



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

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COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS.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

Notice is hereby given that a meeting will be held by the Kenosha County Planning, Development & Extension Education Committee on **Wednesday, August 10, 2016 at at 7:00 pm in the Public Hearing Room** at the Kenosha County Center, 19600 75th Street, Bristol, Wisconsin on the following requests:

1. **CERTIFICATION OF COMPLIANCE WITH WISCONSIN OPEN MEETINGS LAW**
2. **LOIS LASCO TRUST (OWNER) - LINDA TISO (AGENT) - REZONING - SALEM**

Lois Lasco Trust, 27401 75th St., Salem, WI 53168-9530 (Owner), Linda Tiso, 29420 41st St., Salem WI 53168 (Agent), requesting a rezoning from A-1 Agricultural Preservation Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. to A-2 General Agricultural Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #65-4-120-092-0202 located in the NW ¼ of Section 9, T1N, R20E, Town of Salem.

Documents:

[0202 REZO - SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

3. **EDWARD C. DALTON 1/3 INT. , SUZANNE M. DALTON 1/3 INT. & DALTON JT. REV. TRUST (OWNERS) - JOSEPH DALTON (AGENT) - PDEEC (SPONSOR) - REZONING - SALEM**

Edward C. Dalton 1/3 Int., Suzanne M. Dalton 1/3 Int. & Dalton Jt. Rev. Trust, N3690 Scenic Dr., La Crosse, WI 54601 (Owner), Joseph Dalton, N3690 Scenic Dr., La Crosse, WI 54601 (Agent), Kenosha County Planning, Development & Extension Education Committee, 19600 75th Street, Suite 185-3, Bristol, WI 53104 (Sponsor), requesting a rezoning from C-2 Upland Resource Conservancy Dist., R-3 Urban Single-Family Residential Dist. & C-1 Lowland Resource Conservancy Dist. to C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcels #65-4-120-174-0340 & 65-4-120-174-0280 located in the SE 1/4 of Section 17, T1N, R20E, Town of Salem.

Documents:

[0340 REZO - SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

4. HWY 50 STORAGE LLC (OWNER) – RICHARD HOFFMANN (AGENT) – REZONING – SALEM

Hwy 50 Storage LLC, 28611 75th St., Salem, WI 53168-9530 (Owner), Richard Hoffmann, 28601 75th St., Salem, WI 53168 (Agent), requesting a rezoning from B-3 Highway Business Dist., R-2 Suburban Single-Family Residential Dist. & C-2 Upland Resource Conservancy Dist. to B-3 Highway Business Dist. & C-2 Upland Resource Conservancy Dist. on Tax Parcel #65-4-120-081-0240 located in the NE 1/4 of Section 8, T1N, R20E, Town of Salem.

Documents:

[0240 REZO - SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

5. 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 1/4 of Section 14, T2N, R21E, Town of Paris.

Documents:

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

6. JEFFREY A. BADTKE (OWNER) – REZONING – PARIS

Jeffrey A. Badtke, 1520 136th Ave., Union Grove, WI 53182 (Owner), requesting a rezoning from A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist. & C-1 Lowland Resource Conservancy Dist. to A-1 Agricultural Preservation Dist., R-2 Suburban Single-Family Residential Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #45-4-221-141-0300 located in the NE 1/4 of Section 14, T2N, R21E, Town of Paris.

Documents:

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

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

Tabled Request of 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. TABLED JAMES F. & JUDY L. KUTZLER (OWNER) – REZONING – SALEM

Tabled Request of 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. 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 - COMP SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP COMP.PDF](#)

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

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

Documents:

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

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

Tabled Request of Action 50 LLC, 420 W. Westleigh Rd., Lake Forest, IL 60045 (Owner), Mark Merkling, 5675 392nd Ave., Burlington, WI 53105 (Agent), requesting a Conditional Use Permit for Recreational Vehicle (RV) sales, service and outdoor display & storage in the B-3 Highway Business Dist. on Tax

Parcel #95-4-219-314-0640 located in SE ¼ Section 31, T2N, R19E, Town of Wheatland.

Documents:

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

12. REVIEW AND POSSIBLE APPROVAL – RESOLUTION – REQUEST TO APPROVE THE APPOINTMENT OF CHRISTOPHER BROWN TO THE KENOSHA COUNTY ZONING BOARD OF ADJUSTMENTS

Documents:

[BROWN RESOLUTION BOA 2016.PDF](#)

13. CERTIFIED SURVEYS

14. APPROVAL OF MINUTES

15. CITIZENS COMMENTS

16. ANY OTHER BUSINESS ALLOWED BY LAW

17. ADJOURNMENT

NOTICE TO PETITIONERS

The petitioners: Lois Lasco Trust (Owner), Linda Tiso (Agent), Edward C Dalton, Suzanne M. Dalton & Dalton Jt. Rev Trust (Owners), Joseph Dalton (Agent), Kenosha County Planning, Development & Extension Education Committee, (Sponsor), Hwy 50 Storage LLC (Owner), Richard Hoffmann (Agent), James F. & Judy L. Kutzler (Owner), Jeffrey A. Badtke (Owner), Action 50 LLC (Owner), Mark Merklng (Agent).

NOTICE TO TOWNS

The Towns of Paris, Salem, and Wheatland are asked to be represented at the hearing on Wednesday, August 10, 2016 at 7:00 pm at the Kenosha County Center Public Hearing Room, 19600 75th Street, Bristol, Wisconsin. You are requested to either attend or send in your recommendation to the committee.



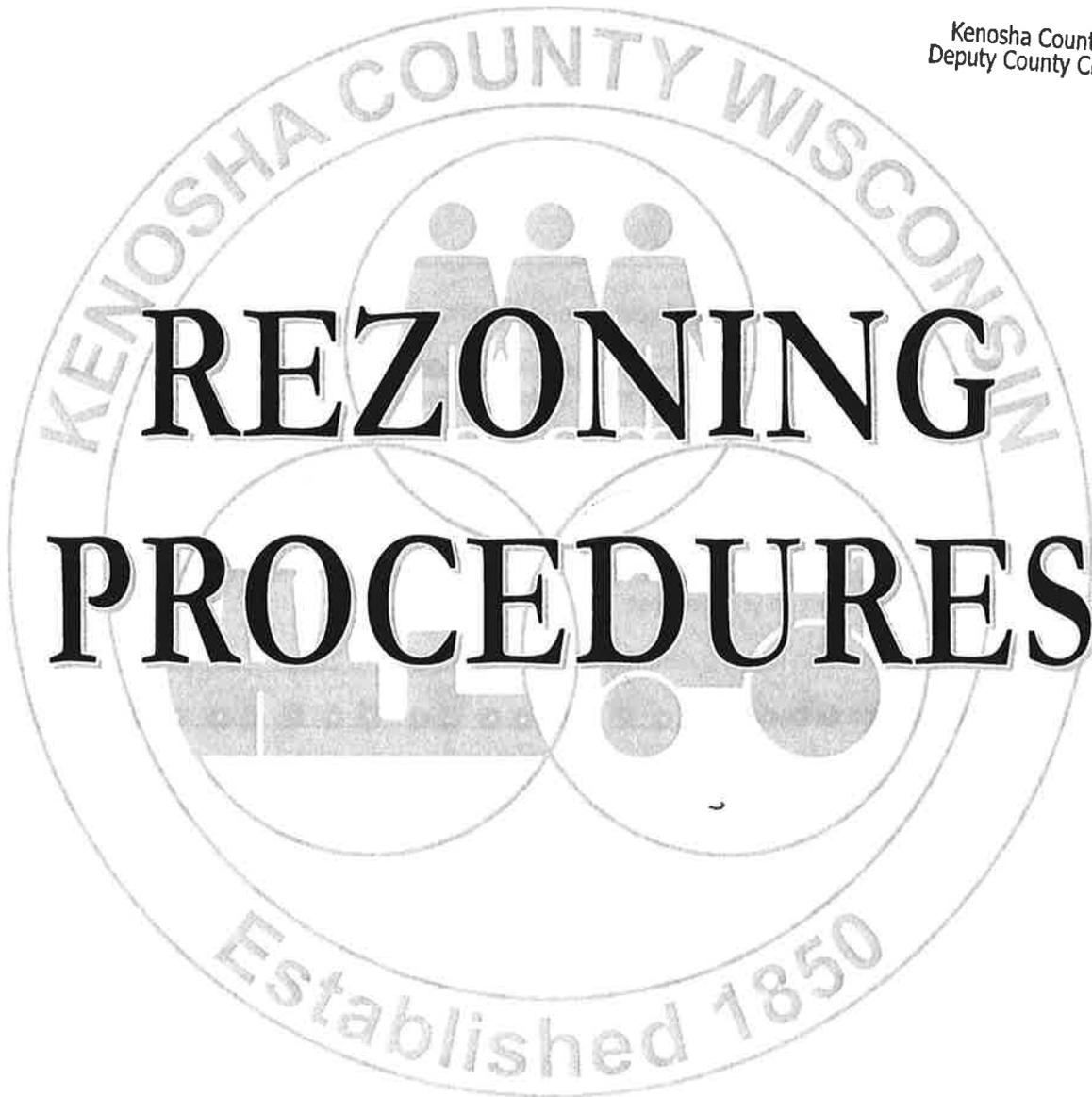
COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

JUN 17 2016

Kenosha County
Deputy County Clerk



KENOSHA COUNTY

DEPARTMENT OF PLANNING
AND DEVELOPMENT



COUNTY OF KENOSHA

Department of Planning and Development

KENOSHA COUNTY REZONING PROCEDURES

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

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

Meeting Date: _____

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

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

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

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

Town Planning Commission meeting date (tentative): _____

Town Board meeting date (tentative): _____

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

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

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

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

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

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



COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

REZONING APPLICATION RECEIVED

JUN 17 2016

(a) Property Owner's Name: Lois Lasco Trust JUN 17 2016 Kenosha County Deputy County Clerk

Print Name: LOIS LASCO (TRUST) Signature: [Signature] Kenosha County Planning and Development

Mailing Address: 27401 75th Street

City: Salem State: WI Zip: 53168

Phone Number: 262-843-2729 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: Linda Tiso Signature: [Signature]

Business Name: _____

Mailing Address: 29420 41st Street

City: Salem State: WI Zip: 53168

Phone Number: 262-758-1287 E-mail (optional): joelinda@tds.net

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

65-4-120-092-0202

Property Address of property to be rezoned:

27401 75th Street

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

Divide 75.02 acres into two parcels as indicated on the comprehensive land use map as consideration for estate planning for Lois L. Lasco property.

IMPORTANT TELEPHONE NUMBERS

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

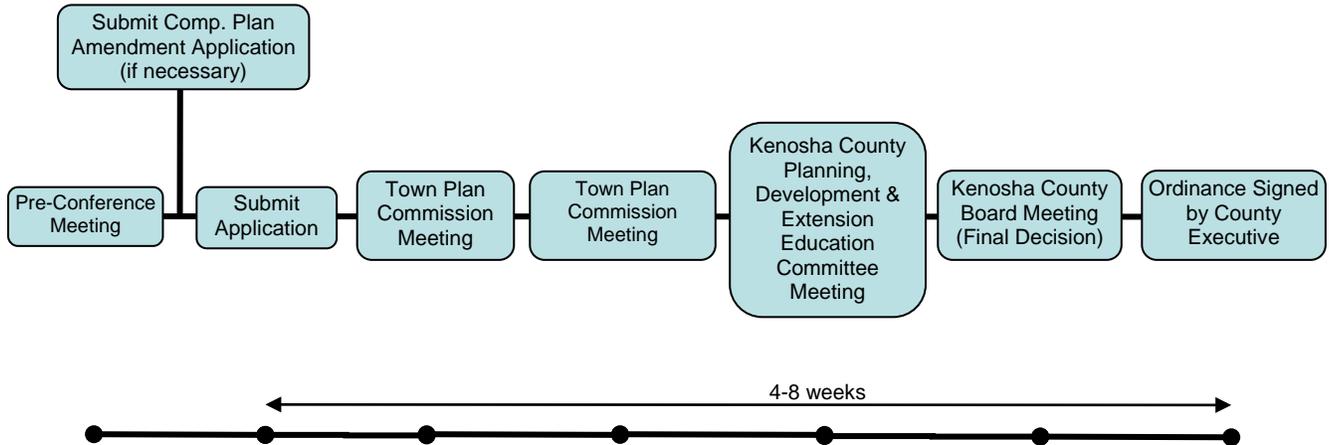
Division of County Development (including Sanitation & Land Conservation) **857-1895**
 Facsimile #..... 857-1920

Public Works Division of Highways..... 857-1870

Administration Building
 Division of Land Information 653-2622

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

Rezoning Procedure Timeline



For Reference Purposes

REZONING APPLICATION

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

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

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

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

REZONING APPLICATION

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

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

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

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

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

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

Supervisory District Number: _____ County Board Supervisor: _____

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

Request for Rezoning Petition\$750.00

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

Note: Agricultural Use Conversion Charge

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

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

65-4-120-092-0202 - Site Map



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



1 inch = 600 feet

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

Date Printed: 12/9/2014

65-4-120-092-0202 - Current Zoning Classifications



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

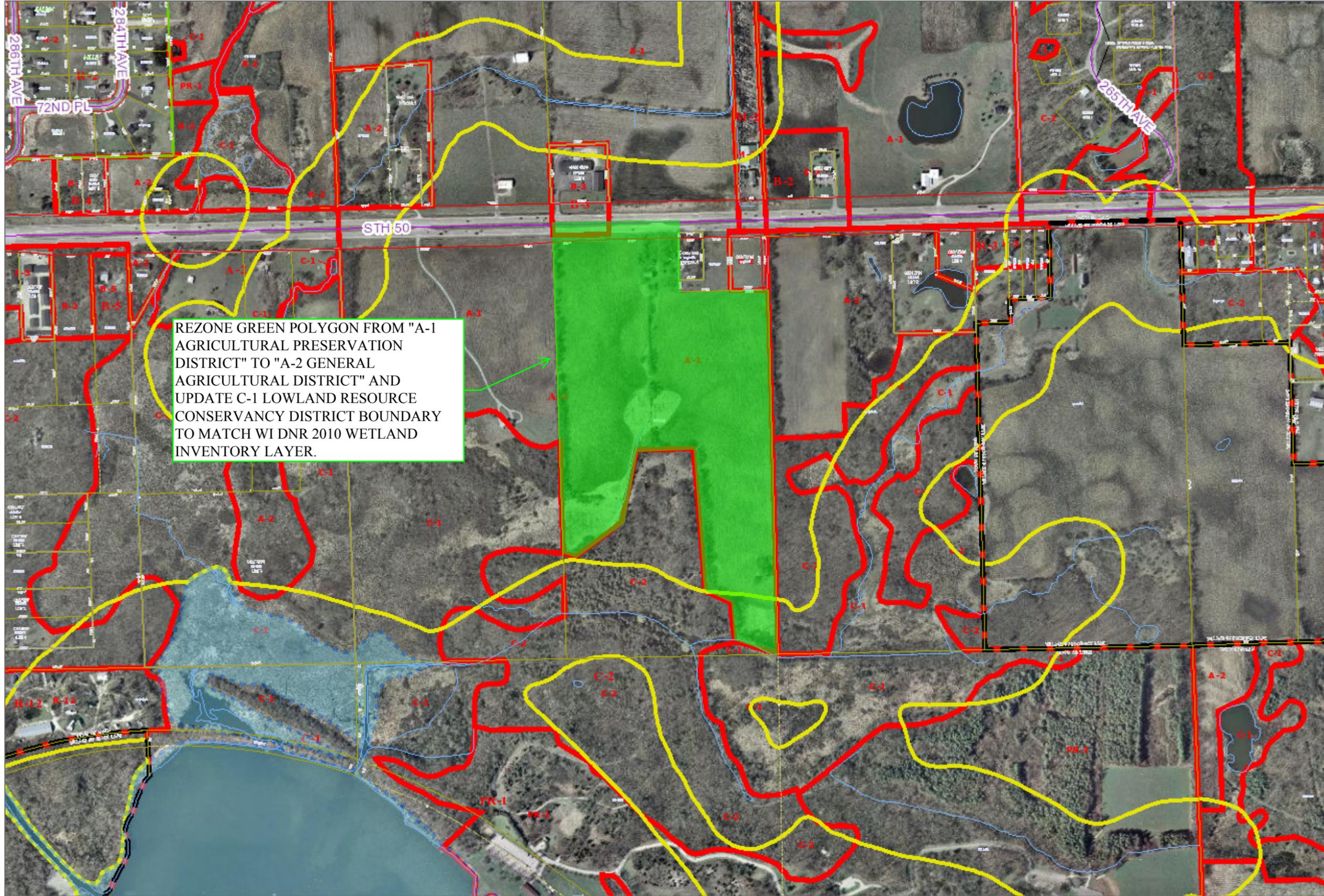


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Date Printed: 12/9/2014

65-4-120-092-0202 - Proposed Zoning Classifications



REZONE GREEN POLYGON FROM "A-1 AGRICULTURAL PRESERVATION DISTRICT" TO "A-2 GENERAL AGRICULTURAL DISTRICT" AND UPDATE C-1 LOWLAND RESOURCE CONSERVANCY DISTRICT BOUNDARY TO MATCH WI DNR 2010 WETLAND INVENTORY LAYER.

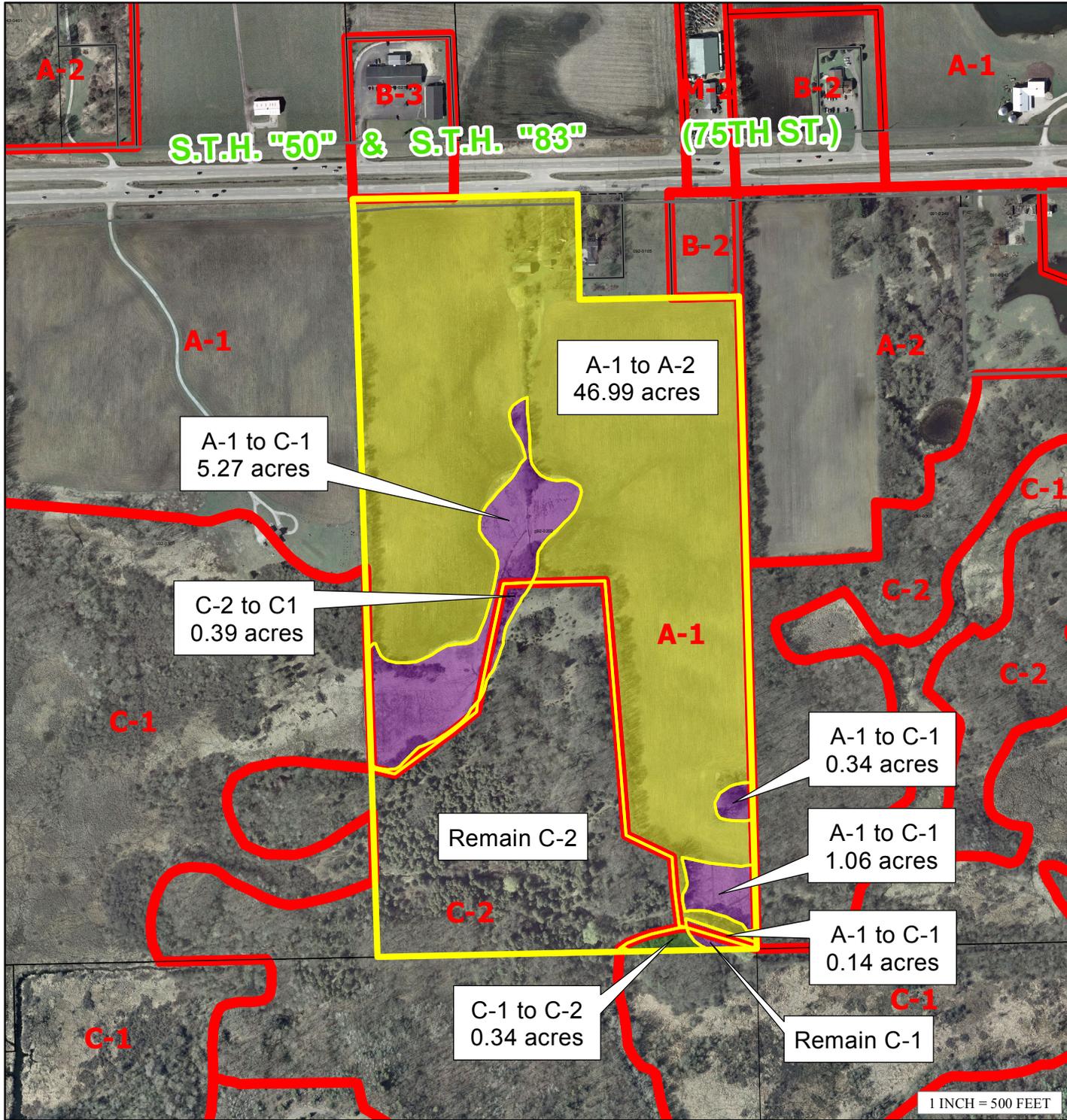
- Legend
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Date Printed: 12/9/2014



REZONING SITE MAP

PETITIONER(S):
 Lois Lasco Trust (Owner),
 Linda Tiso (Agent)

LOCATION: NW 1/4 of Section 9,
 Town of Salem

TAX PARCEL(S): #65-4-120-092-0202

REQUEST:
 Requesting a rezoning from A-1 Agricultural Preservation District, C-2 Upland Resource Conservancy District & C-1 Lowland Resource Conservancy District to A-2 General Agricultural District, C-2 Upland Resource Conservancy District & C-1 Lowland Resource Conservancy District.





COUNTY OF KENOSHA

Department of Planning and Development

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JUN 20 2016

Kenosha County
Planning and Development

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Kenosha County
Deputy County Clerk

REZONING PROCEDURES



KENOSHA COUNTY

DEPARTMENT OF PLANNING
AND DEVELOPMENT



COUNTY OF KENOSHA

Department of Planning & Development

KENOSHA COUNTY REZONING PROCEDURES

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

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

Meeting Date: 06-20-2016

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

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

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

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

Town Planning Commission meeting date (tentative): _____

Town Board meeting date (tentative): _____

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

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

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

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

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

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



COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

RECEIVED

JUN 20 2016

REZONING APPLICATION

JUN 20 2016

(a) Property Owner's Name: Kenosha County Planning and Development
Edward C. Dalton, Suzanne M. Dalton & Dalton Jt. Rev. Trust

Kenosha County
Deputy County Clerk

Print Name: _____ Signature: _____

Mailing Address: N3690 Scenic Drive

City: La Crosse State: WI Zip: 54601

Phone Number: 319-750-9079 E-mail (optional): _____

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

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

Print Name: Joseph Dalton Signature: Joseph Dalton

Business Name: _____

Mailing Address: N3690 Scenic Drive

City: La Crosse State: WI Zip: 54601

Phone Number: 608-783-6073 E-mail (optional): _____

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

65-4-120-174-0340 _____

65-4-120-174-0280 _____

Property Address of property to be rezoned:

Silver Lake Road

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

To update the C-1 Lowland Resource Conservancy District zoning boundary per a 2005 wetland delineation completed by the Southeastern Wisconsin Regional Planning Commission.

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 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 checked="" type="checkbox"/> C-1 Lowland Resource Conservancy District
<input type="checkbox"/> R-11 Multiple-Family Residential District	<input checked="" type="checkbox"/> C-2 Upland Resource Conservancy District
<input type="checkbox"/> R-12 Mobile Home/Manufactured Home Park-Subdivision District	<input type="checkbox"/> FPO Floodplain Overlay District
<input type="checkbox"/> HO Historical Overlay District	<input type="checkbox"/> FWO Camp Lake/Center Lake Floodway Overlay District
<input type="checkbox"/> PUD Planned Unit Development Overlay District	<input type="checkbox"/> FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
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(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
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<input type="checkbox"/> R-3 Urban Single-Family Residential District	<input type="checkbox"/> B-94 Interstate Highway 94 Special Use Business District
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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
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<input type="checkbox"/> Medium-Density Residential	<input type="checkbox"/> Landfill
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<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Secondary Environmental Corridor
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<input type="checkbox"/> Office/Professional Services	<input type="checkbox"/> Other Conservancy Land to be Preserved
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<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/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.

COPY

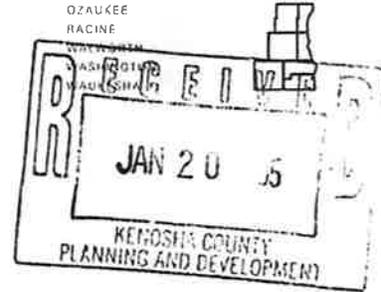
SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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

TELEPHONE (262) 547-8721
FAX (262) 547-1103

Serving the Counties of:

KENOSHA
MILWAUKEE
OSHAUKEE
RACINE



January 19, 2005

Mr. Bradley H. Zautcke
Coordinator of Land Development
Town of Salem Utility District
28733 Wilmot Road
Trevor, WI 53179

Re: SEWRPC No. CA-108-174

Dear Mr. Zautcke:

This will respond to your letter of August 25, 2004, requesting the Commission staff to conduct a field inspection of the Ed Dalton property (Tax Parcel No. 65-4-120-174-0340) for the purpose of identifying in the field the boundary of any wetland on the subject property. The property is located in parts of the Southeast one-quarter of U. S. Public Land Survey Section 17, Township 1 North, Range 20 East, Town of Salem, Kenosha County, Wisconsin.

The wetland boundaries were identified and staked in the field by Dr. Donald M. Reed, Commission Chief Biologist, on November 11, 2004. It is the Commission staff's expectation that the wetland boundaries will be surveyed and identified on a forthcoming plat of survey attendant to the development of the subject property. A list of plant species identified within the subject wetlands is attached hereto as Exhibit A.

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

Sincerely,

Philip C. Evenson
Executive Director

PCE/DMR/mlh
#103257 v1 - ca108-174

Enclosures

cc: Mr. Ed Dalton
~~Mr. George Melcher, Kenosha County~~
Ms. Heidi Hopkins, DNR-Sturtevant
Mr. Dale J. Pfeiffle, COE-Waukesha

SVY2997
CA108-174

EXHIBIT A

PRELIMINARY VEGETATION SURVEY
ED DALTON PROPERTY

Date: November 11, 2004

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

Location: Town of Salem in parts of the Southeast one-quarter of U.S. Public
Land Survey Section 17, Township 1 North, Range 20 East,
Kenosha County, Wisconsin.

Species List: Plant Community Area No. 1

GRAMINEAE

Poa pratensis--Kentucky bluegrass
Phalaris arundinacea¹--Reed canary grass

IRIDACEAE

Iris virginica--Virginia blueflag iris

SALICACEAE

Salix nigra--Black willow

ULMACEAE

Ulmus americana--American elm

RANUNCULACEAE

Ranunculus sceleratus--Cursed crowfoot

SAXIFRAGACEAE

Ribes americanum--Wild black currant

ROSACEAE

Geum canadense--White avens

ACERACEAE

Acer saccharinum--Silver maple

RHAMNACEAE

Rhamnus cathartica¹--Common buckthorn

TILIACEAE

Tilia americana--Basswood

LYTHRACEAE

Lythrum salicaria¹--Purple loosestrife

ONAGRACEAE

Epilobium coloratum--Willow-herb

OLEACEAE

Fraxinus pennsylvanica--Green ash

LABIATAE

Scutellaria lateriflora--Sideflower skullcap

SOLANACEAE

Solanum dulcamara¹--Deadly nightshade

SCROPHULARIACEAE

Chelone glabra--Turtlehead

CAPRIFOLIACEAE

Viburnum opulus¹--European high bush-cranberryLonicera X bella¹--Hybrid honeysuckle

COMPOSITAE

Bidens sp.--Beggars-ticksSolidago gigantea--Giant goldenrod

Total number of plant species: 21

Number of alien, or non-native, plant species: 6 (29 percent)

This approximately 0.1-acre plant community area is part of the Silver Lake floodplain-wetland complex and consists of second growth, Southern wet to wet-mesic lowland hardwoods. Disturbances to the plant community area include selective cutting of trees and siltation and sedimentation due to stormwater runoff from adjacent lands. No Federal- or State-designated Special Concern, Threatened, or Endangered species were observed during the field inspection.

¹ Alien or non-native plant species

Plant Community Area No. 2

GRAMINEAE

Spartina pectinata--Prairie cordgrass
Phalaris arundinacea¹--Reed canary grass

CYPERACEAE

Carex stricta--Tussock sedge

SALICACEAE

Populus deltoides--Cottonwood

ULMACEAE

Ulmus americana--American elm

CRUCIFERAE

Alliaria officinalis¹--Garlic-mustard

SAXIFRAGACEAE

Ribes americanum--Wild black currant

ROSACEAE

Geum canadense--White avens
Geum aleppicum--Yellow avens
Rubus strigosus--Red raspberry
Agrimonia gryposepala--Agrimony
Crataegus sp.--Hawthorn

RHAMNACEAE

Rhamnus cathartica¹--Common buckthorn

VITACEAE

Vitis riparia--River-bank grape

VIOLACEAE

Viola sororia--Woolly blue violet

CORNACEAE

Cornus amomum--Silky dogwood
Cornus racemosa--Grey dogwood

OLEACEAE

Fraxinus pennsylvanica--Green ash

LABIATAE

Glechoma hederacea¹--Creeping Charlie

CAPRIFOLIACEAE

Viburnum lentago--Nannyberry
Lonicera X bella¹--Hybrid honeysuckle
Lonicera maackii¹--Honeysuckle

COMPOSITAE

Helianthus grosseserratus--Sawtooth sunflower
Solidago gigantea--Giant goldenrod

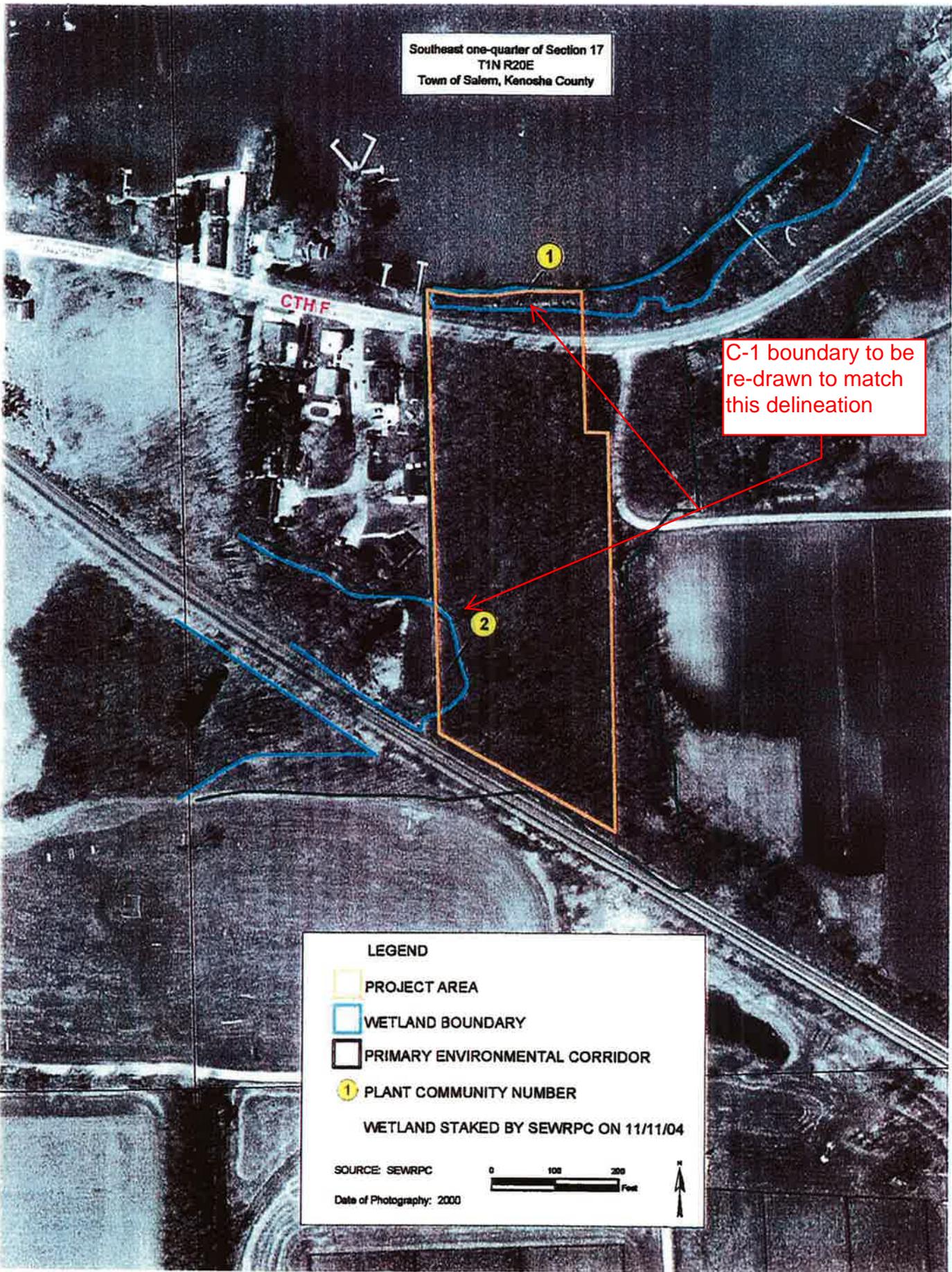
Total number of plant species: 24

Number of alien, or non-native, plant species: 6 (25 percent)

This approximately 0.2-acre plant community area is part of a larger wetland complex and consists of second growth, Southern wet to wet-mesic lowland hardwoods. Disturbances to the plant community area include selective cutting of trees and siltation and sedimentation due to stormwater runoff from adjacent lands. No Federal- or State-designated Special Concern, Threatened, or Endangered species were observed during the field inspection.

: Alien or non-native plant species

Southeast one-quarter of Section 17
T1N R20E
Town of Salem, Kenosha County



C-1 boundary to be re-drawn to match this delineation

LEGEND

-  PROJECT AREA
-  WETLAND BOUNDARY
-  PRIMARY ENVIRONMENTAL CORRIDOR
-  PLANT COMMUNITY NUMBER

WETLAND STAKED BY SEWRPC ON 11/11/04

SOURCE: SEWRPC

Date of Photography: 2000

0 100 200 Feet



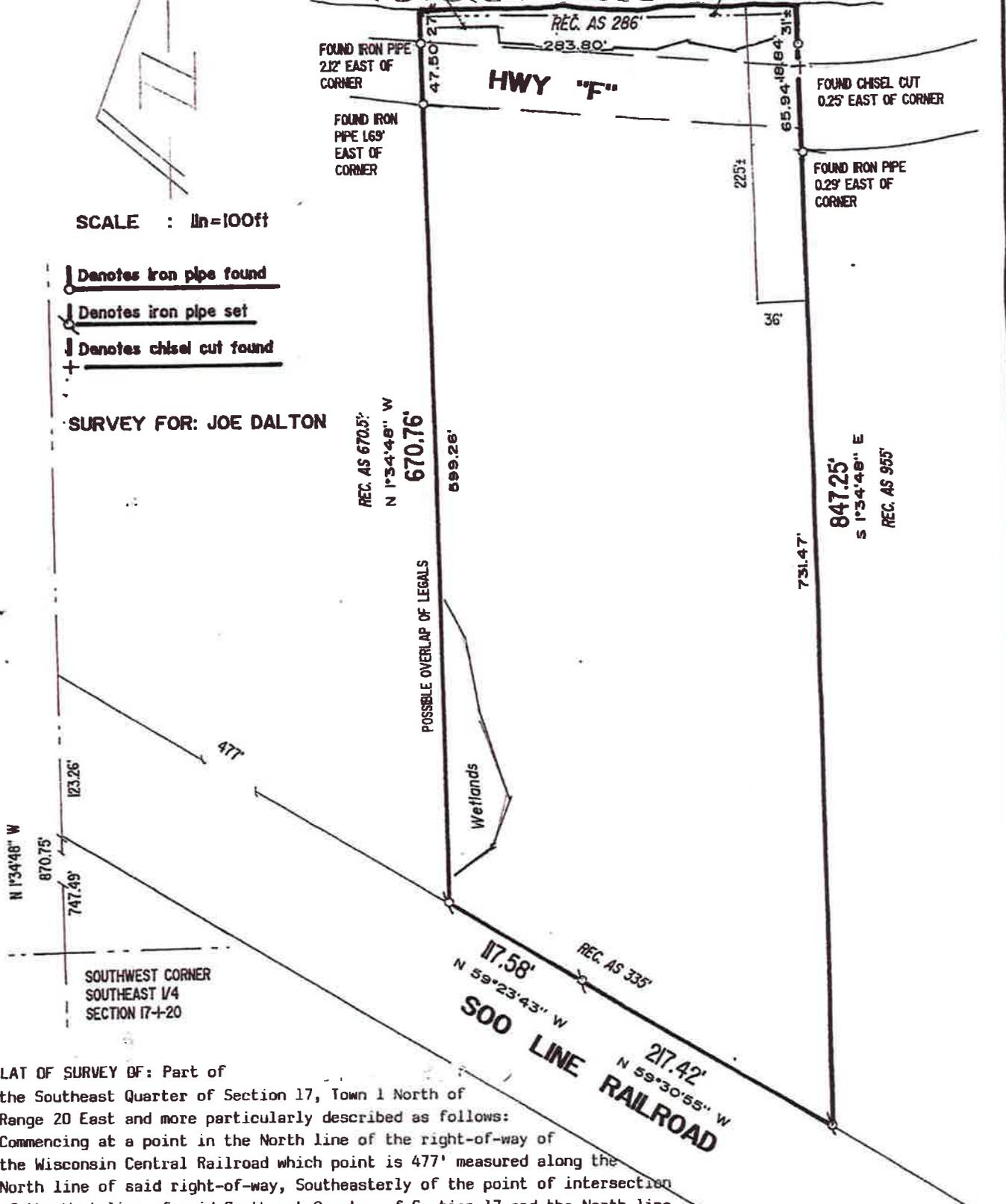
RECEIVED
MAY 24 2006
By _____

Wetlands SILVER LAKE High Water Mark as per DNR

SCALE : 1in=100ft

- Denotes iron pipe found
- ⊙ Denotes iron pipe set
- ⊕ Denotes chisel cut found

SURVEY FOR: JOE DALTON



PLAT OF SURVEY OF: Part of the Southeast Quarter of Section 17, Town 1 North of Range 20 East and more particularly described as follows: Commencing at a point in the North line of the right-of-way of the Wisconsin Central Railroad which point is 477' measured along the North line of said right-of-way, Southeasterly of the point of intersection of the West line of said Southeast Quarter of Section 17 and the North line of said railroad; thence North 670.5 feet and parallel to the West line of said Quarter section and to the shore of Silver Lake; thence Easterly and along the shore of said lake 286 feet; thence South and parallel to the West line of said Quarter section 955 feet and to the North line of said railroad; thence Northeasterly and along the North line of the said railroad 335 feet and to the place of beginning. At the waters edge of the South Silver Lake; thence South along the West line of the Engel Property about 125 feet to South line of the highway then continuing South along West side of Engel property 100 feet; thence due West 36 feet; thence due North about 225 feet to the waters edge; thence Easterly along the waters edge to the place of beginning; subject to Silver Lake Road Highway, in the Town of Salem, Kenosha County, Wisconsin.

PAGE 1 OF 2 PAGES

Benchmark Land Technology Inc.
Full Land Surveying Services
3717 - 52nd Street, Kenosha, WI, 53144 - (262) 658-1686



Michael R. Kollmer
Registered Land Surveyor

JUNE 15, 2005

Dec. 15, 1994

Date

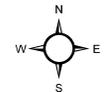
UPDATE LEGAL DESCRIPTION;

Part of the Southeast Quarter of Section 17, Town 1 North, Range 20 East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Southwest corner of said Quarter Section; thence N 1°34'48" W along said West line 870.75 feet to the North right-of-way line of the Soo Line Railroad formerly called the (Wisconsin Central Railroad); thence S 59°23'43" E along said North right-of-way line 477.00 feet, (recorded as Southeasterly), said point being the point of beginning; thence N 1°34'48" W parallel to the West line of said Quarter Section 670.76 feet, (recorded as 670.5 feet), to the Shore of Silver Lake; thence Easterly and along the Shore of said Lake 283.80 feet, (recorded as 286 feet); thence S 1°34'48" E parallel with the West line of said Quarter Section 847.25 feet, (recorded as 955 feet), to the North line of said Railroad; thence N 59°30'55" W along said Railroad 217.42 feet to a angle point; thence continue along said North line N 59°23'43" W, 117.58 feet to the point of beginning; Subject to CTH "F" (Silver Lake Road). Said land lying and being in the Town of Salem, County of Kenosha, and State of Wisconsin.

Kenosha County

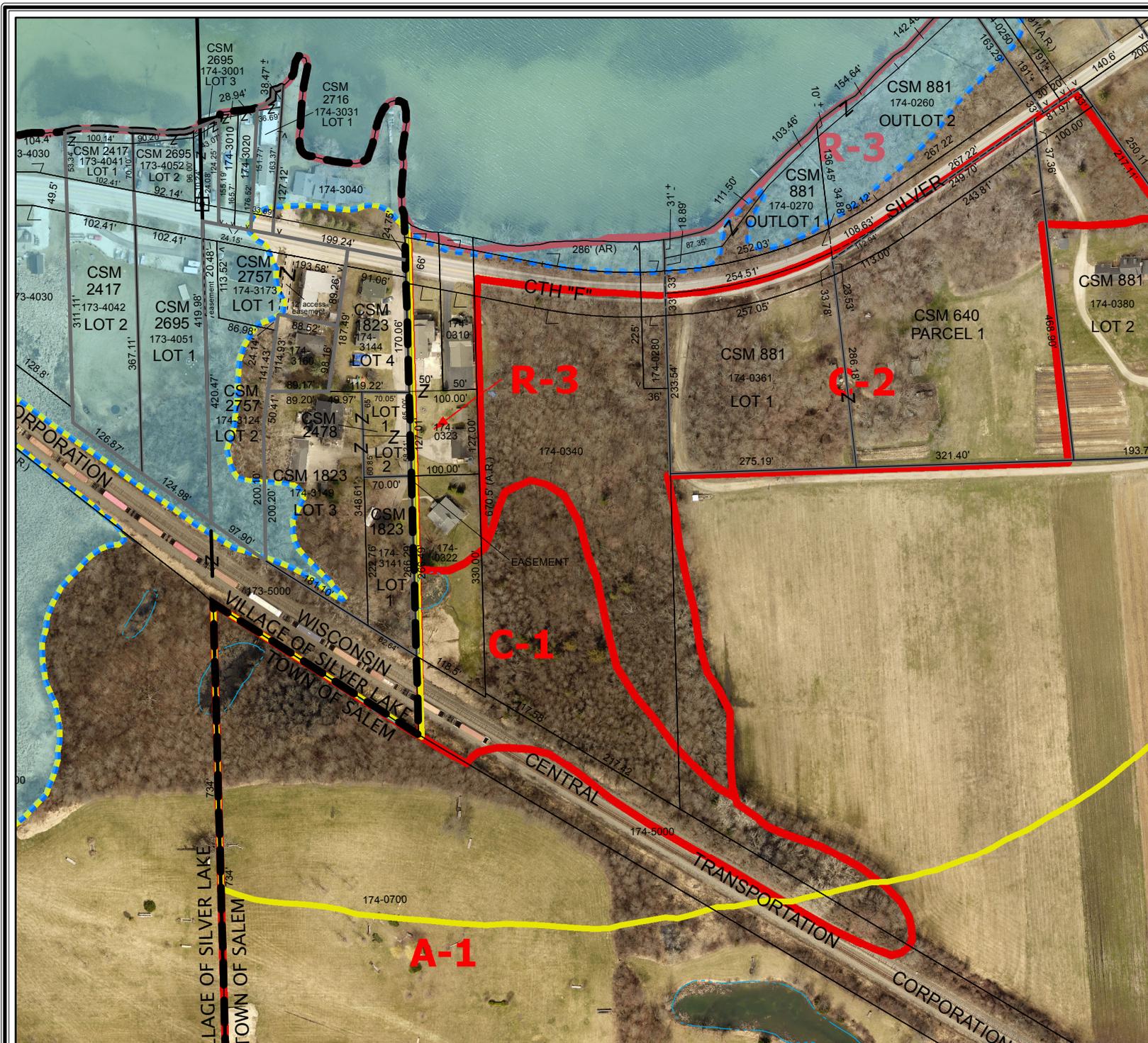


Current Zoning Classifications



1 inch = 200 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.



TOWN OF SALEM

RESOLUTION 12-12-10

RESOLUTION AUTHORIZING DESIGNATED TOWN STAFF TO REVIEW AND MAKE FORMAL RECOMMENDATIONS TO KENOSHA COUNTY INVOLVING WETLAND BOUNDARY ADJUSTMENTS

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

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

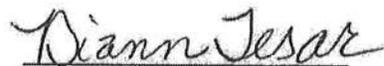
WHEREAS, the Salem Town Board desires to allow designated town staff to independently review and provide recommendation to the County on said wetland boundary adjustments in lieu of producing a formal town board recommendation.

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

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

Adopted this 10th day of December, 2012.

Ayes 5 Nays 0 Absent 0



Diann Tesar, Chairman
Salem Town Board

ATTEST:



Cynthia Ernest, Clerk

Town of Salem

REZONING SITE MAP

PETITIONER(S):

Edward C. Dalton 1/3 Int., Suzanne M. Dalton
1/3 Int., & Dalton Joint Revocable Trust (Owner),
Joseph Dalton (Agent)

LOCATION: SE 1/4 of Section 17,
Town of Salem

TAX PARCEL(S): #65-4-120-174-0340 &
#65-4-120-174-0280

REQUEST:

Requesting a rezoning from C-2 Upland Resource
Conservancy District, R-3 Urban Single-Family Res-
idential District & C-1 Lowland Resource Conservancy
District to C-2 Upland Resource Conservancy District
& C-1 Lowland Resource Conservancy District.



1 INCH = 200 FEET





COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

REZONING APPLICATION

JUN 14 2016

Kenosha County
Deputy County Clerk

(a) Property Owner's Name:

Hwy 50 STORAGE LLC

Print Name:

Richard Hoffmann

Signature:

Mailing Address:

28601 75th st

City:

Salem

State:

Wis

Zip:

53168

Phone Number:

262-843-3264

E-mail (optional):

Hwy50Storage@WI.RR.com

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

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

Print Name: _____

Signature: _____

Business Name: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Phone Number: _____

E-mail (optional): _____

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

65-4-120-081-0240

Property Address of property to be rezoned:

28611 75th st Salem Wis 53168

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

To construct a STORAGE Pole Barn for storing material for The Glass Shop and personal Boats & Vehicles

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
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REZONING APPLICATION

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<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Secondary Environmental Corridor
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Isolated Natural Resource Area
<input type="checkbox"/> Office/Professional Services	<input type="checkbox"/> Other Conservancy Land to be Preserved
<input type="checkbox"/> Industrial	<input type="checkbox"/> Nonfarmed Wetland
<input type="checkbox"/> Business/Industrial Park	<input type="checkbox"/> Surface Water

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(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.

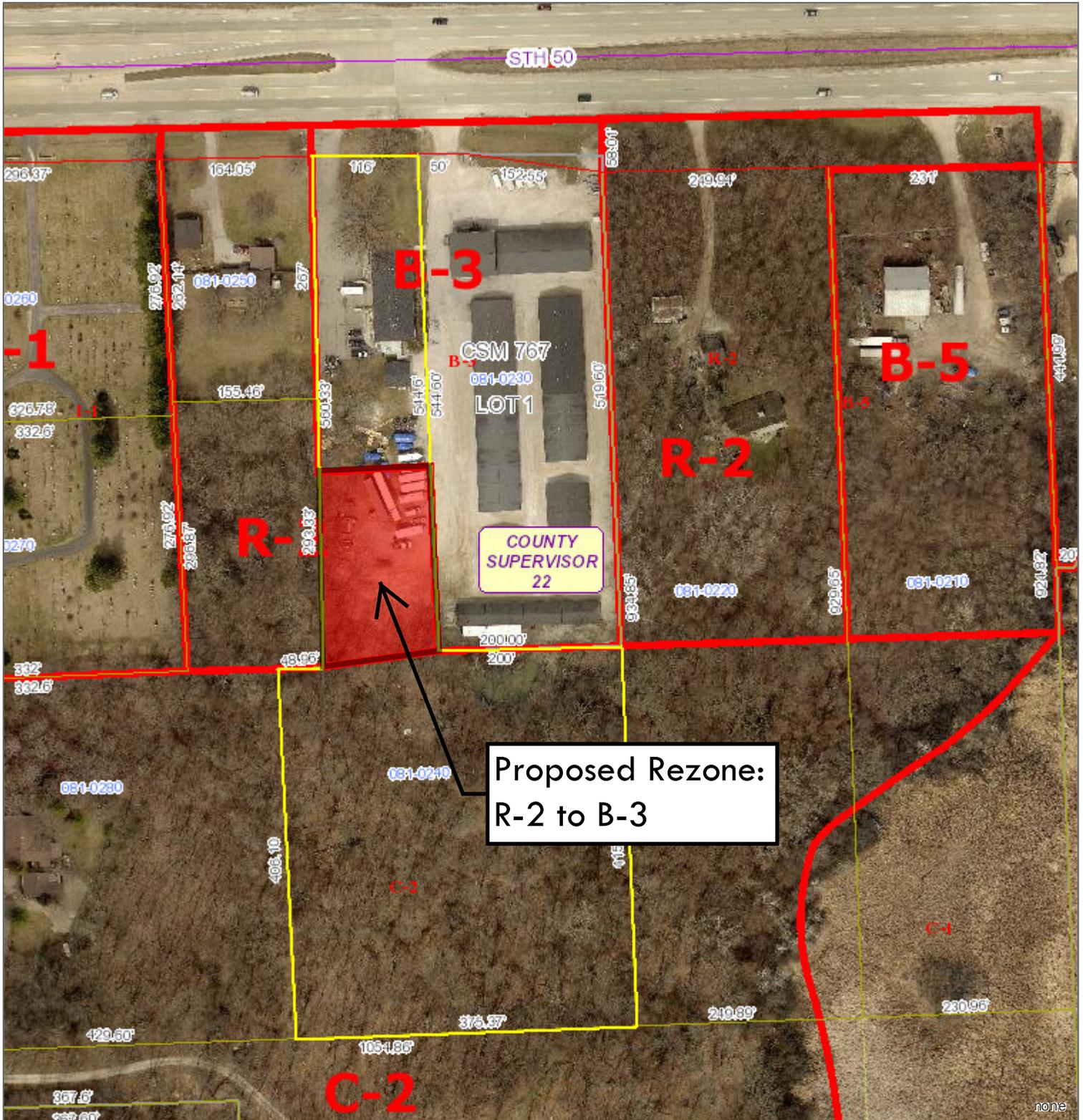
Request for Rezoning Petition\$750.00

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

Note: Agricultural Use Conversion Charge

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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.



REZONING SITE MAP

PETITIONER(S):

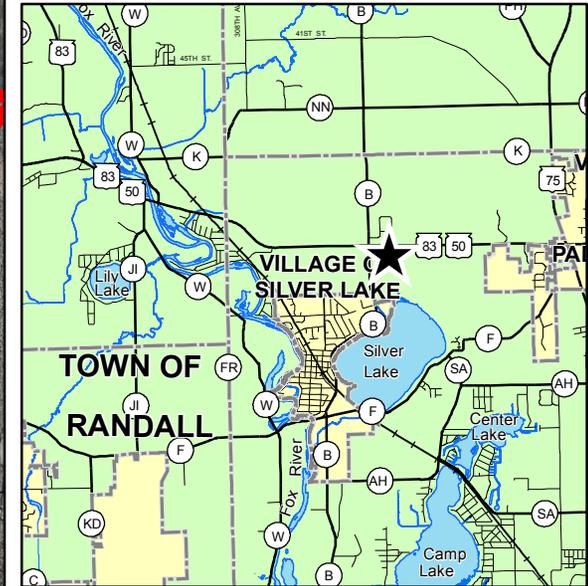
Hwy 50 Storage LLC (Owner),
Richard Hoffmann (Agent)

LOCATION: NE 1/4 of Section 8,
Town of Salem

TAX PARCEL(S): #65-4-120-081-0240

REQUEST:

Requesting a rezoning from B-3 Highway Business District, R-2 Suburban Single-Family Residential District & C-2 Upland Resource Conservancy District to B-3 Highway Business District & C-2 Upland Resource Conservancy District.



1 INCH = 200 FEET





COUNTY OF KENOSHA

Department of Planning and Development

George E. Melcher, Director

Department of Planning and Development

Kenosha County P & D Stamp

RECEIVED

APR 8 2016

Kenosha County
Deputy County Clerk

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

(a) Property Owner's Name:

JEFFREY A BADTKE

x

Signature

Mailing Address:

1520 136TH AVE

City: UNION GROVE

State: WI

Zip: 53182

Phone Number: 262-515-7078

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

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

Applicant's Name (if applicable):

x

Signature

Mailing Address:

City:

State:

Zip:

Phone Number:

E-mail (optional):

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

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

Farmland Protection, Suburban-Density Residential and Isolated Natural Resource area.

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

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

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

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

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

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

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

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

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

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

(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.

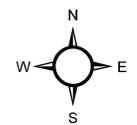
(k) The fee specified in Section 12.05-8 of this ordinance.

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

(For other fees see the Fee Schedule)

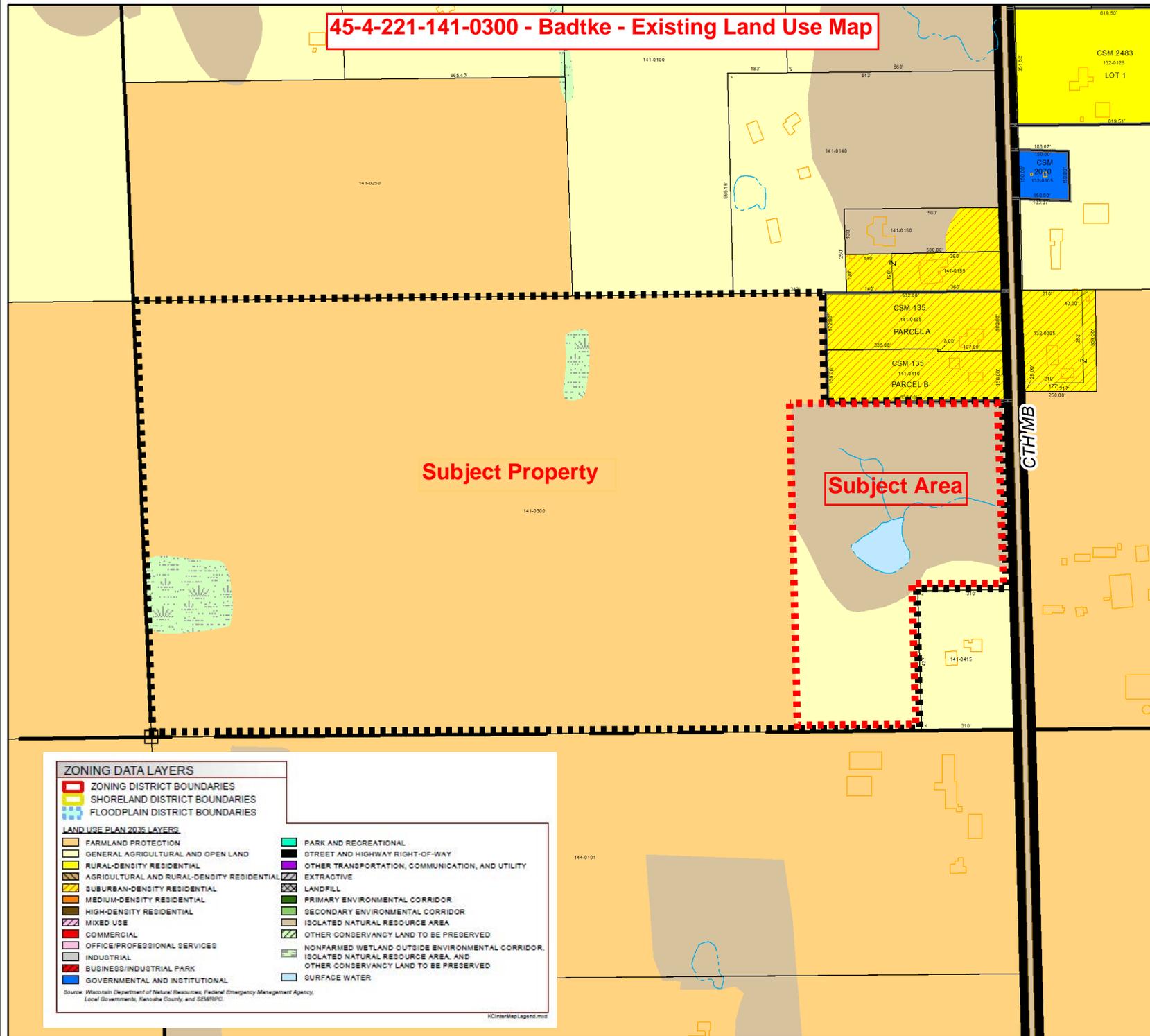
45-4-221-141-0300 - Badtke - Existing Land Use Map

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

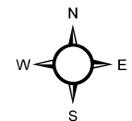
LAND USE PLAN 2035 LAYERS

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 DSM/PC.

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

Kenosha County



1 inch = 400 feet

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

Subject Area

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

Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and DD&WPC.
K:\Data\Map\Legend.mxd

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

CERTIFIED SURVEY MAP NO. _____ SHEET 1 OF 3

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

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

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

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

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

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

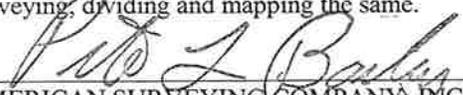
I, PETE L. BAILEY, Registered Land Surveyor, do hereby certify:

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

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

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

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


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

RESTRICTIONS:

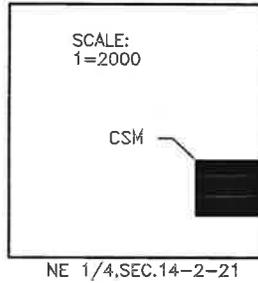
1. Farm drainage field tiles are known to exist on the Parcel, if said tiles are damaged or encountered during any construction activity, said tiles must be repaired and/or rerouted per State Statutes. Also Farm field drain tiles, that exist within the limits of this map and serve abutting parcels, the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



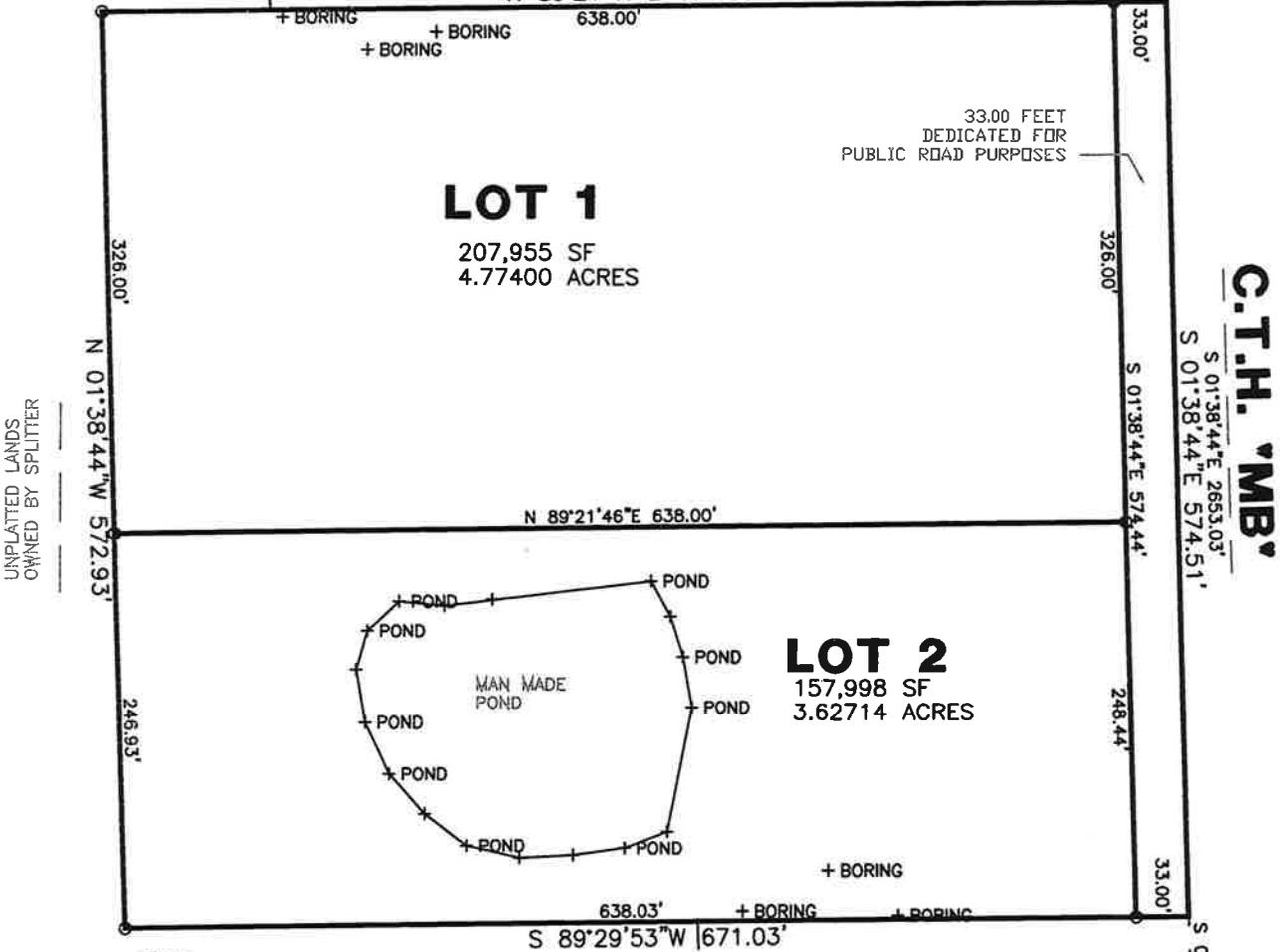
LOCATION MAP
 C.T.H. "E"



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:

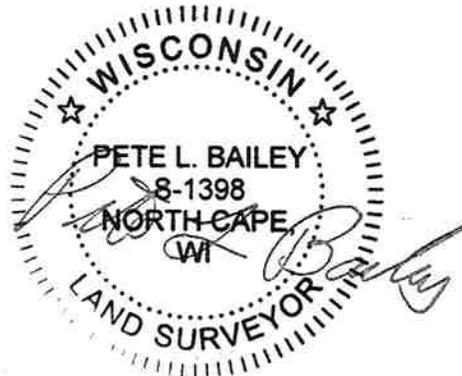
APPROVED by the Town Board of the Town of Paris this _____ day of _____, 2016.

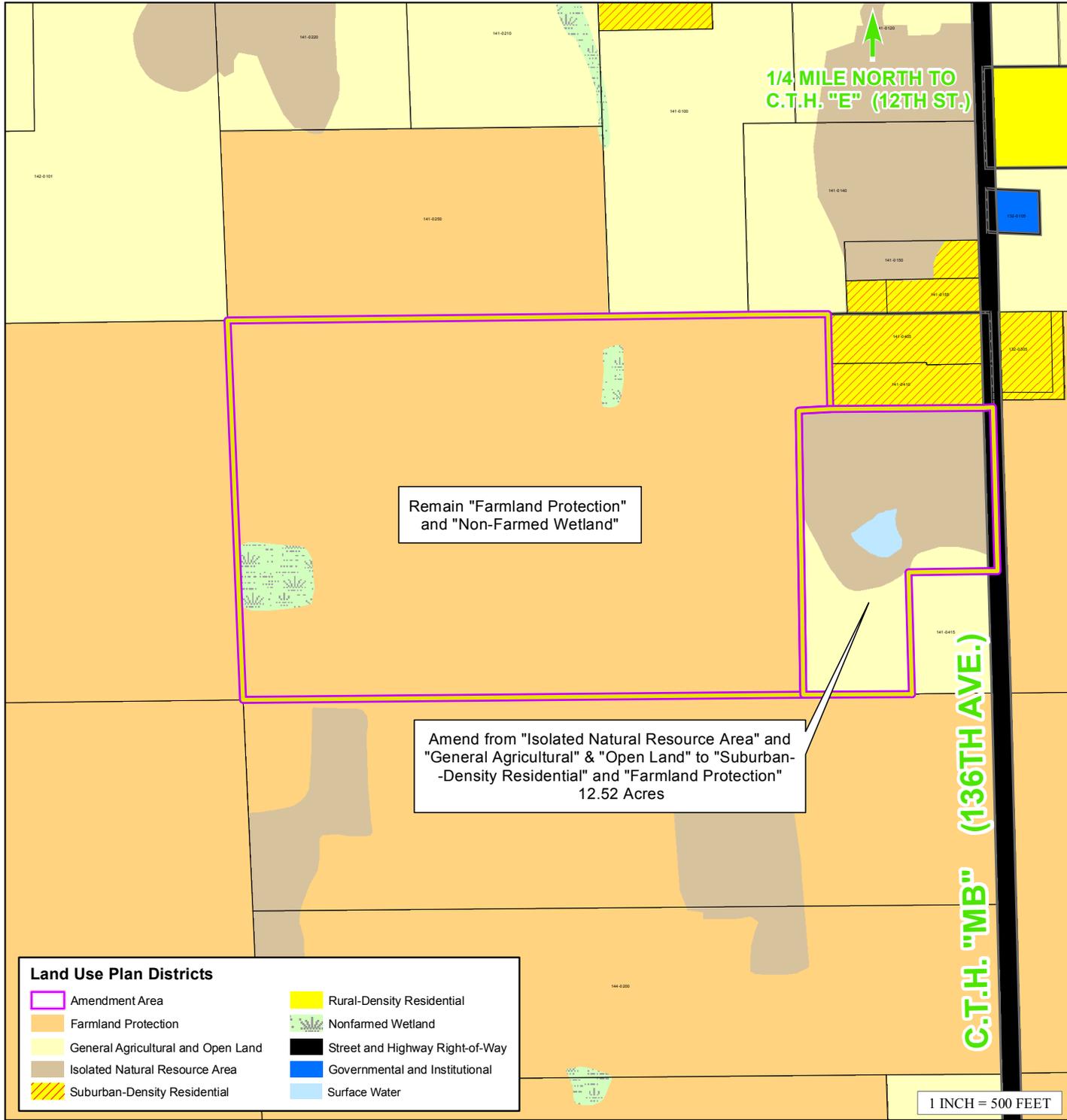
TOWN CHAIRMAN

TOWN CLERK

This instrument was drafted by Pete L. Bailey.

G:\MYFILES\CERTS\BADTKEPARIS





COMPREHENSIVE PLAN
AMENDMENT SITE MAP

PETITIONER(S):

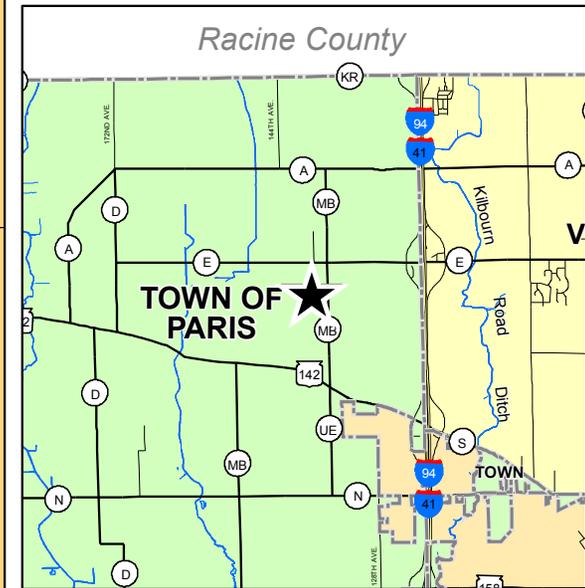
Jeffrey A. Badtke (Owner)

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





COUNTY OF KENOSHA

Department of Planning and Development

REZONING APPLICATION

RECEIVED

APR 8 2016

(a) Property Owner's Name:

JEFFREY A BADTKE

Kenosha County
Deputy County Clerk

Print Name: **JEFFREY A BADTKE**

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

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

Print Name: _____

Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

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

45-4-221-141-0300

Property Address of property to be rezoned:

136TH AVE

(d) Proposed use (a statement of 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.

REZONING APPLICATION

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

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

REZONING APPLICATION

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

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

<input checked="" type="checkbox"/> Farmland Protection	<input type="checkbox"/> Governmental and Institutional
<input checked="" type="checkbox"/> General Agricultural and Open Land	<input type="checkbox"/> Park and Recreational
<input type="checkbox"/> Rural-Density Residential	<input type="checkbox"/> Street and Highway Right-of-Way
<input type="checkbox"/> Agricultural and Rural Density Residential	<input type="checkbox"/> Other Transportation, Communication, and Utility
<input type="checkbox"/> Suburban-Density Residential	<input type="checkbox"/> Extractive
<input type="checkbox"/> Medium-Density Residential	<input type="checkbox"/> Landfill
<input type="checkbox"/> High-Density Residential	<input type="checkbox"/> Primary Environmental Corridor
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Secondary Environmental Corridor
<input type="checkbox"/> Commercial	<input checked="" 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: 19 County Board Supervisor: MICHAEL J. SKALITZKY

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

Request for Rezoning Petition\$750.00

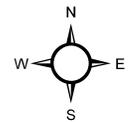
(For other fees see the [Fee Schedule](#))

Note: Agricultural Use Conversion Charge

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

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

Kenosha County

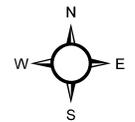


1 inch = 400 feet

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Kenosha County



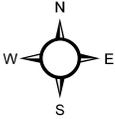
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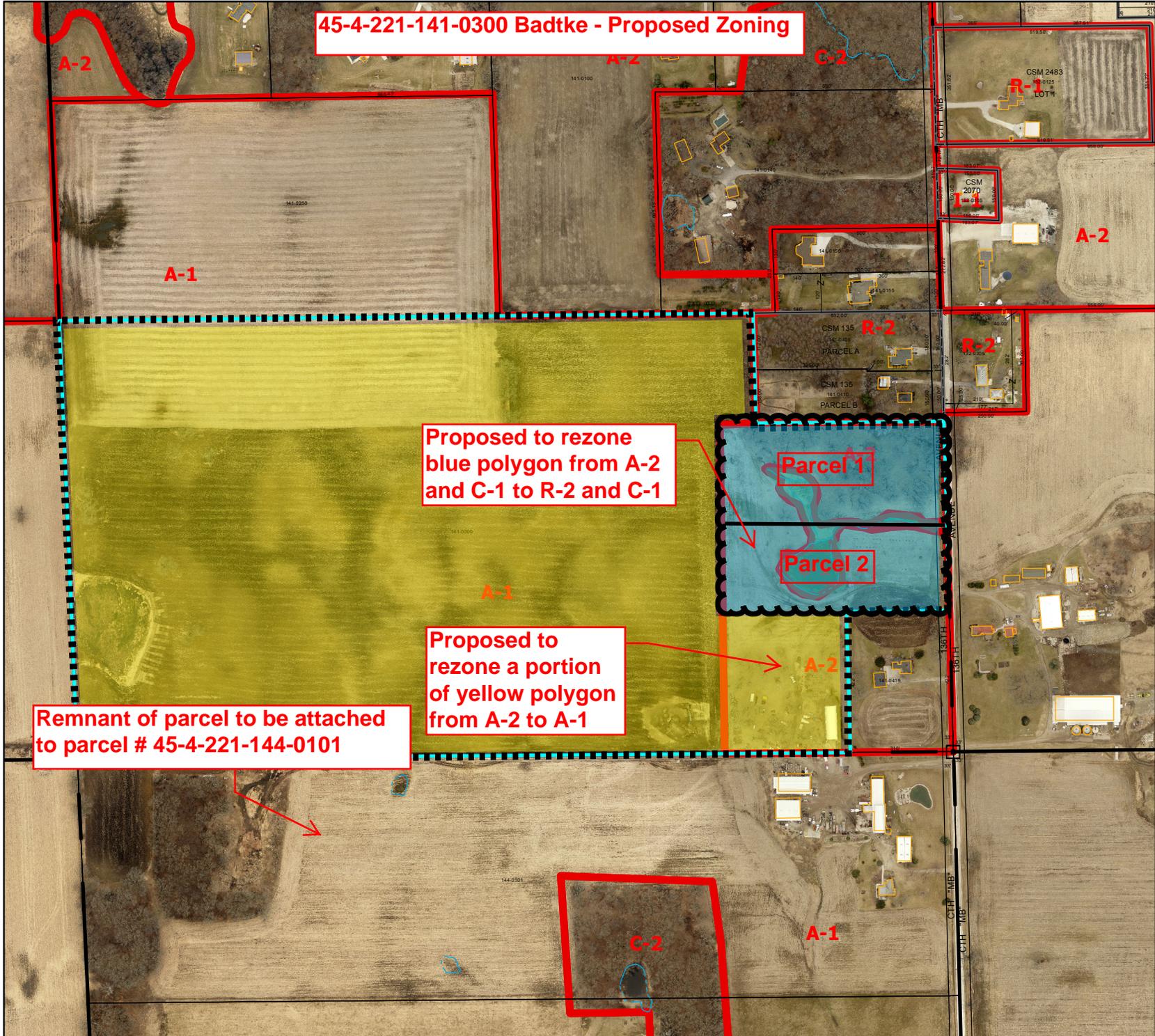
45-4-221-141-0300 Badtke - Proposed Zoning

Kenosha County



1 inch = 400 feet

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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}

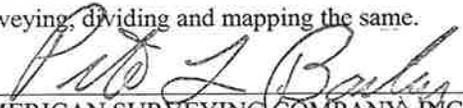
I, PETE L. BAILEY, Registered Land Surveyor, do hereby certify:

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:

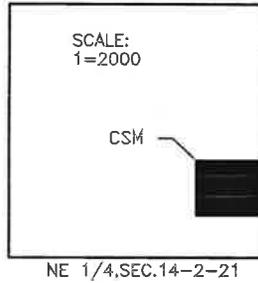
1. Farm drainage field tiles are known to exist on the Parcel, if said tiles are damaged or encountered during any construction activity, said tiles must be repaired and/or rerouted per State Statutes. Also Farm field drain tiles, that exist within the limits of this map and serve abutting parcels, the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



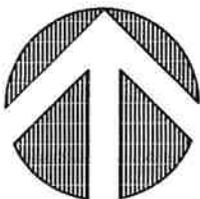
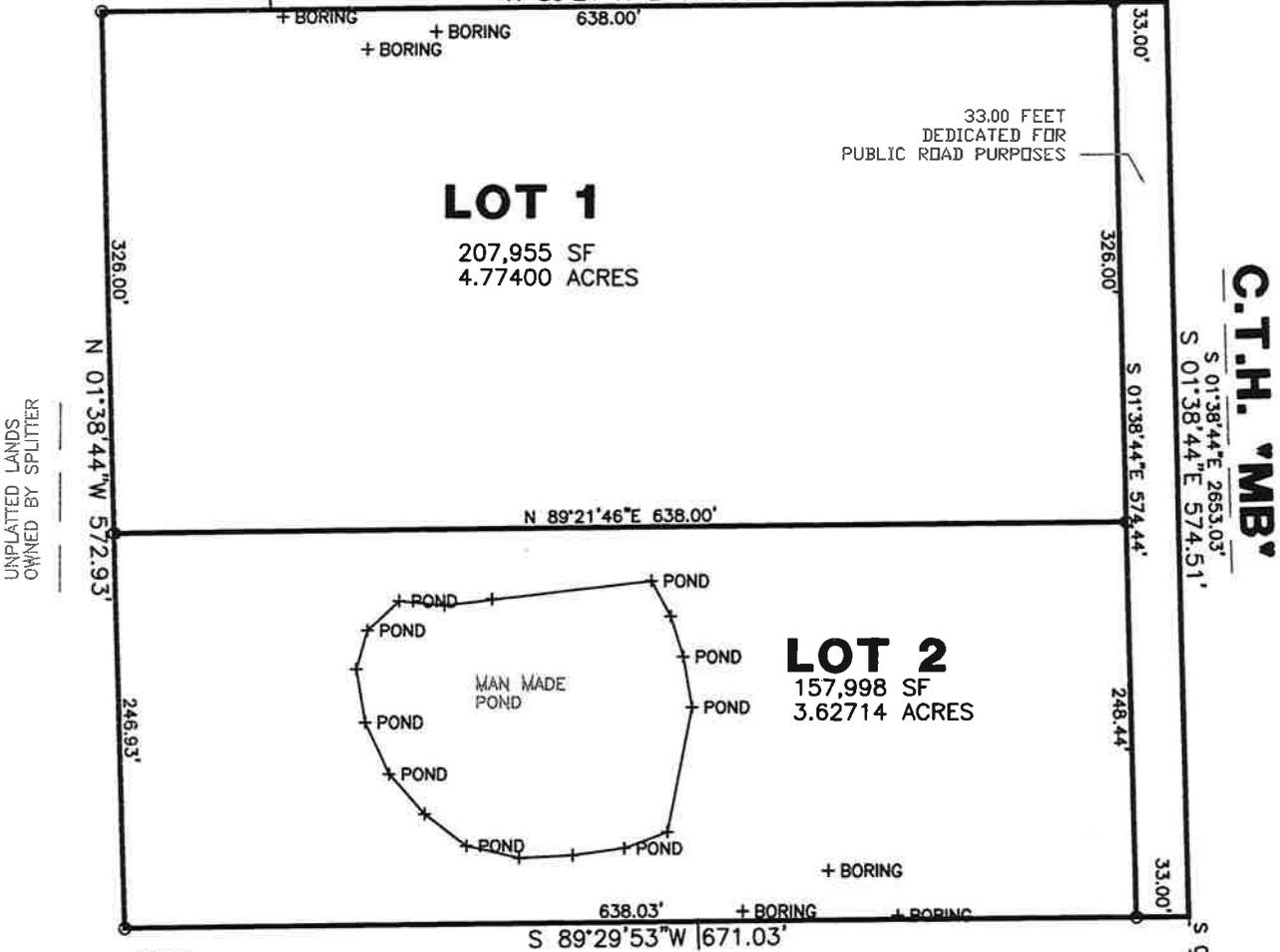
LOCATION MAP
 C.T.H. "E"



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:

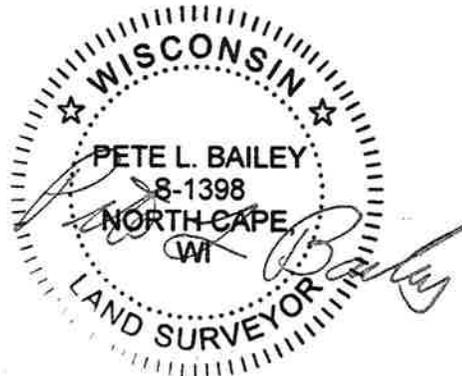
APPROVED by the Town Board of the Town of Paris this _____ day of _____, 2016.

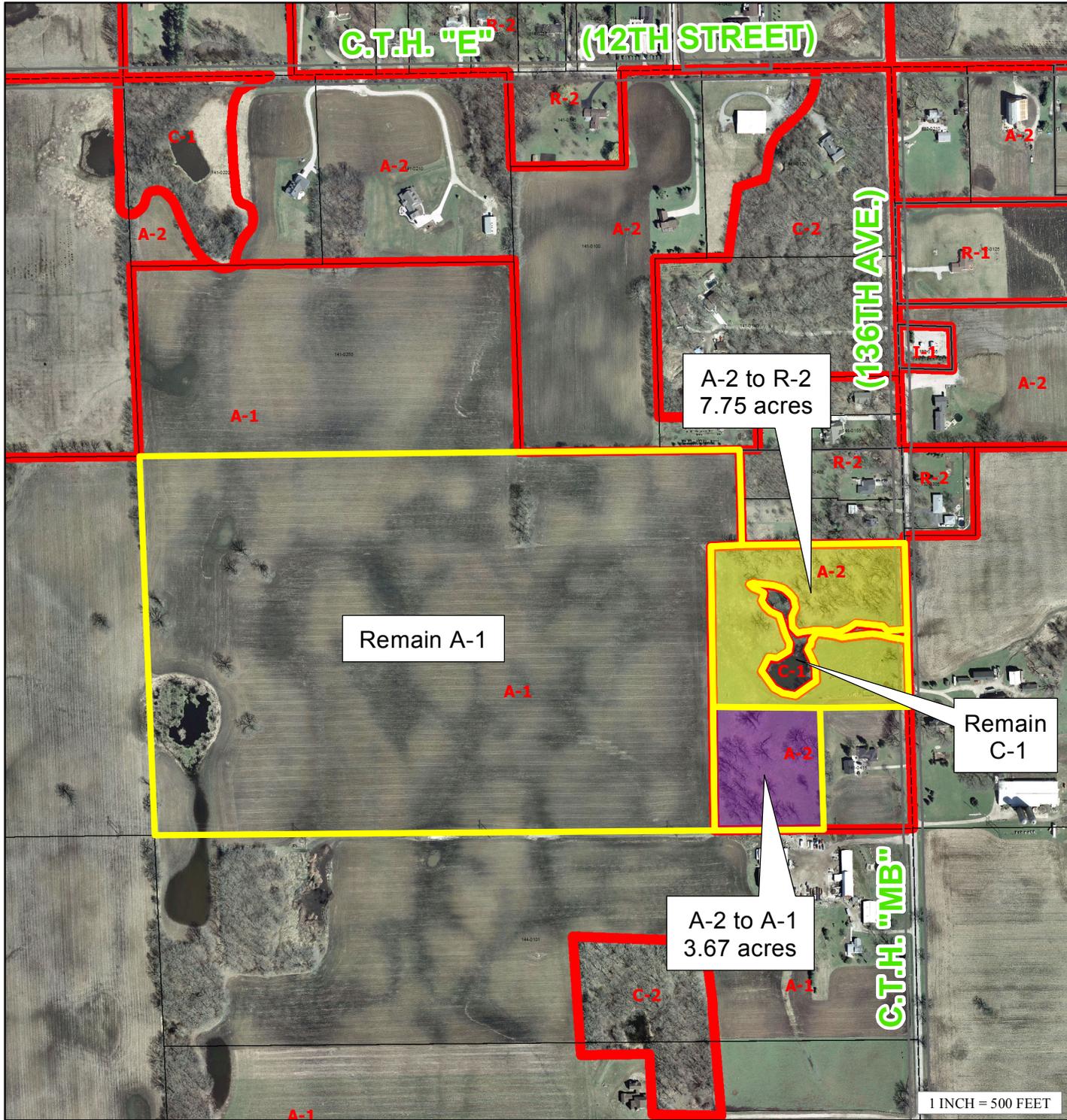
TOWN CHAIRMAN

TOWN CLERK

This instrument was drafted by Pete L. Bailey.

G:\MYFILES\CERTS\BADTKEPARIS





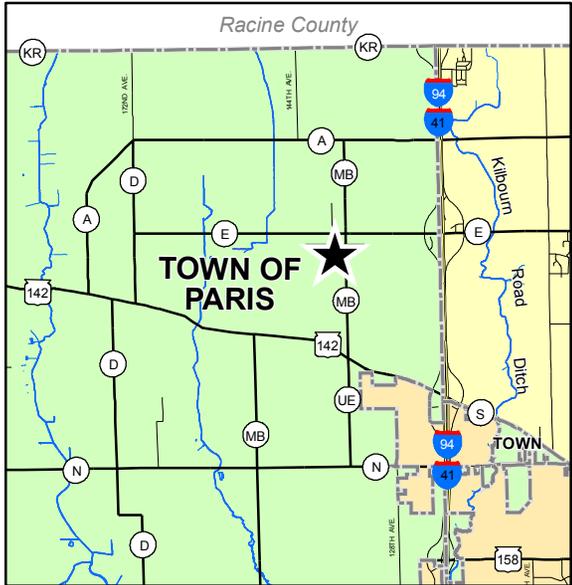
REZONING SITE MAP

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





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

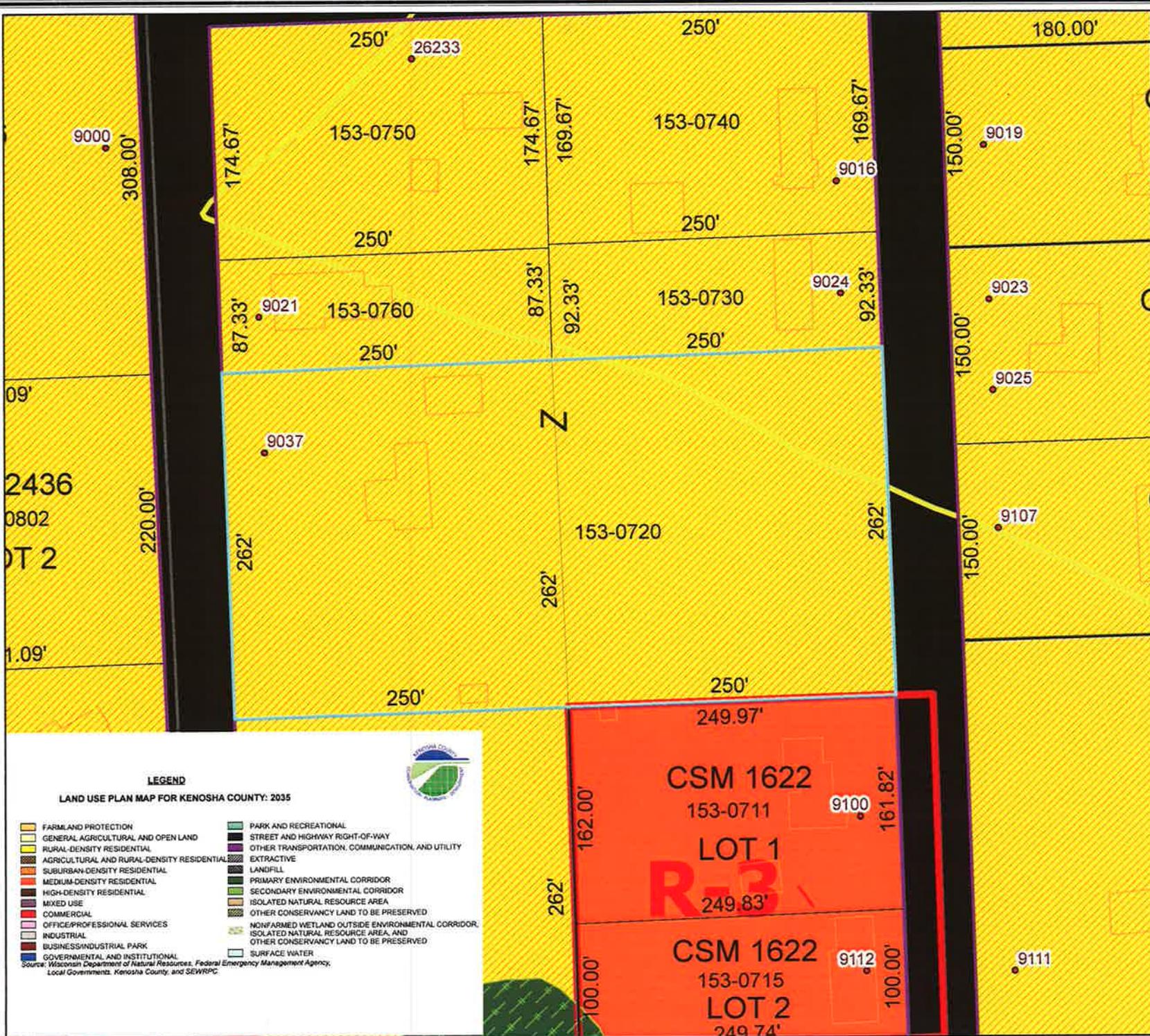
Kenosha County Center	
Department of Planning & Development	
19600 - 75 th Street, Post Office Box 520	
Bristol, Wisconsin 53104-0520	
Division of County Development (including Sanitation & Land Conservation)	857-1895
Facsimile #	857-1920
Public Works Division of Highways.....	857-1870
Administration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

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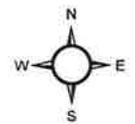
LEGEND

LAND USE PLAN MAP FOR KENOSHA COUNTY: 2035



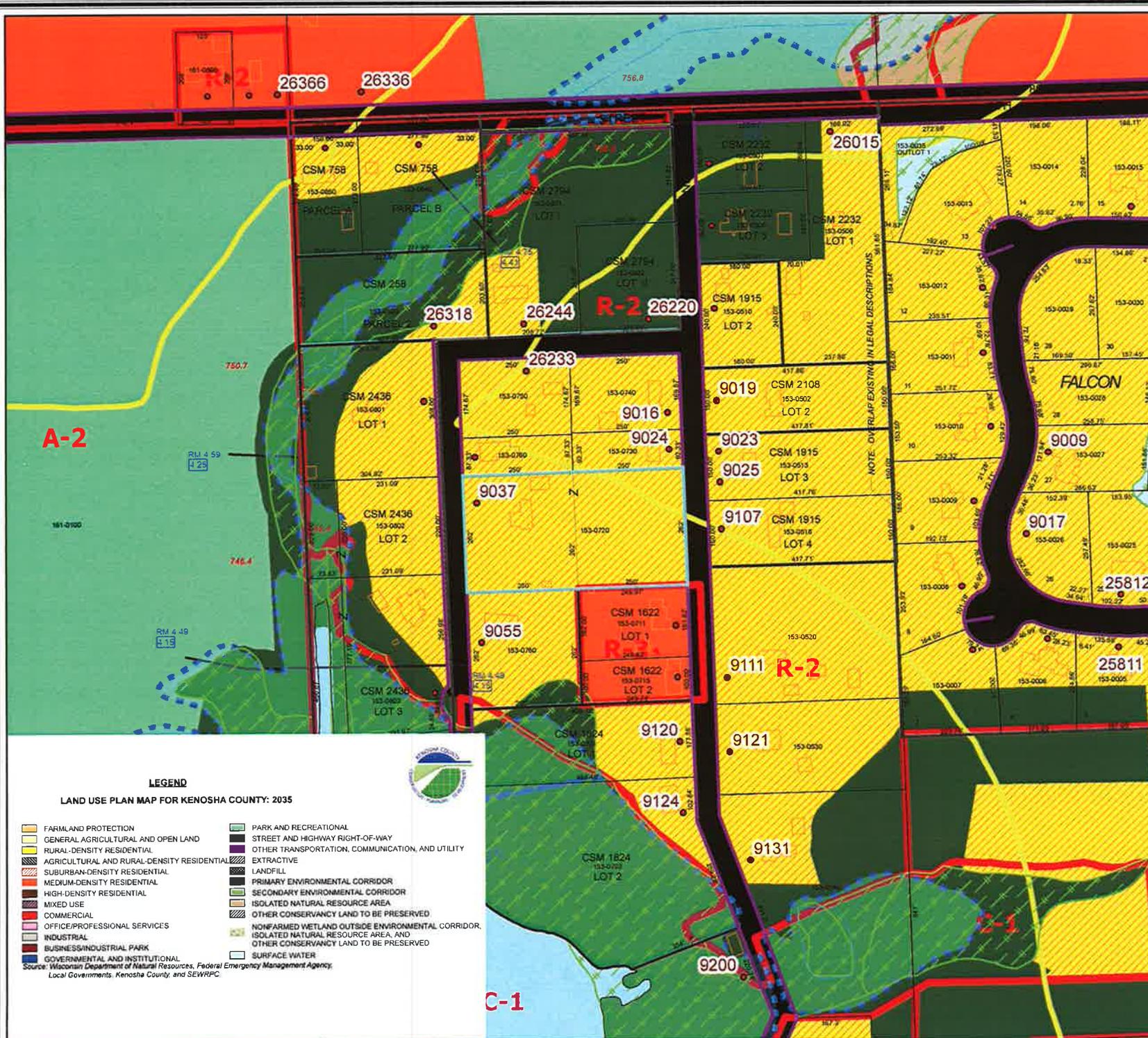
- | | |
|--|--|
| FARMLAND PROTECTION | PARK AND RECREATIONAL |
| GENERAL AGRICULTURAL AND OPEN LAND | STREET AND HIGHWAY RIGHT-OF-WAY |
| RURAL-DENSITY RESIDENTIAL | OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY |
| AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL | EXTRACTIVE |
| SUBURBAN-DENSITY RESIDENTIAL | 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.

EXISTING Kenosha County



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LEGEND

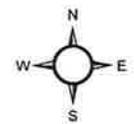
LAND USE PLAN MAP FOR KENOSHA COUNTY: 2035



- | | |
|--|--|
| FARMLAND PROTECTION | PARK AND RECREATIONAL |
| GENERAL AGRICULTURAL AND OPEN LAND | STREET AND HIGHWAY RIGHT-OF-WAY |
| RURAL-DENSITY RESIDENTIAL | OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY |
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| COMMERCIAL | OTHER CONSERVANCY LAND TO BE PRESERVED |
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| INDUSTRIAL | ISOLATED NATURAL RESOURCE AREA, AND OTHER CONSERVANCY LAND TO BE PRESERVED |
| BUSINESS/INDUSTRIAL PARK | SURFACE WATER |
| GOVERNMENTAL AND INSTITUTIONAL | |

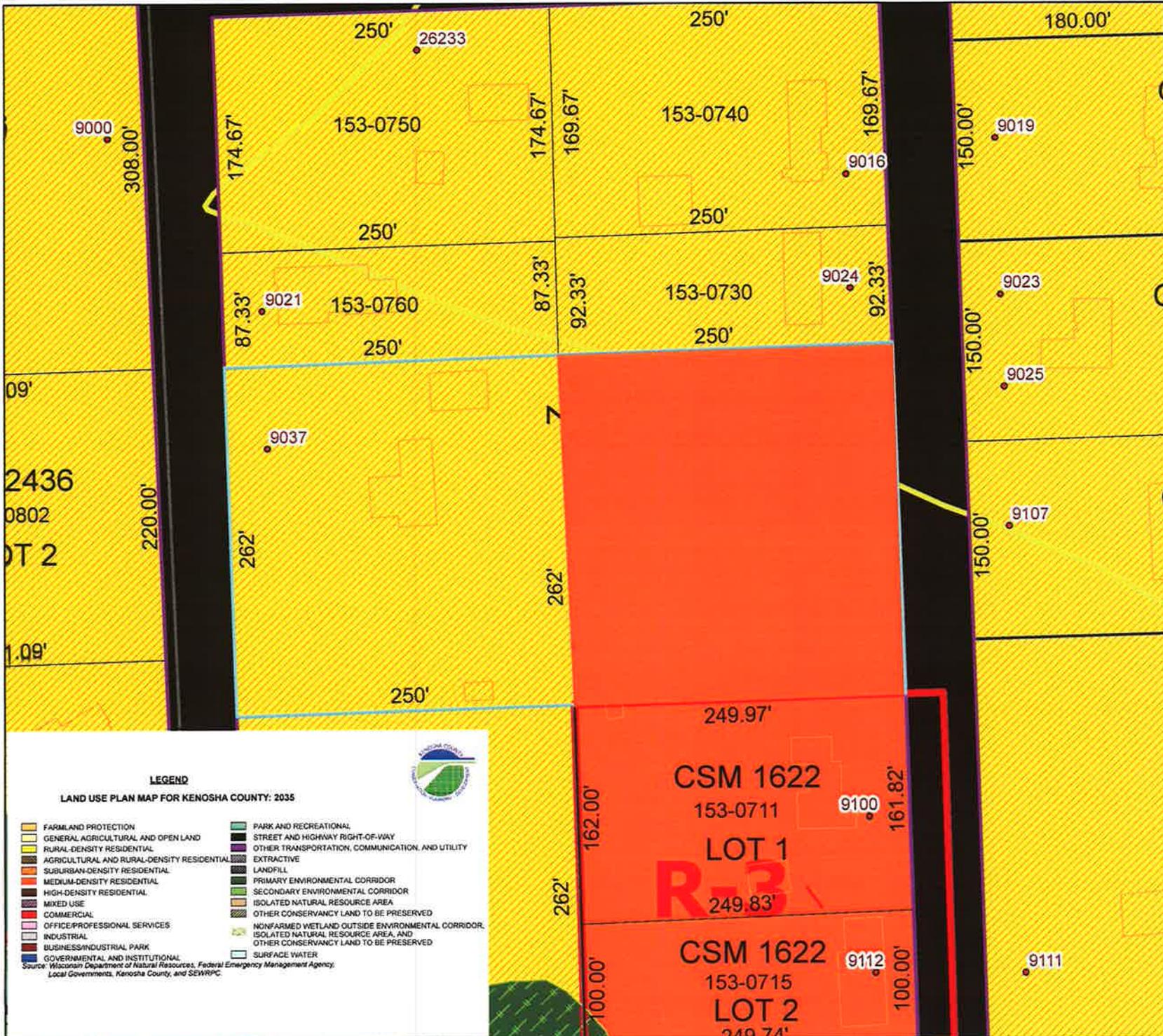
Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and SEWRPC.

PROPOSED Kenosha County



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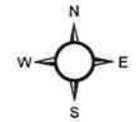
LEGEND

LAND USE PLAN MAP FOR KENOSHA COUNTY: 2035



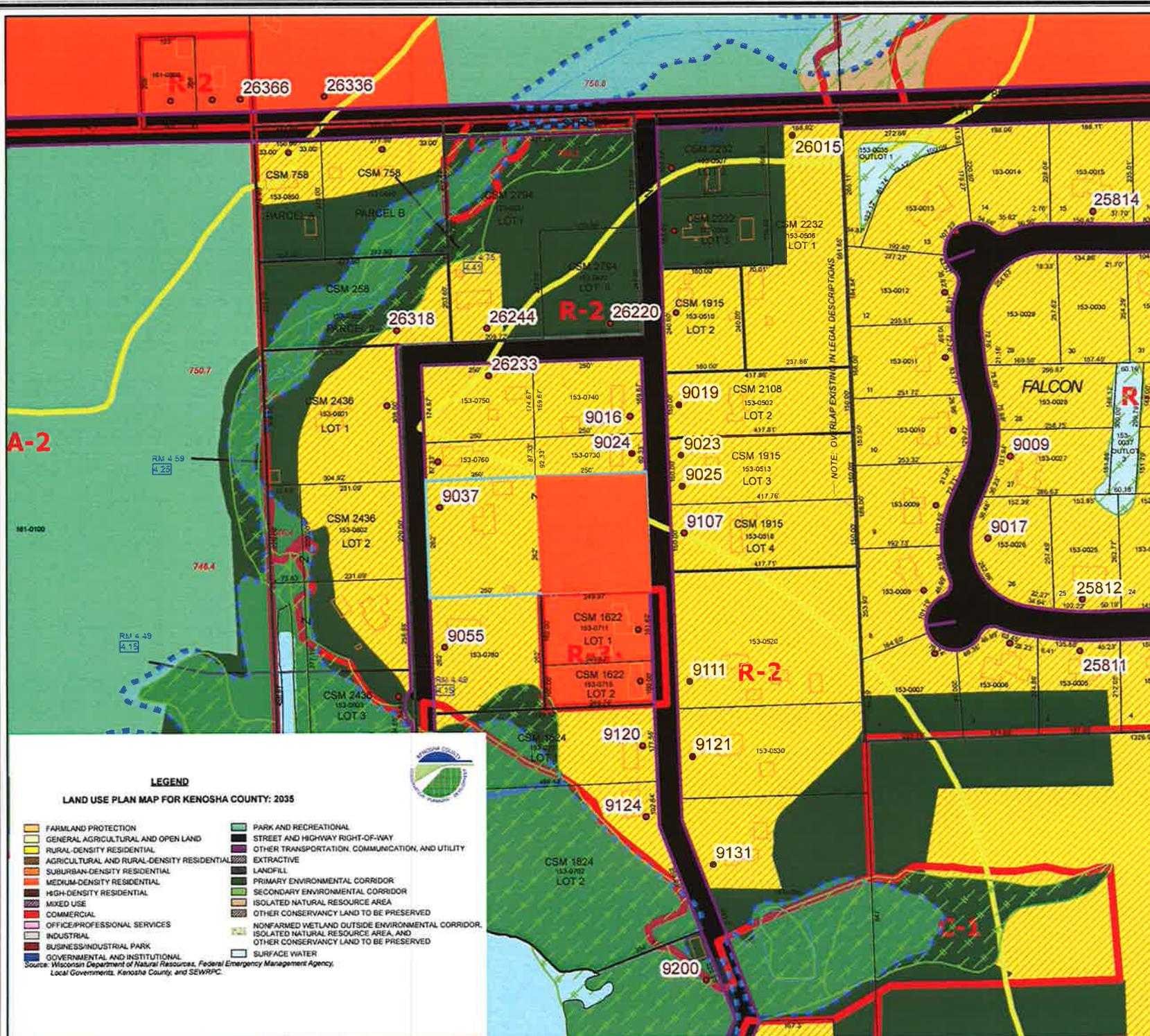
- | | |
|--|---|
| FARMLAND PROTECTION | PARK AND RECREATIONAL |
| GENERAL AGRICULTURAL AND OPEN LAND | STREET AND HIGHWAY RIGHT-OF-WAY |
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| COMMERCIAL | OTHER CONSERVANCY LAND TO BE PRESERVED |
| OFFICE/PROFESSIONAL SERVICES | NONFARMED WETLAND OUTSIDE 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



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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 |
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| 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):

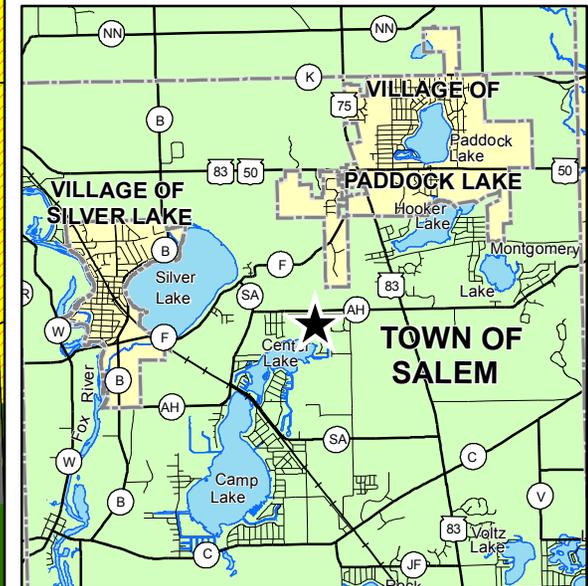
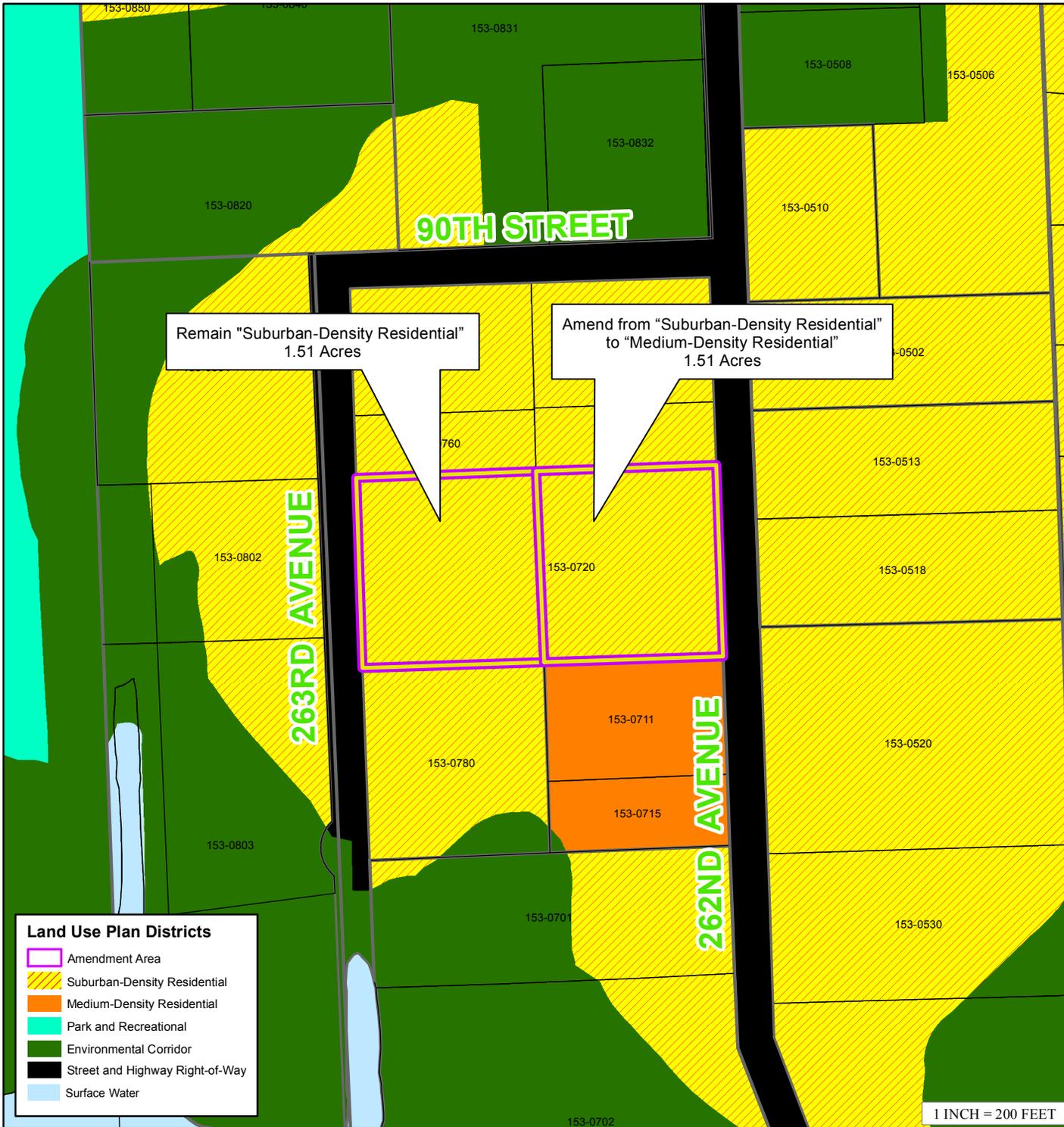
James F. & Judy L. Kutzler (Owners)

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):

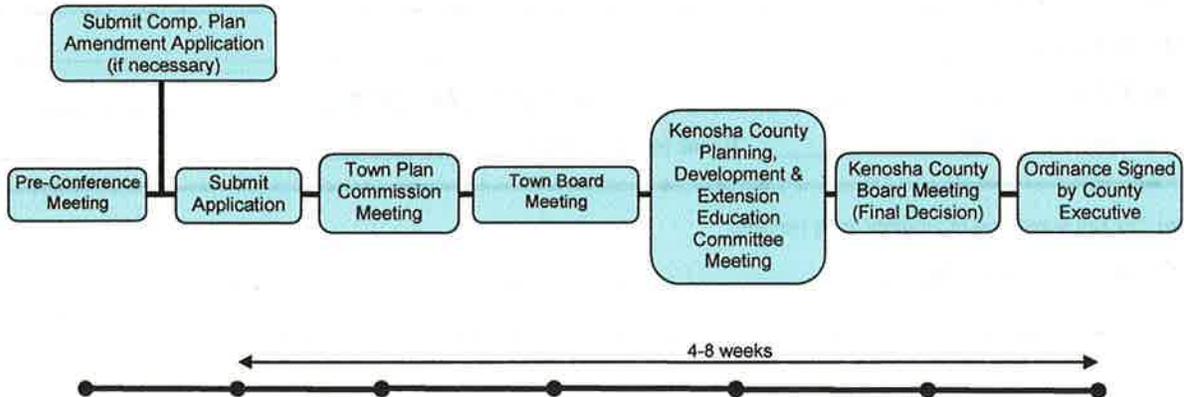
To accommodate the building of a single family home. The current land is a R-2 zoning status and we request it to be rezoned to R-3 in order to accommodate two build-able lots at 131' x 250' at 32,750 square feet each.

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

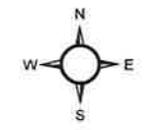
(For other fees see the [Fee Schedule](#))

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>.

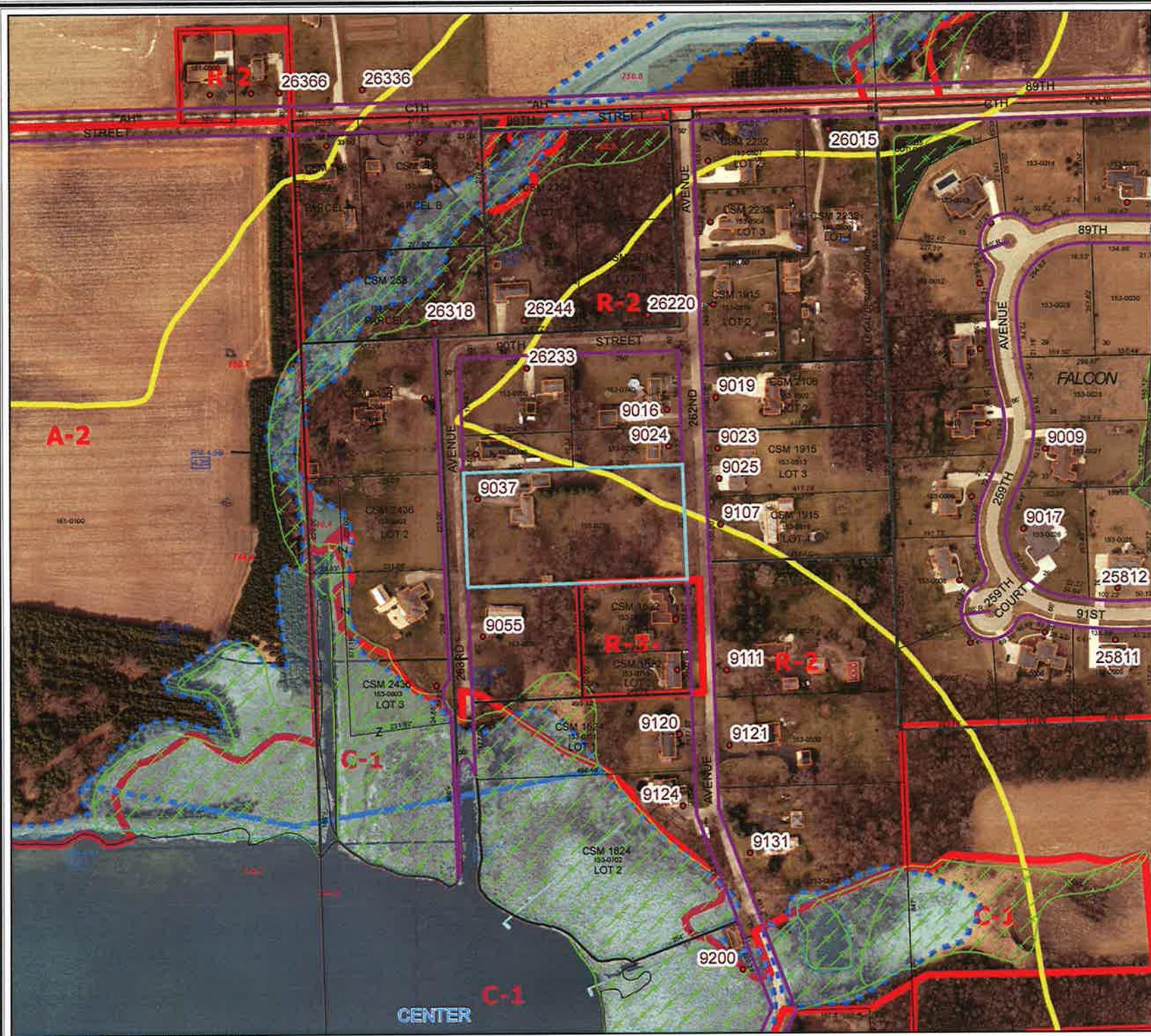
Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

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.

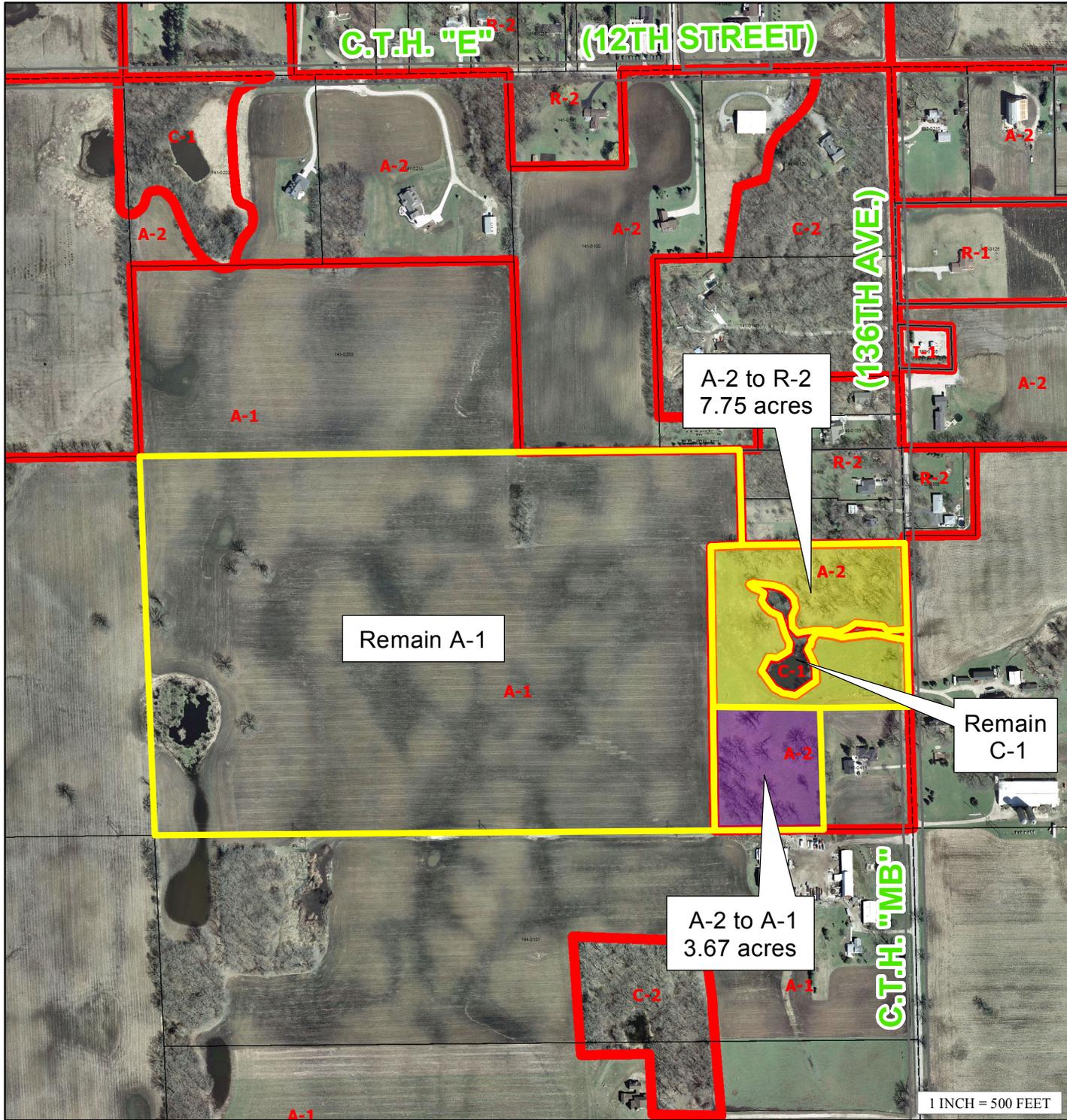
I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: Ryan Fasano

Address: 26233 90th St,
Salem, WI 53168

Signature: 

Dated: 9/21/16



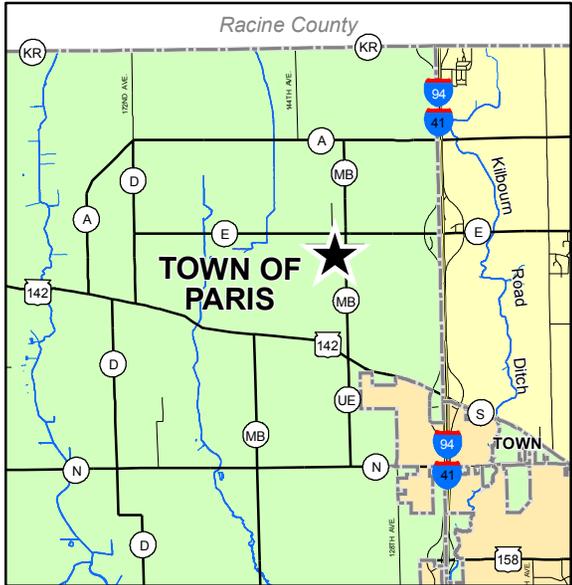
REZONING SITE MAP

PETITIONER(S):
 Jeffrey A. Badtke (Owner)

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

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

REQUEST:
 Requesting a rezoning from A-1 Agricultural Preservation District, A-2 General Agricultural District & C-1 Lowland Resource Conservancy District to A-1 Agricultural Preservation District, R-2 Suburban Single-Family Residential District & C-1 Lowland Resource Conservancy District.





January 2013

COUNTY OF KENOSHA

Department of Planning and Development

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



(a) Property Owner's Name:

ACTION 50 LLC

x _____
Signature

Mailing Address:

420 W WESTLEIGH RD

City: LAKE FOREST

State: IL

Zip: 60045

Phone Number: _____

E-mail (optional): _____

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

Applicant's Name (if applicable):

Mark Merkling

x _____
Signature

Mailing Address:

5675 392nd Avenue

City: Burlington

State: WI

Zip: 53105

Phone Number: 262-539-3600

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

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

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

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

"Commercial" and "Non-farmed Wetland"

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

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

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

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

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

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

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

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

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

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

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

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

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

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

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

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

Nothing additional has been requested.

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

95-4-219-314-0640

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

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

Supervisory District Number: 22 County Board Supervisor: Erin Decker

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

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

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

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

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

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

(For other fees see the Fee Schedule)

RECEIVED

JUN 23 2015

Kenosha County
Planning and Development

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

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

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

I do not wish to have or run a campground.

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

Thank you,

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

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

IMPORTANT TELEPHONE NUMBERS

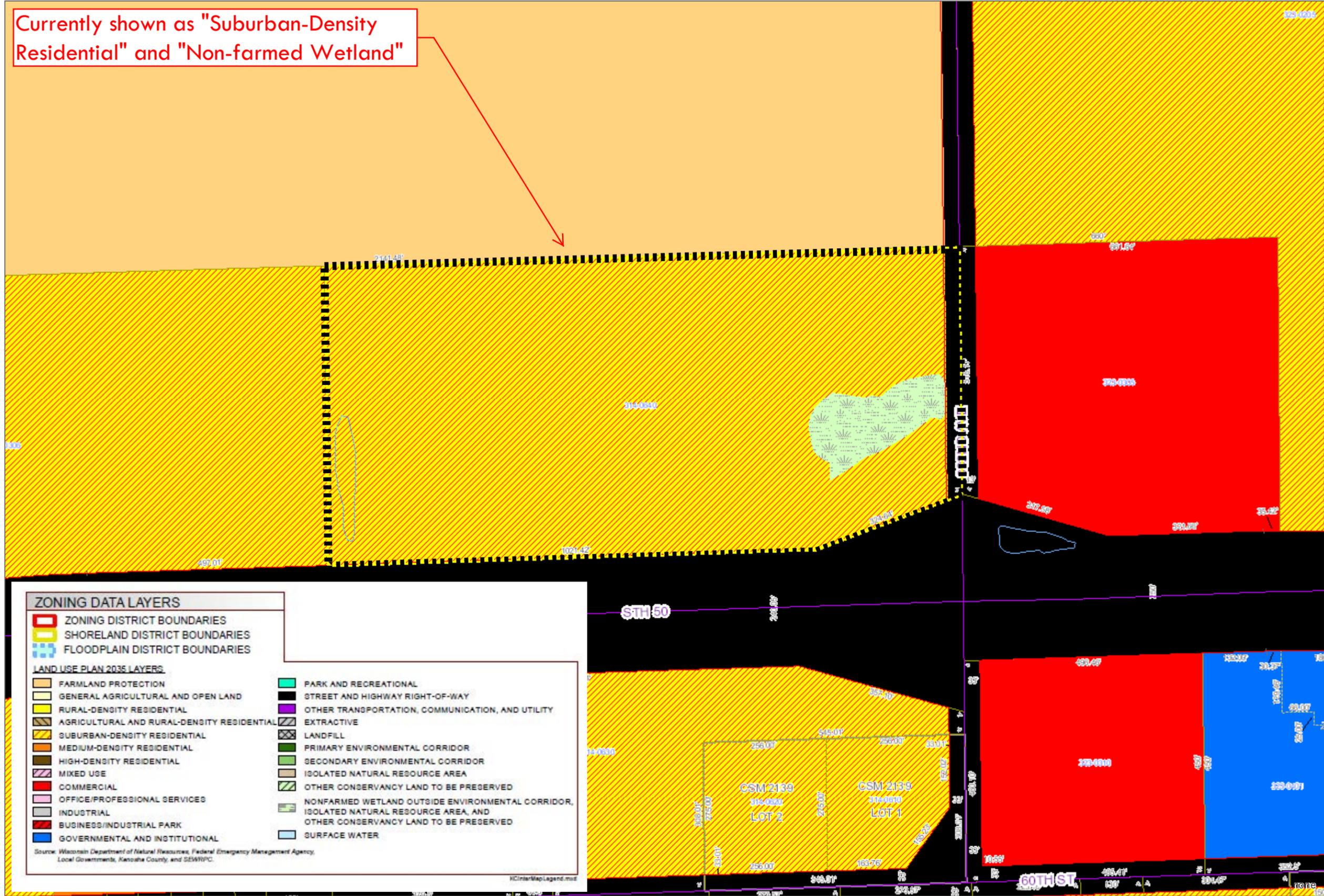
Kenosha County Center Department of Planning & Development 19600 - 75 th Street, Post Office Box 520 Bristol, Wisconsin 53104-0520	
Division of County Development (including Sanitation & Land Conservation)	857-1895
Facsimile #.....	857-1920
Public Works Division of Highways.....	857-1870
Administration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



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

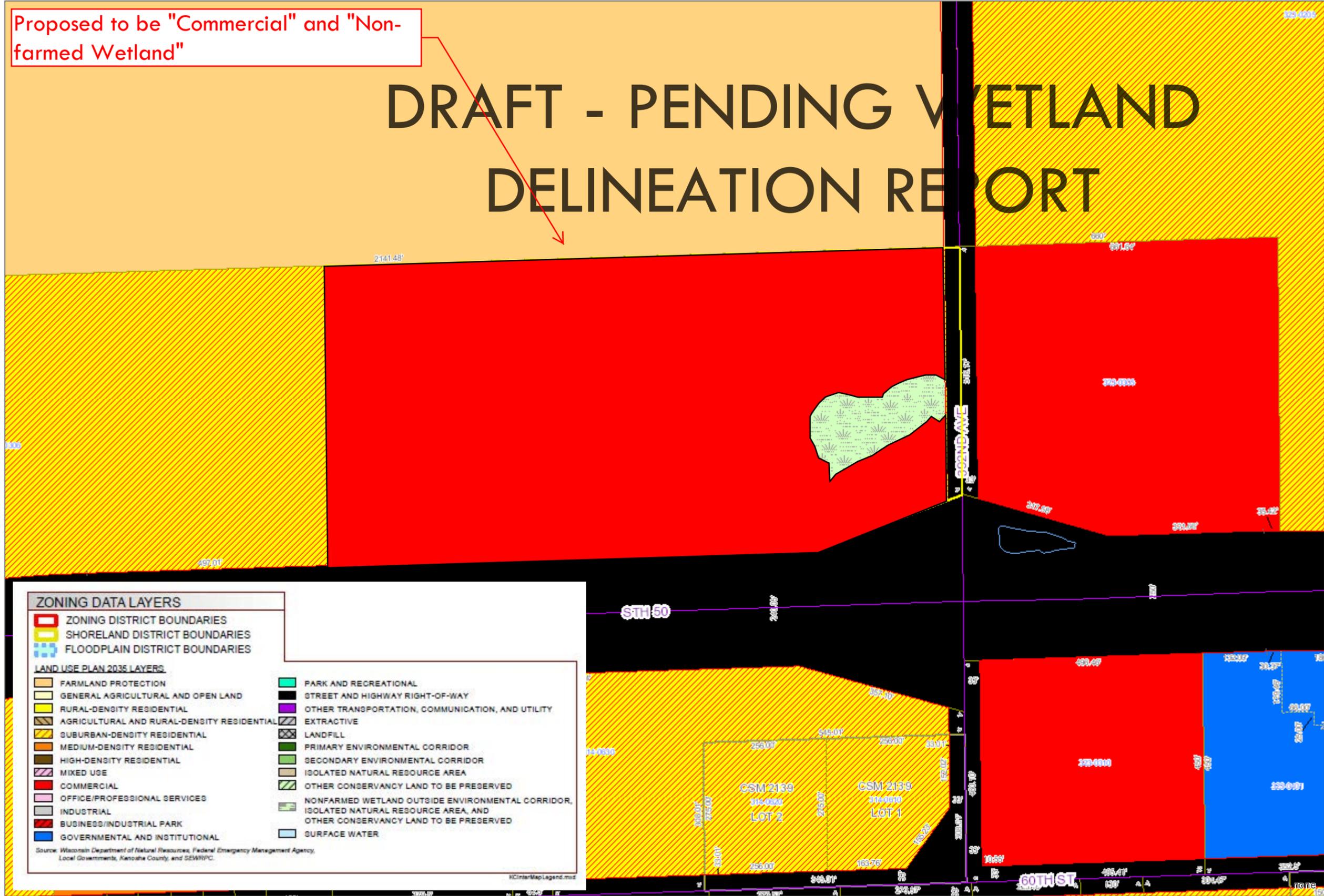
Proposed to be "Commercial" and "Non-farmed Wetland"

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

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.



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

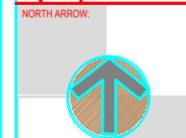
PROJECT:
**NEW GENERATION
RV
WETLAND
DELINEATION**

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



REVISIONS:

#	DATE	DESCRIPTION



IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

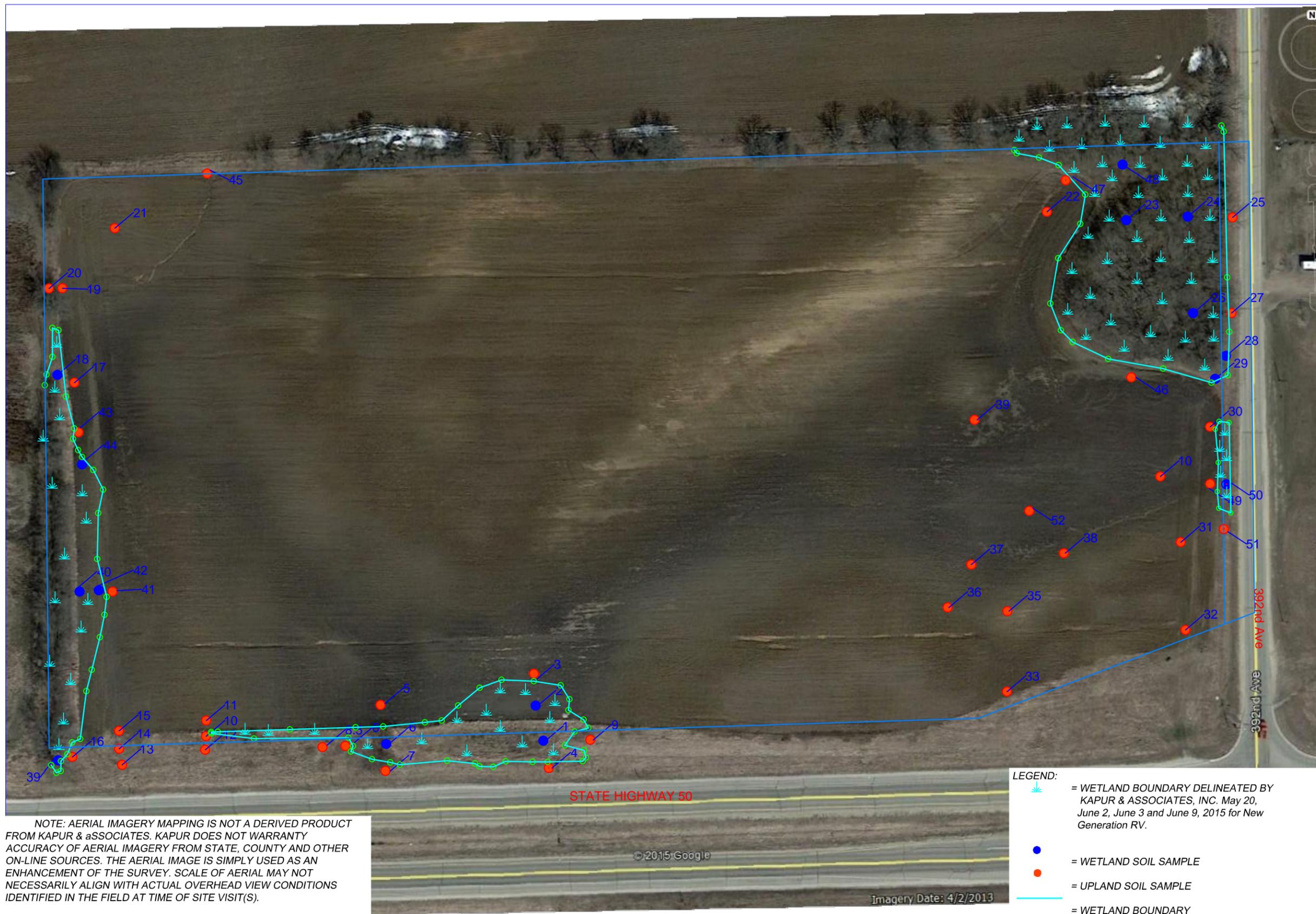
SEAL:

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

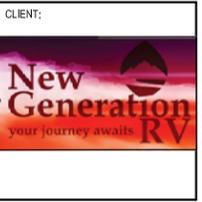


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LEGEND:
 = WETLAND BOUNDARY DELINEATED BY KAPUR & ASSOCIATES, INC. May 20, June 2, June 3 and June 9, 2015 for New Generation RV.
 = WETLAND SOIL SAMPLE
 = UPLAND SOIL SAMPLE
 = WETLAND BOUNDARY

PROJECT:
**NEWGENERATION
RV**

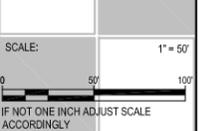
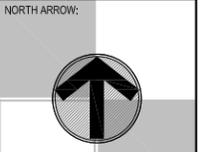
LOCATION:
TOWN OF
WHEATLAND,
KENOSHA COUNTY,
WI



PRELIMINARY

REVISIONS:

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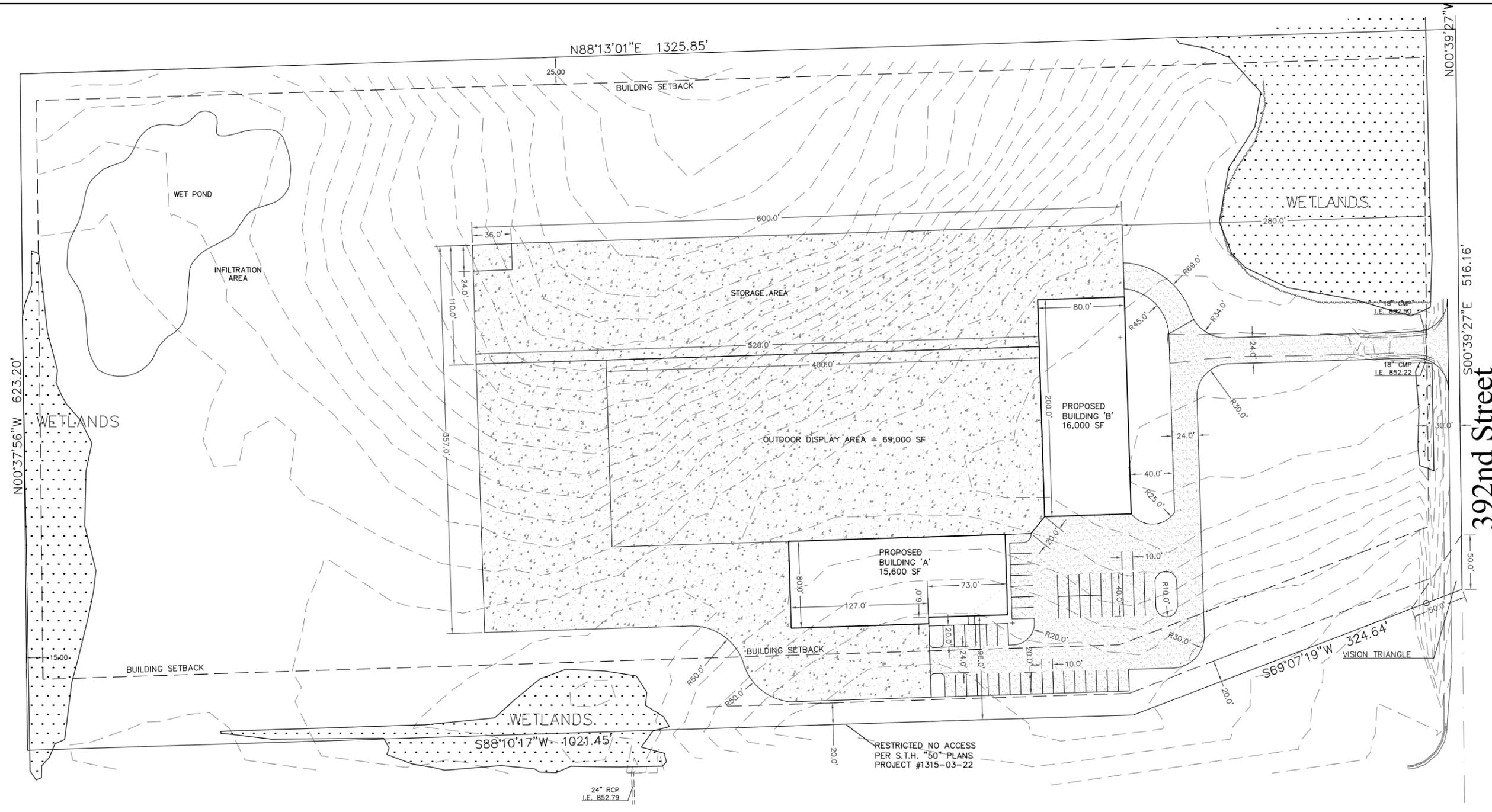
SEAL:

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

SITE PLAN LEGEND

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

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

COMPREHENSIVE PLAN
AMENDMENT SITE MAP

PETITIONER(S):

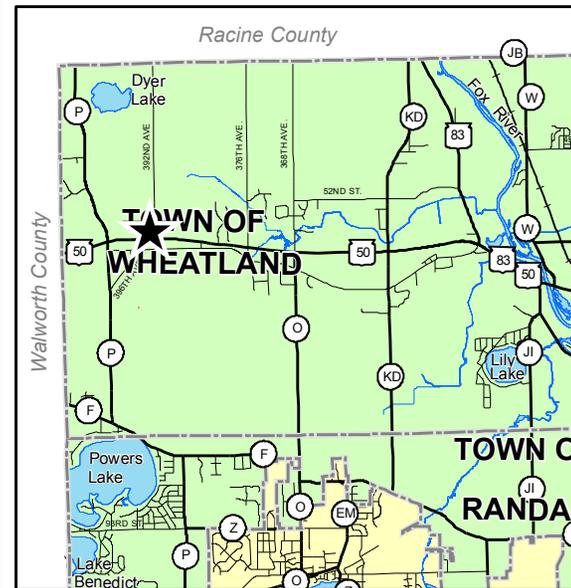
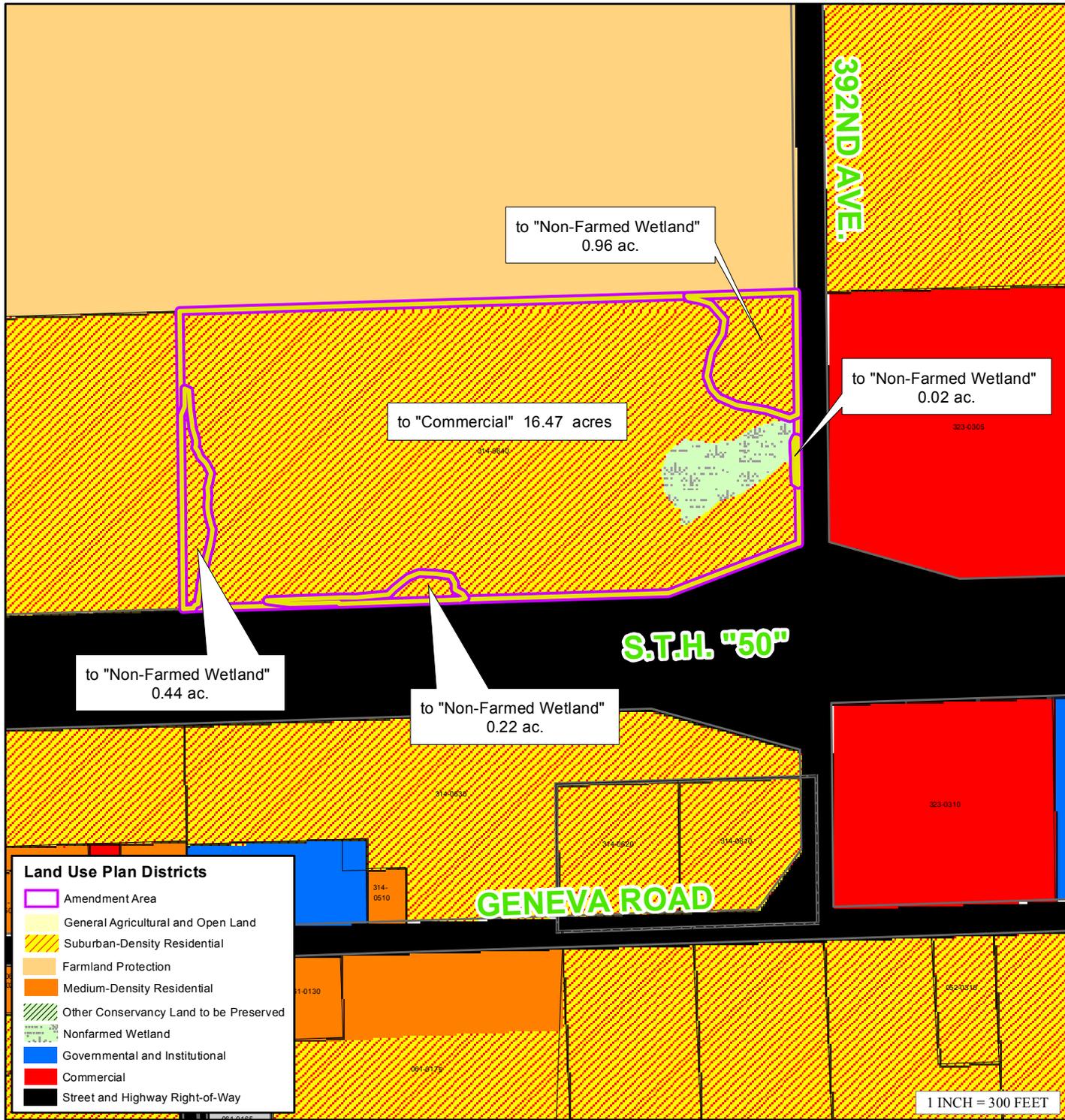
Action 50 LLC (Owner),
Mark Merkling (Agent)

LOCATION: Section 31,
Town of Wheatland

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

REQUEST:

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





COUNTY OF KENOSHA

Department of Planning and Development



May 2013

REZONING APPLICATION

(a) Property Owner's Name:

ACTION 50 LLC

Print Name: _____ Signature: _____

Mailing Address: 420 W WESTLEIGH RD

City: LAKE FOREST State: IL Zip: 60045

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

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

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

Print Name: Mark Merkling Signature: _____

Business Name: New Generation RV

Mailing Address: 5675 392nd Avenue

City: Burlington State: WI Zip: 53105

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

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

95-4-219-314-0640 _____

Property Address of property to be rezoned:

392ND AVE

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

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

REZONING APPLICATION

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

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

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

<input type="checkbox"/> A-1 Agricultural Preservation District	<input type="checkbox"/> TCO Town Center Overlay District
<input type="checkbox"/> A-2 General Agricultural District	<input type="checkbox"/> B-1 Neighborhood Business District
<input type="checkbox"/> A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	<input type="checkbox"/> B-2 Community Business District
<input type="checkbox"/> A-4 Agricultural Land Holding District	<input checked="" type="checkbox"/> B-3 Highway Business District
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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



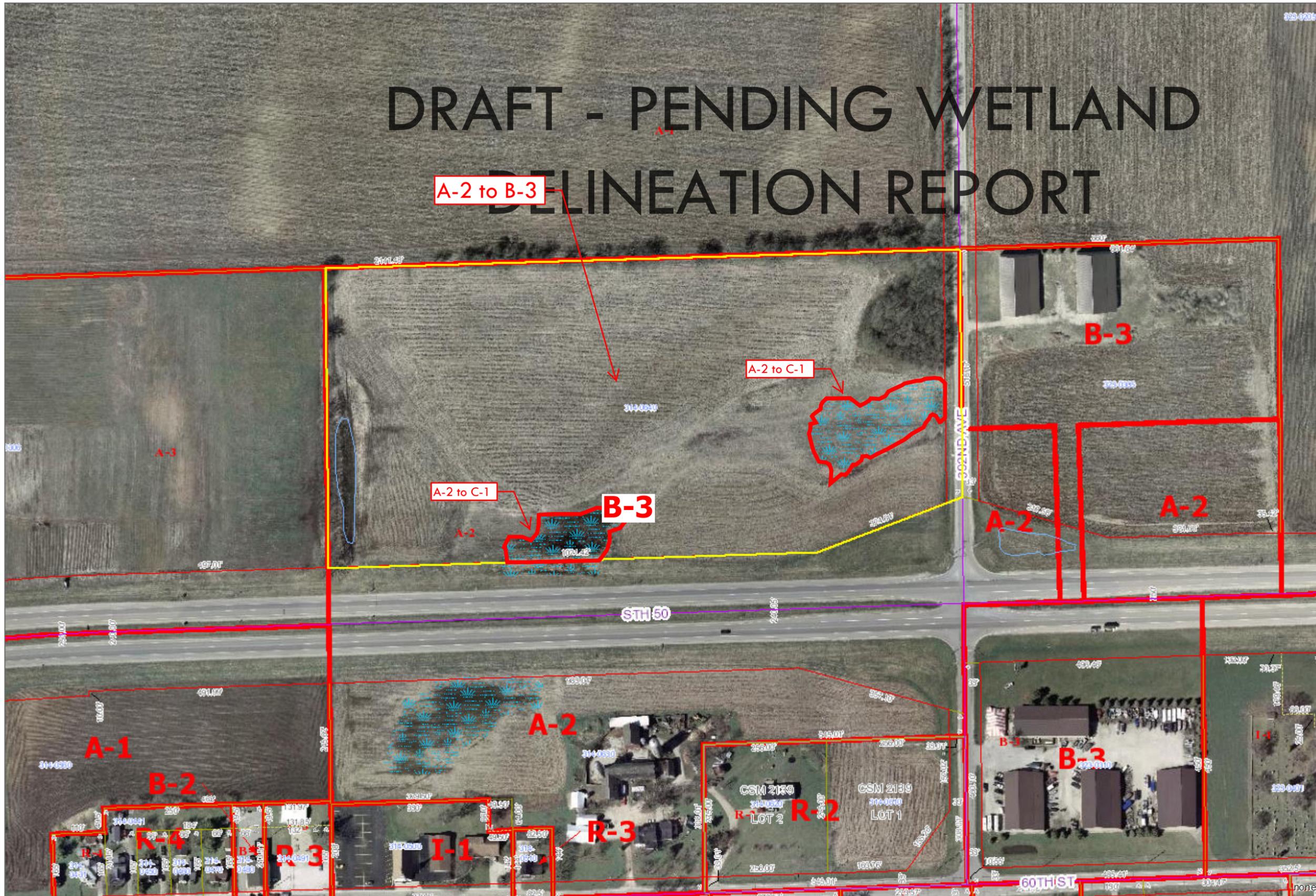
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Date Printed: 5/14/2015



DRAFT - PENDING WETLAND DELINEATION REPORT



Legend

- Street Centerlines
- Right-of-Ways
- Water Features
- Parcels
- Certified Survey Maps
- Condominiums
- Subdivisions
- Municipal Boundaries
- Zoning (Unincorporated Areas)
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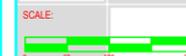
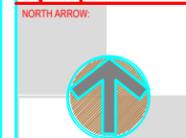
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WETLAND
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LOCATION:
**TOWN OF
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REVISIONS:

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IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

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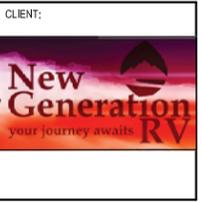
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© 2015 Google

Imagery Date: 4/2/2013

PROJECT:
**NEWGENERATION
RV**

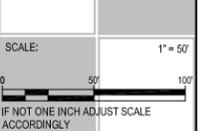
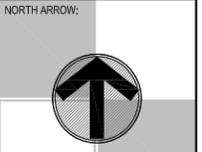
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PRELIMINARY

REVISIONS:

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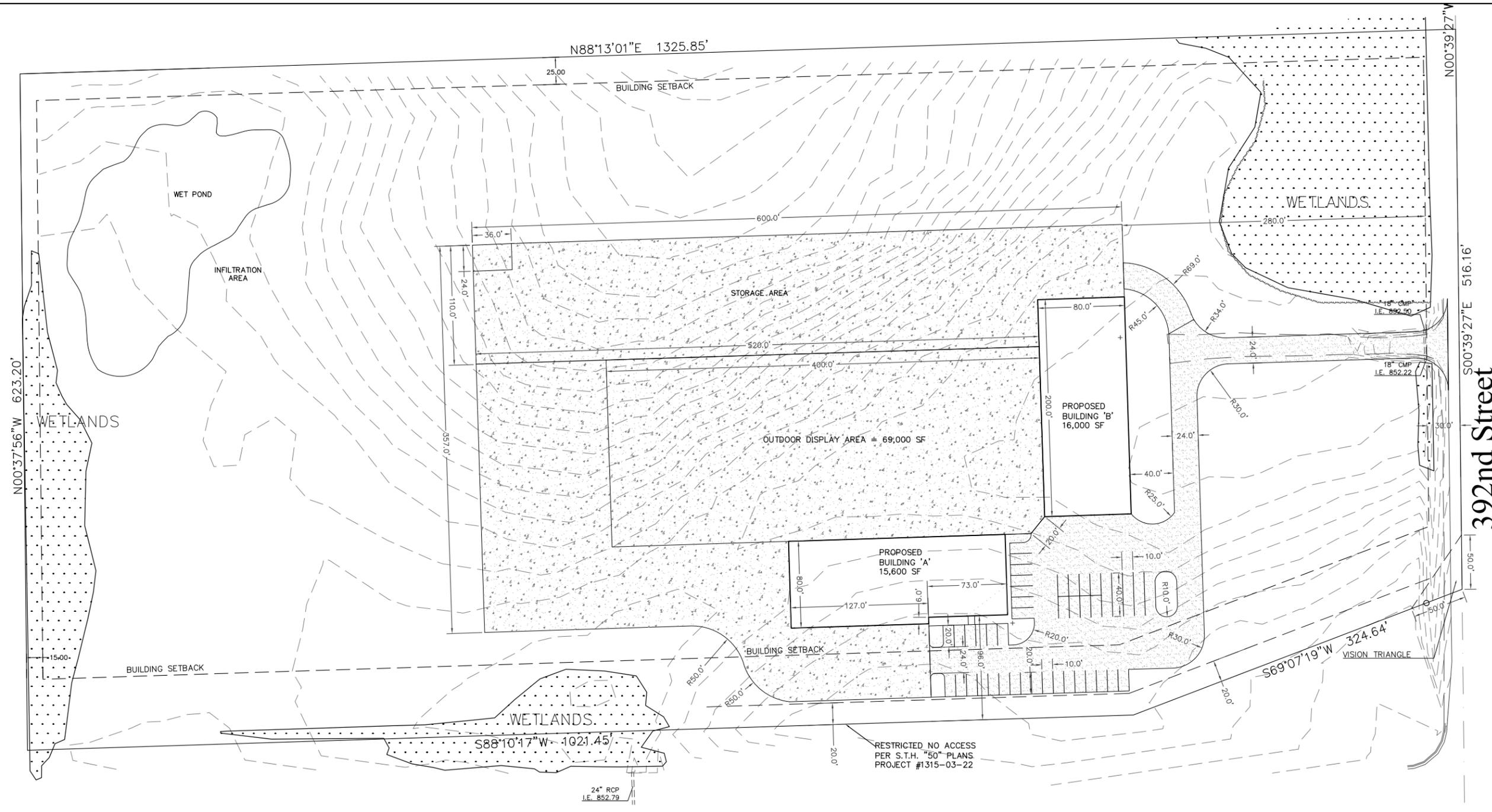
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SITE SURVEY

PROJECT MANAGER: GLG
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SHEET NUMBER:
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STH "50"

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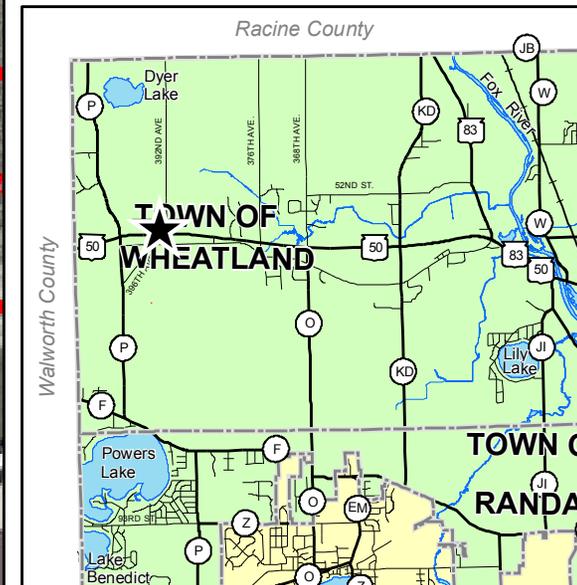
REZONING SITE MAP

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

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

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

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





December 2012



COUNTY OF KENOSHA

Department of Planning and Development

CONDITIONAL USE PERMIT APPLICATION

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

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

Mailing Address: 420 W WESTLEIGH RD

City: LAKE FOREST State: IL Zip: 60045

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

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

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

Print Name: Mark Merkling Signature: [Signature]

Business Name: New Generation RV

Mailing Address: 5675 392nd Avenue

City: Burlington State: WI Zip: 53105

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

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

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

Business Name: Dream Architecture, LLC

Mailing Address: 272 Indian Bend Road

City: Burlington State: WI Zip: 53105

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

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

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

Business Name: Kapur & Associates

Mailing Address: 1224 S. Pine St.

City: Burlington State: WI Zip: 53105

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

CONDITIONAL USE PERMIT APPLICATION

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

95-4-219-314-0640

Address of the subject site:

392ND AVE

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

Type of structure:

Commercial

Proposed operation or use of the structure or site:

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

Number of employees (by shift): 12

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

Any outdoor entertainment? If so, please explain: No

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

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

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

CONDITIONAL USE PERMIT APPLICATION

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

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

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

Request for Conditional Use Permit \$750.00

(For other fees see the Fee Schedule)

RECEIVED

JUN 23 2015

Kenosha County
Planning and Development

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

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

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

I do not wish to have or run a campground.

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

Thank you,

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

PLAT OF SURVEY -OF-

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

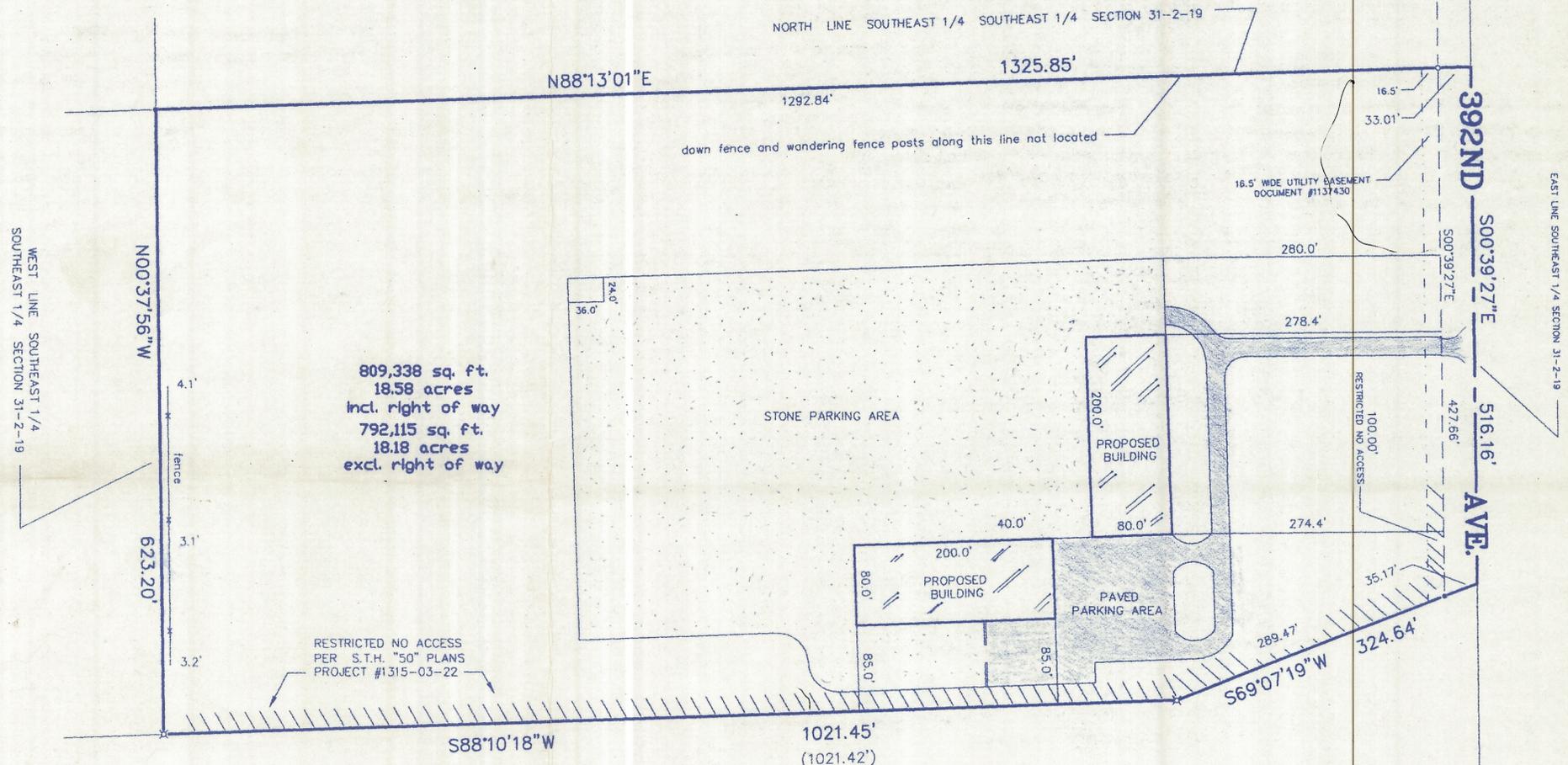
SURVEY FOR: NEW GENERATION RV (MARK MERKLING)

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

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

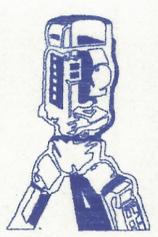
"I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences,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

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



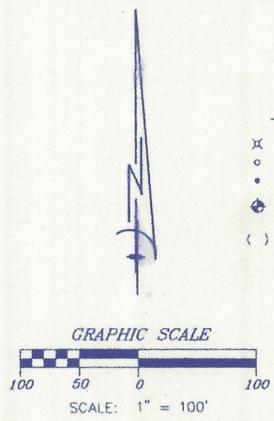
809,338 sq. ft.
18.58 acres
incl. right of way
792,115 sq. ft.
18.18 acres
excl. right of way

S.T.H. "50"



B.W. SURVEYING, INC.

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



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



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

Robert J. Wetzel
ROBERT J. WETZEL S-1778

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

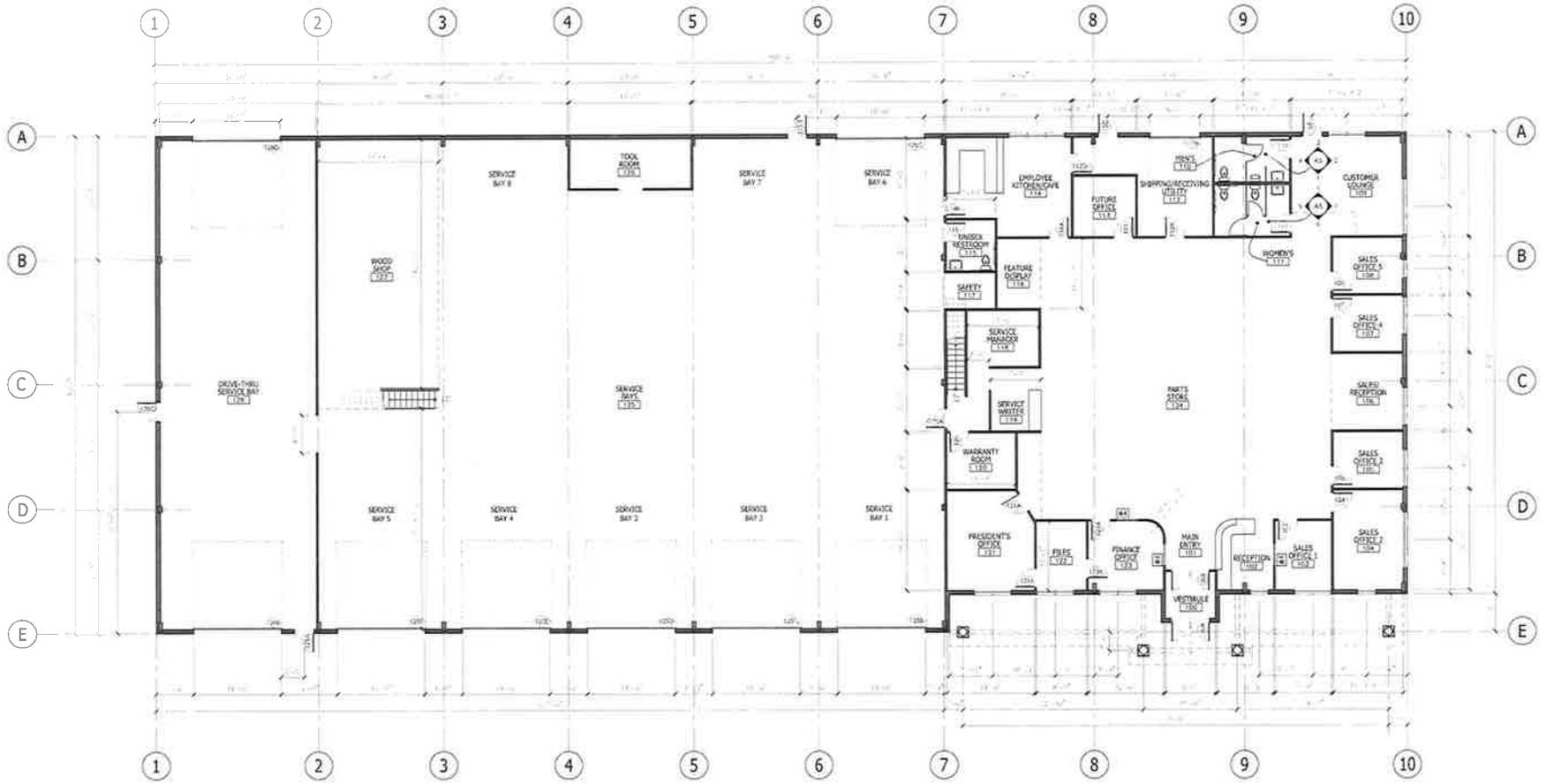












1 MAIN LEVEL FLOOR PLAN

15,603 GROSS S.F.



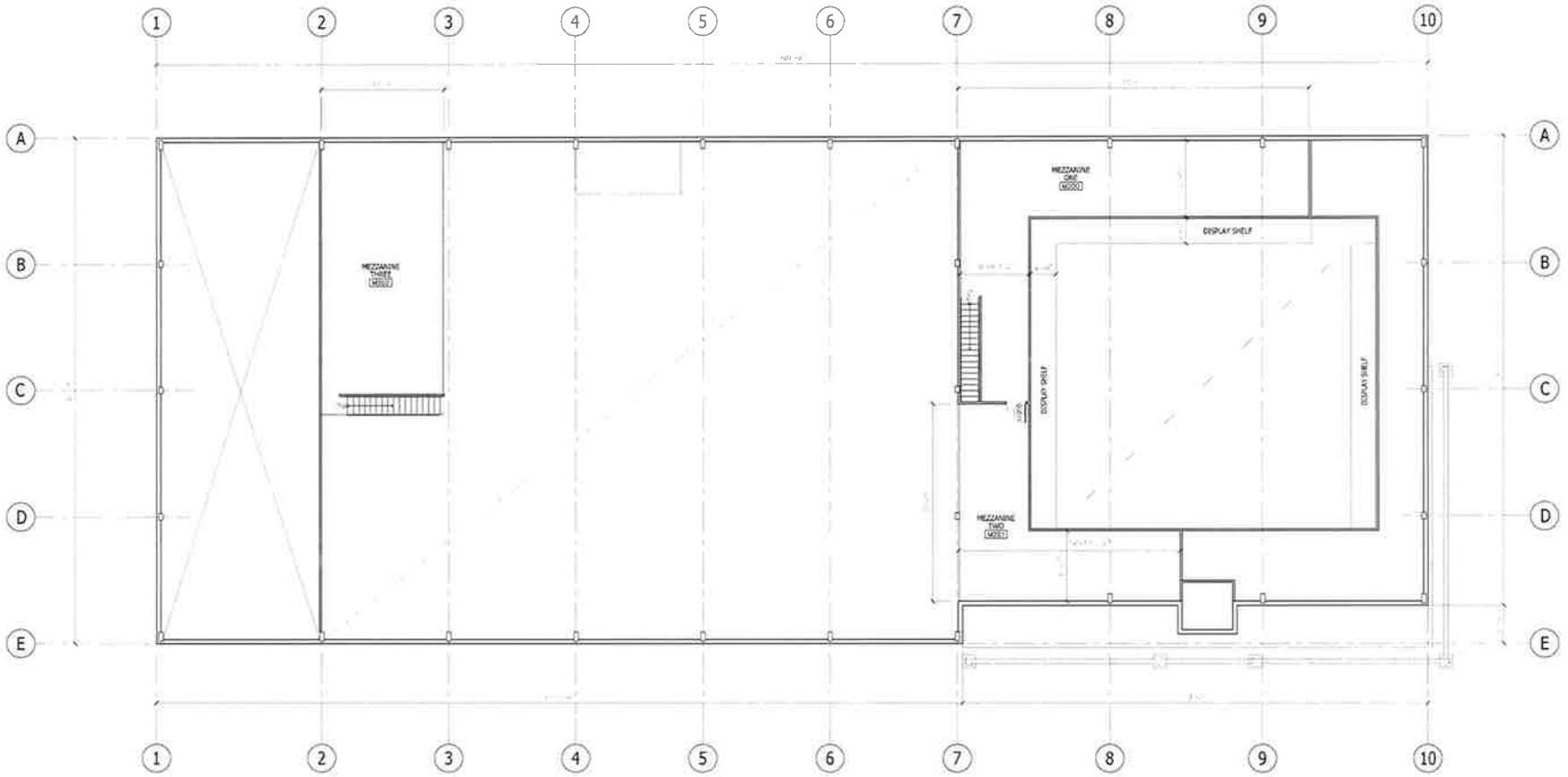
PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - OWNER REVIEW ONLY

A1
 BUSINESS & SERVICE
 BUILDING FLOOR PLAN

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

DATE: 11-10-15
 REVISIONS: 001, 002, 003, 004, 005
 DATE: May 21, 2015
 DRAWN BY: [Name]



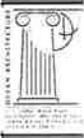


1 MEZZANINE LEVEL FLOOR PLAN

2,387 GROSS S.F.



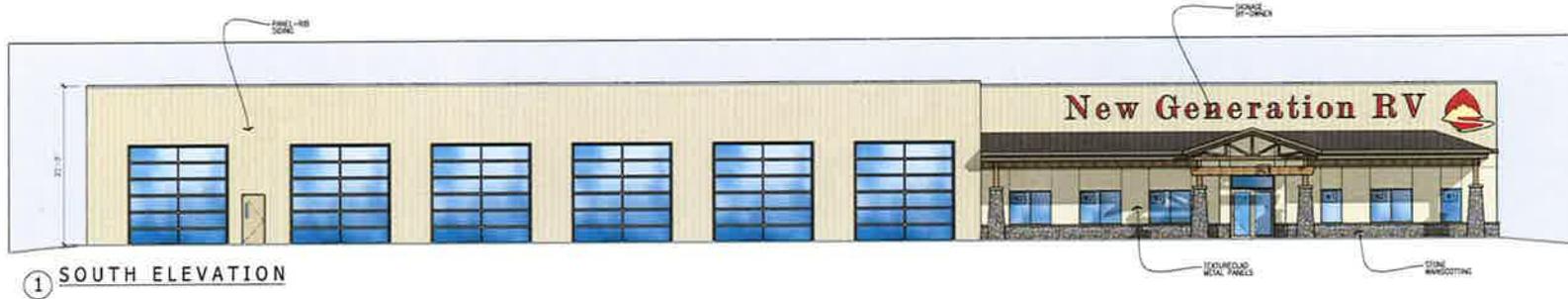
PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - OWNER REVIEW ONLY



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



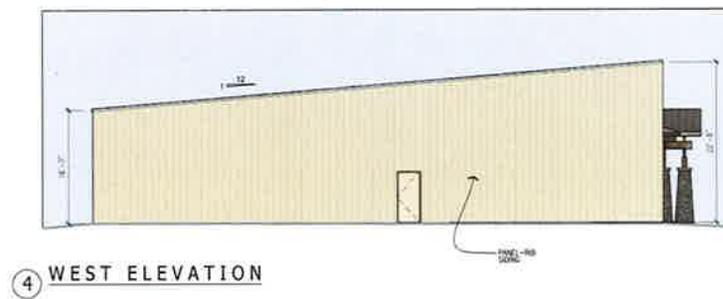
① SOUTH ELEVATION



② EAST ELEVATION



③ NORTH ELEVATION



④ WEST ELEVATION

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - OWNER REVIEW ONLY

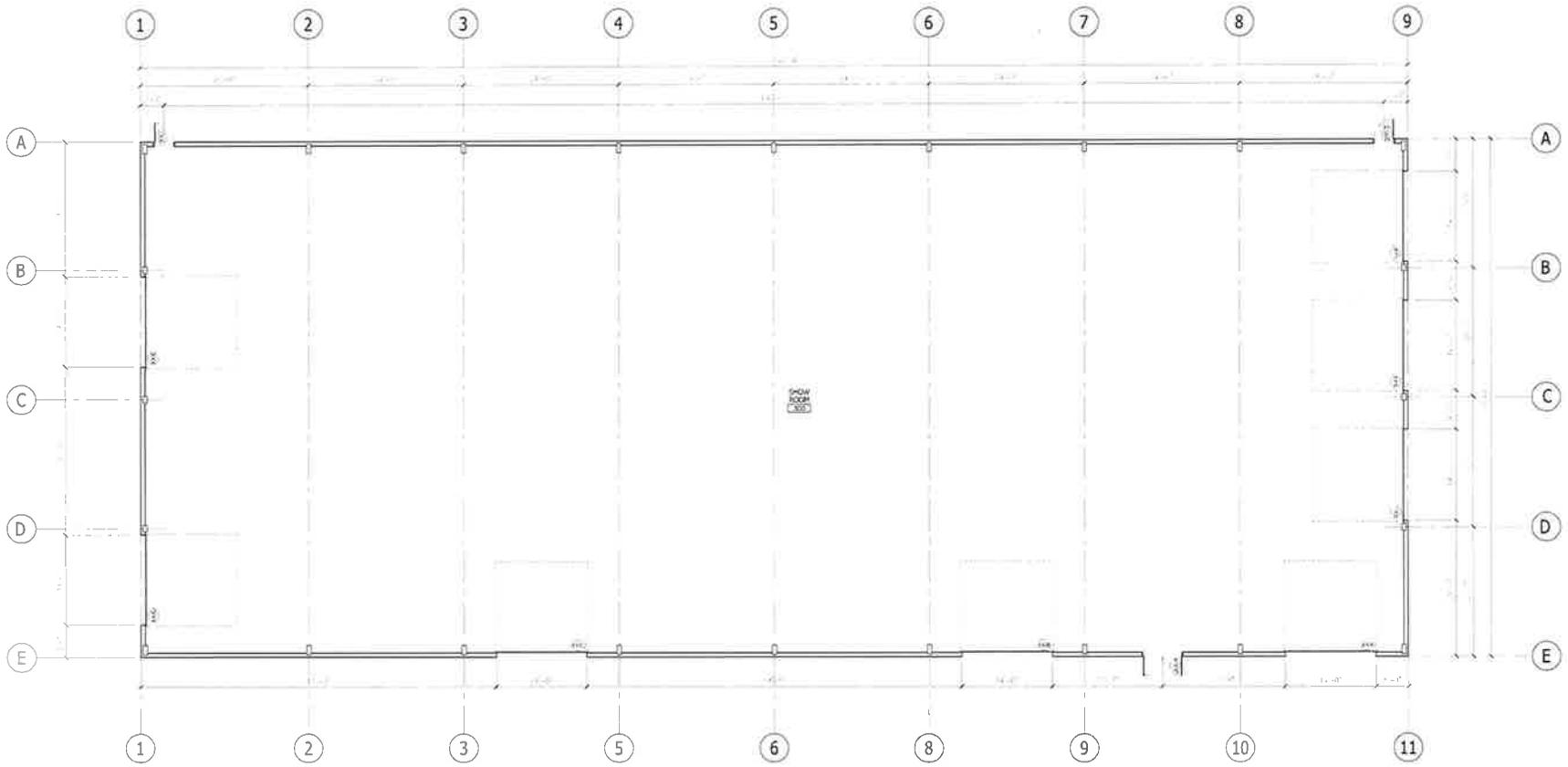
BUSINESS & SERVICE
BUILDING ELEVATIONS

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

A3

SCALE: 1/4" = 1'-0"
DATE: 11/21/2018
DRAWN BY: JLM





1 MAIN LEVEL FLOOR PLAN

15,680 GROSS S.F.



PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - OWNER REVIEW ONLY

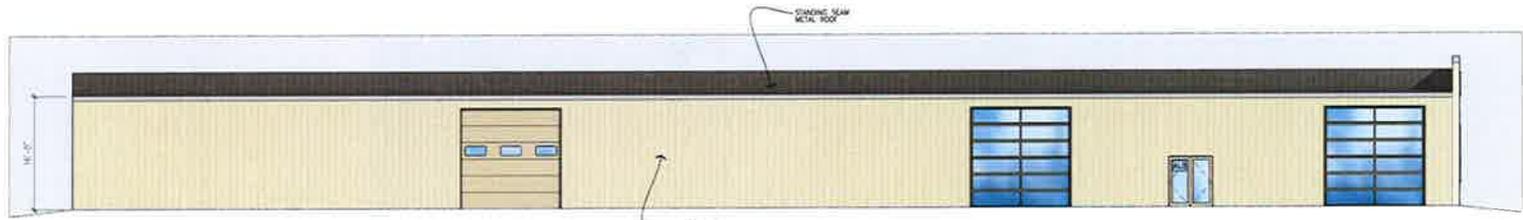
SHOWROOM BUILDING
FLOOR PLAN

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

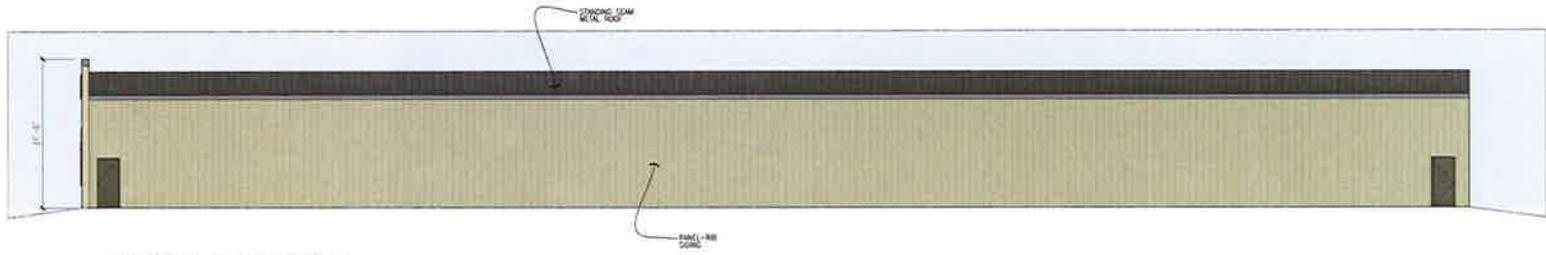




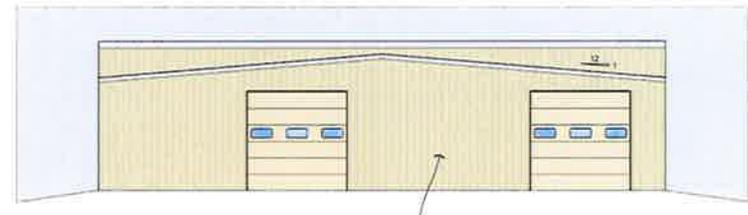
① SOUTH ELEVATION



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: 07/21/2015
 PROJECT: 15-001

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

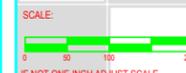
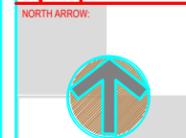
PROJECT:
**NEW GENERATION
RV
WETLAND
DELINEATION**

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



REVISIONS:

#	DATE	DESCRIPTION



IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

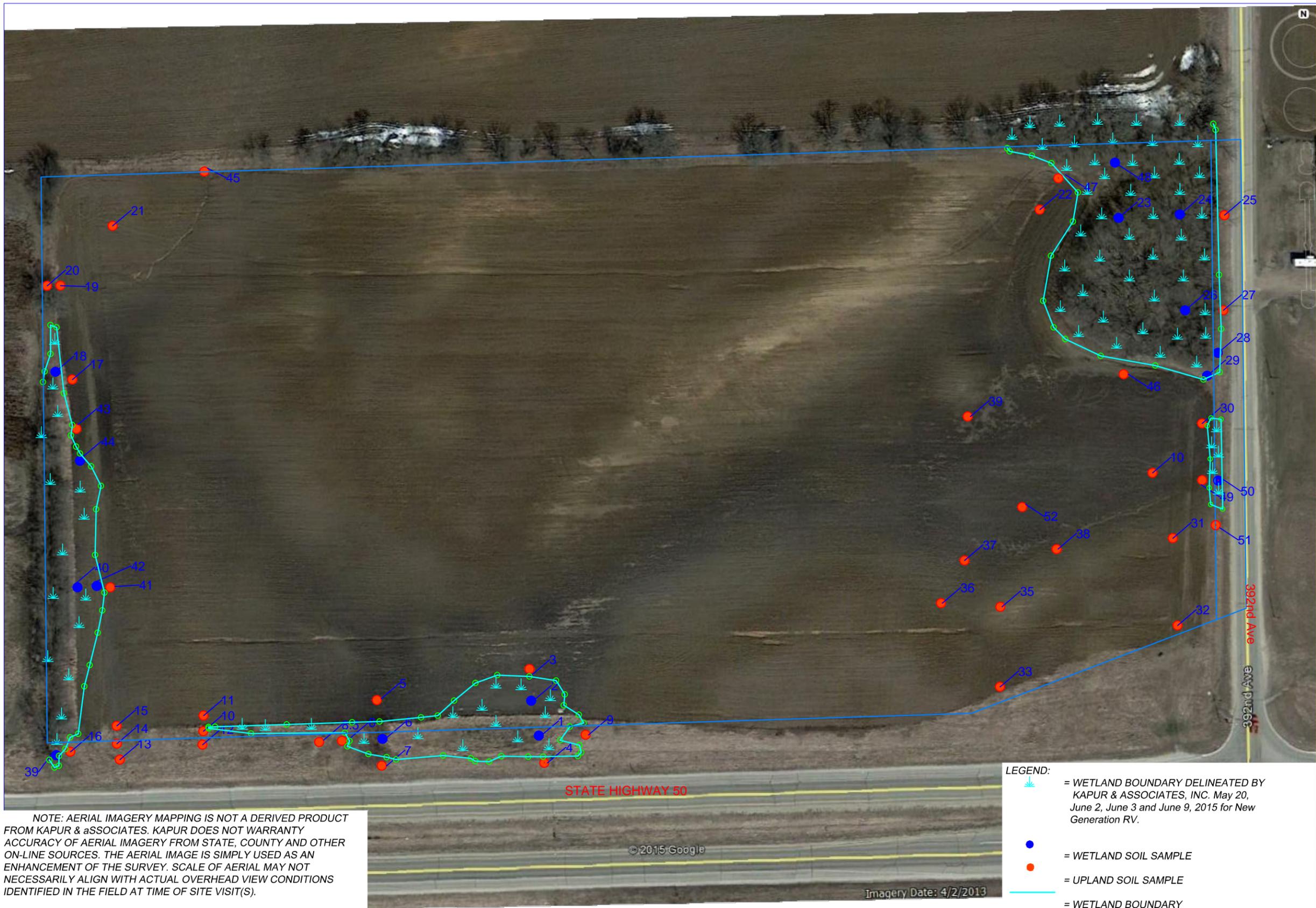
SEAL:

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

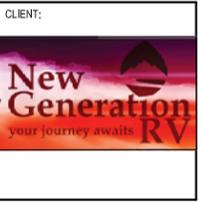


NOTE: AERIAL IMAGERY MAPPING IS NOT A DERIVED PRODUCT FROM KAPUR & ASSOCIATES. KAPUR DOES NOT WARRANTY ACCURACY OF AERIAL IMAGERY FROM STATE, COUNTY AND OTHER ON-LINE SOURCES. THE AERIAL IMAGE IS SIMPLY USED AS AN ENHANCEMENT OF THE SURVEY. SCALE OF AERIAL MAY NOT NECESSARILY ALIGN WITH ACTUAL OVERHEAD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

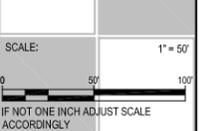
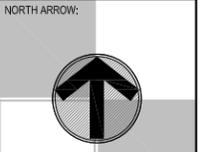
LOCATION:
TOWN OF
WHEATLAND,
KENOSHA COUNTY,
WI



PRELIMINARY

REVISIONS:

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



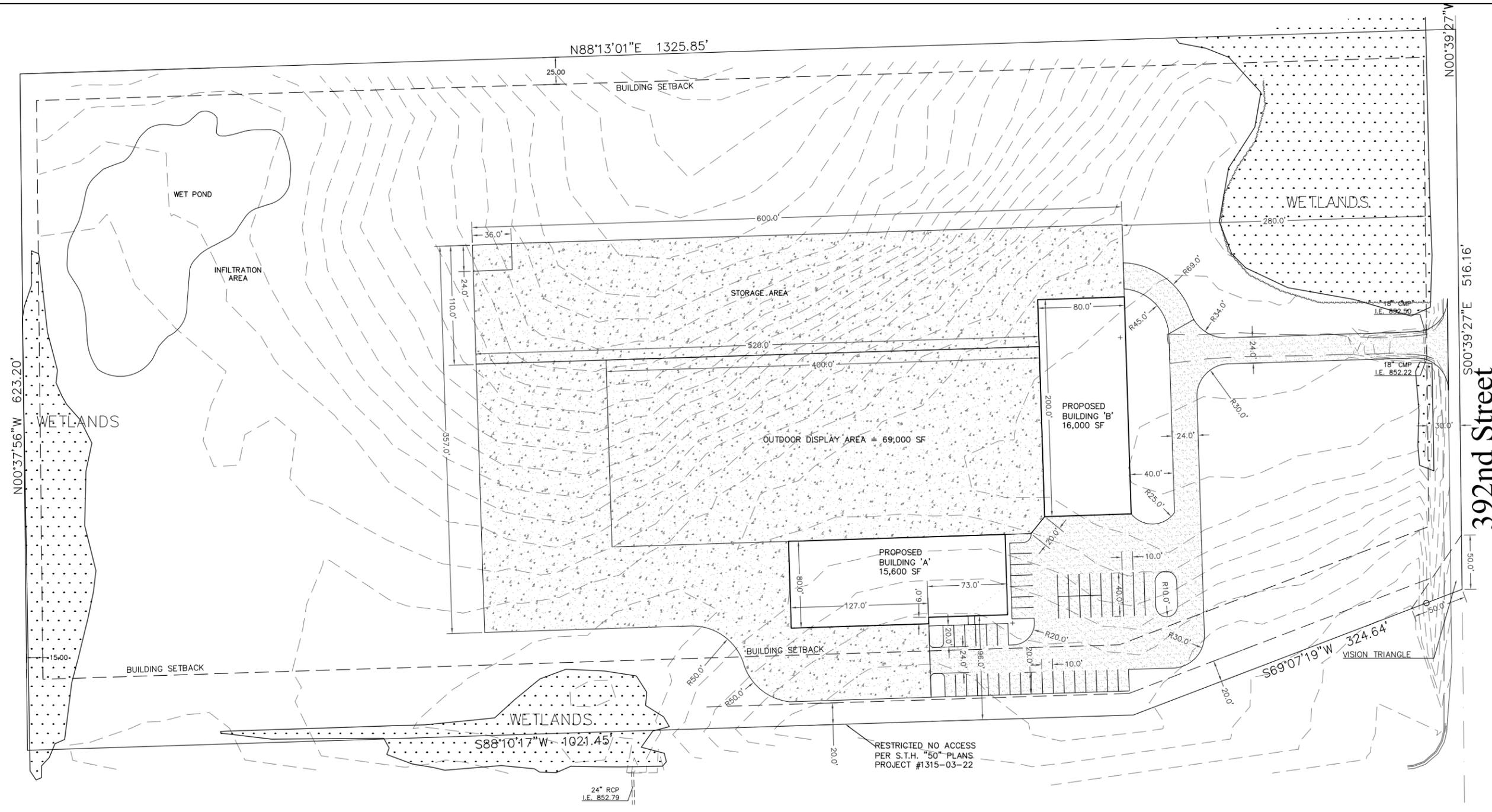
SEAL:

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_NewGen_RV\Design\150210_SITE_PLAN.dwg

CONDITIONAL USE SITE MAP

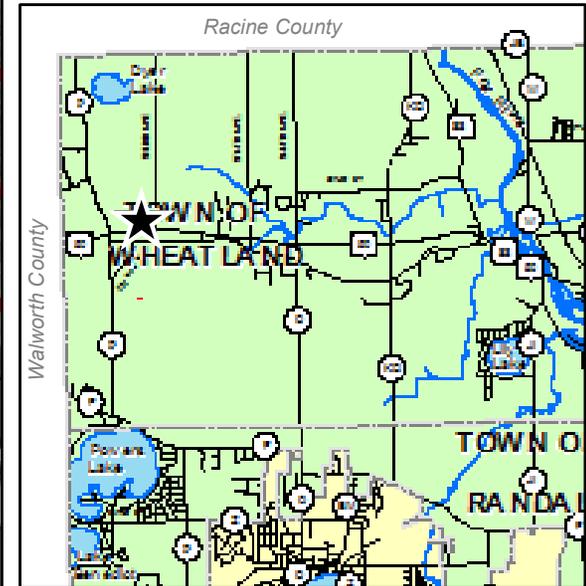
PETITIONER(S):
Action 50 LLC (Owner),
Mark Merkling (Agent)

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

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

REQUEST:

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



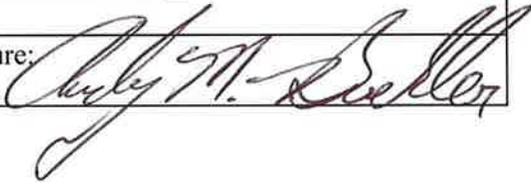
Kenosha



County

BOARD OF SUPERVISORS

RESOLUTION NO. _____

Subject: Request to Approve the Appointment of Christopher Brown to the Kenosha County Zoning Board of Adjustments.			
Original <input type="checkbox"/>	Corrected <input type="checkbox"/>	2nd Correction <input type="checkbox"/>	Resubmitted <input type="checkbox"/>
Date Submitted: April 19, 2016		Date Resubmitted:	
Submitted By: Planning, Development & Extension Education Committee			
Fiscal Note Attached <input type="checkbox"/>		Legal Note Attached <input type="checkbox"/>	
Prepared By: Andy M. Buehler, Director Division of Planning and Development		Signature: 	

WHEREAS, pursuant to County Executive Appointment 2015/16-29, the County Executive has appointed Christopher Brown to serve on the Kenosha County Zoning Board of Adjustments; and

WHEREAS, the Planning, Development & Extension Education Committee has reviewed the request of the County Executive for confirmation of his appointment of the above-named to serve on the Kenosha County Zoning Board of Adjustments and is recommending to the County Board the approval of the appointment.

NOW, THEREFORE BE IT RESOLVED, that the Kenosha County Board of Supervisors confirms the appointment of Christopher Brown to the Kenosha County Zoning Board of Adjustments. Mr. Brown's appointment shall be effective immediately and continue until the 30th day of June 2016 or until a successor is appointed by the County Executive and confirmed by the Kenosha County Board of Supervisors. Mr. Brown will serve without pay, but will receive a per diem along with mileage reimbursements. Mr. Brown will be succeeding Kenneth Kasuboski.

Approved by:

PLANNING, DEVELOPMENT
& EXTENSION EDUCATION
COMMITTEE

	<u>Aye</u>	<u>No</u>	<u>Abstain</u>	<u>Excused</u>
<hr/> Doug Noble, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Erin Decker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Michael Skalitzky	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Greg Retzlaff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Michael Goebel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



COUNTY OF KENOSHA

OFFICE OF THE COUNTY EXECUTIVE

Jim Kreuser, County Executive

1010 – 56th Street, Third Floor

Kenosha, Wisconsin 53140

(262) 653-2600

Fax: (262) 653-2817

APPOINTMENT 2015/16-29

RE: KENOSHA COUNTY ZONING BOARD OF ADJUSTMENTS

TO THE HONORABLE KENOSHA COUNTY BOARD OF SUPERVISORS

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

Mr. Christopher Brown
39701 60th Street
Burlington, WI 53105

to serve on the Kenosha County Zoning Board of Adjustments beginning immediately upon confirmation of the County Board and continuing until the 30th day of June, 2016 or until a successor is appointed by the County Executive and confirmed by the Kenosha County Board of Supervisors.

Mr. Brown will serve without pay but will receive a per diem.

Mr. Brown will be succeeding Kenneth Kasuboski.

Respectfully submitted this 25th day of February, 2016.

Jim Kreuser
Kenosha County Executive

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

Governmental Services: List services with any governmental unit.

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

Town of Randall Plan Commission member 2004-2007
Lifetime Kenosha County Resident

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



Signature of Nominee

2-3-16

Date

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

(For Office Use Only)

Appointed To: _____
Commission/Committee/Board

Term: Beginning _____ Ending _____

Confirmed by the Kenosha County Board on: _____

New Appointment _____

Reappointment _____

Previous Terms: _____
