



Planning, Development & Extension Education Committee  
Agenda  
Kenosha County Center  
Wednesday, June 8, 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COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS.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, June 8, 2016 at 6:00 p.m. in Conference Room B followed by a public hearing at 7:00 p.m. in the Public Hearing Room** at the Kenosha County Center, 19600 75th Street, Bristol, Wisconsin on the following requests:

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

1. **CERTIFICATION OF COMPLIANCE WITH WISCONSIN OPEN MEETINGS LAW**
2. **FEATURE PROGRAM: "CHOOSE HEALTH: FOOD, FUN AND FITNESS**
3. **UW-EXTENSION EDUCATOR/PROGRAM UPDATES**
4. **NEXT GENERATION COOPERATIVE EXTENSION REORGANIZATION UPDATE**
5. **UW-EXTENSION DIRECTOR UPDATES**

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

6. **MICHAEL LAZZARONI - REZONING - WHEATLAND**

Michael Lazzaroni, 2033 S. Lakeshore Dr., Lake Geneva, WI 53147 (Owner), Mark Larkin, MLML Properties, 500 S. Stone Ridge Dr., Lake Geneva, WI 53147 (Agent), Kenosha County Planning, Development & Extension Education Committee, 19600 75th Street, Suite 185-3, Bristol, WI 53104 (Sponsor), requesting a rezoning from B-3 Highway Business Dist. to B-3 Highway Business Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #95-4-119-032-0300 located in the NW 1/4 of Section 3, T1N, R19E, Town of Wheatland.

Documents:

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

**7. THOMAS H. & MARY PAIGE THELEN – REZONING - RANDALL**

Thomas H. & Mary P. Thelen, 34202 116<sup>th</sup> St., Twin Lakes, WI 53181 (Owner), requesting a rezoning from A-1 Agricultural Preservation Dist. & C-1 Lowland Resource Conservancy Dist. to A-1 Agricultural Preservation Dist., R-1 Rural Residential Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #60-4-119-273-0501 located in the S 1/2 of Section 27, T1N, R19E, Town of Randall.

Documents:

[0501 - REZO SUBMITTED APPLICATION.PDF](#)  
[EXHIBIT MAP.PDF](#)

**8. BJS OF SALEM LLC – CONDITIONAL USE PERMIT – TOWN OF SALEM**

BJS of Salem LLC, 9251 Antioch Rd., Salem, WI 53168 (Owner), Michael A. Jones, 9251 Antioch Rd., Salem, WI 53168 (Agent), requesting an amendment to an existing conditional use permit to allow an expansion of outdoor baseball fields and the addition of outdoor sand volleyball and outdoor batting cages in the B-3 Highway Business Dist. and PR-1 Park-Recreational Dist. on part of Tax Parcel #65-4-120-143-0600, SW ¼ Section 14, T1N, R20E, Town of Salem.

Documents:

[0600 - CUP SUBMITTED APPLICATION.PDF](#)  
[EXHIBIT MAP.PDF](#)

**9. MEYER MATERIAL CO. – CONDITIONAL USE PERMIT – TOWN OF WHEATLAND**

Meyer Material Company, 1819 N. Dot Street, McHenry, IL 60050 (Lessee), Herbert J. & Lillian A. Robers Revocable Trust, 233 Origen Street, Burlington, WI 53105 (Lessor), Roland and Bonnie Lou Denko, 3710 392nd Avenue, Burlington, WI 53105 (Lessor) & Raymond J. & Gloria M. Tenhagen, 3910 376th Avenue, Burlington, WI 53105 (Lessor), requesting a 2-year renewal of a Conditional Use Permit (originally approved on March 13, 1996) for a gravel pit in the M-3 Mineral Extraction and Landfill Dist. on the following Tax Parcels: #95-4-219-291-0100 (Robers), #95-4-219-291-0300 (Robers), #95-4-219-291-0400 (Robers), #95-4-219-292-0300 (Robers), #95-4-219-292-0200 (Denko), #95-4-219-293-0100 (Denko), #95-4-219-293-0200 (Denko), #95-4-219-293-0300 (Denko), #95-4-219-293-0400 (Denko) & #95-4-219-294-0100 (Tenhagen). Said parcels are located in the NE, NW, SE, and SW quarters of Section 29, T2N, R19E, Town of Wheatland.

Documents:

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

**10. JEFFREY A. BADTKE (OWNER) – COMPREHENSIVE PLAN AMENDMENT - PARIS**

Public Hearing on Proposed Comprehensive Plan Amendment, Jeffrey A. Badtke, 1520 136<sup>th</sup> Ave., Union Grove, WI 53182 (Owner), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from “Farmland Protection”, “General

Agricultural & Open Land”, “INRA” & “Non-Farmed Wetland” to “Farmland Protection”, “Suburban-Density Residential” & “Non-Farmed Wetland” on part of Tax Parcel #45-4-221-141-0300 located in the NE ¼ of Section 14, T2N, R21E, Town of Paris.

Documents:

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

**11. 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](#)

**12. 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](#)

**13. 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](#)

14. **CERTIFIED SURVEYS**
15. **APPROVAL OF MINUTES**
16. **CITIZENS COMMENTS**
17. **ANY OTHER BUSINESS ALLOWED BY LAW**
18. **ADJOURNMENT**

**NOTICE TO PETITIONERS**

**The petitioners:**

Michael Lazzaroni, (Owner), Mark Larkin, MLML Properties, (Agent), Thomas H. & Mary P. Thelen, (Owner), BJS of Salem LLC, Michael A. Jones, (Agent), Meyer Material Company, (Lessee), Herbert J. & Lillian A. Robers Revocable Trust, (Lessor), Roland and Bonnie Lou Denko, (Lessor), Raymond J. & Gloria M. Tenhagen, (Lessor), Jeffrey A. Badtke (Owner), Action 50 LLC (Owner), Mark Merklng (Agent).

**NOTICE TO TOWNS**

The Towns of Paris, Randall, Salem, and Wheatland are asked to be represented at the hearing on Wednesday, June 8, 2016 at the Kenosha County Center Public Hearing Room, 19600 75th Street, Bristol, Wisconsin. You are requested to either attend or send in your recommendation to the committee.



# **COUNTY OF KENOSHA**

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**Department of Planning and Development**



# **REZONING PROCEDURES**



KENOSHA COUNTY

DEPARTMENT OF PLANNING  
AND DEVELOPMENT



# COUNTY OF KENOSHA

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## Department of Planning & Development

### KENOSHA COUNTY REZONING PROCEDURES

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

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

Meeting Date: \_\_\_\_\_

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

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

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

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

Town Planning Commission meeting date (tentative): \_\_\_\_\_

Town Board meeting date (tentative): \_\_\_\_\_

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

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

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

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

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

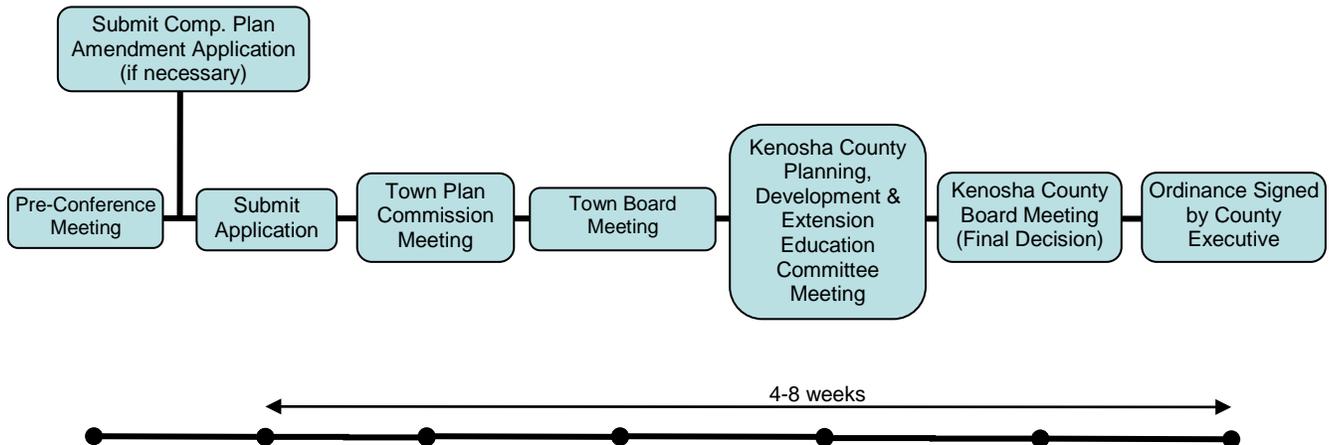
10. After the County Executive has signed the official ordinance document amending the Kenosha County Zoning Map, you will be notified of your approval in writing. Upon notification of approval, you may proceed with recording any necessary deeds.

**IMPORTANT TELEPHONE NUMBERS**

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

Division of Planning & Development (including Sanitation & Land Conservation).....	<b>857-1895</b>
Facsimile #.....	857-1920
Public Works Division of Highways .....	857-1870
Administration Building	
Division of Land Information.....	653-2622
Brighton, Town of .....	878-2218
Paris, Town of .....	859-3006
Randall, Town of.....	877-2165
Salem, Town of .....	843-2313
Utility District.....	862-2371
Somers Town of .....	859-2822
Wheatland, Town of.....	537-4340
Wisconsin Department of Natural Resources - Sturtevant Office .....	884-2300
Wisconsin Department of Transportation - Waukesha Office .....	548-8722

**Rezoning Procedure Timeline**



For Reference Purposes

RECEIVED

APR 20 2016

May 2013



# COUNTY OF KENOSHA

## Department of Planning and Development

Kenosha County  
Planning and Development

RECEIVED

### REZONING APPLICATION

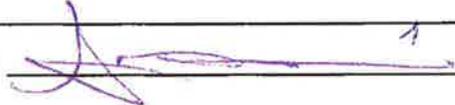
APR 20 2016

(a) Property Owner's Name:

Michael Lazzaroni

Kenosha County  
Deputy County Clerk

Print Name: Michael Lazzaroni

Signature: 

Mailing Address: 2033 S. Lakeshore Dr.

City: Linn

State: WI

Zip: 53147

Phone Number: 847-542-0070

E-mail (optional): milazz@ameritech.net

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 Larkin

Signature: 

Business Name: MLML Properties

Mailing Address: 500 S. Stone Ridge Dr.

City: Lake Geneva

State: WI

Zip: 53147

Phone Number: 262-853-5576

E-mail (optional): mlarkin@keeferealestate.com

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

95-4-119-032-0300

Property Address of property to be rezoned:

6522 352nd Ave. Wheatland, WI

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

**Update the zoning classifications on this property to accurately reflect the wetland status.**

**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
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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”](#).

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.

RESOLUTION - No. 2-2014

**A Resolution Authorizing Designated Town Staff to Review and Make Formal Recommendations to Kenosha County involving Wetland Boundary Adjustments**

WHEREAS, Sections 12.38-6 and 12.38-7 of the Kenosha County General Zoning & Shoreland/Floodplain Zoning Ordinance require that the Town Board submit a recommendation to the Kenosha County Planning, Development & Extension Education Committee regarding any proposed map amendment (rezoning petition) within the Town of Wheatland, and

WHEREAS, it is not the desire of the Wheatland Town Board to individually hear and review certain map amendment applications involving only a simple re-drawing of an existing wetland (C-1) boundary; and

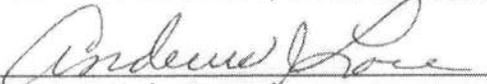
WHEREAS, the Wheatland Town Board desires to allow designated town staff to independently review and provide recommendations to the County, after consulting with a designated Town Board member, on said wetland boundary adjustments, in lieu of producing a formal town board recommendation.

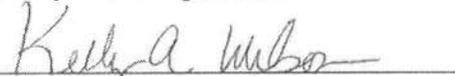
NOW, THEREFORE BE IT RESOLVED that the Wheatland Town Board hereby authorizes those Town staff members designated by the Town Board from time to time to review map amendment applications involving wetland boundary adjustments and, after consulting with a designated Town Board member, provide formal recommendation to Kenosha County on behalf of the Town Board via written letter;

FURTHER, BE IT RESOLVED that said letter shall be deemed worthy to satisfy the need required by Kenosha County under Sections 12.38-6 and 12.38-7 of the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance.

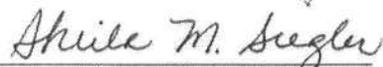
Adopted this ninth day of May, 2014.

  
William M. Glembocki, Town Chairman

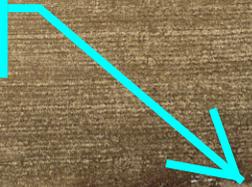
  
Andrew J. Lois, Supervisor

  
Kelly A. Wilson, Supervisor

Attest:

  
Sheila M. Siegler, Town Clerk

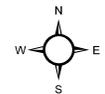
SUBJECT  
PROPERTY



# Kenosha County

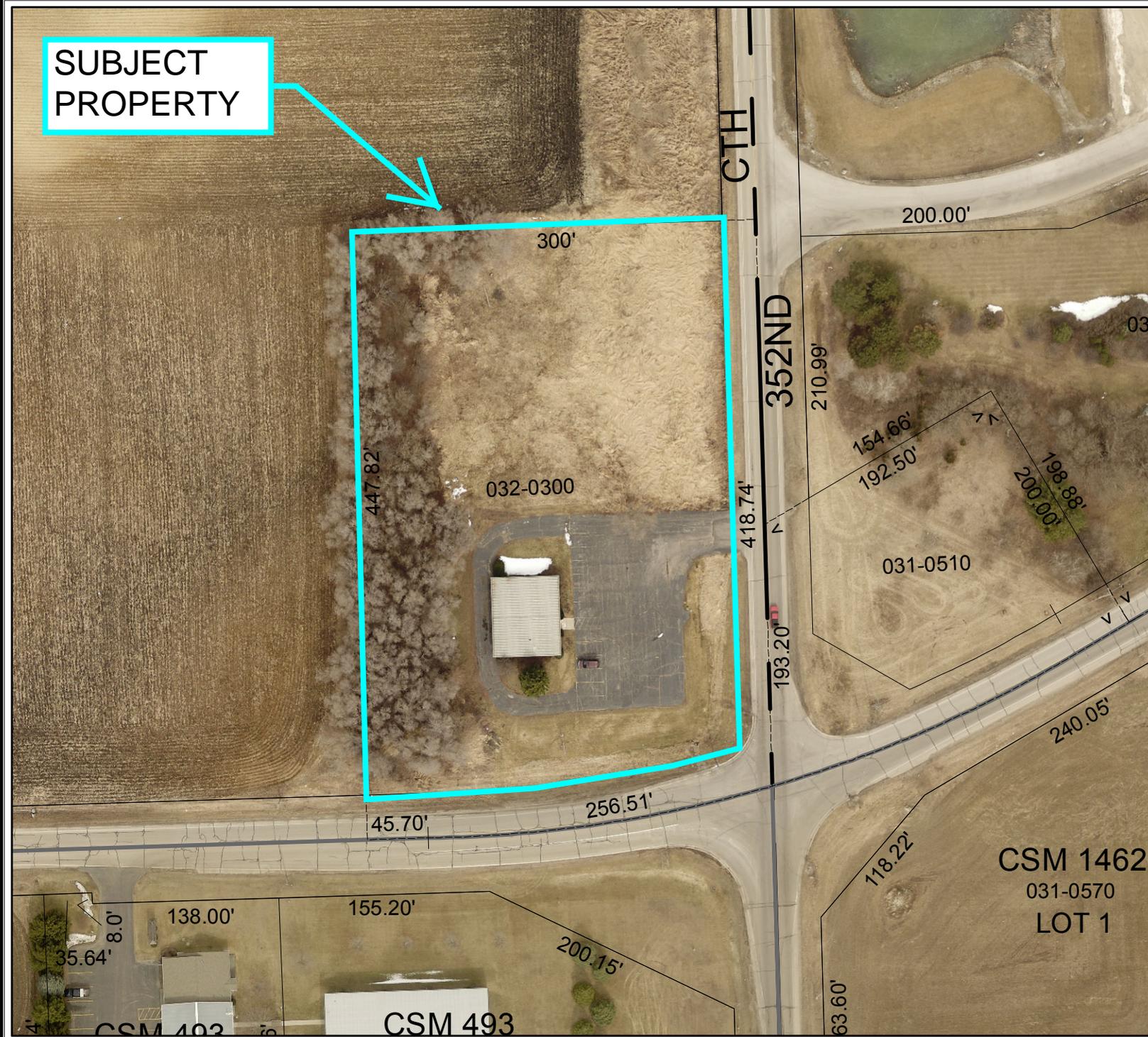


SUBJECT  
PROPERTY



1 inch = 100 feet

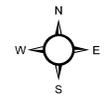
THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INNACURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.



# Kenosha County



## CURRENT ZONING BOUNDARIES



1 inch = 100 feet

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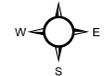


C-1 LOWLAND  
 RESOURCE  
 CONSERVANCY  
 DISTRICT POLYGON  
 TO BE DRAWN PER  
 JUNE 8, 2006  
 SEWRPC WETLAND  
 STAKING  
 (ATTACHED).

# Kenosha County

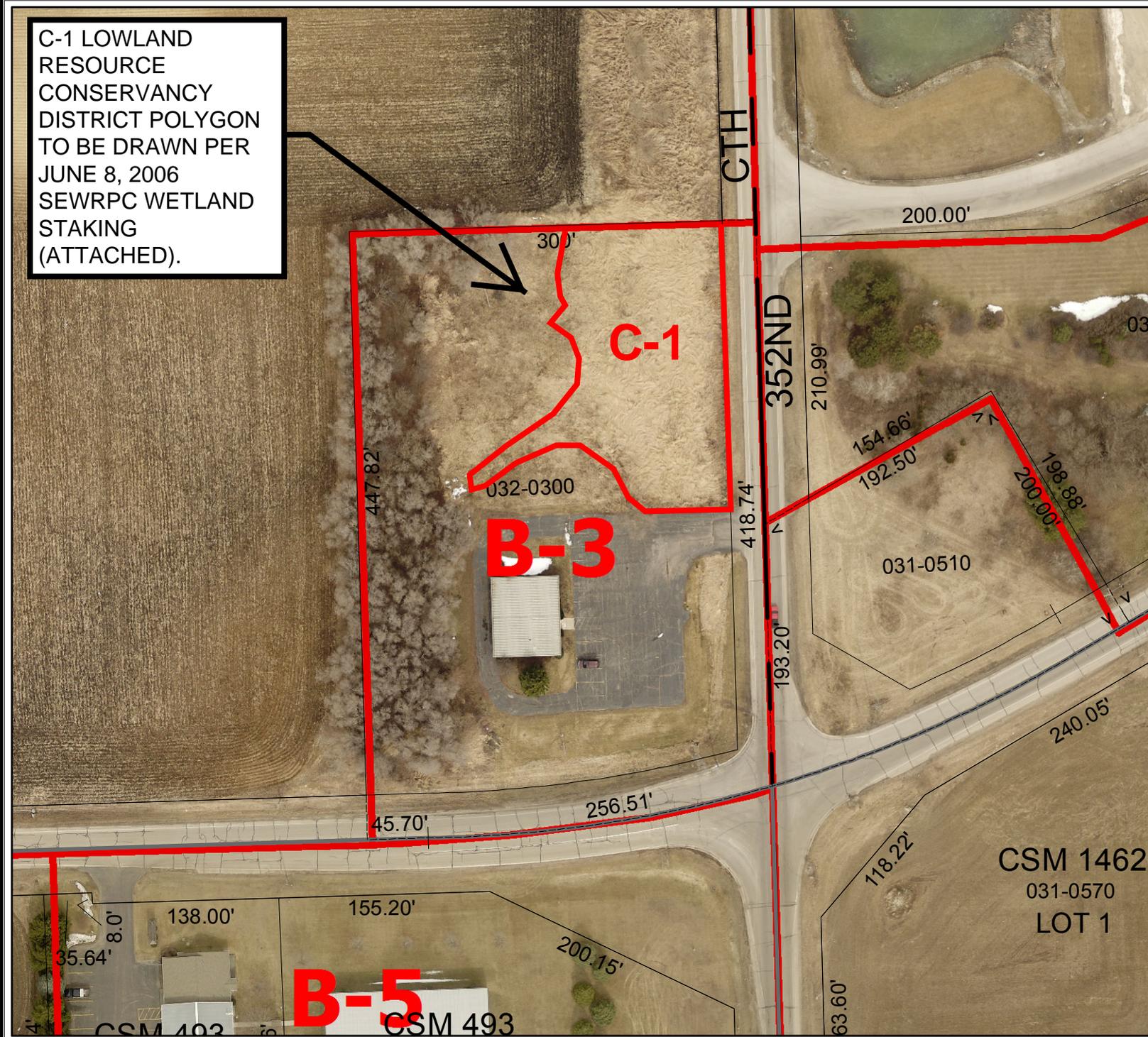


PROPOSED  
 ZONING  
 BOUNDARIES



1 inch = 100 feet

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## SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

W239 N1812 ROCKWOOD DRIVE • PO BOX 1607 • WAUKESHA, WI 53187-1607 •

TELEPHONE (262) 547-6721  
FAX (262) 547-1103

Serving the Counties of:

KENOSHA  
MILWAUKEE  
OZAUKEE  
RACINE  
WALWORTH  
WASHINGTON  
WAUKESHA

September 7, 2006

Mr. George E. Melcher  
Director of Planning and Development  
Kenosha County  
P.O. Box 520  
Bristol, WI 53104-0520

Re: SEWRPC No. CA112-85

Dear Mr. Melcher:

This will respond to your letter of November 22, 2005, requesting the Commission staff to conduct a field inspection of the Bilsen Engineering, LLC property (Tax Parcel No. 95-4-119-032-0300) for the purpose of identifying in the field the boundary of and wetlands on the subject property. The property is located in parts of the Northwest one-quarter of U. S. Public Land Survey Section 3, Township 1 North, Range 19 East, Town of Wheatland, Kenosha County, Wisconsin.

The wetland boundary was identified and staked in the field by Dr. Donald M. Reed, Commission Chief Biologist, on June 8, 2006. It is the Commission staff's expectation that the wetland boundary will be surveyed and identified on a forthcoming plat of survey attendant to the development of the subject property. A list of plant species identified within the subject wetland is attached hereto as Exhibit A.

Should you have any questions regarding this information, please do not hesitate to call.

Sincerely,

Philip C. Evenson  
Executive DirectorPCE/DMR/JLD/mlh  
#120393 v1 - ca112-85

Enclosures

cc: Mr. Erik Jorgensen, Bilsen Engineering, LLC.  
Ms. Sheila M. Siegler, Clerk, Town of Wheatland  
Ms. Maureen McBroom, DNR-Waukesha  
Mr. Dale J. Pfeiffle, COE-Waukesha

SVY3201  
CA112-85

EXHIBIT A

PRELIMINARY VEGETATION SURVEY  
BILSEN ENGINEERING PROPERTY

Date: June 8, 2006

Observers: Donald M. Reed, Ph.D., Chief Biologist  
Lawrence A. Leitner, Ph.D., Principal Biologist  
Christopher J. Jors, Biologist  
Southeastern Wisconsin Regional Planning Commission

Location: Town of Wheatland in parts of the Northwest one-quarter of U.S.  
Public Land Survey Section 3, Township 1 North, Range 19 East,  
Kenosha County, Wisconsin.

Species List:

EQUISETACEAE

Equisetum arvense--Common horsetail

TYPHACEAE

Typha latifolia--Broad-leaved cat-tail

Typha angustifolia--Narrow-leaved cat-tail

ALISMACEAE

Alisma plantago-aquatica--Water plantain

GRAMINEAE

Poa pratensis<sup>1</sup>--Kentucky bluegrass

Spartina pectinata--Prairie cordgrass

Phalaris arundinacea<sup>1,2</sup>--Reed canary grass

CYPERACEAE

Scirpus validus--Soft-stemmed bulrush

Carex bebbii--Bebb's oval sedge

Carex granularis--Pale sedge

Carex lacustris--Lake sedge

JUNCACEAE

Juncus dudleyi--Dudley's rush

SALICACEAE

Salix nigra--Black willow

Salix discolor--Pussy willow

ULMACEAE

Ulmus americana--American elm

URTICACEAE

Urtica dioica--Stinging nettle

POLYGONACEAE

Rumex crispus<sup>1</sup>--Curly dock

Polygonum amphibium--Water smartweed

CARYOPHYLLACEAE

Lychnis alba<sup>1</sup>--White campion

The Commission staff has identified the subject wetland as a Category 2 wetland as defined in Wisconsin Administrative Code NR 151. For Category 2 wetlands, a protective area width of 50 feet is established for wetlands called "highly susceptible wetlands" pursuant to S. NR 151.12(5)(d)1.d., Administrative Code. The subject wetland has been identified as highly susceptible due to the presence of fresh (wet) meadow.

---

<sup>1</sup> Alien or non-native plant species

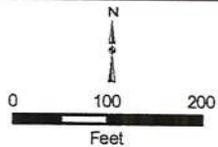
<sup>2</sup> Dominant plant species

Bilsen Engineering, LLC Property  
NW Quarter, Section 3, T01N-R19E  
Town of Wheatland, Kenosha County



**Legend**

-  Project Area
-  Wetlands



Wetland staked by  
SEWRPC on 6/8/06

Source: SEWRPC  
Date of Photography: 2005  
CA#112-85



**REZONING SITE MAP**

**PETITIONER(S):**

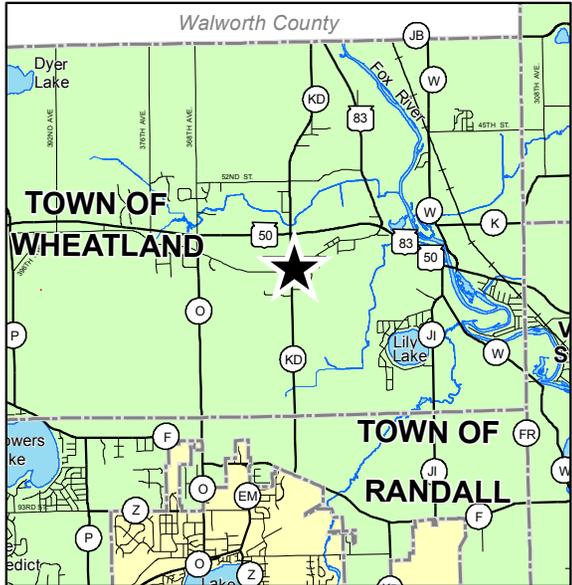
Michael Lazzaroni (Owner)  
 Mark Larkin, MLML Properties (Agent)

**LOCATION:** NW 1/4 of Section 3,  
 Town of Wheatland

**TAX PARCEL(S):** #95-4-119-032-0300

**REQUEST:**

Requesting a rezoning from B-3 Highway Business District to B-3 Highway Business District & C-1 Lowland Resource Conservancy District on Tax Parcel #95-4-119-032-0300 located in the NW 1/4 of Section 3, T1N, R19E, Town of Wheatland.



1 INCH = 200 FEET





# COUNTY OF KENOSHA

---

Department of Planning and Development

RECEIVED

APR 21 2016

Kenosha County  
Deputy County Clerk



# REZONING PROCEDURES



KENOSHA COUNTY

DEPARTMENT OF PLANNING  
AND DEVELOPMENT



# COUNTY OF KENOSHA

---

## Department of Planning & Development

### KENOSHA COUNTY REZONING PROCEDURES

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

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

Meeting Date: \_\_\_\_\_

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

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

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

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

Town Planning Commission meeting date (tentative): \_\_\_\_\_

Town Board meeting date (tentative): \_\_\_\_\_

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

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

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

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

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

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



May 2013

# COUNTY OF KENOSHA

## Department of Planning and Development

RECEIVED

### REZONING APPLICATION

APR 21 2016

(a) Property Owner's Name:

Thomas H. & Mary Paige Thelen

Kenosha County  
Deputy County Clerk

Print Name: THOMAS H THELEN  
Mary Paige Thelen  
Mailing Address: 34202 116th Street

Signature: Thomas Thelen  
M. Paige Thelen

City: Twin Lakes State: WI Zip: 53181

Phone Number: 847-417-6332 E-mail (optional): thelent@thelensg.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: \_\_\_\_\_ Signature: \_\_\_\_\_

Business Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail (optional): \_\_\_\_\_

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

60-4-119-273-0501  
\_\_\_\_\_  
\_\_\_\_\_

Property Address of property to be rezoned:

35300 116th Street

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

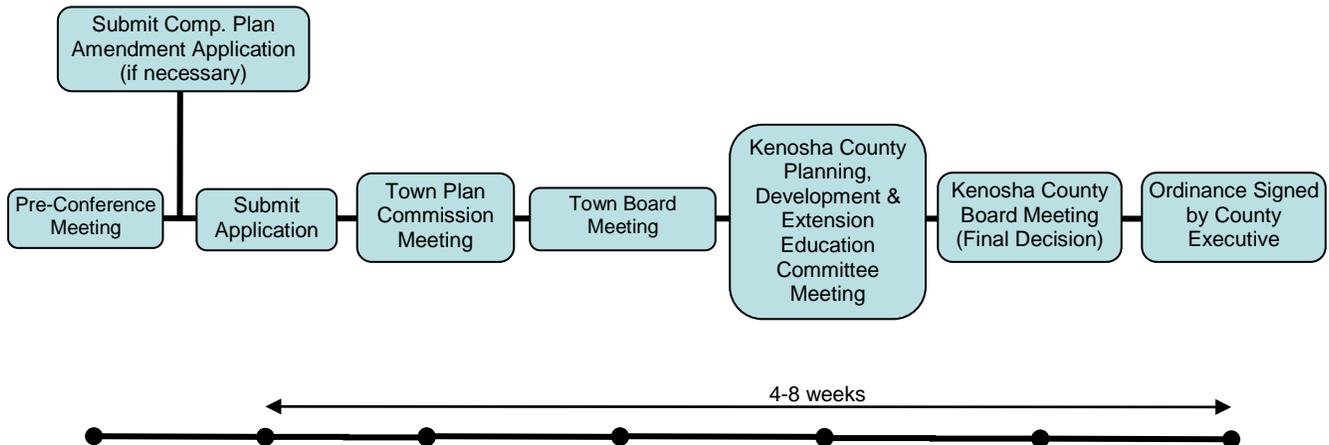
To split appx. 70-acre parcel into a vacant appx. 65-acre parcel and an appx. 5+ acre parcel containing the existing residence.

**IMPORTANT TELEPHONE NUMBERS**

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

Division of Planning & Development (including Sanitation & Land Conservation).....	<b>857-1895</b>
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

**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
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R-5 Urban Single-Family Residential District	M-2 Heavy Manufacturing District
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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
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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”](#).

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**

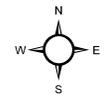
The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may 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.

# Kenosha County



**SUBJECT  
PROPERTY**



1 inch = 300 feet

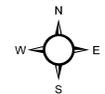
THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INNACURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.



# Kenosha County



## CURRENT ZONING CLASSIFICATIONS



1 inch = 300 feet

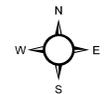
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# Kenosha County

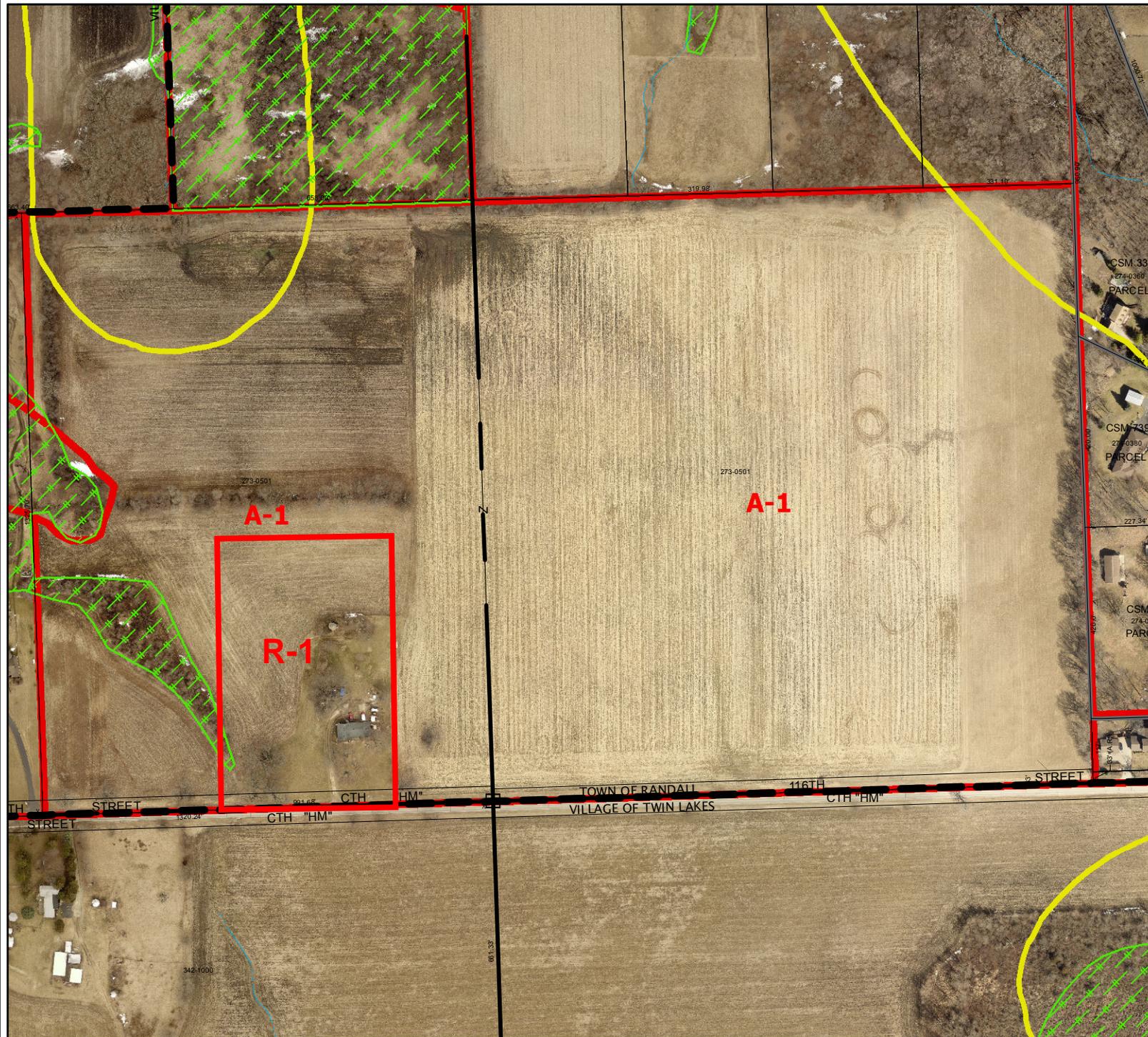


## PROPOSED ZONING CLASSIFICATIONS



1 inch = 300 feet

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 INNACURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.

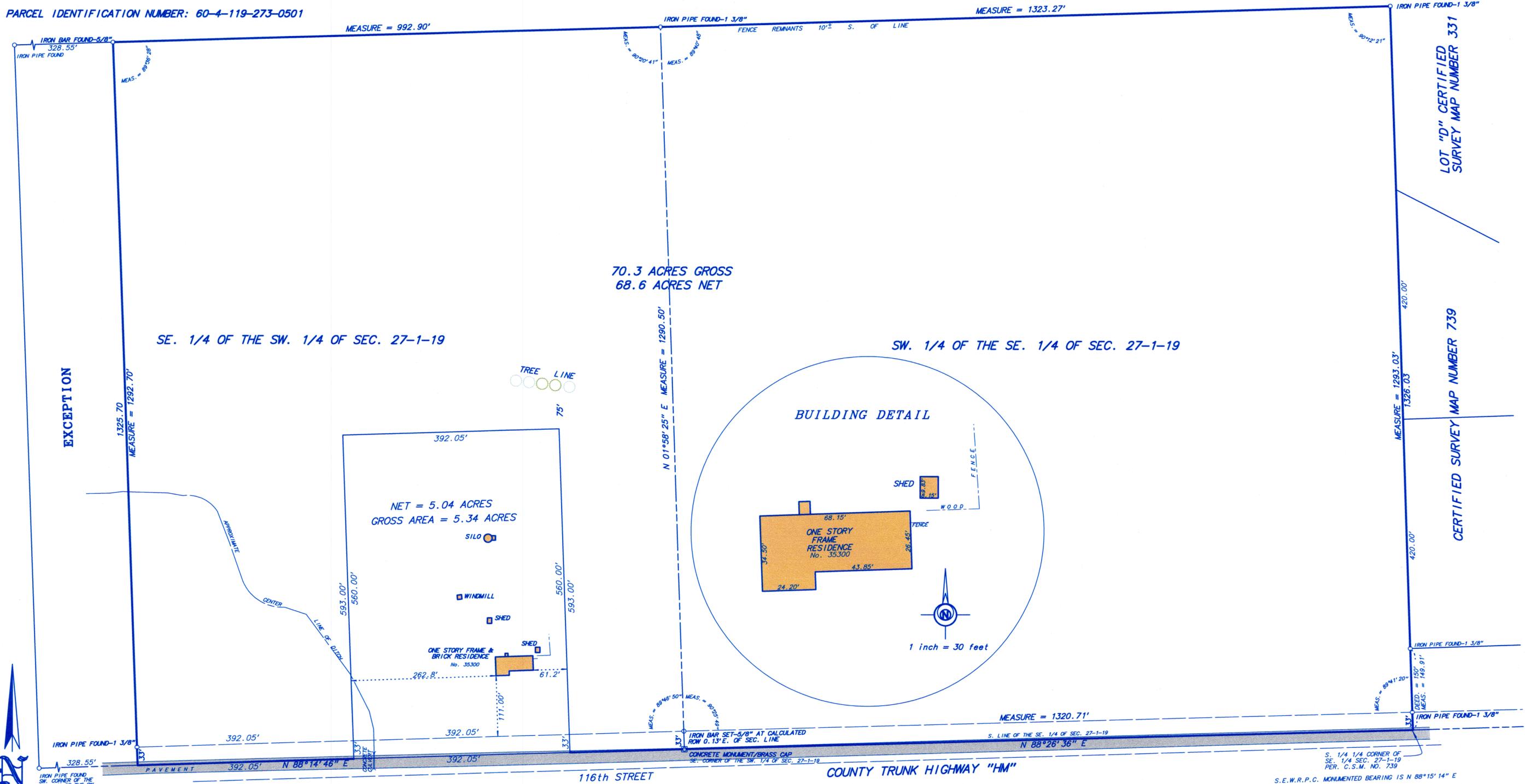


# PLAT OF SURVEY OF

The Southwest Quarter of the Southeast Quarter and the Southeast of the Southwest Quarter of Section 27, Township 1 North, Range 19 East of the 4th Principal Meridian, lying and being in the Town of Randall, Kenosha County, Wisconsin

**EXCEPTING**  
 that part of the Southeast Quarter of the Southwest Quarter of Section 27, Township 1 North, Range 19 East of the 4th Principal Meridian, Town of Randall, Kenosha County, Wisconsin, described as follows: COMMENCING at the the county monumented southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 27; THENCE South 88 degrees 14 minutes 46 seconds West, grid bearing from North, Wisconsin Coordinate System, South Zone, along the south line of said Southeast Quarter of the Southwest Quarter 1320.23 feet to the southwest corner of said Southeast Quarter of the Southwest Quarter and to the POINT OF BEGINNING of the land to be described; THENCE North 02 degrees 01 minute 25 seconds West along the west line of said Southeast Quarter of the Southwest Quarter 1326.42 feet to the northwest corner of said Southeast Quarter of the Southwest Quarter; THENCE North 88 degrees 22 minutes 17 seconds East along the north line of said Southeast Quarter of the Southwest Quarter 1325.70 feet to the south line of said Southeast Quarter of the Southwest Quarter; THENCE South 88 degrees 14 minutes 46 seconds West along the south line of said Southeast Quarter of the Southwest Quarter 328.55 feet to the POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 60-4-119-273-0501



**NOTES:**  
 CENTER LINE OF DITCH DIGATIZED FROM KENOSHA COUNTY AERIAL MAPS  
 THE S. 1/4 1/4 CORNER OF THE SE. 1/4 OF SEC. 27-1-19 DOES NOT  
 LINE UP BETWEEN MONUMENTED SECTION CORNERS PER KENOSHA COUNTY  
 CERTIFIED SURVEY MAP NUMBER 739  
 GROUND IMPROVEMENTS (DRIVES, PATIOS, WALKS, ETC.) NOT SHOWN DUE TO SNOW COVER.

SCALE: 1 inch = 120 feet  
 ORDERED BY: K. Wiseman  
 JOB NO.: 15166



Fieldwork completed on and date of certification: January 15, 2016

I hereby certify that I have surveyed the above described property and the above plot 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 Wheatland, Wisconsin this 6th day of April 2016.

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

REZONING SITE MAP

PETITIONER(S):

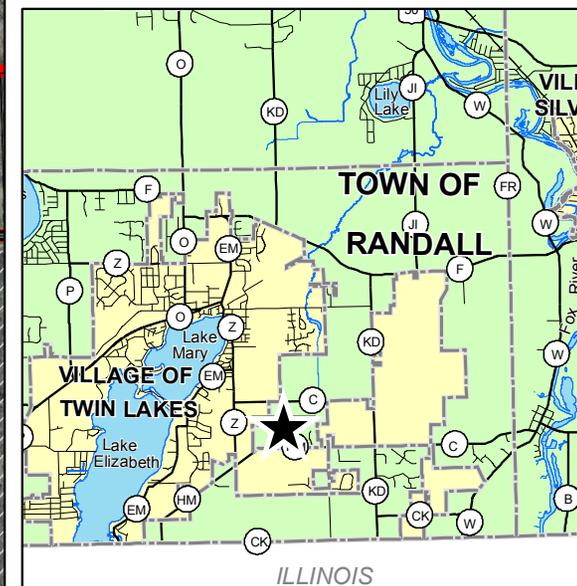
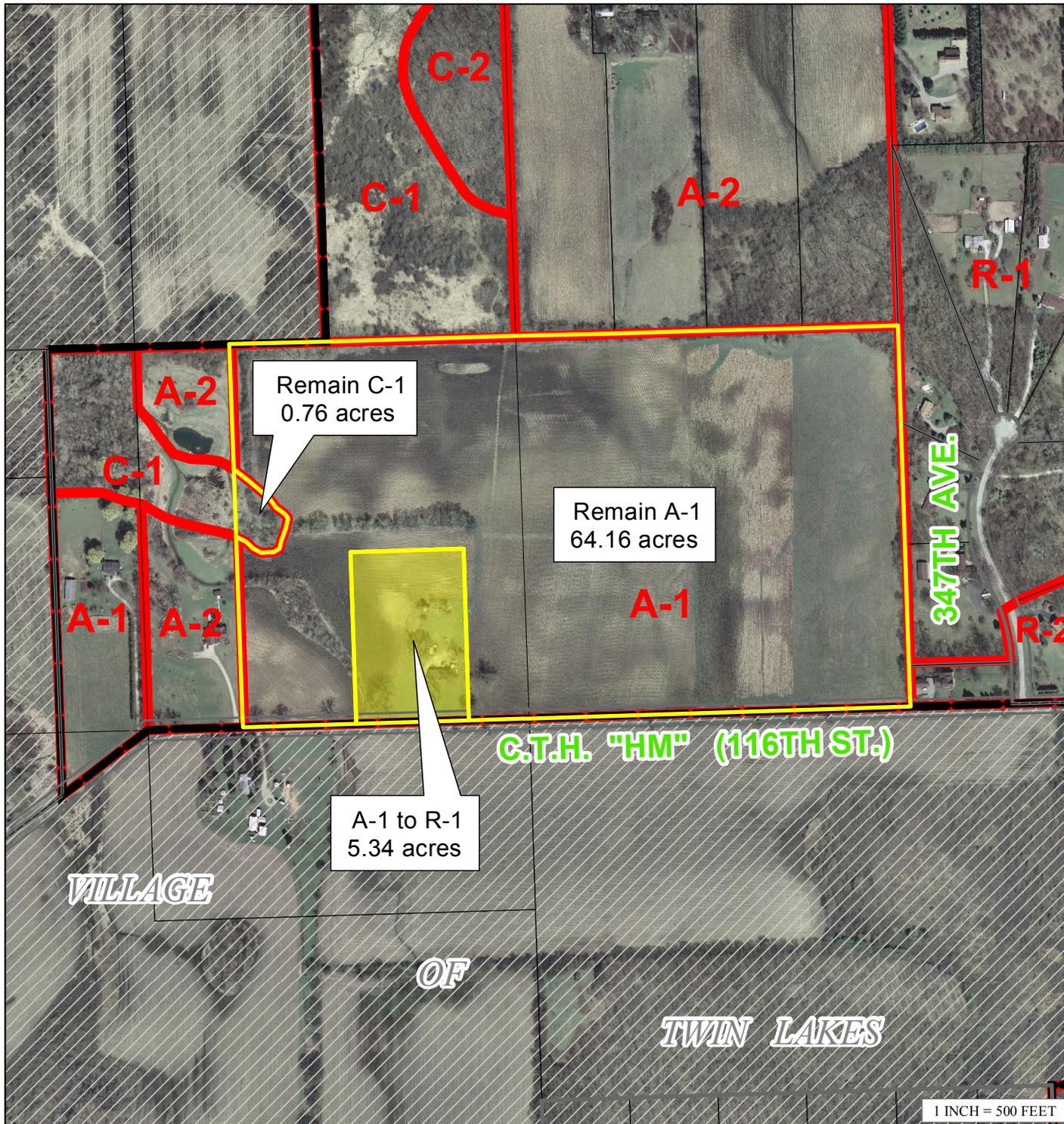
Thomas H. & Mary Paige Thelen (Owners)

LOCATION: S 1/2 of Section 27,  
Town of Randall

TAX PARCEL(S): #60-4-119-273-0501

REQUEST:

Requesting a rezoning from A-1 Agricultural Preservation District & C-1 Lowland Resource Conservancy District to A-1 Agricultural Preservation District, R-1 Rural Residential District & C-1 Lowland Resource Conservancy District on Tax Parcel #60-4-119-273-0501 located in the S 1/2 of Section 27, T1N, R19E, Town of Randall.





# COUNTY OF KENOSHA

## Department of Planning and Development

RECEIVED

APR 28 2016

### CONDITIONAL USE PERMIT APPLICATION

Kenosha County  
Deputy County Clerk

(a) Property Owner's Name:

BIS of Salem, LLC

Print Name: Michael A. Jones

Signature: [Handwritten Signature]

Mailing Address: 9251 Antioch Rd.

City: Salem

State: WI

Zip: 53168

Phone Number: 262-586-5409

E-mail (optional): mikeajonesnd@gmail.com

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

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

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Business Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-mail (optional): \_\_\_\_\_

(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:

65-4-120-143-0600

Address of the subject site:

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

Type of structure:

Please see attached Plat of Survey:  
Modifying 2 existing Large Softball Fields in order to  
accommodate for the addition of a third baseball field,  
2 Volleyball courts (sand) and a batting cage.

Proposed operation or use of the structure or site:

↓  
Please see attached one page description.

Number of employees (by shift): 8

Hours of Operation: 8am - 10:30pm

Any outdoor entertainment? If so, please explain: Baseball (youth), Softball (youth), Volleyball (adult)

Any outdoor storage? If so, please explain: No

Zoning district of the property: PR-1, B-3, A-2

(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)

BJS of Salem, LLC  
"Sandlots of Salem"  
9251 Antioch Rd.  
Salem, WI 53168  
(262) 586-5409

Dear Kenosha County Planning & Development Board,

As per the Conditional Use Permit Application, the proposed use in the back outside portion of 9251 Antioch Rd., Salem, within the current Zone designated as B-3 and PR-1, will be as follows:

1. 3 Youth Baseball Fields for league play and weekend tournaments to include youth girls' softball;
2. 1 Concession Stand (structure already exists) for food, non-alcoholic, and alcoholic beverages;
3. 1 outside dining area (45 feet x 45 feet) on patio directly off the back door of the restaurant for food, non-alcoholic, and alcoholic beverages;
4. 2 Sand Volleyball Courts for league play; and
5. 1 Batting Cage to support the youth baseball fields.

Other information that should be helpful regarding the above:

1. Hours of operation for the above will be from 8am to 10:30pm;
2. Outdoor lighting (already in existence) for the Baseball Fields will be shut-off No Later Than 10:30pm, with no exception;
3. The existing Horseshoe Pits have been removed;
4. Currently, 2 Men's Softball Fields exist; those 2 fields will be shortened to accommodate youth baseball and youth softball; by doing so, additional space is available for adding 2 Sand Volleyball Courts, an additional Youth Baseball Field, and 1 Batting Cage (labelled as A., B., and C., respectively, on the attached Plat of Survey).

Please feel free to contact me at any time with your questions and/ or concerns.

Thanks so much. Respectfully,



Michael A. Jones

Acting Secretary  
BJS of Salem, LLC and SJB of Salem, Inc.  
(847) 772-9718

DESCRIPTION OF RECORD

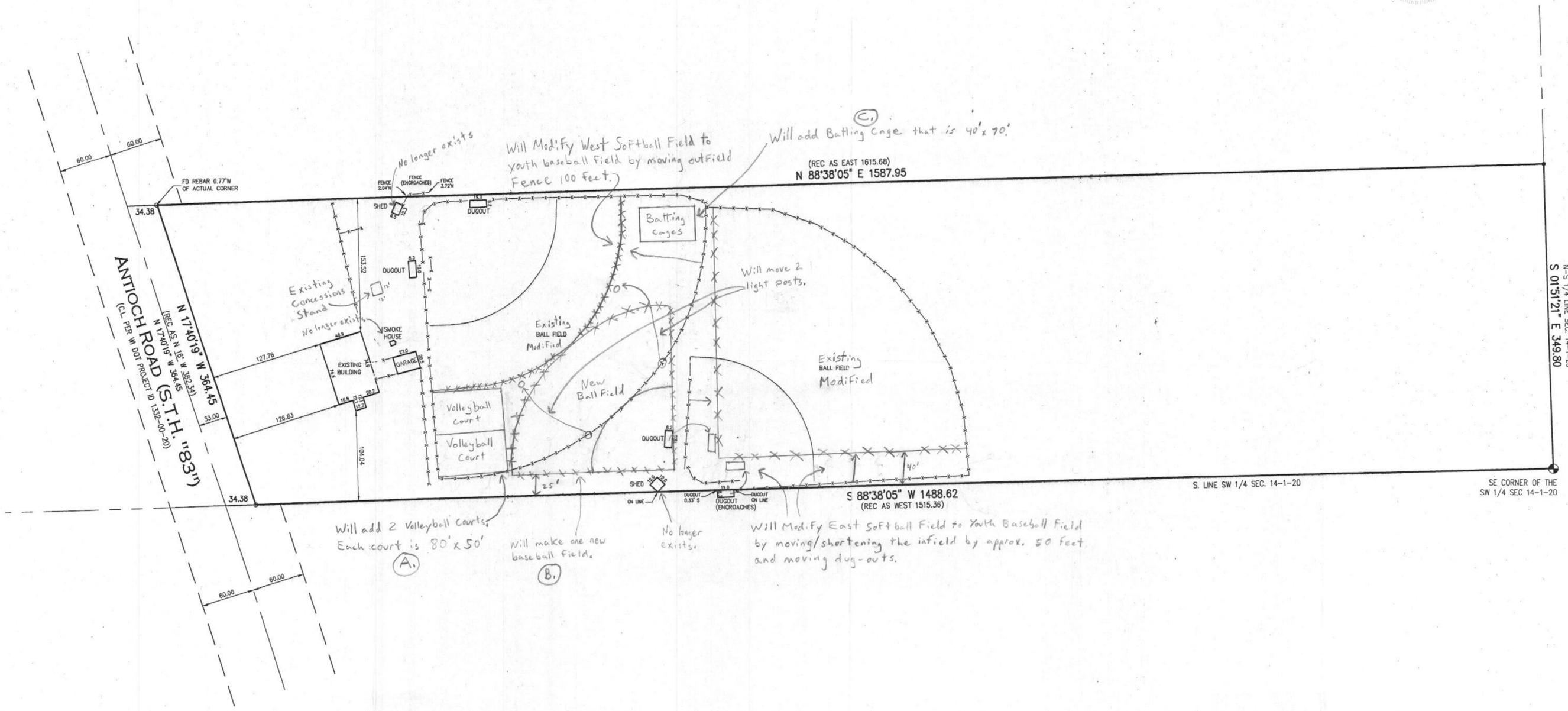
Part of the Southwest 1/4 of Section 14, Township 1 North, Range 20 East of the Fourth Principal Meridian, in the Town of Salem, Kenosha County, Wisconsin, more particularly described as follows: Commencing at the Southeast corner of said quarter section; thence West on the South line of said quarter section, 22.96 chains to the center of the highway; thence N16°00'W along the center of the highway 5.49 chains; thence East 24.48 chains to the East line of said quarter section; thence South 5.30 chains to the place of beginning.

Certificate

The above-described property has been surveyed under my direction and the map hereon drawn is a correct representation thereof.

2/15/2008

Mark R. Madsen



Will add Batting Cage that is 40' x 70' (C1)

Will Modify West Softball Field to youth baseball field by moving outfield Fence 100 feet.

(REC AS EAST 1615.68)  
N 88°38'05" E 1587.95

Will move 2 light posts.

S 88°38'05" W 1488.62  
(REC AS WEST 1515.36)

Will add 2 Volleyball Courts. Each court is 80' x 50' (A)

Will make one new baseball field. (B)

Will Modify East Softball Field to Youth Baseball Field by moving/shortening the infield by approx. 50 feet and moving dug-outs.

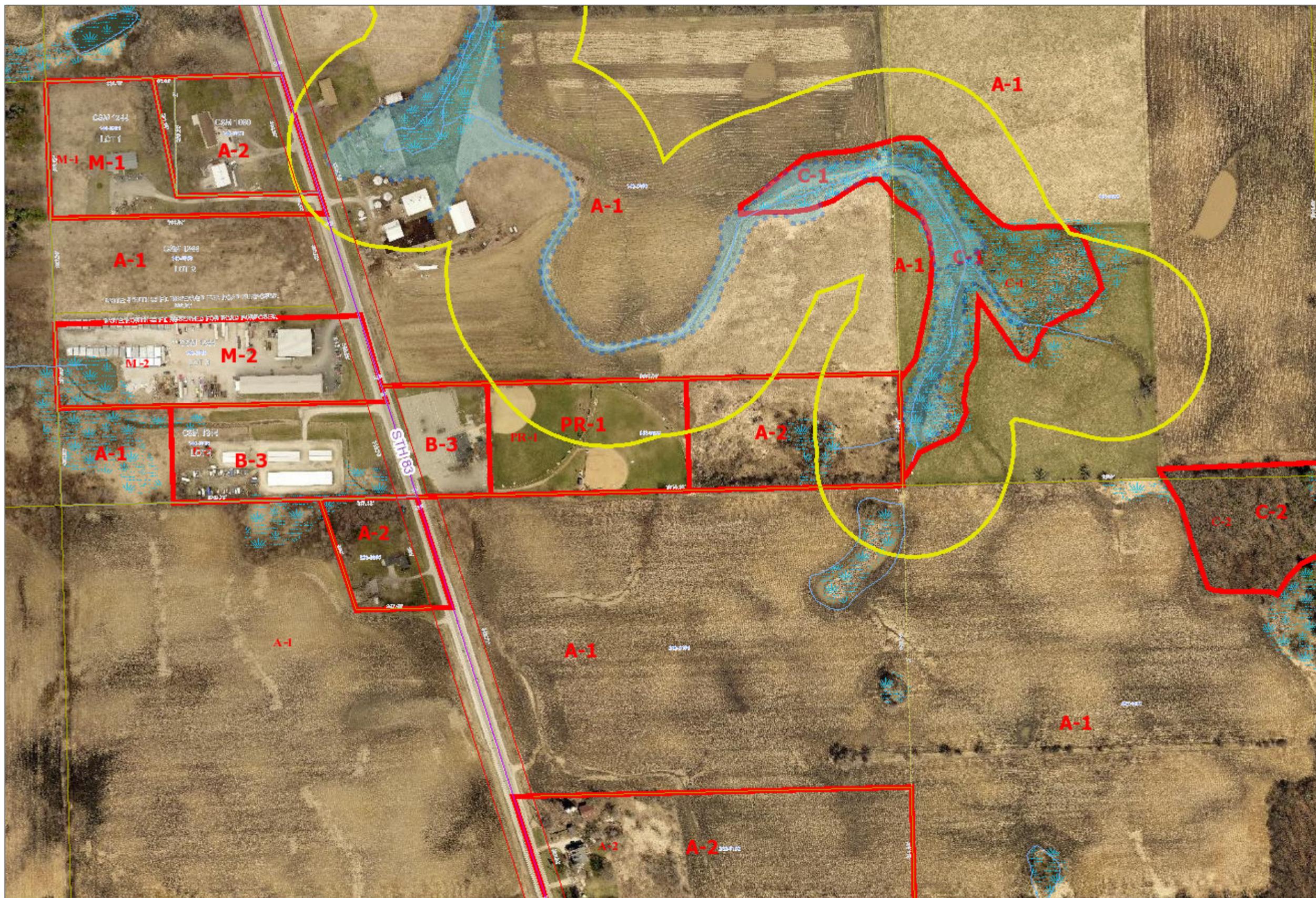
(REC AS SOUTH 149.80)  
N-S 1/4 LINE SEC. 14-1-20  
S 01°51'21" E 349.80

S. LINE SW 1/4 SEC. 14-1-20

SE CORNER OF THE SW 1/4 SEC 14-1-20

ANTIOCH ROAD (S.T.H. 1183)  
N 17°40'19" W 36.45  
N 17°40'19" W 36.45  
N 17°40'19" W 36.45  
N 17°40'19" W 36.45

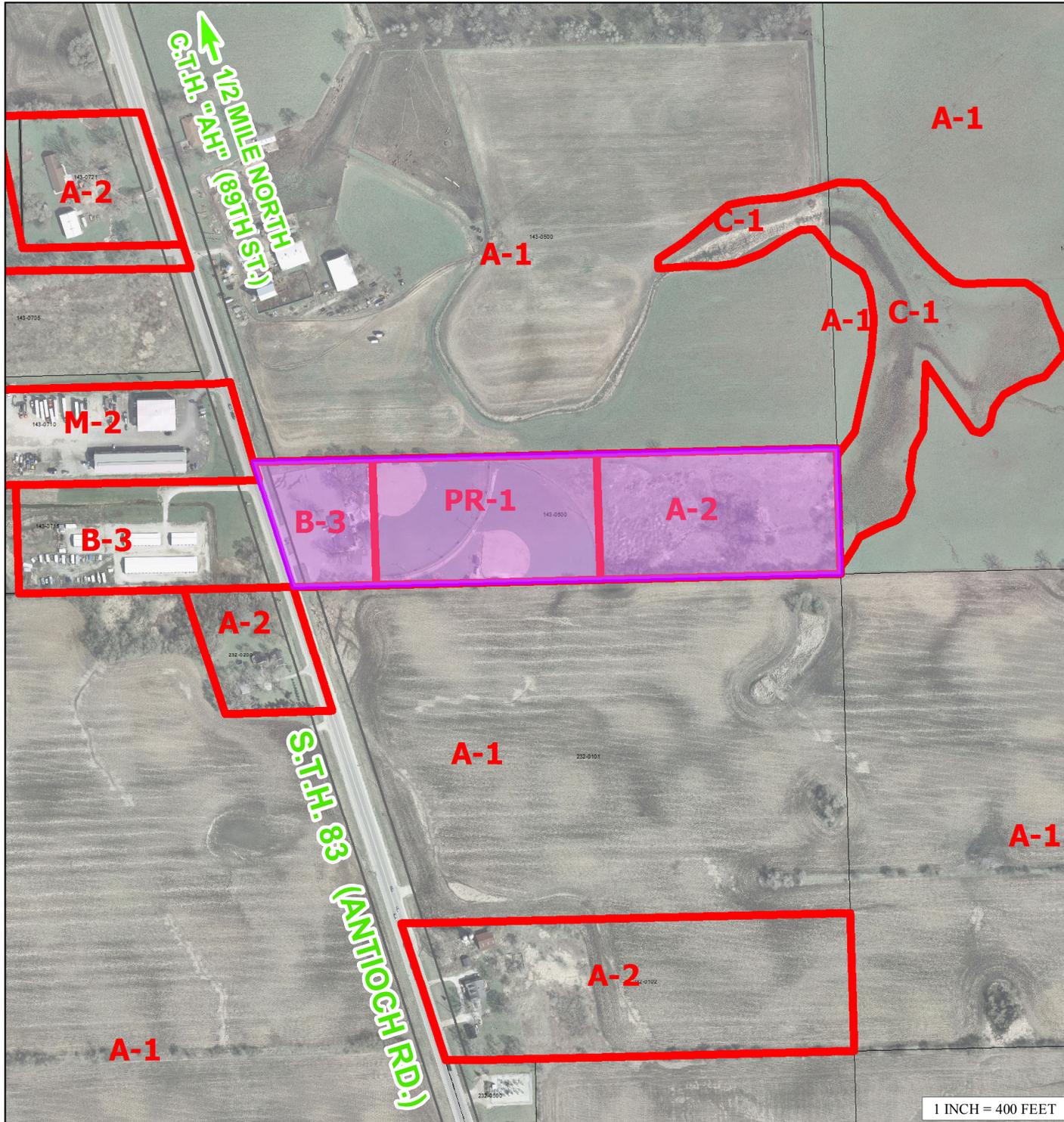
1" = 60'



1 inch = 300 feet

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

Date Printed: 4/28/2016



### CONDITIONAL USE SITE MAP

**PETITIONER(S):**

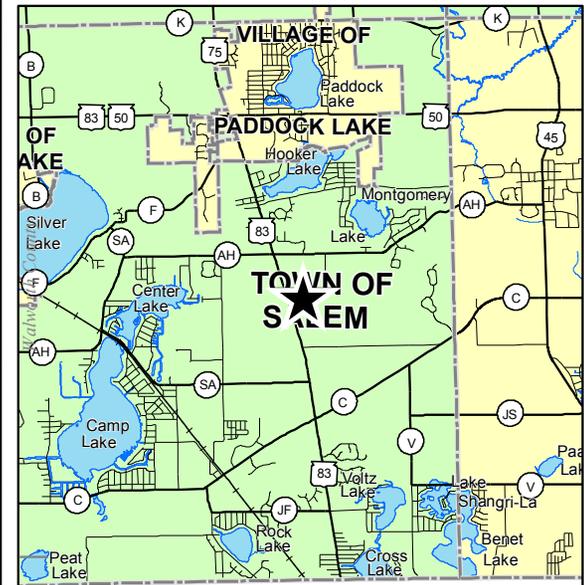
BJS of Salem LLC. (Owner)  
Michael A. Jones (Agent)

**LOCATION:** SW 1/4 of Section 14,  
Town of Salem

**TAX PARCEL(S):** #65-4-120-143-0600

**REQUEST:**

Requesting an amendment to an existing conditional use permit to allow an expansion of outdoor baseball fields and the addition of outdoor sand volleyball and outdoor batting cages in the B-3 Highway Business District and PR-1 Park-Recreational District on part of Tax Parcel #65-4-120-143-0600, SW ¼ Section 14, T1N, R20E, Town of Salem.





December 2012

# COUNTY OF KENOSHA

## Department of Planning and Development

RECEIVED

APR 25 2016

Kenosha County  
Deputy County Clerk

### CONDITIONAL USE PERMIT APPLICATION

(a) Property Owner's Name:

(See additional pages for (3) Property Owner information and signatures)

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail (optional): \_\_\_\_\_

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

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

Print Name: Randi Wille Signature: Randi Wille, 4/25/16

Business Name: Meyer Material Company

Mailing Address: 1819 N. Dot Street

City: McHenry State: IL Zip: 60050

Phone Number: 815/331-7200, X-61172 E-mail (optional): rtwille@meyermaterial.com

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

Print Name: N/A Signature: \_\_\_\_\_

Business Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail (optional): \_\_\_\_\_

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

Print Name: N/A 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:

95-4-219-291-0100, 95-4-219-291-0300, 95-4-219-291-0400, 95-4-219-292-0200,  
95-4-219-292-0300, 95-4-219-293-0100, 95-4-219-293-0200, 95-4-219-293-0300,  
95-4-219-293-0400, 95-4-219-294-0100

Address of the subject site:

4111 392nd Avenue, Burlington, WI 53105

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

Type of structure:

Sand & Gravel Processing Plant, Ready-Mix Concrete Batch Plant, Vehicle Maintenance & Equipment Storage Building, Aggregate Stockpiles, Truck Scale and Paved Entrance Road.

Proposed operation or use of the structure or site:

Continued conditional use to extract and process glacial sand and gravel for use in construction applications and for the production and delivery of ready-mix concrete.

Number of employees (by shift): 10 to 25 employees depending on daily production and delivery demands

Hours of Operation: 7:00 am to 6:00 pm

Any outdoor entertainment? If so, please explain: N/A

Any outdoor storage? If so, please explain: N/A

Zoning district of the property: A-1 with conditional use for M-3 activities (batching & earth extraction)

(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)



# COUNTY OF KENOSHA

## Department of Planning and Development

### CONDITIONAL USE PERMIT APPLICATION

(a) Property Owner's Name:

Roland & Bonnie Denko

Print Name: Roland

Signature: R. Denko

Mailing Address: 3710 392<sup>ND</sup> AVENUE

City: BURLINGTON State: WI Zip: 53105

Phone Number: \_\_\_\_\_ E-mail (optional): \_\_\_\_\_

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

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

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Business Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail (optional): \_\_\_\_\_

(c) 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): \_\_\_\_\_



# COUNTY OF KENOSHA

## Department of Planning and Development

### CONDITIONAL USE PERMIT APPLICATION

(a) Property Owner's Name:

*Herbert Roberts*

Print Name: Herbert Roberts

Signature: Herbert Roberts

Mailing Address: 233 Oriskany St

City: Burlington State: WI Zip: 53105

Phone Number: 262-763-5538 E-mail (optional): \_\_\_\_\_

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

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

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Business Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail (optional): \_\_\_\_\_

(c) 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): \_\_\_\_\_



# COUNTY OF KENOSHA

## Department of Planning and Development

### CONDITIONAL USE PERMIT APPLICATION

(a) Property Owner's Name:

RAYMOND J. & GLORIA M. TENHAGEN

Print Name: RAY TENHAGEN

Signature: *Ray Tenhagen*

Mailing Address: 3910 376<sup>TH</sup> AVENUE

City: BURLINGTON

State: WI Zip: 53105

Phone Number: \_\_\_\_\_ E-mail (optional): \_\_\_\_\_

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

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

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Business Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail (optional): \_\_\_\_\_

(c) 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): \_\_\_\_\_

# MEYER MATERIAL COMPANY

1819 DOT STREET  
MCHENRY, IL 60050  
PHONE (815) 331-7200  
FAX (815) 344-8126

April 25, 2016

County of Kenosha  
Department of Planning & Development  
19600 75<sup>th</sup> Street  
Bristol, WI 53104

Town of Wheatland  
34315 Geneva Road  
New Munster, WI 53152

RE: Conditional Use Application – Gravel Mining & Concrete Batching  
Dyer Lake Pit/Bassett Ready-Mix  
4111 392<sup>nd</sup> Avenue, Burlington, WI

To Whom It May Concern:

Enclosed are completed applications and fees required to request the renewal of our Conditional Use permit to mine glacial sand and gravel and, operate a ready-mix concrete batch plant on the properties known as 4111 392<sup>nd</sup> Avenue.

Collectively, these properties are leased and operated by Meyer Material Company and each landowner has signed off on the renewal. Please process these applications at your earliest convenience.

If you have any questions or concerns, I can be reached at the above address and telephone or via e-mail at [rtwille@meyermaterial.com](mailto:rtwille@meyermaterial.com).

Sincerely,

MEYER MATERIAL COMPANY



Randi Wille  
Director of Land Environment

**Aggregate Industries U.S. – Meyer Material Company**

# **2015 Operations Summary Report**

**Meyer Material Wheatland Yard 34 – Kenosha County Wisconsin**

*Prepared by:*

**BAXTER & WOODMAN**  
Consulting Engineers

[www.baxterwoodman.com](http://www.baxterwoodman.com)

Date: December 23, 2015

# Aggregate Industries U.S. – Meyer Material Company 2015 Operations Summary Report

## TABLE OF CONTENTS

### Section

1. INTRODUCTION
2. CURRENT MINING AND RECLAMATION ACTIVITIES
2. PROJECTED OPERATIONS

## EXHIBIT

2015 Operations Report Exhibit

## 1. INTRODUCTION

---

Meyer Material currently operates the Wheatland Yard 34 sand and gravel operation located on 392<sup>nd</sup> Avenue in rural Kenosha County. In 1996, Kenosha County granted Meyer Material Company (MMC) a Conditional Use Permit to mine sand and gravel on the Wheatland Yard 34 parcel referenced above. In accordance with the Kenosha County Zoning Ordinance, the conditional use permit, which allows for quarrying and other non-metallic mining in the M-3 Zoning District, expires at the end of two (2) years upon which time a renewal of the conditional use permit is required. This summary report and attached 2015 Operations Summary Report Exhibit outlines the current and projected mining plan for the Wheatland Yard 34 operation and is intended as a descriptive and graphic summary of the operations and reclamation at the Wheatland Yard and is a supplement to the conditional use permit renewal application.

## **2. CURRENT MINING AND RECLAMATION ACTIVITIES**

On December 1, 2015 a representative of Baxter & Woodman, Inc. (BWI) conducted a site visit accompanied by a representative of MMC at the Wheatland Yard 34 facility. This report was prepared by BWI and is intended to represent the status of the mining operation as of the date referenced above. The report was prepared using notes and observations collected during the site visit. Additionally, information was provided to BWI by MMC.

In accordance with the mining plan and report prepared for the original 1996 conditional use permit application, MMC is operating a material processing area and a material conveyance system. An existing berm is located along the northern perimeter and southern perimeter of Cell 5 and the active extraction area in Cell 6. Mining has been completed in cell 5 and the ground surface in Cell 5 has been graded in preparation of the application of topsoil and seeding. Final slope grading, topsoil application and final reclamation in the north portion and south portion of Cell 5 should be completed during the 2016 operating season. Active Sand and gravel extraction activities will continue in the southwestern half of Cell 6. The sand and gravel excavation on the southwest side of Cell 6 should be completed during the 2016 operating season. Extraction of sand and gravel will then begin in the northern side of cell 6 during the 2016 operating season.

The main conveyor system transports material mined from Cell 6 to the processing plant. A feeder conveyor in the active extraction areas in Cell 6 transports material to the main conveyor system where it is transported to the material processing plant. An existing service access road is located on the north side of the existing main conveyor system and travels from the material processing plant to the central portion of Cell 6.

Existing extraction operations are being conducted in the southwest half of Cell 6 and will continue to proceed west during the 2016 operations season. Once the southwest section of Cell 6 is completed, extraction will begin in the northern side of Cell 6. Future operations propose to extract sand and gravel from Cell 7.

The existing Redi-Mix concrete plant is operating on the southwest side of the material processing area (see attached 2015 Reclamation Report exhibit).

The existing permanent material processing plant, currently in operation, is located at the north side of the Redi-Mix concrete plant. As part of the material processing plant, an existing settling pond is located on the east side of the processing plant and an existing freshwater pond is located on the south side of the processing plant.

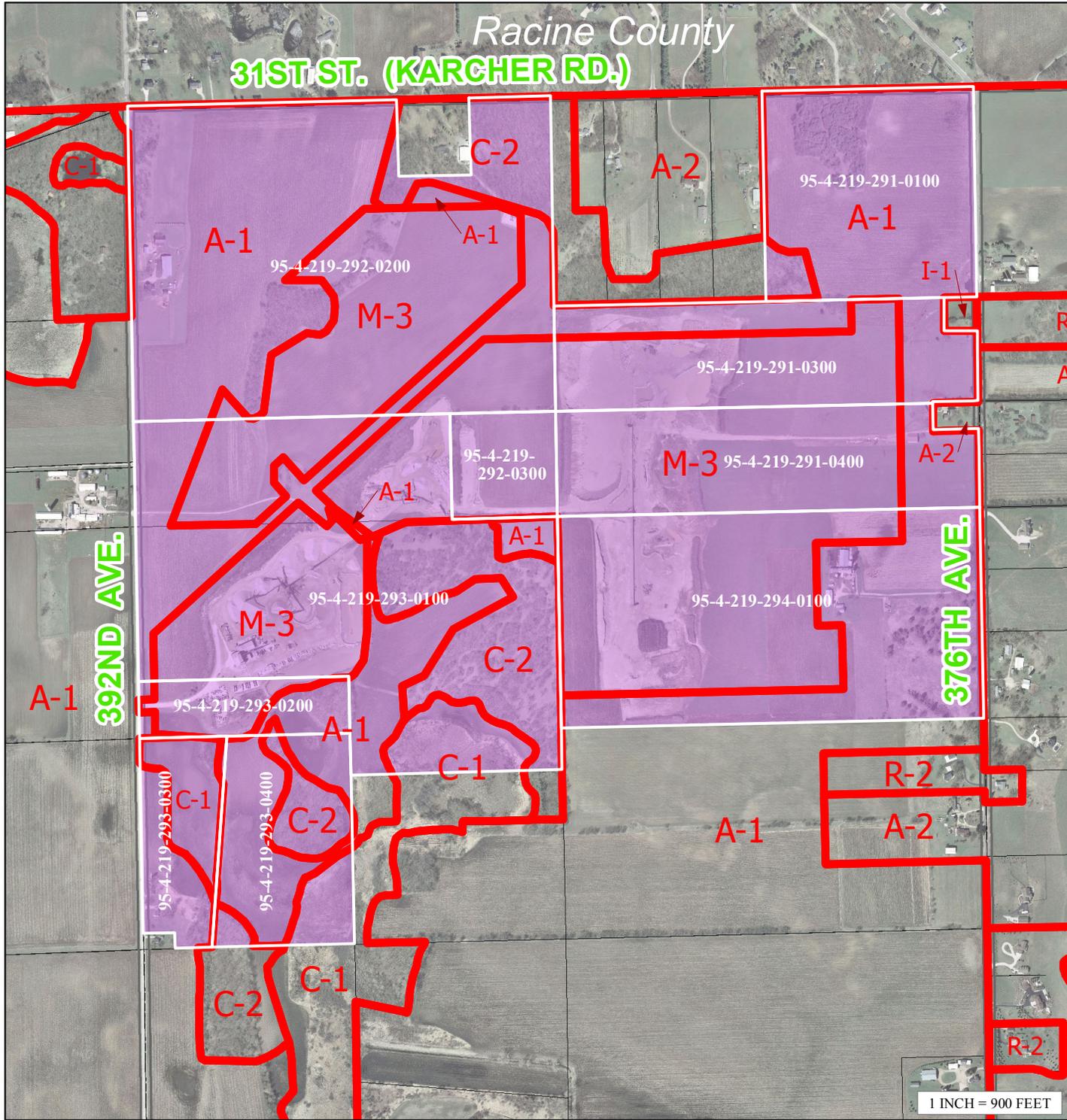
### **3. PROJECTED OPERATIONS**

---

Under the proposed Conditional Use Permit renewal, sand and gravel extraction will proceed at the Wheatland Yard 34 facility through the year 2017. Under this new permit, it is anticipated that earth extraction activities will continue in southwestern half of mining Cell 6 and mining in the north half of Cell 6 will begin during the 2016 operations season. Reclamation will be completed in the north and south half of Cell 5 during the 2016 operation season. Reclamation of Cell 6 will begin during the 2016 operating season and be completed during 2017-2018.

It should be noted that it is difficult to project economic conditions and to predict future economic and industry market conditions. For this reason, the progress outlined above is only a projection and mining may proceed at a lesser or greater rate depending on economic market conditions and demand for construction materials. Mining shall proceed in accordance with the Kenosha County Zoning Ordinance as it pertains to quarrying and non-metallic mining and the Conditional Use Permit under which the Yard 34 operates.





**CONDITIONAL USE SITE MAP**

**PETITIONER(S):**

Meyer Material Company (Lessee)  
 Herbert J. & Lillian A. Robers Revocable Trust (Lessor), Roland & Bonnie Lou Denko (Lessor),  
 Raymond J. & Gloria M Tenhagen (Lessor)

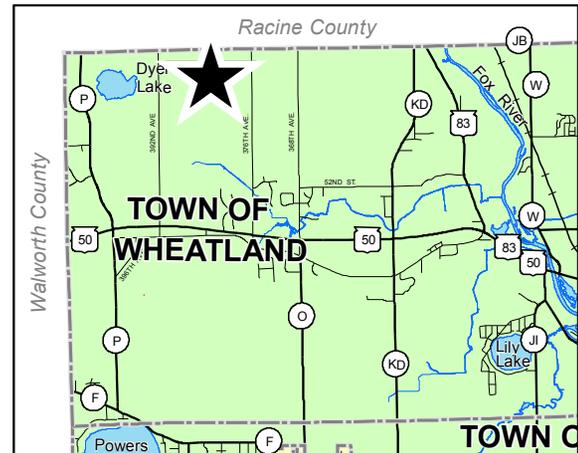
**LOCATION:** NE, NW, SE & SW Quarters of Section 29, Town of Wheatland

**TAX PARCEL(S):**

- #95-4-219-291-0100, #95-4-219-291-0300, and #95-4-219-292-0300 (Robers)
- #95-4-219-292-0200, #95-4-219-293-0100, and #95-4-219-293-0200, #95-4-219-293-0300, and #95-4-219-293-0400 (Denko)
- #95-4-219-294-0100 (Tenhagen)

**REQUEST:**

Requesting a 2-year renewal of a Conditional Use Permit (originally approved on March 13, 1996) for a gravel pit in the M-3 Mineral Extraction and Landfill District. The tax parcels involved are located in the NE, NW, SE, and SW quarters of Section 29, T2N, R19E, Town of Wheatland.



1 INCH = 900 FEET



# COUNTY OF KENOSHA

## Department of Planning and Development

*George E. Melcher, Director*

Department of Planning and Development

Kenosha County P & D Stamp

RECEIVED

APR 8 2016

Kenosha County  
Deputy County Clerk

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

(a) Property Owner's Name:

JEFFREY A BADTKE

x 

Signature

Mailing Address:

1520 136TH AVE

City: UNION GROVE

State: WI

Zip: 53182

Phone Number: 262-515-7078

E-mail (optional): jeff@grassmaninc.com

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):

x \_\_\_\_\_  
Signature

Mailing Address:

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-mail (optional): \_\_\_\_\_

(b) Existing planned land use category as shown on Map 65 of the Kenosha County comprehensive plan:  
Farmland Protection, General Agricultural & Open Land and Isolated Natural Resource Area.

(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, Suburban-Density Residential and Isolated Natural Resource area.

**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):**

PROPOSED CSM TO CREATE TWO (2) SINGLE-FAMILY RESIDENTIAL PARCELS FROM AN EXISTING 72+ ACRE PARCEL. COMBINE REMNANT FARM LAND WITH PARCEL # 45-4-221-144-0101.

**(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. FOLLOWS EXISTING DEVELOPMENT PATTERN OF ABUTTING PROPERTIES, PRESERVES RURAL CHARACTER, PROMOTES AFFORDABILITY BY CREATING A COUPLE SMALLER PARCELS.

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

PROPOSED SINGLE-FAMILY USE AND PROPOSED R-2 SUBURBAN SINGLE-FAMILY RESIDENTIAL DISTRICT IS CONSISTENT WITH SEVERAL OTHER ABUTTING PARCELS THAT ARE CURRENTLY ZONED R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT ALONG 136TH AVE..

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

NO. THE WETLANDS ON THE PROPERTY WILL NOT BE IMPACTED. THERE WILL BE NO FILLING OR GRADING OF THE WETLANDS. THERE WILL BE NO STRUCTURES CONSTRUCTED IN THE WETLANDS.

THERE ARE NO FLOODPLAIN OR NAVIGABLE WATER BODIES ON THE PROPERTY THAT WILL BE IMPACTED.

**KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION**

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

YES. BENEFITS PUBLIC BY CREATING SMALLER, AFFORDABLE PARCEL. IT ALSO ADDS TO A SMALL CLUSTER OF EXISTING NEIGHBORING RESIDENTIAL LOTS.

**(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. PUBLIC ROAD ALREADY IN PLACE. SERVICES AND UTILITIES ARE ALREADY IN PLACE TO SERVE AN ADDITIONAL TWO (2) SINGLE-FAMILY RESIDENCES ON 136TH AVE..

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

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

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: 19 County Board Supervisor: MICHAEL J. SKALITZKY

(i) Provide 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) Provide 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.**

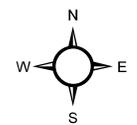
(k) The fee specified in Section 12.05-8 of this ordinance.

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

(For other fees see the Fee Schedule)

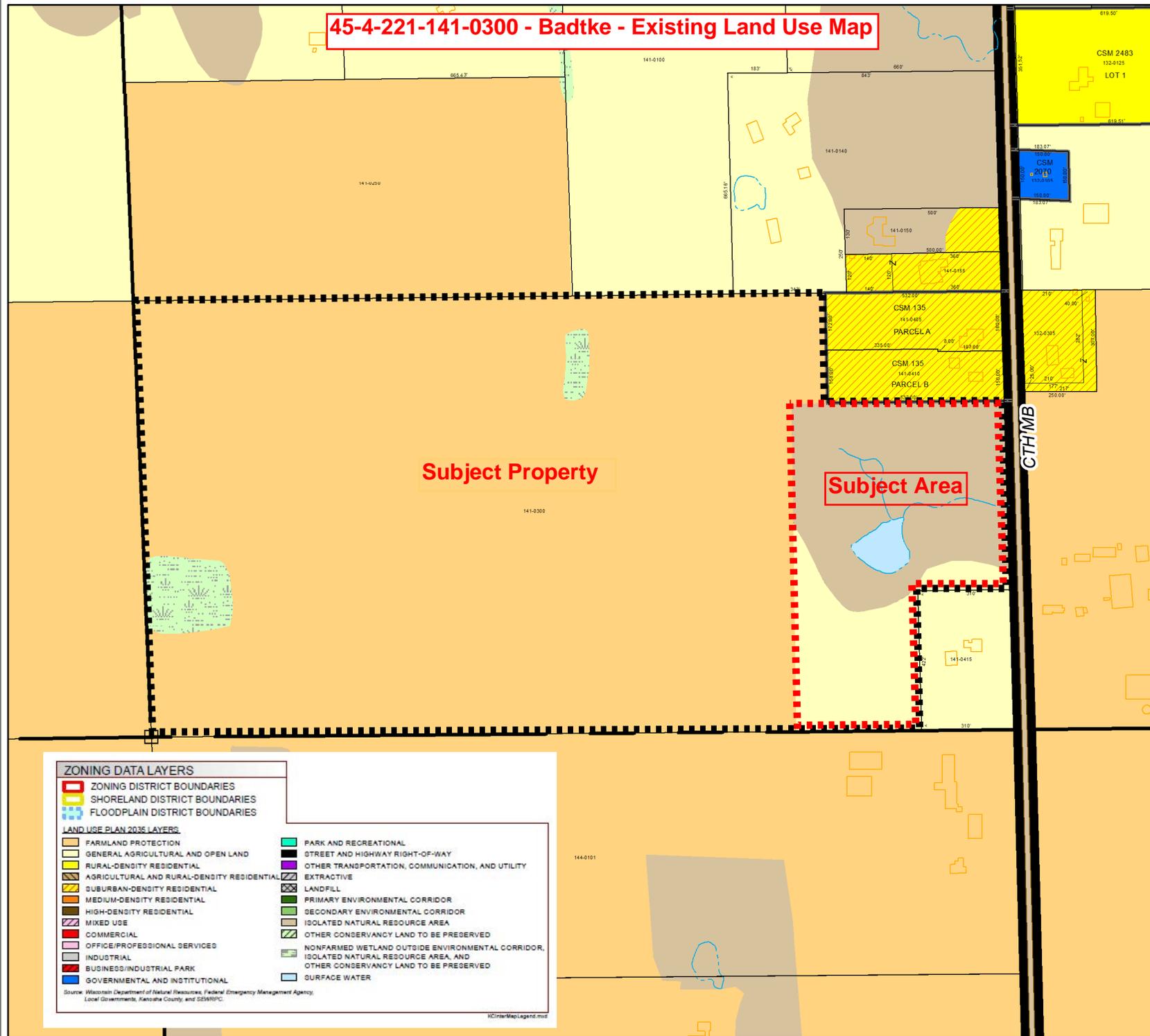
**45-4-221-141-0300 - Badtke - Existing Land Use Map**

# Kenosha County



1 inch = 400 feet

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.



**ZONING DATA LAYERS**

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

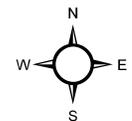
**LAND USE PLAN 2035 LAYERS**

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 DSM/PC.

**45-4-221-141-0300 - Badtke - Proposed Land Use Map**

# Kenosha County



1 inch = 400 feet

**Amend from "Isolated Natural Resource Area" and "General Agricultural" and "Open Land" to "Suburban-Density Residential" and "Farmland Protection"**

**Subject Area**

ZONING DATA LAYERS	
	ZONING DISTRICT BOUNDARIES
	SHORELAND DISTRICT BOUNDARIES
	FLOODPLAIN DISTRICT BOUNDARIES
LAND USE PLAN 2035 LAYERS	
	FARMLAND PROTECTION
	GENERAL AGRICULTURAL AND OPEN LAND
	RURAL-DENSITY RESIDENTIAL
	AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL
	SUBURBAN-DENSITY RESIDENTIAL
	MEDIUM-DENSITY RESIDENTIAL
	HIGH-DENSITY RESIDENTIAL
	MIXED USE
	COMMERCIAL
	OFFICE/PROFESSIONAL SERVICES
	INDUSTRIAL
	BUSINESS/INDUSTRIAL PARK
	GOVERNMENTAL AND INSTITUTIONAL
	PARK AND RECREATIONAL
	STREET AND HIGHWAY RIGHT-OF-WAY
	OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY
	EXTRACTIVE
	LANDFILL
	PRIMARY ENVIRONMENTAL CORRIDOR
	SECONDARY ENVIRONMENTAL CORRIDOR
	ISOLATED NATURAL RESOURCE AREA
	OTHER CONSERVANCY LAND TO BE PRESERVED
	NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR, ISOLATED NATURAL RESOURCE AREA, AND OTHER CONSERVANCY LAND TO BE PRESERVED
	SURFACE WATER

Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and DD&RP/C.

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 INNACURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.

CERTIFIED SURVEY MAP NO. \_\_\_\_\_ SHEET 1 OF 3

BEING A PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 14, TOWN 2 NORTH, RANGE 21 EAST, IN THE TOWN OF PARIS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

**PREPARED BY:**  
AMERICAN SURVEYING COMPANY, INC.  
12207 C.T.H. "K", NORTH CAPE  
FRANKSVILLE, WI. 53126-9693  
[262] 835-4774

**OWNER'S ADDRESS:**  
JEFFERY A. BADTKE  
1520 136<sup>TH</sup> AVENUE  
UNION GROVE, WI. 53182

**SURVEYOR'S CERTIFICATE:**  
**STATE OF WISCONSIN)**  
**COUNTY OF RACINE )<sup>SS</sup>**

**LEGEND:**  
o-Denotes No. 6 Rebar, 24" Long, 3/4" Dia., 1.50 lbs/ln.ft., w/cap  
●-Denotes Iron Pipe/Rod Found  
ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM.

**PARCEL ID#**  
FROM: PART OF 45-4-221-141-0300  
TO: LOT 1: 45-4-221-141-\_\_\_\_\_  
LOT 2: 45-4-221-141-\_\_\_\_\_

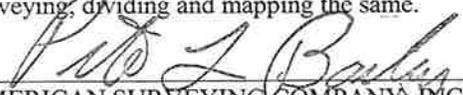
I, PETE L. BAILEY, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a tract of land being a part of the Southeast ¼ of the Northeast ¼ of Section 14, Town 2 North, Range 21 East, in the Town of Paris, County of Kenosha, State of Wisconsin, bounded and described as follows: Commence at the Northeast corner of said Section; thence South 01°38'44" East for a distance of 1656.52 feet, along the East line of said ¼ Section, to the point of beginning; thence South 01°38'44" East for a distance of 574.51 feet, continuing along said East line, to a point; thence South 89°29'53" West for a distance of 671.03 feet, parallel to the South line of the said ¼ Section, to a point; thence North 01°38'44" West for a distance of 572.93 feet, parallel to the East line of said ¼ Section, to a point; thence North 89°21'47" East for a distance of 671.00 feet, parallel to the North line of the South ½ of said ¼ Section, to the point of beginning. DEDICATING the Easterly 33.00 feet for public road purposes. Contains 8.83634 acres.

THAT such map is correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have made such survey, land division and map at the direction of the owner of said lands.

THAT I have fully complied with the provision of Chapter 236 of the Wisconsin State Statutes and the requirements of the Land Division Ordinance of the Town of Yorkville, County of Racine, State of Wisconsin, in surveying, dividing and mapping the same.

  
AMERICAN SURVEYING COMPANY, INC.  
PETE L. BAILEY, RLS NO. 1398  
DATED THIS 9<sup>TH</sup> DAY OF APRIL, 9<sup>TH</sup>, 2016

**RESTRICTIONS:**

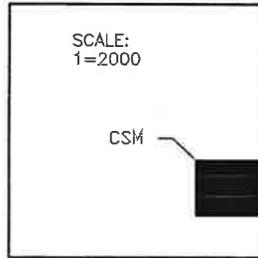
1. Farm drainage field tiles are known to exist on the Parcel, if said tiles are damaged or encountered during any construction activity, said tiles must be repaired and/or rerouted per State Statutes. Also Farm field drain tiles, that exist within the limits of this map and serve abutting parcels, the owners of abutting parcels, have the right of entry and access to repair and maintain the existing farm field drain tiles if the property owner does not, per State Statutes.



CERTIFIED SURVEY MAP NO. \_\_\_\_\_ SHEET 2 OF 3  
 BEING A PART OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 14, TOWN 2 NORTH, RANGE 21 EAST, IN THE TOWN OF PARIS, COUNTY OF KENOSHA, STATE OF WISCONSIN.



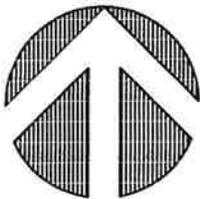
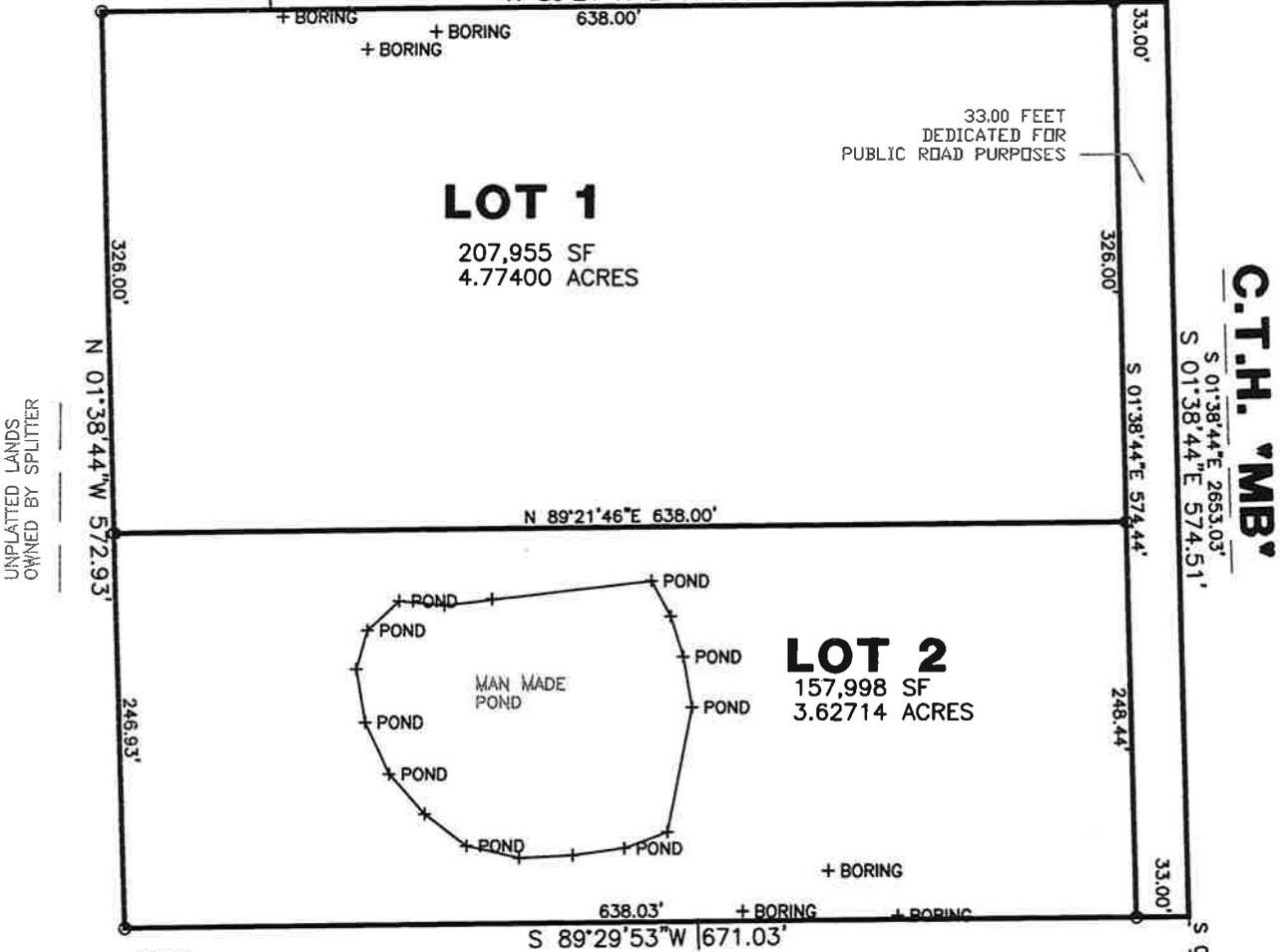
LOCATION MAP  
 C.T.H. "E"



NE 1/4, SEC. 14-2-21

PARCEL "B"  
 CSM #135

NORTHEAST CORNER  
 SEC. 14-2-21  
 240,102.80N  
 2,545,441.27E  
 CONC. MONT.  
 W/BRASS CAP



**NORTH**



GRAPHIC SCALE - FEET

EAST  $\frac{1}{4}$  CORNER  
 SEC. 14-2-21  
 237,451.00N  
 2,545,517.45E  
 CONC. MONT  
 W/BRASS CAP

CERTIFIED SURVEY MAP NO. \_\_\_\_\_ SHEET 3 OF 3

BEING A PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 14, TOWN 2 NORTH, RANGE 21 EAST, IN THE TOWN OF PARIS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

**INDIVIDUAL OWNER'S CERTIFICATE:**

I, AS OWNER, I hereby certify that we caused the land described on this map to be surveyed, divided, mapped and dedicated. I also certify that this map is required by s.236.34 to be submitted to the following for approval or objection: Town of Paris.

This agreement shall be binding on the undersigned and assigns.

WITNESS the hands and seals of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
JEFFERY A. BADTKE  
STATE OF WISCONSIN)  
COUNTY OF RACINE)SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, the above named JEFFERY A. BADTKE, to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_, Notary Public, State of Wisconsin.  
My commission expires \_\_\_\_\_.

**PLANNING COMMISSION APPROVAL:**

APPROVED by the Planning Commission of the Town of Paris this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
SECRETARY

**TOWN BOARD APPROVAL:**

APPROVED by the Town Board of the Town of Paris this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

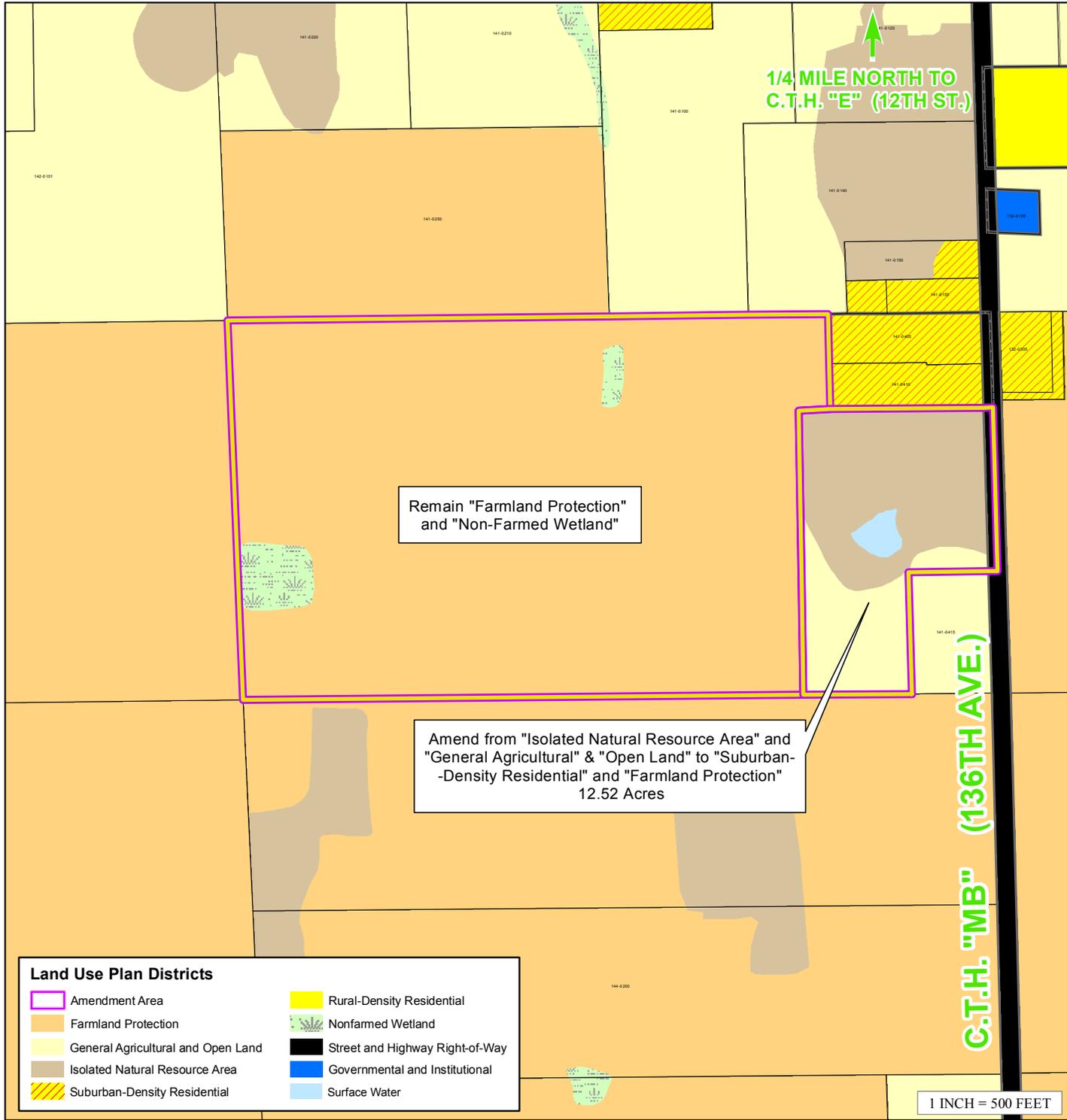
\_\_\_\_\_  
TOWN CHAIRMAN

\_\_\_\_\_  
TOWN CLERK

This instrument was drafted by Pete L. Bailey.

G:\MYFILES\CERTS\BADTKEPARIS





COMPREHENSIVE PLAN  
AMENDMENT SITE MAP

PETITIONER(S):

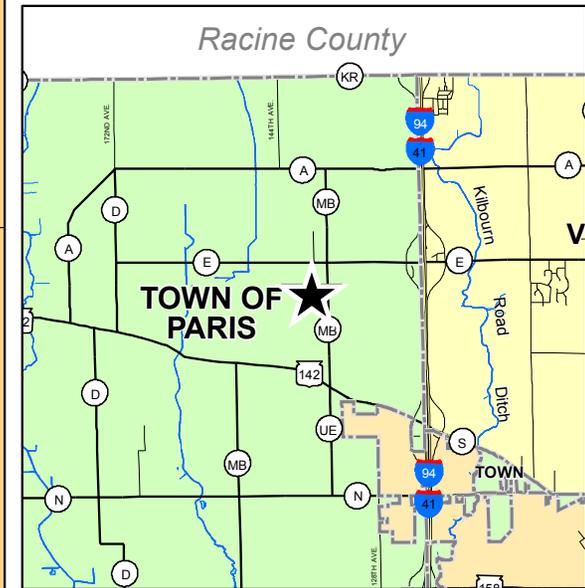
Jeffrey A. Badtke (Owner)

LOCATION: NE 1/4 of Section 14,  
Town of Paris

TAX PARCEL(S): #45-4-221-141-0300

REQUEST:

Requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection", "General Agricultural & Open Land", "INRA" & "Non-Farmed Wetland" to "Farmland Protection", "Suburban-Density Residential" & "Non-Farmed Wetland".



Land Use Plan Districts	
Amendment Area	Rural-Density Residential
Farmland Protection	Nonfarmed Wetland
General Agricultural and Open Land	Street and Highway Right-of-Way
Isolated Natural Resource Area	Governmental and Institutional
Suburban-Density Residential	Surface Water

1 INCH = 500 FEET





January 2013

# COUNTY OF KENOSHA

## Department of Planning and Development

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



(a) Property Owner's Name:

ACTION 50 LLC

x \_\_\_\_\_  
Signature

Mailing Address:

420 W WESTLEIGH RD

City: LAKE FOREST

State: IL

Zip: 60045

Phone Number: \_\_\_\_\_

E-mail (optional): \_\_\_\_\_

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

Applicant's Name (if applicable):

Mark Merkling

x \_\_\_\_\_  
Signature

Mailing Address:

5675 392nd Avenue

City: Burlington

State: WI

Zip: 53105

Phone Number: 262-539-3600

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

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

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

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

"Commercial" and "Non-farmed Wetland"

**KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION**

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

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

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

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

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

**KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION**

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

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

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

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

**KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION**

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

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

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

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

**KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION**

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

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

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

Nothing additional has been requested.

**KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION**

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

95-4-219-314-0640

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

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

Supervisory District Number: 22 County Board Supervisor: Erin Decker

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

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

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

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

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

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

(For other fees see the Fee Schedule)

RECEIVED

JUN 23 2015

Kenosha County  
Planning and Development

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

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

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

I do not wish to have or run a campground.

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

Thank you,

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

**KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION**

**IMPORTANT TELEPHONE NUMBERS**

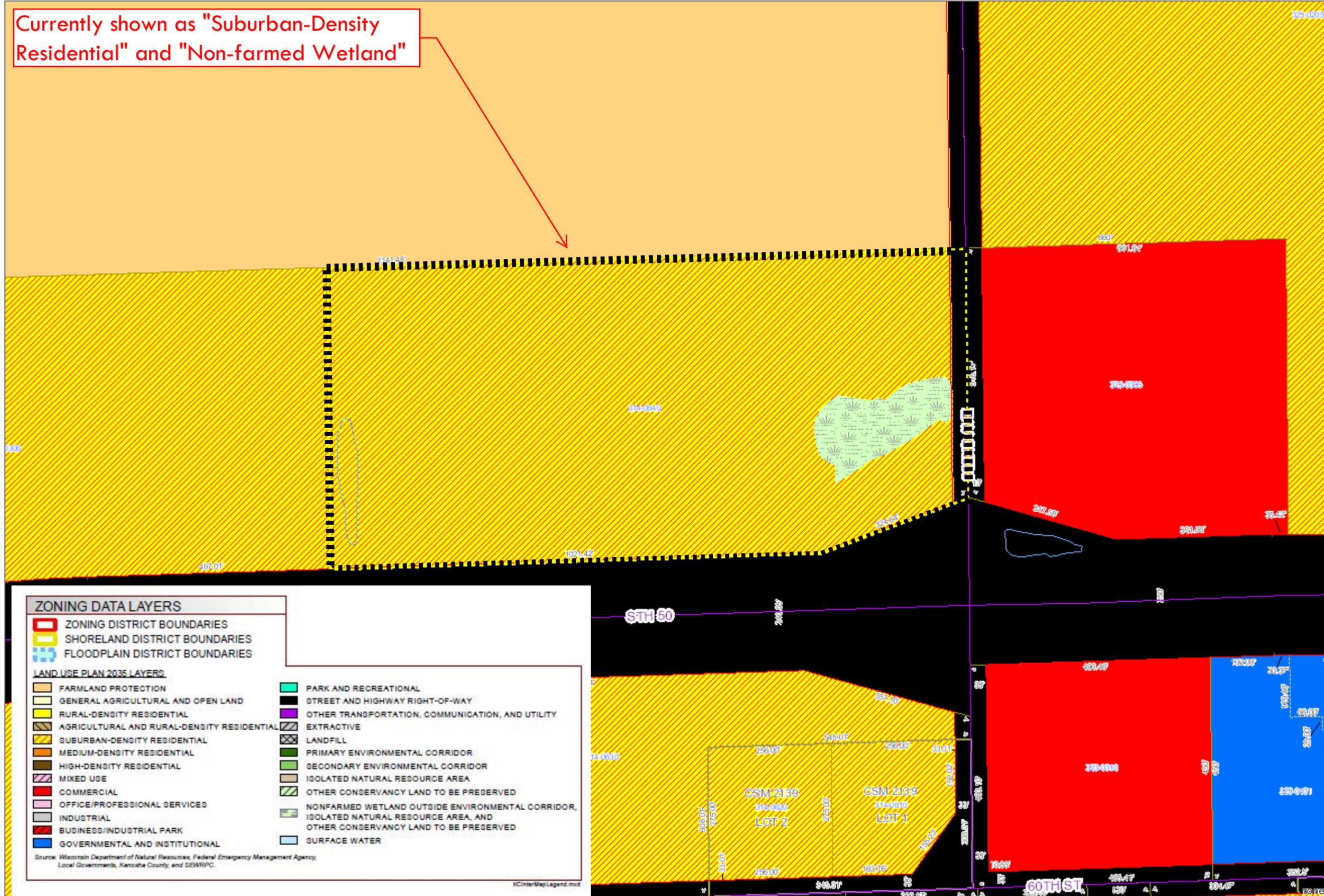
Kenosha County Center Department of Planning & Development 19600 - 75 <sup>th</sup> Street, Post Office Box 520 Bristol, Wisconsin 53104-0520	
Division of County Development (including Sanitation & Land Conservation) .....	<b>857-1895</b>
Facsimile #.....	857-1920
Public Works Division of Highways.....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

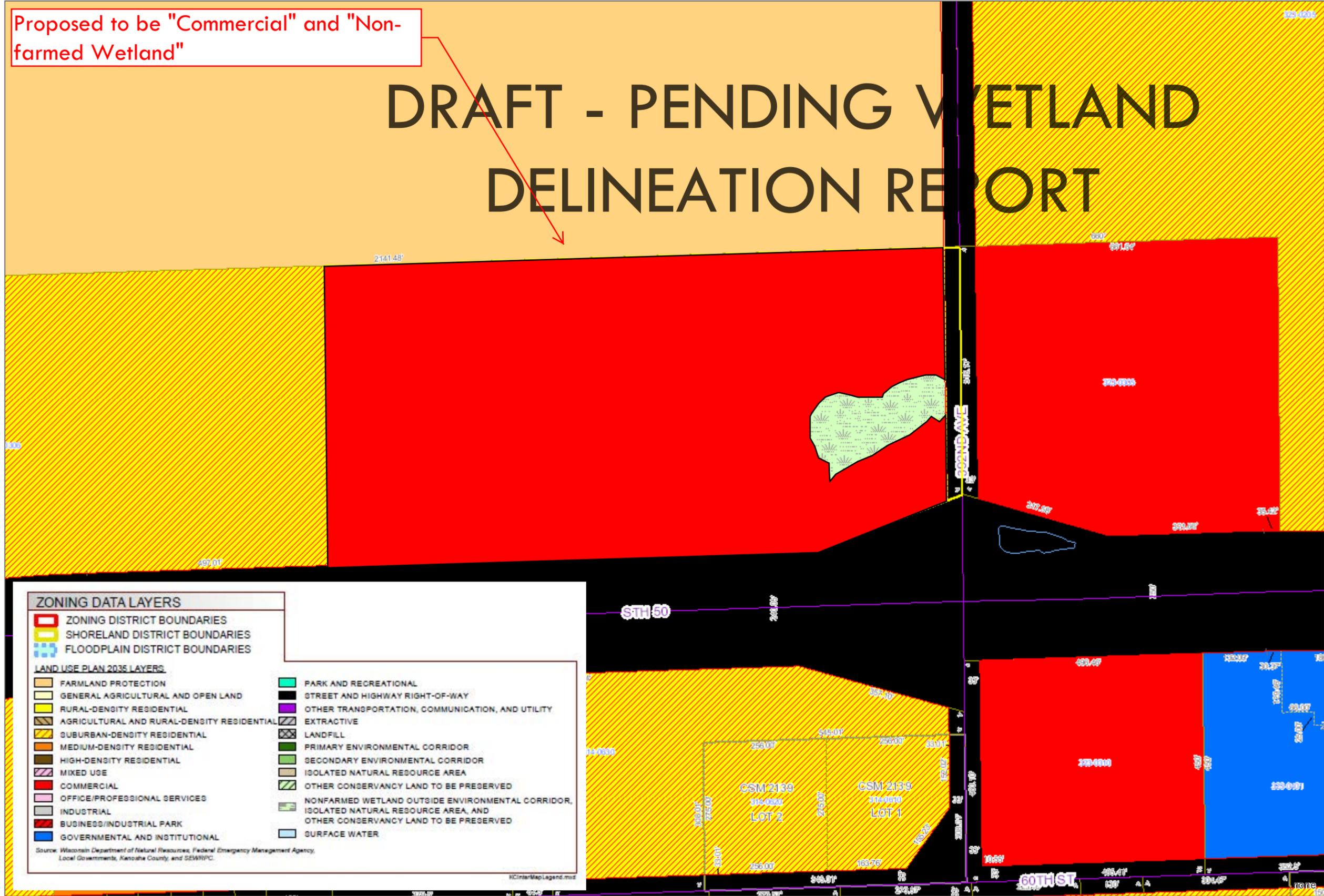
Proposed to be "Commercial" and "Non-farmed Wetland"

# DRAFT - PENDING WETLAND DELINEATION REPORT



Legend

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



ZONING DATA LAYERS	
	ZONING DISTRICT BOUNDARIES
	SHORELAND DISTRICT BOUNDARIES
	FLOODPLAIN DISTRICT BOUNDARIES
LAND USE PLAN 2035 LAYERS	
	FARMLAND PROTECTION
	GENERAL AGRICULTURAL AND OPEN LAND
	RURAL-DENSITY RESIDENTIAL
	AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL
	SUBURBAN-DENSITY RESIDENTIAL
	MEDIUM-DENSITY RESIDENTIAL
	HIGH-DENSITY RESIDENTIAL
	MIXED USE
	COMMERCIAL
	OFFICE/PROFESSIONAL SERVICES
	INDUSTRIAL
	BUSINESS/INDUSTRIAL PARK
	GOVERNMENTAL AND INSTITUTIONAL
	PARK AND RECREATIONAL
	STREET AND HIGHWAY RIGHT-OF-WAY
	OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY
	EXTRACTIVE
	LANDFILL
	PRIMARY ENVIRONMENTAL CORRIDOR
	SECONDARY ENVIRONMENTAL CORRIDOR
	ISOLATED NATURAL RESOURCE AREA
	OTHER CONSERVANCY LAND TO BE PRESERVED
	NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR, ISOLATED NATURAL RESOURCE AREA, AND OTHER CONSERVANCY LAND TO BE PRESERVED
	SURFACE WATER

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



1 inch = 200 feet

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

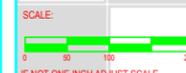
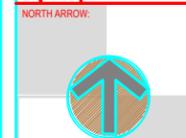
PROJECT:  
**NEW GENERATION  
 RV  
 WETLAND  
 DELINEATION**

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



REVISIONS:

#	DATE	DESCRIPTION



IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

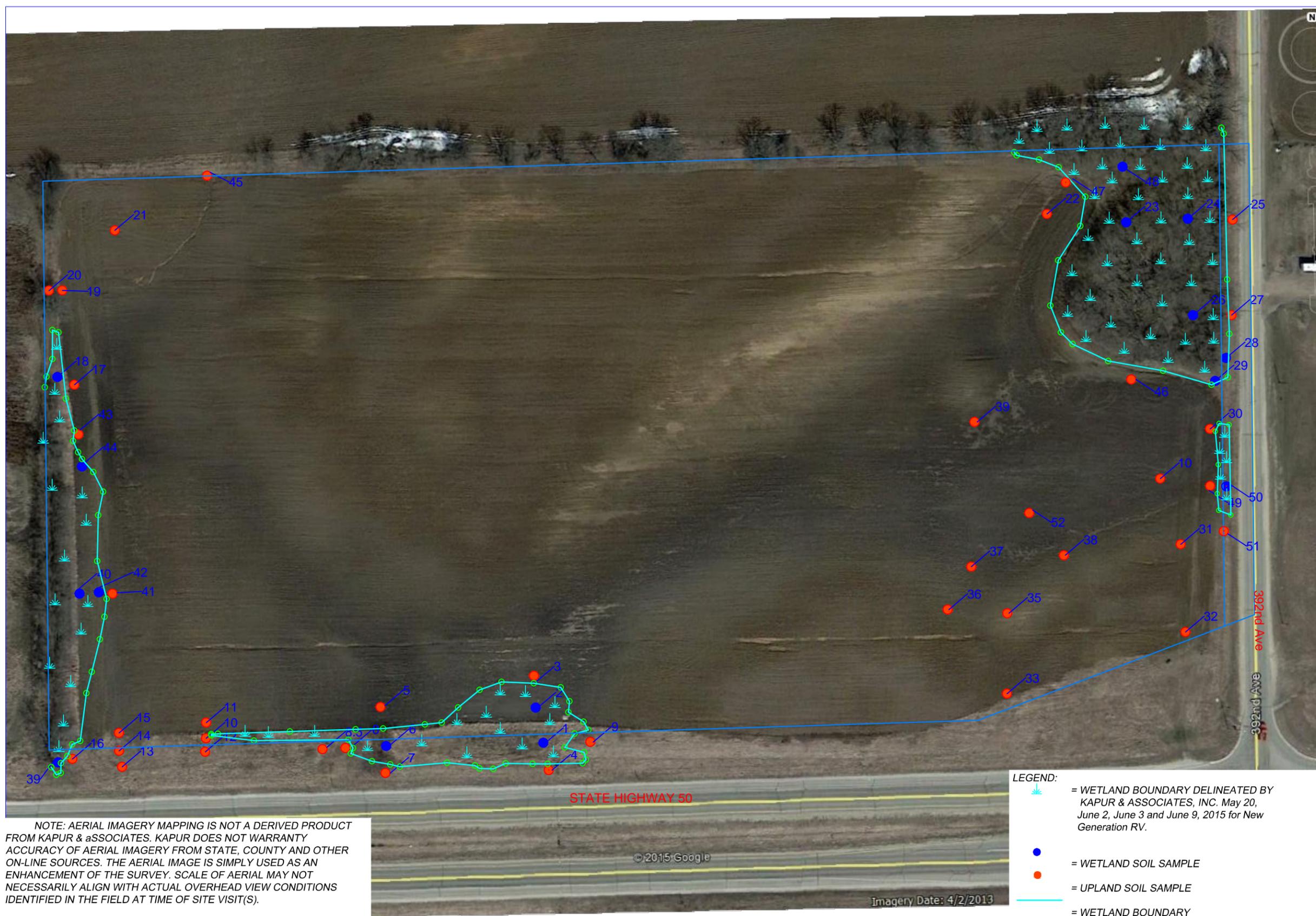
SEAL:

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

SHEET:  
**WETLAND EXHIBIT**

DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_ RJB  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_ KMB  
 PROJECT NUMBER: 15.0210.01

SHEET NUMBER:  
**1 of 1**



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

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

© 2015 Google

Imagery Date: 4/2/2013



COMPREHENSIVE PLAN  
AMENDMENT SITE MAP

PETITIONER(S):

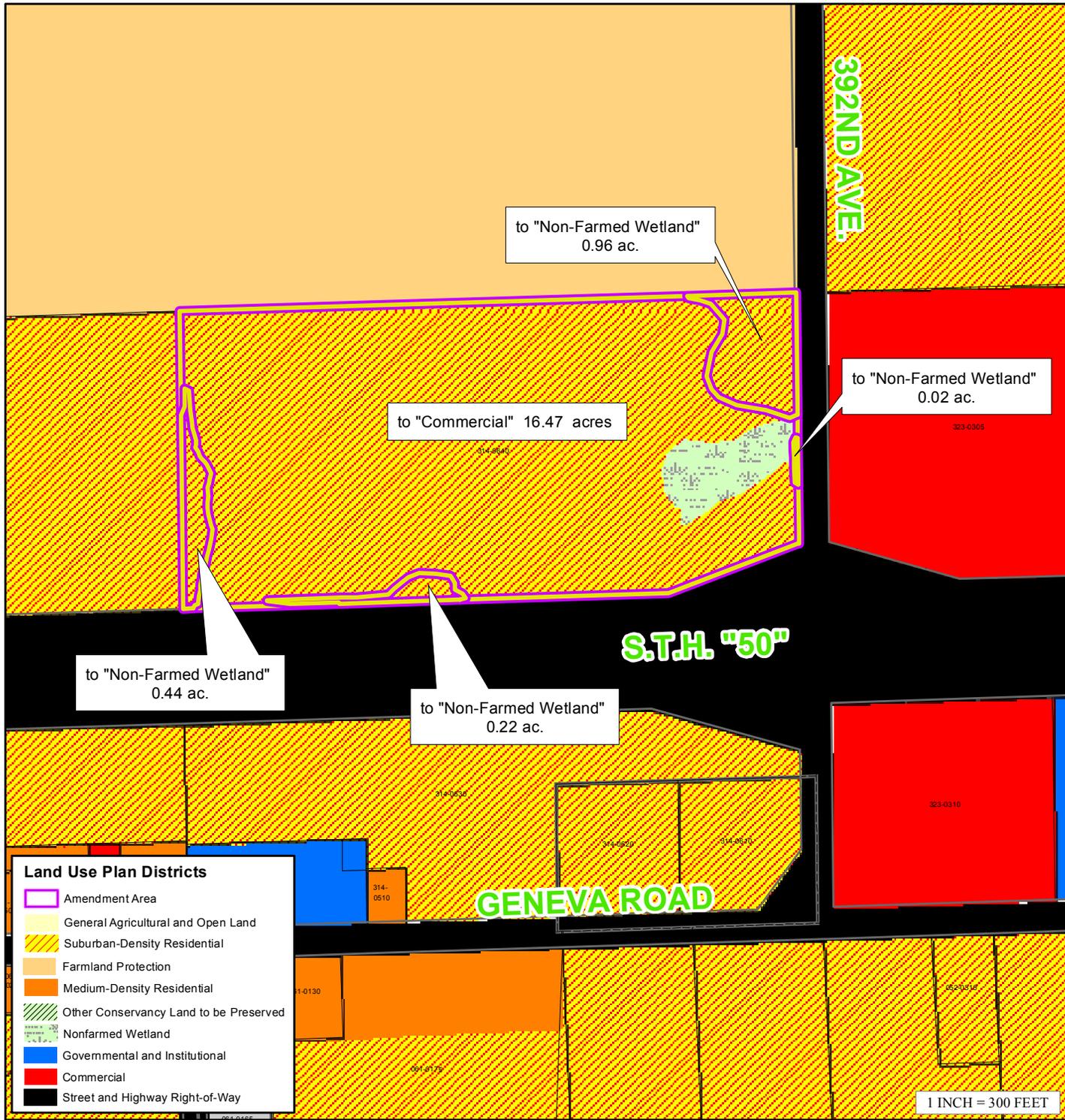
Action 50 LLC (Owner),  
Mark Merkling (Agent)

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.

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I do not wish to have or run a campground.

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

Thank you,

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



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



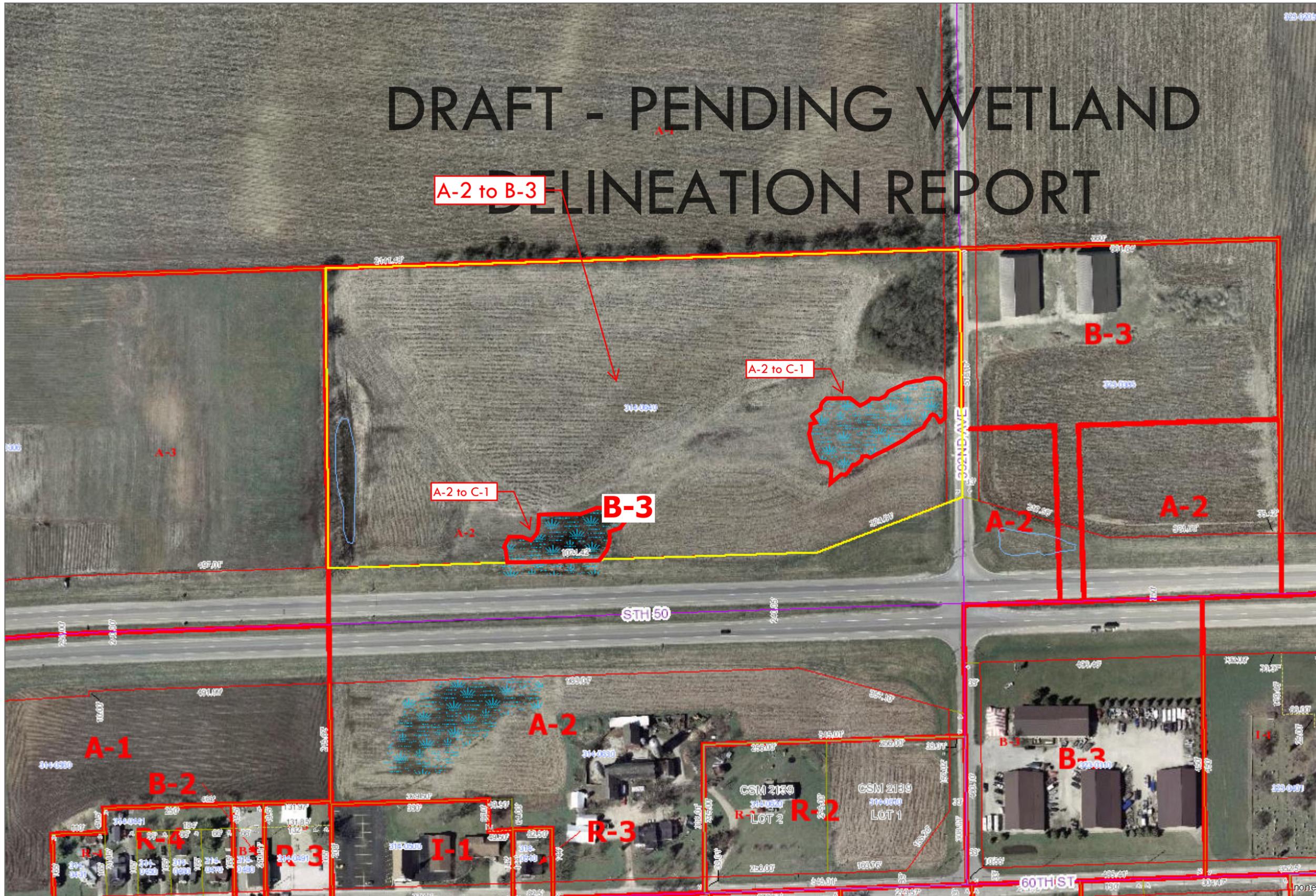
1 inch = 200 feet

**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

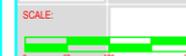
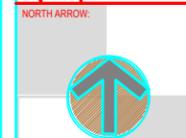
PROJECT:  
**NEW GENERATION  
RV  
WETLAND  
DELINEATION**

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



REVISIONS:

#	DATE	DESCRIPTION



IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

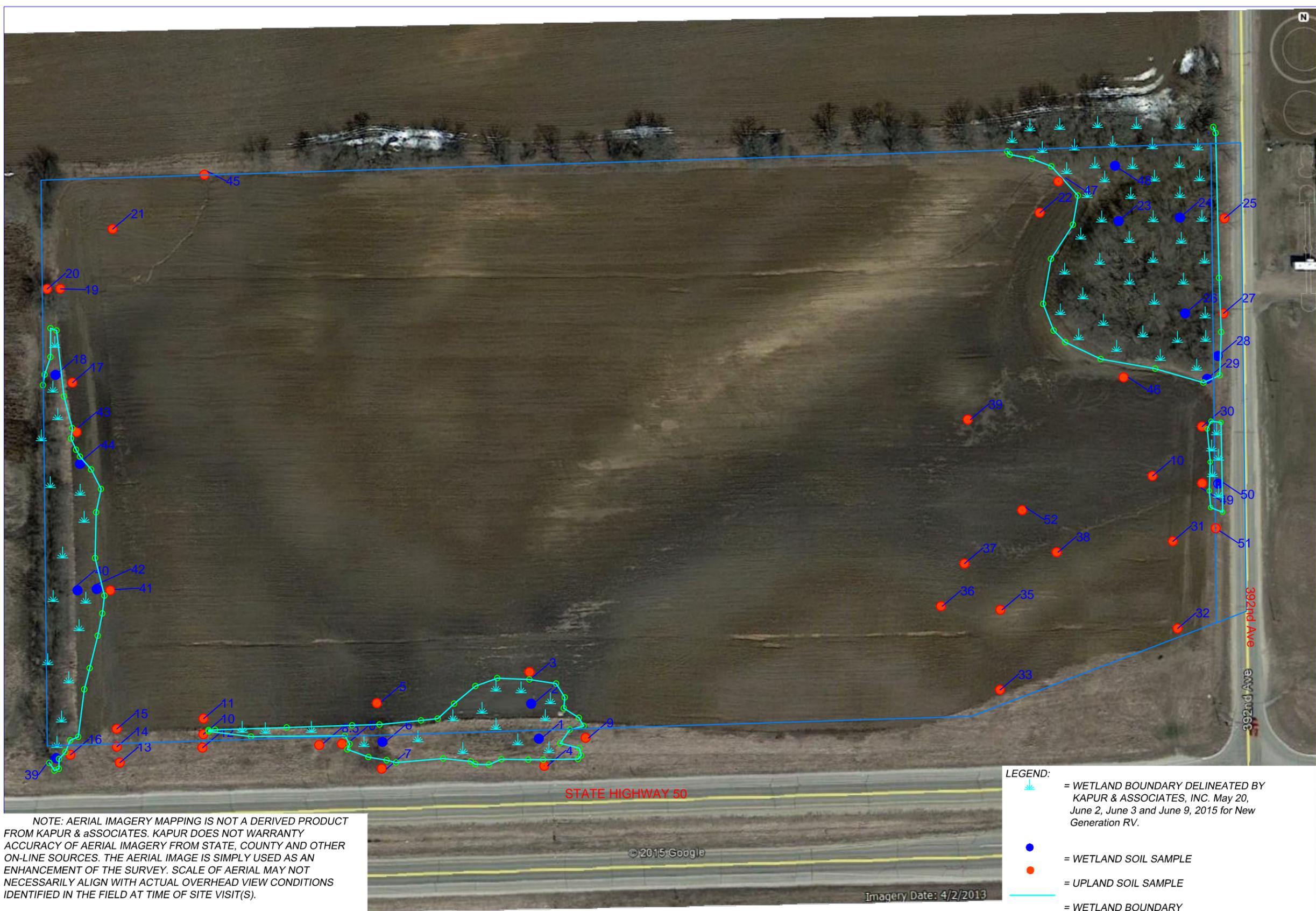
SEAL:

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



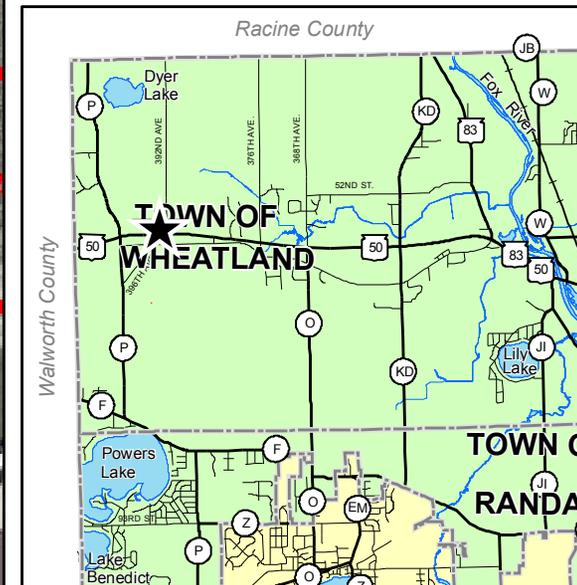
REZONING SITE MAP

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.



1 INCH = 300 FEET



December 2012



# COUNTY OF KENOSHA

## Department of Planning and Development

### CONDITIONAL USE PERMIT APPLICATION

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

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

Mailing Address: 420 W WESTLEIGH RD

City: LAKE FOREST State: IL Zip: 60045

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

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

---

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

Print Name: Mark Merkling Signature: [Signature]

Business Name: New Generation RV

Mailing Address: 5675 392nd Avenue

City: Burlington State: WI Zip: 53105

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

---

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

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

Business Name: Dream Architecture, LLC

Mailing Address: 272 Indian Bend Road

City: Burlington State: WI Zip: 53105

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

---

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

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

Business Name: Kapur & Associates

Mailing Address: 1224 S. Pine St.

City: Burlington State: WI Zip: 53105

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

CONDITIONAL USE PERMIT APPLICATION

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

95-4-219-314-0640

Address of the subject site:

392ND AVE

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

Type of structure:

Commercial

Proposed operation or use of the structure or site:

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

Number of employees (by shift): 12

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

Any outdoor entertainment? If so, please explain: No

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

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

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

**CONDITIONAL USE PERMIT APPLICATION**

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

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

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

Request for Conditional Use Permit ..... \$750.00

(For other fees see the Fee Schedule)

RECEIVED

JUN 23 2015

Kenosha County  
Planning and Development

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

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Mark Merkling, President  
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Burlington, WI 53105  
262-539-3600  
[www.newgenrv.com](http://www.newgenrv.com)

# PLAT OF SURVEY -OF-

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

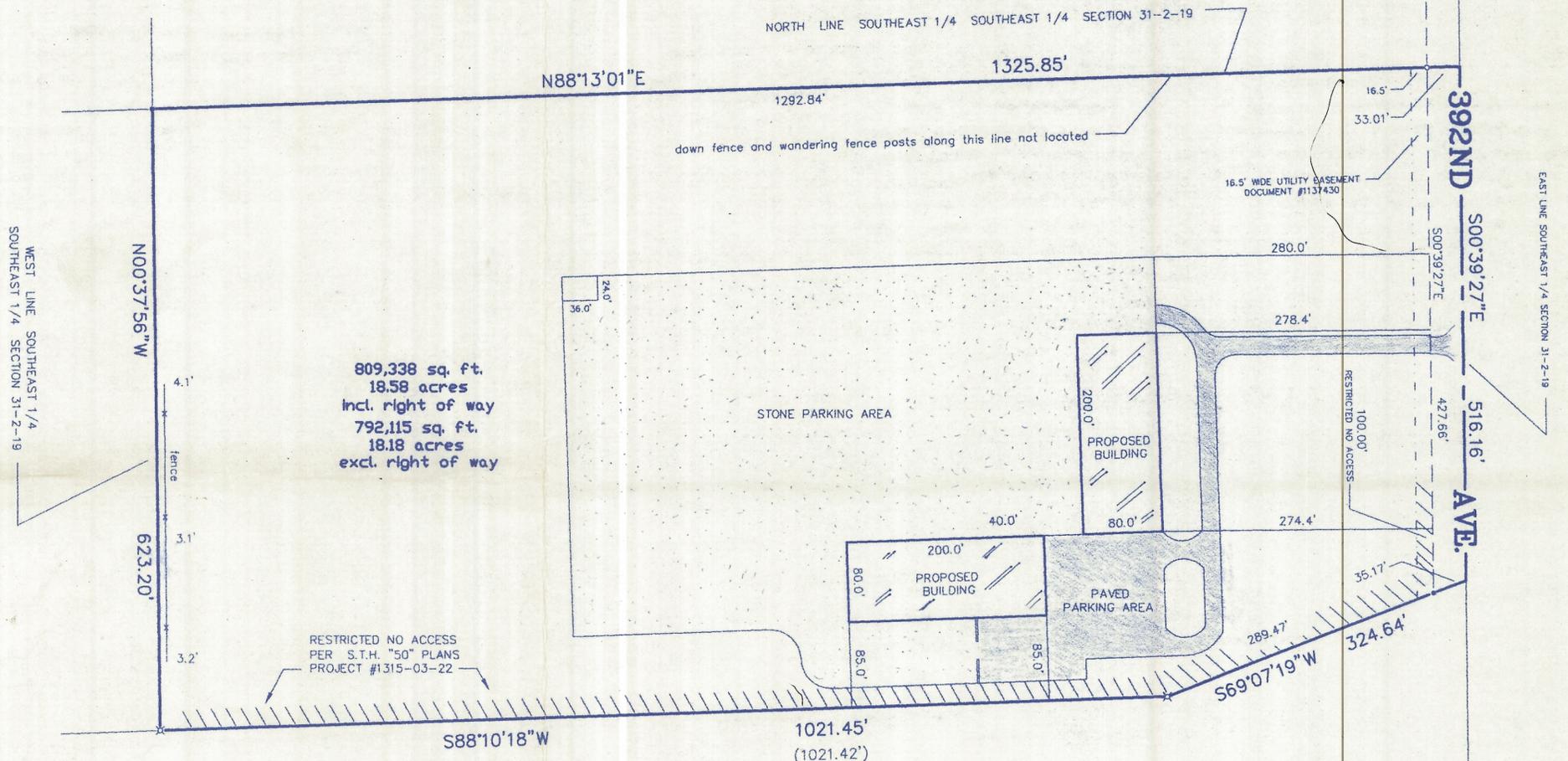
SURVEY FOR: NEW GENERATION RV (MARK MERKLING)

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

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

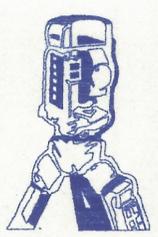
"I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences,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

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



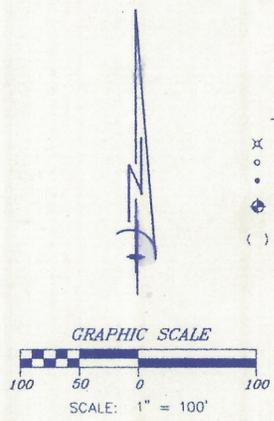
809,338 sq. ft.  
18.58 acres  
incl. right of way  
792,115 sq. ft.  
18.18 acres  
excl. right of way

S.T.H. "50"



**B.W. SURVEYING, INC.**

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



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



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

*Robert J. Wetzel*  
ROBERT J. WETZEL S-1778

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

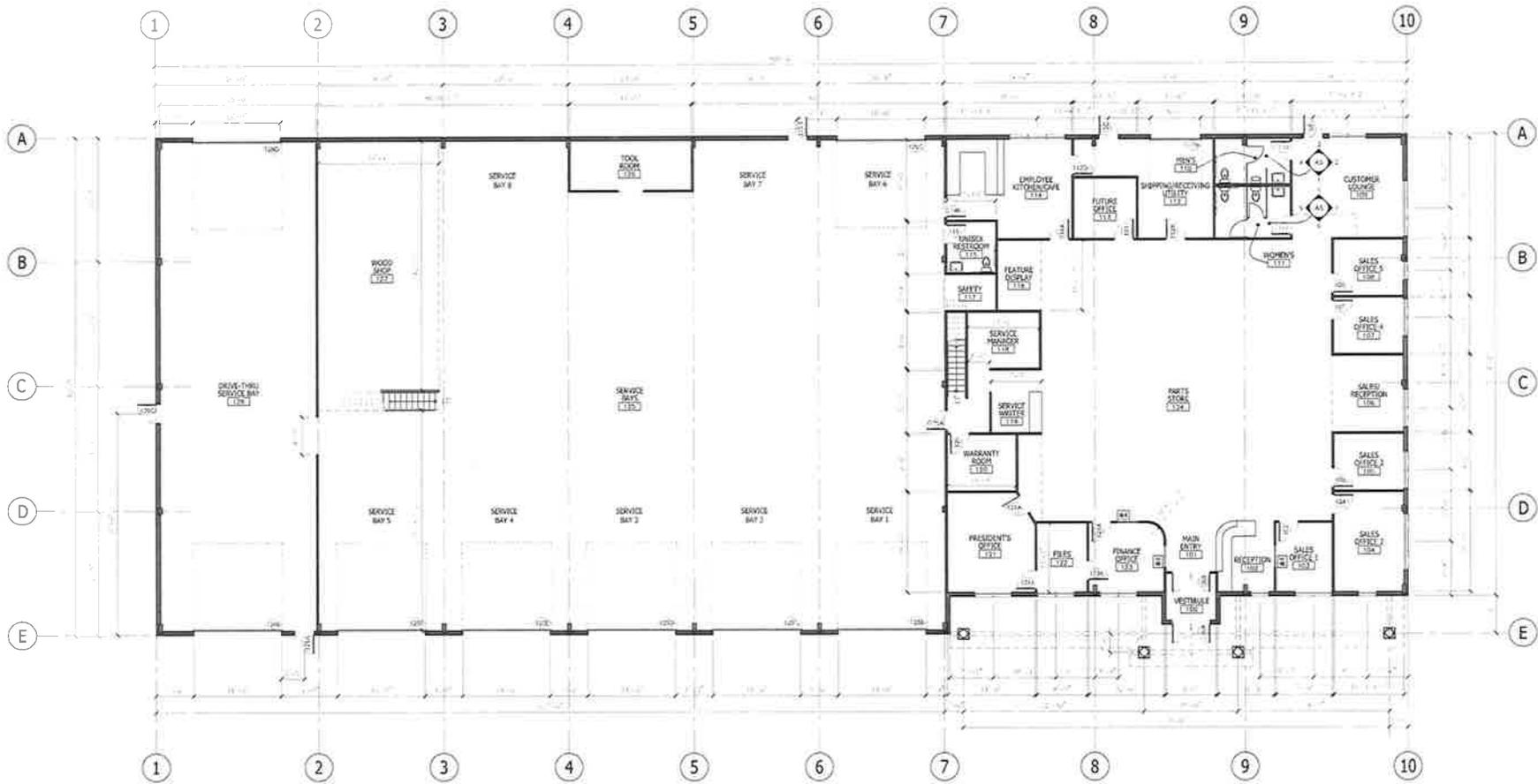












1 MAIN LEVEL FLOOR PLAN

15,603 GROSS S.F.



PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - OWNER REVIEW ONLY

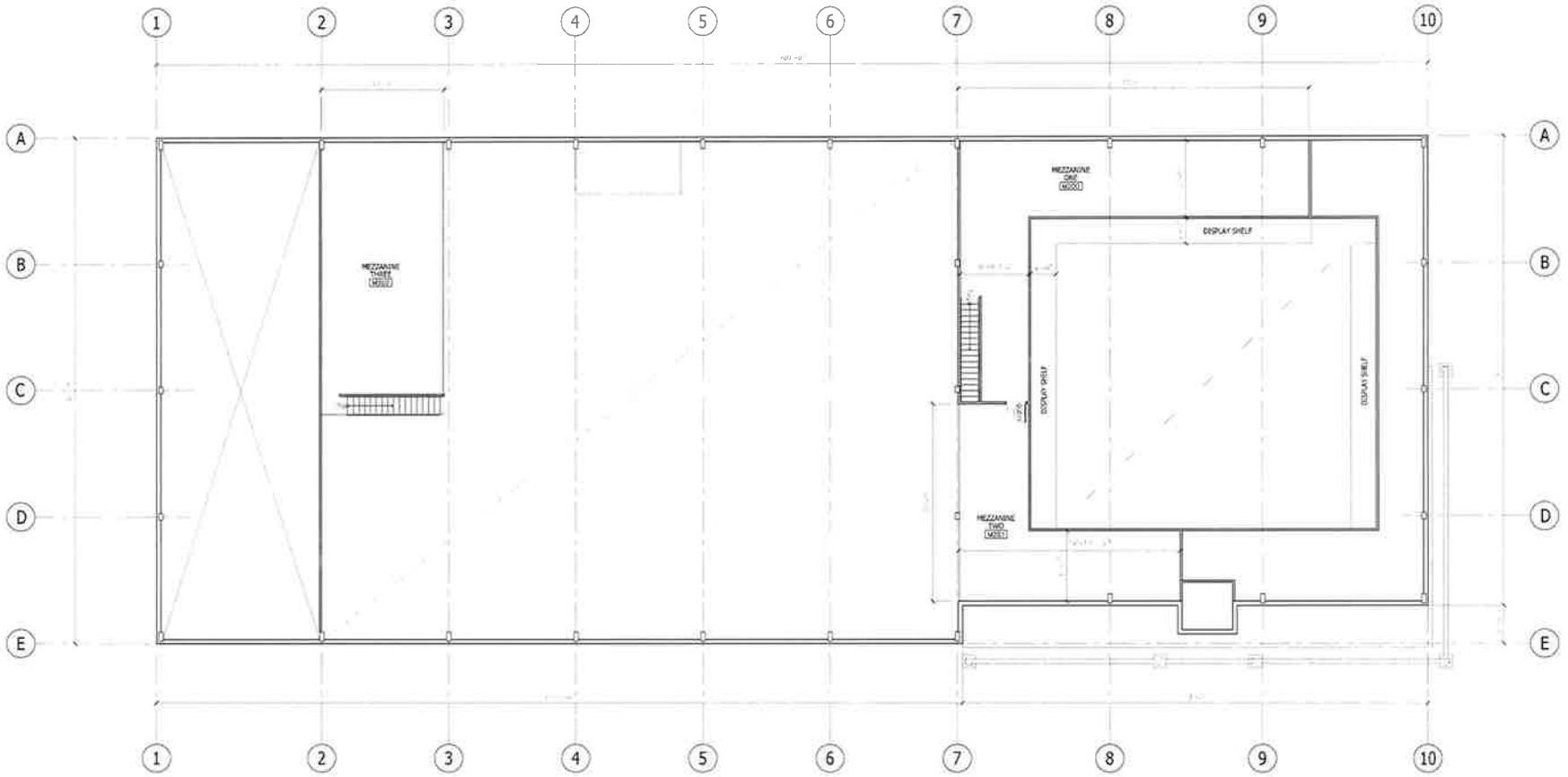
BUSINESS & SERVICE  
BUILDING FLOOR PLAN

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: [illegible]





1 MEZZANINE LEVEL FLOOR PLAN

2,387 GROSS S.F.



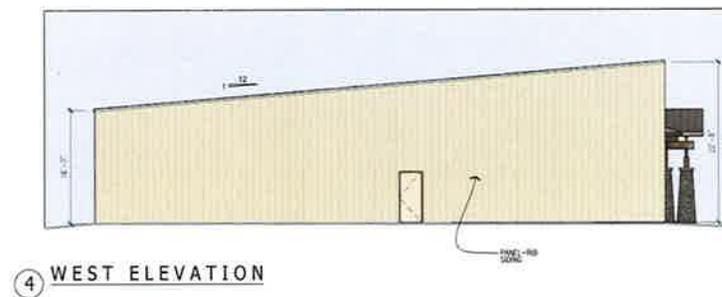
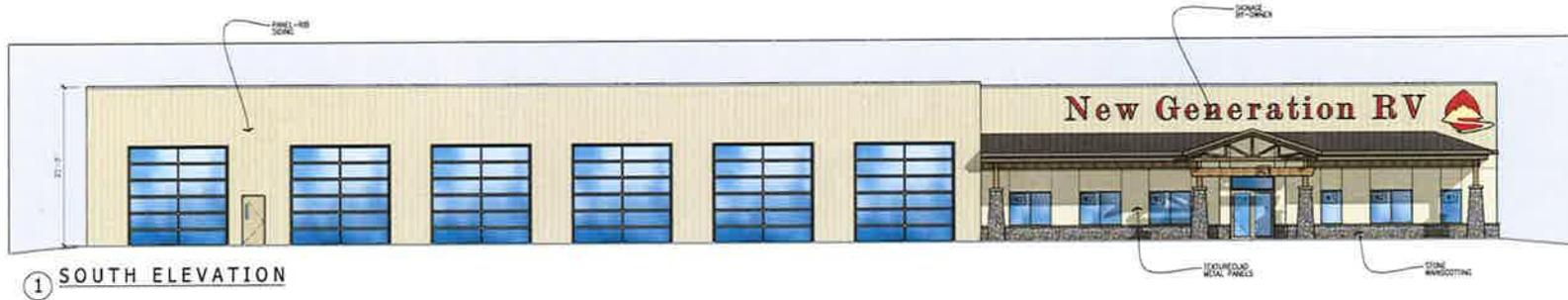
PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - OWNER REVIEW ONLY



BUSINESS & SERVICE  
 BUILDING MEZ. FLOOR PLAN

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

SCALE: 1/4" = 1'-0"  
 DRAWING NO: 24-05  
 DATE: MAR 21, 2015  
 SHEET NO.: A2



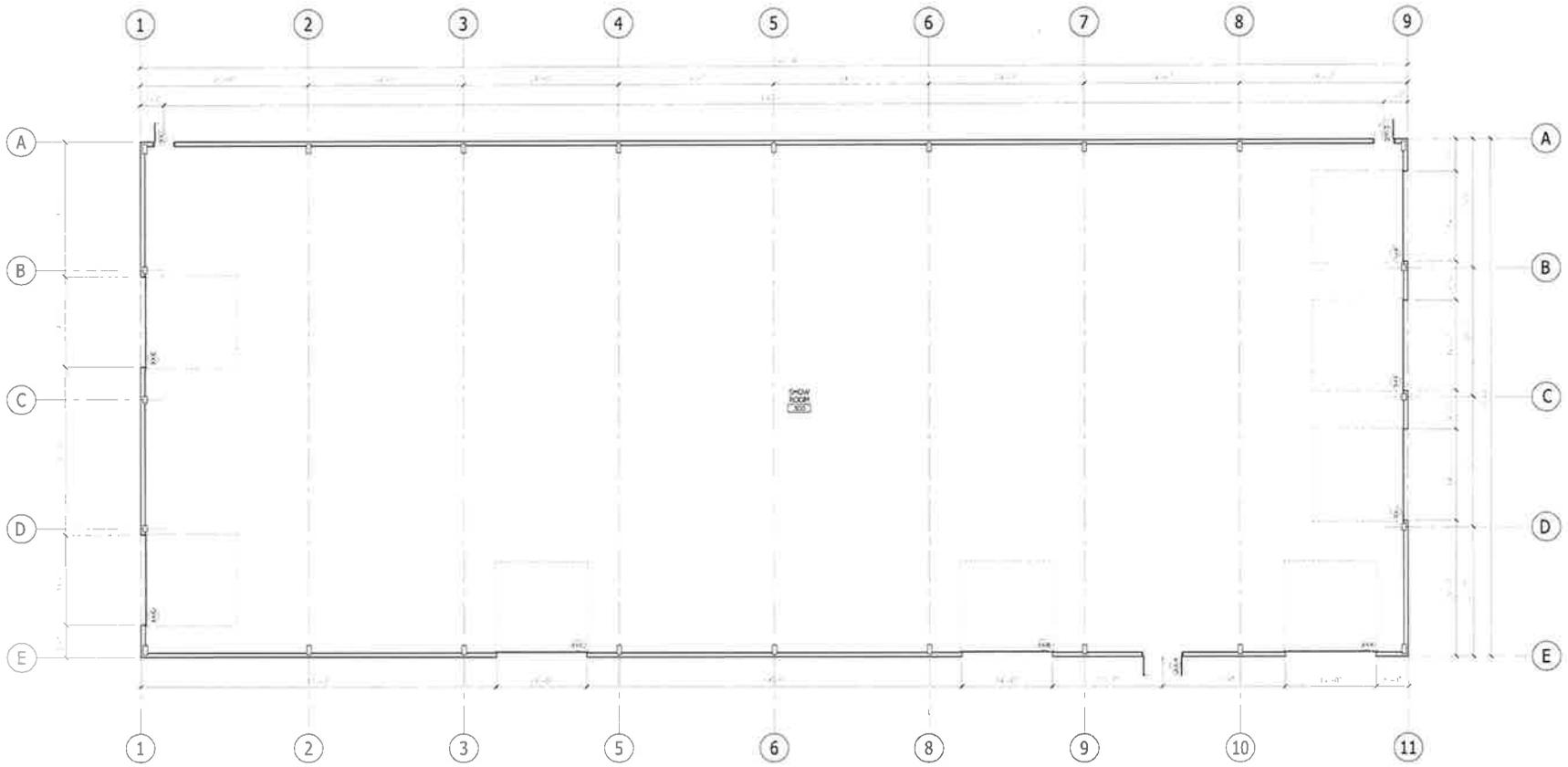
PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - OWNER REVIEW ONLY

BUSINESS & SERVICE  
BUILDING ELEVATIONS

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

SHEET NUMBER  
**A3**



1 MAIN LEVEL FLOOR PLAN

15,680 GROSS S.F.

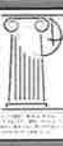


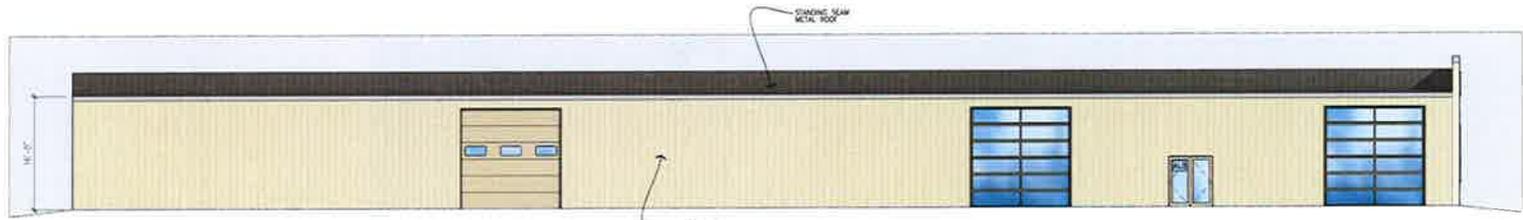
PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - OWNER REVIEW ONLY

PROJECT NUMBER  
**A6**

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

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

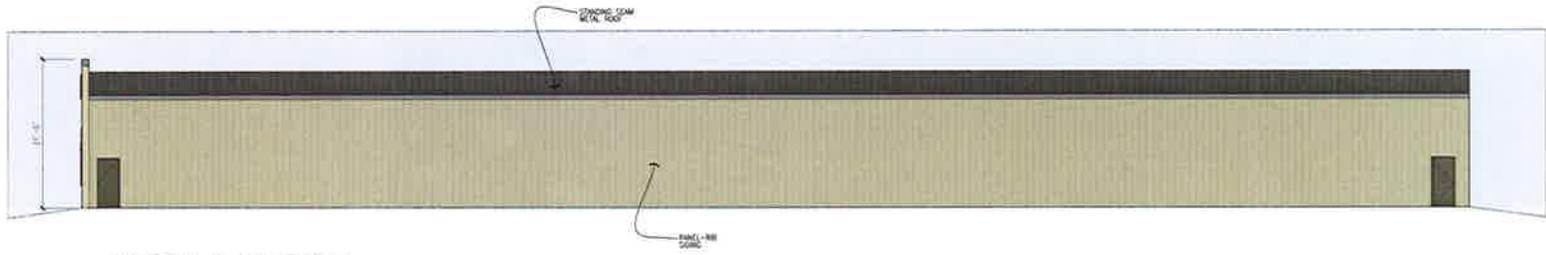




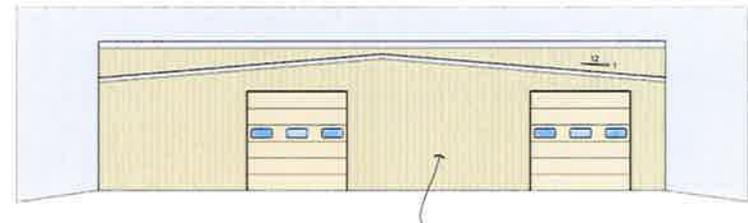
① SOUTH ELEVATION



② EAST ELEVATION



③ NORTH ELEVATION



④ WEST ELEVATION

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - OWNER REVIEW ONLY



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

SCALE: 1/4" = 1'-0"  
 DRAWN BY: JAC  
 DATE: 07/21/2015  
 PROJECT: 15-001

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

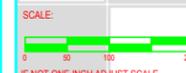
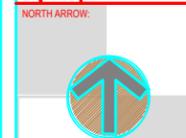
PROJECT:  
**NEW GENERATION  
 RV  
 WETLAND  
 DELINEATION**

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



REVISIONS:

#	DATE	DESCRIPTION



IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

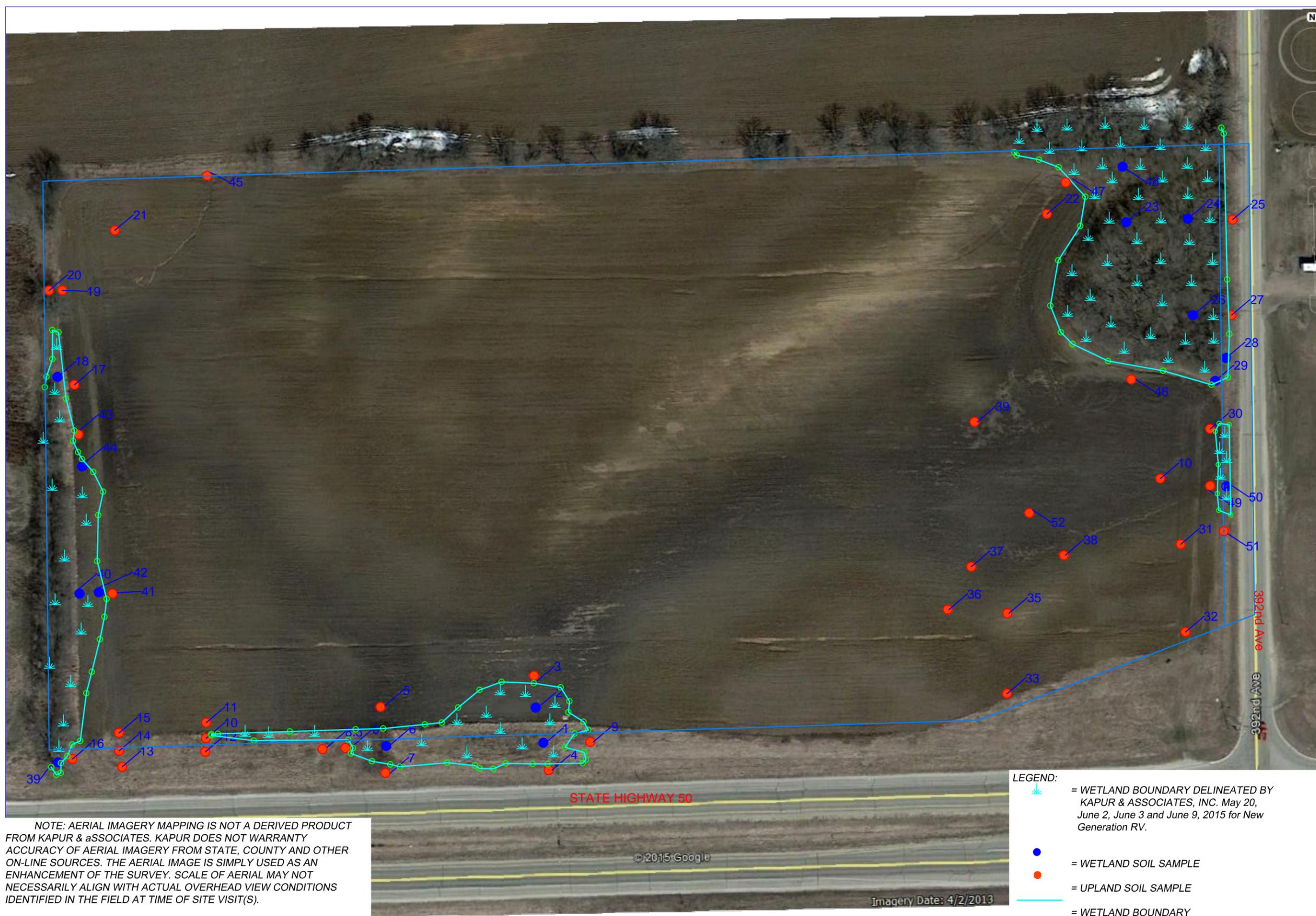
SEAL:

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).

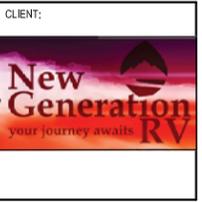
**LEGEND:**  
 = WETLAND BOUNDARY DELINEATED BY KAPUR & ASSOCIATES, INC. May 20, June 2, June 3 and June 9, 2015 for New Generation RV.  
 = WETLAND SOIL SAMPLE  
 = UPLAND SOIL SAMPLE  
 = WETLAND BOUNDARY

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Imagery Date: 4/2/2013

PROJECT:  
**NEWGENERATION  
RV**

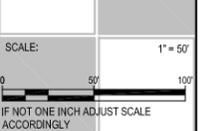
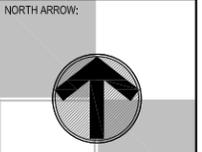
LOCATION:  
TOWN OF  
WHEATLAND,  
KENOSHA COUNTY,  
WI



PRELIMINARY

REVISIONS:

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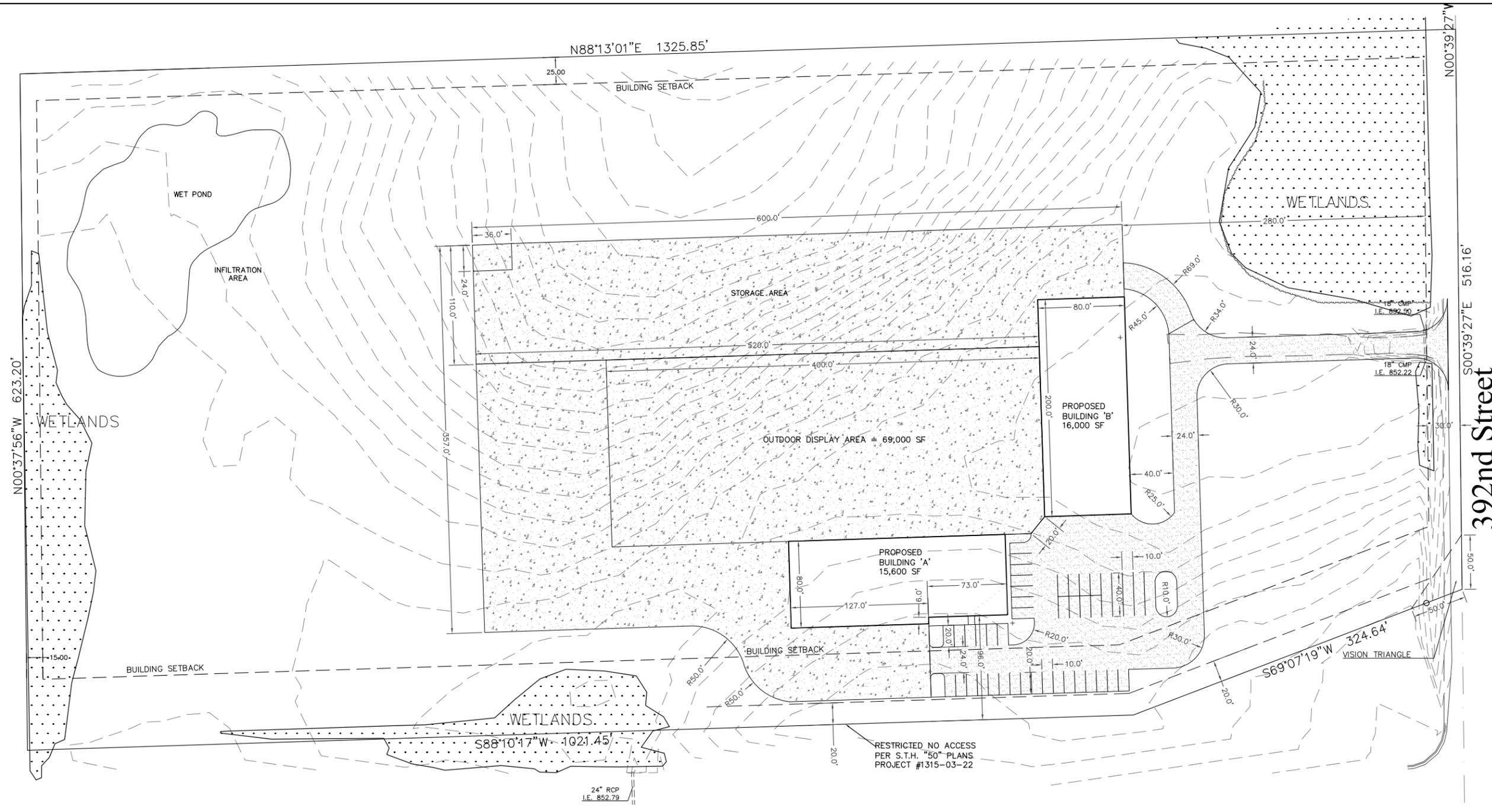
SEAL:

we listen, we innovate,  
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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.

