



Planning, Development & Extension Education Committee
Agenda
Kenosha County Center
Wednesday, October 12, 2016 - 7:00 p.m.

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COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS.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, October 12, 2016 at 7:00 p.m. 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. **FIVE STAR INVESTMENTS III LLC - COMPREHENSIVE PLAN AMENDMENT**

Five Star Investments III LLC, Comprehensive Plan Amendment, PO Box 700, Twin Lakes, WI 53181 (Owner), **Carl Schultz**, PO Box 700, Twin Lakes, WI 53181 (Agent), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Business/Industrial Park" and "SEC" to "Business/Industrial Park", "Suburban-Density Residential" and "SEC" on Tax Parcel #60-4-119-164-0200 located in the SE ¼ of Section 14, T1N, R19E, Town of **Randall**.

Documents:

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

3. **FIVE STAR INVESTMENTS III LLC - REZONE**

Five Star Investments III LLC, PO Box 700, Twin Lakes, WI 53181 (Owner), **Carl Schultz**, PO Box 700, Twin Lakes, WI 53181 (Agent), requesting a **rezoning** from A-2 General Agricultural Dist. & C-2 Upland Resource Conservancy Dist. to M-2 Heavy Manufacturing Dist., R-2 Suburban Single-Family Residential Dist. and C-2 Upland resource Conservancy Dist. on Tax Parcel #60-4-119-164-0200 located in the SE ¼ of Section 14, T1N, R19E, Town of **Randall**.

Documents:

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

4. **TABLED REQUEST OF BADTKE HOLDINGS LLC - CONDITIONAL USE PERMIT**

Tabled Request of Badtke Holdings LLC, 1520 136th Ave., Union Grove, WI 53182 (Owner), **Jeff Badtke**, 1520 136th Ave., Union Grove, WI 53182 (Agent) requesting a **Conditional Use Permit** to operate a resale lot of trucks, large and small farm equipment, and construction equipment in the B-5 Highway Business Dist., and to operate a landscaping and lawn care service in the B-5 Wholesale Trade and Warehousing Dist., on Tax Parcel #45-4-221-173-0202 located in the SW 1/4 of Section 17, T2N, R21E, Town of **Paris**.

Documents:

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

5. **RESOLUTION – REQUEST TO APPROVE THE APPOINTMENT OF ANDY M. BUEHLER TO SERVE ON THE SOUTHEASTERN WISCONSIN FOX RIVER COMMISSION**

Documents:

[BUEHLER - SEWFRC 10-13-2016.PDF](#)

6. **CERTIFIED SURVEYS**

7. **APPROVAL OF MINUTES**

8. **CITIZENS COMMENTS**

9. **ANY OTHER BUSINESS ALLOWED BY LAW**

10. **ADJOURNMENT**

NOTICE TO PETITIONERS

The petitioners: **Five Star Investments III LLC, (Owner), Carl Schultz, (Agent), Badtke Holdings LLC (Owner), Jeff Badtke (Agent).**

NOTICE TO TOWNS

The Towns of Paris and Randall are asked to be represented at the hearing on October 12, 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**

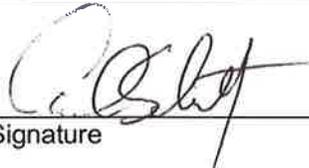
A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY: 2035 MAP AMENDMENT APPLICATION

AUG 30 2016

Kenosha County
Deputy County Clerk

(a) Property Owner's Name:

FIVE STAR INVESTMENTS III LLC

x 
Signature

Mailing Address:

PO BOX 700

City: TWIN LAKES

State: WI

Zip: 53181-0717

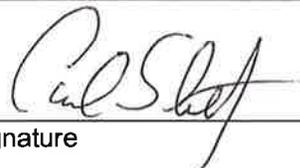
Phone Number: 262-877-2171

E-mail (optional): carlschultz@fivestarbodies.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):

Carl Schultz

x 
Signature

Mailing Address:

PO Box 700

City: Twin Lakes

State: WI

Zip: 53181

Phone Number: 262-877-2171

E-mail (optional): CARLSCHULTZ@FIVESTARBODIES.COM

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

"Business/Industrial Park" & "SEC (Secondary Environmental Corridor)"

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

"Business/Industrial Park", "Suburban-Density Residential" & "SEC (Secondary Environmental Corridor)"

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):

There is a small portion of the "Business/Industrial Park" area we would like to be re-classified as "Suburban-Density Residential" in order to re-locate a house currently on the property.

(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:

We believe it is because the area chosen is too small for to be used for "Business/Industrial Park" land use and will not interfere in any way with the rest of the parcel development.

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

The parcel we are requesting to be re-classified as "Suburban-Density Residential" has residential properties across the street (County Highway O) and directly to the south.

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

It will not. The site is currently used for agriculture and C-2 "Upland Resource Conservancy". The C-2 portion will not be disturbed.

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

The proposed residential use will be consistent with neighboring properties.

(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 utilities are available at the highway right-of-way.

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, gas and electric are available at the property line and the site passes the soil test for a conventional septic system. There is no city water in the area at all and a well will be required.

(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:

THE NORTH 17 1/2 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE TOWN OF RANDALL, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

Tax Key No. 60-4-119-164-0200

(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)

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

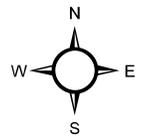
IMPORTANT TELEPHONE NUMBERS

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

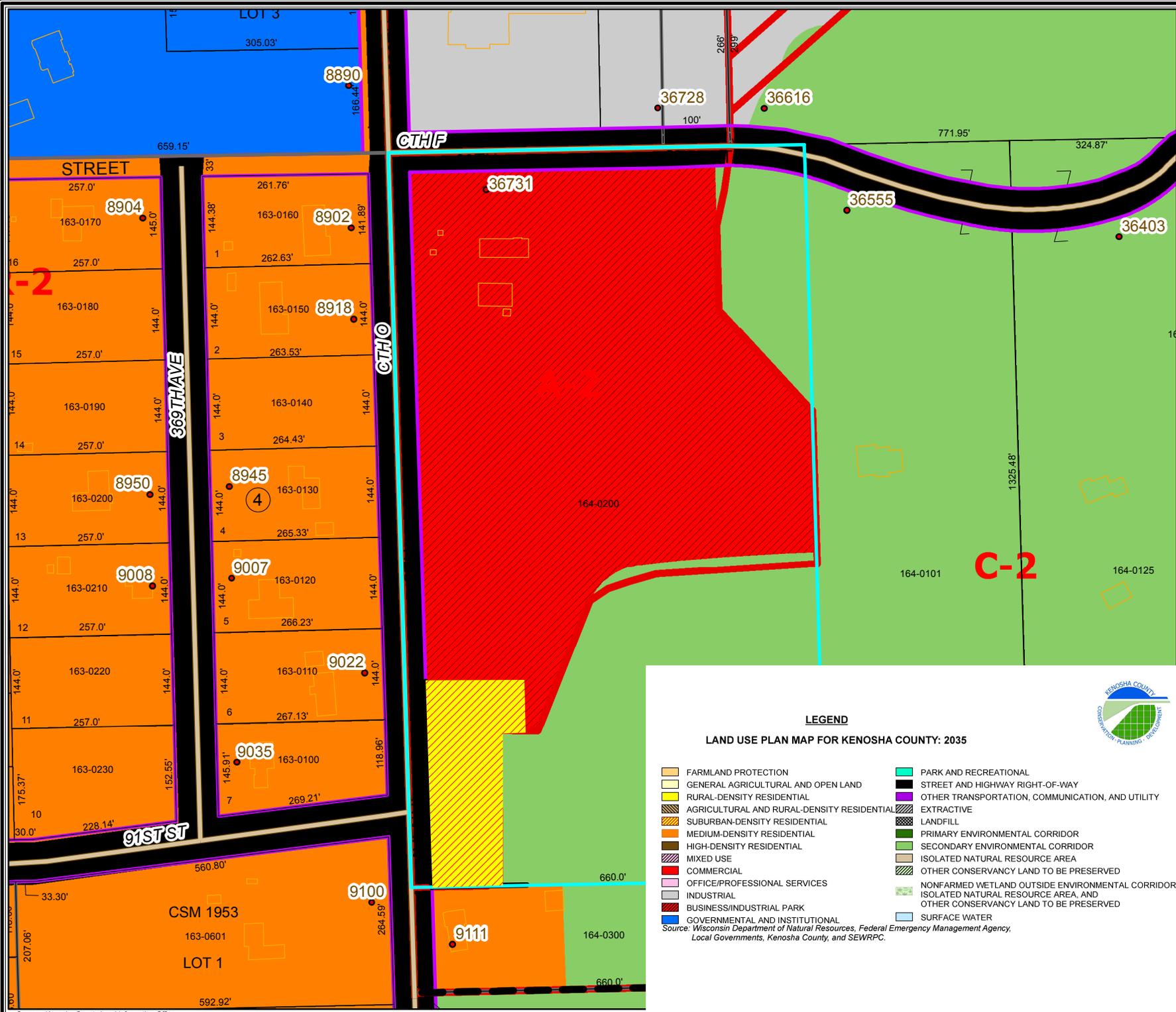
Division of County Development (including Sanitation & Land Conservation)	857-1895
Facsimile #.....	857-1920
Public Works Division of Highways.....	857-1870
Administration Building	
Division of Land Information	653-2622
Brighton, Town of	878-2218
Paris, Town of	859-3006
Randall, Town of	877-2165
Salem,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

**PROPOSED
LAND USE PLAN**

**Kenosha
County**



1 inch = 200 feet



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

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

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILED 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.

COMPREHENSIVE PLAN
AMENDMENT SITE MAP

PETITIONER(S):

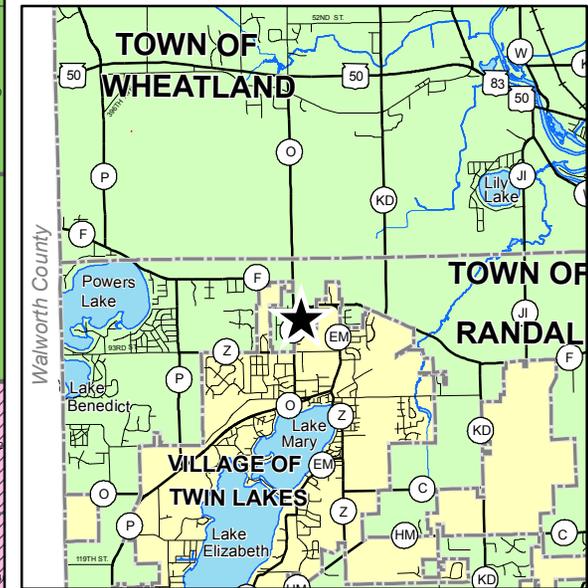
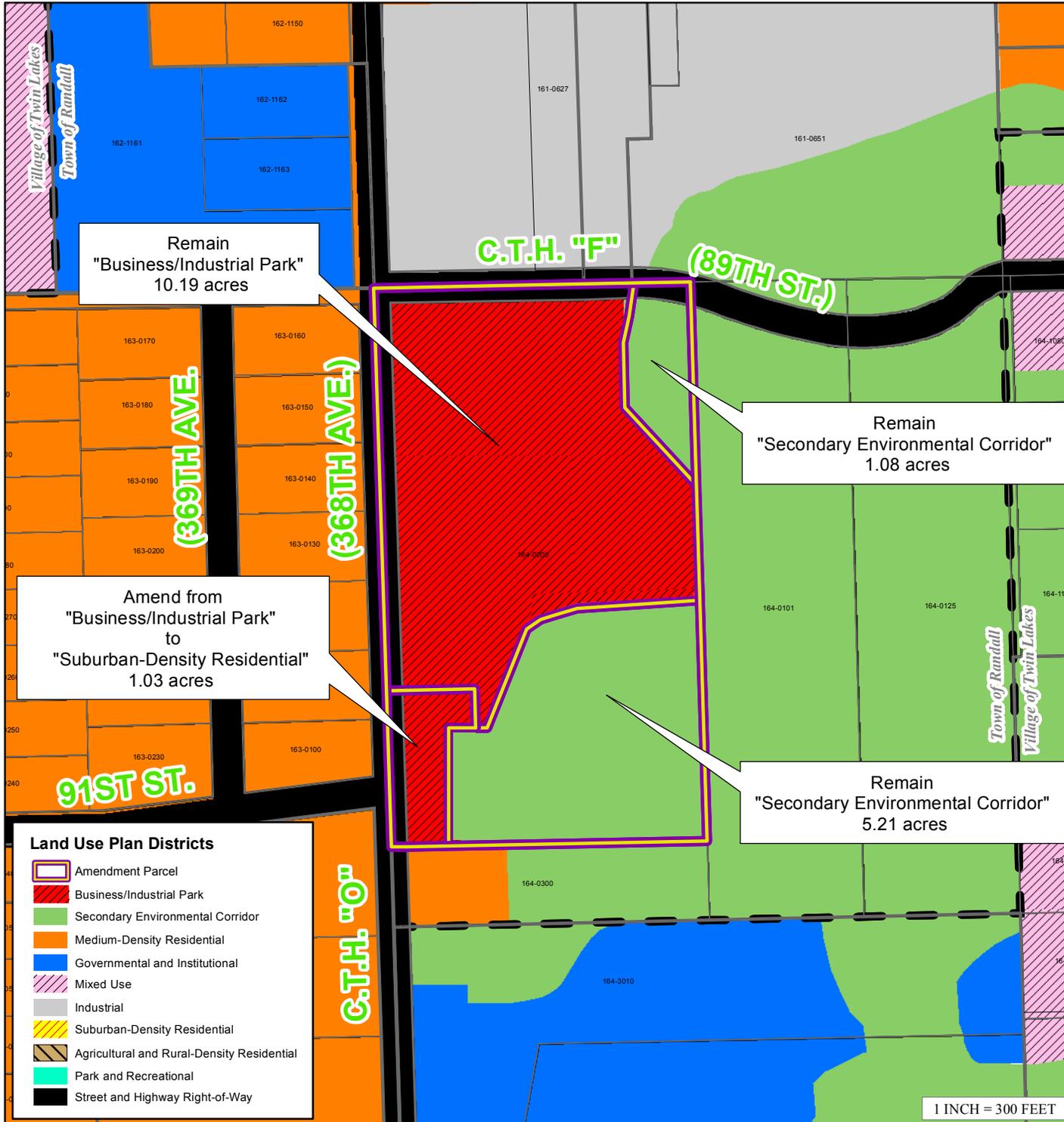
Five Star Investments III LLC (Owner)
Carl Schultz (Agent)

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

TAX PARCEL(S): #60-4-119-164-0200

REQUEST:

Requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Business/Industrial Park" and "Secondary Environmental Corridor" to "Business/Industrial Park", "Suburban-Density Residential" and "Secondary Environmental Corridor".





COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

REZONING APPLICATION

AUG 30 2016

Kenosha County
Deputy County Clerk

(a) Property Owner's Name:

FIVE STAR INVESTMENTS III LLC

Print Name: Carl Schultz

Signature: *Carl Schultz*

Mailing Address: PO BOX 700

City: TWIN LAKES

State: WI

Zip: 53181-0717

Phone Number: 262-877-2171

E-mail (optional): carlschultz@fivestarbodies.com

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

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

Print Name: _____

Signature: _____

Business Name: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Phone Number: _____

E-mail (optional): _____

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

60-4-119-164-0200

Property Address of property to be rezoned:

36731 89TH ST

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

We are requesting that the A-2 zoning district on this parcel be changed to 2 different zoning district classifications. The vast majority will be changed to M-2 Heavy Manufacturing District to allow for the construction of a manufacturing building expansion consistent with the buildings owned by Five Star Fabricating, Inc. directly to the north of this property on the southwest corner of County Highways O and F. A small portion of the southwest corner of this A-2 zoning district will be changed to R-2 to allow for the existing house on this property to be moved to that location

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 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
<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 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 checked="" 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 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
<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 checked="" 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 checked="" 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)

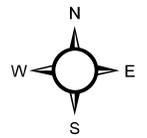
Note: Agricultural Use Conversion Charge

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.

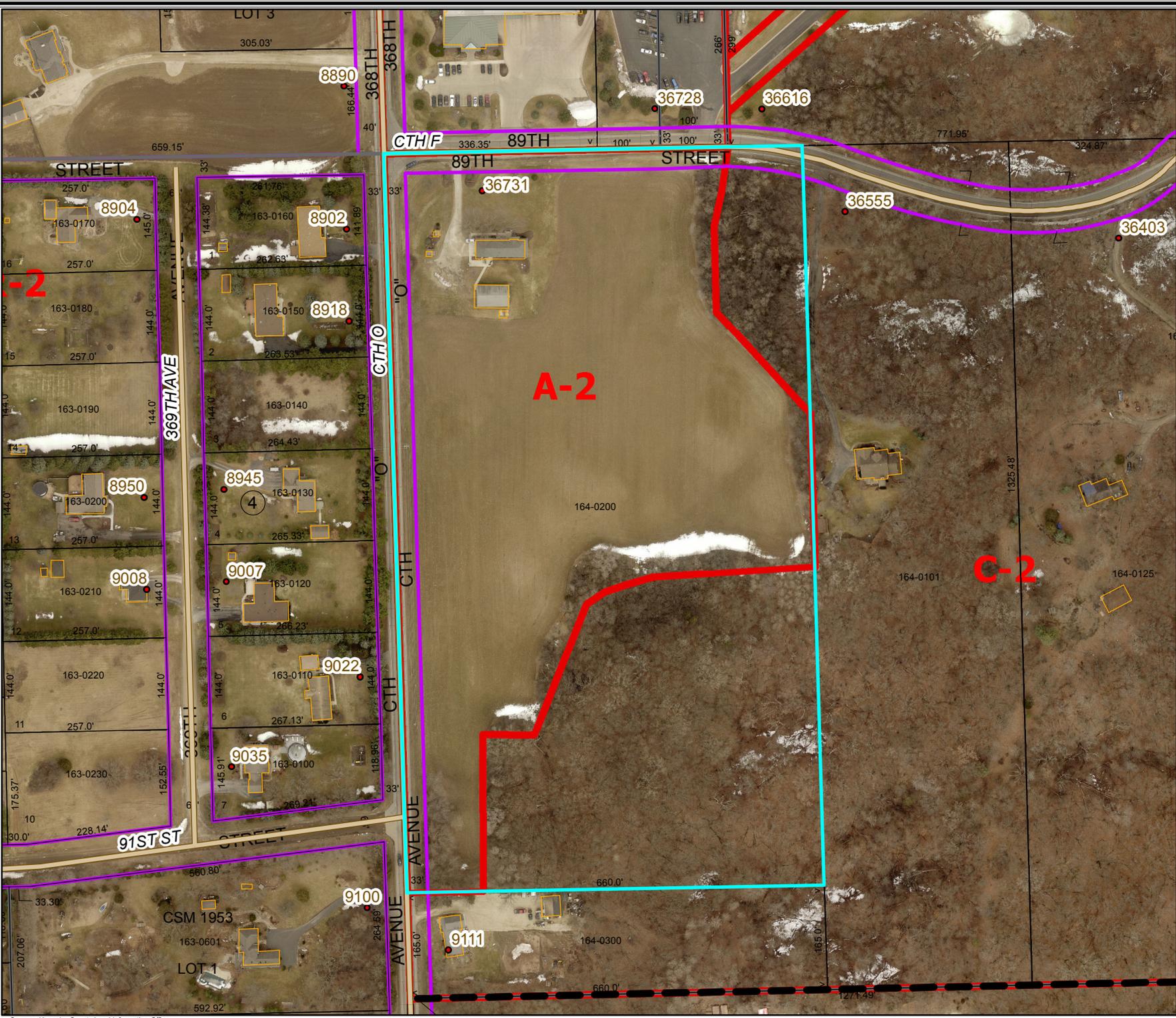
EXISTING
ZONING

Kenosha County



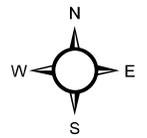
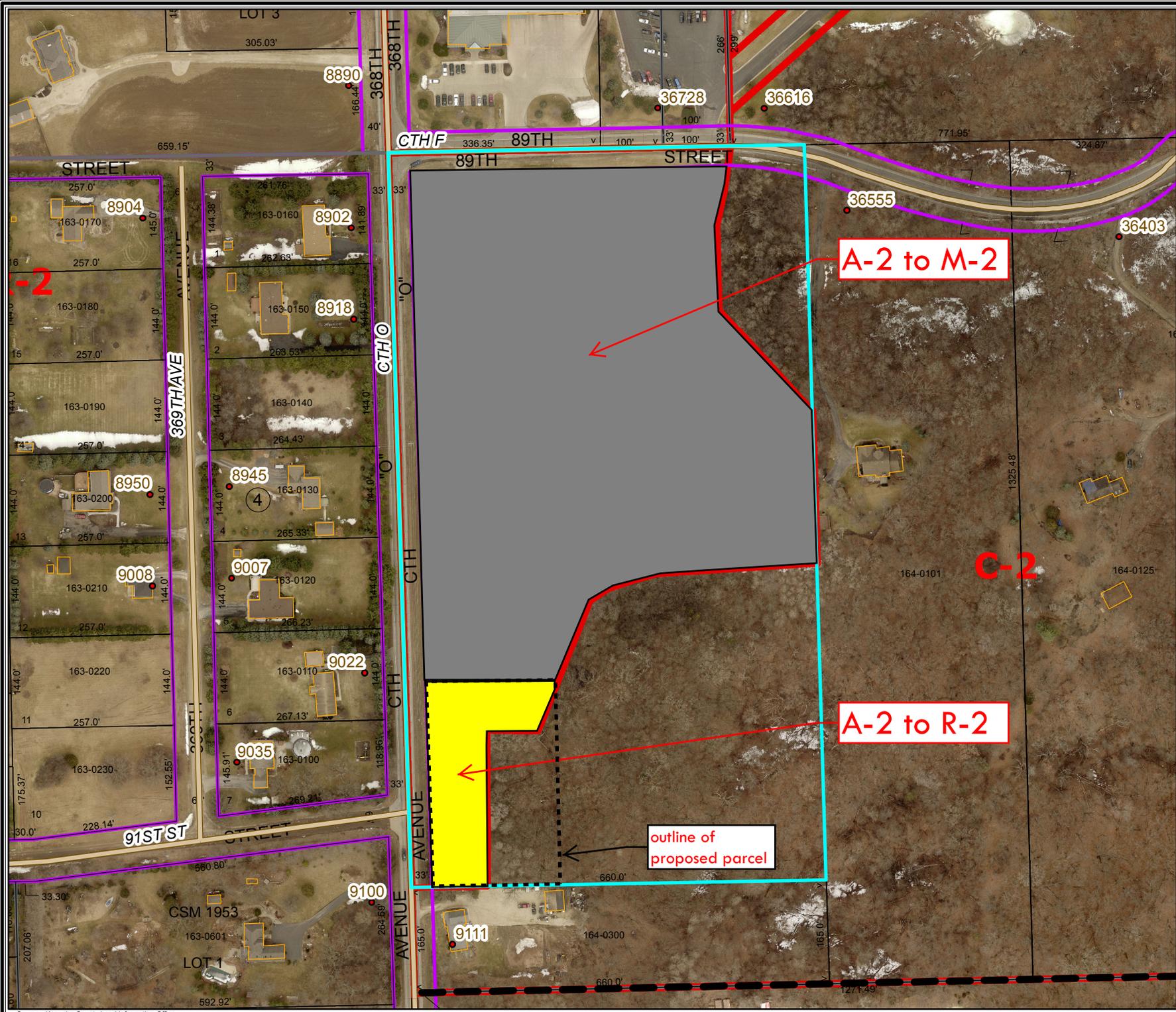
1 inch = 200 feet

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILED MAP 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.



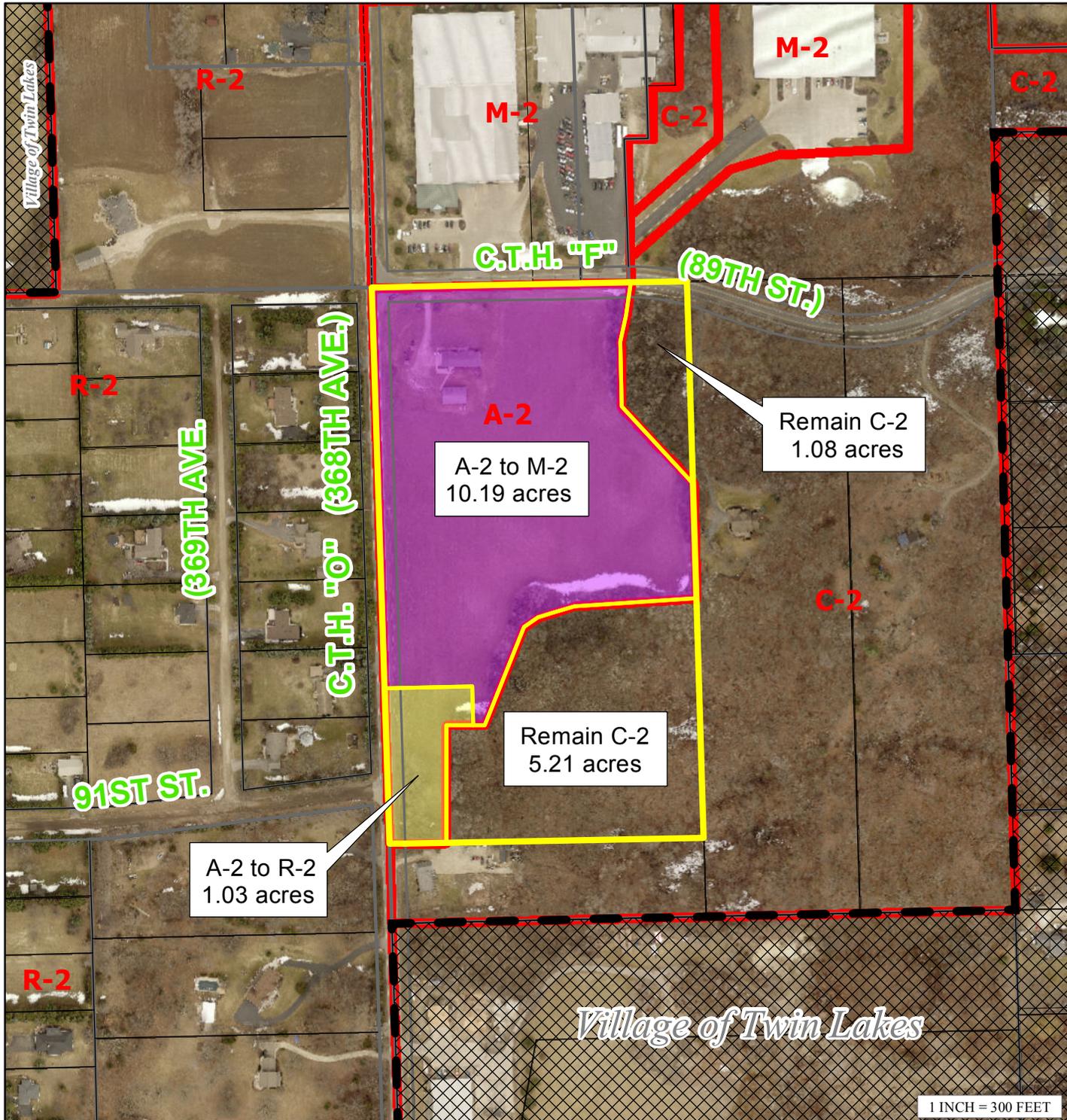
PROPOSED ZONING

Kenosha County



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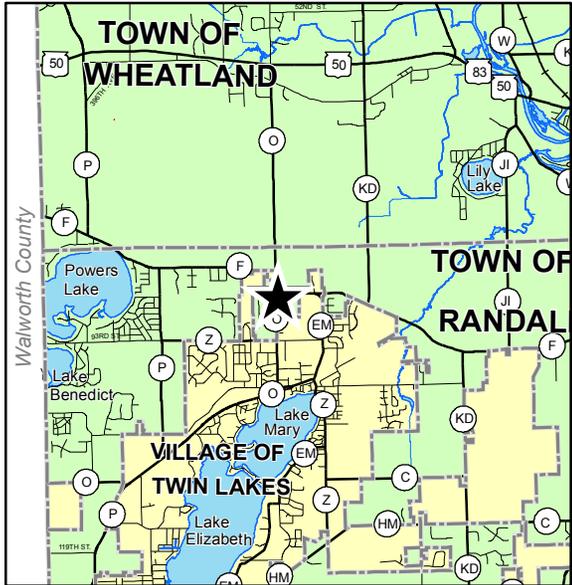
REZONING SITE MAP

PETITIONER(S):
 Five Star Investment III LLC (Owner)
 Carl Schultz (Agent)

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

TAX PARCEL(S): #60-4-119-164-0200

REQUEST:
 Requesting a rezoning from A-2 General Agricultural District & C-2 Upland Resource Conservancy District to M-2 Heavy Manufacturing District, R-2 Suburban Single-Family Residential District and C-2 Upland Resource Conservancy District.



1 INCH = 300 FEET



COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

AUG 05 2016

Kenosha County
Deputy County Clerk

CONDITIONAL USE PERMIT APPLICATION

(a) Property Owner's Name:

Badtke Holdings

Print Name:

Jeff Badtke

Signature:

Mailing Address:

1520 136th

City:

Union Grove, WI

State:

-

Zip:

53182

Phone Number:

262-206-4433

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) Architect's Name (if applicable):

To follow

Print Name:

Signature:

Business Name:

Mailing Address:

City:

State:

Zip:

Phone Number:

E-mail (optional):

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

To follow

Print Name:

Signature:

Business Name:

Mailing Address:

City:

State:

Zip:

Phone Number:

E-mail (optional):

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

45-4-221-173-0202

Address of the subject site:

To follow

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

Type of structure:

see attached
Steel Building Plan

Proposed operation or use of the structure or site:

Building # 1 - House Paris Equipment
& Grassman lawn service offices.
Garage for equipment repair & storage
gravel for equipment being sold

Building # 2 - garage for Grassman vehicle
& machinery repair & maintenance.
yard area for bulk material storage

Number of employees (by shift):

10

Hours of Operation:

7am To 7PM - Mon - Fri

Any outdoor entertainment? If so, please explain:

No

Any outdoor storage? If so, please explain:

yes - bins w/ landscape materials

Zoning district of the property:

B-5, C-1

(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

AUG 05 2016

Kenosha County
Deputy County Clerk

Mr. Andy Buehler
Kenosha County
Division of Planning Operations
19600 75th Street, Suite 185-3
Bristol, WI 53104-9772

Re: Conditional Use Permit, Zoning and CSM
Tax Parcel: #45-4-221-~~181-0410~~ 173-0202
Paris Equipment/Grassman Lawn Service

Dear Mr. Buehler:

Pursuant to our previous meetings enclosed are documents and applications as required by Kenosha County Planning for Conceptual Conditional Use, Conceptual Site Plan Approval and Re-zoning for approximately 10 acres located in the Town of Paris on the southeast corner of Hwy 45 and Hwy 142.

We are requesting re-zoning from A-2 to B-3, B-5 and C-1. The wetlands have been delineated and will be accurately surveyed on future zoning & site plan maps. I understand that further applications will be required for the Certified Survey Map.

Recently purchased the land is now owned by Badtke Holdings. The plan for the site has two elements. First to move and combine Paris Equipment and Grassman Lawn Service from their respective locations to this site. Second to divide the property via Certified Survey Map so that the eastern portion of the site can be sold to any prospective B-5 and B-3 user.

The site plan has been set up for both uses. This CUP application is for the western parcel relocation of Paris Equipment and Grassman Lawn Service. Material handling and storage will be located in the back of the site. The yard area consists of a gravel base and bins. Building #1 will house the offices of Grassman & Paris Equipment plus shop space and storage for Paris Equipment. Building #2 will be used for repairs and maintenance of the Grassman equipment. That repair work is done on a daily basis during business hours of 7 am to 7 pm.

Area set aside for storm water management has been estimated based on the impervious surface shown. Complete Stormwater Management plan and calculations will be submitted once we have conceptual approvals.

Items submitted and attached for this request are:

- 1) Conditional Use Application with \$750.00 Submittal fee
- 2) Site Plan Approval Application
- 3) Site Plan showing the proposed buildings, and parking
- 4) Re-Zoning Application with \$750.00 submittal fees - legal to follow

We appreciate your attention to this matter and look forward to your review, comment and approval.

Respectfully Submitted,

Jeff Badtke
Badtke Holdings

Hwy 142

Landscape Bed with:
3 Pear trees, 10 Boxwoods
10 Black Eyed Susan,
12 May Night Salvia, and
10 Autumn Joy Sedum

4' tall berm with 18 (6') Spruce trees

Wetland

Right Of Way

Hwy 45

Building Pad & Parking Lot
375' x 225'

260'

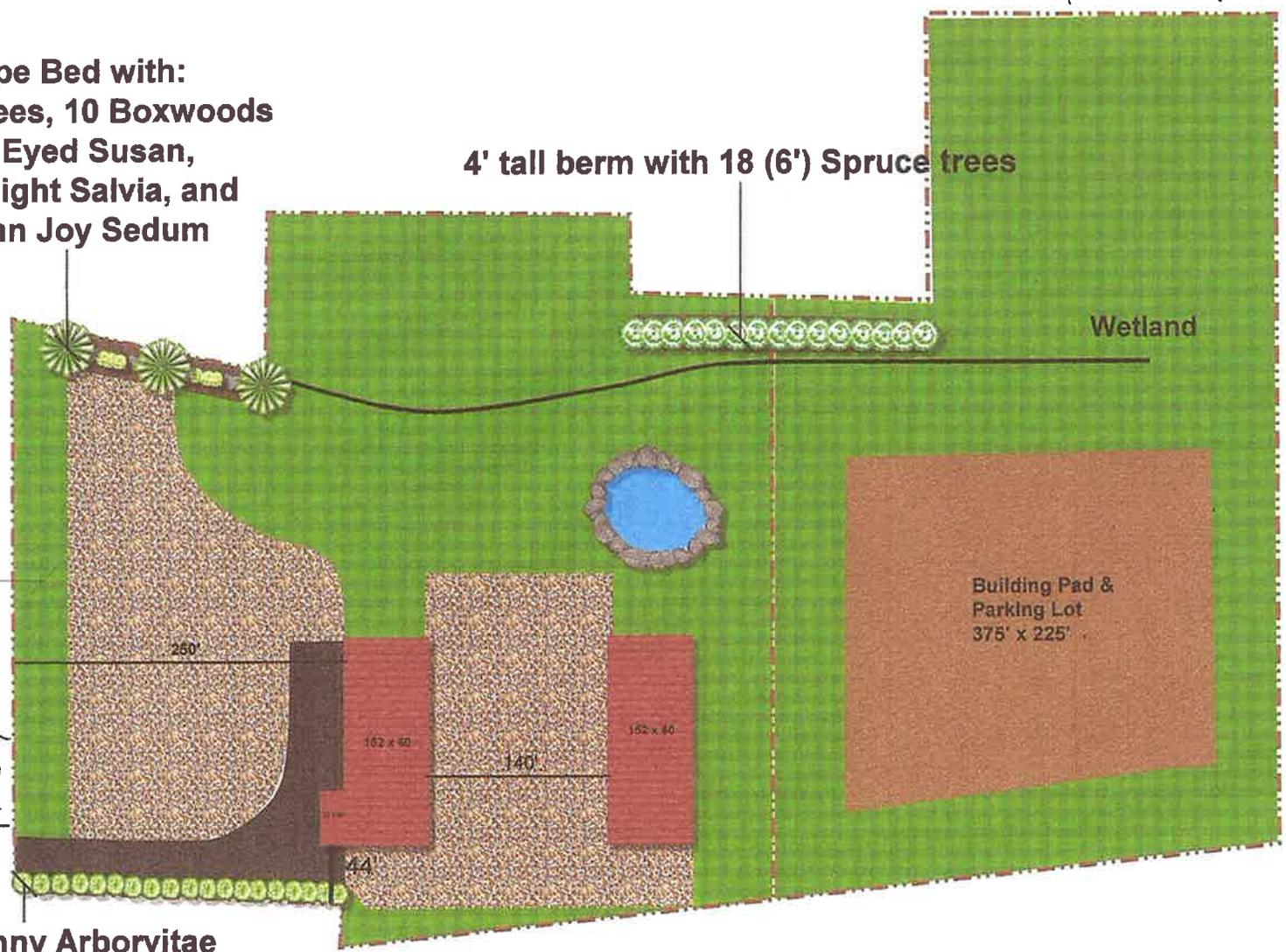
162' x 40'

140'

152' x 40'

44'

40 (6') Techny Arborvitae





COUNTY OF KENOSHA

Department of Planning and Development **RECEIVED**

AUG 05 2016

Kenosha County
Deputy County Clerk

SITE PLAN REVIEW CHECKLIST

Owner: Badtke Holdings Date 8/4/2016
 Mailing Address: 1520 136th Ave Phone # 262-206-4433
Union Grove, WI 53182 Phone # _____
 Agent: Jeff Badtke Phone # _____
 Mailing Address: same Phone # _____

Architect/Engineer: Mark Madsen Phone # 262-634-5588
Nielsen, Madsen & Barber
 Mailing Address: 1458 Horizon Blvd Phone # _____
Racine, WI 53406

Tax Parcel Number(s): 45-4-221-173-0202 Acreage of Project: 10.1
 Existing Zoning: A-2 Proposed Zoning: B-3, B-5, C-1
 Conditional Use Permit: requested with this application

Description of Project: (include the following when applicable):
 Description of project: Construction of shops & offices for Paris Equipment and Grassman Lawn Service.
 Size of existing building(s): N/A
 Size of new building(s) and/or addition(s): 10,000 sq. ft +/- Bldg. 1 Building 2 9,162 sq. ft.
 Number of current and projected full-time and part-time employees, number of shifts: 10 employees -
 Number of proposed units: N/A Description of units: N/A
 Density: N/A

Plat of Survey Submitted: Covenants and Restrictions Submitted

**SITE PLAN REVIEW
CHECKLIST**

A. BUILDING PLANS SUBMITTED? (BUILDING APPEARANCE)

No building shall be permitted the design or exterior appearance of which is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.

No building shall be permitted the design or exterior appearance of which is so identical with those adjoining as to create excessive monotony or drabness.

No building shall be permitted where any exposed facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.

Building Scale and Mass. The relative proportion of a building to its neighboring buildings, to pedestrians and observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.

Building Rooflines and Roof Shapes. The visual continuity of roofs and their contributing elements (parapet walls, coping, and cornices) shall be maintained in building development and redevelopment.

Since the selection of building colors has a significant impact upon the public and neighboring properties, color shall be selected in general harmony with existing neighborhood buildings.

No building or sign shall be permitted to be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in that area, or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.

The facade of all buildings which face upon a street right-of-way shall be finished with an aesthetically pleasing material. A minimum of 50 percent of a facade facing an existing or future street shall be finished with a combination of brick, decorative masonry material, decorative pre-cast concrete panels, decorative glass panels, wood, or decorative metal or vinyl siding. Such finished material shall extend for a distance of at least 10 feet along the sides of the structure. All buildings on corner lots shall have the required finished facade facing each street.

B. SITE PLAN SUBMITTED?

Building locations shall maintain required setbacks from property lines and road rights-of-way.

Buildings and uses shall provide for safe traffic circulation and safe driveway locations.

Buildings and uses shall be provided with adequate public services as approved by the appropriate utility.

**SITE PLAN REVIEW
CHECKLIST**

- Buildings and uses shall provide adequate parking and loading areas. No loading dock or overhead doors shall face upon a street right-of-way without approval of the Planning and Zoning Administrator.
- Parking areas shall maintain required setbacks and parking spaces shall be of minimum required size (10' x 20'). Aisle widths within parking lots shall be a minimum of 24' between the ends of the parking spaces.
- Each parking space shall be on the same lot or parcel as the principal use, and all parking lots shall have the same zoning district as the principal use. Parking spaces and driveways shall be a minimum of 20 feet from the established highway right-of-way and a minimum of 10 feet from all rear and side lot lines. Curbs or barriers shall be installed so as to prevent vehicles from extending beyond designated parking or driving areas.
- Parking areas for five or more vehicles adjoining a residential use, shall be screened from such use by a solid wall, fence, evergreen planting of equivalent visual density or other effective means, and built and maintained at a minimum height of four feet at the time of planting or installation.
- Adequate access to a public or private roadway shall be provided for each parking space. For all non-residential properties, driveways for vehicular ingress and egress shall be a minimum of 10 feet in width and not exceed 35 feet in width at the property line.
- All off-street parking of more than five vehicles shall be graded and surfaced with asphalt or concrete.

C. LANDSCAPING AND LIGHTING PLAN SUBMITTED?

- Buildings and uses shall make appropriate use of open spaces. The Zoning Administrator or Land Use Committee may require appropriate landscaping and planting screens. A landscaping maintenance program, together with appropriate assurances, shall be submitted.
- Dumpsters and other trash receptacles shall be fenced and/or screened from view from street rights-of-way and adjacent residential uses.
- Exterior lighting used for parking lots, recreation facilities, product display, and security shall not spill-over on operators of motor vehicles, pedestrians, and/or adjacent residential property (cut-off type luminaries only).
- Appropriate buffers shall be provided between dissimilar uses.

D. SEWER VERIFICATION/SANITATION EVALUATION OR APPLICATION SUBMITTED?

E. UTILITY PLANS SUBMITTED?

**SITE PLAN REVIEW
CHECKLIST**

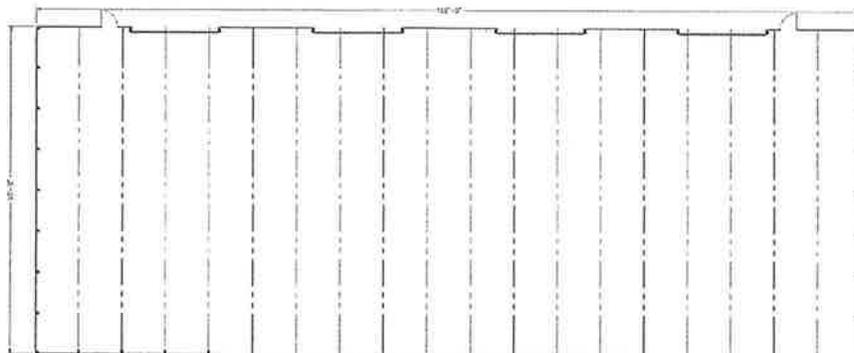
F. STORMWATER DRAINAGE AND EROSION CONTROL PLAN SUBMITTED?

Appropriate erosion control and stormwater management measures shall be utilized in all new development. Buildings and uses shall maintain existing topography, drainage patterns, and vegetative cover insofar as is practical. The Zoning Administrator or Land Use Committee may require that drainage easements be executed.

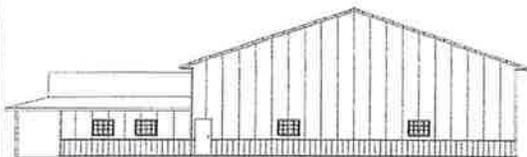
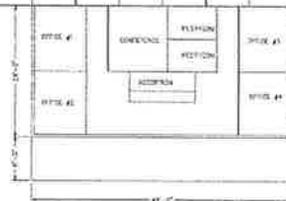
IMPORTANT TELEPHONE NUMBERS

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

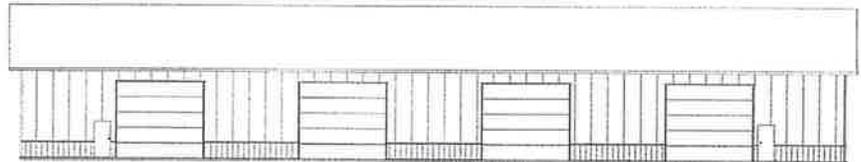
Division of County Development (including Sanitation & Land Conservation).....	857-1895
Facsimile #.....	857-1920
Public Works Division of Highways	857-1870
Administration Building	
Division of Land Information.....	653-2622
Brighton, Town of	878-2218
Paris, Town of	859-3006
Randall, Town of.....	877-2165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



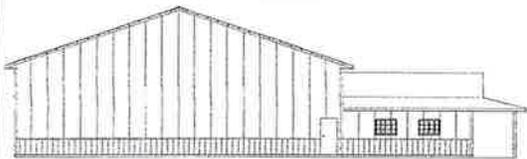
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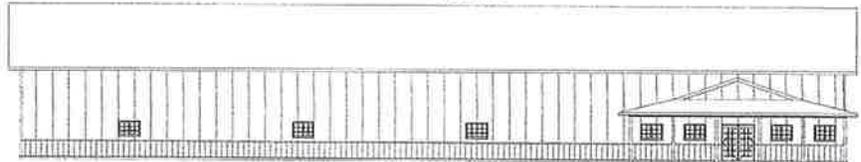
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EAST ELEVATION:
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NORTH ELEVATION:
SCALE: 1/8"=1'-0"

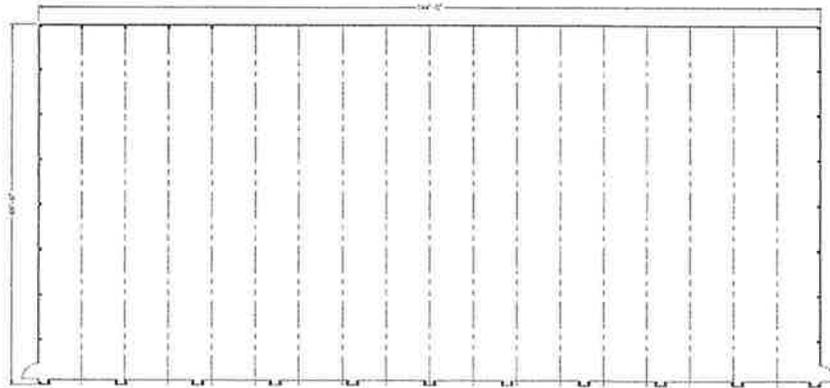


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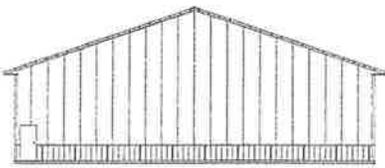
Proposed steel Building
Paris Equipment
Grassman Services

8-4-2016

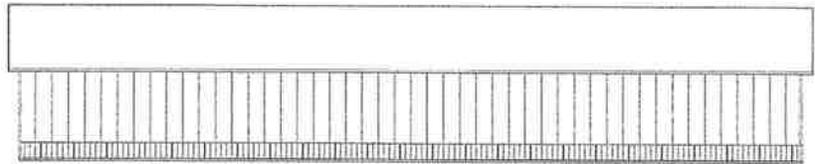
Badtke



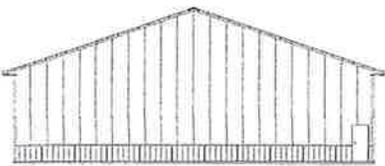
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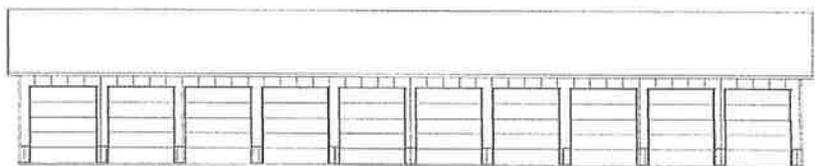
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NORTH ELEVATION:
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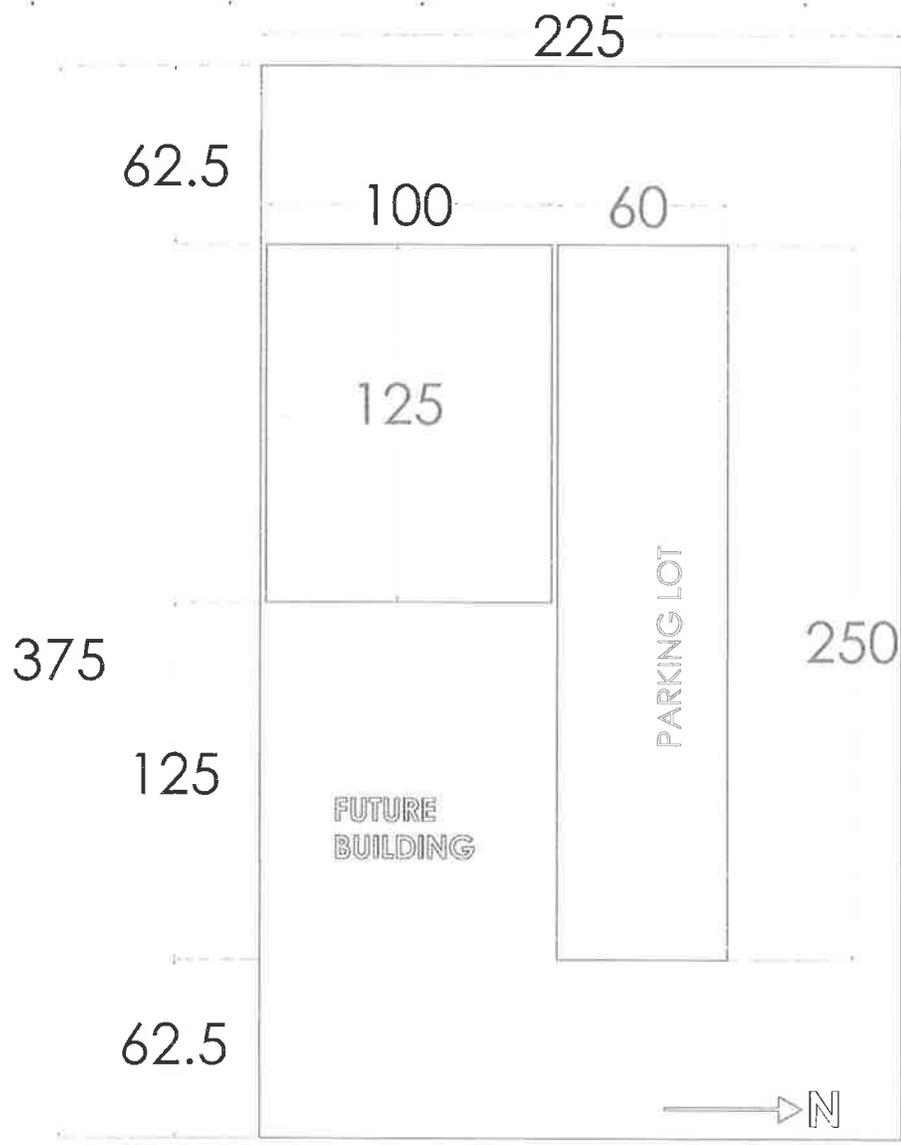


WEST ELEVATION:
SCALE: 1/8"=1'-0"

Elevations- Paris Equipment
Grassman

8-4-2016

Paris/Badtke
Hwy 142
east site

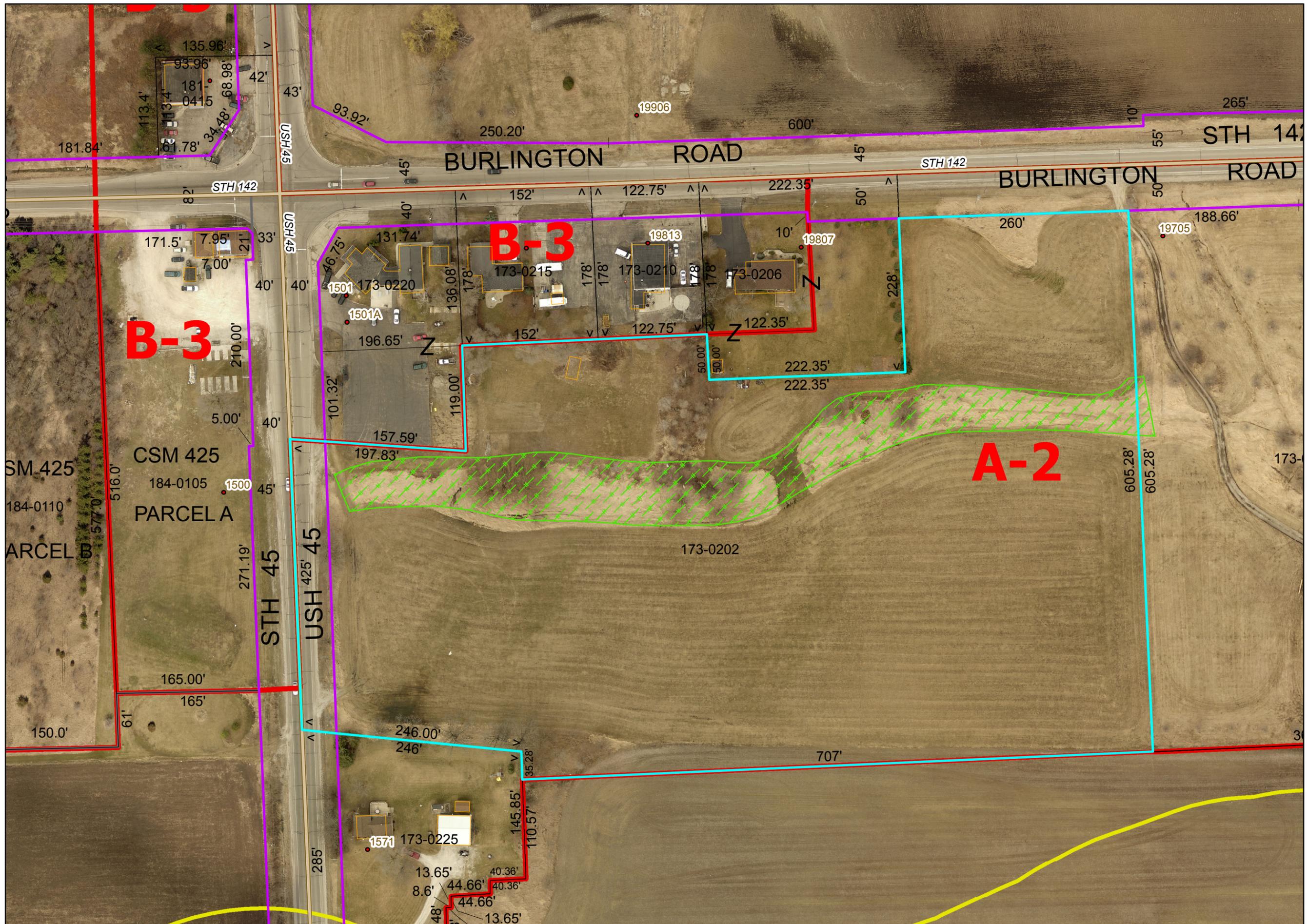


DATE: 8/4/16
SCALE: 1/8" = 1'-0"

PREPARED BY: B.A. BATT
DATE: 8/4/16
SCALE: 1/8" = 1'-0"

Potential East Side
lot layout

8-4-2016

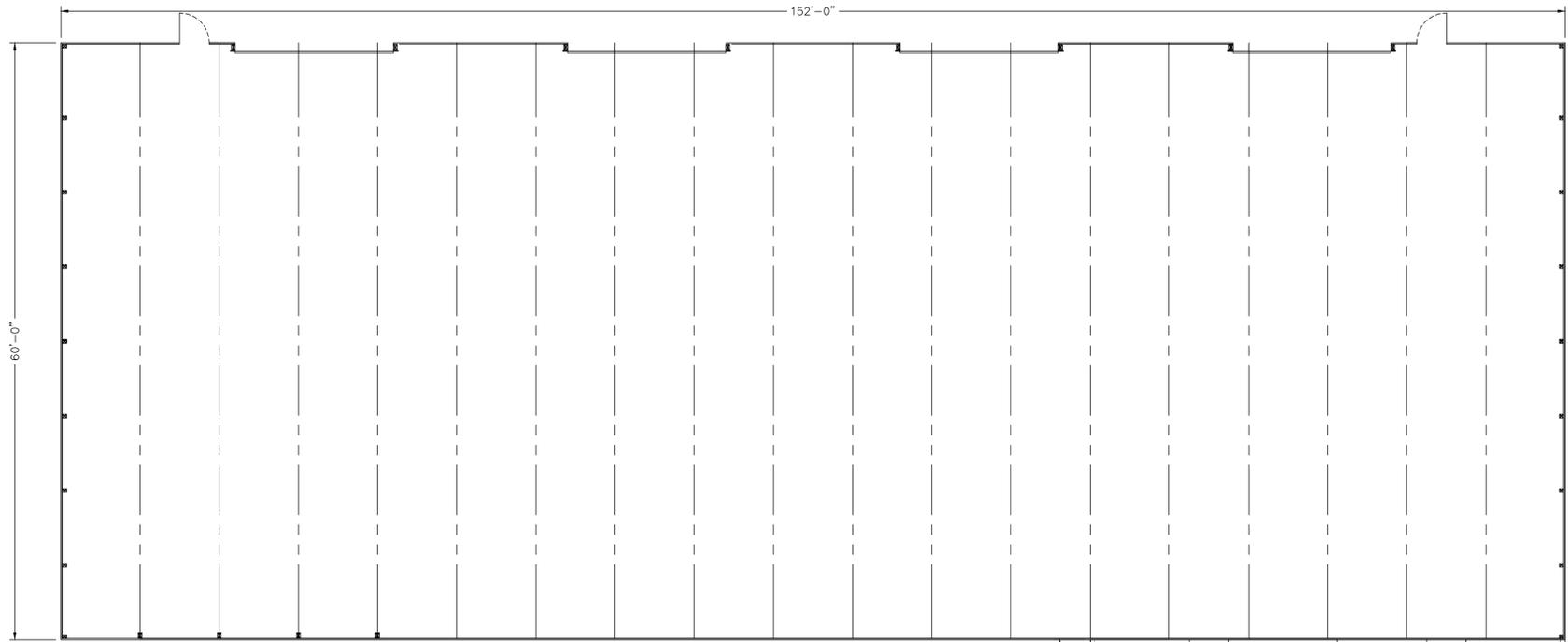


Kenosha County

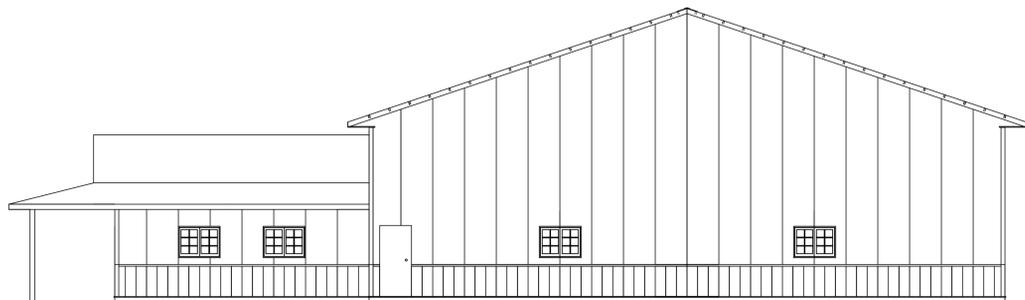
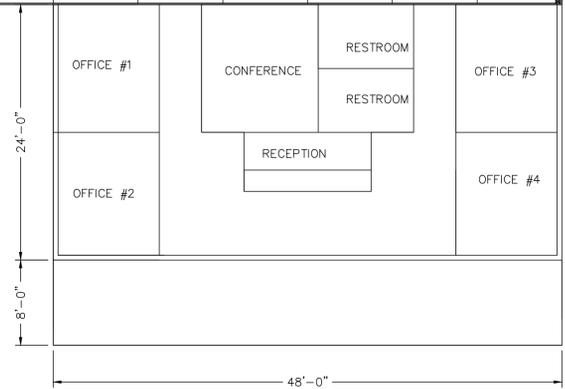


1 inch = 100 feet

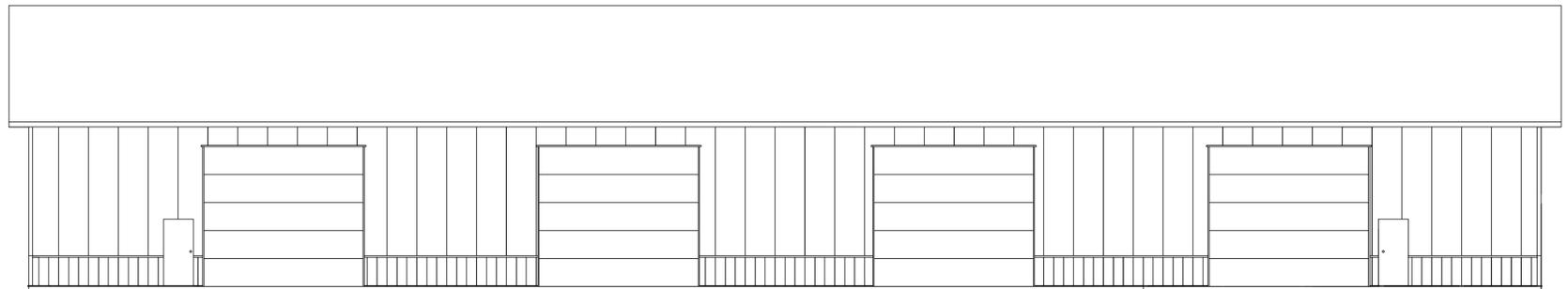
THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY.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



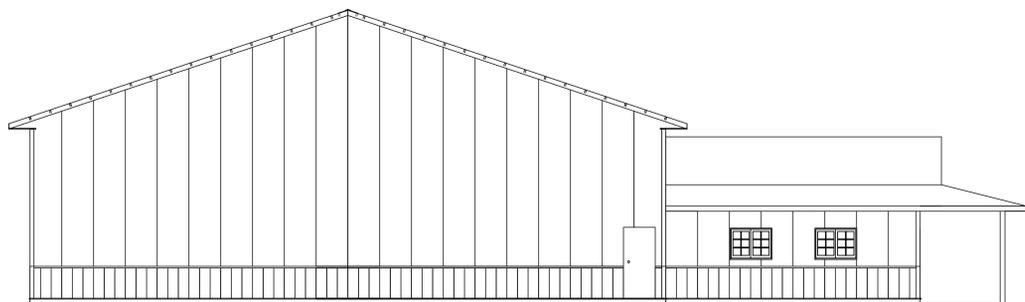
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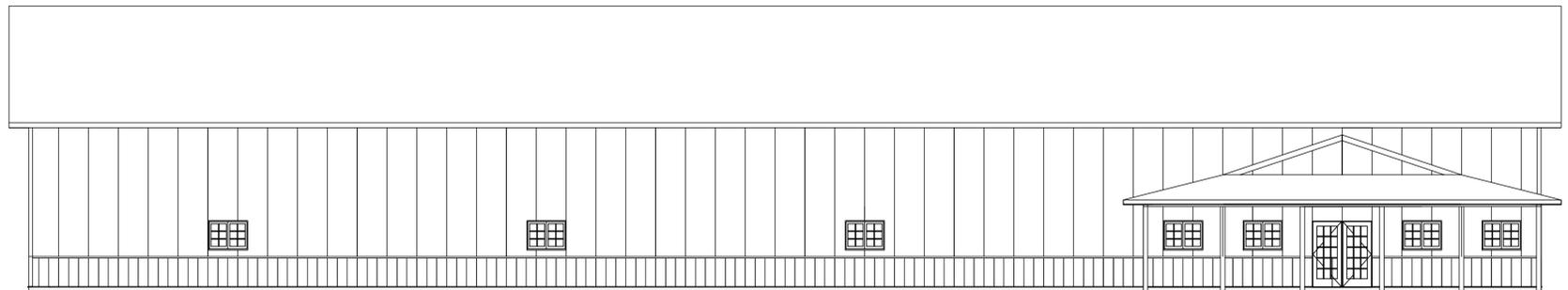
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WEST ELEVATION:
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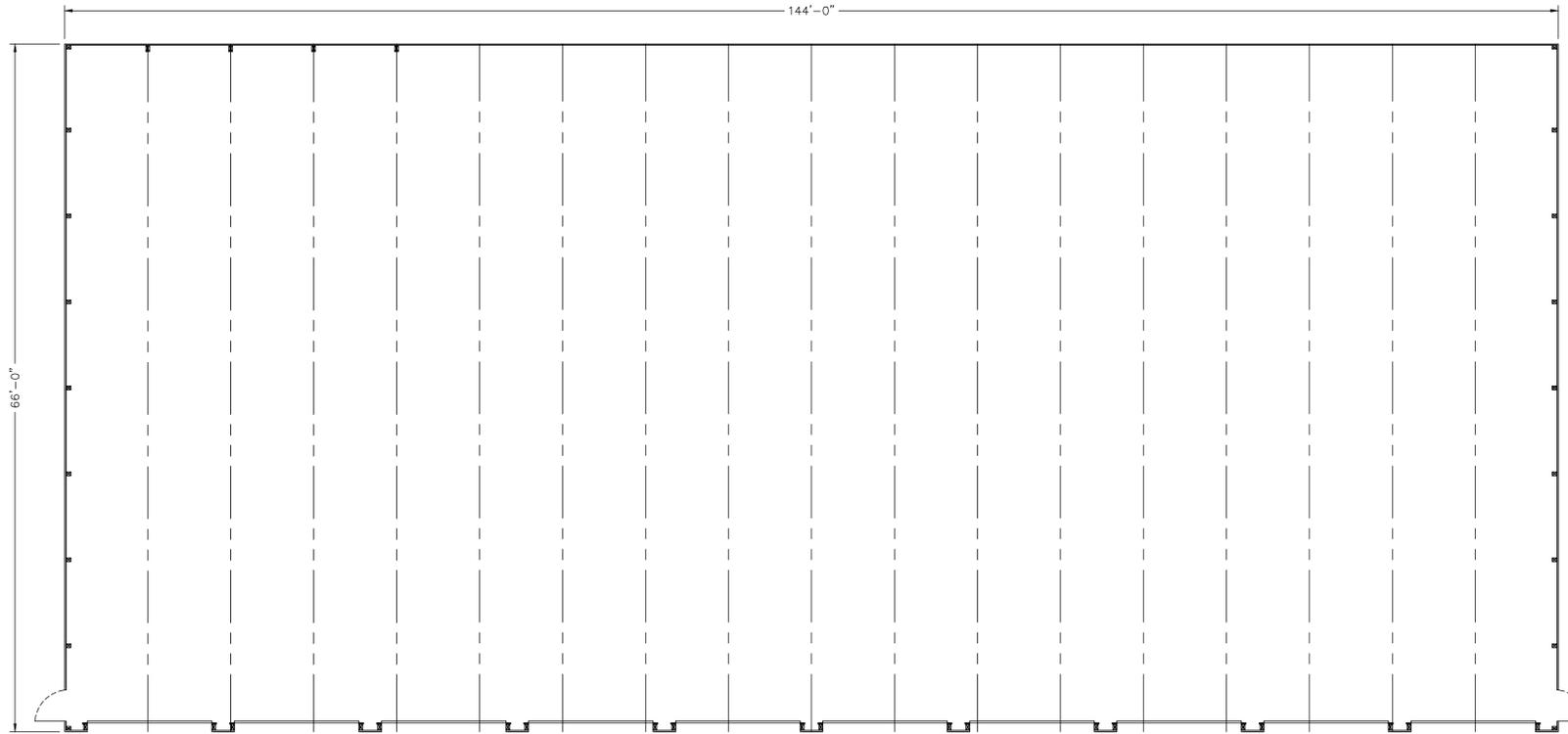
Owner: Jeff Badtke
Project: Proposed Shop
Location: Hwy 142
Dealer/Salesman:

Drawn By: Chris Bower
Date:
Revised By:
Date Revised:

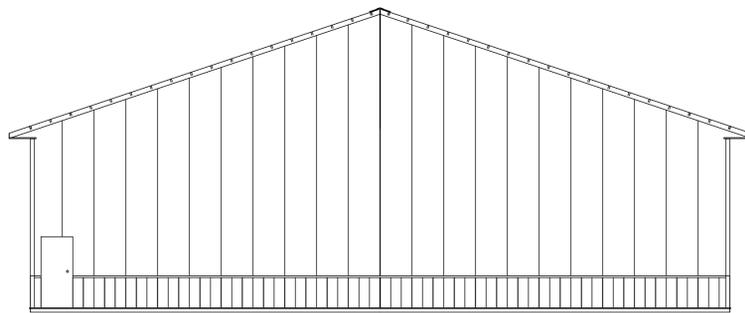
A Tradition of Building Excellence
1811 Scammon Dr.
Kansasville, WI 53139
262.534.2926
bowerdesignconst@yahoo.com



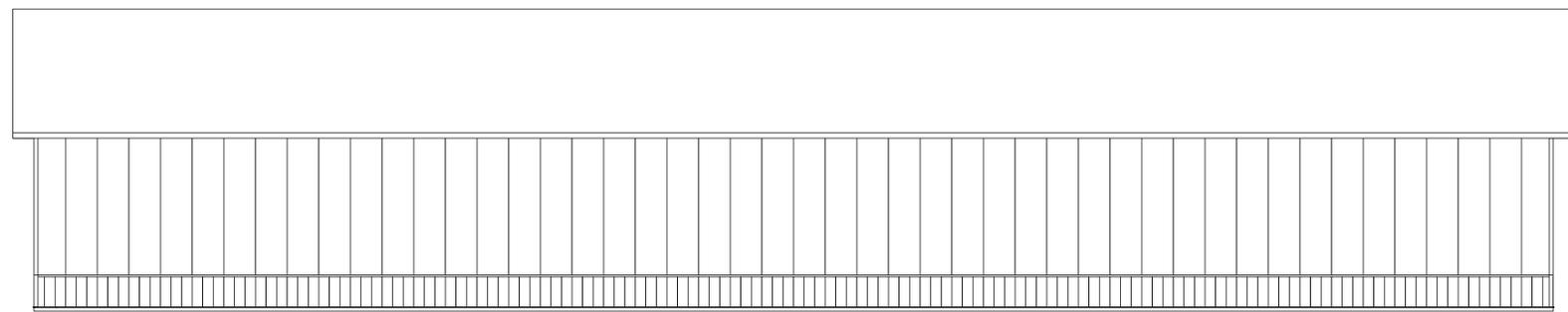
Job No.:
Checked By:
Approved By:
Sheet No.:



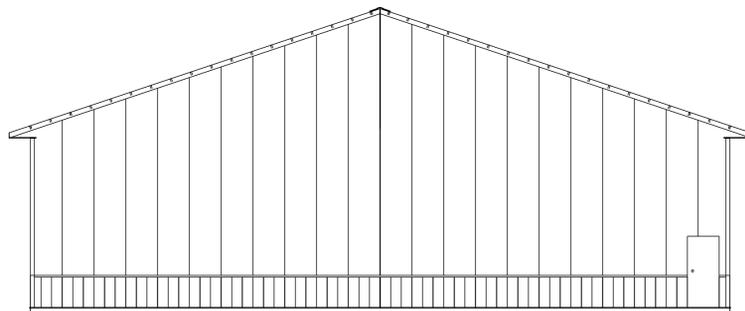
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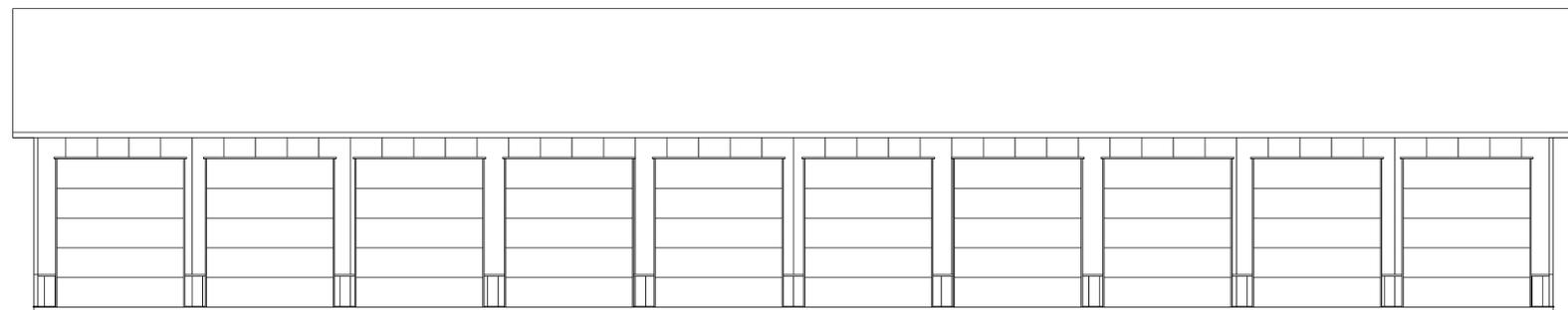
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WEST ELEVATION:
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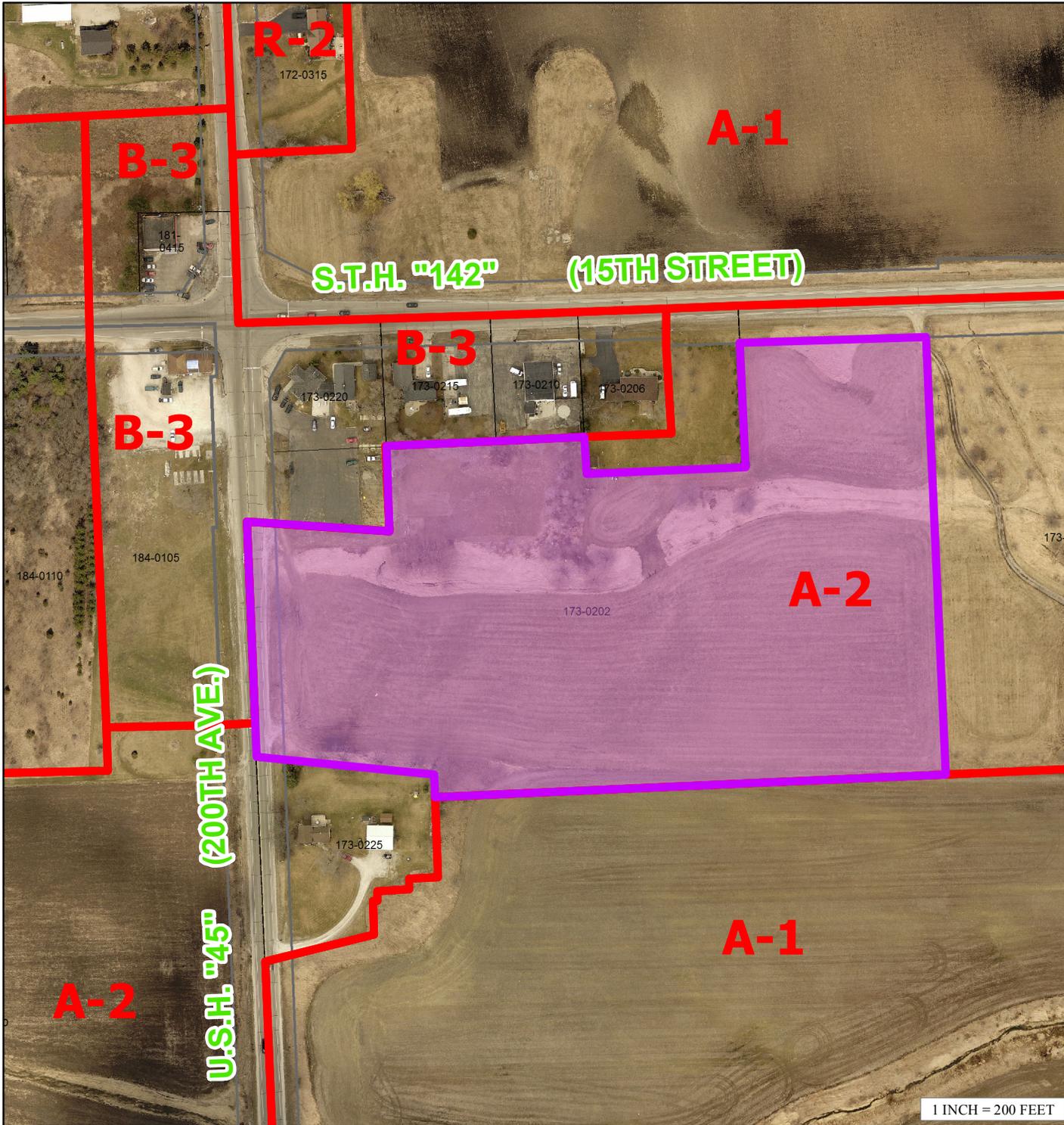
Owner: Jeff Badtke
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Dealer/Salesman:

Drawn By: Chris Bower
Date:
Revised By:
Date Revised:

A Tradition of Building Excellence
1811 Scammon Dr.
Kansasville, WI 53139
262.534.2926
bowerdesignconst@yahoo.com



Job No.:
Checked By:
Approved By:
Sheet No.:



CONDITIONAL USE SITE MAP

PETITIONER(S):

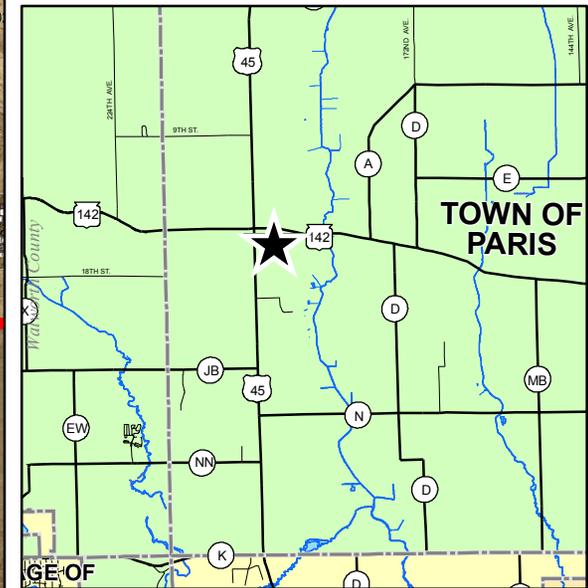
Badtke Holdings LLC (Owner),
Jeff Badtke (Agent)

LOCATION: SW 1/4 of Section 17,
Town of Paris

TAX PARCEL(S): #45-4-221-173-0202

REQUEST:

Requesting a Conditional Use Permit to operate a resale lot of trucks, large and small farm equipment, and construction equipment in the B-3 Highway Business District, and to operate a landscaping and lawn care service in the B-5 Wholesale Trade and Warehousing District.



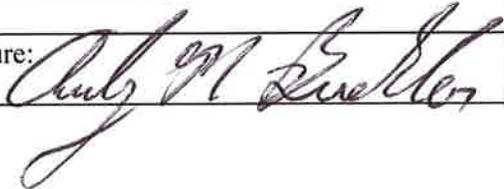
Kenosha



County

BOARD OF SUPERVISORS

RESOLUTION NO. _____

Subject: REQUEST TO APPROVE THE APPOINTMENT OF ANDY M. BUEHLER TO SERVE ON THE SOUTHEASTERN WISCONSIN FOX RIVER COMMISSION			
Original <input type="checkbox"/>	Corrected <input type="checkbox"/>	2nd Correction <input type="checkbox"/>	Resubmitted <input type="checkbox"/>
Date Submitted: October 18, 2016		Date Resubmitted:	
Submitted By: Planning, Development & Extension Education Committee			
Fiscal Note Attached <input type="checkbox"/>		Legal Note Attached <input type="checkbox"/>	
Prepared By: Andy M. Buehler, Director - Division of Planning and Development		Signature: 	

WHEREAS, pursuant to County Executive Appointment 2016/17-18, the County Executive has appointed Andy M. Buehler to serve on the Southeastern Wisconsin Fox River Commission; and

WHEREAS, the Planning, Development & Extension Education Committee of the Kenosha County Board of Supervisors has reviewed the request of the County Executive for confirmation of the above-named to serve on the Southeastern Wisconsin Fox River Commission 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 Andy M. Buehler to the Southeastern Wisconsin Fox River Commission. Mr. Buehler's appointment shall be effective immediately and shall continue until the 31st day of December 2018, or until a successor is appointed by the County Executive and confirmed by the Kenosha County Board of Supervisors. Mr. Buehler will serve without pay and will be filling a vacancy on the commission.

Approved by:

PLANNING, DEVELOPMENT
& EXTENSION EDUCATION
COMMITTEE

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



COUNTY OF KENOSHA

OFFICE OF THE COUNTY EXECUTIVE
Jim Kreuser, County Executive

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

APPOINTMENT 2016/17-18

RE: SOUTHEASTERN WISCONSIN FOX RIVER COMMISSION

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. Andy Buehler
Director of Planning and Development
19600 75th Street
Bristol, WI 53104

to serve on the Southeastern Wisconsin Fox River Commission beginning immediately upon confirmation of the County Board and continuing until the 31st day of December, 2018 or until a successor is appointed by the County Executive and confirmed by the Kenosha County Board of Supervisors.

Mr. Buehler will serve without pay.

Mr. Buehler will be filling a vacancy on the commission.

Respectfully submitted this 29th day of September, 2016.

Jim Kreuser
Kenosha County Executive

COUNTY OF KENOSHA
OFFICE OF THE COUNTY EXECUTIVE
JIM KREUSER

APPOINTMENT PROFILE

KENOSHA COUNTY COMMISSIONS, COMMITTEES, & BOARDS

(Please type or print)

Name: ANDY MARK BUEHLER
First Middle Last

Residence Address: 10088 51ST COURT

Previous Address if above less than 5 years: —

Occupation: KENOSHA COUNTY DIR. DIRECTOR PLANNING & DEVELOPMENT
Company Title

Business Address: 19600 75TH ST. STE 185-3, BRISTOL WI 53104

Telephone Number: Residence 262-697-1851 Business 262-857-1892

Daytime Telephone Number: 262-857-1892

Mailing Address Preference: Business () Residence ()

Email Address: ANDY.BUEHLER@KENOSHACOUNTY.ORG

Do you or have you done business with any part of Kenosha County Government in the past 5 years? Yes () No () EMPLOYEE

If yes, please attach a detailed document.

Affiliations: List affiliations in all service groups, public service organizations, social or charitable groups, labor, business or professional organization, and indicate if it was a board or staff affiliation.

Special Interests: Indicate organizations or activities in which you have a special interest but may not have been actively involved.

*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.

DD. DIRECTOR OF PLANNING & DEVELOPMENT

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.

Cheryl M. Butler
Signature of Nominee

9/28/16
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: _____
