



Planning, Development & Extension Education Committee
Agenda
Kenosha County Center
Wednesday, July 13, 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COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS.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, July 13, 2016 at 6:00 pm 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 pm UW-EXTENSION ITEMS - CONFERENCE ROOM B

1. **CERTIFICATION OF COMPLIANCE WITH WISCONSIN OPEN MEETINGS LAW**
2. **FEATURE PROGRAM: "HORTICULTURE UPDATE"**
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. **STEPHEN C. MILLS, MILLS ENTERPRISES LLC, & CRAIG T. & LAURA M. BAUMGARDNER (OWNERS), DAN SZCZAP (AGENT) – FINAL SUBDIVISION PLAT – SALEM**

Final Plat of The Reserve Subdivision, Stephen C. Mills, 4015 80th St., Kenosha WI 53142, Mills Enterprises LLC, 4015 80th St., Kenosha, WI 53142 and Craig T. & Laura M. Baumgardner, 37015 N. Fernview Ln., Lake Villa, IL 60046 (Owners), Dan Szczap, Bear Development LLC, 4011 80th St., Kenosha WI 53142 (Agent), on Tax Parcels #65-4-120-044-0101 through 65-4-120-044-0111 located in the SE 1/4 of Section 4, T1N, R20E, Town of Salem.

Documents:

[0101 - SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

7. **JAMES F. & JUDY L. KUTZLER (OWNER) – COMPREHENSIVE PLAN AMENDMENT – SALEM**

Public Hearing on Proposed Comprehensive Plan Amendment, James F. & Judy L. Kutzler, 9037 263rd Ave., Salem, WI 53168-9329 (Owner), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from “Suburban-Density Residential” to “Suburban-Density Residential” & “Medium-Density Residential” on Tax Parcel #65-4-120-153-0720 located in the SW ¼ of Section 15, T1N, R20E, Town of Salem.

Documents:

[0720 - COMP SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

8. JAMES F. & JUDY L. KUTZLER (OWNER) – REZONING – SALEM

James F. & Judy L. Kutzler, 9037 263rd Ave., Salem, WI 53168-9329 (Owner), requesting a rezoning from R-2 Suburban Single-Family Residential Dist. to R-2 Suburban Single-Family Residential Dist. & R-3 Urban Single-Family Residential Dist. on Tax Parcel #65-4-120-153-0720 located in the SW ¼ of Section 15, T1N, R20E, Town of Salem.

Documents:

[0720 - REZONE SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

9. REVIEW AND POSSIBLE APPROVAL – ORDINANCE – PROPOSED AMENDMENTS TO CHAPTER 12 KENOSHA COUNTY GENERAL ZONING & SHORELAND/FLOODPLAIN ZONING ORDINANCE

Proposed amendments to Chapter 12 Kenosha County General Zoning & Shoreland/ Floodplain Zoning Ordinance amending language relative to existing non-conforming structures.

Documents:

[07-13-2016 CH 12 REVISIONS.PDF](#)
[07-13-2016 EXHIBIT A CH 12 REVISIONS.PDF](#)

10. REVIEW AND POSSIBLE APPROVAL - RESOLUTION REGARDING THE PURCHASE OF FLOOD PLAIN PROPERTY

Documents:

[RES FLOOD PLAIN PROPERTY.PDF](#)

11. TABLED JEFFREY A. BADTKE (OWNER) – COMPREHENSIVE PLAN AMENDMENT - PARIS

Tabled Request of Public Hearing on Proposed Comprehensive Plan Amendment, Jeffrey A. Badtke, 1520 136th 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](#)

12. 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](#)

13. 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](#)

14. 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](#)

15. CERTIFIED SURVEYS

16. APPROVAL OF MINUTES

17. CITIZENS COMMENTS

18. ANY OTHER BUSINESS ALLOWED BY LAW

19. ADJOURNMENT

NOTICE TO PETITIONERS

The petitioners: Stephen C. Mills, Mills Enterprises LLC & Craig T. & Laura Baumgardner (Owners), Dan Szczap (Agent), James F. & Judy L. Kutzler (Owner), Jeffrey A. Badtke (Owner), Action 50 LLC (Owner), Mark Merkling (Agent).

NOTICE TO TOWNS

The Towns of Paris, Salem, and Wheatland are asked to be represented at the hearing on July 13, 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.



January 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

APR 26 2016

Kenosha County
Deputy County Clerk

LAND DIVISION APPLICATION

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

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

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

Applicant is: Property Owner Subdivider Other _____

Applicant Name: Bear Development, LLC - Daniel Szczap Date 4/20/2016

Mailing Address: 4011 80th Street Phone # (262) 842-0556

Kenosha, WI 53142 Phone # _____

Tax Parcel Number(s): 65-4-120-04400101 through 65-4-120-044-0111

_____ Acreage of Project: 55 acres

Location of Property (including legal description):

Please see attached

Subdivision/Development Name (if applicable): The Reserve

Existing Zoning: C2 PUD, C1 Proposed Zoning: C2 PUD (Amended), C1

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

Present R1 Countryside Single-Family Residential

Proposed R1 Countryside Single-Family Residential

Present Use(s) of Property: Single Family Residential

Proposed Use(s) of Property: Single Family Residential

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

The subdivision will be served by public sewer Yes (✓) No ()

The subdivision abuts a county trunk highway Yes () No (✓)

The subdivision contains shoreland/floodplain areas Yes (✓) No ()

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

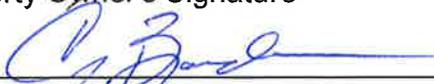
*Applicant is responsible for submitting to the ETP authority any fees and documentation
needed to obtain a recommendation.

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:


Property Owner's Signature

Date

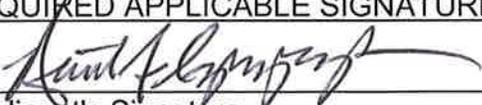
4-20-2016


Property Owner's Signature

Date

4/22/2016

REQUIRED APPLICABLE SIGNATURES:


Applicant's Signature

Date

4/20/2016

Developer's Signature

Date

THE RESERVE

FORMERLY KNOWN AS THE RESERVE CONDOMINIUM

BEING A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 20 EAST, TOWN OF SALEM, KENOSHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S02°04'40"E, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2,468.79'; THENCE S89°47'15"W, A DISTANCE OF 834.62'; THENCE S88°24'52"W, A DISTANCE OF 153.09'; THENCE N02°04'37"W, A DISTANCE OF 2,452.09' TO THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE N88°36'20"E, ALONG SAID NORTH LINE, A DISTANCE OF 987.30' TO THE POINT OF BEGINNING, CONTAINING 55.729 ACRES MORE OR LESS.

NW Corner, SE 1/4
Section 4, T1N, R20E
Found Conc. Mon. w/ Brass cap
Wiscon. State Plane
Co-Ordinate System, South Zone.
N - 215,332.74
E - 2,501,397.45

NE Corner, SE 1/4
Section 4, T1N, R20E
Found Conc. Mon. w/ Brass cap
Wiscon. State Plane
Co-Ordinate System, South Zone.
N - 215,396.31
E - 2,504,005.14

BASIS OF BEARING:
Bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone per N.A.D. 27. The North line of the Southeast 1/4 of Section 4, T1N, R20E was taken to bear N88°36'20"E.

0' 100'
SCALE 1" = 100'

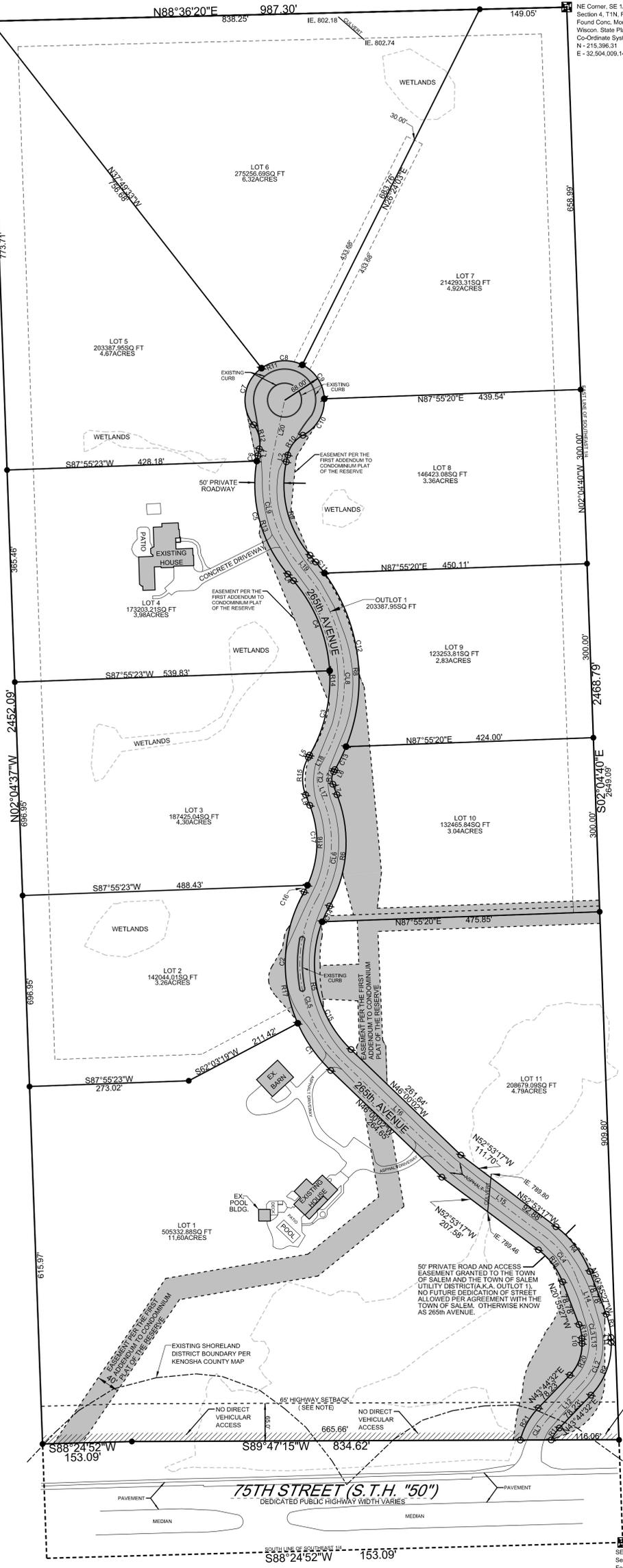
OWNERS:
Mills Enterprises LLC,
4015 80th Street
Kenosha, WI 53142
Stephen Mills (Lot 1)
4015 80th Street
Kenosha, WI 53142
Craig T. and Laura Baumgardner
(Lot 4)
P.O. BOX 125
SALEM, WI 53168

SURVEYOR:
V2G SURVEYING, LLC,
550 BAYVIEW ROAD
SUITE B
MUKWONAGO, WI 53149
262-378-5097

LEGEND:
100.00' RECORDED DISTANCE
100.00' MEASURED DISTANCE
● 1" FOUND IRON PIPE, UNLESS NOTED
⊗ 1/2" x 15" IRON PIPE SET, 1.13 lbs./L.F.

OWNER:
CHUNG HWE & MOON HWA PARK
RONALD C PARK
28305 N SAINT MARYS RD
METTAWA, IL 60048
UNPLATTED LANDS

LOCATION MAP



Zoning Information:
Existing Site: C-1, C-2
West Adjolner: A-1, C-1
East Adjolner: A-1
North Adjolner: A-1, C-1

Note Private Access:
The private road is not a public road and is not required to be maintained by the local unit of government.

Note: Removing the Property from the Condominium:
Prior to the recording of a certified survey map, condominium plat, subdivision plat or other plat affecting property within the condominium, the condominium must be removed from the provisions of Ch. 703 by recording a removal instrument.

WI DOT HIGHWAY NOTES

- SS233.05(1) As owner I hereby restrict all lots and blocks in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with S.T.H. "50", as shown on the plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to SS236.29 Stats., and shall be enforceable by the Department of Transportation.
- SS233.08 There shall be no Improvements or structures placed between the highway and the setback line.

WETLAND PRESERVATION RESTRICTION

- Grading and filling shall be prohibited unless specifically authorized by the municipality in which they are located and, if applicable, Kenosha County, the Wisconsin Department of Natural Resources, and the Army Corps of Engineers.
- The removal of topsoil or other earthen materials shall be prohibited.
- The removal or destruction of any vegetative cover, i.e. trees, shrubs, grasses, etc., shall be prohibited, with the exception of the removal of dead, diseased, or dying vegetation at the discretion of a forester or naturalist and the approval of Kenosha County.
- Grazing by domesticated animals, i.e. horses, cows, etc., shall be prohibited.
- The introduction of plant material not indigenous to the existing environment of the Wetland area shall be prohibited.
- Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, Kenosha County, the Wisconsin Department of Natural Resources, and the Army Corps of Engineers.
- Construction of buildings is prohibited.

NOTES:

- All distances computed and measured to the nearest 0.01'.
- All angles computed to the nearest 00'00.00.5" and measured to the nearest 00'00.00.1".
- Existing zoning is C-1 and C-2 w/ a Planned Unit Development Overlay (PUD).
- Utility easements are granted throughout for the placement of electric, gas, telephone, and cable lines by Alliant Energy, WE Energy, Verizon and Charter Cable, and their successors in interest.
- All Sanitary Sewer, Drainage, Storm Sewer and Storm Water Management, Maintenance and Access Easements are granted to the Town of Salem and the Town of Salem Utility District.
- Building setbacks under no circumstances should they be less than 50 feet from Street, 50 feet from the Rear, nor 25 feet from the Side.
- Owners of lots must only construct one single family dwelling on each subdivision lot owned.
- Town of Salem extended sanitary sewer to property line as shown.
- Wetlands as delineated by Wetland and Waterway Consulting, LLC, December 2003.
- A portion of these lands are located within the shoreland boundary of a tributary to Silver Lake.
- There shall be no further land divisions within the subdivision.
- There shall be no moving of existing homes or structures into the subdivision.
- No lot line adjustments within this development shall reduce any lots sizes below the lot size shown on the original recorded subdivision plat. And not lot line adjustments within this development shall reduce any lot frontage below the lot frontage amount shown on the original recorded subdivision plat.

Michael A. Greeson
S-2770
East Troy
Wis
LAND SURVEYOR

DATE: 4/25/2016
SHEET 1 OF 2



THE RESERVE

FORMERLY KNOWN AS THE RESERVE CONDOMINIUM

BEING A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 20 EAST, TOWN OF SALEM, KENOSHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S02°04'40"E, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2,468.79'; THENCE S89°47'15"W, A DISTANCE OF 834.62'; THENCE S88°24'52"W, A DISTANCE OF 153.09'; THENCE N02°04'37"W, A DISTANCE OF 2,452.09' TO THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE N88°36'20"E, ALONG SAID NORTH LINE, A DISTANCE OF 987.30' TO THE POINT OF BEGINNING. CONTAINING 55.728 ACRES MORE OR LESS.

Surveyor's Certificate:

I, Michael A. Greeson, professional land surveyor, hereby certify: That I have surveyed, divided and mapped The Reserve, located in the NE 1/4 and SE 1/4 of the SE 1/4 of Section 4, Township 1 North, Range 20 East, Town of Salem, Kenosha County and State of Wisconsin.

That I have made such survey, land-division and plat by the direction of Stephen C. Mills owner of said land, described as follows:

Being a part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 4, Township 1 North, Range 20 East, Town of Salem, Kenosha County, Wisconsin, more particularly described as follows: Beginning at the Northeast corner of said Southeast 1/4, said point also being the point of beginning; thence S02°04'40"E, along the east line of said Southeast 1/4, a distance of 2,468.79'; thence S89°47'15"W, a distance of 834.62'; thence S88°24'52"W, a distance of 153.09'; thence N02°04'37"W, a distance of 2,452.09' to the North line of said Southeast 1/4; thence N88°36'20"E, along said North line, a distance of 987.30' to the point of beginning. Containing 55.728 acres more or less.

That such plat is a correct representation of all of the exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the County of Kenosha and the Town of Salem Land Division Ordinance, in surveying, dividing, and mapping the Same.

Michael A. Greeson

Michael A. Greeson
Professional Land Surveyor, S-2770



Date

OWNER'S CERTIFICATE:

As owner(s), I (we) hereby certify that I (we) caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. I (we) also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Town of Salem, Kenosha County and the State of Wisconsin.

WITNESS the hand and seal of said owner(s) this _____ day of _____, 2016.

In presence of:

(Seal)

Owner's Name

(Seal)

Owner's Name

(Seal)

Owner's Name

(Owner's Notary Certificate)

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 2016, the above named

_____ to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal)

Notary Public, _____,

Wisconsin

My commission expires _____.

(Owner's Notary Certificate)

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 2016, the above named

_____ to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal)

Notary Public, _____,

Wisconsin

My commission expires _____.

(Owner's Notary Certificate)

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 2016, the above named

_____ to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal)

Notary Public, _____,

Wisconsin

My commission expires _____.

CONSENT OF CORPORATE MORTGAGEE

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF THE STEPHEN C. MILLS, OWNER.

IN WITNESS WHEREOF, THE SAID _____ HAS CAUSED THESE PRESENTS TO BE SIGNED AND IT'S CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, 2016.

CONSENT OF CORPORATE MORTGAGEE

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF THE STEPHEN C. MILLS, OWNER.

IN WITNESS WHEREOF, THE SAID _____ HAS CAUSED THESE PRESENTS TO BE SIGNED AND IT'S CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, 2016.

KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATING COMMITTEE APPROVAL

THIS SUBDIVISION PLAT WAS HEREBY APPROVED BY THE KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE ON THIS _____ DAY OF _____, 2016.

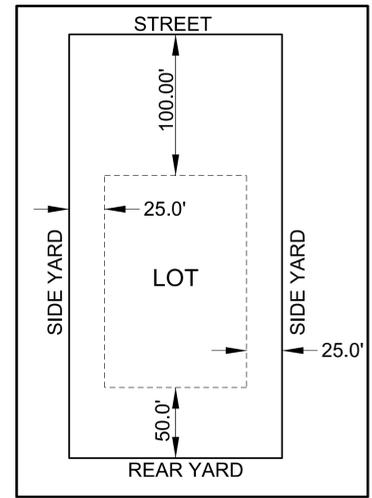
Douglas Noble Chairman

CONSENT OF CORPORATE MORTGAGEE

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF THE STEPHEN C. MILLS, OWNER.

IN WITNESS WHEREOF, THE SAID _____ HAS CAUSED THESE PRESENTS TO BE SIGNED AND IT'S CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, 2016.

BUILDING SETBACK DETAIL



LINE TABLE

LINE	BEARING	DISTANCE
L1	S12°03'11"W	12.02'
L2	N12°03'11"E	12.02'
L3	S40°19'56"E	15.05'
L4	S40°19'56"E	15.05'
L5	S29°47'59"W	4.22'
L6	S29°47'59"W	4.22'
L7	S21°29'05"E	19.41'
L8	S21°29'05"E	19.41'
L10	S02°04'40"E	8.40'
L11	S02°04'40"E	8.40'
L12	S43°44'32"W	78.23'
L13	S02°04'40"E	8.40'
L14	S20°55'27"E	78.78'
L15	S52°53'17"E	206.08'
L16	S46°00'02"E	263.14'
L17	S21°29'05"E	19.41'
L18	S29°47'59"W	4.22'
L19	S40°19'56"E	15.05'
L20	S12°03'11"W	103.12'

LOT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TAN BEARING-IN	TAN BEARING-OUT
C1	99.50'	254.99'	22°21'27"	N 34°49'11" W	98.87'	S 23°38'27" E	S 45°59'54" E
C2	234.63'	254.99'	52°43'13"	S 02°42'56" W	226.44'	S 29°04'33" W	S 23°38'40" E
C3	191.98'	292.50'	33°02'33"	N 13°16'42" E	149.39'	N 29°47'59" E	N 03°14'34" W
C4	169.92'	262.50'	37°05'22"	S 21°47'15" E	166.97'	N 03°14'34" W	N 40°19'56" W
C5	208.35'	238.04'	50°08'59"	N 15°15'27" W	201.76'	S 09°49'03" W	S 40°19'56" E
C6	9.29'	238.04'	2°14'38"	N 10°56'07" E	9.29'	S 12°03'11" W	S 09°49'03" W
C7	110.16'	68.00'	92°49'23"	S 07°55'44" W	98.51'	S 54°20'25" W	S 38°28'58" E
C8	73.71'	68.00'	62°06'11"	N 85°23'31" E	70.15'	N 83°33'24" W	S 54°20'25" W
C9	72.87'	68.00'	61°25'48"	N 32°49'00" W	69.52'	N 02°04'36" W	N 63°33'04" W
C10	76.75'	68.00'	64°39'57"	N 30°15'22" E	72.74'	N 62°35'21" E	N 02°04'36" W
C11	24.41'	312.50'	4°28'34"	S 38°05'39" E	24.41'	N 35°51'22" W	N 40°19'56" W
C12	314.20'	312.50'	57°35'09"	N 07°03'07" W	301.13'	N 21°45'07" E	N 35°51'22" W
C13	43.89'	312.50'	8°02'52"	N 25°46'33" E	43.86'	N 29°47'59" E	N 21°45'07" E
C14	29.94'	204.99'	8°22'09"	S 24°53'04" W	29.91'	S 29°04'08" W	S 20°42'01" W
C15	238.67'	204.99'	66°42'33"	N 12°38'44" W	225.41'	S 02°43'33" W	S 46°00'00" E
C16	12.89'	175.00'	4°13'11"	N 26°58'00" E	12.89'	N 29°04'36" E	N 24°51'25" E
C17	141.54'	175.00'	46°20'30"	S 01°41'10" W	137.72'	N 24°51'25" E	N 21°29'05" W

CENTERLINE CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TAN BEARING-IN	TAN BEARING-OUT
CL1	44.89'	100.00'	25°39'35"	S 30°56'00" W	44.31'	S 43°44'32" W	S 18°08'27" W
CL2	79.97'	100.00'	45°49'12"	S 20°49'56" W	77.86'	N 43°44'32" E	N 02°04'40" W
CL3	32.89'	100.00'	18°50'47"	N 11°30'04" E	32.75'	N 02°04'40" W	N 20°55'27" W
CL4	83.88'	150.00'	31°57'50"	S 36°54'22" E	82.60'	N 20°55'27" W	N 52°53'17" W
CL5	301.37'	229.99'	75°04'37"	S 08°27'44" E	280.27'	S 29°04'35" W	S 46°00'02" E
CL6	176.49'	200.00'	50°33'40"	S 03°47'45" W	170.82'	S 29°04'35" E	N 21°29'05" W
CL7	44.75'	50.00'	51°17'04"	S 04°09'27" W	43.28'	S 29°47'59" W	S 21°29'05" E
CL8	351.91'	287.50'	70°07'55"	S 05°15'59" E	330.35'	N 29°47'59" E	N 40°19'56" W
CL9	194.78'	213.04'	52°23'07"	N 14°08'22" W	188.07'	S 12°03'11" W	S 40°19'56" E

RIGHT-OF-WAY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TAN BEARING-IN	TAN BEARING-OUT
R1	25.04'	75.00'	19°07'59"	S 34°10'37" W	24.93'	S 43°44'32" W	S 24°36'52" W
R2	99.96'	125.00'	45°49'12"	N 20°49'56" E	97.32'	N 43°44'32" E	N 02°04'40" W
R3	41.12'	125.00'	18°50'47"	S 11°30'04" E	40.93'	N 02°04'40" W	N 20°55'27" W
R4	97.63'	175.00'	31°57'50"	S 36°54'22" E	96.37'	N 20°55'27" W	N 52°53'17" W
R5	268.61'	204.99'	75°04'37"	S 08°27'44" E	249.80'	S 29°04'35" W	S 46°00'02" E
R6	196.55'	225.00'	50°33'40"	N 03°47'45" E	192.17'	S 29°04'35" E	N 21°29'05" W
R7	22.36'	50.00'	51°17'04"	S 04°09'27" W	21.64'	S 29°47'59" W	S 21°29'05" E
R8	171.92'	312.50'	70°07'55"	N 05°15'59" E	359.07'	N 29°47'59" E	N 40°19'56" W
R9	171.92'	188.04'	52°23'07"	N 14°08'22" W	166.00'	S 12°03'11" W	S 40°19'56" E
R10	44.10'	50.00'	50°33'40"	S 03°47'45" W	43.28'	S 29°47'59" W	S 21°29'05" E
R11	333.58'	68.00'	281°04'19"	S 77°56'49" E	86.44'	N 62°35'21" E	S 38°28'58" W
R12	44.10'	50.00'	50°32'10"	S 13°12'53" E	42.69'	N 12°03'11" E	N 38°28'58" W
R13	217.94'	238.04'	52°23'07"	S 14°08'22" E	210.14'	S 12°03'11" W	S 40°19'56" E
R14	321.31'	262.50'	70°07'55"	S 05°15'59" E	301.62'	N 29°47'59" E	N 40°19'56" W
R15	67.13'	75.00'	51°17'04"	N 04°09'27" E	64.91'	S 29°47'59" W	S 21°29'05" E
R16	154.43'	175.00'	50°33'40"	S 03°47'45" W	149.47'	N 29°04'35" E	N 20°55'27" W
R17	334.13'	254.99'	75°04'37"	S 08°27'44" E	310.73'	S 29°04'35" W	S 46°00'02" E
R18	69.73'	125.00'	31°57'50"	N 36°54'22" W	68.83'	N 20°55'27" W	N 52°53'17" W
R19	24.67'	75.00'	18°50'47"	N 11°30'04" W	24.56'	N 02°04'40" W	N 20°55'27" W
R20	59.98'	75.00'	45°49'12"	N 20°49'56" E	58.39'	N 43°44'32" E	N 02°04'40" W
R21	64.06'	125.00'	29°21'33"	S 29°03'36" W	63.36'	S 43°44'32" W	S 14°22'39" W

TOWN OF SALEM RESOLUTION

RESOLVED THAT THE PLAT KNOWN AS THE RESERVE SUBDIVISION LOCATED IN PART OF THE NORTHEAST 1/4, AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 20 EAST, TOWN OF SALEM, KENOSHA COUNTY, WISCONSIN, WHICH HAS BEEN FILED FOR APPROVAL, BY AND HEREBY IS APPROVED AS REQUIRED BY CHAPTER 236 OF THE WISCONSIN STATUTES.

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF SALEM AND THAT ALL CONDITIONS OF APPROVAL HAVE BEEN MET AS OF THIS _____ DAY OF _____, 2016.

DIANN TESAR, TOWN CHAIRMAN

CINDI ERNEST, TOWN CLERK

CERTIFICATE OF TOWN TREASURER

STATE OF WISCONSIN) ss
KENOSHA COUNTY)

I, CHRISTINE LAMB, BEING DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE TOWN OF SALEM, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THIS _____ DAY OF _____, 2016 INCLUDED IN THIS PLAT OF THE RESERVE.

CHRISTINE LAMB, TOWN OF SALEM TREASURER

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN) ss
KENOSHA COUNTY)

I, TERI JACOBSON, BEING DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF KENOSHA, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THIS _____ DAY OF _____, 2016 INCLUDED IN THIS PLAT OF THE RESERVE.

TERI JACOBSON, KENOSHA COUNTY TREASURER

DATE: 4/25/2016
SHEET 2 OF 2





FINAL PLAT SITE MAP

PETITIONER(S):

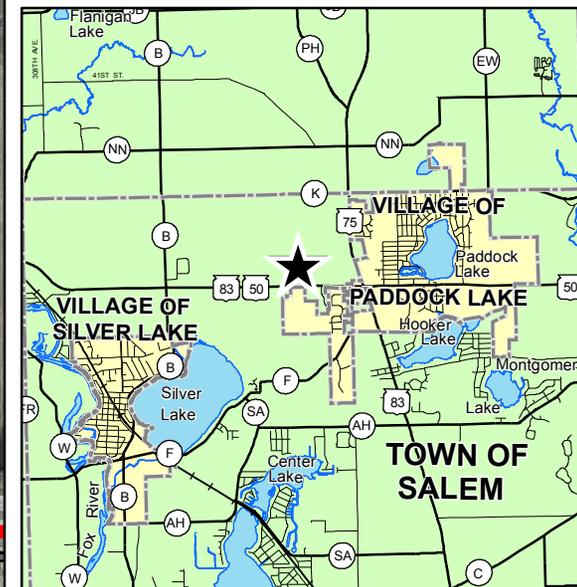
Stephen C. Mills, Mills Enterprises LLC &
 Craig T. & Laura M. Baumgardner (Owner)
 Dan Szczap (Agent)

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

TAX PARCEL(S):
 #65-4-120-044-0101
 Through
 #65-4-120-044-0111

REQUEST:

Requesting Approval of the Final Plat
 of The Reserve Subdivision.





January 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

MAY 31 2016

Kenosha County
Deputy County Clerk

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

(a) Property Owner's Name:

James F. Kutzler / Judy L. Kutzler

x [Signature]
Signature Judy L. Kutzler

Mailing Address:

9037 263rd Avenue

City: Salem

State: WI

Zip: 53168

Phone Number: 262-843-3451

E-mail (optional): rmbrrht@msn.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):

James F. Kutzler / Judy L. Kutzler

x [Signature]
Signature Judy L. Kutzler

Mailing Address:

9037 263rd Avenue

City: Salem

State: WI

Zip: 53168

Phone Number: 262-843-3451

E-mail (optional): rmbrrht@msn.com

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

Surburban-Density Residential

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

Surburban-Density Residential / Medium-Density Residential

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):

New construction of a single-family residential home.

(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. In accordance to the Multi-Jurisdictional Comprehensive Plan for Kenosha County:2035, Map 65, the overall residential character will remain the same.

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. In accordance to the Multi-Jurisdictional Comprehensive Plan for Kenosha County:2035, Map 65, the land use plan currently characterized as Surburban-Density Residential will remain in accordance to the surrounding properties, also characterized as Surburban-Density Residential.

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

No. In accordance to the Multi-Jurisdictional Comprehensive Plan for Kenosha County:2035, Map 66, the land is not in an Environmentally Sensitive Area. Also according to Map 67, this land is not affected by Potential Natural Limitations to Building Site Development.

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

This is Not Applicable

(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. Direct access to already existing public road, services, and utilities are currently in place and available for use.

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

Yes. The existing or planned facilities and services are adequate to serve the proposed type of development.

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

This is not applicable.

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:

Tax Key: 65-4-120-153-0720
Legals: 2679-F-3-C PT SW 1/4 SEC 15 T
1 R 20 BEG 859.5 FT E OF NW
COR 1/4 ON W LN 50 FT RD S 815

(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: 20 County Board Supervisor: John Poole

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

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

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

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

(k) The fee specified in Section 12.05-8 of this ordinance.
Request for Land Use Plan Map Amendment \$250.00 payable to "Kenosha County"

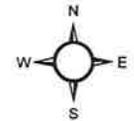
(For other fees see the [Fee Schedule](#))

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

IMPORTANT TELEPHONE NUMBERS

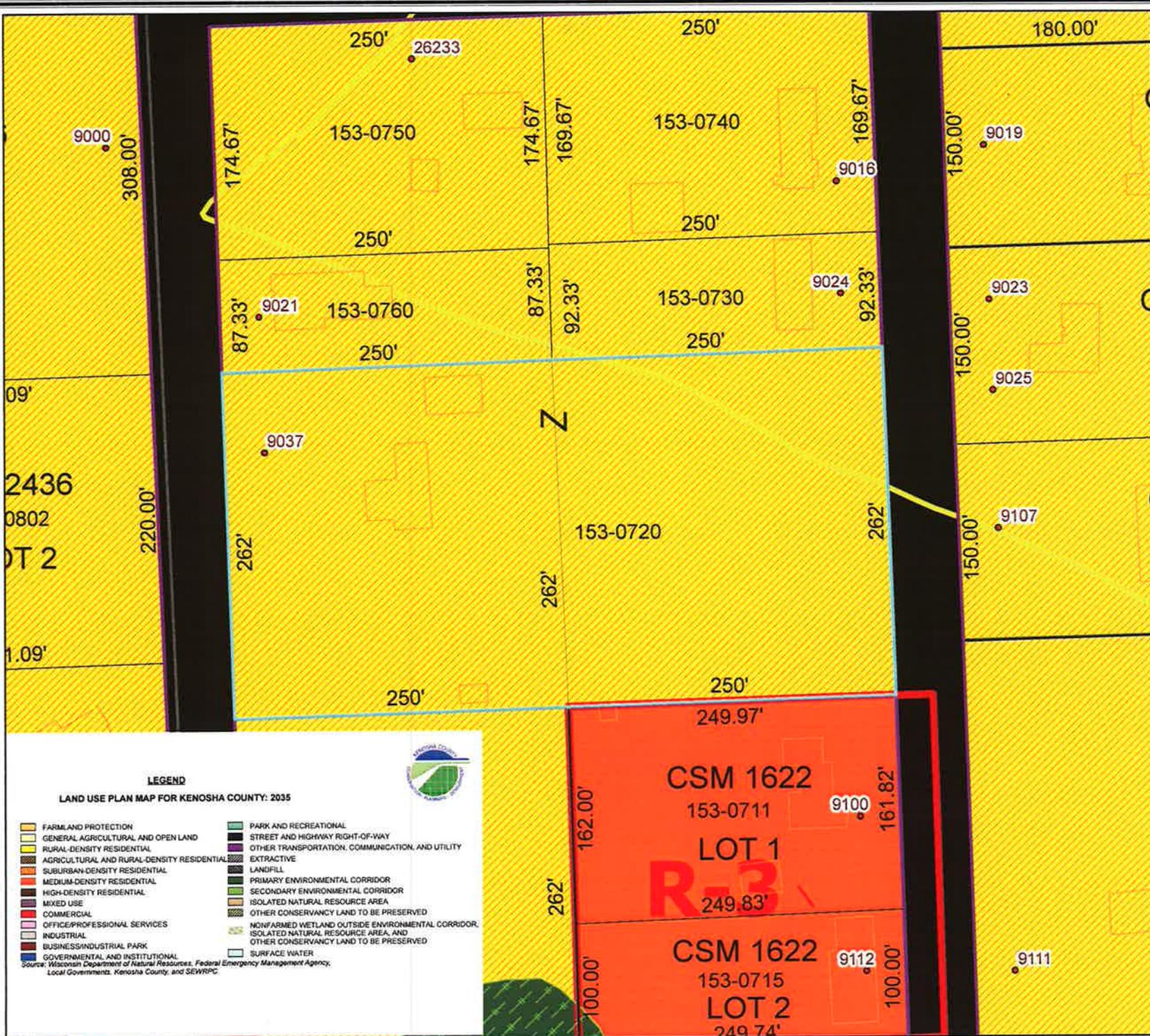
Kenosha County Center	
Department of Planning & Development	
19600 - 75 th Street, Post Office Box 520	
Bristol, Wisconsin 53104-0520	
Division of County Development (including Sanitation & Land Conservation)	857-1895
Facsimile #	857-1920
Public Works Division of Highways	857-1870
Administration Building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

EXISTING Kenosha County

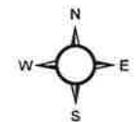


1 inch = 100 feet

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 INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT THE LAND INFORMATION DIVISION.

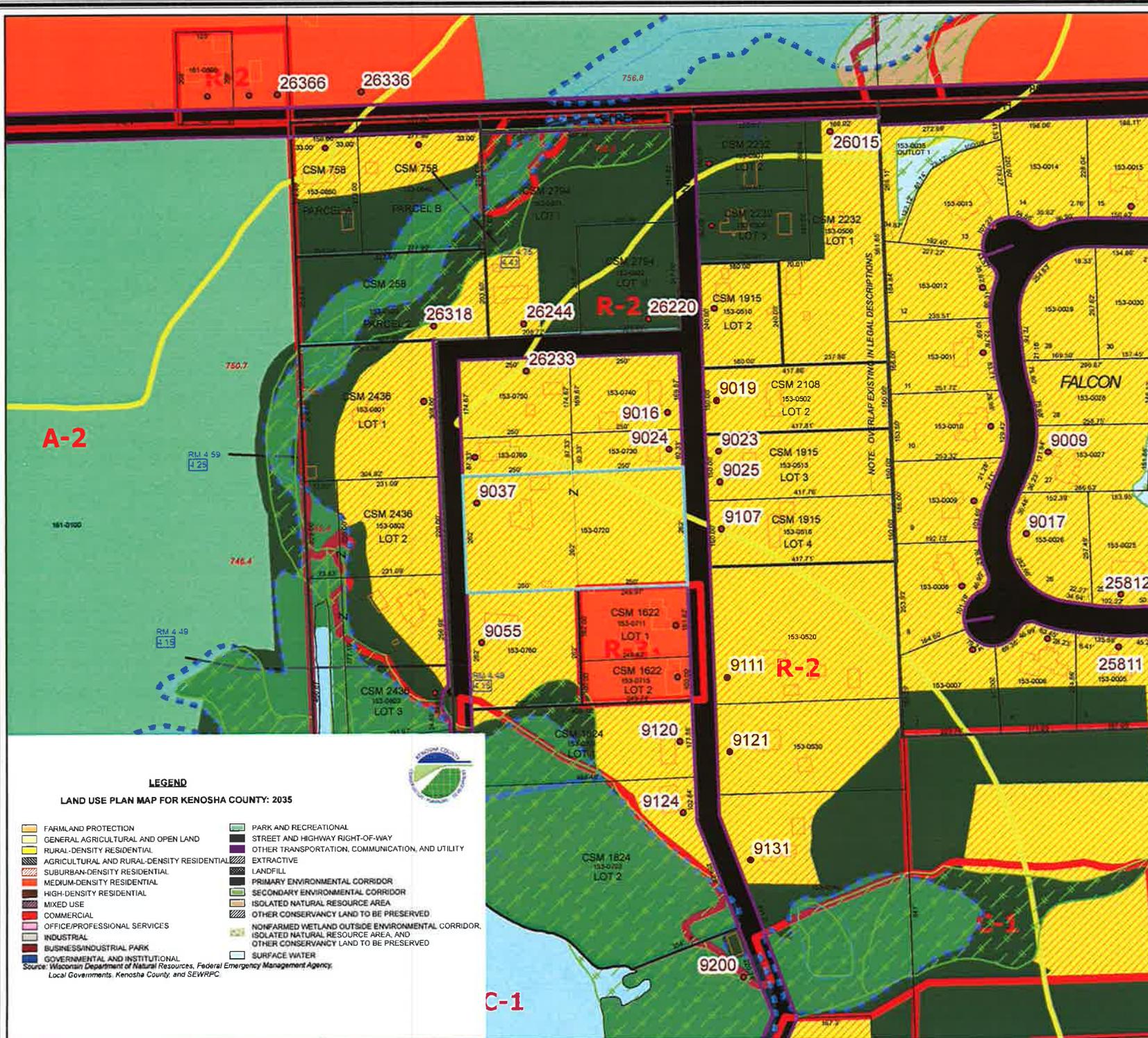


EXISTING Kenosha County



1 inch = 300 feet

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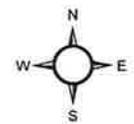
LEGEND

LAND USE PLAN MAP FOR KENOSHA COUNTY: 2035



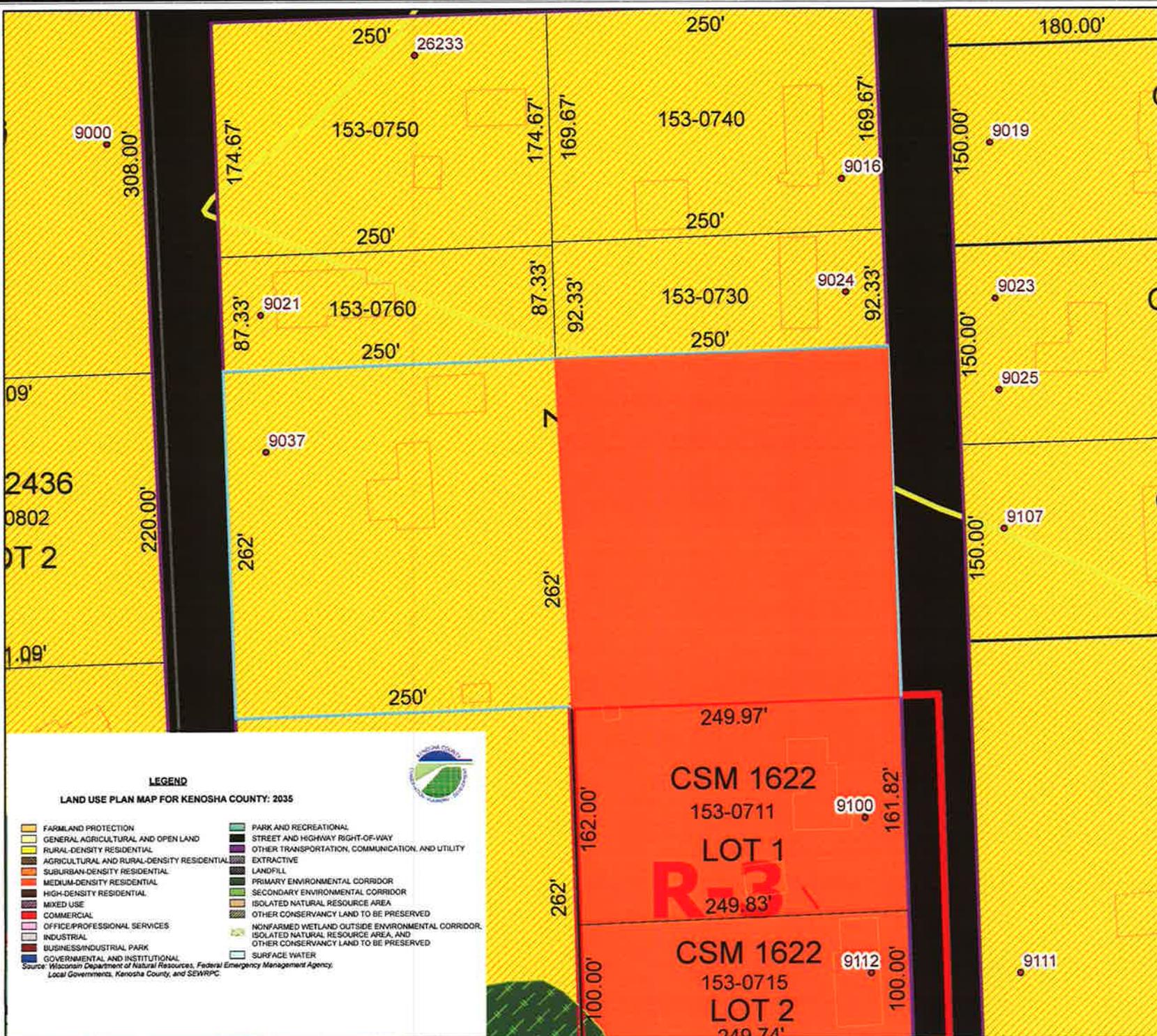
- | | |
|--------------------------------------------|----------------------------------------------------------------------------|
| FARMLAND PROTECTION | PARK AND RECREATIONAL |
| GENERAL AGRICULTURAL AND OPEN LAND | STREET AND HIGHWAY RIGHT-OF-WAY |
| RURAL-DENSITY RESIDENTIAL | OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY |
| AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL | EXTRACTIVE |
| SUBURBAN-DENSITY RESIDENTIAL | LANDFILL |
| MEDIUM-DENSITY RESIDENTIAL | PRIMARY ENVIRONMENTAL CORRIDOR |
| HIGH-DENSITY RESIDENTIAL | SECONDARY ENVIRONMENTAL CORRIDOR |
| MIXED USE | ISOLATED NATURAL RESOURCE AREA |
| COMMERCIAL | OTHER CONSERVANCY LAND TO BE PRESERVED |
| OFFICE/PROFESSIONAL SERVICES | NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR |
| INDUSTRIAL | ISOLATED NATURAL RESOURCE AREA, AND OTHER CONSERVANCY LAND TO BE PRESERVED |
| BUSINESS/INDUSTRIAL PARK | SURFACE WATER |
| GOVERNMENTAL AND INSTITUTIONAL | |
- Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and SEWRPC.

PROPOSED Kenosha County



1 inch = 100 feet

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LEGEND

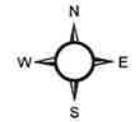
LAND USE PLAN MAP FOR KENOSHA COUNTY: 2035



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

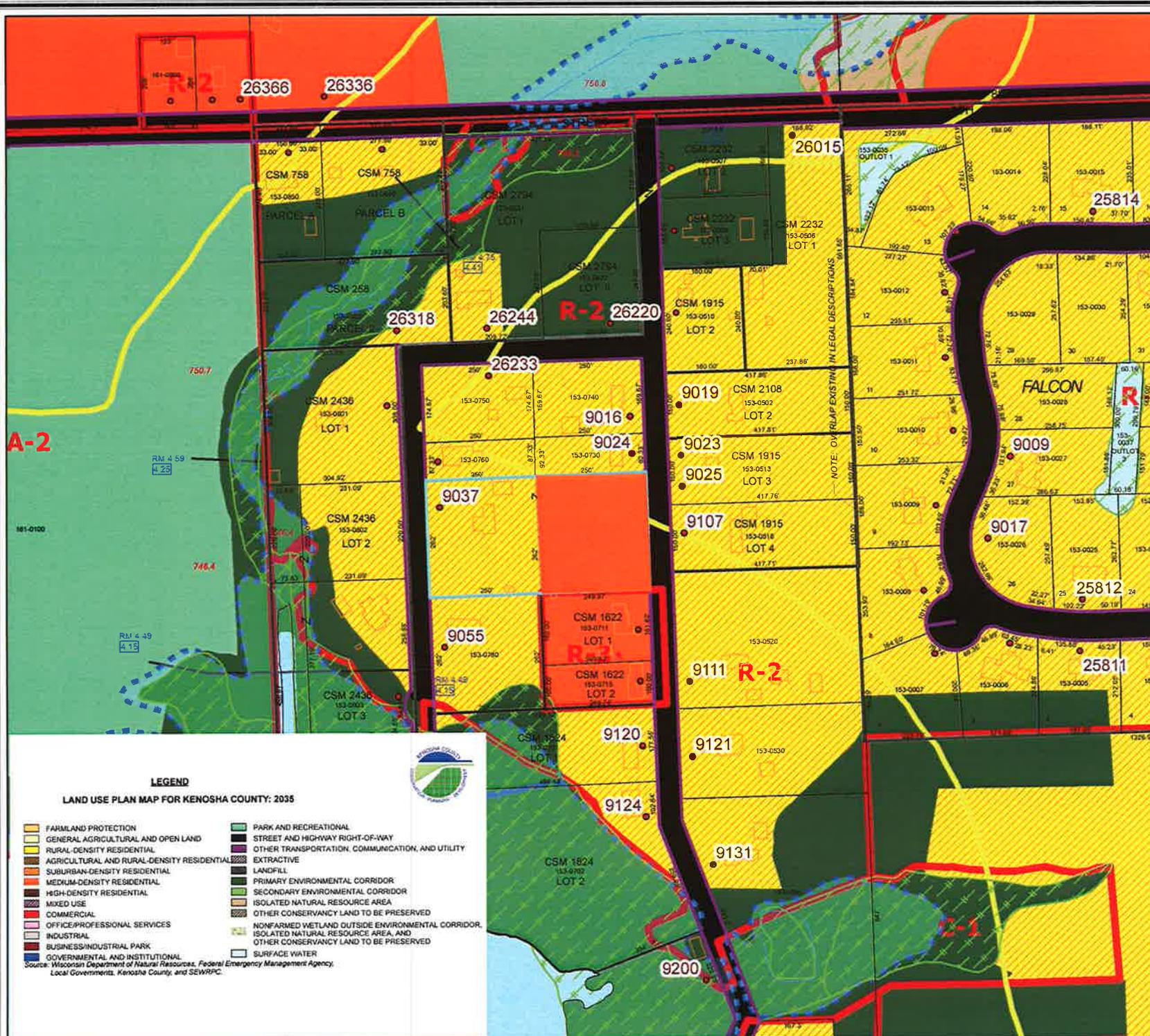
Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and SEWRPC.

PROPOSED Kenosha County



1 inch = 300 feet

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LEGEND
LAND USE PLAN MAP FOR KENOSHA COUNTY: 2035

- | | |
|--------------------------------------------|---------------------------------------------------|
| FARMLAND PROTECTION | PARK AND RECREATIONAL |
| GENERAL AGRICULTURAL AND OPEN LAND | STREET AND HIGHWAY RIGHT-OF-WAY |
| RURAL-DENSITY RESIDENTIAL | OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY |
| AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL | EXTRACTIVE |
| SUBURBAN-DENSITY RESIDENTIAL | LANDFILL |
| MEDIUM-DENSITY RESIDENTIAL | PRIMARY ENVIRONMENTAL CORRIDOR |
| HIGH-DENSITY RESIDENTIAL | SECONDARY ENVIRONMENTAL CORRIDOR |
| MIXED USE | ISOLATED NATURAL RESOURCE AREA |
| COMMERCIAL | OTHER CONSERVANCY LAND TO BE PRESERVED |
| OFFICE/PROFESSIONAL SERVICES | NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR, |
| INDUSTRIAL | ISOLATED NATURAL RESOURCE AREA, AND |
| BUSINESS/INDUSTRIAL PARK | OTHER CONSERVANCY LAND TO BE PRESERVED |
| GOVERNMENTAL AND INSTITUTIONAL | SURFACE WATER |
- Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County and SEWRPC.

Hello,

My name is James Kutzler. I currently own the property at 9037 263rd Avenue in Salem.

I am currently requesting to have my personal property rezoned and divided into a total of three lots. I intend to use the three lots as follows: One for my current dwelling, and one parcel for each of my two daughters.

By allowing me to divide my land in this manner, this will allow each of my daughters to build a single family home in which to raise their family in the very town they grew up in.

Thank you for your consideration,

James Kutzler

Hello,

I felt that it was most pertinent to contact the immediate neighbors to my lot, as they will be the ones who would be most effected by the changes made.

Following are signed statements indicating their approval of my proposed changes.

Regards, Jim Kutzler

To Whom It May Concern:

I am aware of the proposal to change the comprehensive plan in regards to the property located at 9037 263rd Avenue Salem WI. I further understand the proposed change to the plan would allow the zoning of the rear lot, which runs along 262nd Avenue, be changed from an R-2 zoned lot to an R-3 zoned lot.

I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: PHILLIP D. ALLEN

Address: 9021 263rd AVE
SALEM WI 53168

Signature: Phillip D. Allen

Dated: 4-24-16

To Whom It May Concern:

I am aware of the proposal to change the comprehensive plan in regards to the property located at 9037 263rd Avenue Salem WI. I further understand the proposed change to the plan would allow the zoning of the rear lot, which runs along 262nd Avenue, be changed from an R-2 zoned lot to an R-3 zoned lot.

I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: JOHN NIELSON

Address: 9024 262ND AVE.

SALEM WI 53168

Signature: 

Dated: 4/20/16

To Whom It May Concern:

I am aware of the proposal to change the comprehensive plan in regards to the property located at 9037 263rd Avenue Salem WI. I further understand the proposed change to the plan would allow the zoning of the rear lot, which runs along 262nd Avenue, be changed from an R-2 zoned lot to an R-3 zoned lot.

I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: Roger Wright

Address: 9025 262nd Ave
Salem, WI 53168

Signature: Roger Wright

Dated: April 20, 2016

to whom it May Concern:

I am aware of the proposal to change the comprehensive plan in regards to the property located at 9037 263rd Avenue Salem WI. I further understand the proposed change to the plan would allow the zoning of the rear lot, which runs along 262nd Avenue, be changed from an R-2 zoned lot to an R-3 zoned lot.

I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: JUDY KRIC

Address: 9055 263 RD AVE

Salem WI 53168

Signature: Judy Kric

Dated: 4-21-16

To Whom It May Concern:

I am aware of the proposal to change the comprehensive plan in regards to the property located at 9037 263rd Avenue Salem WI. I further understand the proposed change to the plan would allow the zoning of the rear lot, which runs along 262nd Avenue, be changed from an R-2 zoned lot to an R-3 zoned lot.

I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: Tom + Sally Groleau

Address: 9100 262nd Ave
Salem WI 53168

Signature:  Sally Groleau

Dated: 4/21/16

To Whom It May Concern:

I am aware of the proposal to change the comprehensive plan in regards to the property located at 9037 263rd Avenue Salem WI. I further understand the proposed change to the plan would allow the zoning of the rear lot, which runs along 262nd Avenue, be changed from an R-2 zoned lot to an R-3 zoned lot.

I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: Ryan Fasano

Address: 26233 90th St,
Salem, WI 53168

Signature: 

Dated: 9/21/16

COMPREHENSIVE PLAN
AMENDMENT SITE MAP

PETITIONER(S):

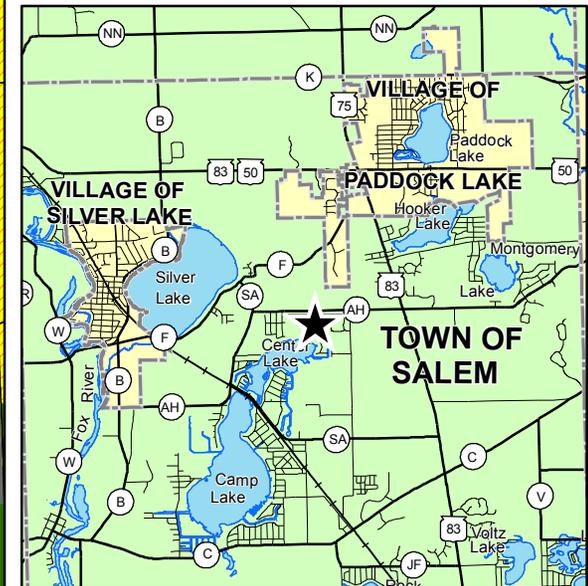
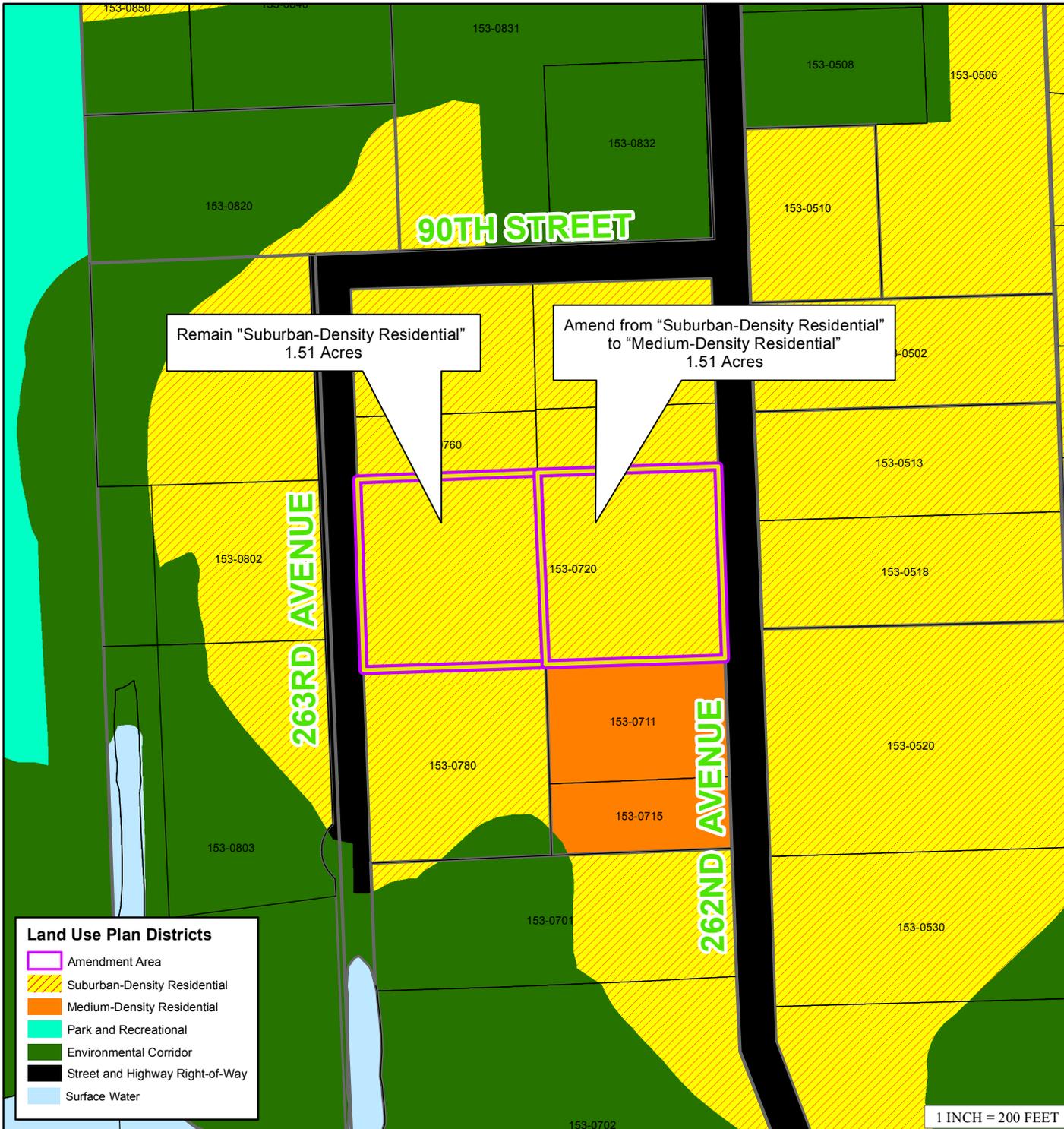
James F. & Judy L. Kutzler (Owners)

LOCATION: SW 1/4 of Section 15,
Town of Salem

TAX PARCEL(S): #65-4-120-153-0720

REQUEST:

Requesting an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Suburban-Density Residential" to "Suburban-Density Residential" & "Medium-Density Residential".





COUNTY OF KENOSHA
Department of Planning and Development

May 2013

RECEIVED

MAY 31 2016

Kenosha County
Deputy County Clerk

REZONING APPLICATION

(a) Property Owner's Name:

James F. Kutzler / Judy L. Kutzler

Print Name: James F. Kutzler / Judy L. Kutzler Signature: *[Handwritten Signatures]*

Mailing Address: 9037 263rd Avenue

City: Salem State: WI Zip: 53168

Phone Number: 262-843-3451 E-mail (optional): rmbrrht@msn.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: none Signature: _____

Business Name: none

Mailing Address: none

City: none State: none Zip: none

Phone Number: none E-mail (optional): none

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

65-4-120-153-0720

Property Address of property to be rezoned:

9037 263rd Avenue, Salem WI 53168

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

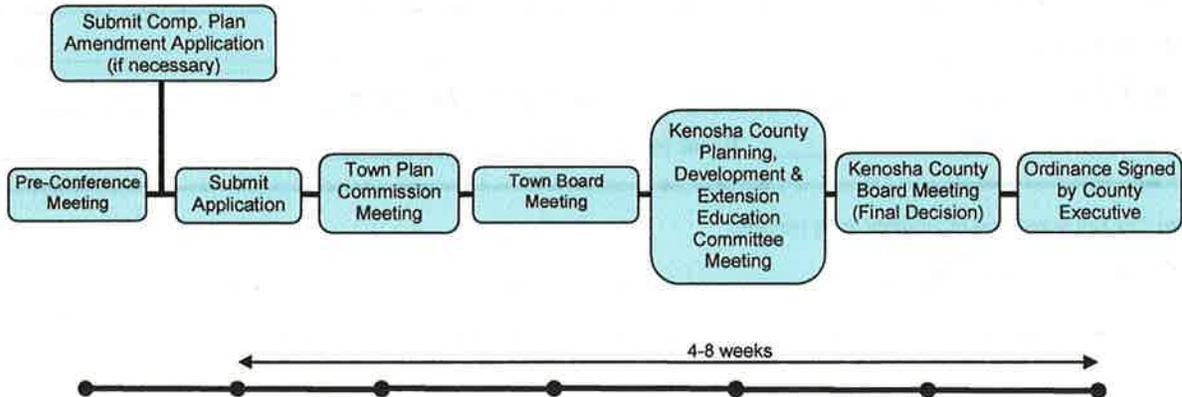
To accommodate the building of a single family home. The current land is a R-2 zoning status and we request it to be rezoned to R-3 in order to accommodate two build-able lots at 131' x 250' at 32,750 square feet each.

IMPORTANT TELEPHONE NUMBERS

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

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

Rezoning Procedure Timeline



For Reference Purposes

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 type="checkbox"/> A-2 General Agricultural District	<input type="checkbox"/> B-1 Neighborhood Business District
<input type="checkbox"/> A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	<input type="checkbox"/> B-2 Community Business District
<input type="checkbox"/> A-4 Agricultural Land Holding District	<input type="checkbox"/> B-3 Highway Business District
<input type="checkbox"/> AE-1 Agricultural Equestrian Cluster Single-Family District	<input type="checkbox"/> B-4 Planned Business District
<input type="checkbox"/> R-1 Rural Residential District	<input type="checkbox"/> B-5 Wholesale Trade and Warehousing District
<input checked="" type="checkbox"/> R-2 Suburban Single-Family Residential District	<input type="checkbox"/> BP-1 Business Park District
<input type="checkbox"/> R-3 Urban Single-Family Residential District	<input type="checkbox"/> B-94 Interstate Highway 94 Special Use Business District
<input type="checkbox"/> R-4 Urban Single-Family Residential District	<input type="checkbox"/> M-1 Limited Manufacturing District
<input type="checkbox"/> R-5 Urban Single-Family Residential District	<input type="checkbox"/> M-2 Heavy Manufacturing District
<input type="checkbox"/> R-6 Urban Single-Family Residential District	<input type="checkbox"/> M-3 Mineral Extraction District
<input type="checkbox"/> R-7 Suburban Two-Family and Three-Family Residential District	<input type="checkbox"/> M-4 Sanitary Landfill and Hazardous Waste Disposal District
<input type="checkbox"/> R-8 Urban Two-Family Residential District	<input type="checkbox"/> I-1 Institutional District
<input type="checkbox"/> R-9 Multiple-Family Residential District	<input type="checkbox"/> PR-1 Park-Recreational District
<input type="checkbox"/> R-10 Multiple-Family Residential District	<input 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 type="checkbox"/> B-3 Highway Business District
<input type="checkbox"/> AE-1 Agricultural Equestrian Cluster Single-Family District	<input type="checkbox"/> B-4 Planned Business District
<input type="checkbox"/> R-1 Rural Residential District	<input type="checkbox"/> B-5 Wholesale Trade and Warehousing District
<input checked="" type="checkbox"/> R-2 Suburban Single-Family Residential District	<input type="checkbox"/> BP-1 Business Park District
<input checked="" 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	

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 checked="" 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 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: 20 County Board Supervisor: John Poole

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

Request for Rezoning Petition\$750.00

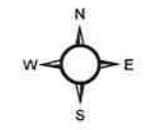
(For other fees see the [Fee Schedule](#))

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/sif/useassmt.html>.

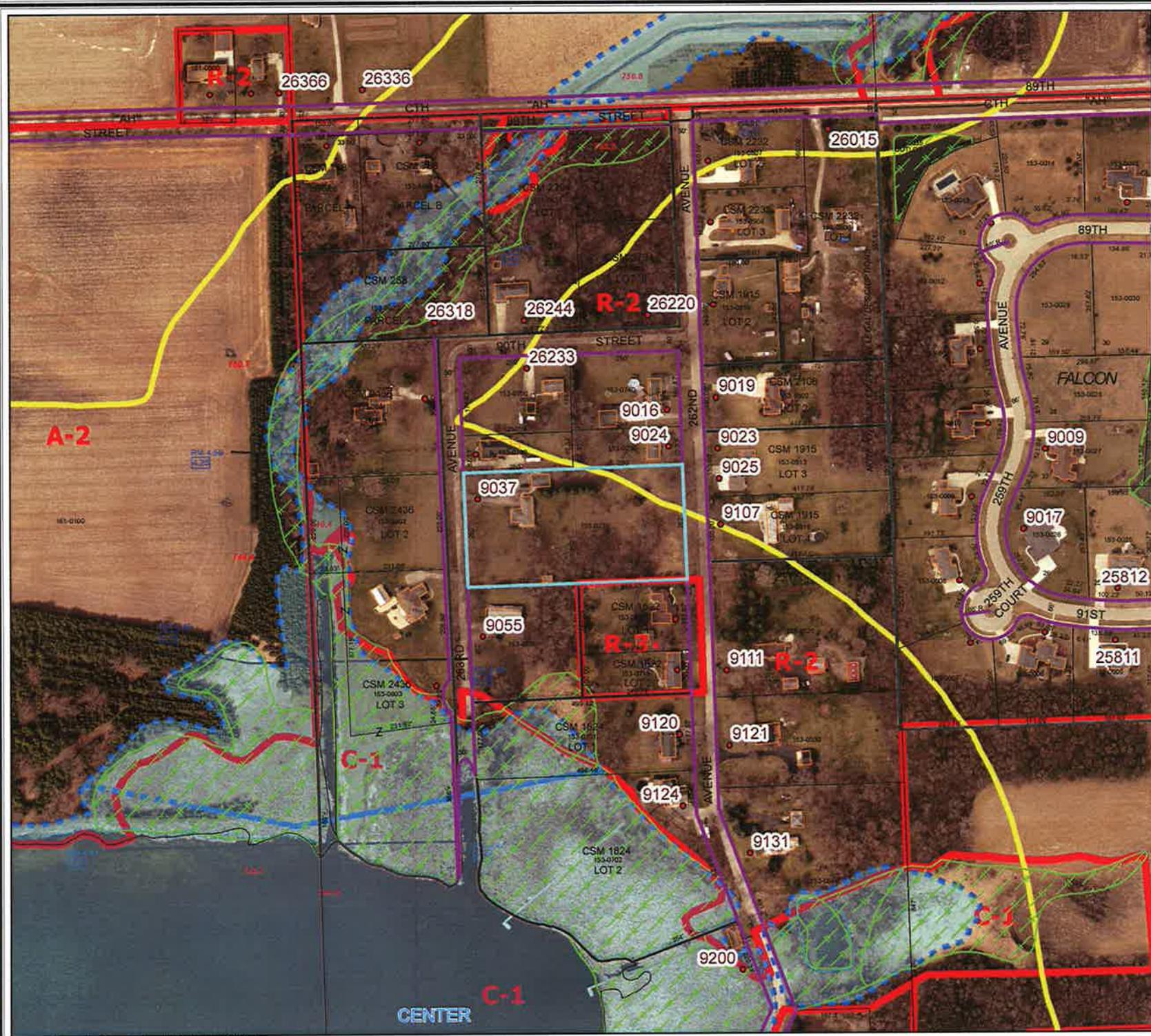
Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

Kenosha County



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 INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT THE LAND INFORMATION DIVISION.



Hello,

My name is James Kutzler. I currently own the property at 9037 263rd Avenue in Salem.

I am currently requesting to have my personal property rezoned and divided into a total of three lots. I intend to use the three lots as follows: One for my current dwelling, and one parcel for each of my two daughters.

By allowing me to divide my land in this manner, this will allow each of my daughters to build a single family home in which to raise their family in the very town they grew up in.

Thank you for your consideration,

James Kutzler

Hello,

I felt that it was most pertinent to contact the immediate neighbors to my lot, as they will be the ones who would be most effected by the changes made.

Following are signed statements indicating their approval of my proposed changes.

Regards, Jim Kutzler

To Whom It May Concern:

I am aware of the proposal to change the comprehensive plan in regards to the property located at 9037 263rd Avenue Salem WI. I further understand the proposed change to the plan would allow the zoning of the rear lot, which runs along 262nd Avenue, be changed from an R-2 zoned lot to an R-3 zoned lot.

I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: PHILLIP D. ALLEN

Address: 9021 263rd AVE
SALEM WI 53168

Signature: Phillip D. Allen

Dated: 4-24-16

To Whom It May Concern:

I am aware of the proposal to change the comprehensive plan in regards to the property located at 9037 263rd Avenue Salem WI. I further understand the proposed change to the plan would allow the zoning of the rear lot, which runs along 262nd Avenue, be changed from an R-2 zoned lot to an R-3 zoned lot.

I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: JOHN NIELSON

Address: 9024 262ND AVE.

SALEM WI 53168

Signature: 

Dated: 4/20/16

To Whom It May Concern:

I am aware of the proposal to change the comprehensive plan in regards to the property located at 9037 263rd Avenue Salem WI. I further understand the proposed change to the plan would allow the zoning of the rear lot, which runs along 262nd Avenue, be changed from an R-2 zoned lot to an R-3 zoned lot.

I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: Roger Wright

Address: 9025 262nd Ave
Salem, WI 53168

Signature: Roger Wright

Dated: April 20, 2016

to whom it May Concern:

I am aware of the proposal to change the comprehensive plan in regards to the property located at 9037 263rd Avenue Salem WI. I further understand the proposed change to the plan would allow the zoning of the rear lot, which runs along 262nd Avenue, be changed from an R-2 zoned lot to an R-3 zoned lot.

I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: JUDY KRIC

Address: 9055 263 RD AVE

Salem WI 53168

Signature: Judy Kric

Dated: 4-21-16

To Whom It May Concern:

I am aware of the proposal to change the comprehensive plan in regards to the property located at 9037 263rd Avenue Salem WI. I further understand the proposed change to the plan would allow the zoning of the rear lot, which runs along 262nd Avenue, be changed from an R-2 zoned lot to an R-3 zoned lot.

I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: Tom + Sally Groleau

Address: 9100 262nd Ave
Salem WI 53168

Signature:  Sally Groleau

Dated: 4/21/16

To Whom It May Concern:

I am aware of the proposal to change the comprehensive plan in regards to the property located at 9037 263rd Avenue Salem WI. I further understand the proposed change to the plan would allow the zoning of the rear lot, which runs along 262nd Avenue, be changed from an R-2 zoned lot to an R-3 zoned lot.

I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: Ryan Fasano

Address: 26233 90th St,
Salem, WI 53168

Signature: 

Dated: 9/21/16

REZONING SITE MAP

PETITIONER(S):

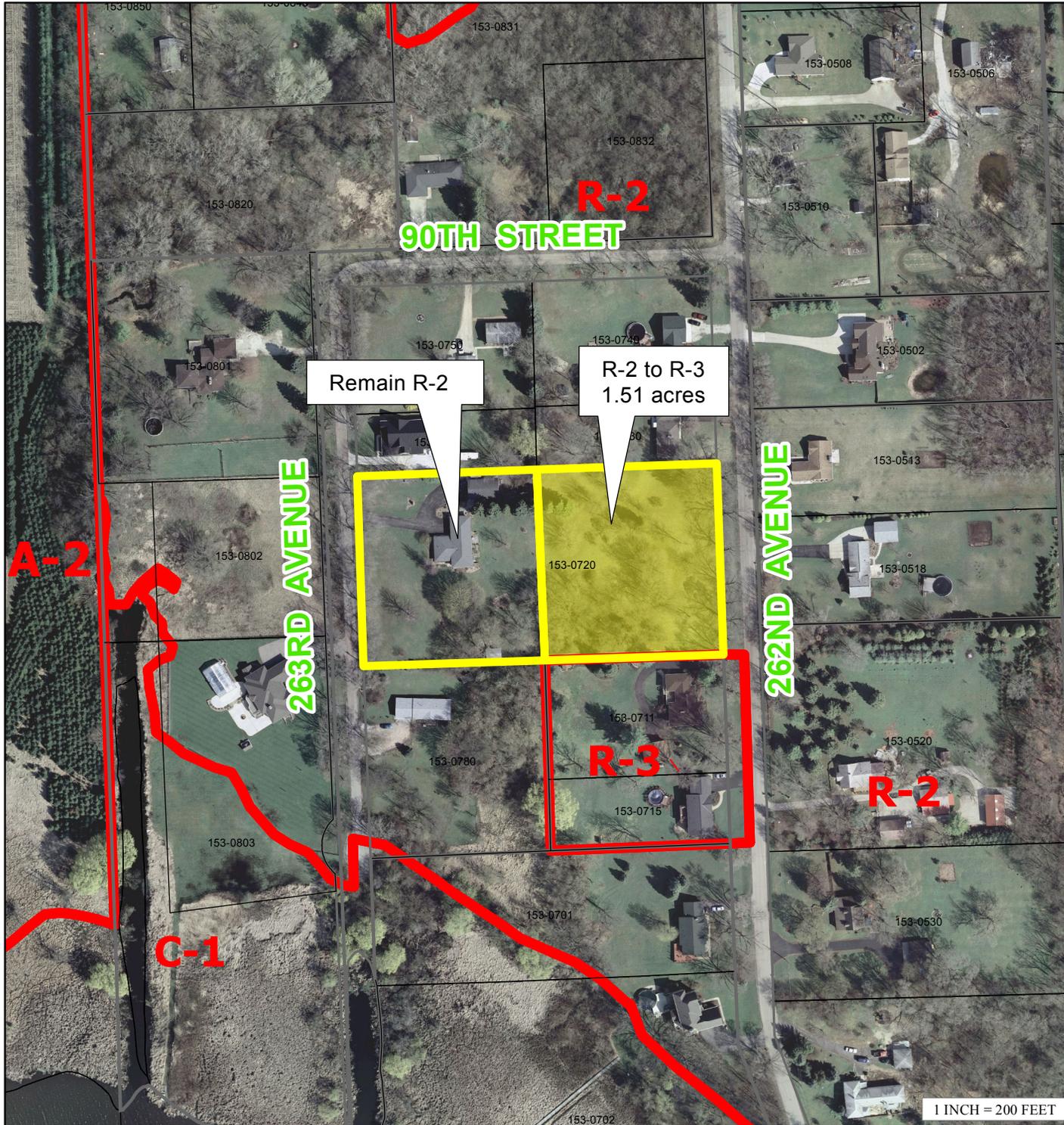
James F. & Judy L. Kutzler (Owner)

LOCATION: SW 1/4 of Section 15,
Town of Salem

TAX PARCEL(S): #65-4-120-153-0720

REQUEST:

Requesting a rezoning from R-2 Suburban Single-Family Residential District. to R-2 Suburban Single-Family Residential District. & R-3 Urban Single-Family Residential District.



Kenosha



County

BOARD OF SUPERVISORS

ORDINANCE NO. _____

Subject: Proposed amendments to the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance in accordance with Section 59.694 of the Wisconsin State Statutes, in order to amend ordinance language relative to existing non-conforming structures.			
Original <input type="checkbox"/>	Corrected <input type="checkbox"/>	2nd Correction <input type="checkbox"/>	Resubmitted <input type="checkbox"/>
Date Submitted: July 13, 2016		Date Resubmitted:	
Submitted By: Planning, Development & Extension Education Committee			
Fiscal Note Attached <input type="checkbox"/>		Legal Note Attached <input type="checkbox"/>	
Prepared By: Andy M Buehler, Director Division of Planning Operations		Signature:	

WHEREAS, Kenosha County proposes to amend Chapter 12 Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance to change the language regarding Existing Non-Conforming Structures; and,

WHEREAS, the Kenosha County Planning, Development and Extension Education Committee held a public hearing on the request on July 13, 2016, and recommended approval of the request.

NOW, THEREFORE BE IT RESOLVED that pursuant to the authority granted by Sections 59.69 of the Wisconsin State Statutes, the Kenosha County Board of Supervisors does hereby ordain that Chapter 12 of the Municipal Code of Kenosha County entitled "Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance" be and hereby is changed by the following additions, deletions and amendments and is amended to read as set forth in the attached Exhibit A, pertaining to text changes to Sections 12.28-7.

Approved by:

PLANNING, DEVELOPMENT
& EXTENSION EDUCATION
COMMITTEE

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

~~Strikethrough~~ = Text Removed

Green Font = New Text

EXHIBIT "A"

Proposed amendments to the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance in accordance with Section 59.694 of the Wisconsin State Statutes, in order to amend ordinance language relative to existing non-conforming structures.

LIST OF AMENDED SECTIONS

12.28-7 EXISTING NON-CONFORMING STRUCTURES

12.28-7 EXISTING NON-CONFORMING STRUCTURES (8/6/02) (For Floodplain Non-conforming Structures see 12.28-10)

The use of a structure existing at the time of the adoption or amendment of this Ordinance may be continued although the structure's size or location does not conform with the established lot area and width, building setback line along streets and highways, or the yard, height, parking, loading, or access provisions of this Ordinance.

Non-conforming structures which encroach upon the yard requirements of this ordinance, but which met yard requirements of the applicable zoning ordinance at the time of construction, may be structurally enlarged or expanded if the existing structure is located at a minimum of at least fifty (50) percent of the minimum setback requirement **of all yard setback requirements** and further provided that the alteration does not create a greater degree of encroachment on yard, height, parking, loading, or access requirements. Placement of a new foundation or basement under an existing non-conforming structure shall be allowed as long as no further encroachment is permitted. **Non-conforming structures which are located less than fifty (50) percent of the minimum setback requirement from one or more of their yard setback requirements may be structurally enlarged or expanded so long as all four sides of the enlargement or expansion are located at least 50% of the minimum setback requirement. This shall not constitute an allowance to make an existing conforming yard setback non-conforming, make an existing non-conforming yard setback more non-conforming or deviate from a height standard in this ordinance.**

When a non-conforming structure is damaged by fire, explosion, violent wind, or other calamity or is intentionally dismantled, to the extent of more than fifty (50) percent of its assessed value as defined in section 12.28-2(a) of this Ordinance, it shall not be restored except so as to comply with all provisions of this Ordinance provided under ss.59. 69(10m).

Non-conforming structures in shoreland areas damaged or destroyed after, October 14, 1997, by violent wind, fire, flood, or vandalism may be reconstructed or repaired, as provided under ss.59.692(1s), to the size, location, and use it had immediately before the damage occurred if the landowner can establish that the damage was not due to a deliberate act by the landowner or by his or her agent, or due to general deterioration or dilapidated condition.

A non-conforming structure shall not be moved or relocated to any other location on the lot unless such structure is made to conform to all regulations of the district in which it is located.

AMB (BJF)

Exhibit A Existing Non-Conforming Structures Ordinance Revision 2016-07-13
2016-07-13

**Kenosha County
Administrative Proposal Form**

1. Proposal Overview

Division: Planning and
Development

Department: Public Works

Proposal Summary (attach explanation and required documents):

Repurpose Public Works funds for the purpose of purchasing flood plain property.

Dept./Division Head Signature: _____ Date: _____

2. Department Head Review

Comments:

Recommendation: Approval Non-Approval

Department Head Signature: _____ Date: _____

3. Finance Division Review

Comments:

Recommendation: Approval Non-Approval

Finance Signature:  Date: 7/11/16

4. County Executive Review

Comments:

Action: Approval Non-Approval

Executive Signature:  Date: 7-5-16

Kenosha



County

BOARD OF SUPERVISORS

RESOLUTION NO. _____

Subject: Purchase of Flood Plain Property	
Original <input checked="" type="checkbox"/> Corrected <input type="checkbox"/> 2 nd Correction <input type="checkbox"/> Resubmitted <input type="checkbox"/>	
Date Submitted: 7/11/16	Date Resubmitted:
Submitted by: Jim Kupfer	
Fiscal Note Attached <input checked="" type="checkbox"/>	Legal Note Attached <input type="checkbox"/>
Prepared by: <i>James M. Kupfer</i>	Signature: <i>James M. Kupfer</i>

WHEREAS, Since 1995 Kenosha County has been acquiring flood-prone residential properties and vacant lots in the Fox River Watershed, and

WHEREAS, The purpose of acquiring these properties is forward-thinking; to eliminate legacy residences constructed in the Fox River flood-plain that are vulnerable to damage during flood-events creating potentially unsafe conditions, and

WHEREAS, since 1995 over 170 properties have been acquired and all site structures removed as a result of this program which has been funded through a combination of Federal, State and County resources, and

WHEREAS, another property in the flood plain has recently become available for purchase, and

WHEREAS, the total cost for purchasing this property, performing environmental testing/mitigation and residence demolition are estimated at \$63,000, and

WHEREAS, The availability of this property was not known at the time of the preparation of the 2016 Capital Budget and therefore not included as a part of the 2016 Capital Budget, and

WHEREAS, The 2016 Capital Budget did include \$600,000 for the installation of a new roof over the Kenosha County Center Highway garage and the final cost of this project will not exceed \$537,000, allowing for the potential repurposing of funds to pay for the acquisition and demolition of the flood plain property.

NOW, THEREFORE BE IT RESOLVED, that the Kenosha County Board of Supervisors modifies the 2016 Budget to allow for the repurposing of \$63,000 to acquire the flood plain property per the budget modification which is attached and incorporated by reference, and

Kenosha County – Purchase of Flood Plain Property

July 11, 2016

Page 2

BE IT FURTHER RESOLVED, that the Kenosha County Board of Supervisors authorizes The Department of Public Works and Development Services and Corporation Counsel to execute any contracts, agreements or other documents necessary to complete this transaction.

Respectfully Submitted:

PUBLIC WORKS/FACILITIES
COMMITTEE

	<u>Aye</u>	<u>No</u>	<u>Abstain</u>	<u>Excused</u>
<hr/> Dennis Elverman, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> William Grady, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> John O'Day	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Jill Gillmore	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Jeff Wamboldt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Steve Bostrom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> John Franco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FINANCE/ADMINISTRATION
 COMMITTEE

	<u>Aye</u>	<u>No</u>	<u>Abstain</u>	<u>Excused</u>
_____ Terry Rose, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Ronald Frederick, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Jeffrey Gentz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Edward Kubicki	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Rick Dodge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Daniel Esposito	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Greg Retzlaff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLANNING, DEVELOPMENT
 & EXTENSION EDUCATION
 COMMITTEE

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

KENOSHA COUNTY EXPENSE/REVENUE BUDGET MODIFICATION FORM

DEPT/DIVISION: DPW / Parks

DOCUMENT # _____	G/L DATE _____
BATCH # _____	ENTRY DATE _____

PURPOSE OF BUDGET MODIFICATION (REQUIRED):

Emerald Ash Borer Reforestation Grant

(1) ACCOUNT DESCRIPTION EXPENSES	(2)			BUDGET CHANGE REQUESTED		(5) ADOPTED BUDGET	(6) CURRENT BUDGET	(7) ACTUAL EXPENSES	AFTER TRANSFER	
	BUSINESS UNIT	OBJECT	sub- sidiary	(3) EXPENSE INCREASE (+)	(4) EXPENSE DECREASE (-)				(8) REVISED BUDGET	(9) EXPENSE BAL AVAIL
Other Professional Svcs	18280	521900		63,000		75,000	75,000	60,900	138,000	77,100
Building Improvements Fund 411	19480	582200			63,000	1,888,762	1,888,762	375,173	1,825,762	1,450,589
EXPENSE TOTALS				63,000	63,000	1,963,762	1,963,762	436,073	1,963,762	1,527,689

REVENUES	BUSINESS UNIT	OBJECT	sub- sidiary	REVENUE DECREASE (+)	REVENUE INCREASE (-)	ADOPTED BUDGET	CURRENT BUDGET	REVISED BUDGET
REVENUE TOTALS				0	0	0	0	0

COLUMN TOTALS (EXP TOTAL + REV TOTAL)

63,000	63,000
--------	--------

SEE BACK OF FORM FOR REQUIRED LEVELS OF APPROVAL FOR BUDGET MODIFICATION.

PREPARED BY: Jim Kupfer FINANCE DIRECTOR: [Signature] DATE: 7/1/16
 DIVISION HEAD: _____ (required) DATE: _____
 DEPARTMENT HEAD: [Signature] DATE: 7-7-16 COUNTY EXECUTIVE: [Signature] DATE: 7-8-16

- Please fill in all columns:
- (1) & (2) Account information as required
 - (3) & (4) Budget change requested
 - (5) Original budget as adopted by the board
 - (6) Current budget (original budget w/past mods.)
 - (7) Actual expenses to date
 - (8) Budget after requested modifications
 - (9) Balance available after transfer (col 8 - col 7).



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.

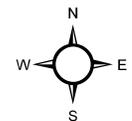
(k) The fee specified in Section 12.05-8 of this ordinance.

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

(For other fees see the Fee Schedule)

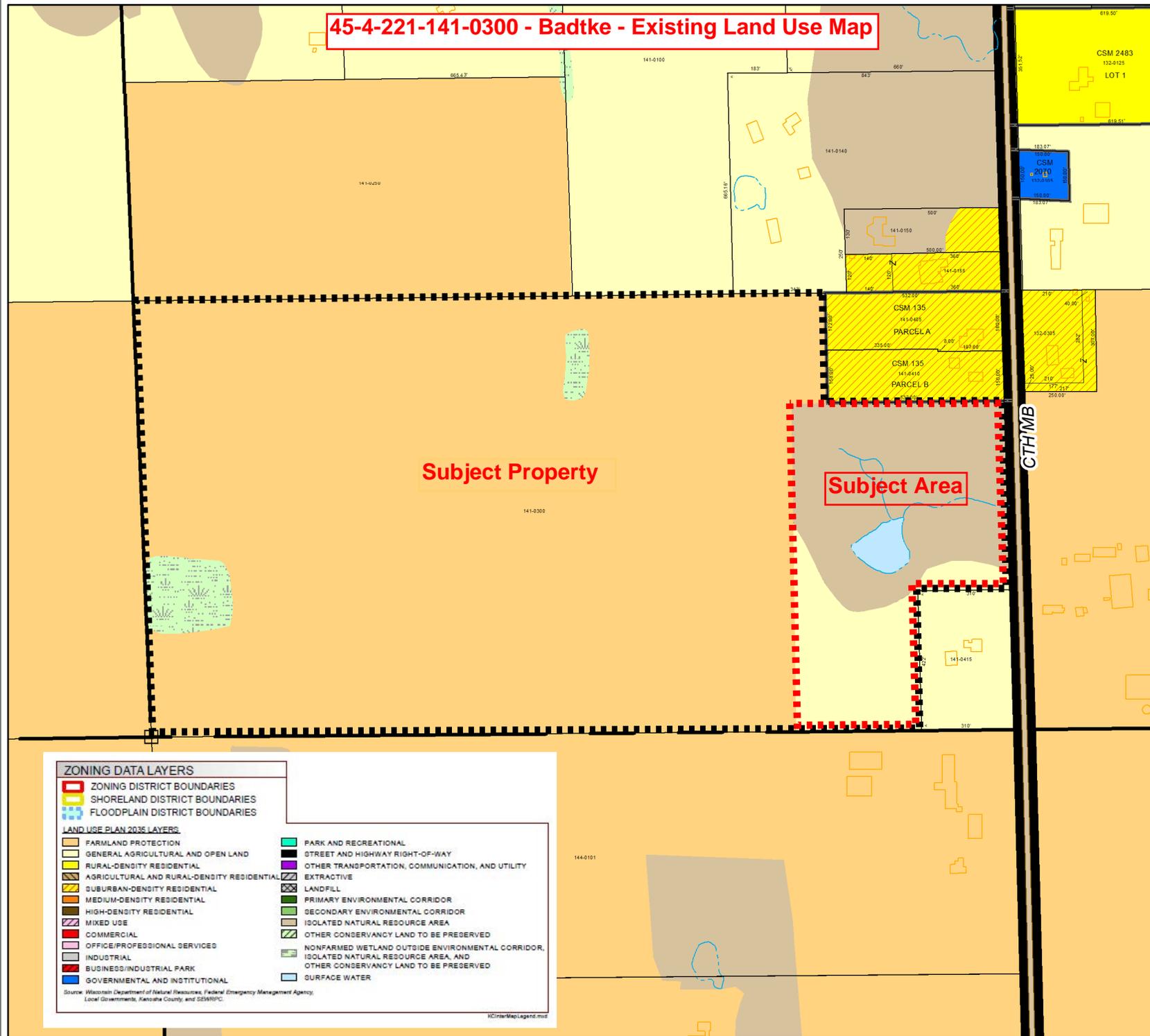
45-4-221-141-0300 - Badtke - Existing Land Use Map

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.



Subject Property

Subject Area

CTH MB

ZONING DATA LAYERS

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

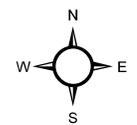
LAND USE PLAN 2035 LAYERS

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 DSR/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

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

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.

OWNER'S ADDRESS:
JEFFERY A. BADTKE
1520 136TH AVENUE
UNION GROVE, WI. 53182

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

SURVEYOR'S CERTIFICATE:
STATE OF WISCONSIN)
COUNTY OF RACINE)^{SS}

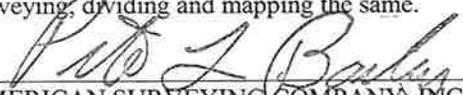
I, PETE L. BAILEY, Registered Land Surveyor, do hereby certify:

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 9TH DAY OF APRIL, 9TH, 2016

RESTRICTIONS:

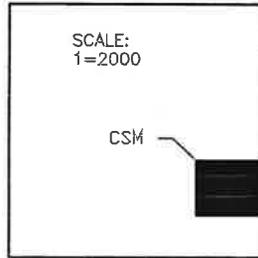
1. Farm drainage field tiles are known to exist on the Parcel, if said tiles are damaged or encountered during any construction activity, said tiles must be repaired and/or rerouted per State Statutes. Also Farm field drain tiles, that exist within the limits of this map and serve abutting parcels, the 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.



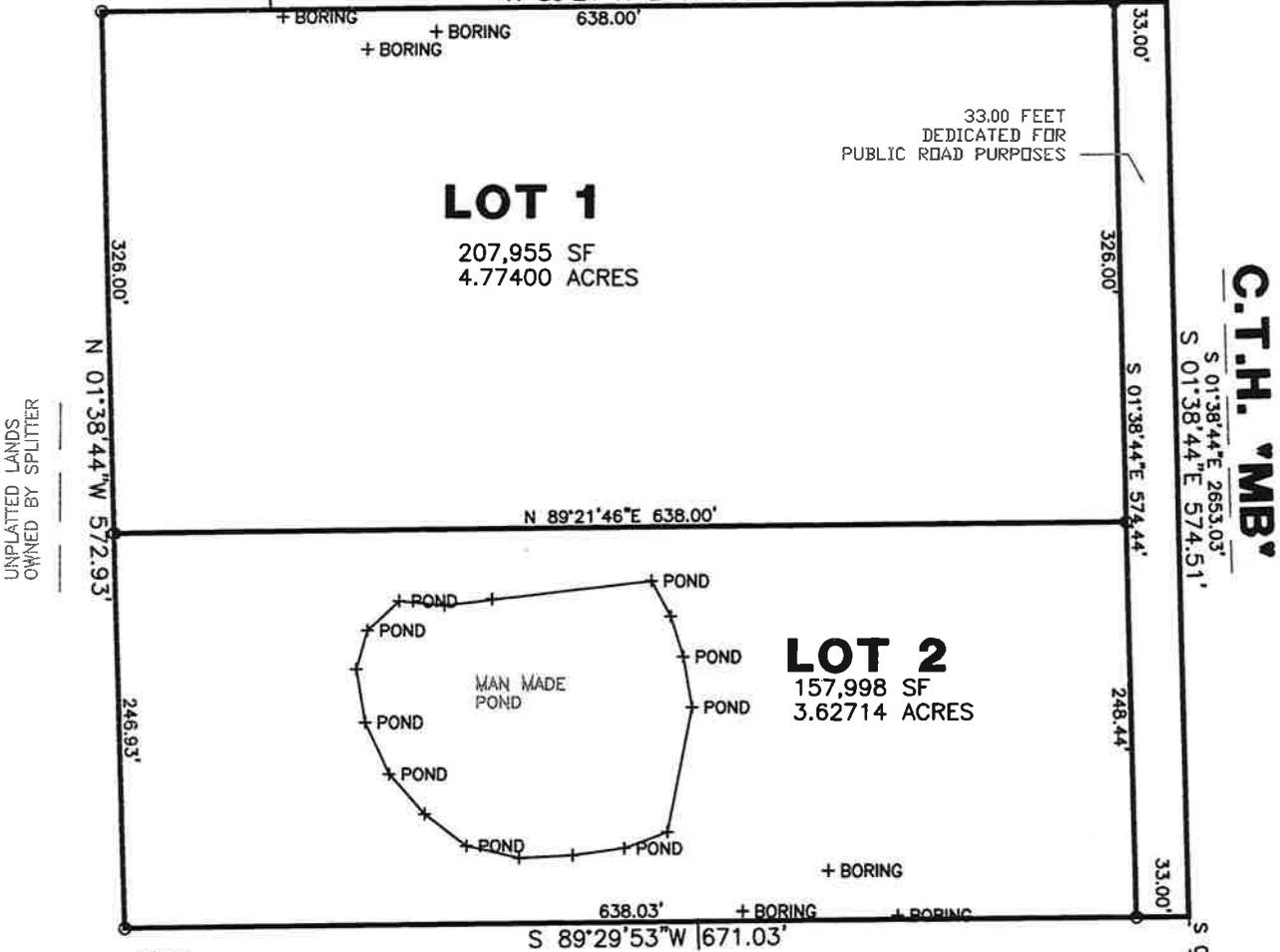
LOCATION MAP
 C.T.H. "E"



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:

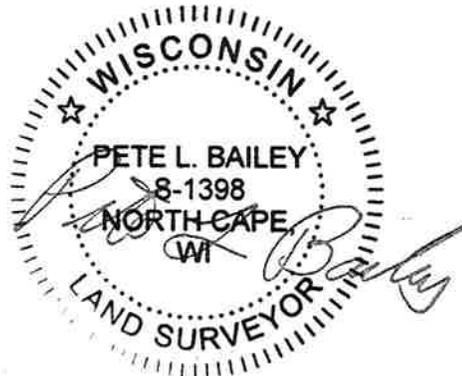
APPROVED by the Town Board of the Town of Paris this _____ day of _____, 2016.

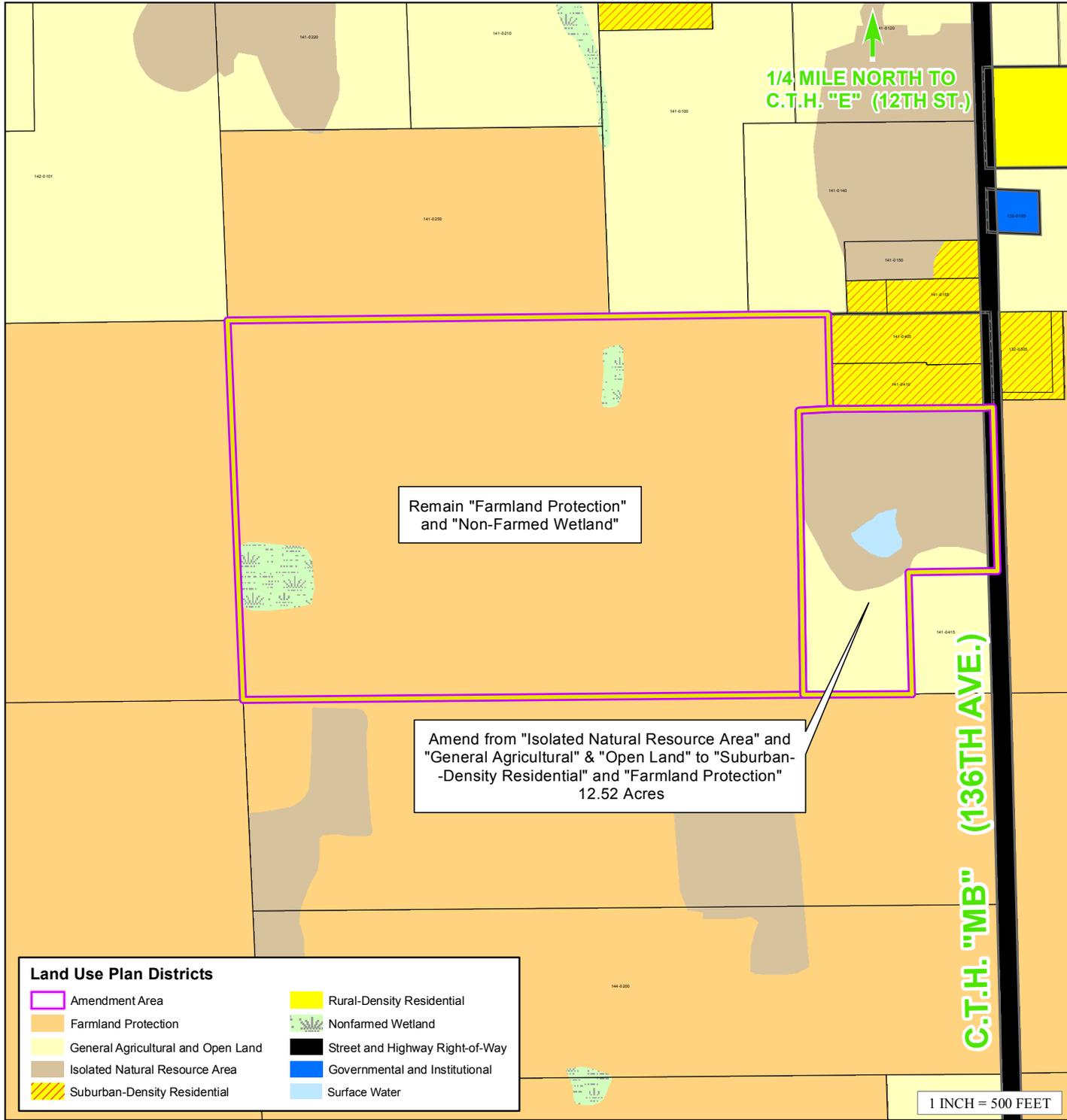
TOWN CHAIRMAN

TOWN CLERK

This instrument was drafted by Pete L. Bailey.

G:\MYFILES\CERTS\BADTKEPARIS





COMPREHENSIVE PLAN AMENDMENT SITE MAP

PETITIONER(S):

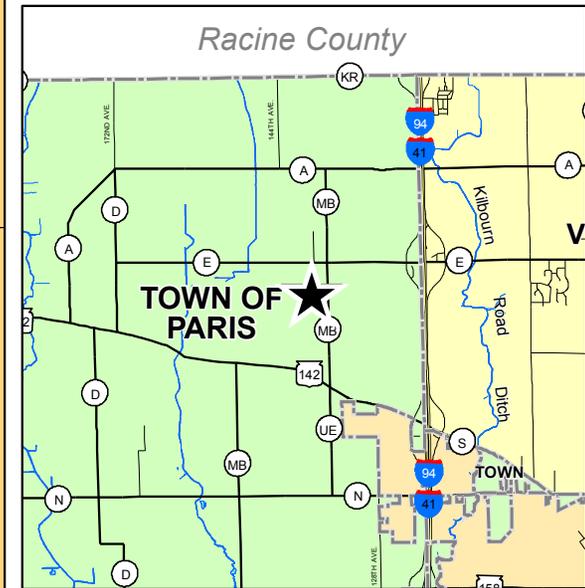
Jeffrey A. Badtke (Owner)

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

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

IMPORTANT TELEPHONE NUMBERS

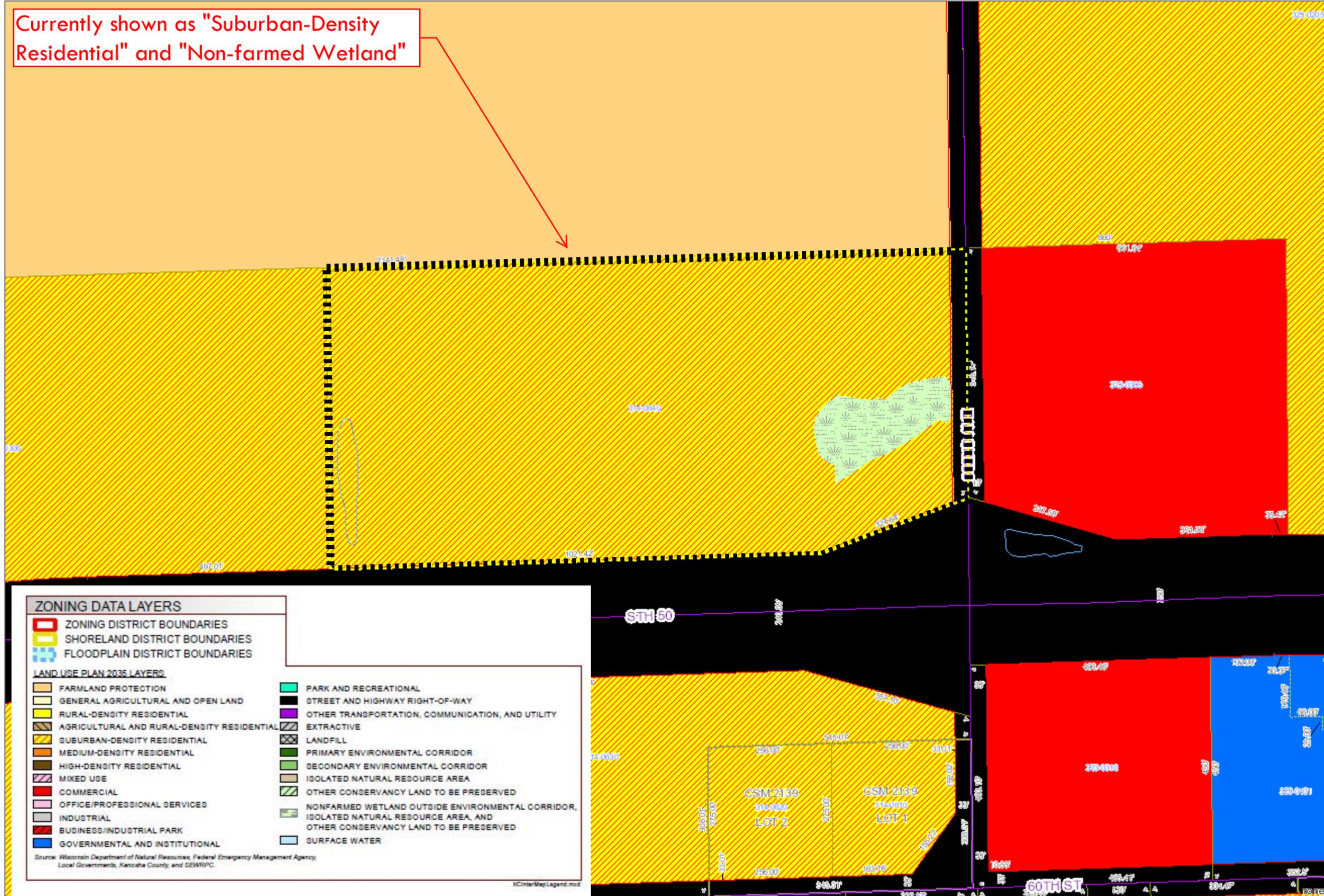
Kenosha County Center Department of Planning & Development 19600 - 75 th Street, Post Office Box 520 Bristol, Wisconsin 53104-0520	
Division of County Development (including Sanitation & Land Conservation)	857-1895
Facsimile #.....	857-1920
Public Works Division of Highways.....	857-1870
Administration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

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



Legend

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



ZONING DATA LAYERS

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

LAND USE PLAN 2035 LAYERS

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

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



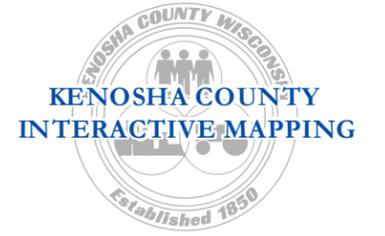
1 inch = 200 feet

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

Date Printed: 5/14/2015

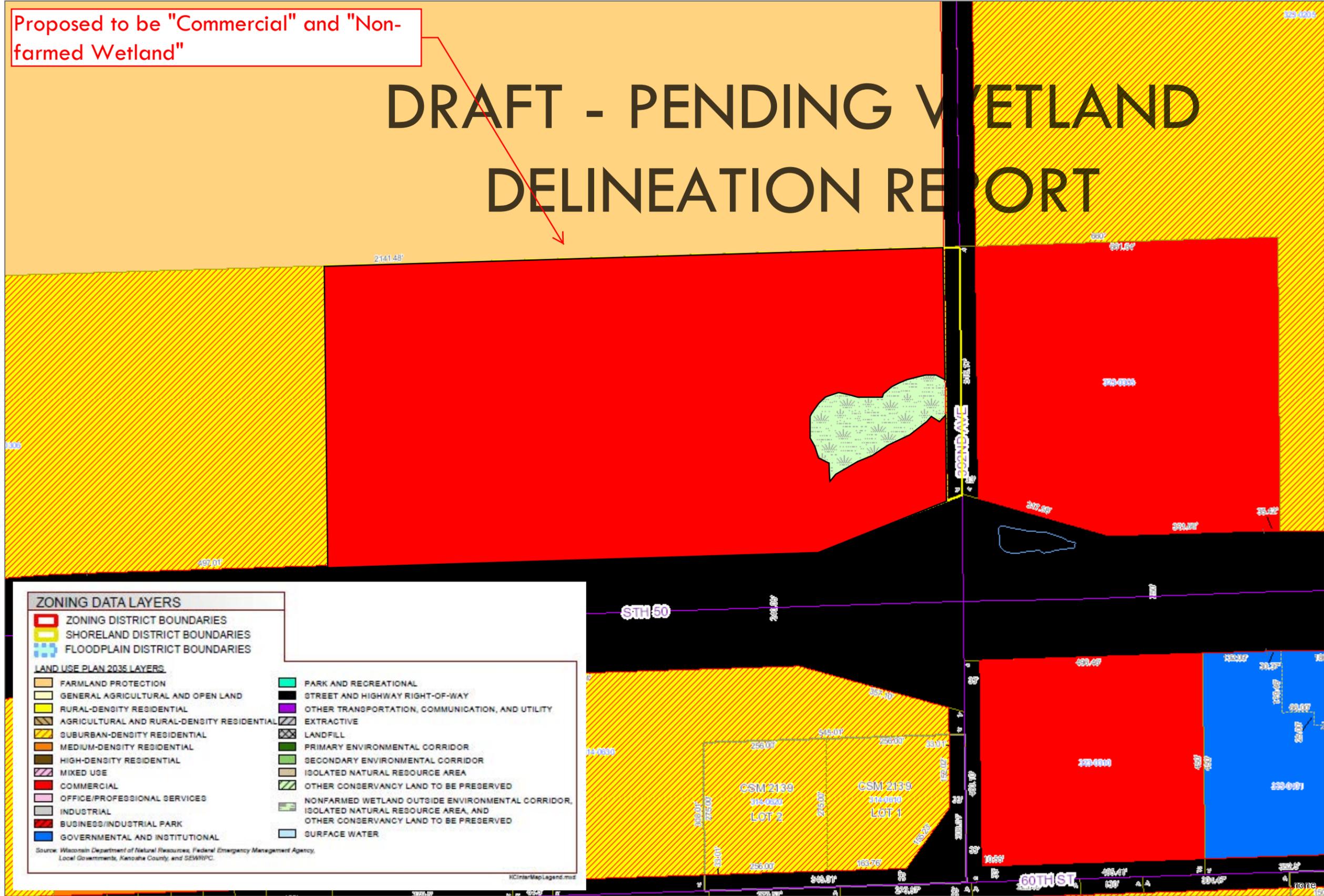
Proposed to be "Commercial" and "Non-farmed Wetland"

DRAFT - PENDING WETLAND DELINEATION REPORT



Legend

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



ZONING DATA LAYERS	
	ZONING DISTRICT BOUNDARIES
	SHORELAND DISTRICT BOUNDARIES
	FLOODPLAIN DISTRICT BOUNDARIES
LAND USE PLAN 2035 LAYERS	
	FARMLAND PROTECTION
	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



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.



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

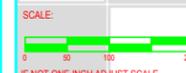
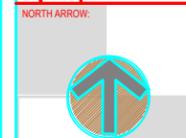
PROJECT:
**NEW GENERATION
 RV
 WETLAND
 DELINEATION**

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



REVISIONS:

#	DATE	DESCRIPTION



IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

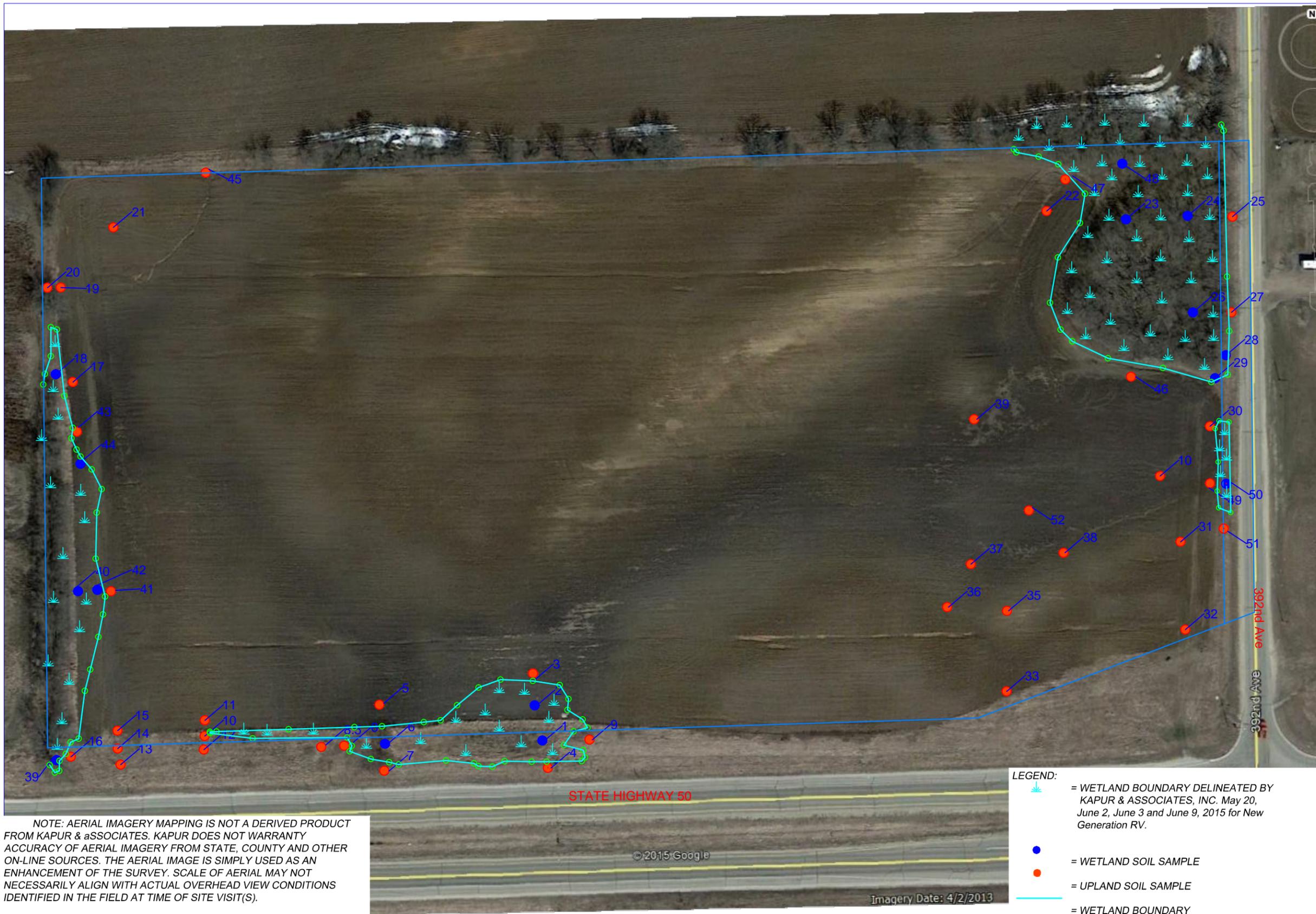
SEAL:

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

SHEET:
WETLAND EXHIBIT

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

SHEET NUMBER:
1 of 1

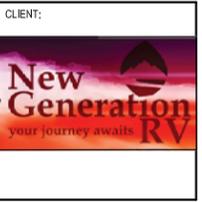


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LEGEND:
 = WETLAND BOUNDARY DELINEATED BY KAPUR & ASSOCIATES, INC. May 20, June 2, June 3 and June 9, 2015 for New Generation RV.
 = WETLAND SOIL SAMPLE
 = UPLAND SOIL SAMPLE
 = WETLAND BOUNDARY

PROJECT:
**NEWGENERATION
RV**

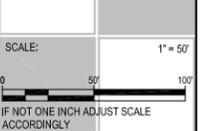
LOCATION:
TOWN OF
WHEATLAND,
KENOSHA COUNTY,
WI



PRELIMINARY

REVISIONS:

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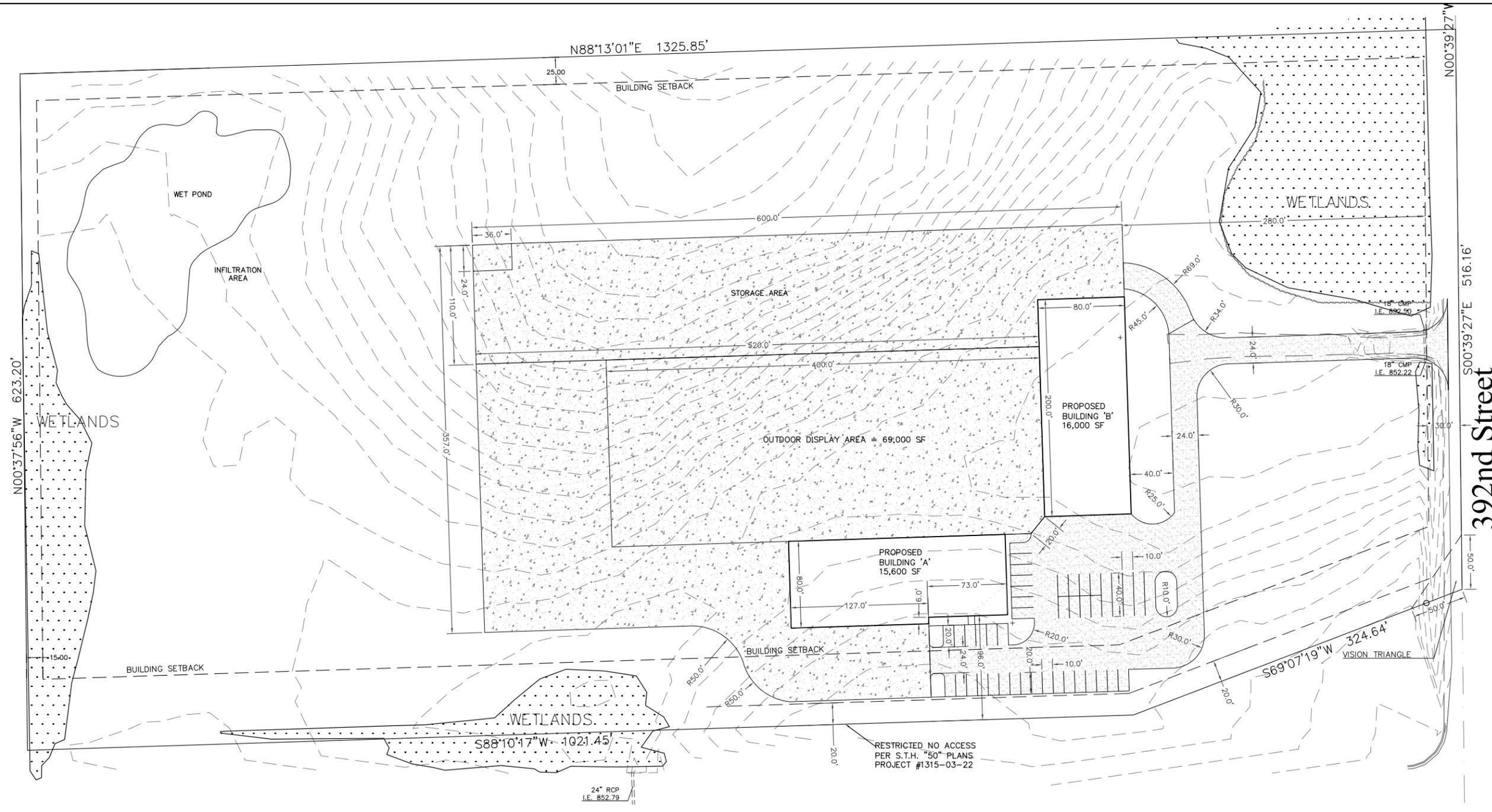
SEAL:

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

SHEET:
SITE SURVEY

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

SHEET NUMBER:
S1



STH "50"

SITE DATA

MAXIMUM BLDG HEIGHT
35 FEET

ZONING B-3
HIGHWAY BUSINESS DISTRICT

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

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

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

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

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

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

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

SITE PLAN LEGEND

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

COMPREHENSIVE PLAN
AMENDMENT SITE MAP

PETITIONER(S):

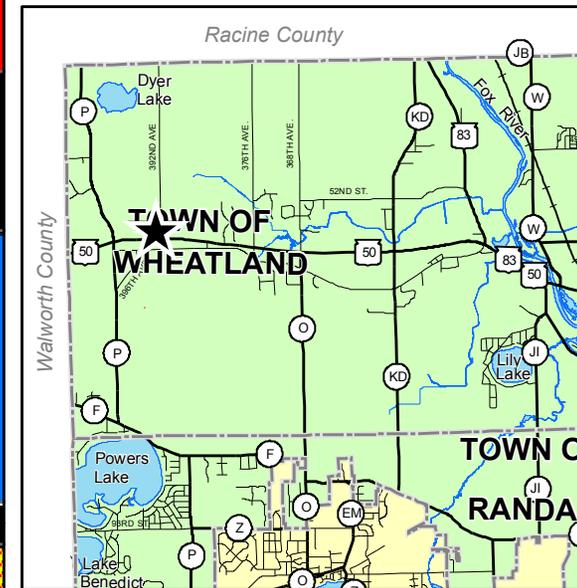
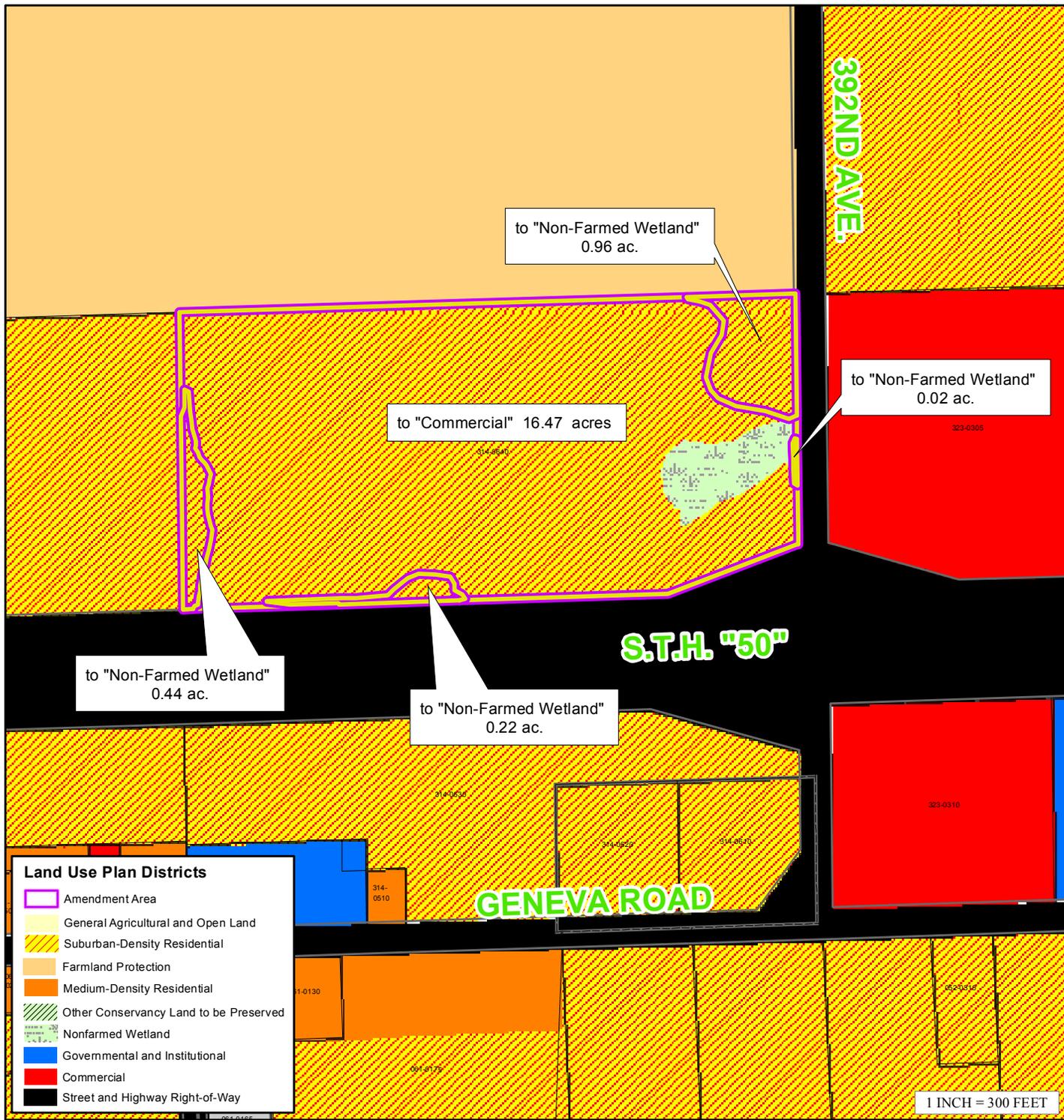
Action 50 LLC (Owner),
Mark Merkling (Agent)

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
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<input type="checkbox"/> AO Airport Overlay District	
<input type="checkbox"/> RC Rural Cluster Development Overlay District	

REZONING APPLICATION

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

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

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

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

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

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

Supervisory District Number: 22 County Board Supervisor: Erin Decker

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

Request for Rezoning Petition\$750.00

(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

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

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

RECEIVED

JUN 23 2015

Kenosha County
Planning and Development

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

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

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

I do not wish to have or run a campground.

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

Thank you,

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



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



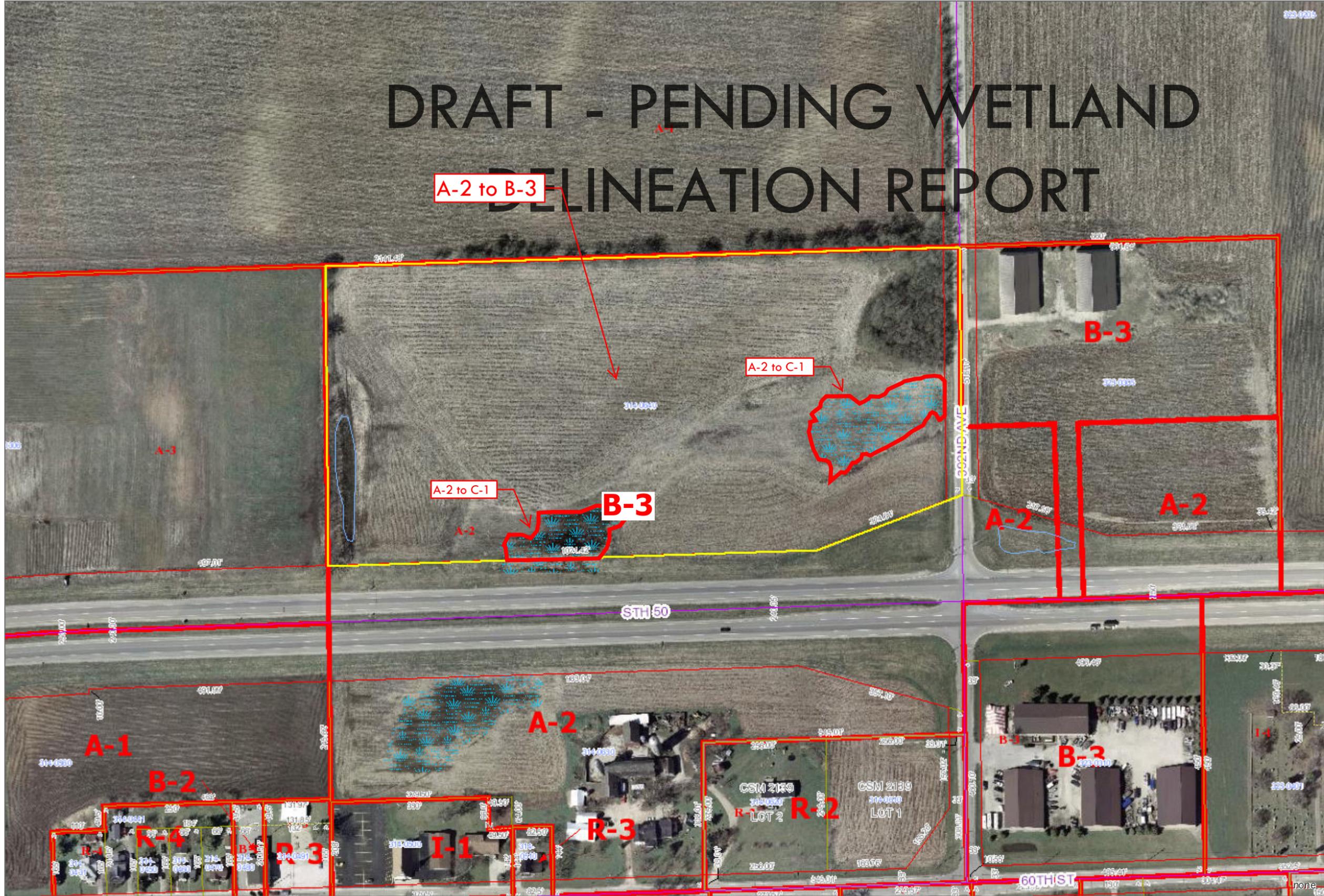
1 inch = 200 feet

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Date Printed: 5/14/2015



DRAFT - PENDING WETLAND DELINEATION REPORT



Legend

- Street Centerlines
- Right-of-Ways
- Water Features
- Parcels
- Certified Survey Maps
- Condominiums
- Subdivisions
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PROJECT:
**NEW GENERATION
 RV
 WETLAND
 DELINEATION**

LOCATION:
**TOWN OF
 WHEATLAND,
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REVISIONS:

#	DATE	DESCRIPTION



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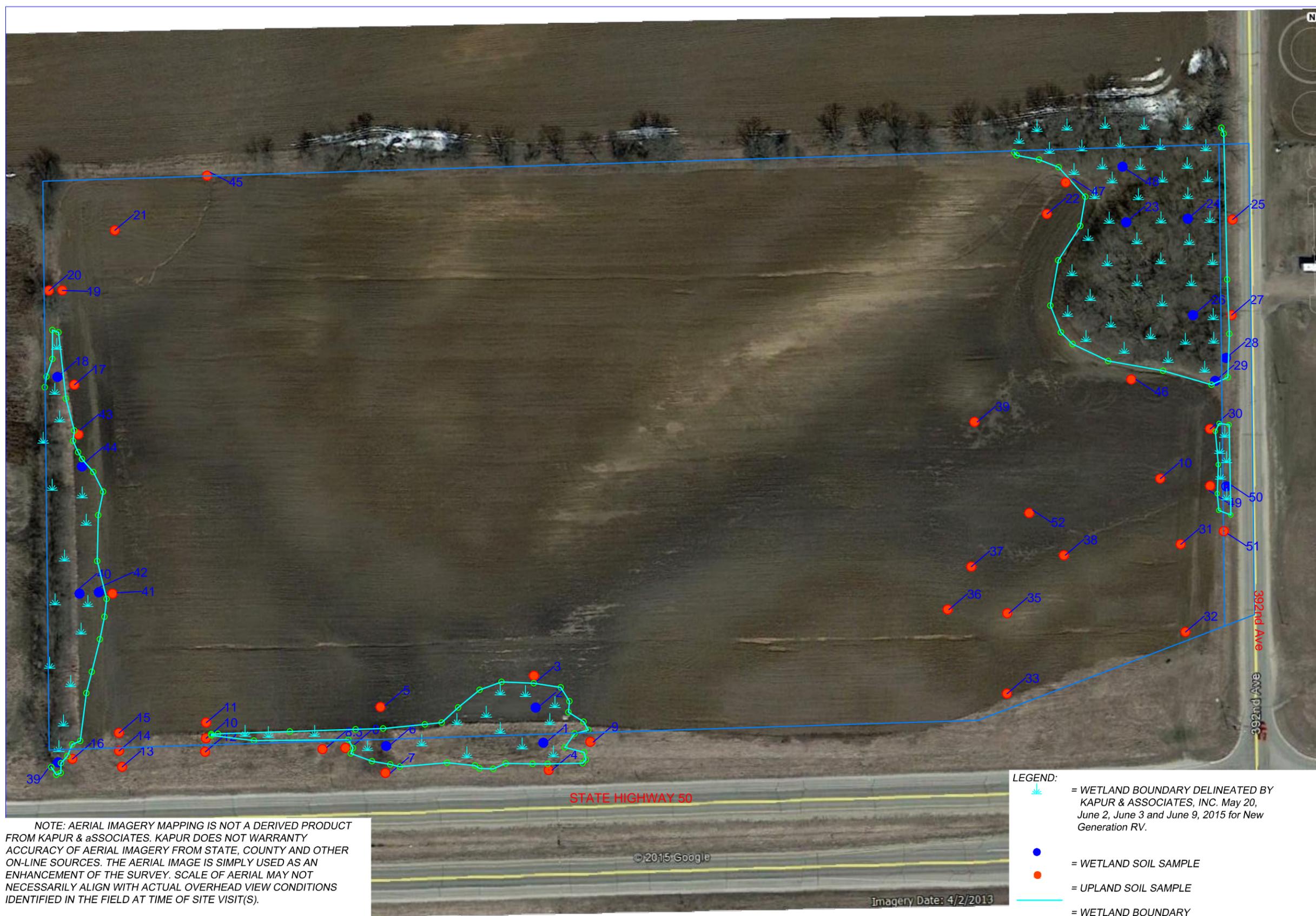
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 APPROVED BY: _____ KMB
 PROJECT NUMBER: 15.0210.01

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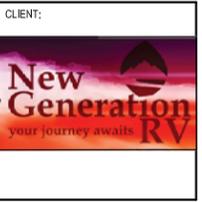
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© 2015 Google

Imagery Date: 4/2/2013

PROJECT:
**NEWGENERATION
RV**

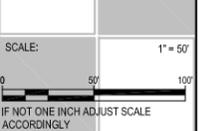
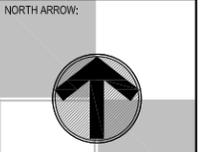
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TOWN OF
WHEATLAND,
KENOSHA COUNTY,
WI



RELEASE:
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION
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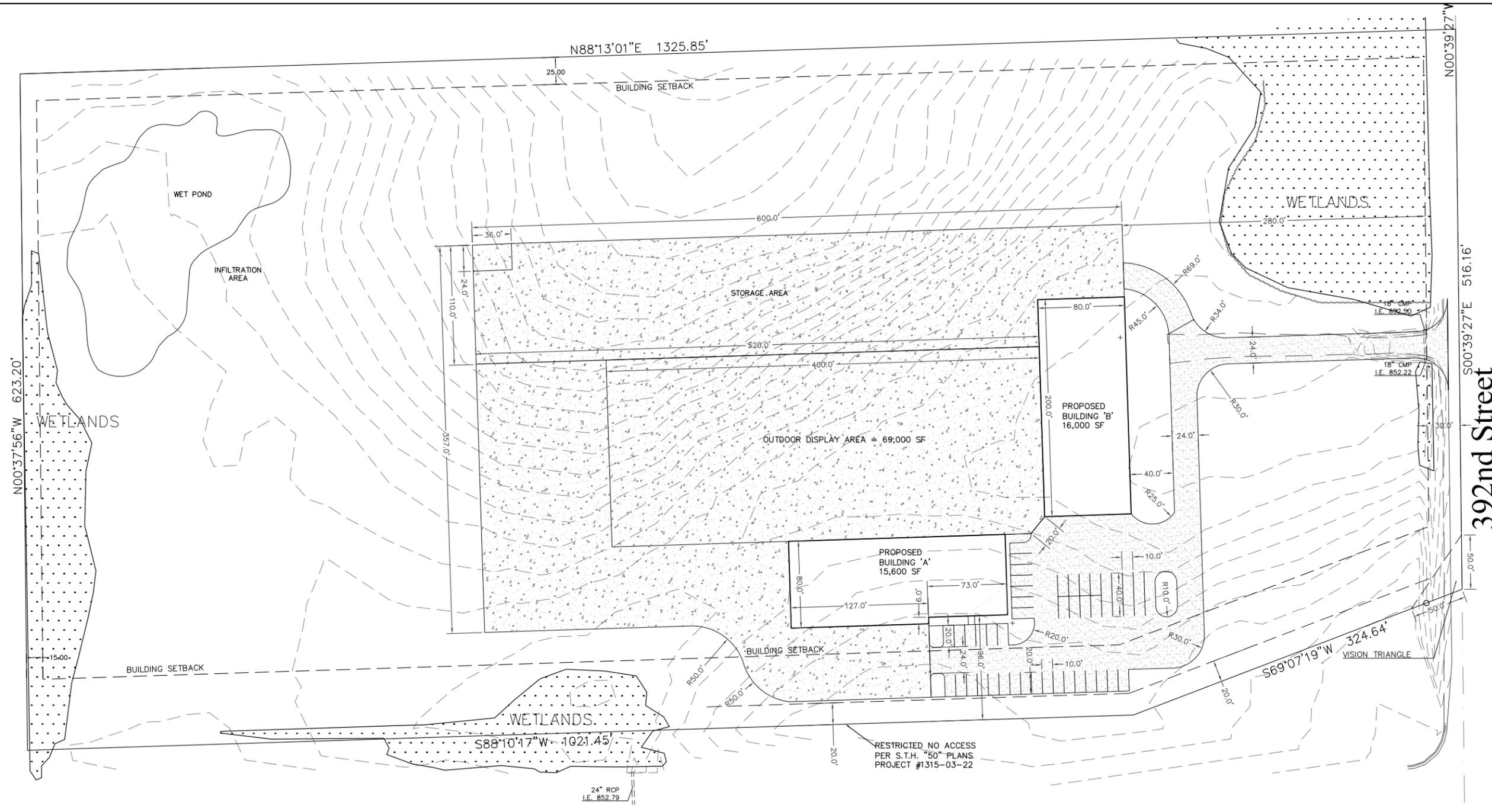
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SHEET:
SITE SURVEY

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

SHEET NUMBER:
S1



STH "50"

SITE DATA

MAXIMUM BLDG HEIGHT
35 FEET

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

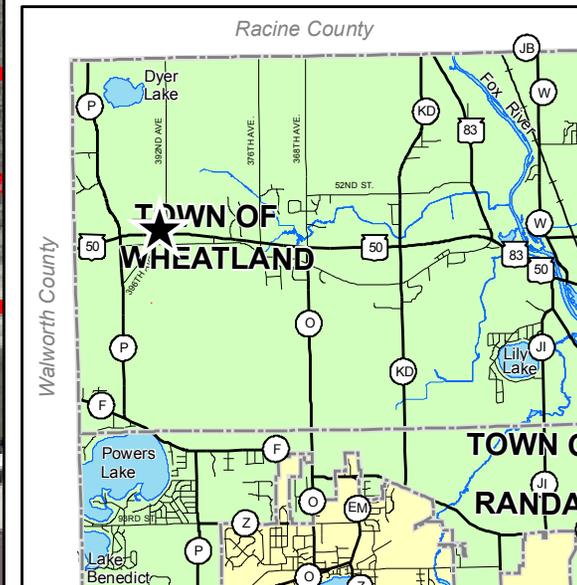
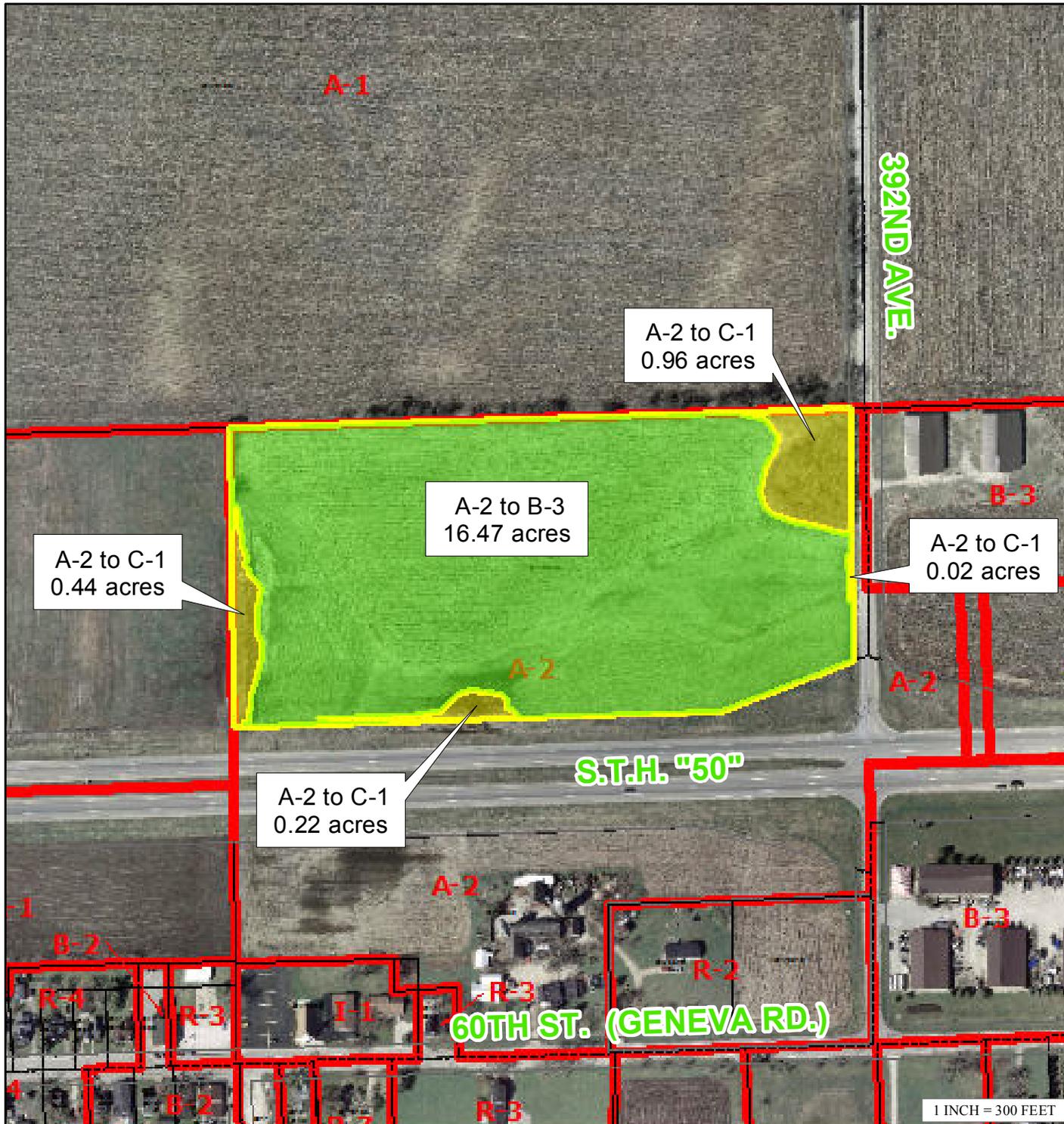
REZONING SITE MAP

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

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

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

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





December 2012



COUNTY OF KENOSHA

Department of Planning and Development

CONDITIONAL USE PERMIT APPLICATION

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

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

Mailing Address: 420 W WESTLEIGH RD

City: LAKE FOREST State: IL Zip: 60045

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

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

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

Print Name: Mark Merkling Signature: [Signature]

Business Name: New Generation RV

Mailing Address: 5675 392nd Avenue

City: Burlington State: WI Zip: 53105

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

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

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

Business Name: Dream Architecture, LLC

Mailing Address: 272 Indian Bend Road

City: Burlington State: WI Zip: 53105

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

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

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

Business Name: Kapur & Associates

Mailing Address: 1224 S. Pine St.

City: Burlington State: WI Zip: 53105

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

CONDITIONAL USE PERMIT APPLICATION

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

95-4-219-314-0640

Address of the subject site:

392ND AVE

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

Type of structure:

Commercial

Proposed operation or use of the structure or site:

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

Number of employees (by shift): 12

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

Any outdoor entertainment? If so, please explain: No

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

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

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

CONDITIONAL USE PERMIT APPLICATION

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

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

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

Request for Conditional Use Permit \$750.00

(For other fees see the Fee Schedule)

RECEIVED

JUN 23 2015

Kenosha County
Planning and Development

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

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

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

I do not wish to have or run a campground.

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

Thank you,

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

PLAT OF SURVEY -OF-

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

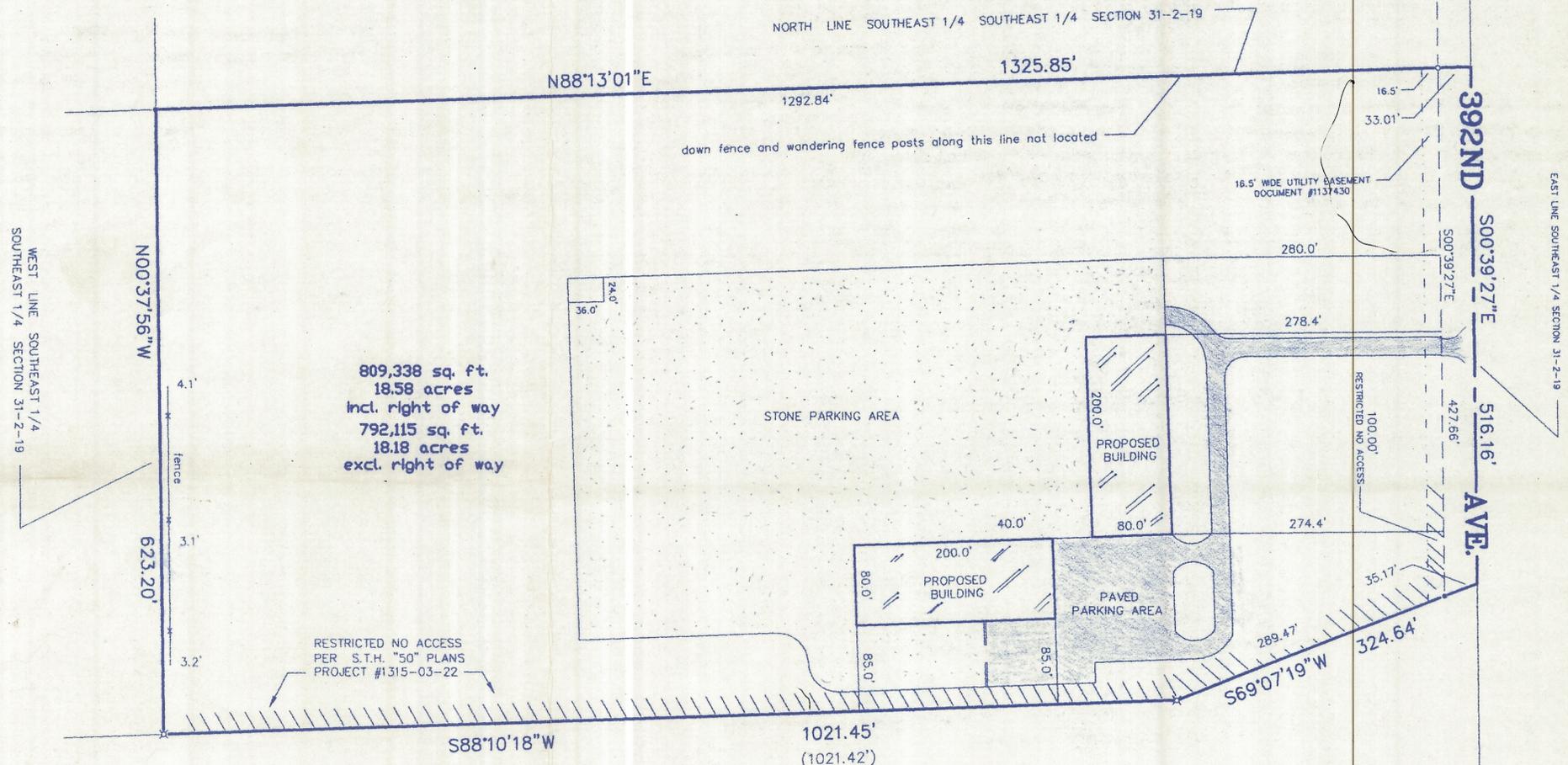
SURVEY FOR: NEW GENERATION RV (MARK MERKLING)

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

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

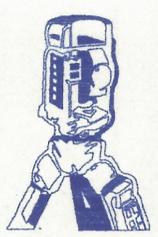
"I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences,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

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



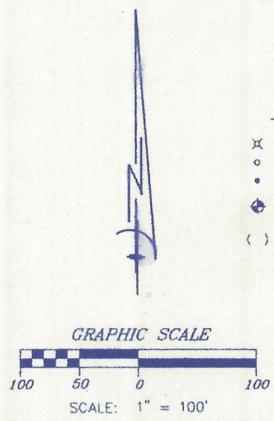
809,338 sq. ft.
18.58 acres
incl. right of way
792,115 sq. ft.
18.18 acres
excl. right of way

S.T.H. "50"



B.W. SURVEYING, INC.

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



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



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

Robert J. Wetzel
ROBERT J. WETZEL S-1778

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





New Generation RV

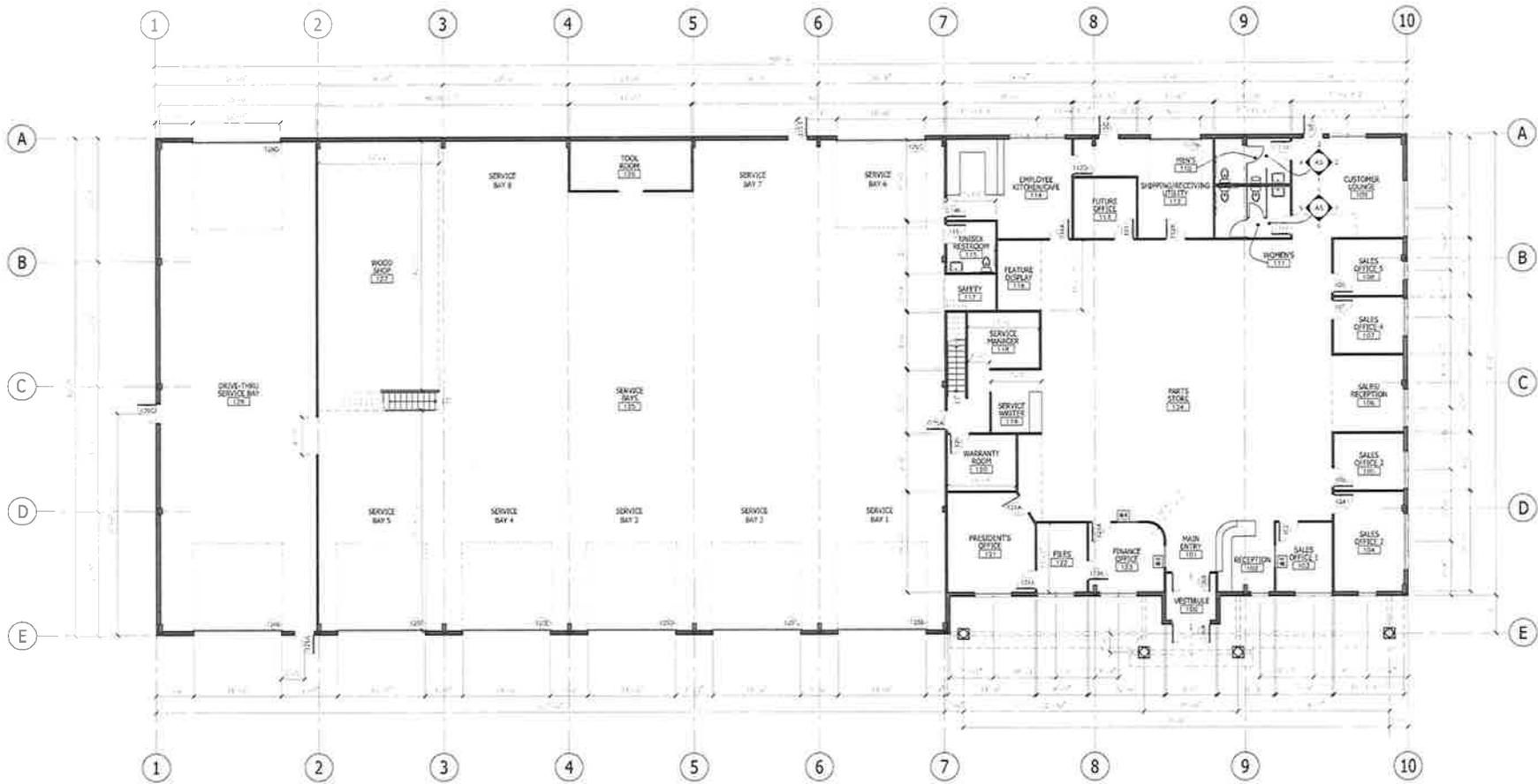
Indoor Showroom

New Generation RV









① MAIN LEVEL FLOOR PLAN

15,603 GROSS S.F.



PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - OWNER REVIEW ONLY

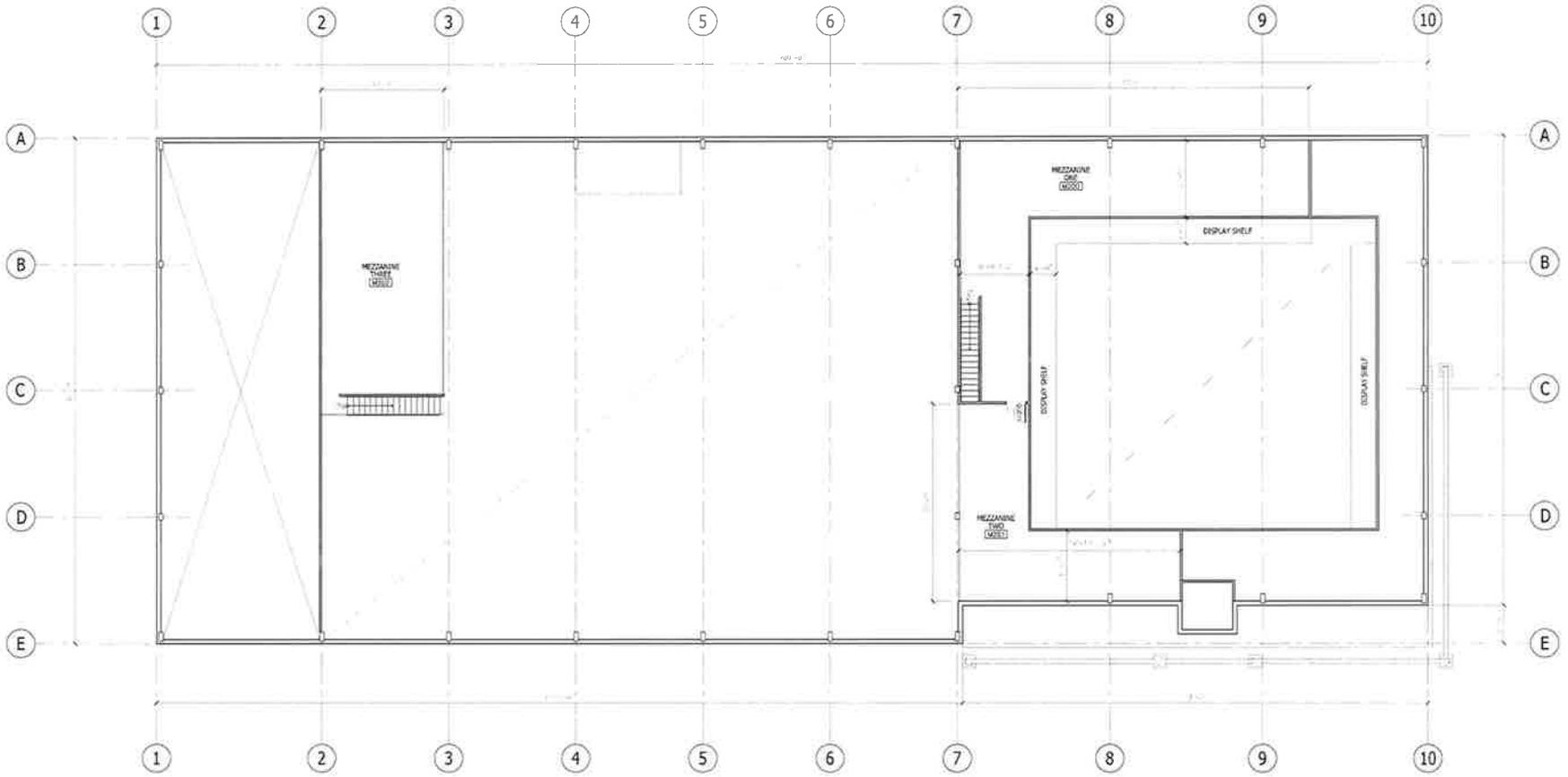
BUSINESS & SERVICE
BUILDING FLOOR PLAN

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

A1

DATE: 11-10-15
REVISED ON: 2-24-16
DATE: May 21, 2015
DRAWN BY: [illegible]





1 MEZZANINE LEVEL FLOOR PLAN

2,387 GROSS S.F.



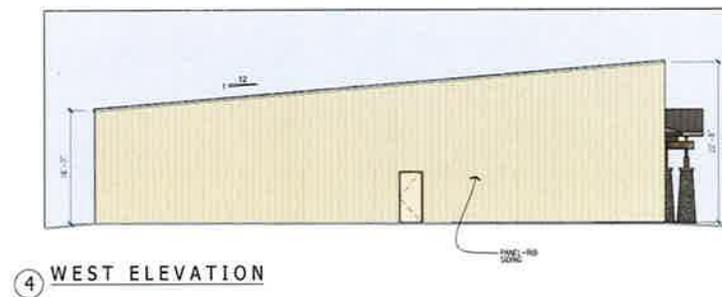
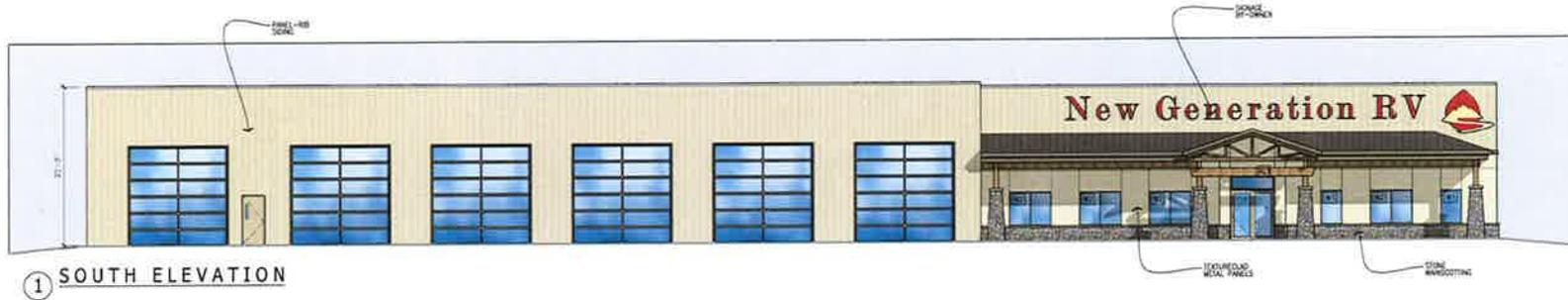
PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - OWNER REVIEW ONLY



BUSINESS & SERVICE
 BUILDING MEZ. FLOOR PLAN

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

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



PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - OWNER REVIEW ONLY

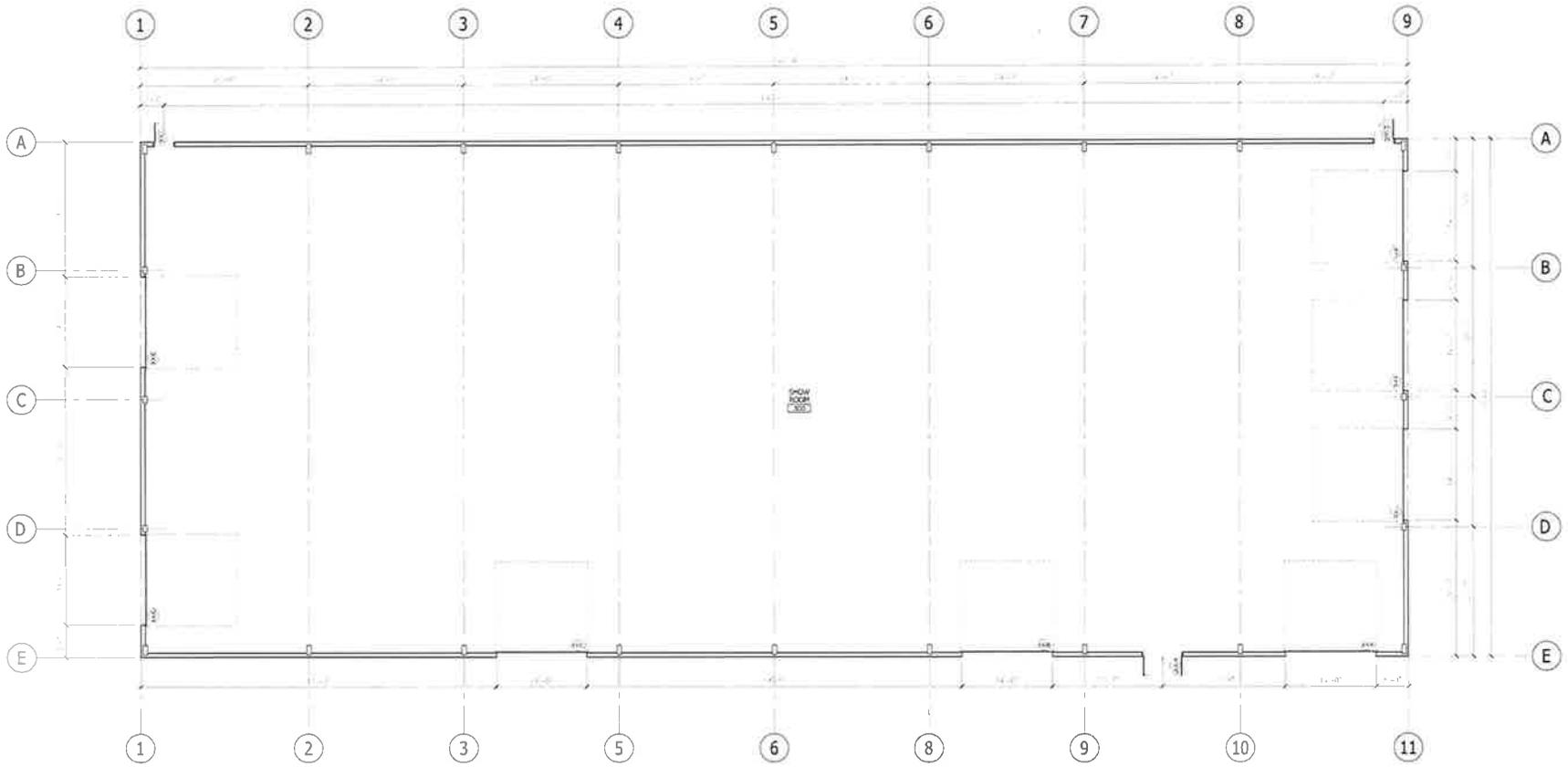
BUSINESS & SERVICE
BUILDING ELEVATIONS

A3

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

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





1 MAIN LEVEL FLOOR PLAN

15,680 GROSS S.F.



PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - OWNER REVIEW ONLY

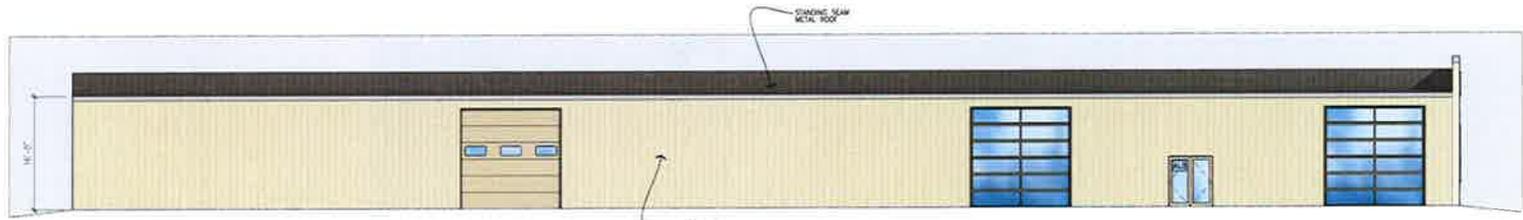
SHOWROOM BUILDING
FLOOR PLAN

A6

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

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

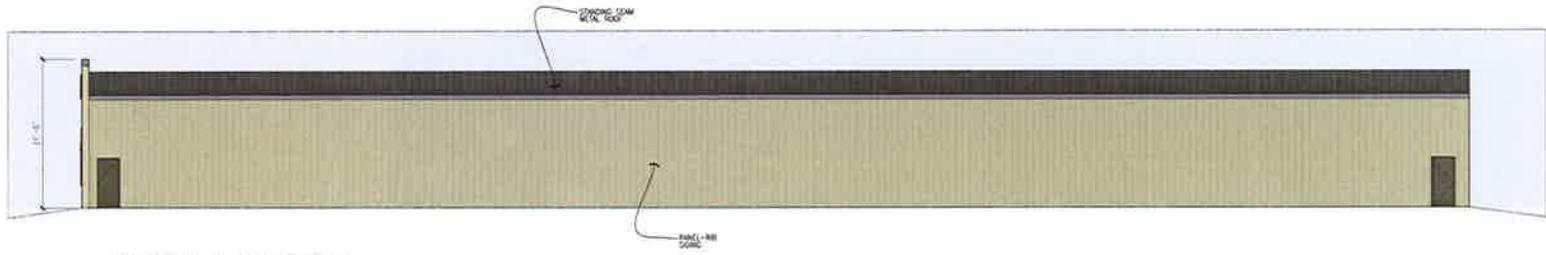




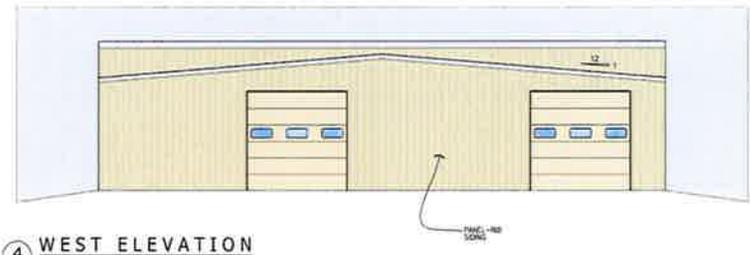
① SOUTH ELEVATION



② EAST ELEVATION



③ NORTH ELEVATION



④ WEST ELEVATION

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - OWNER REVIEW ONLY



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

SCALE: 1/4" = 1'-0"
 DRAWN BY: JAC
 DATE: 01/24/24
 PROJECT: 24-01

SHOWROOM BUILDING
 ELEVATIONS

SHEET NUMBER
A7



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

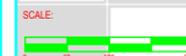
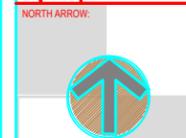
PROJECT:
**NEW GENERATION
RV
WETLAND
DELINEATION**

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



REVISIONS:

#	DATE	DESCRIPTION



IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

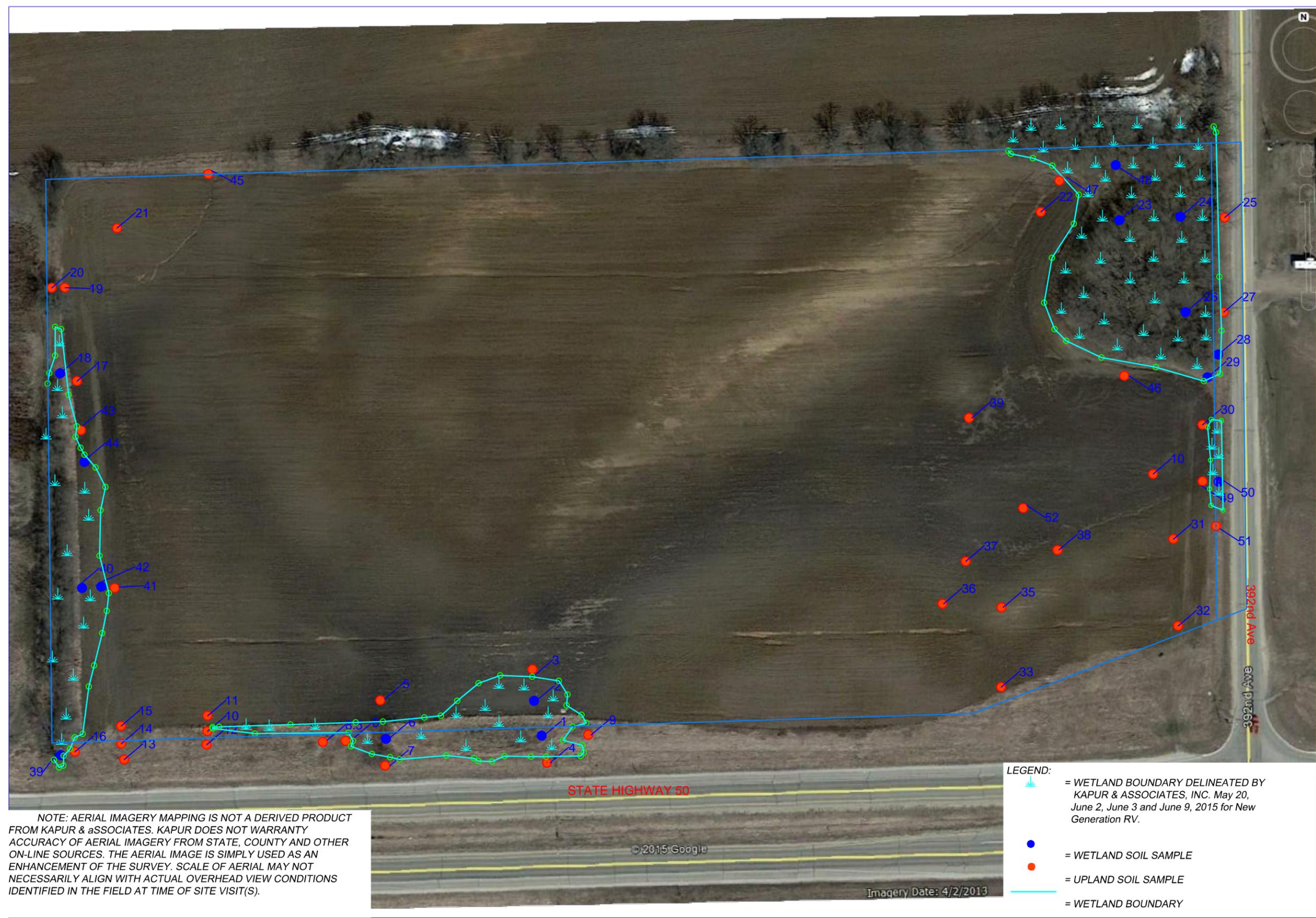
SEAL:

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

SHEET:
WETLAND EXHIBIT

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

SHEET NUMBER:
1 of 1

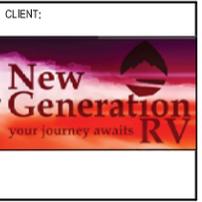


NOTE: AERIAL IMAGERY MAPPING IS NOT A DERIVED PRODUCT FROM KAPUR & ASSOCIATES. KAPUR DOES NOT WARRANTY ACCURACY OF AERIAL IMAGERY FROM STATE, COUNTY AND OTHER ON-LINE SOURCES. THE AERIAL IMAGE IS SIMPLY USED AS AN ENHANCEMENT OF THE SURVEY. SCALE OF AERIAL MAY NOT NECESSARILY ALIGN WITH ACTUAL OVERHEAD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

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

PROJECT:
**NEWGENERATION
RV**

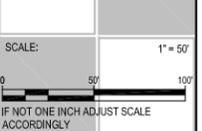
LOCATION:
TOWN OF
WHEATLAND,
KENOSHA COUNTY,
WI



PRELIMINARY

REVISIONS:

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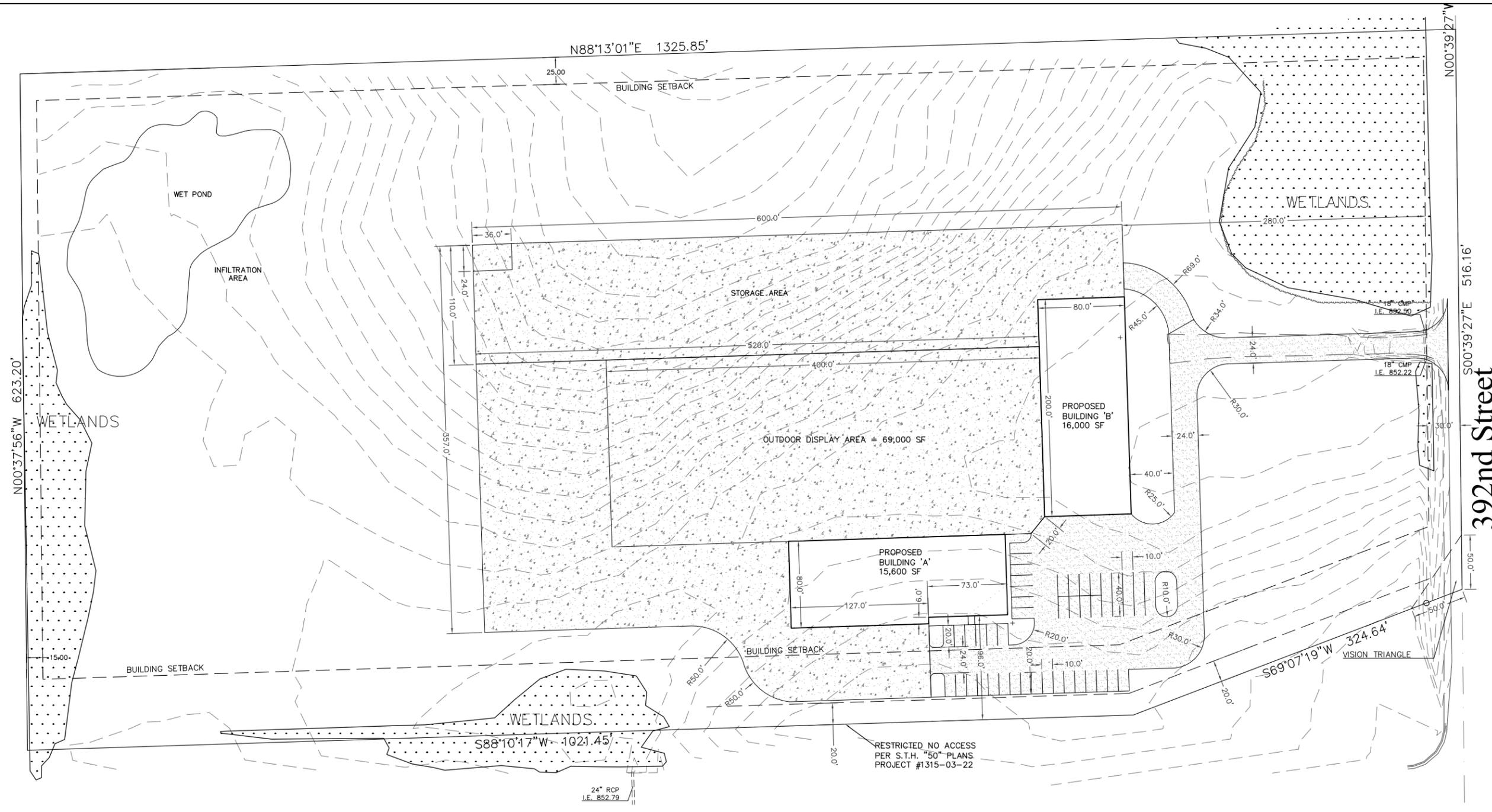
SEAL:

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

SHEET:
SITE SURVEY

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

SHEET NUMBER:
S1



STH "50"

SITE DATA

MAXIMUM BLDG HEIGHT
35 FEET

ZONING B-3
HIGHWAY BUSINESS DISTRICT

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

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

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

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

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

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

SITE PLAN LEGEND

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

FILENAME: D:\Kenosha_Co\Wheatland_Town\Plan\150210_Site\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.

