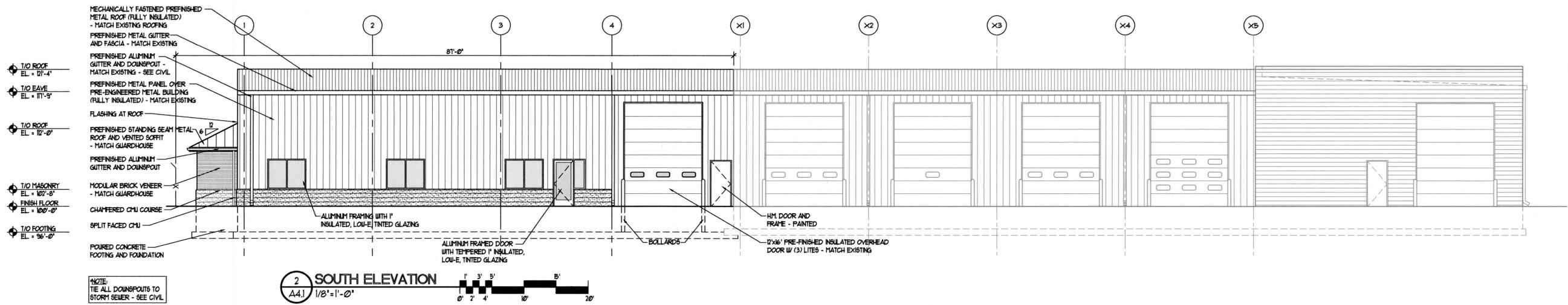
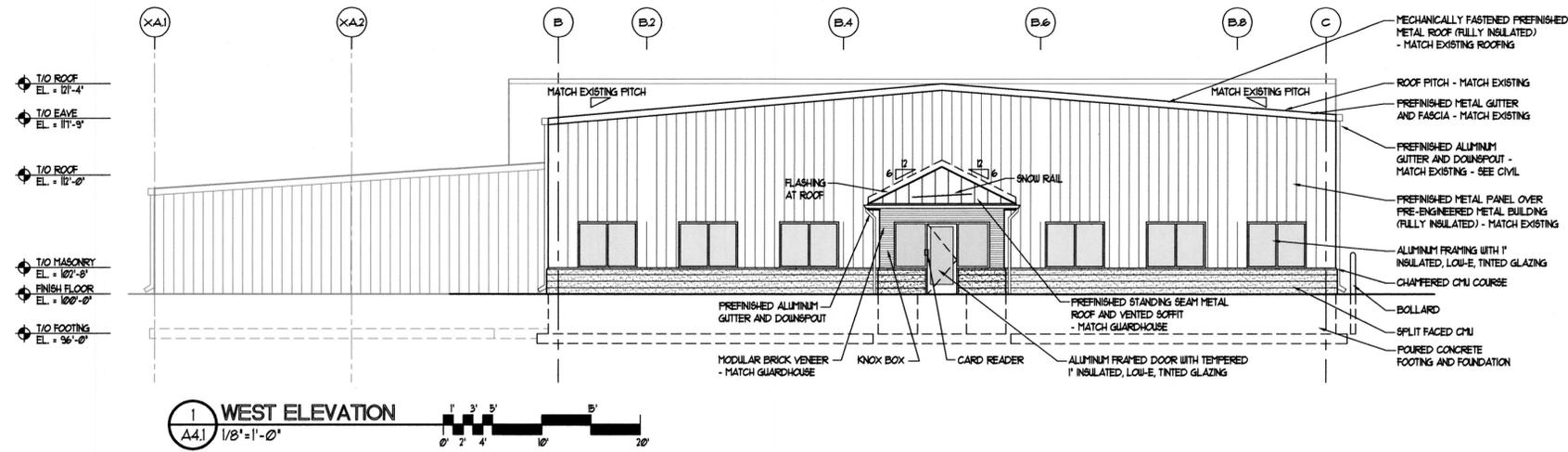
600 Fifty-Second Street
 Suite 220
 Kenosha, WI 53142
 Ph: (262) 652-2800
 Fax: (262) 652-2812

BIRCHWOOD TRANSPORT ADDITION
 3111 152nd Avenue, Town of Paris, Wisconsin
OVERALL BUILDING PLANS

Partners in Design
 ARCHITECTS

PROJECT NO: 366.13046
 DRAWN BY: DAC
 CHECKED BY: MAM
 DATE: 04.06.16
 SHEET NO:

A3.0



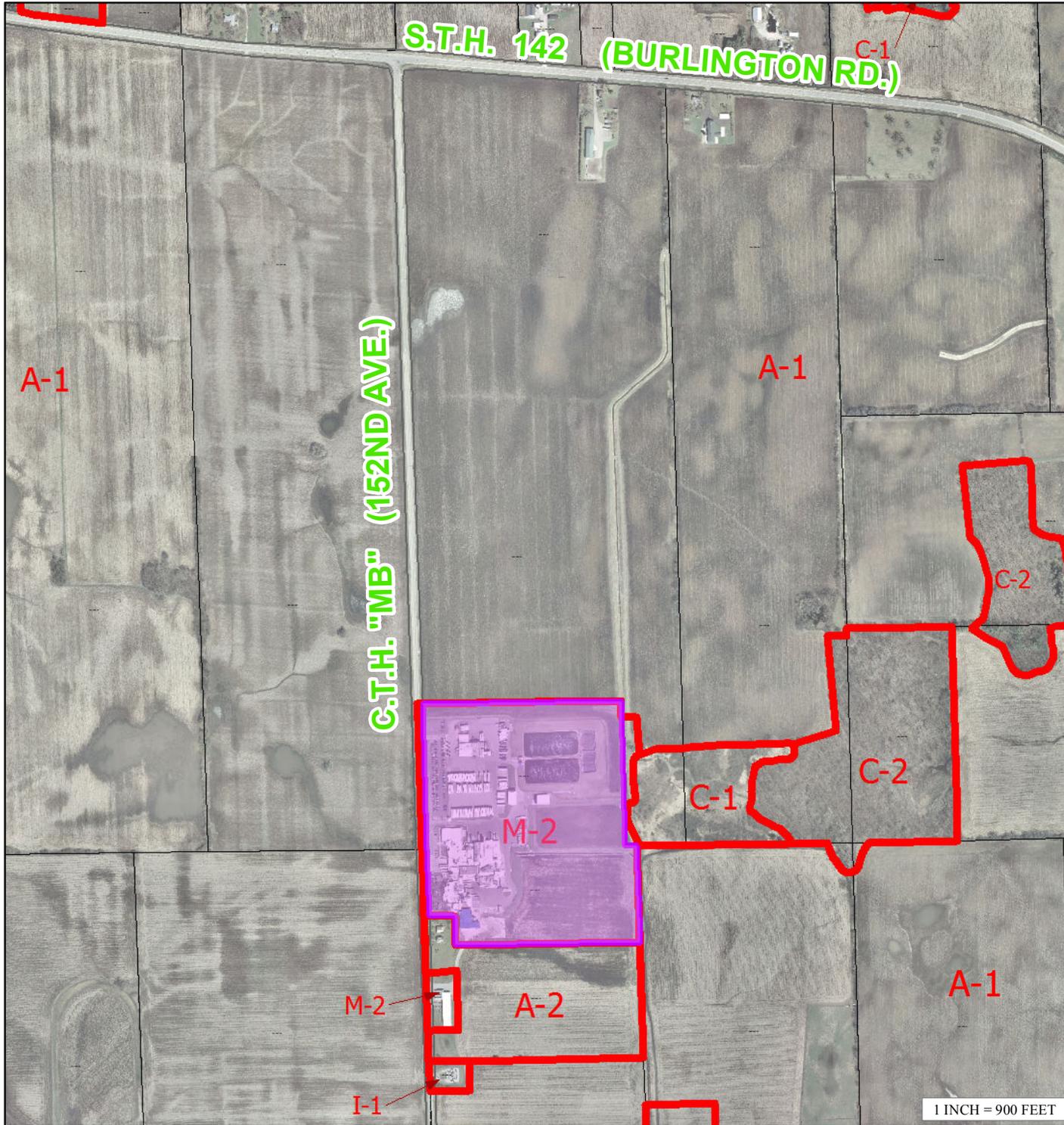
BIRCHWOOD TRANSPORT ADDITION
 3111 152nd Avenue, Town of Paris, Wisconsin
 EXTERIOR ELEVATIONS

600 Fifty-Second Street
 Suite 220
 Kenosha, WI 53142
 Ph: (262) 652-2800
 Fax: (262) 652-2812

Partners in Design
 ARCHITECTS

PROJECT NO:
 36613046
 DRAWN BY: DAC
 CHECKED BY: MAM
 DATE: 04.06.16
 SHEET NO:

A4.1



CONDITIONAL USE SITE MAP

PETITIONER(S):

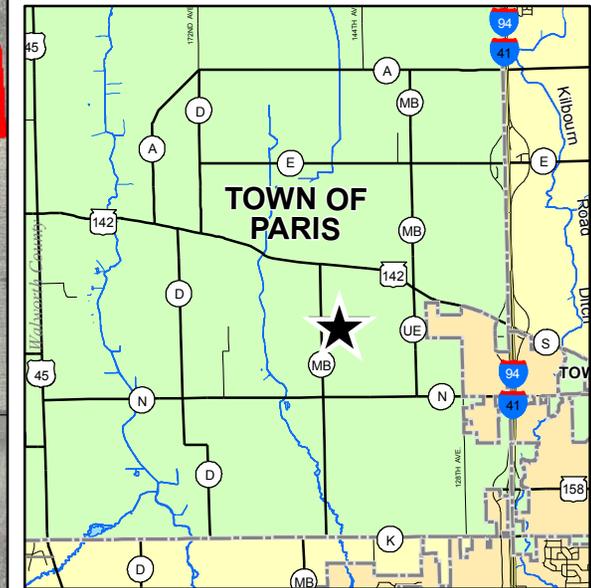
Kenosha Beef International Ltd. (Owner),
Mark Molinaro, Jr. (Agent)

LOCATION: SW 1/4 of Section 23, &
the NW 1/4 of Section 26,
Town of Paris

TAX PARCEL(S): #45-4-221-233-0400

REQUEST:

Requesting an amendment to an existing
Conditional Use Permit to allow an expansion
of the existing facility in the M-2 Heavy
Manufacturing District.





COUNTY OF KENOSHA

Department of Planning and Development

December 2012

RECEIVED

MAR 29 2016

Kenosha County
Deputy County Clerk

Renewal

CONDITIONAL USE PERMIT APPLICATION

(a) Property Owner's Name:

JEOM O. CHO

Print Name: JEOM O. CHO Signature: _____

Mailing Address: 201 BRIDLE PATH LAWE

City: FOX RIVER GROVE State: IL Zip: 60021

Phone Number: 224-558-7200 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: JEAN A. LIPSTREVER Signature: *Jean A. Lipstrever*

Business Name: JB RESALE + COLLECTIBLES LLC

Mailing Address: 1231 LANCE DR

City: TWIN LAKES State: WI Zip: 53181

Phone Number: 262-210-9311 E-mail (optional): _____
262-586-2428 Store #

(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): _____

CONDITIONAL USE PERMIT APPLICATION

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

65-4-120-063-0200

Address of the subject site:

30722 Geneva Road, Salem WI 53168

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

Type of structure:

Proposed operation or use of the structure or site:

We plan to do some displays of outdoor items like Lawn Mowers, Bikes, Boats, Four Wheelers, Motorcycles and an occasional Car or Truck, not to exceed 5 sales per year.

Number of employees (by shift): 2

Hours of Operation: 8am to 6pm

Any outdoor entertainment? If so, please explain: None

Any outdoor storage? If so, please explain: SEE ABOVE

Zoning district of the property: B-3

(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)

TRUCK TRAILER ROAD 10' FROM

W.D. 1774
DEED # 104 NO. 10543.00

TRUCK TRAILER ROAD 10'

11.00' (18.75°)

TRUCK TRAILER ROAD 10'

105.00'

105.00' E 87° 21' 00" W

TOTAL AREA = 1.500 ACRES

P.A.R. 10-1-11

Proposed
warehouse
display
AREA



TRUCK TRAILER ROAD 10'

TRUCK TRAILER ROAD 10'

105.00' E 87° 21' 00" W

WEST SIDE ROAD

U.S. 90 MEASUREMENT

11 TO 1100 (18.75%)

162.17'

TOTAL AREA = 1,384,000 SQ. FT.

162.17' 162.17' 162.17'

PROPOSED
DISPENSARY
AREA



162.17'



1 inch = 77 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: 3/6/2014



Proposed Outdoor Display Area



1 inch = 30 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 Merklng, 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

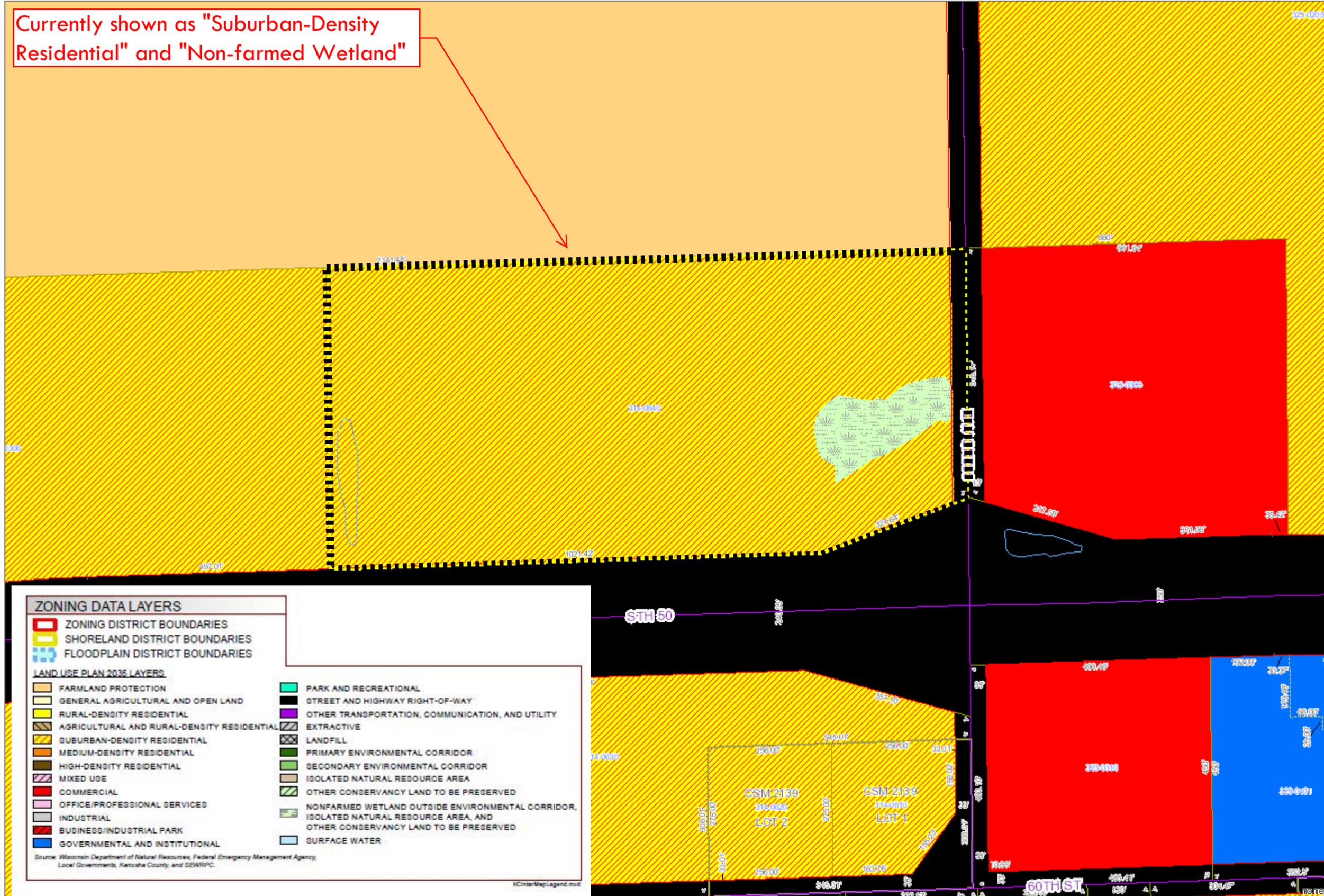
Kenosha County Center Department of Planning & Development 19600 - 75 th Street, Post Office Box 520 Bristol, Wisconsin 53104-0520	
Division of County Development (including Sanitation & Land Conservation)	857-1895
Facsimile #.....	857-1920
Public Works Division of Highways.....	857-1870
Administration 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

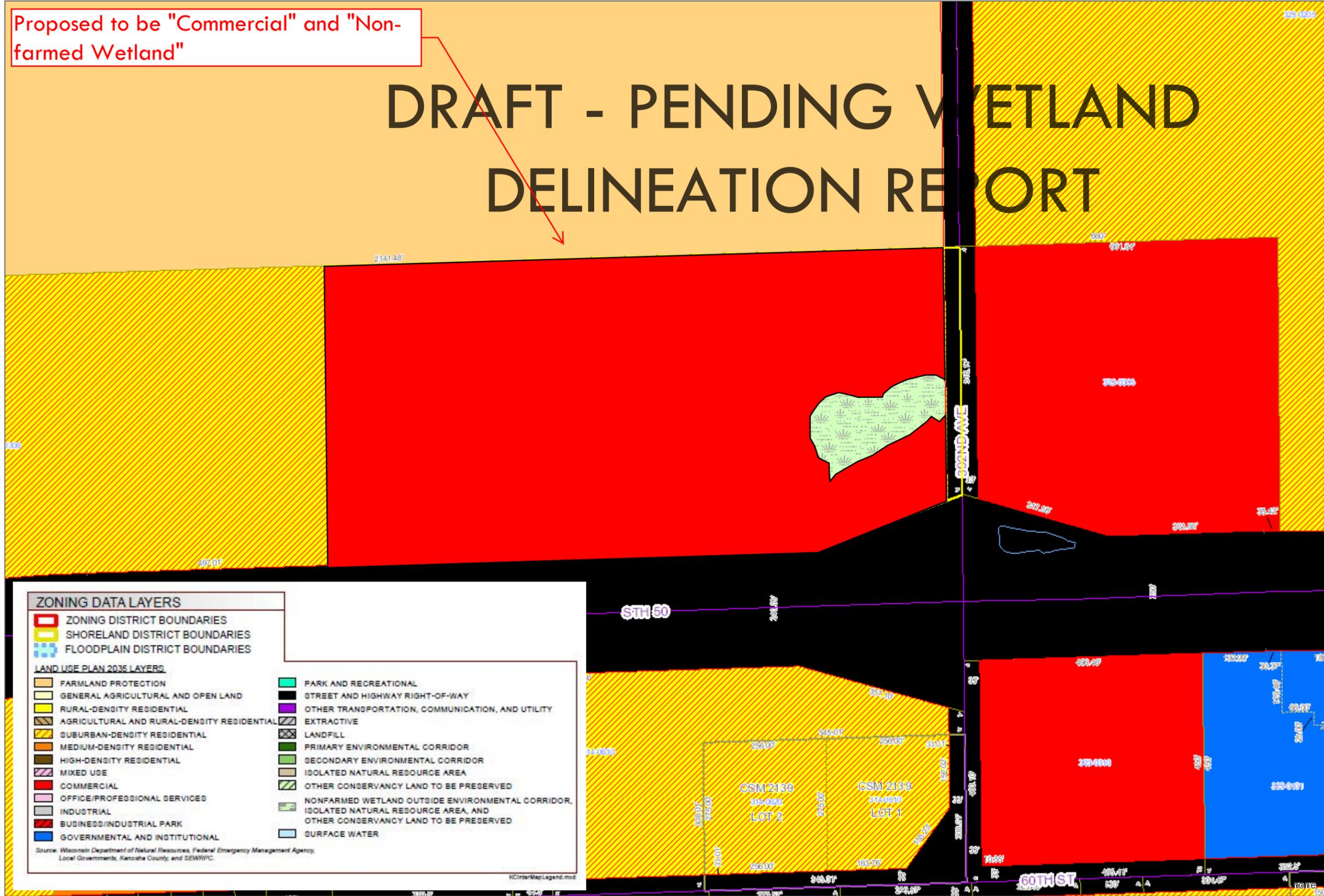
Proposed to be "Commercial" and "Non-farmed Wetland"

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



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

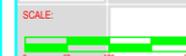
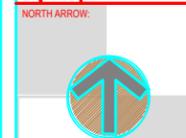
PROJECT:
**NEW GENERATION
RV
WETLAND
DELINEATION**

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



REVISIONS:

#	DATE	DESCRIPTION



IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

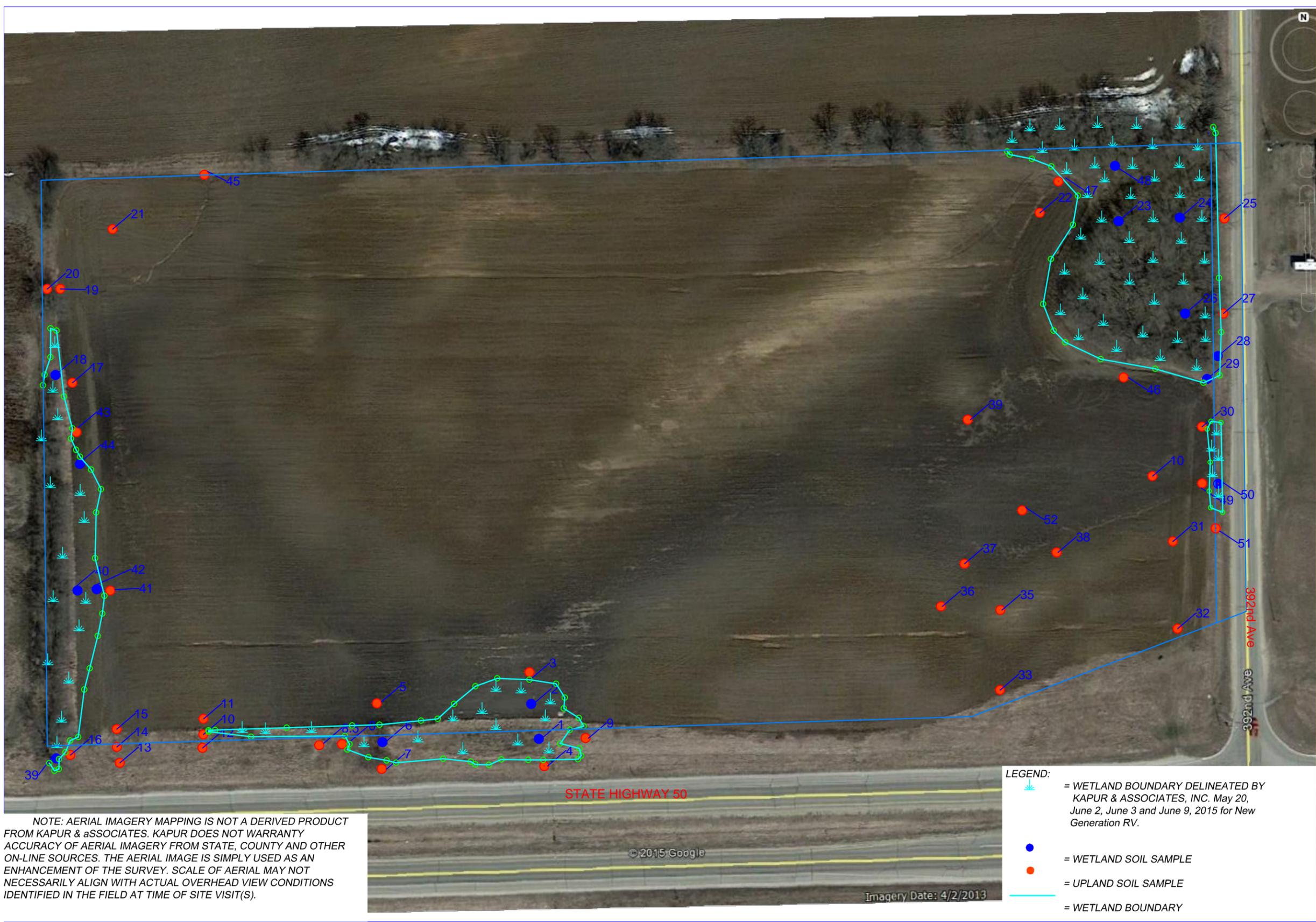
SEAL:

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

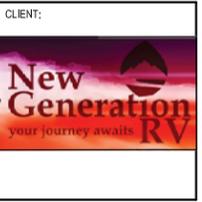


NOTE: AERIAL IMAGERY MAPPING IS NOT A DERIVED PRODUCT FROM KAPUR & ASSOCIATES. KAPUR DOES NOT WARRANTY ACCURACY OF AERIAL IMAGERY FROM STATE, COUNTY AND OTHER ON-LINE SOURCES. THE AERIAL IMAGE IS SIMPLY USED AS AN ENHANCEMENT OF THE SURVEY. SCALE OF AERIAL MAY NOT NECESSARILY ALIGN WITH ACTUAL OVERHEAD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

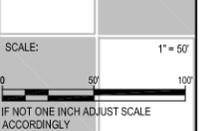
LOCATION:
TOWN OF
WHEATLAND,
KENOSHA COUNTY,
WI



PRELIMINARY

REVISIONS:

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



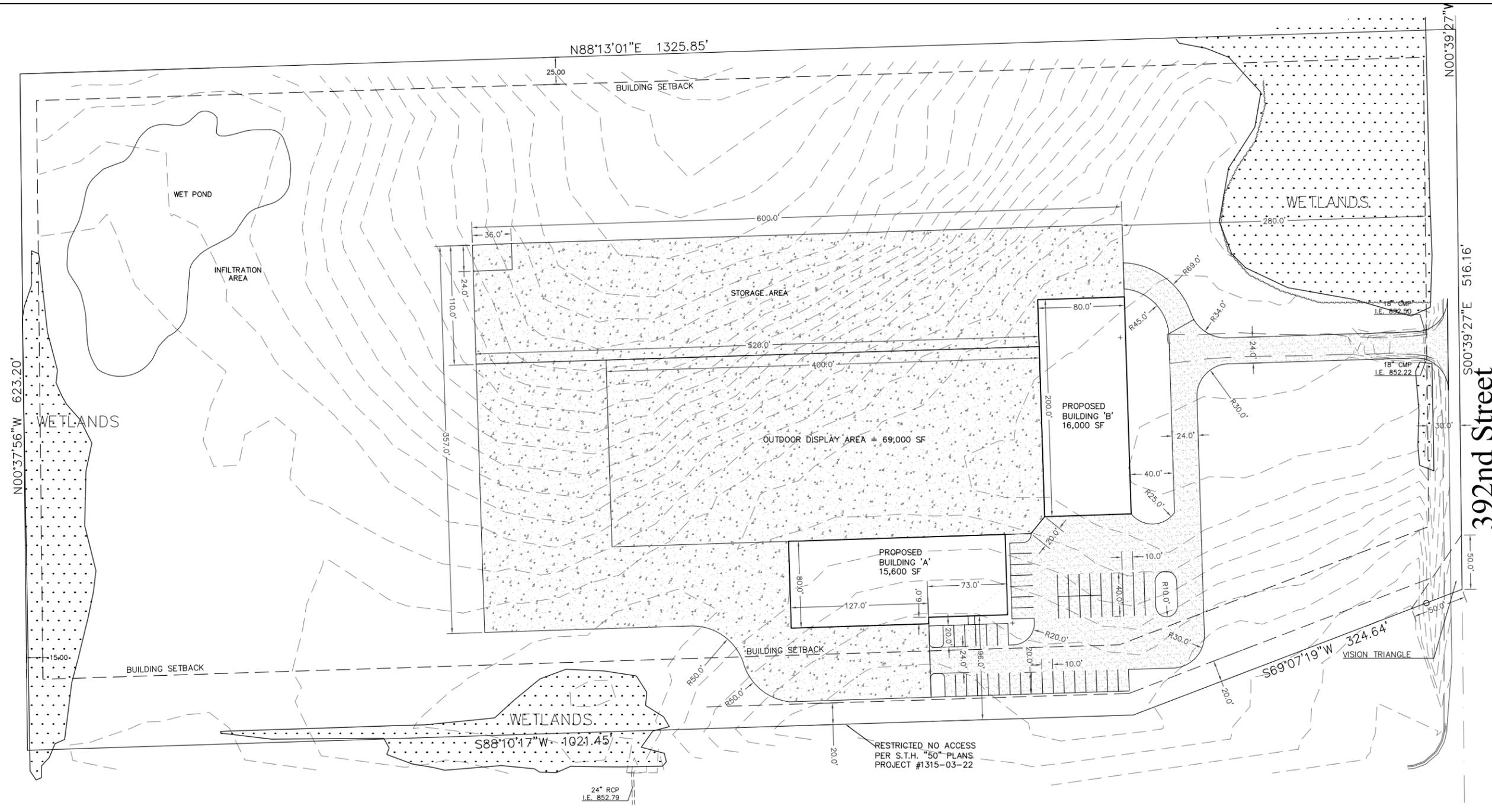
SEAL:

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):

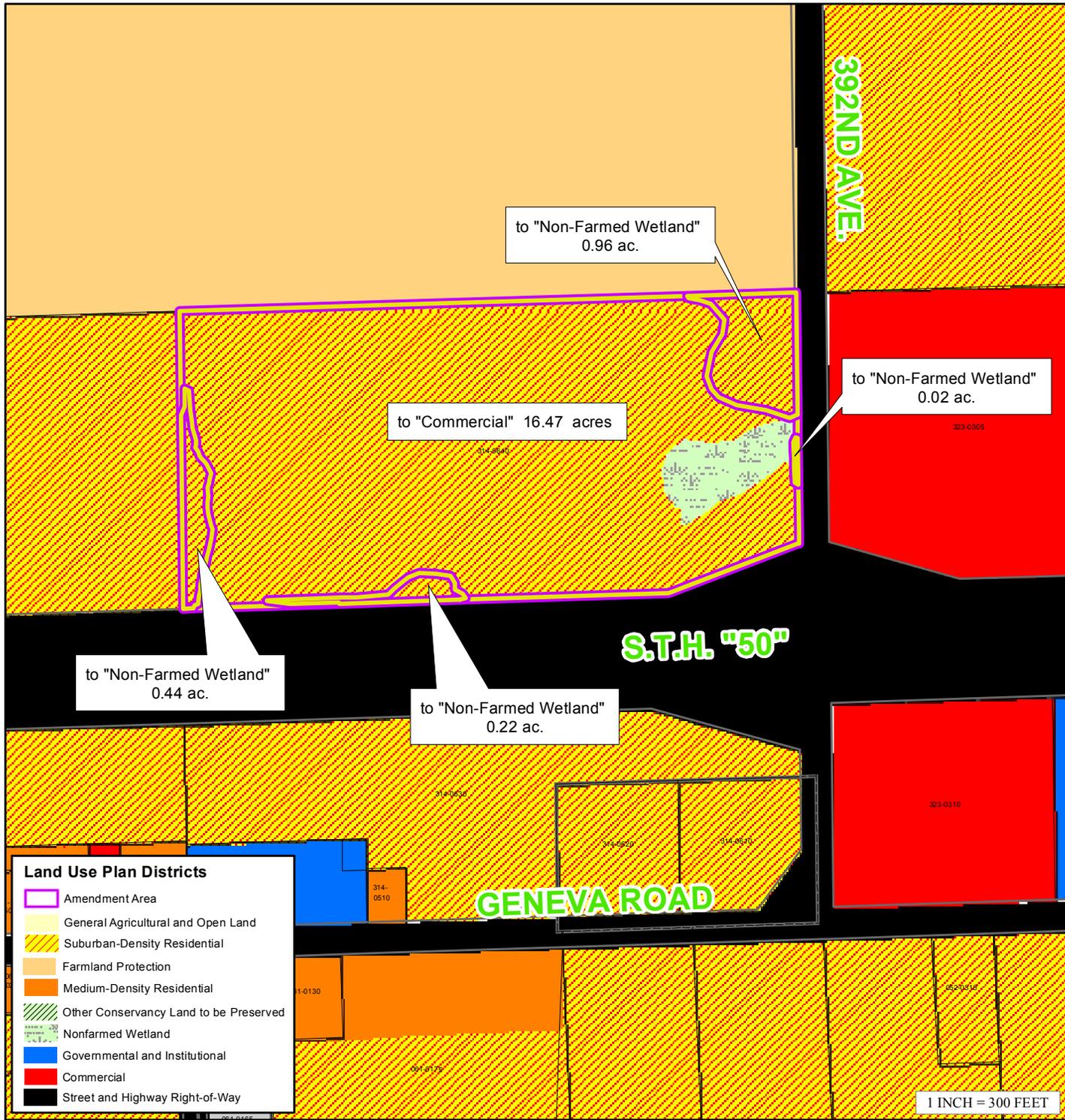
Action 50 LLC (Owner),
Mark Merkling (Agent)

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".





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.

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



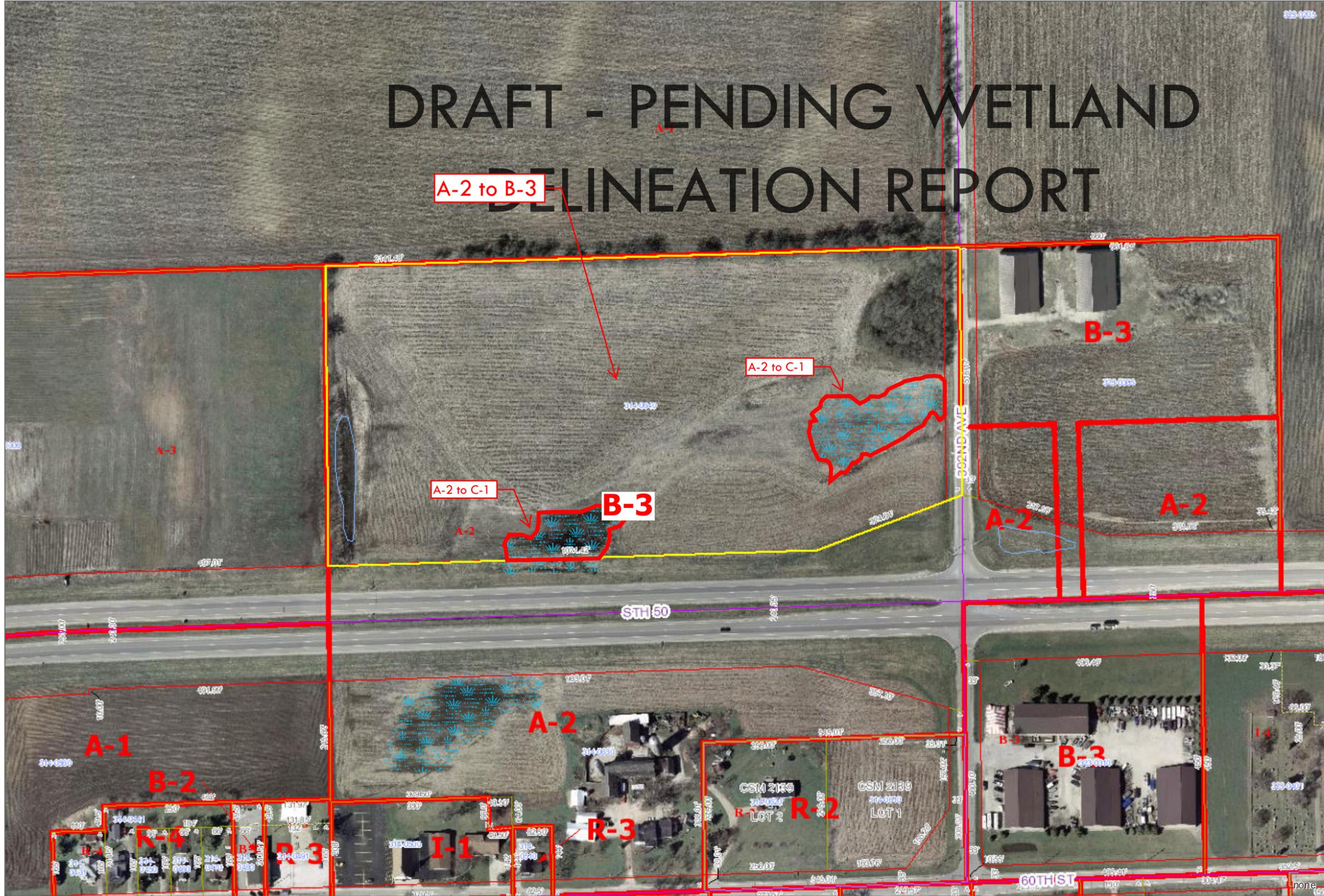
1 inch = 200 feet

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



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

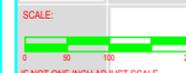
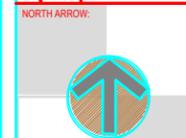
PROJECT:
**NEW GENERATION
 RV
 WETLAND
 DELINEATION**

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

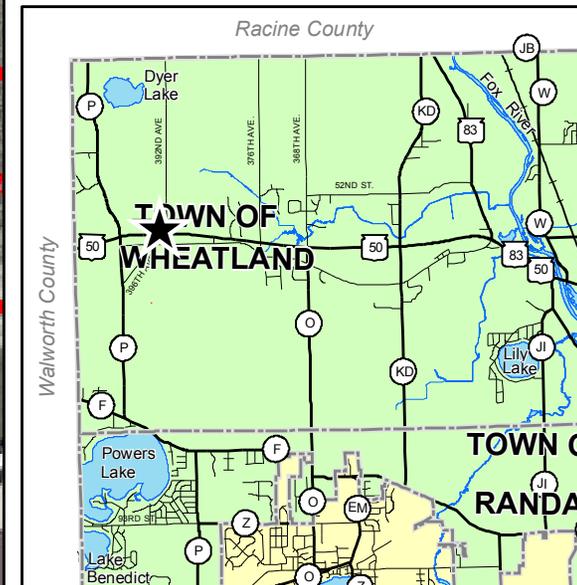
REZONING SITE MAP

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.





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.

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

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.

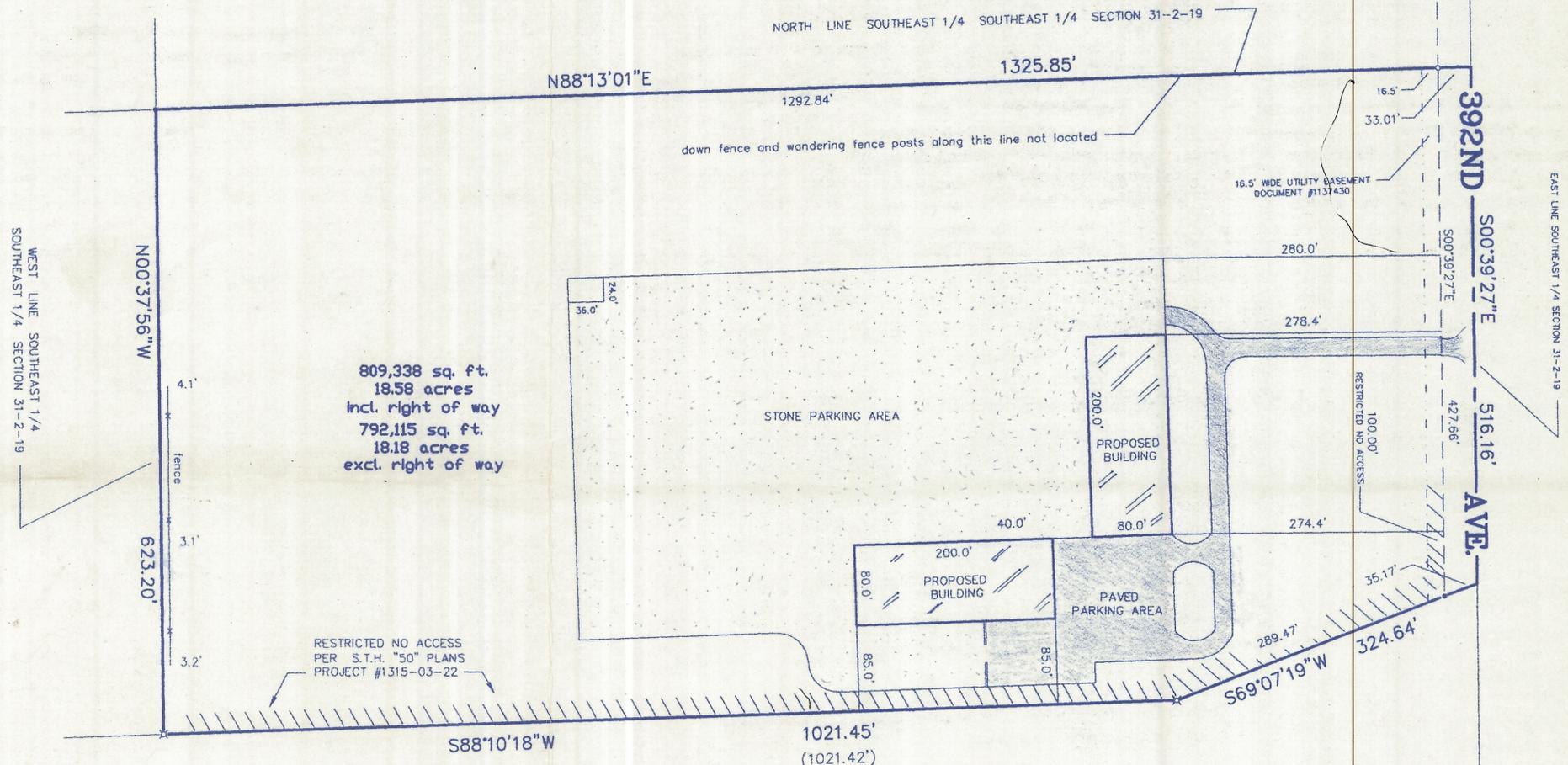
SURVEY FOR: NEW GENERATION RV (MARK MERKLING)

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.

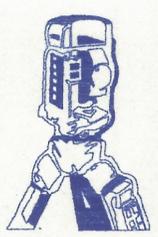
"I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences,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



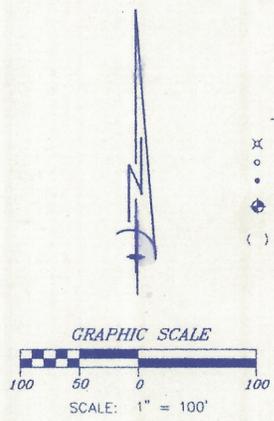
809,338 sq. ft.
18.58 acres
incl. right of way
792,115 sq. ft.
18.18 acres
excl. right of way

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	

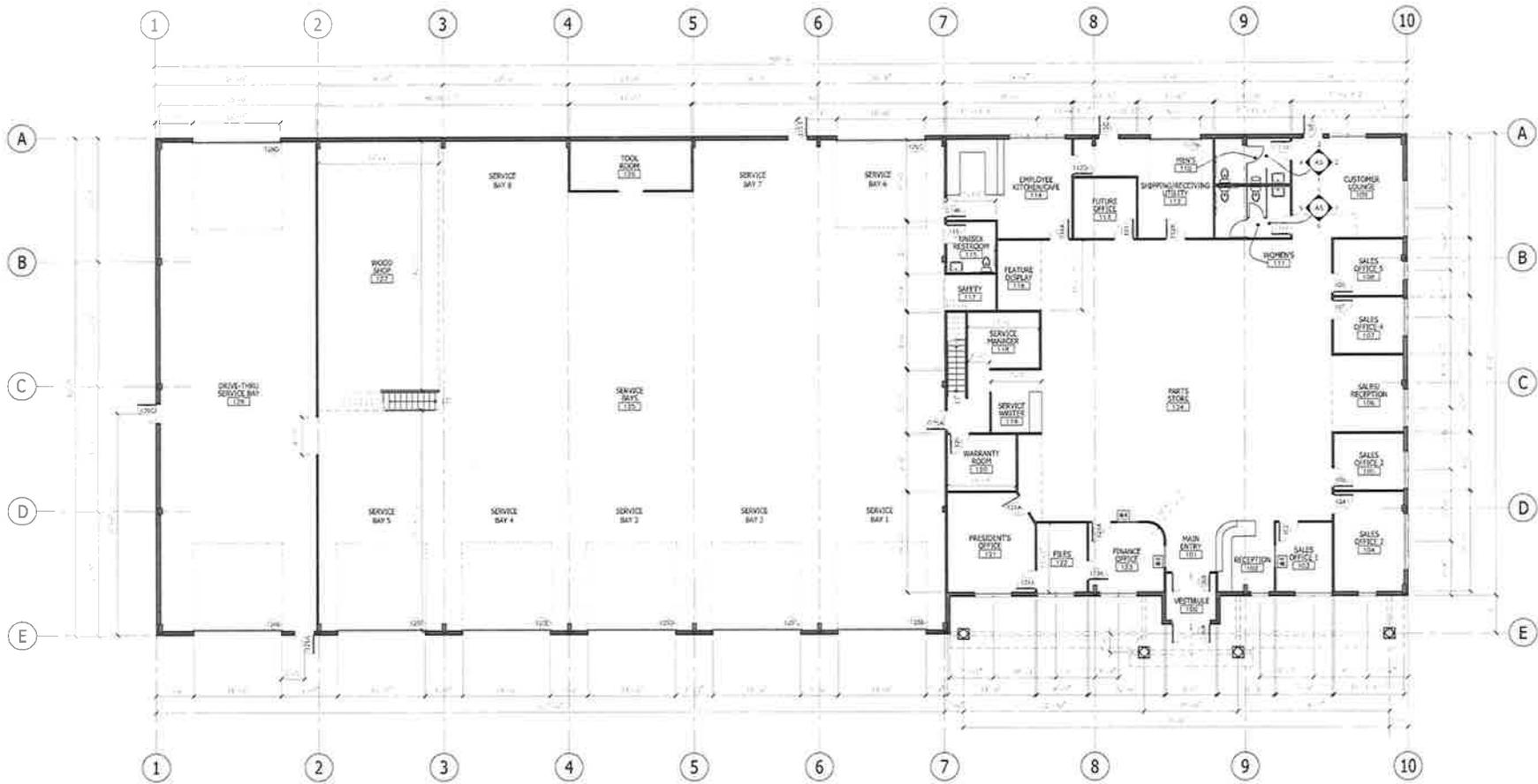












1 MAIN LEVEL FLOOR PLAN

15,603 GROSS S.F.



PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - OWNER REVIEW ONLY

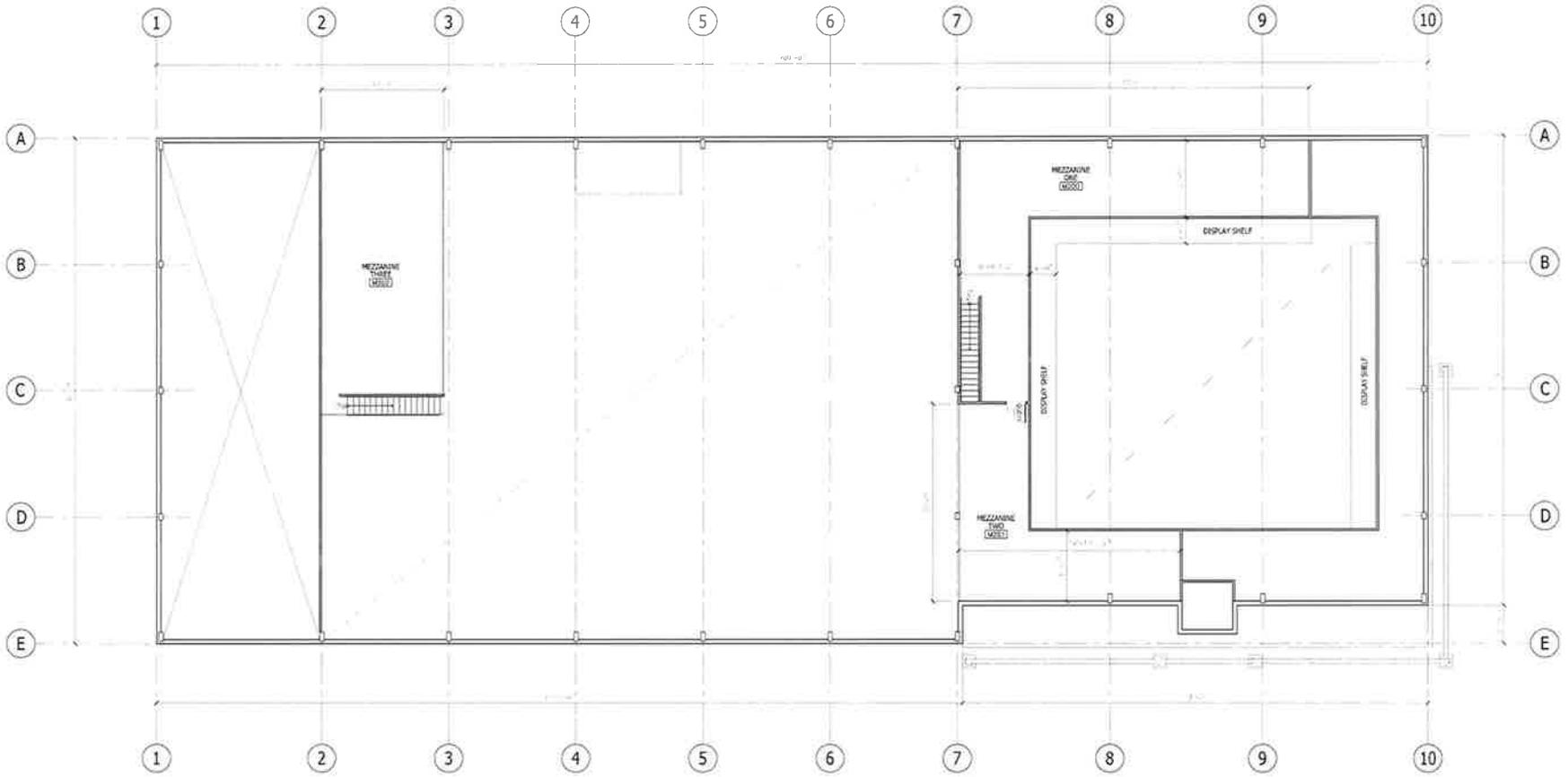
BUSINESS & SERVICE
BUILDING FLOOR PLAN

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

A1

DATE: 11-10-15
REVISED: 05-24-16
DATE: May 21, 2015
DRAWN BY: [unintelligible]





1 MEZZANINE LEVEL FLOOR PLAN

2,387 GROSS S.F.



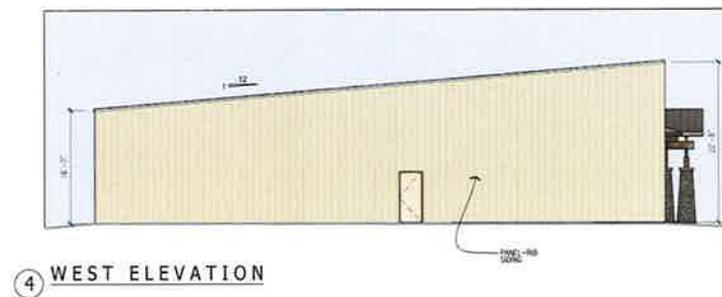
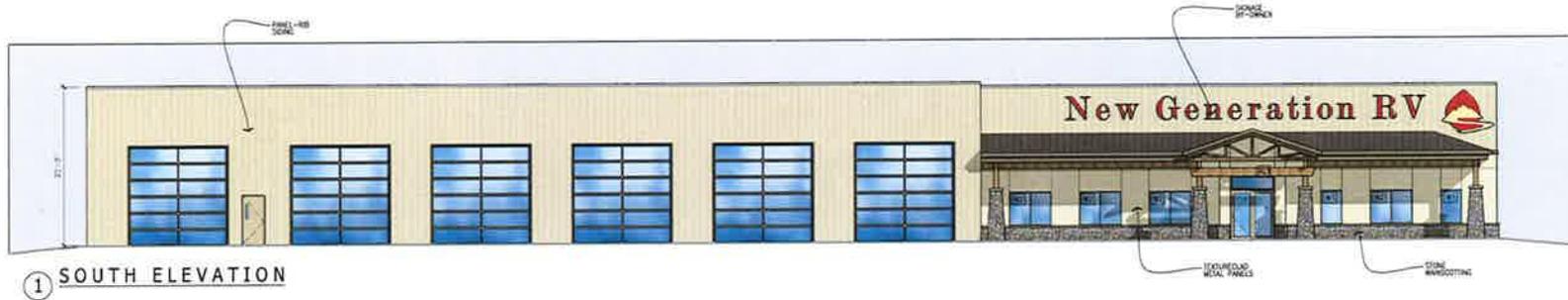
PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - OWNER REVIEW ONLY



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



PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - OWNER REVIEW ONLY

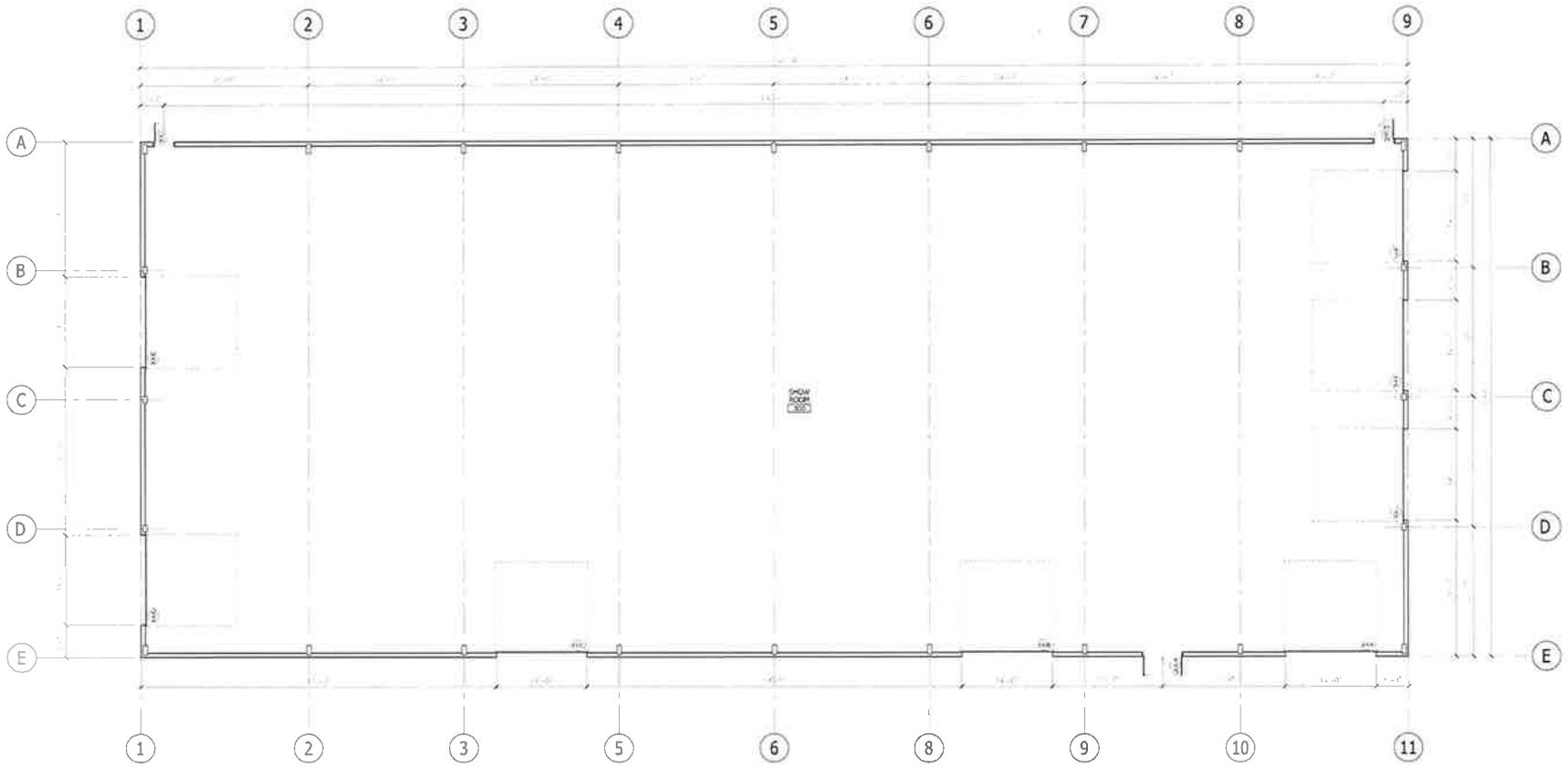
BUSINESS & SERVICE
BUILDING ELEVATIONS

A3

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

SCALE: 1/4" = 1'-0"
DATE: REVISED BY: JAL/BJ
NOV 21, 2016
DRAWN BY: JAL





1 MAIN LEVEL FLOOR PLAN

15,680 GROSS S.F.



PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - OWNER REVIEW ONLY

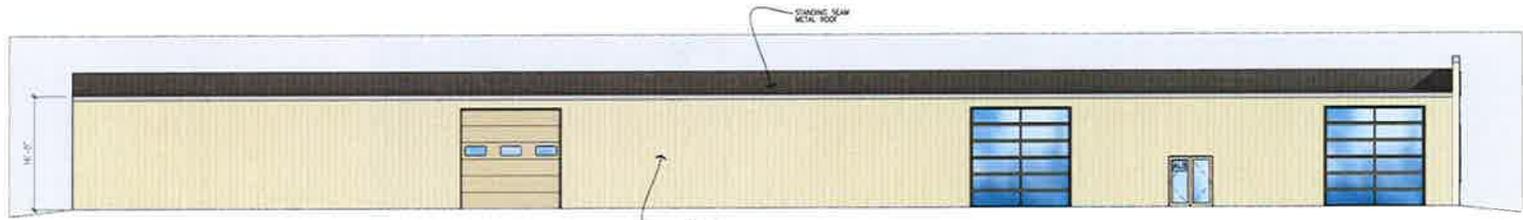
SHOWROOM BUILDING
FLOOR PLAN

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

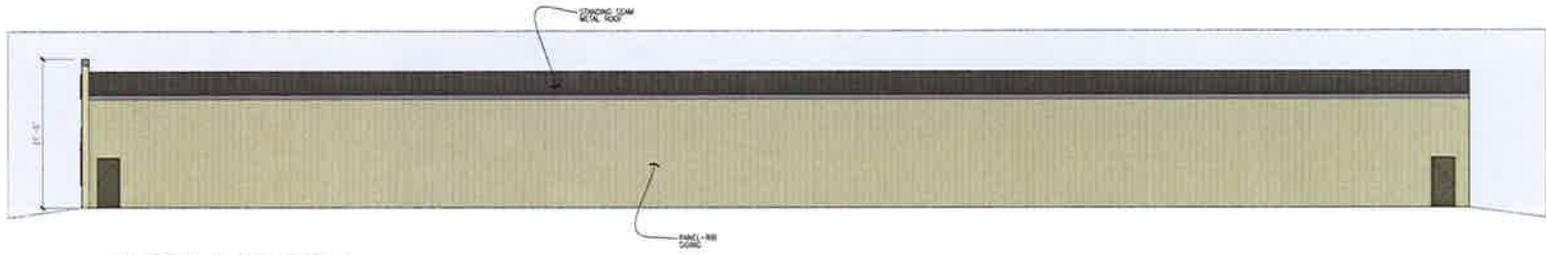




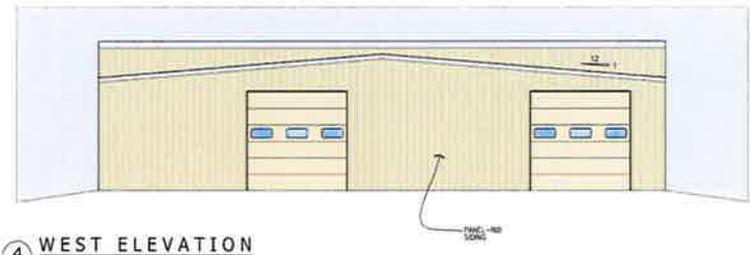
① SOUTH ELEVATION



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: DJL
 DATE: 01/24/24
 PROJECT: 24-01

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

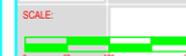
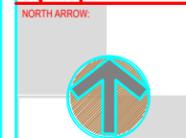
PROJECT:
**NEW GENERATION
RV
WETLAND
DELINEATION**

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



REVISIONS:

#	DATE	DESCRIPTION



IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

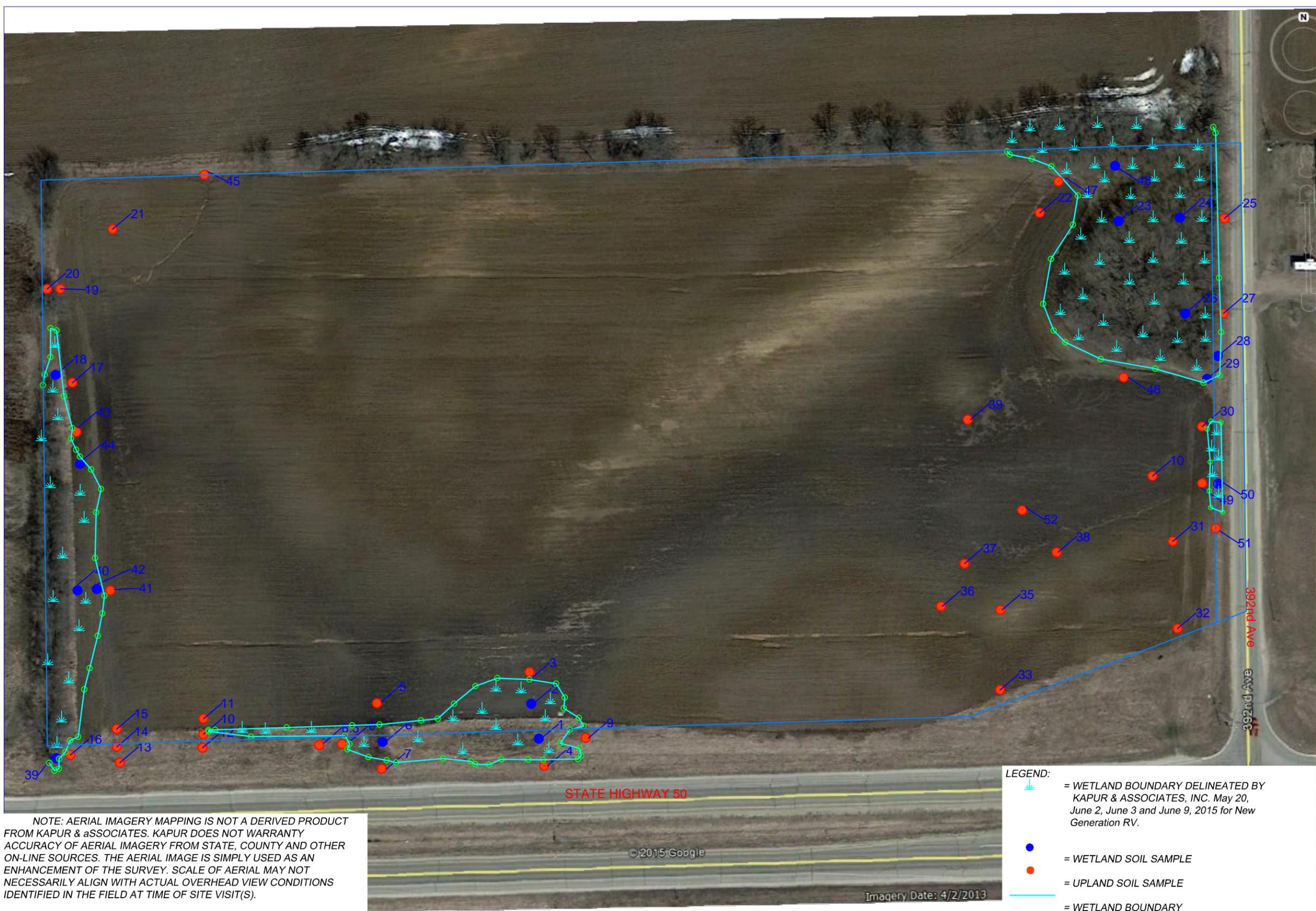
SEAL:

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

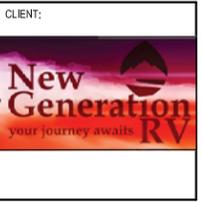


NOTE: AERIAL IMAGERY MAPPING IS NOT A DERIVED PRODUCT FROM KAPUR & ASSOCIATES. KAPUR DOES NOT WARRANTY ACCURACY OF AERIAL IMAGERY FROM STATE, COUNTY AND OTHER ON-LINE SOURCES. THE AERIAL IMAGE IS SIMPLY USED AS AN ENHANCEMENT OF THE SURVEY. SCALE OF AERIAL MAY NOT NECESSARILY ALIGN WITH ACTUAL OVERHEAD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

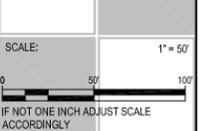
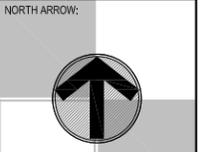
LOCATION:
TOWN OF
WHEATLAND,
KENOSHA COUNTY,
WI



PRELIMINARY

REVISIONS:

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



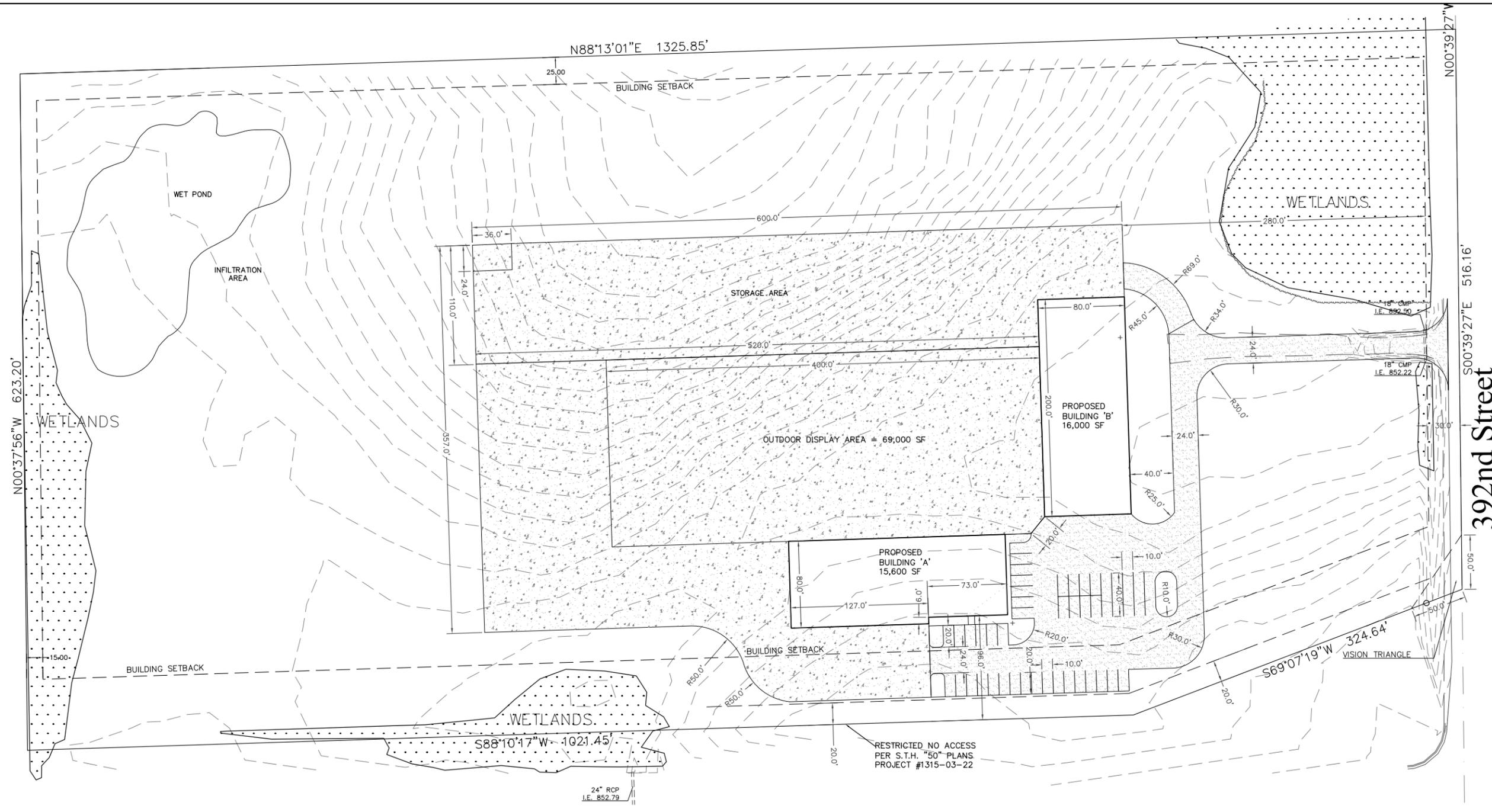
SEAL:

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

CONDITIONAL USE SITE MAP

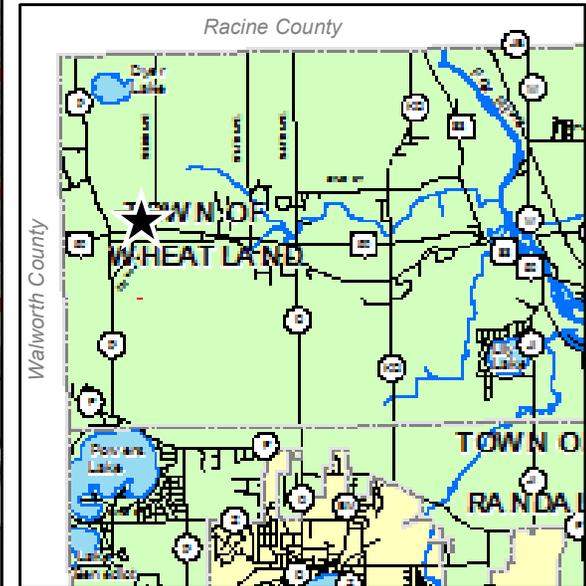
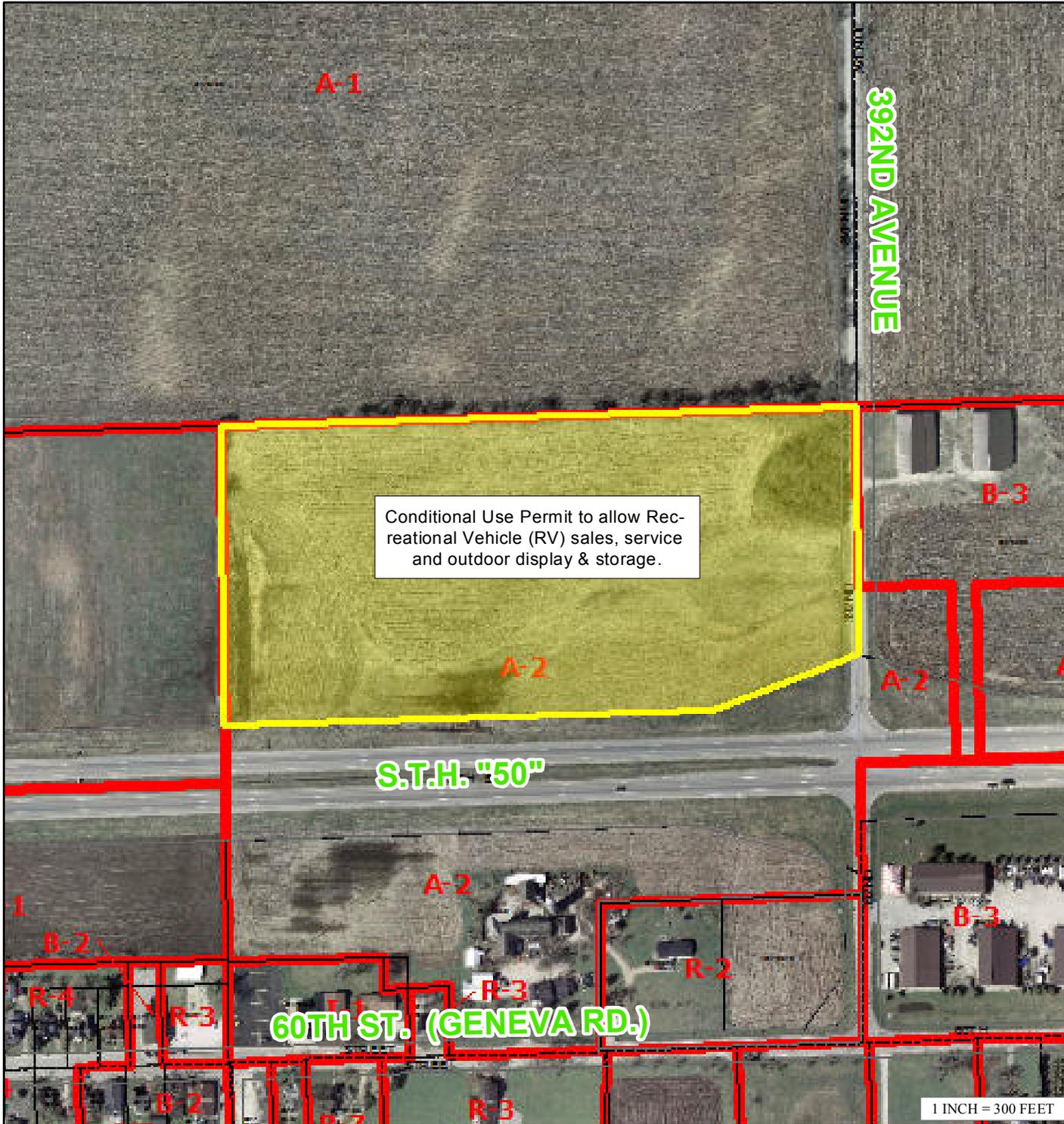
PETITIONER(S):
Action 50 LLC (Owner),
Mark Merkling (Agent)

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.



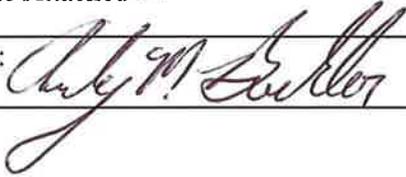
Kenosha



County

BOARD OF SUPERVISORS

ORDINANCE NO. _____

Subject: Proposed amendments to Chapter 17 Kenosha County Stormwater, Erosion Control And Illicit Discharge Ordinance amending; statutory references; department and committee name references; and update the sections and definitions to be compliant with conditions mandated by the Wisconsin Department of Natural Resources - Wisconsin Pollutant Discharge Elimination System Program and consistent with performance standards of the Wisconsin Administrative Code Chapter NR 151.			
Original <input type="checkbox"/>	Corrected <input type="checkbox"/>	2nd Correction <input type="checkbox"/>	Resubmitted <input type="checkbox"/>
Date Submitted: May 17, 2016	Date Resubmitted:		
Submitted By: Planning Development & Extension Education Committee			
Fiscal Note Attached <input type="checkbox"/>	Legal Note Attached <input type="checkbox"/>		
Prepared By: Andy M. Buehler, Director Division of Planning & Development	Signature: 		

AN ORDINANCE TO AMEND CHAPTER 17 OF THE MUNICIPAL CODE OF KENOSHA COUNTY, WISCONSIN, WITH REFERENCE TO STORMWATER MANAGEMENT

The Kenosha County Board of Supervisors does hereby ordain that Chapter 17 of the Municipal Code of Kenosha County entitled "Kenosha County Stormwater, Erosion Control And Illicit Discharge Ordinance" be amended, as set forth in the attached Exhibit "A", pertaining to text changes to modify: statutory references; department and committee name references; and update the sections and definitions to be compliant with conditions mandated by the Wisconsin Department of Natural Resources - Wisconsin Pollutant Discharge Elimination System Program and consistent with performance standards of the Wisconsin Administrative Code Chapter NR 151.

Approved by:

PLANNING, DEVELOPMENT
& EXTENSION EDUCATION
COMMITTEE

	<u>Aye</u>	<u>No</u>	<u>Abstain</u>	<u>Excused</u>
_____ Erin Decker, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ John Poole, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Michael Skalitzky	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Jill Gillmore	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Steve Bostrom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXHIBIT "A"

Proposed amendments to Chapter 17 Kenosha County Stormwater, Erosion Control And Illicit Discharge Ordinance amending; statutory references; department and committee name references; and update the sections and definitions to be compliant with conditions mandated by the Wisconsin Department of Natural Resources - Wisconsin Pollutant Discharge Elimination System Program and consistent with performance standards of the Wisconsin Administrative Code Chapter NR 151.

LIST OF AMENDED SECTIONS

TITLE PAGE

17.01-1	AUTHORITY
17.01-2	AUTHORITY
17.05-2	JURISDICTION
17.06-2	APPLICABILITY EXEMPTIONS
17.08-2	STORMWATER PERMIT
17.09-3	STORMWATER MANAGEMENT PERFORMANCE STANDARDS
17.09-4	TECHNICAL EXEMPTIONS
17.09-5	SITE PLAN MAP REQUIREMENTS
17.09-8	AS-BUILT STORMWATER FACILITIES SURVEY REQUIREMENTS
17.11-1	HYDROLOGIC AND HYDRAULIC COMPUTATIONS
17.11-5	SOIL EVALUATIONS
17.12-2	APPLICABILITY EXEMPTIONS
17.15.1	GENERAL EROSION CONTROL PLAN REQUIREMENTS AND PERFORMANCE STANDARDS
17.15-2	GUIDING PRINCIPLES FOR EROSION CONTROL
17.15-3	SPECIFIC EROSION CONTROL PLAN REQUIREMENTS
17.15-5	FINAL EROSION CONTROL PLAN CONTENTS

DEFINITIONS

Further that throughout this ordinance the following amendments shall be made where applicable:

- 1) Change ~~Department~~ to Division of Planning and Development
- 2) Change ~~Land Use Committee~~ to Planning, Development & Extension Education Committee

Strikethrough = Text Removed

Green Text = Insertion