



Planning, Development & Extension Education Committee  
Agenda  
Kenosha County Center  
Wednesday, February 14, 2017

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COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS.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, February 14, 2018 at 6:00p.m. in Conference Room B followed by a public hearing at 7:00 p.m. in the Public Hearing Room** at the Kenosha County Center, 19600 75th Street, Bristol, Wisconsin on the following requests:

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

1. **CERTIFICATION OF COMPLIANCE WITH WISCONSIN OPEN MEETINGS LAW**
2. **YOUTH IN GOVERNANCE PROGRAM POLICIES**
3. **FEATURE PROGRAM: "HEALTHY EATING - BEING ACTIVE"**
4. **UW-EXTENSION EDUCATOR/PROGRAM UPDATES**
5. **UW-EXTENSION DIRECTOR UPDATES**

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

6. **RESOLUTION - APPOINTMENT OF GREG KRUCHKO AS KENOSHA COUNTY REPRESENTATIVE TO THE HOOKER LAKE MANAGEMENT DISTRICT BOARD**

Documents:

[02-2018 RES KRUCHKO APPT.PDF](#)

7. **ALICE L. DALY/GREEN HILL SWISS FARM LLC (OWNER), CHARLES TERRY (AGENT) - COMPREHENSIVE PLAN AMENDMENT - PARIS**

Alice L. Daly/Green Hill Swiss Farm LLC, 2503 176th Ave, Kenosha, WI 53144-7615 (Owner), Charles Terry, 21202 15th St., Union Grove, WI 53182 (Agent), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection" to "Farmland Protection" & "Suburban-Density Residential" on Tax Parcel #45-4-221-214-0400 located in the SE ¼ of Section 21, T2N, R21E, Town of Paris

Documents:

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

**8. ALICE L. DALY/GREEN HILL SWISS FARM LLC (OWNER), CHARLES TERRY (AGENT)  
- REZONING - PARIS**

Alice L. Daly/Green Hill Swiss Farm LLC, 2503 176th Ave, Kenosha, WI 53144-7615 (Owner), Charles Terry, 21202 15th St., Union Grove, WI 53182 (Agent), requesting a rezoning from A-1 Agricultural Preservation Dist. to A-1 Agricultural Preservation Dist. & R-2 Suburban Single-Family Residential Dist. on Tax Parcel #45-4-221-214-0400 located in the SE ¼ of Section 21, T2N, R21E, Town of Paris

Documents:

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

**9. MIKA BRANDS LLC (OWNER), KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE (SPONSOR) - REZONING - BRIGHTON**

Mika Brands LLC, 8601 200th Ave, Bristol, WI 53104 (Owner), 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. & C-1 Lowland Resource Conservancy Dist. to C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #30-4-220-134-0150 located in the SE ¼ of Section 13, T2N, R20E, Town of Brighton

Documents:

[0150 - SUBMITTED APPLICATION REZO.PDF](#)  
[0150 EXHIBIT MAP REZONE.PDF](#)

**10. TABLED REQUEST OF NEW LIFE BIBLE CHURCH (OWNER), TRACY B. MCCONNELL (AGENT) - COMPREHENSIVE PLAN AMENDMENT - RANDALL**

Tabled Request of New Life Bible Church, 112 W Main St, Twin Lakes, WI 53181 (Owner), Tracy B. McConnell, 112 W Main St, 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 "Medium-Density Residential" to "Medium-Density Residential" and "Governmental and Institutional" on Tax Parcel #60-4-119-172-1000 located in the NW ¼ of Section 17, T1N, R19E, Town of Randall

Documents:

[1000 - SUBMITTED APP CPA.PDF](#)  
[1000 EXHIBIT MAP CPA.PDF](#)

**11. TABLED REQUEST OF NEW LIFE BIBLE CHURCH - REZONING - RANDALL**

Tabled Request of New Life Bible Church, 112 W Main St, Twin Lakes, WI 53181 (Owner), Tracy B. McConnell, 112 W Main St, Twin Lakes, WI 53181 (Agent), requesting a rezoning from A-2 General Agricultural Dist. & B-3 Highway Business Dist. to I-1 Institutional Dist. & B-3 Highway Business Dist. on Tax Parcel #60-4-119-172-1000 located in the NW ¼ of Section 17, T1N, R19E, Town of Randall

Documents:

[1000 - SUBMITTED APP REZO.PDF](#)

12. **CORPORATION COUNSEL – RESOLUTION TO ACCEPT DONATION OF A PARCEL IN THE FOX RIVER FLOODPLAIN**

Documents:

[RES PARCEL DONATION FOX RIVER FLOODPLAIN.PDF](#)

13. **CERTIFIED SURVEYS**

14. **APPROVAL OF MINUTES**

15. **CITIZEN COMMENTS**

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

17. **ADJOURNMENT**

**NOTICE TO PETITIONERS**

Alice L. Daly/Green Hill Swiss Farm LLC (Owner), Charles Terry (Agent), Mika Brands LLC (Owner), PDEEC (Sponsor), New Life Bible Church (Owner), Tracy B. McConnell (Agent)

**NOTICE TO TOWNS**

The Towns of Brighton, Paris, and Randall are asked to be represented at the hearing on **Wednesday, February 14, 2018, at 7:00 p.m.**, at the Kenosha County Center Public Hearing Room, 19600 75th Street, Bristol, Wisconsin. You are requested to either attend or send in your recommendation to the committee.

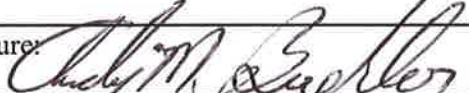
# Kenosha



# County

## BOARD OF SUPERVISORS

RESOLUTION NO. \_\_\_\_\_

Subject: Appointment of Greg Kruchko as Kenosha County Representative to the Hooker Lake Management District Board			
Original <input type="checkbox"/>	Corrected <input type="checkbox"/>	2nd Correction <input type="checkbox"/>	Resubmitted <input type="checkbox"/>
Date Submitted: February 20, 2018		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, the Kenosha County Executive and the Hooker Lake Management District Board has recommended Greg Kruchko to serve as Kenosha County Representative to the Hooker Lake Management District Board; and

WHEREAS, the Kenosha County Land and Water Conservation Committee reviewed Mr. Kruchko's credentials and recommended approval of the appointment at its November 29, 2017 meeting; and

WHEREAS, the Kenosha County Planning, Development & Extension Education Committee recommended approval of the appointment at its February 14, 2018 meeting;

NOW, THEREFORE, BE IT RESOLVED, that the Kenosha County Board of Supervisors confirms the appointment of Greg Kruchko to the Hooker Lake Management District Board as a representative of Kenosha County. Mr. Kruchko's appointment shall be effective immediately and shall be a two (2) year term which will expire on January 31, 2020. Mr. Kruchko will serve without pay.



Approved by:

PLANNING, DEVELOPMENT  
& EXTENSION EDUCATION  
COMMITTEE

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

John McEntegart  
President Hooker Lake Management District  
PO Box 131  
Salem Lakes, WI. 53168

Mr Jim Krueser  
Kenosha County Executive  
1010 55TH Street  
Kenosha, WI 53140

Dear Mr. Krueser,

I am nominating Greg Kruchko to fill an upcoming vacancy on the Board of the Hooker Lake Management District. The current county appointed board member Frank Bell has decided to resign his position on the board.

Greg has previously served for twenty five years as board member for the lake district and was the board president for many of those years. Greg was very instrumental in initiating several studies aimed at helping the board maintain the health of Hooker Lake and the surrounding watershed. At this time the Hooker Lake Board is implementing several new projects aimed at improving health of Hooker Lake and Greg has agreed to rejoin the board and lend his expertise to ensure the success of these projects.

Thank You



John McEntegart  
President Hooker Lake Management District



COUNTY OF KENOSHA  
OFFICE OF THE COUNTY EXECUTIVE  
JIM KREUSER

**APPOINTMENT PROFILE**  
**KENOSHA COUNTY COMMISSIONS, COMMITTEES, & BOARDS**

(Please type or print)

Name: Gregory A. Kruchko  
First Middle Last

Residence Address: 8116 - 246<sup>th</sup> Avenue Salem

Previous Address if above less than 5 years: \_\_\_\_\_

Occupation: Carpe Potestatem LLC Owner  
Company Title

Business Address: Same

Telephone Number: Residence 262-843-3894 Business \_\_\_\_\_

Daytime Telephone Number: 262-515-3997

Mailing Address Preference: Business ( ) Residence ( ☒ )

Email Address: greg.kruchko@yahoo.com

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

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.

Boy Scouts of America - Leadership and Commissioner positions (past)  
KAFASI - volunteer driver (staff)

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.

Hooker Lake Management District Board Member Since 9-8-1990  
(elected board member)

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

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

11-8-17

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: \_\_\_\_\_

Greg Kruchko  
[greg.kruchko@yahoo.com](mailto:greg.kruchko@yahoo.com)  
H262-843-3894

## SUMMARY

A proven Operations Manager with extensive experience and a solid record of success. Background includes improved customer service, cost reductions, process and quality improvements, project management, and team building.

- Well organized with strong planning skills with proven success in seeing projects through to completion.
- Industry experience in manufacturing, distribution, industrial engineering, and retail franchise operation.
- Strong interpersonal skills and team development abilities.

## WORK HISTORY

### Carpe Potestatem LLC-Salem, WI

Present

Owner/General Manager

Real estate remodeling and resale

### Felss Rotaform, New Berlin, Wisconsin

April 2012-September 2016

Cold forming and CNC Machining supplier for the auto industry. ISO/TS-16949 certified. **2015 Wisconsin**

**Manufacturer of the year**

Production Manager

Overseeing 35 hourly employees plus off shift supervision in a three shift operation. Responsibilities include plant safety program, hiring, training, quality, productivity, machine and operator scheduling, raw material delivery, inventory accuracy, and on-time shipments. Nominated as the Facilitator/Ambassador for implementation of a company culture. Safety Coordinator.

- Sustaining an average 15% annual growth with reduced labor costs.
- Refined JIT material scheduling system resulting in reduced inventory.
- Improved material identification system and material flow.
- Reduced Workman Compensation costs through an improved safety program.

### Albany Chicago Company, Pleasant Prairie, Wisconsin

November 2010-April 2012

A industry leader of precision machined aluminum die cast components for automotive customers such as BMW, Mercedes Benz, Cummins, Caterpillar, General Motors, Chrysler, and others.

CNC Machining Supervisor

Senior Supervisor overseeing 40 employees and 50 CNC machines. Responsibilities include employee safety, training and development; product quality and productivity; ISO/TS-16949 auditing and conformance.

- Achieved best safety record in past fiscal year of only one recordable incident.
- Highest quality level measured by customer acceptance.
- Developed staffing from 40% temporaries to 85% company employees through training and development.
- Lead employees through 5S improvement projects.

### Mr. Handyman of Southeastern Wisconsin, Salem, Wisconsin

2005-2011

The largest handyman franchise service in the world. One of the top selling franchises of all categories, Mr. Handyman has been ranked the number one in their category for six years in a row.

Franchise Owner and General Manager

Started and operated a franchise operation in a new territory of a leading home repair company.

- Oversaw all aspects including daily operations, sales, scheduling, employee management, accounting, and marketing.
- Developed the company from zero to 1.5 million dollars in total sales over five years.

- Achieved the highest percentage growth in 2007 in the parent company.
- Excelled in customer satisfaction ratings, technician labor cost, material profitability, and average hours per job.
- Maintained sales levels in 2009 while the industry levels dropped 35%.

American Roller Company, Union Grove, Wisconsin

1993-2004

A leader in the manufacture of precision made rubber covered rollers for graphic arts, medical imaging, industrial labeling, and various industries.

**Plant Superintendant**

Managed a multi- shift plant that manufactured various types of precision rubber covered rollers.

Responsibilities included employee safety, communication, and development; product quality and on-time shipments; machine utilization, maintenance, and plant improvements; production efficiencies and budget controls.

- Utilizing a staff of supervisors and group leaders oversaw multiple departments from Paint Prep, Molding, Casting, Grinding, and Assembly in an ISO 9000 environment.
- Revamped the leadership structure and implemented a leader development program resulting in improved performance in all key metric areas.
- Improved production quality levels from 83.2% to 96.6% over a five year period.
- Improved plant safety levels by reducing Reportable Incident Rates 60%.
- Raised plant efficiency from 76.4% to 96.6% over a three year period.
- Reduced indirect labor by 25% in one year.
- Implemented an employee cross training program resulting in improved: on-time shipments, machine utilization, plant efficiency, and employee morale.

Rank Video Services of America, Northbrook, Illinois

1987 to 1993

A \$500 million company, Rank was the largest video duplication and distribution company in the United States with major film studio customers such as Columbia, United Artists, and Paramount.

**Manufacturing Manager**

Managed a highly technical/unique video duplication processing plant. Responsibilities included production, quality control, equipment maintenance, and inventory warehousing.

- Managed a permanent and temporary workforce that fluctuated between 80 to 150 employees in a continuous 24/7 operation.
- Developed a new technology processing department into a full production facility, the largest of its kind in the world.
- Developed and administered a \$4 million budget.
- Oversaw a total facility remodeling of the manufacturing departments without a major shutdown of production.
- Selected and worked as a facilitator for a Total Quality campaign.

Valspar Corporation, Rockford, Illinois

1983 to 1986

Warehouse Manager/Production Supervisor

Arnold Engineering Company (Allegheny Industries) Marengo, IL

1980 to 1983

Production Supervisor/Industrial Engineer

Amerock Corporation (Anchor Hocking) Rockford, IL

1979 to 1980

Industrial Engineer

EDUCATION

Bachelor of Business Administration Degree – Production Management UW Whitewater 1979

Associate Study of Industrial Engineering



January 2013

# COUNTY OF KENOSHA

## Department of Planning and Development

RECEIVED

DEC 27 2017

Kenosha County  
Planning and Development

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

(a) Property Owner's Name:

ALICE L DALY/GREEN HILL SWISS FARM LLC

x Alice L. Daly  
Signature

Mailing Address:

2503 176TH AVE

City: KENOSHA

State: WI

Zip: 53144-7615

Phone Number: 262-859-2027 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):

Charles Terry

x Charles Terry  
Signature

Mailing Address:

21202 15th St. #

City: Union Grove

State: WI

Zip: 53182

Phone Number: 262-620-3146 E-mail (optional): hwei's27@yahoo.com

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

Farmland Protection

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

Farmland Protection and Suburban-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):

To build a single family resident.

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

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

Yes, the proposed ~~lot~~ will not be taking away any farmland, and the acreage and road frontage complies with the suggested amount.



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 there are other single family residents around the proposed amendment and they are all around the same amount of acreage.

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

No, it will not be taking away any farmland.

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

Yes to keep living in the town I  
grew up in

(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 there is access to all services and  
utilities as there are other homes  
surrounding it.

**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 there are other single family residents around the proposed amendment.

**(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:

~~45-4-221-281-0125~~

45-4-221-214-0400

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

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

Supervisory District Number: 19 County Board Supervisor: Michael J. Skalitzky

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

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

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

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

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

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

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

# KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

## IMPORTANT TELEPHONE NUMBERS

### Kenosha County Center

Department of Planning & Development  
19600 - 75<sup>th</sup> 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

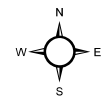
Wheatland, Town of.....537-4340

Wisconsin Department of Natural Resources - Sturtevant Office.....884-2300

Wisconsin Department of Transportation - Waukesha Office.....548-8722



# Kenosha County



1 inch = 500 feet

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



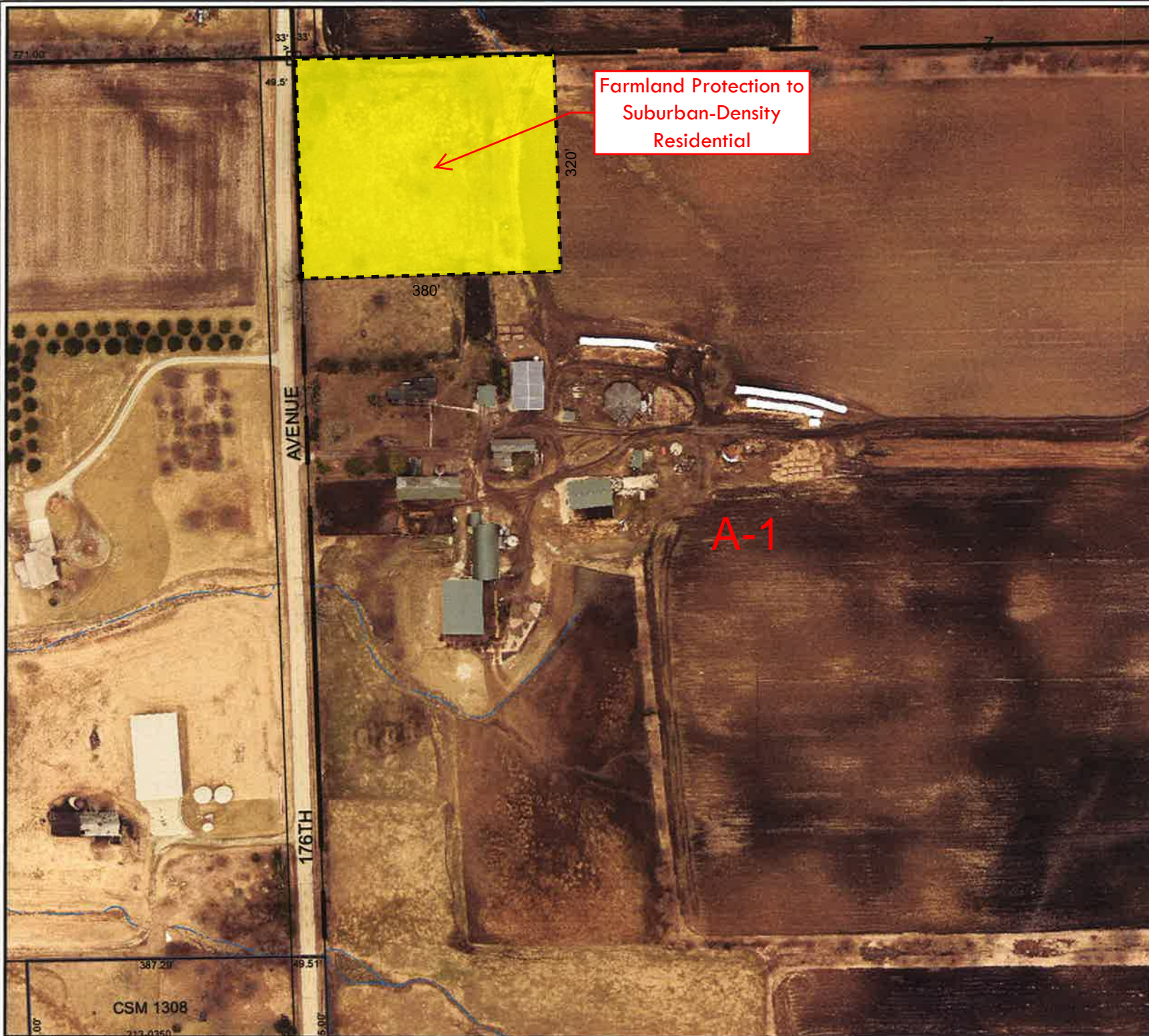


# Kenosha County



1 inch = 200 feet

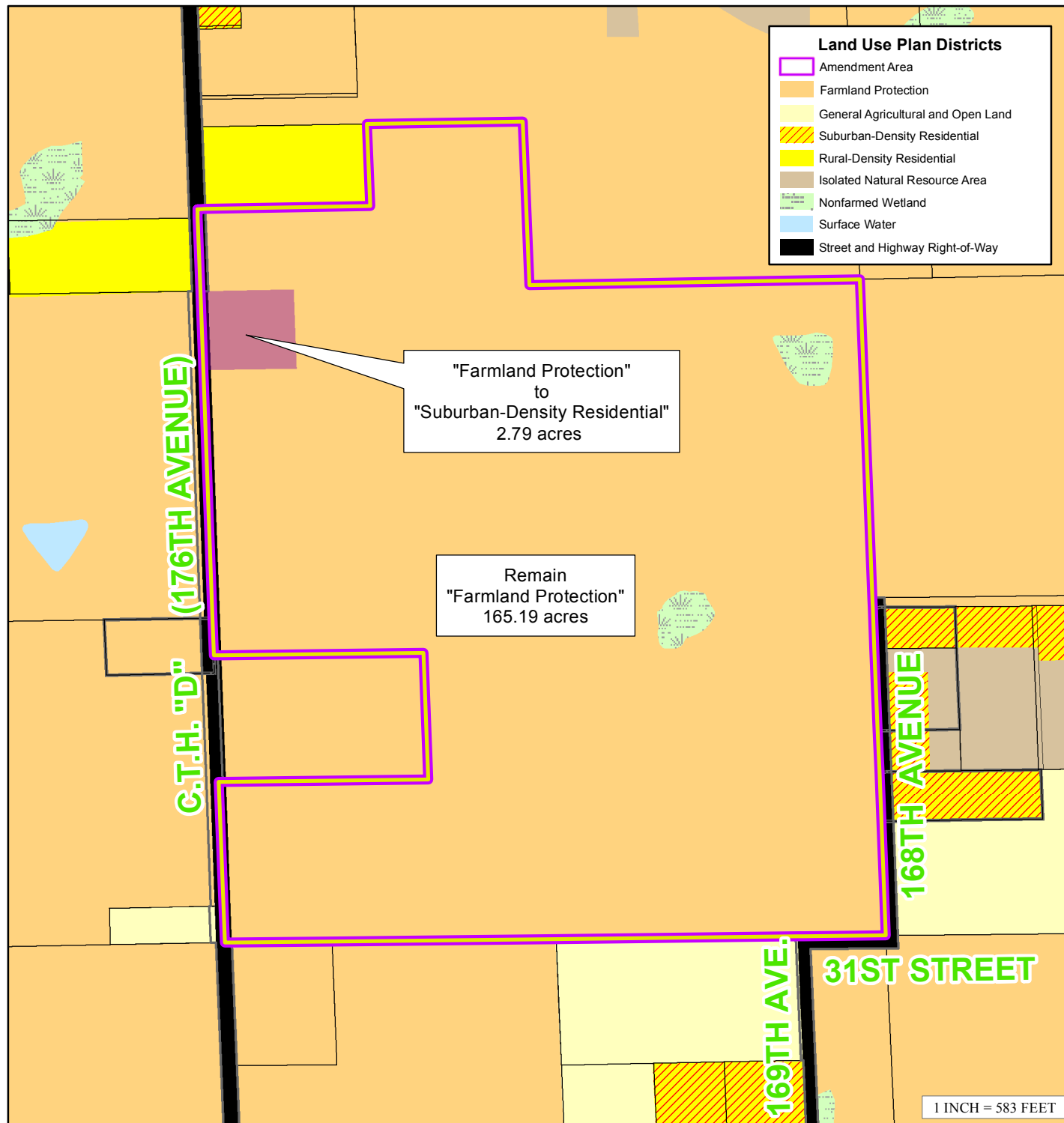
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Farmland Protection to  
Suburban-Density  
Residential

A-1

CSM 1308



## COMPREHENSIVE PLAN AMENDMENT SITE MAP

### PETITIONER(S):

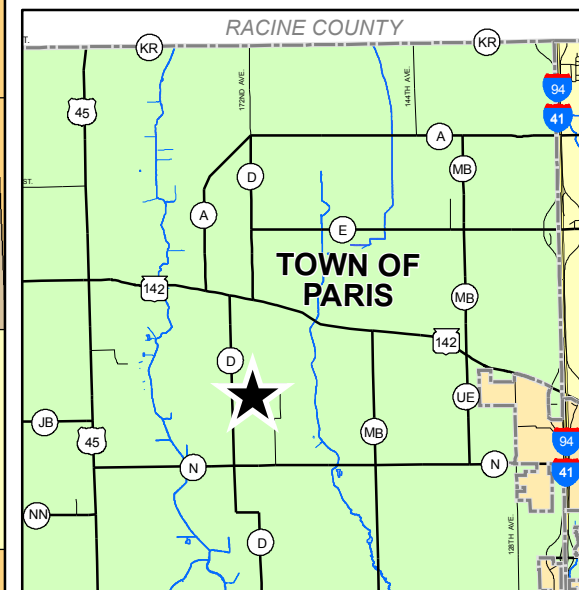
Alice L. Daly/Green Hill Swiss Farm LLC (Owner),  
Charles Terry (Agent)

**LOCATION:** SE 1/4 of Section 21,  
Town of Paris

**TAX PARCEL(S):** #45-4-221-214-0400

### REQUEST:

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







May 2013

# COUNTY OF KENOSHA

## Department of Planning and Development

RECEIVED

DEC 27 2017

### REZONING APPLICATION

Kenosha County  
Planning and Development

(a) Property Owner's Name:

ALICE L DALY/GREEN HILL SWISS FARM LLC

Print Name: Alice L. Daly

Signature: Alice L. Daly

Mailing Address: 2503 176TH AVE

City: KENOSHA

State: WI

Zip: 53144-7615

Phone Number: 262-859-2027 E-mail (optional): \_\_\_\_\_

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

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

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

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

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

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

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

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

45-4-221-214-0400

Property Address of property to be rezoned:

2503 176TH AVE

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

To build a single family resident

## IMPORTANT TELEPHONE NUMBERS

**Kenosha County Center**

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

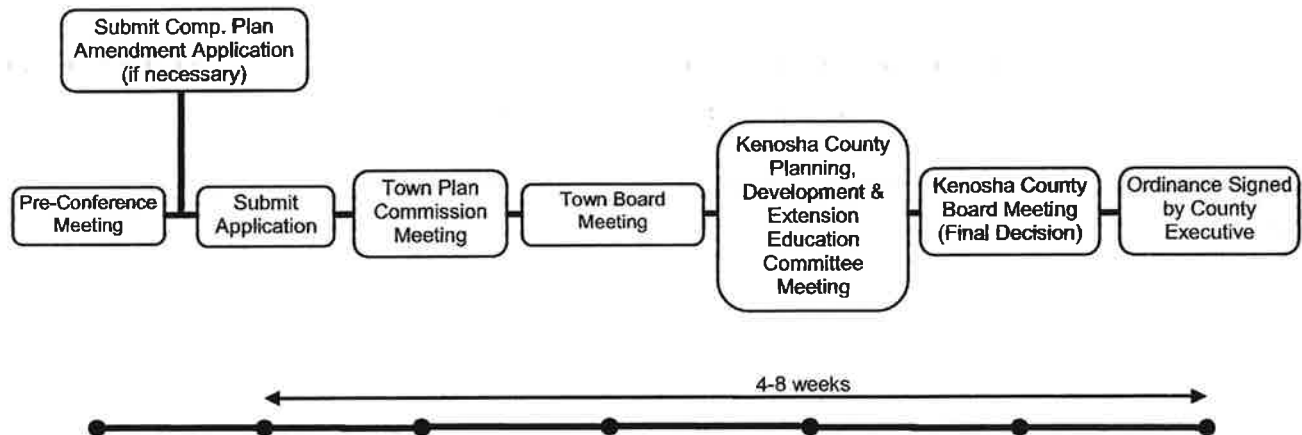
Division of Planning & Development (including Sanitation & Land Conservation)..... **857-1895**  
Facsimile #..... 857-1920  
Public Works Division of Highways ..... 857-1870

**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 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
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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:

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<input type="checkbox"/> Industrial	<input type="checkbox"/> Nonfarmed Wetland
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(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 = 500 feet

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



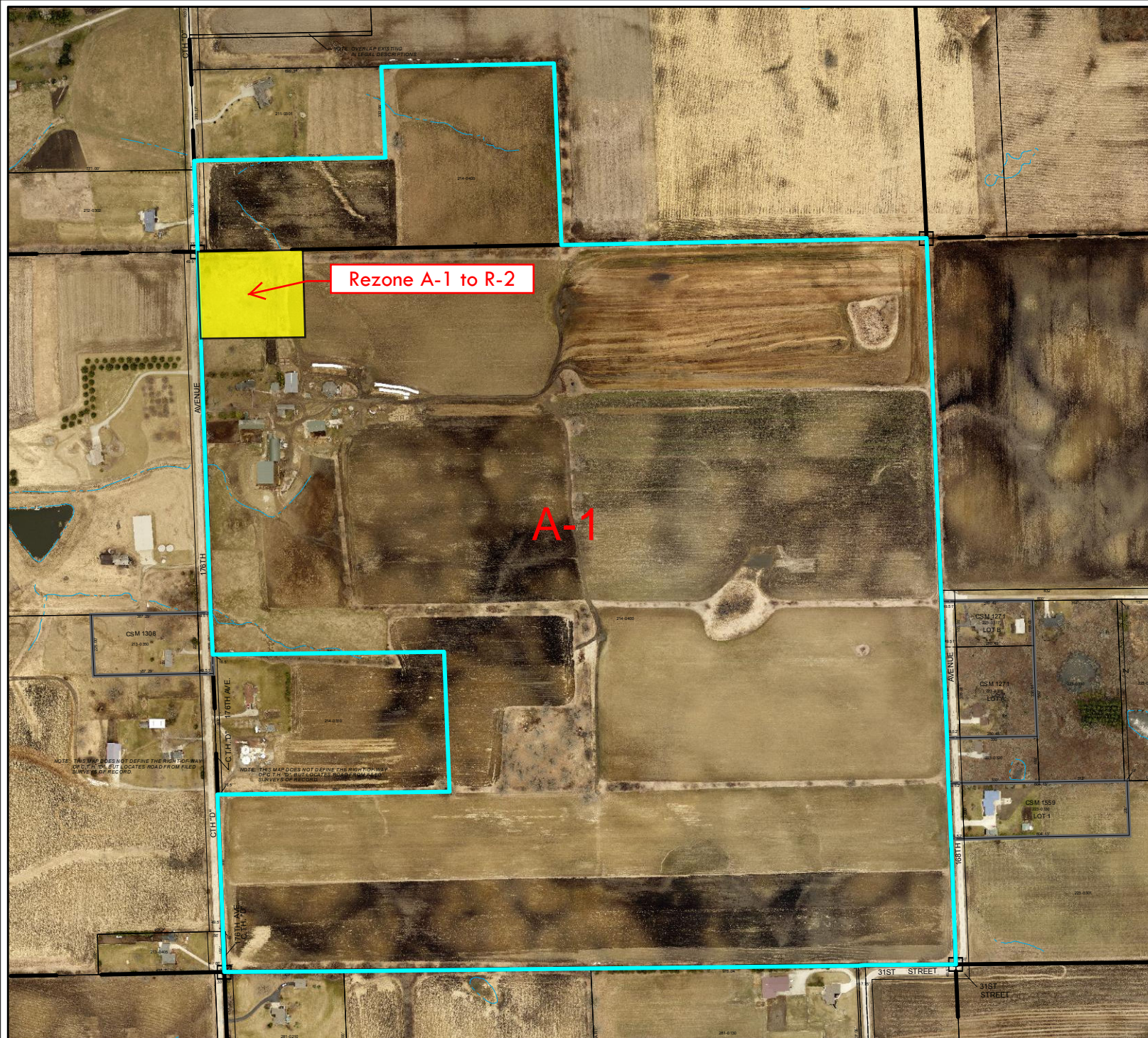


# Kenosha County



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# Kenosha County

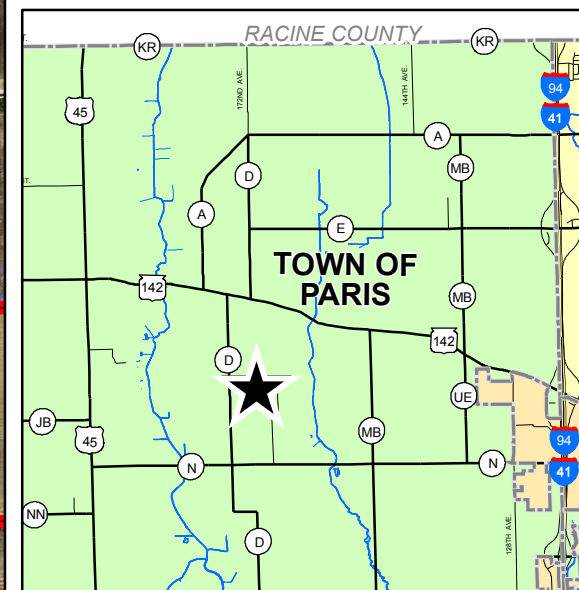
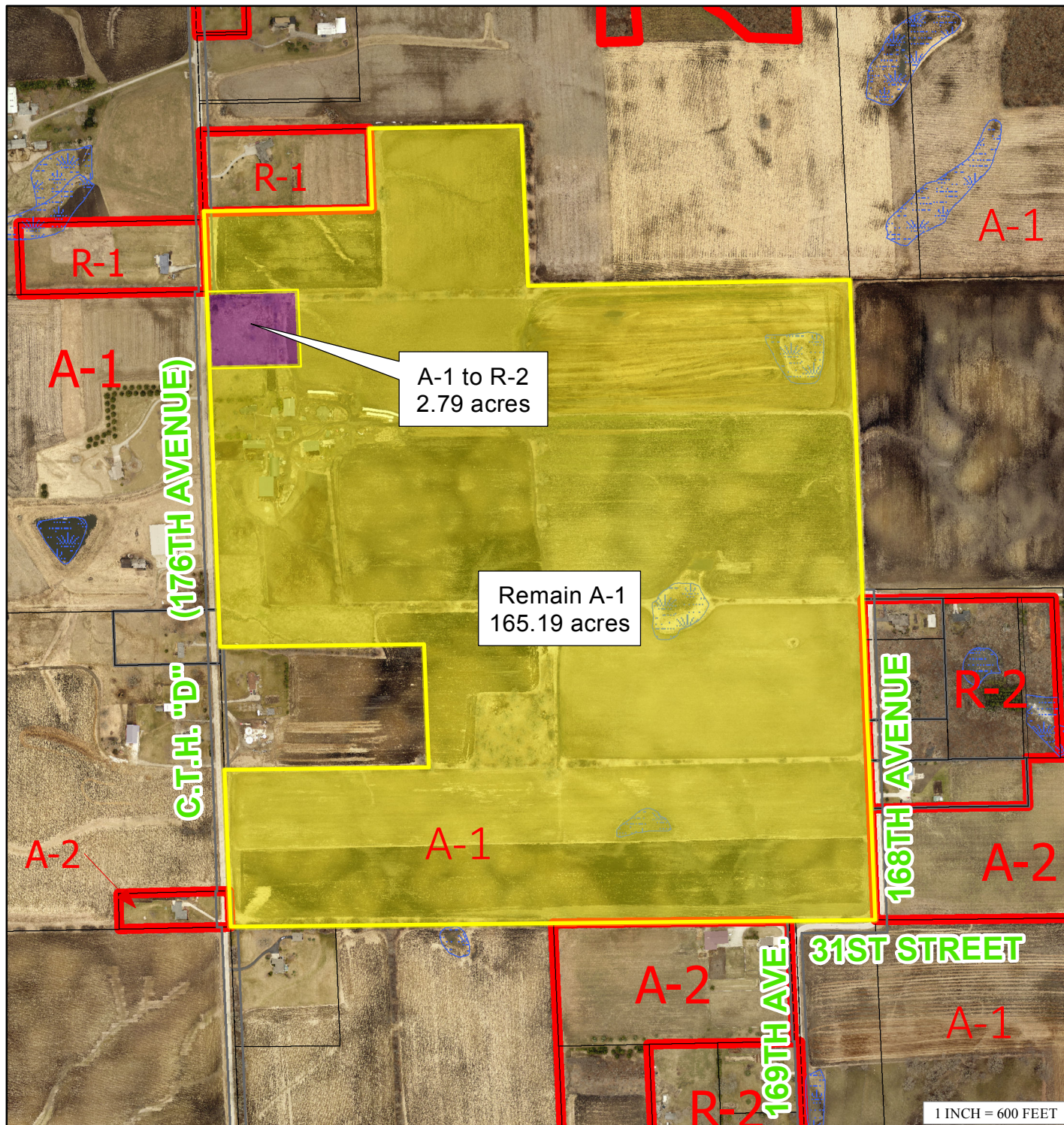


1 inch = 200 feet

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# COUNTY OF KENOSHA

## Department of Planning and Development

### REZONING APPLICATION

RECEIVED

DEC 15 2017

Kenosha County  
Planning and Development

**(a) Property Owner's Name:**

MIKA BRANDS LLC / JAKE MOLGAARD

Print Name: x Jake Molgaard

Signature: x

Mailing Address: 8601 200TH AVE

City: BRISTOL

State: WI

Zip: 53104

Phone Number: 262-206-8669

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: LUKE GODSHALL

Signature: LUKE GODSHALL

Business Name: KENOSHA COUNTY PLANNING & DEVELOPMENT

Mailing Address: 19600 75TH ST., STE 185-3

City: BRISTOL

State: WI

Zip: 53104

Phone Number: 262-857-1895

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

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

30-4-220-134-0150

Property Address of property to be rezoned:

BURLINGTON RD.

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

COUNTY-SPONSORED REZONE TO AMEND C-1 ZONING LINE PER DELINEATED FIELD CONDITIONS.

## 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
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**(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.

(1) Is this property located within the shoreland area?

Shoreland area is defined as the following: All land, water and air located within the following distances from the ordinary high water mark of navigable waters as defined in section 144.26(2)(d) of the Wisconsin Statutes: 1,000 feet from a lake, pond or flowage; 300 feet from a river or stream or to the landward side of the floodplain, whichever distance is greater. If the navigable water is a glacial pothole lake, the distance shall be measured from the high water mark thereof.

☐

Yes

☒

No

(2) Is this property located within the City of Kenosha Airport affected area as defined in s. 62.23 (6) (am) 1. b.?

☐

Yes

☒

No

**(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**

NO FEE - COUNTY

(For other fees see the Fee Schedule)

SPONSORED REZONE

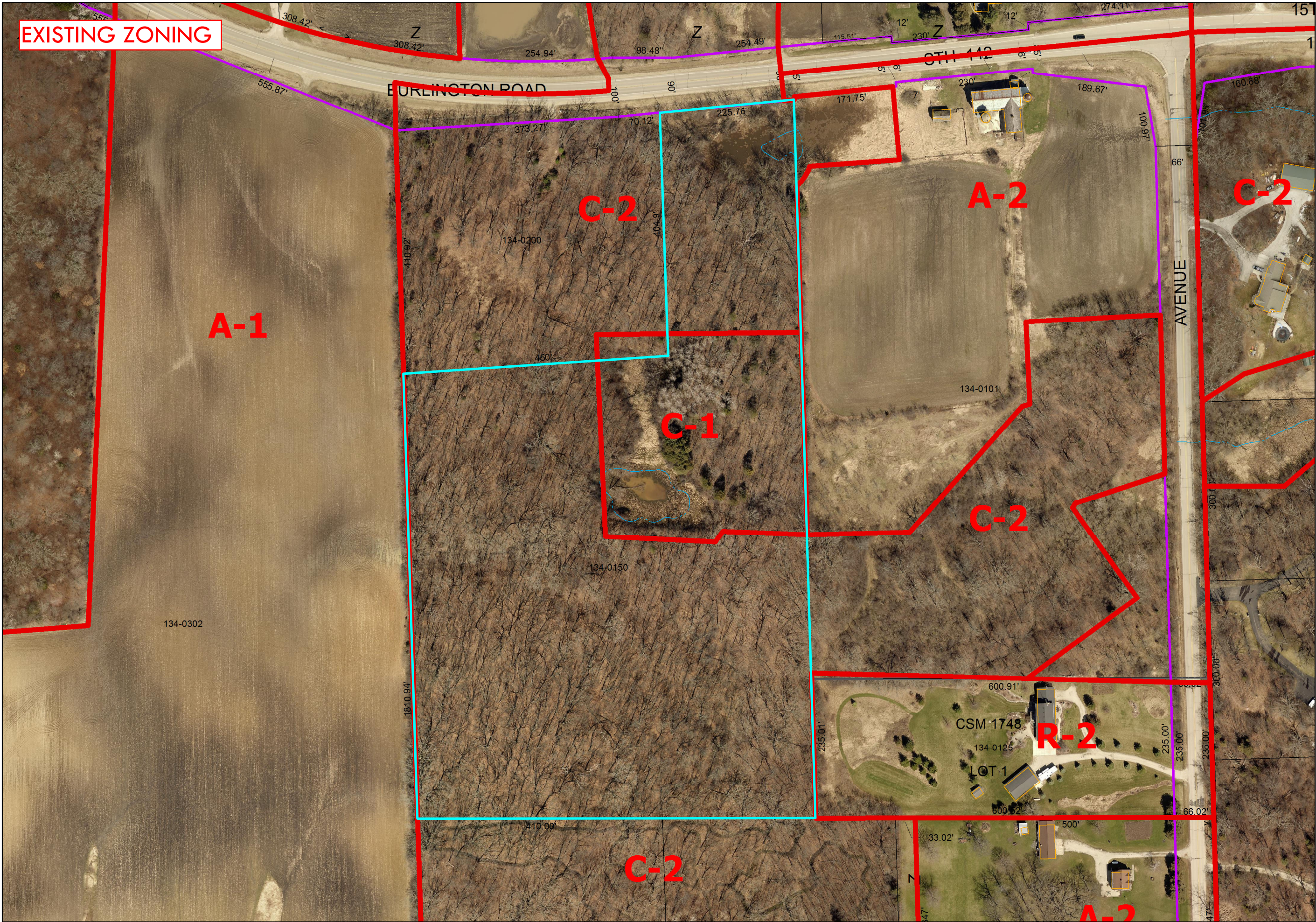
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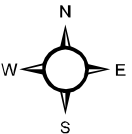


EXISTING ZONING



Source: Kenosha County Land Information Office

Kenosha  
County



1 inch = 150 feet

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PLAT OF SURVEY

-OF-

THE WEST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 20 EAST, IN THE TOWN OF BRIGHTON, EXCEPTING THEREFROM SO MUCH THEREOF AS LIES NORTH OF THE CENTERLINE OF KENOSHA AND BURLINGTON ROAD, BEING THE NORTH 1 1/2 ACRES MORE OR LESS, AND EXCEPTING THAT PARCEL COMMENCING ON THE WEST LINE OF SAID 1/4 SECTION IN THE CENTER OF STATE TRUNK HIGHWAY 43; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO A POINT 444 FEET DUE EAST OF THE WEST LINE OF SAID 1/4 SECTION; THENCE SOUTH 450 FEET; THENCE WEST 444 FEET AND TO THE WEST LINE OF SAID 1/4 SECTION; THENCE NORTH TO BEGINNING, WHICH WAS CONVEYED TO MICHAEL J. BECKER IN JANUARY 1955, BY WARRANTY DEED RECORDED IN VOL. 388 OF DEEDS, PAGES 550-551, IN THE OFFICE OF THE REGISTER OF DEEDS OF KENOSHA COUNTY, WISCONSIN. ALL OF THE ABOVE DESCRIBED PROPERTY LYING AND BEING IN THE COUNTY OF KENOSHA AND STATE OF WISCONSIN.

ALSO EXCEPTING FEE TITLE IN AND TO THE FOLLOWING TRACT OF LAND IN KENOSHA COUNTY, STATE OF WISCONSIN, THAT PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 20 EAST DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF THE SECTION FROM WHICH THE NORTH LINE OF THE SE 1/4 OF THE SECTION BEARS S89°54'22" W; THEN S84°20'18" W ALONG THE CENTERLINE OF S.T.H. 142 AND ITS TANGENT 670.05 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S1°42'56" E 45.11 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 13; THEN S84°20'18" W 225.76 FEET TO THE OWNERS WEST PROPERTY LINE; THENCE N1°48'40" W ALONG THE WEST PROPERTY LINE 45.10 FEET TO THE CENTERLINE OF SAID HIGHWAY; THENCE N84°20'18" E 225.84 FEET TO THE POINT OF BEGINNING.

PATHFINDER SURVEYING INC.  
(formerly)  
J.K. SURVEYING INC.  
P.O. BOX 322  
LAKE GENEVA, WI. 53147  
WWW.PATHFINDERSURVEYING.NET  
262-248-8303

S.T.H. 142

P.O.B WETLANDS 1

POB WETLANDS 2

POB WETLANDS 3

WETLAND 1

WETLANDS AS DELINEATED BY CHRISTOPHER JORS  
MAY 2017  
FIELD LOCATD 6-26-2017

WETLAND 1

Commencing at the east 1/4 corner of section 13, township 2 north range 20 east, from which the north line of the se 1/4 of said section 13 bears S89°54'22" W; thence S81°23'23" W, a distance of 673.34 feet to the POINT OF BEGINNING; thence S01°42'56" E, a distance of 147.13 feet; thence S81°39'33" W, a distance of 11.80 feet; thence S61°38'33" W, a distance of 27.19 feet; thence N88°40'55" W, a distance of 20.79 feet; thence S42°32'02" W, a distance of 10.70 feet; thence S03°14'08" W, a distance of 31.32 feet; thence S00°42'56" E, a distance of 39.15 feet; thence S42°33'56" W, a distance of 33.33 feet; thence S24°50'03" W, a distance of 44.76 feet; thence S79°26'23" E, a distance of 2.85 feet; thence S22°08'38" W, a distance of 45.51 feet; thence S32°10'20" W, a distance of 59.10 feet; thence S24°57'01" W, a distance of 22.63 feet; thence S09°24'07" W, a distance of 25.15 feet; thence S29°12'07" W, a distance of 27.56 feet; thence S21°48'31" W, a distance of 26.95 feet; thence S45°19'04" W, a distance of 27.67 feet; thence S36°36'48" W, a distance of 20.68 feet; thence S06°17'49" E, a distance of 36.05 feet; thence S12°08'25" E, a distance of 51.82 feet; thence S45°00'04" E, a distance of 22.56 feet; thence S55°51'54" E, a distance of 25.29 feet; thence S42°34'11" E, a distance of 37.00 feet; thence S33°54'55" E, a distance of 25.20 feet; thence S01°51'02" E, a distance of 16.60 feet; thence S27°02'54" W, a distance of 25.07 feet; thence S70°28'36" W, a distance of 22.16 feet; thence N84°42'13" W, a distance of 37.30 feet; thence S80°50'43" W, a distance of 28.70 feet; thence S83°38'15" W, a distance of 30.03 feet; thence N56°06'12" W, a distance of 8.30 feet; thence N76°43'16" W, a distance of 28.32 feet; thence N59°02'53" W, a distance of 11.75 feet; thence N57°41'33" W, a distance of 34.28 feet; thence N54°30'09" W, a distance of 26.77 feet; thence S26°36'48" W, a distance of 13.81 feet; thence S46°56'10" W, a distance of 30.74 feet; thence S27°45'10" W, a distance of 34.22 feet; thence S62°30'34" W, a distance of 18.16 feet; thence N60°40'04" W, a distance of 16.50 feet; thence S53°01'30" W, a distance of 24.44 feet; thence S38°33'23" W, a distance of 23.79 feet; thence N73°25'58" W, a distance of 20.37 feet; thence S72°50'45" W, a distance of 22.88 feet; thence S74°56'58" W, a distance of 35.40 feet; thence S75°27'16" W, a distance of 28.43 feet; thence N32°36'41" W, a distance of 22.63 feet; thence N88°38'57" W, a distance of 22.29 feet; thence S86°46'32" W, a distance of 17.60 feet; thence S83°47'36" W, a distance of 18.09 feet; thence N55°56'48" E, a distance of 11.59 feet; thence N74°11'08" E, a distance of 26.55 feet; thence N89°34'20" E, a distance of 34.28 feet; thence N82°27'50" E, a distance of 31.43 feet; thence N77°36'31" E, a distance of 19.19 feet; thence S58°48'06" E, a distance of 21.20 feet; thence N84°58'44" E, a distance of 12.75 feet; thence N45°54'53" E, a distance of 34.11 feet; thence N66°12'30" E, a distance of 19.09 feet; thence N27°21'20" E, a distance of 20.26 feet; thence S60°14'45" E, a distance of 11.47 feet; thence S36°28'49" E, a distance of 23.19 feet; thence N63°30'13" E, a distance of 15.08 feet; thence N29°22'04" E, a distance of 24.82 feet; thence N59°10'24" E, a distance of 20.59 feet; thence N35°11'05" E, a distance of 3.49 feet; thence N83°49'21" E, a distance of 18.25 feet; thence N13°59'07" E, a distance of 24.57 feet; thence N10°19'57" W, a distance of 36.07 feet; thence N46°15'05" E, a distance of 18.91 feet; thence N55°29'40" E, a distance of 16.53 feet; thence N73°26'03" E, a distance of 30.89 feet; thence N47°19'44" E, a distance of 16.95 feet; thence N17°00'54" E, a distance of 26.21 feet; thence N26°52'13" W, a distance of 44.99 feet; thence N42°42'18" W, a distance of 34.48 feet; thence N06°19'01" W, a distance of 49.10 feet; thence N58°40'07" E, a distance of 23.14 feet; thence N60°41'56" E, a distance of 19.76 feet; thence N79°21'40" E, a distance of 23.51 feet; thence S75°58'19" E, a distance of 29.27 feet; thence N79°37'05" E, a distance of 31.06 feet; thence N51°07'38" E, a distance of 24.76 feet; thence N54°19'57" E, a distance of 20.36 feet; thence N79°27'54" E, a distance of 19.07 feet; thence N30°54'30" E, a distance of 58.08 feet; thence N17°18'00" E, a distance of 43.90 feet; thence N18°34'29" E, a distance of 46.65 feet; thence N51°50'51" E, a distance of 34.38 feet; thence N01°39'06" E, a distance of 43.30 feet; thence N03°44'34" E, a distance of 18.72 feet; thence N72°58'30" W, a distance of 39.75 feet; thence N63°56'19" W, a distance of 53.58 feet; thence N48°34'42" W, a distance of 28.36 feet; thence N08°53'22" W, a distance of 36.80 feet; thence N62°51'56" W, a distance of 26.35 feet; thence N59°51'10" W, a distance of 19.60 feet; thence N20°07'15" W, a distance of 12.22 feet; thence S69°08'46" E, a distance of 19.50 feet; thence S77°29'08" E, a distance of 20.61 feet; thence N77°22'28" E, a distance of 26.25 feet; thence S80°30'04" E, a distance of 32.20 feet; thence N41°14'58" E, a distance of 27.61 feet; thence N70°58'17" E, a distance of 26.82 feet; thence N63°03'01" E, a distance of 29.36 feet; thence N65°59'32" E, a distance of 33.33 feet; thence N74°51'03" E, a distance of 22.65 feet; thence N74°51'03" E, a distance of 7.66 feet to the POINT OF BEGINNING; said described tract containing 1.8 Acres, more or less.

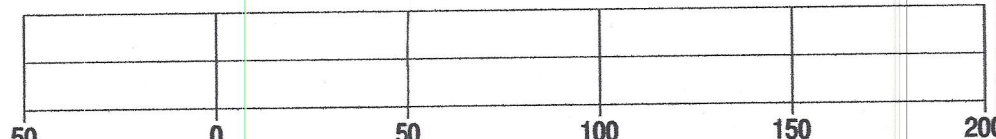
WETLAND 2

Commencing at the east 1/4 corner of section 13, town 2 north, range 20 east, from which the north line of the SE 1/4 of said section 13, bears S89°54'22" W cor.; thence S43°08'22" W, a distance of 1052.68 feet to the POINT OF BEGINNING; thence S78°39'42" E, a distance of 14.29 feet; thence S01°41'29" E, a distance of 14.29 feet; thence S49°03'32" W, a distance of 12.62 feet; thence S55°38'32" W, a distance of 17.40 feet; thence N48°37'17" W, a distance of 13.80 feet; thence N52°27'40" W, a distance of 17.81 feet; thence N34°51'10" E, a distance of 23.36 feet; thence N59°25'54" E, a distance of 20.90 feet to the POINT OF BEGINNING; said described tract containing 0.0 Acres, more or less.

WETLAND 3

Commencing at the east 1/4 corner of section 13, town 2 north, range 20 east, from which the north line of the SE 1/4 of said section 13 bears S89°54'22" W; thence S47°44'39" W, a distance of 1336.23 feet to the POINT OF BEGINNING; thence S28°28'59" W, a distance of 17.76 feet; thence S34°46'42" W, a distance of 22.06 feet; thence S45°50'05" W, a distance of 14.32 feet; thence N68°26'09" W, a distance of 18.03 feet; thence S55°38'32" W, a distance of 17.40 feet; thence N48°37'17" W, a distance of 13.80 feet; thence N52°27'40" W, a distance of 17.81 feet; thence N34°51'10" E, a distance of 23.36 feet; thence N59°25'54" E, a distance of 20.90 feet; thence S16°21'49" E, a distance of 9.82 feet to the POINT OF BEGINNING; said described tract containing 0.0 Acres, more or less.

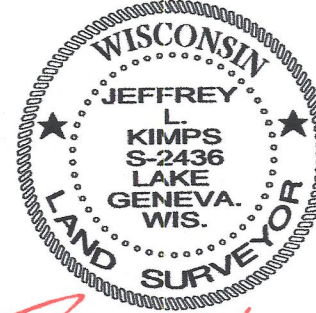
N 89°55'21" E



BASIS OF BEARING OF THIS PLAT: THE US STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 83. WISCONS.

"I Jeffrey L. Kimps, Wisconsin Registered Land Surveyor do hereby certify that this survey was performed by me and is in full compliance with chapter AE-7 of the Wisconsin Administrative Code \* Minimum Standards for Property Surveys" and this map is an accurate representation thereof to the best of my knowledge and belief.

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



JEFFREY L. KIMPS S - 2436  
Professional Land Surveyor  
(original if signed in red)

- ( ) = recorded as
- = found iron bar
- = found iron pipe
- = set iron pipe
- = set iron bar

SCALE " = 1" = 50'

JOB # 17-175A

TAX KEY # 30-4-220-134-0150

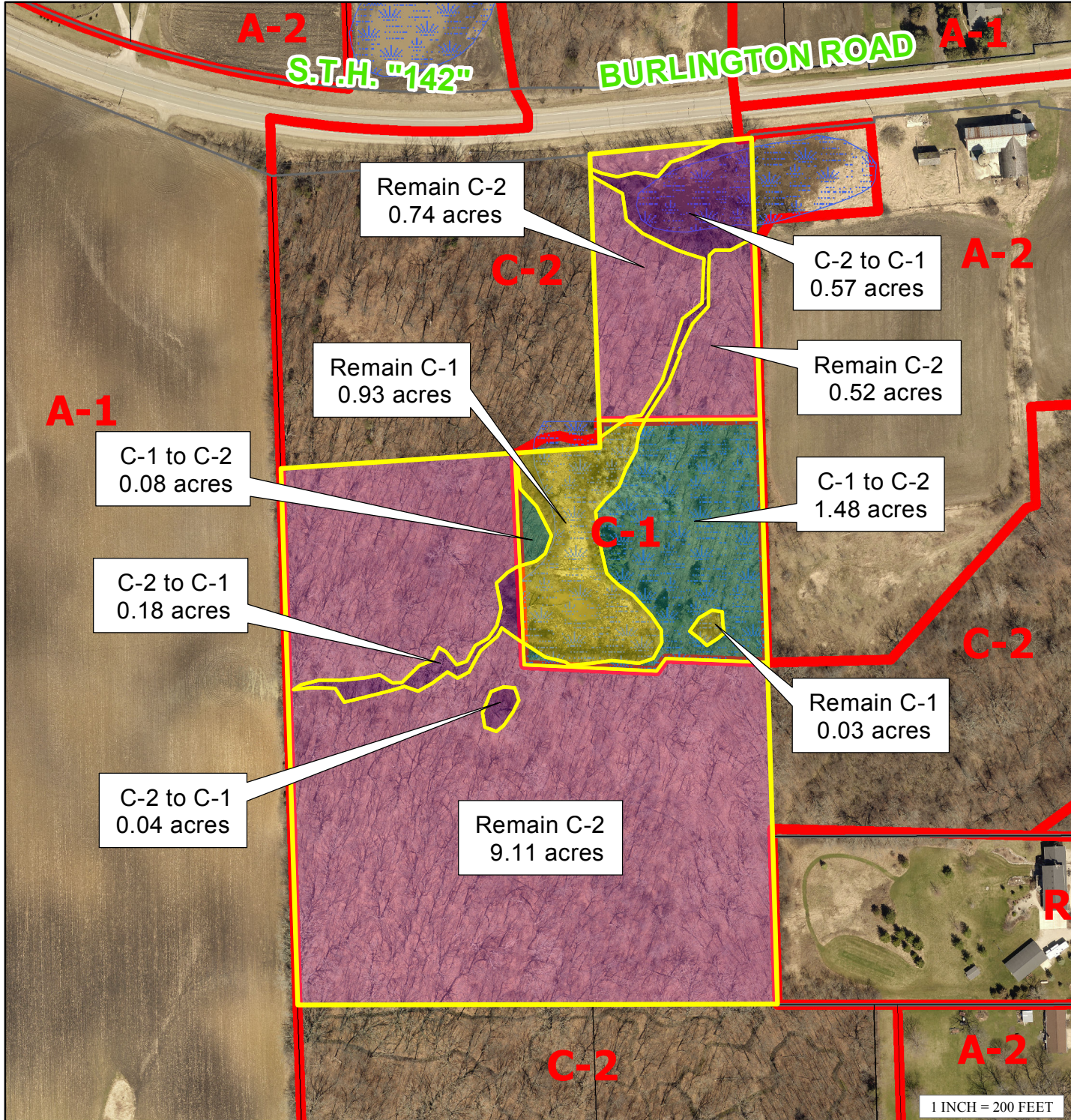
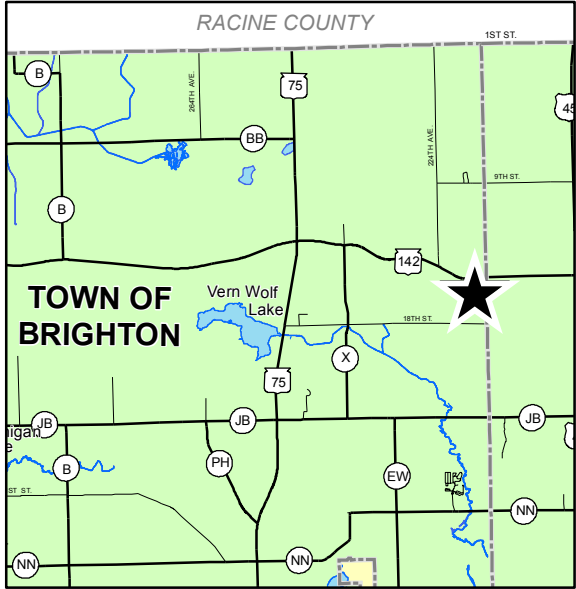


REZONING SITE MAP
<p>PETITIONER(S):</p> <p>Mika Brands LLC (Owner), Kenosha County Planning, Development &amp; Extension Education Committee (Sponsor)</p>

Mika Brands LLC (Owner),  
Kenosha County Planning, Development &  
Extension Education Committee (Sponsor)

TAX PARCEL(S): #30-4-220-134-0150

Requesting a rezoning from C-2 Upland Resource Conservancy District and C-1 Lowland Resource Conservancy District to C-2 Upland Resource Conservancy District and C-1 Lowland Resource Conservancy District.







January 2013

# COUNTY OF KENOSHA

## Department of Planning and Development

RECEIVED

AUG 08 2017

Kenosha County  
Deputy County Clerk

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

(a) Property Owner's Name:

New Life Bible Church

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

Mailing Address:

112 W. Main Street

City: Twin Lakes State: WI Zip: 53181

Phone Number: 262-949-5433 E-mail (optional): mynlbce@gmail.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):

Tracy B. McConnell

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

Mailing Address:

112 W main st

City: Twin Lakes State: WI Zip: 53181

Phone Number: 262-949-5433 E-mail (optional): mynlbce@gmail.com

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

"Medium-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):

"Medium-Density Residential" and "Governmental & Institutional"

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

Land will be used for religious and community activities as a church

(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 the proposed amendment is consistent with the goals, objectives, policies, and programs of the plan because:

1. It would create employment opportunities.
2. Churches help preserve communities.



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

Adding a church to the far west of Randall Township will help provide support for the residential areas surrounding it. Along with the religious education we provide we also host the Kafasi meals on wheels + senior dining.

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

No, the land is currently farm land.

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

Yes, churches positively affect their communities by

1. Addressing poverty
2. Engaging in local ministry activities
3. Cultivating values in individuals + communities

[www.theblaze.com/news/2011/08/01/do-american-churches-benefit-local-communities/](http://www.theblaze.com/news/2011/08/01/do-american-churches-benefit-local-communities/)

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

Yes, the area has existing roads, electricity + gas supplies.

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 church will serve approximately 100-200 people

(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:

60-4-119-172-1000

**(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



SUBJECT  
PROPERTY



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



Source: Kenosha County Department of Planning and Development

# Kenosha County

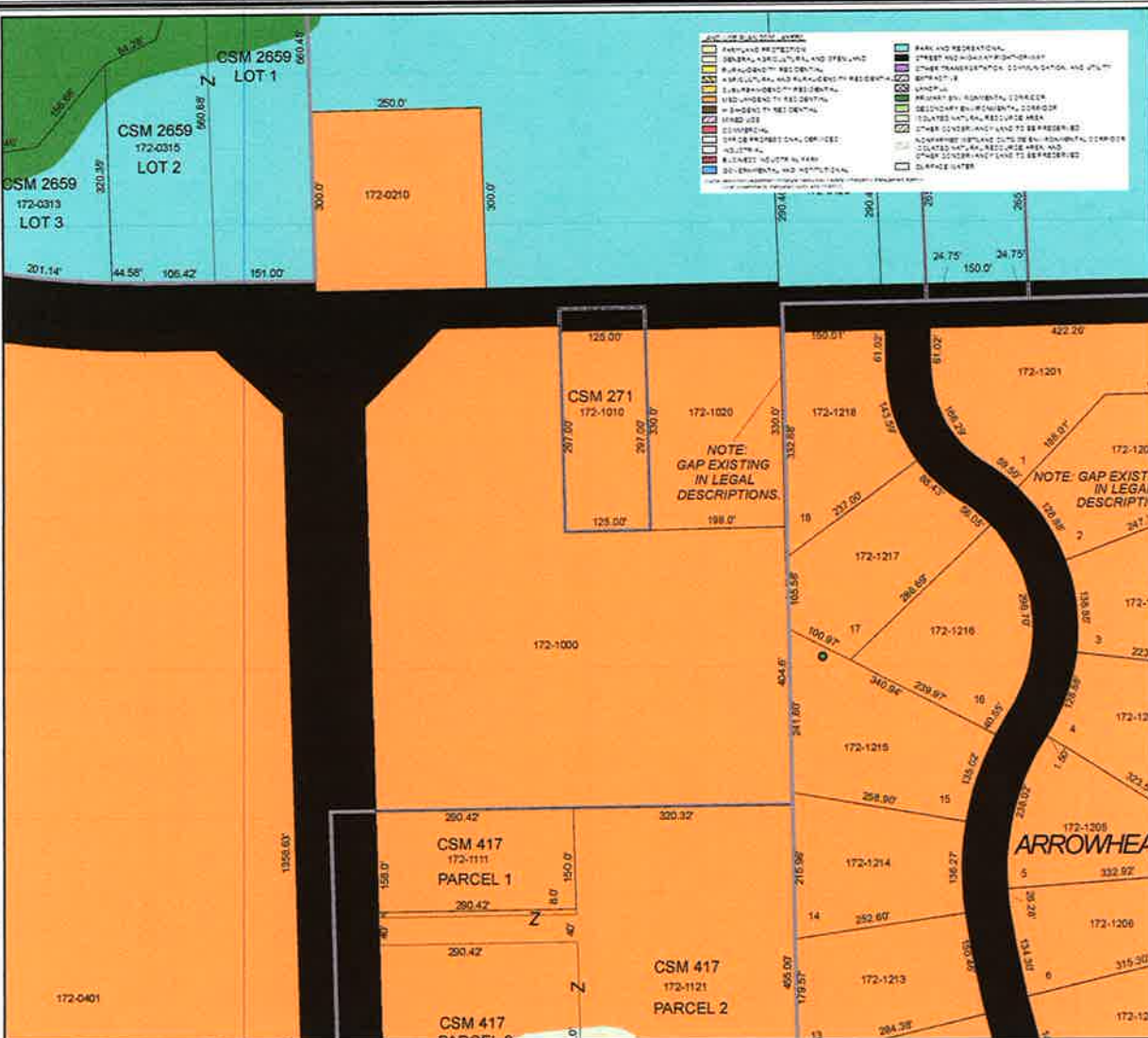


## CURRENT LAND USE PLAN MAP CLASSIFICATIONS



1 inch = 200 feet

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Source: Kenosha County Department of Planning and Development









# COMPREHENSIVE PLAN AMENDMENT SITE MAP

## PETITIONER(S):

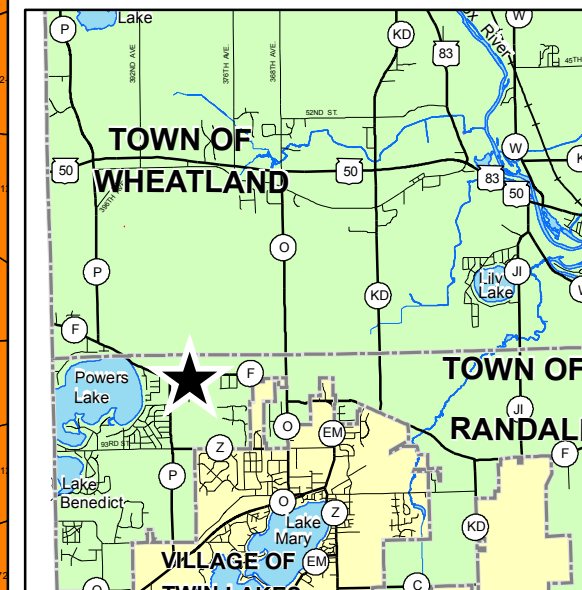
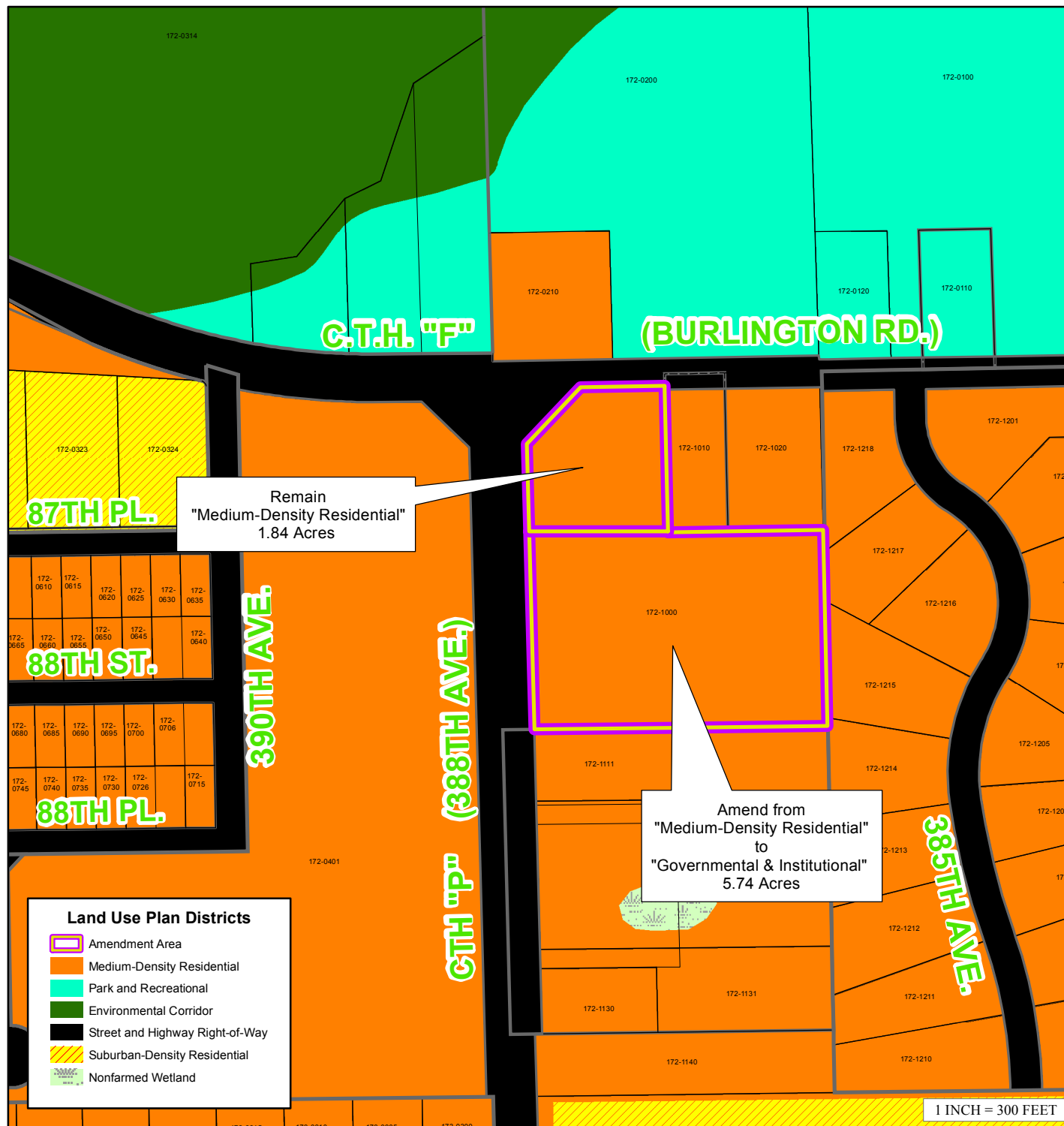
New Life Bible Church (Owner),  
Tracy B. McConnell (Agent)

LOCATION: NW 1/4 of Section 17,  
Town of Randall

TAX PARCEL(S): #60-4-119-172-1000

## REQUEST:

Requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Medium-Density Residential" to "Medium-Density Residential" and "Governmental and Institutional".



### Land Use Plan Districts

- Amendment Area
- Medium-Density Residential
- Park and Recreational
- Environmental Corridor
- Street and Highway Right-of-Way
- Suburban-Density Residential
- Nonfarmed Wetland

1 INCH = 300 FEET





# COUNTY OF KENOSHA

## Department of Planning and Development

RECEIVED

AUG 08 2017

Kenosha County  
Deputy County Clerk

### REZONING APPLICATION

(a) Property Owner's Name:

New Life Bible Church

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

Mailing Address: 112 W. Main Street

City: Twin Lakes State: WI Zip: 53181

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: Tracy B. McConnell Signature: *[Signature]*

Business Name: New Life Bible Church

Mailing Address: 112 W. Main St.

City: Twin Lakes State: WI Zip: 53181

Phone Number: 262-949-5433 E-mail (optional): mynlbc@gmail.com

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

60-4-119-172-1000

Property Address of property to be rezoned:

388th Avenue

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

Institutional - church

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

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

<input type="checkbox"/> A-1 Agricultural Preservation District	<input type="checkbox"/> TCO Town Center Overlay District
<input type="checkbox"/> A-2 General Agricultural District	<input type="checkbox"/> B-1 Neighborhood Business District
<input type="checkbox"/> A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	<input type="checkbox"/> B-2 Community Business District
<input type="checkbox"/> A-4 Agricultural Land Holding District	<input checked="" type="checkbox"/> B-3 Highway Business District
<input type="checkbox"/> AE-1 Agricultural Equestrian Cluster Single-Family District	<input type="checkbox"/> B-4 Planned Business District
<input type="checkbox"/> R-1 Rural Residential District	<input type="checkbox"/> B-5 Wholesale Trade and Warehousing District
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<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 checked="" 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 checked="" 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](#)".

\*A COMP. PLAN AMENDMENT IS PENDING\*

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 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.

(1) Is this property located within the shoreland area?

Shoreland area is defined as the following: All land, water and air located within the following distances from the ordinary high water mark of navigable waters as defined in section 144.26(2)(d) of the Wisconsin Statutes: 1,000 feet from a lake, pond or flowage; 300 feet from a river or stream or to the landward side of the floodplain, whichever distance is greater. If the navigable water is a glacial pothole lake, the distance shall be measured from the high water mark thereof.

☐ Yes ☒ No

(2) Is this property located within the City of Kenosha Airport affected area as defined in s. 62.23 (6) (am) 1. b.?

☐ Yes ☒ No

(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.





# Kenosha County



SUBJECT  
PROPERTY



1 inch = 200 feet

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Source: Kenosha County Department of Planning and Development



# Kenosha County

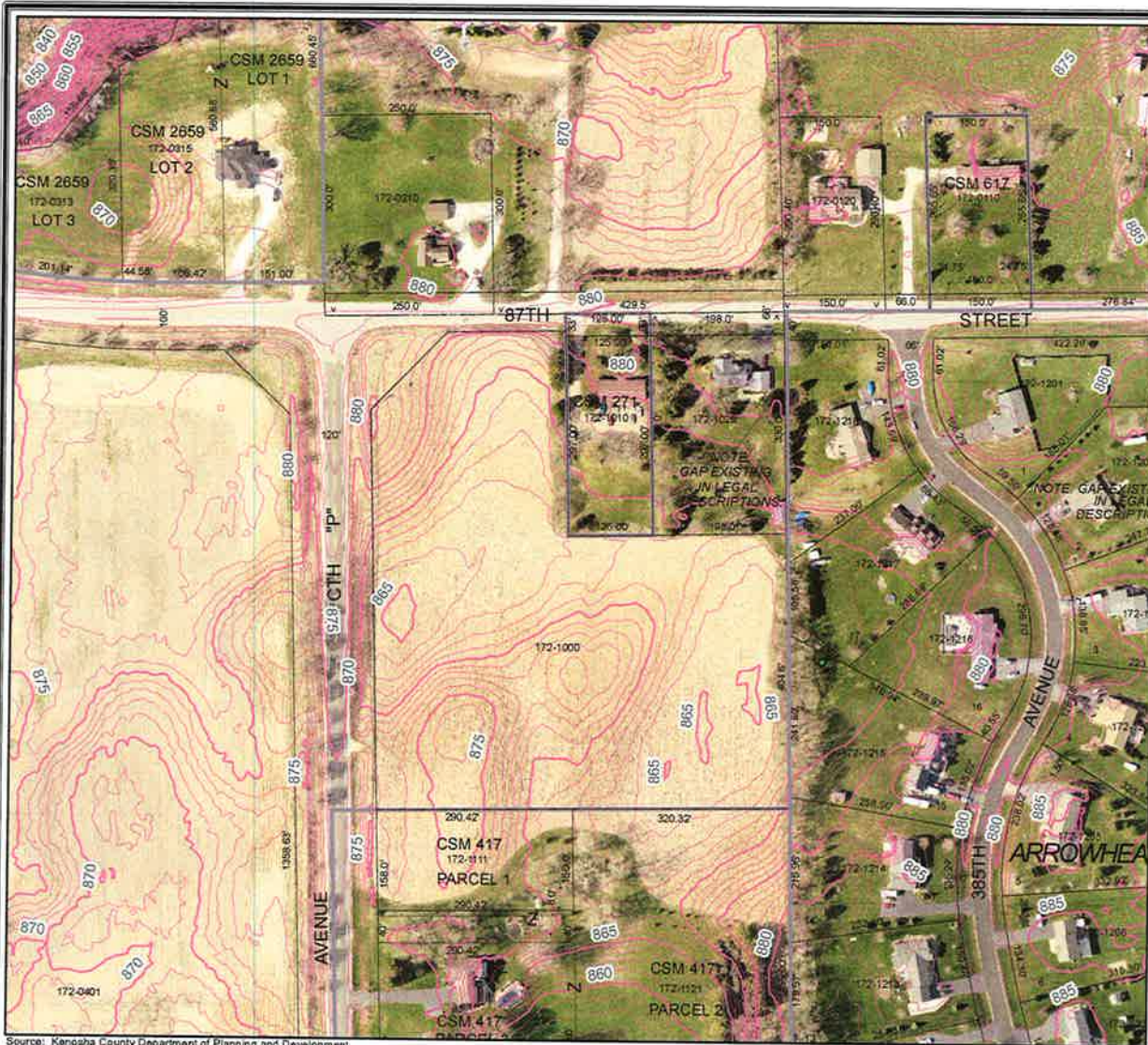


1-FOOT  
CONTOURS



1 inch = 200 feet

THIS MAP IS NEITHER A LEGALLY RECOGNIZED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORD 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.



Source: Kenosha County Department of Planning and Development



# Kenosha County



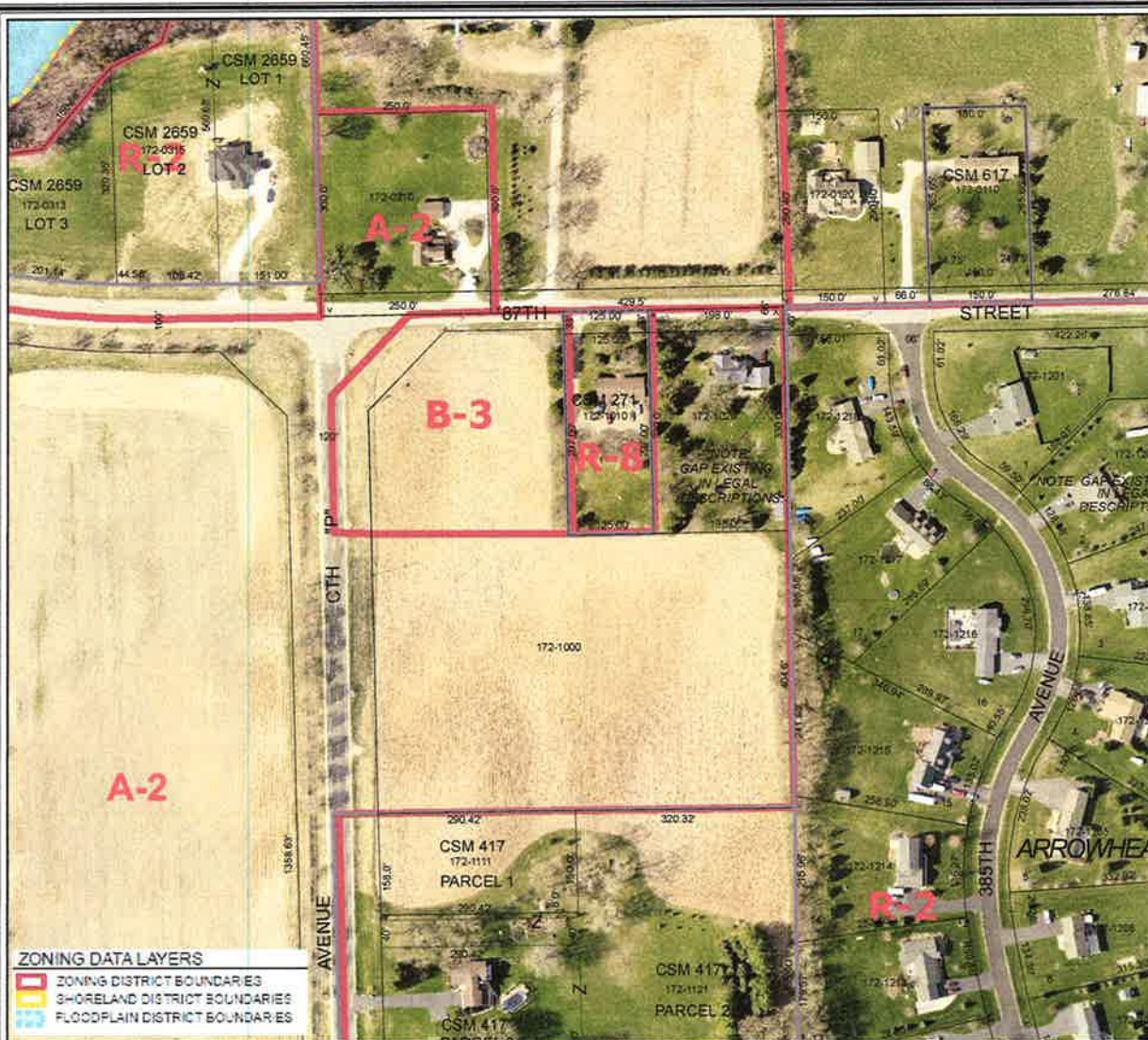
## CURRENT ZONING CLASSIFICATIONS



1 inch = 200 feet

### ZONING DATA LAYERS

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



Source: Kenosha County Department of Planning and Development



# Kenosha County



## PROPOSED ZONING CLASSIFICATIONS



1 inch = 200 feet

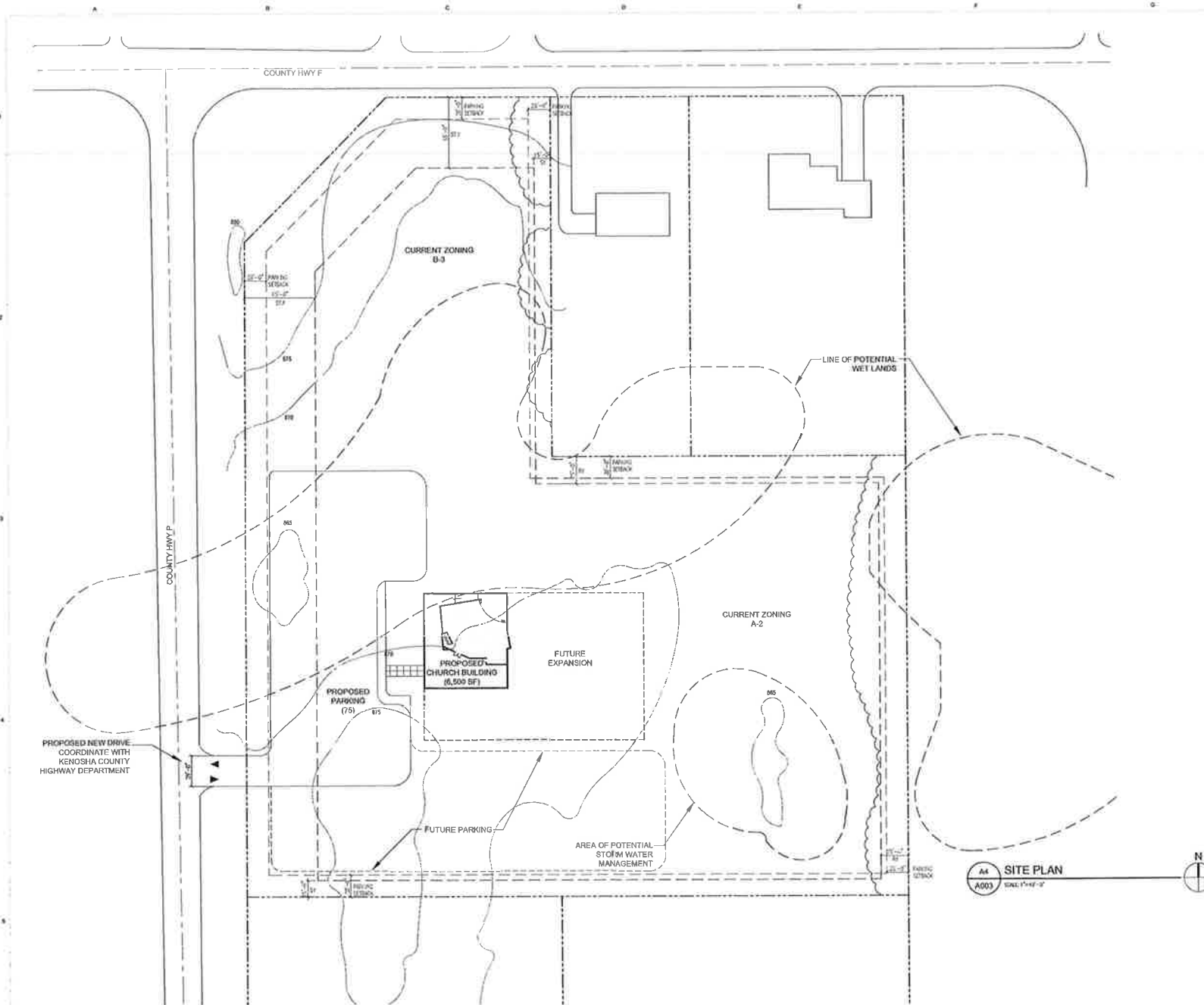
### ZONING DATA LAYERS

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



Source: Kenosha County Department of Planning and Development

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 ERRORS/OMISSIONS HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.



Key Notes

### ZONING INFORMATION

**ZONING DISTRICT:**  
B-3 Highway Business District  
A-2 General Agriculture  
**USE:**  
Worship Facility - Conditional Use

**MINIMUM LOT SIZE:** (40,000 sf)  
Lot Area: 333,202.87 sf / 7.65 Acres  
**MINIMUM LOT FRONTAGE:** (150 ft.)  
Lot Width:

**REQUIRED MINIMUM BUILDING SETBACKS:**  
Street Yard: (From Right of Way Verify)  
65 Feet - County Trunk Highway  
Side/Rear:  
15 Feet - Side  
25 Feet - Rear

**REQUIRED MINIMUM PARKING SETBACKS:**  
Street Yard: (From Right of Way Verify)  
20 Feet - County Trunk Highway  
Side/Rear:  
20 Feet - Side/Rear

**MAXIMUM BUILDING AREA:**  
No Maximum / Minimum Building Area

**MAXIMUM IMPERVIOUS SURFACE:**

**MAXIMUM BUILDING HEIGHT:**  
Max Height: 35 ft. (Building Part of Building)

**LOADING REQUIREMENT:** ??

**LANDSCAPE REQUIREMENT:** ??

**PARKING REQUIREMENTS:**  
1 Parking Space Per 4 Seats  
Stall Size = 10'x20'  
Parking Required: 275 Seats = 70 Spaces  
Parking Provided: 7 Spaces + 7 (H.C.)

**COMPREHENSIVE PLAN:**  
Planned For Future - Medium Density  
Residential - R-3, R-5, R12

### KENOSHA COUNTY

Amend Adopted Comprehensive Land Use Plan  
To Governmental / Institutional (I-1)  
Highway Department: Client/Alumna  
Civil Consultant/County: Ruckert Melke

### RANDALL TOWNSHIP PROCESS

Amend The Current Comprehensive Land Use  
Plan Prior To Proceeding With Kenosha County

A4 SITE PLAN  
A003 SCALE: 1" = 40'-0"



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DATE	DESCRIPTION

MAXIMUM SERVICE  
AREA  
100,000 SQ. FT.  
MAXIMUM LOT  
AREA  
100,000 SQ. FT.  
MAXIMUM LOT  
WIDTH  
100 FT.

PASMA GROUP  
ARCHITECTS

PROJECT  
Approved Concept Plan For  
New Life Bible Church

PROJECT

WORKING ON SHEET  
1 OF 1  
DATE  
05/16/2017

DATE  
05/16/2017

SHEET NAME  
SITE PLAN

IN-PROGRESS  
05 JUN 17

SHEET NUMBER  
A003



## REZONING SITE MAP

### PETITIONER(S):

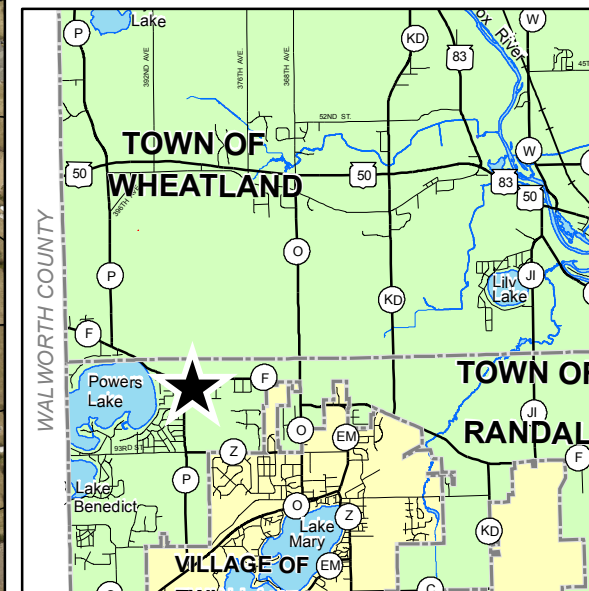
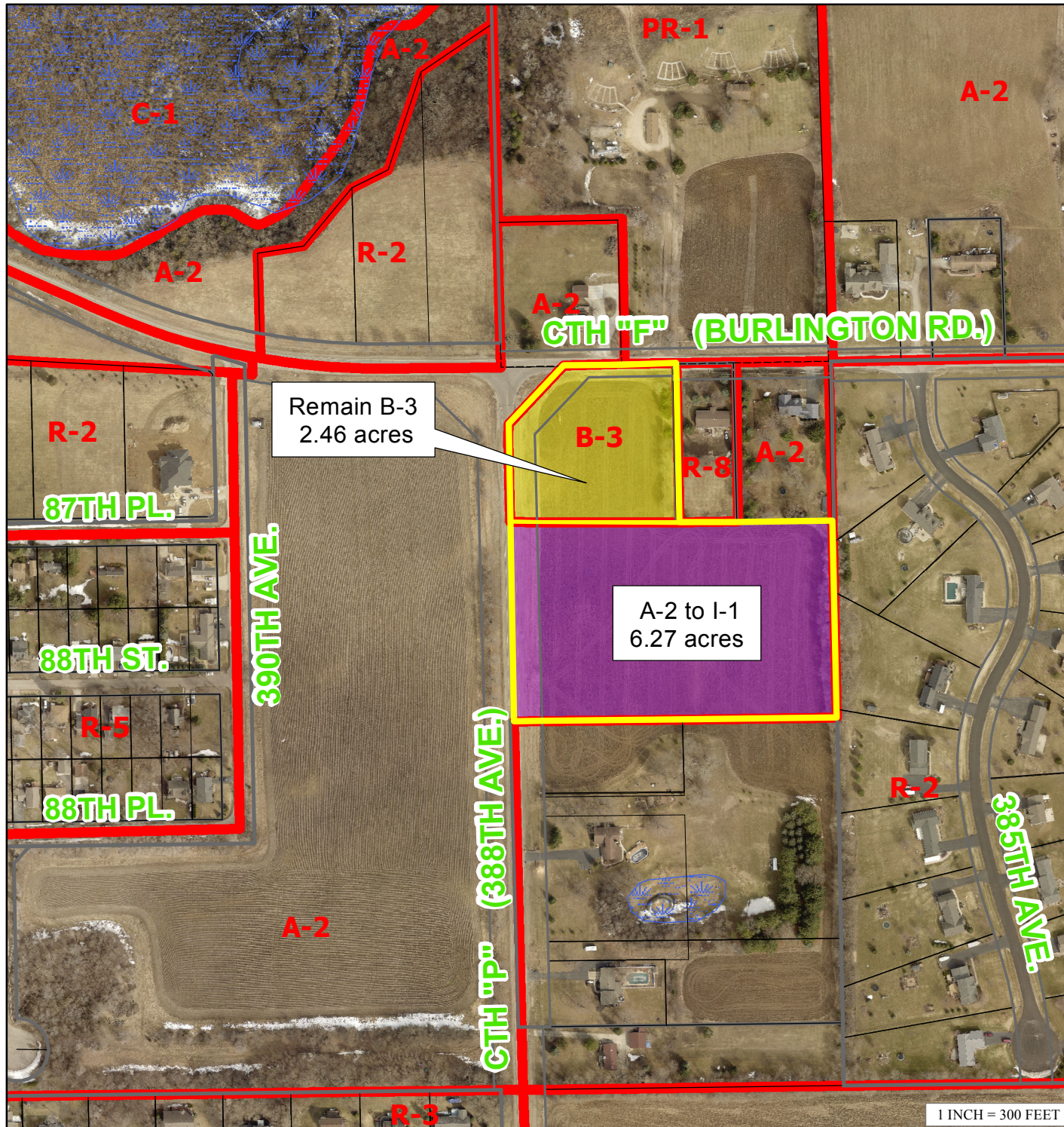
New Life Bible Church (Owner),  
Tracy B. McConnell (Agent)

LOCATION: NW 1/4 of Section 17,  
Town of Randall

TAX PARCEL(S): #60-4-119-172-1000

### REQUEST:

Requesting a rezoning from A-2 General Agricultural District & B-3 Highway Business District to I-1 Institutional District & B-3 Highway Business District.





Kenosha County  
Administrative Proposal Form

**1. Proposal Overview**

Division: Planning and  
Development

Department: Public Works

Proposal Summary (attach explanation and required documents):

Provide funding for the cost of acquiring a property consisting of one vacant lot in the Camp/Center Lake floodplain/wetland area. Specifically, the owner of this property, James Victorin, is interested in donating the property to Kenosha County. The costs and fees involved will consist of paying a nominal to the owner of the property, transfer fees and closing fees. It is estimated the additional closing costs and related expenditures associated with acquiring this property will be approximately \$1,000 total.

Dept./Division Head Signature:  Date: 1/12/18

**2. Department Head Review**

Comments:


Recommendation: Approval ☒ Non-Approval ☐

Department Head Signature:  Date: 1-12-18

**3. Finance Division Review**

Comments:

Recommendation: Approval ☒ Non-Approval ☐

Finance Signature:  Date: 1-15-18

**4. County Executive Review**

Comments:

Action: Approval ☒ Non-Approval ☐

Executive Signature:  Date: 1/16/18

# KENOSHA COUNTY

## BOARD OF SUPERVISORS

### RESOLUTION NO.

Subject: RESOLUTION TO ACCEPT DONATION OF A PARCEL IN THE FOX RIVER FLOODPLAIN	
Original X      Corrected <input type="checkbox"/> 2nd Correction <input type="checkbox"/> Resubmitted <input type="checkbox"/>	
Date Submitted:	Date Resubmitted:
Submitted By: Planning, Development & Extension Committee Finance/Administration	
Fiscal Note Attached <input type="checkbox"/>	Legal Note Attached <input type="checkbox"/>
Prepared By: John F. Moyer Senior Assistant Corporation Counsel	Signature:

WHEREAS, Kenosha County had used grant funding in the past to acquire property located in the Fox River Floodplain; and

WHEREAS, more than one hundred (100) residences/parcels have been acquired through this program at no cost to the County until the grant funding ended; and

WHEREAS, Kenosha County would like to continue to acquire property located in the floodplain to protect the natural resources as well as human life and property investments; and

WHEREAS, property owner James Victorin has expressed a willingness to donate his parcel (new 70-4-120-291-2255 from tax number 66-4-120-291-2255) located in the Camp/Center Lake floodplain/wetland area; and

WHEREAS, this property consists of a vacant lot located in the floodplain/wetland area with minor delinquent taxes owed and no evidence of any type of contamination or activity on the land which would negatively affect the donation (a description of the property and amount of taxes owed is attached hereto); and

WHEREAS, it would be necessary for Kenosha County to pay the delinquent taxes and to cover all necessary closing costs associated with this transaction but such cost would be minimal and not expected to exceed \$1100; and

WHEREAS, Kenosha County believes it would be in the Public's best interest to acquire the property and cover all costs associated with acquiring said property.

NOW, THEREFORE, BE IT RESOLVED that the Kenosha County Board of Supervisors hereby authorizes and approves the acceptance of this land donation of parcel 66-4-120-291-2255 located in the Camp/Center Lake floodplain/wetland area to Kenosha County;

BE IT FURTHER RESOLVED that the Kenosha county Board of Supervisors hereby authorizes an amount not to exceed \$1100 to be funded and used to pay all costs associated with acquiring this property; and

THEREFORE BE IT FURTHER RESOLVED, that the Kenosha County Executive and County Clerk are hereby authorized to execute the appropriate documents in order to execute this transaction in accordance with State law.

Dated at Kenosha County, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

Respectfully submitted by:

PLANNING DEV/EEC COMMITTEE

Aye   No   Abstain

\_\_\_\_\_  
Erin Decker, Chair

☐   ☐   ☐

\_\_\_\_\_  
John Poole, Vice Chair

☐   ☐   ☐

\_\_\_\_\_  
Steve Bostrom

☐   ☐   ☐

\_\_\_\_\_  
Jill Gillmore

☐   ☐   ☐

\_\_\_\_\_  
Mike Skalitzky

☐   ☐   ☐

FINANCE/ADMINISTRATION COMMITTEE

Aye   No   Abstain

\_\_\_\_\_  
Terry Rose, Chair

☐   ☐   ☐

\_\_\_\_\_  
Ron Frederick, Vice Chair

☐   ☐   ☐

\_\_\_\_\_  
Jeffrey Gentz

☐   ☐   ☐

\_\_\_\_\_  
Greg Retzlaff

☐   ☐   ☐

\_\_\_\_\_  
Rick Dodge

☐   ☐   ☐

\_\_\_\_\_  
Edward Kubicki

☐   ☐   ☐

\_\_\_\_\_  
Daniel Esposito

☐   ☐   ☐