



Planning, Development & Extension Education Committee
Agenda
Kenosha County Center
Wednesday, March 13, 2019

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COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS.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, March 13, 2019, at 6:00p.m. in Conference Room A 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:

1. **CERTIFICATION OF COMPLIANCE WITH WISCONSIN OPEN MEETINGS LAW**
2. **FEATURE PROGRAM: "SUSTAINABLE KENOSHA COUNTY"**
3. **UW-EXTENSION EDUCATOR/PROGRAM UPDATES**
4. **UW-EXTENSION DIRECTOR UPDATES**

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

5. **IRVING ONE, LLC, DIEDRICH FAMILY FARM LLC (OWNER), RUSSELL BROTHERS, LLC (OWNER), COUNTRY THUNDER EAST, LLC (AGENT) - CONDITIONAL USE PERMIT - RANDALL**

Irving One, LLC, 6999 E Business I-20 Suite #1, Odessa, TX 79762; Diedrich Family Farm LLC, 2000 Richmond Road, Twin Lakes, WI 53181; Russell Brothers, LLC, 11909 Richmond Road, Twin Lakes, WI 53181 (Owners), Country Thunder East, LLC, 730 Gallatin Pike N, Madison, TN 37115 (Agent), requesting a Conditional Use Permit for a country music festival (July 18-21, 2019) with an assembly over 5,000 people on the following Tax Parcels: #60-4-119-304-0405 (Irving One, LLC), #60-4-119-304-0100 (Diedrich) & part of #60-4-119-311-0200 (Russell) located in the S 1/2 of Section 30 & the N 1/2 of Section 31, T1N, R19E, Town of Randall

Documents:

[SUBMITTED APP CUP.PDF](#)
[EXHIBIT MAP CUP.PDF](#)

6. **DANIELS LIVING TRUST (OWNER) - COMPREHENSIVE PLAN AMENDMENT - BRIGHTON**

Daniels Living Trust, 1077 248th Ave., Kansasville, WI 53139 (Owner), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035

(map 65 of the comprehensive plan) from “Farmland Protection” & “SEC” to “Farmland Protection”, “Rural-Density Residential” & “SEC” on Tax Parcel #30-4-220-231-0100, located in the E ½ of Section 23, T2N, R20E, Town of Brighton

Documents:

[0100 - SUBMITTED APP CPA.PDF](#)
[EXHIBIT MAP DANLS CPA.PDF](#)

7. DANIELS LIVING TRUST (OWNER) - REZONING - BRIGHTON

Daniels Living Trust, 1077 248th Ave., Kansasville, WI 53139 (Owner), requesting a rezoning from A-1 Agricultural Preservation Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. to A-1 Agricultural Preservation Dist., R-1 Rural Residential Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #30-4-220-231-0100, located in the E ½ of Section 23, T2N, R20E, Town of Brighton

Documents:

[0100 - SUBMITTED APP REZO.PDF](#)
[EXHIBIT MAP DNLS REZO.PDF](#)

8. DANIELS LIVING TRUST (OWNER) - CERTIFIED SURVEY MAP - BRIGHTON

Daniels Living Trust, 1077 248th Ave., Kansasville, WI 53139 (Owner), requesting a Certified Survey Map on Tax Parcel #30-4-220-231-0100, located in the E ½ of Section 23, T2N, R20E, Town of Brighton

Documents:

[0100 - SUBMITTED APP CSM.PDF](#)

9. LILA J. MUHLENBECK/MUHLENBECK TRUST (OWNER), MIKE AND LORI MUHLENBECK (AGENT) - COMPREHENSIVE PLAN AMENDMENT - PARIS

Lila J Muhlenbeck/Muhlenbeck Trust, 18216 60th St, Bristol, WI 53104-9748 (Owner), Mike & Lori Muhlenbeck, 1631 Angsley Lane, San Ramon, CA 94582 (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 “General Agricultural and Open Land” & “Suburban-Density Residential” on Tax Parcel #45-4-221-333-0201, located in the SW ¼ of Section 33, T2N, R21E, Town of Paris

Documents:

[0201 - SUBMITTED APP CPA.PDF](#)
[EXHIBIT MAP CPA.PDF](#)

10. LILA J. MUHLENBECK/MUHLENBECK TRUST (OWNER), MIKE AND LORI MUHLENBECK (AGENT) - REZONING - PARIS

Lila J Muhlenbeck/Muhlenbeck Trust, 18216 60th St, Bristol, WI 53104-9748 (Owner), Mike & Lori Muhlenbeck, 1631 Angsley Lane, San Ramon, CA 94582 (Agent), requesting a rezoning from A-1 Agricultural Preservation Dist. to A-2 General Agricultural Dist., R-2 Suburban Single-Family Residential Dist. & PUD Planned Unit Development Overlay Dist. on Tax Parcel #45-4-221-333-0201, located in the SW ¼ of Section 33, T2N, R21E, Town of Paris

Documents:

[0201 - SUBMITTED APP REZO.PDF](#)
[EXHIBIT MAP REZO.PDF](#)

11. LILA J. MUHLENBECK/MUHLENBECK TRUST (OWNER), MIKE AND LORI MUHLENBECK (AGENT) - CERTIFIED SURVEY MAP - PARIS

Lila J Muhlenbeck/Muhlenbeck Trust, 18216 60th St, Bristol, WI 53104-9748 (Owner), Mike & Lori Muhlenbeck, 1631 Angsley Lane, San Ramon, CA 94582 (Agent), requesting a Certified Survey Map on Tax Parcels #45-4-221-333-0201 & 45-4-221-333-0335, located in the SW ¼ of Section 33, T2N, R21E, Town of Paris

Documents:

[0201 - SUBMITTED APP CSM.PDF](#)

12. REVIEW AND POSSIBLE APPROVAL - ORDINANCE AMENDMENT

Review and possible approval of ordinance amendment to the text of the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance. The proposed text change will modify and amend language relative to the requirement for foundation surveys for new construction, sign distance and height, multiple family dwellings, and definitions

Documents:

[CHAPTER 12 ADOPTED 20180828 \(EDIT COPY TO PDEEC 2019-02-26\).PDF](#)

13. APPROVAL OF MINUTES

14. CITIZEN COMMENTS

15. ANY OTHER BUSINESS ALLOWED BY LAW

16. ADJOURNMENT

NOTICE TO PETITIONERS

The petitioners: Irving One, LLC, Russell Brothers, LLC (Owner), Diedrich Family Farm LLC (Owner), Country Thunder East, LLC (Agent); Daniels Living Trust; Lila J. Muhlenbeck/Muhlenbeck Trust (Owner), Mike & Lori Muhlenbeck (Agent)

NOTICE TO TOWNS

The Towns of Brighton, Paris, and Randall are asked to be represented at the hearing on Wednesday, March 13, 2019, 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

DEC 18 2018

Kenosha County
Planning and Development

CONDITIONAL USE PERMIT APPLICATION

(a) Property Owner's Name:

Irving One, LLC

Print Name: Roger Gearhart

Signature: X. Roger Gearhart

Mailing Address: 6999 E Business I-20, Suite #1 city: Odessa

State: TX Zip: 79762

Phone Number: 432-557-9920 E-mail (optional): roger@gbe7.com

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

Print Name: Kim Blevins

Signature: [Signature]

Business Name: Country Thunder East, LLC

Mailing Address: 730 Gallatin Pike N

City: Madison State: TN Zip: 37115

Phone Number: 615-970-0980 E-mail (optional): kim@countrythunder.com

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

Print Name: _____ Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

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

Print Name: _____ **Signature:** _____

Business Name: _____

Mailing Address: _____

City: _____ **State:** _____ **Zip:** _____

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

CONDITIONAL USE PERMIT APPLICATION

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

60-4-119-304-0405

60-4-119-304-0100

60-4-119-311-0200

Address of the subject site: Please see attached

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

Type of structure:

Please see attached.

Proposed operation or use of the structure or site:

Please see attached.

Number of employees (by shift): Please see attached

Hours of Operation: Please see attached

Any outdoor entertainment? If so, please explain: Please see attached.

Any outdoor storage? If so, please explain: Please see attached.

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



Country Thunder Wisconsin 2019

**Kenosha County Conditional Use Permit
Application**

**General Manager: Kim Blevins
October 26, 2018**

Event Information

Dates of Event:

July 18th – July 21st, 2019

Times: Thursday	2pm – 2am
Friday	1pm – 2am
Saturday	1pm – 2am
Sunday	1pm – 2am

Campground Dates and Times:

Open: Wednesday, July 17th, 2019 – 9:00am

Closes: Monday, July 22nd, 2019 – 12:00pm

2am to 9am : Event site is closed to ingress except security and grounds –cleaning personnel.

General Campground #1	585 campsites available
General Campground #2	477 campsites available
Preferred Campground	1,546 campsites available
Miller Campground	482 campsites available
Encore Campground	592 campsites available
Crown Campground	25 campsites available
Glamping Campground	16 campsites available

Maximum number of tickets to be sold or distributed:

4-Day Tickets 35,000 maximum

The majority of tickets sold are 4-day tickets, which should reduce the amount of daily traffic in and out of the venue. Limited number of day tickets will be sold.

Assuming that the festival sells out in advance as it has done in the past, Country Thunder will use its radio and print advertisers, website, social media and communication through its sponsors to get the message to the public that the event is sold out and no on-site ticket sales are available.

First Aid:

First Aid will be provided by the licensed medical trained staff with required number of attendants on duty at all times during the event. A 24-hour medical area will be established in the event grounds.

Lighting:

All entries, exits, and walk ways are covered with permanent lighting and/or generated light towers.

Parking:

General Parking – North bound traffic on Hwy P will turn left on 119th Street to Williams Rd. then turn right to Hwy O, then right to the event site. Entrance to parking will be at Main Entrance, Gate 6.

Gate 7 – 600' west of Main Entrance, allowing 1 exit lane.

RSVD/ADA Parking – North and South bound traffic to enter and exit directly off Hwy P at Gate 1 on Hwy P.

Approximately 50 acres with capacity for up to 10,000 vehicles is reserved for parking. Additional locations for parking are currently being researched, and Country Thunder will update all information as it becomes available.

Parking attendants – Management and parking and traffic directors will be provided by a local vendor. All attendants will be equipped with orange-colored vests. In addition to vests, all night crew directional personnel will carry flashlights.

Camping:

Preferred and General Camping will enter at the Main Entrance, Gate 6. General Camping will exit through the gates off 119th street on the North and South side of roads. Preferred Camping will be allowed to exit from a separate egress point directly onto Hwy O. Once campers from General 1 and General 2 Camping have checked in at the front gate, they will be allowed access back into the venue through the gates off 119th Street in an effort to alleviate congestion through the front gate.

Security:

Security on festival grounds will be provided by Country Thunder through a contracted vendor.

Security in the campgrounds will be provided by Country Thunder and Kenosha County Sheriff's Department.

Fire Prevention:

A minimum of 30' wide roadways and 20' wide walkways surround the site, allowing for emergency and service vehicles. Portable fire extinguishers are provided in all cooking areas, at all stages, and in existing structures on property. A contracted Fire Department maintains a presence on-site through the duration of the festival with a truck and all needed fire prevention equipment.

Fencing and Barriers:

Entire event site is enclosed with 7' high permanent and rental fence structure with entrance and exit gates allowing for crowd control. Festival grounds have three main entrances and exits for attendees. Three additional service gates are available. All entrances and exits have security present during hours of operation.

Sound System:

Speakers are located on stages allowing full ground coverage without high volume. All speakers face away from permanent dwellings.

Food and Beverage Concessions:

All food and beverage will be provided by licensed vendors.

Alcoholic Beverages:

Alcoholic beverages sale locations are TBD and will be decided by July 1, 2019. All people entering are required to be pre-checked and wrist banded for proper age. All customers will be required to wear an ID wristband to purchase any alcoholic beverages. Customers will be sold a maximum of (3) three alcoholic beverages at a time.

Attractions:

Attractions and/or amusement rides will be supplied by a licensed amusement vendor to be located at the back of the venue, near the main entrance. The TBD amusement vendor will provide two to three (2-3) rides, including ones geared for a youth market. All rides will be permitted by the supplier.

Event Production Schedule:

An event production schedule will be provided for review by July 1, 2019.

Camping Overview

Campgrounds to be operated as temporary according to Wisconsin Administrative HSS 178

Anticipated Attendance at the Event:

Capacity: 35,000 per day Expected Attendance: 25,000-35,000

Campgrounds Capacity: 3723

Toilet Facilities:

3723 Sites	975 Total units
(Approx)	1200 Unisex units
	602 Private units

Two (2) additional units will be provided for each 75 sites over 5,183.
All units are portable with urinals included.

Portable Toilet Services:

Provider of toilet services is PATS Services.

Assuming that we follow the same procedure as 2018's festival, pumping of toilets begins at 4:00 a.m. daily with two services daily for campground and one for event grounds, with on-site emergency service from 4:00pm to closing. Number of personnel and trucks will be determined by ticket sales.

Solid Waste Removal

Solid Waste will be removed by ASDA during and after the festival.

Assuming we follow the same procedures as 2018's festival, the projected number of box containers:

Garbage – 4 x 30 yd containers

- 25 x 6 yd containers
- curbside service

All roll-offs and dumpsters to be emptied each morning before event site opens. Final schedule to follow by July 1, 2019.

Water Supply:

Provided by two on-site wells with designated drinking and hand wash areas.

Miscellaneous Waste:

Charcoal: All used charcoal and coals are to be placed in designated barrels. Our Shower Waste Disposal provider is PortaKleen.

Campground Information

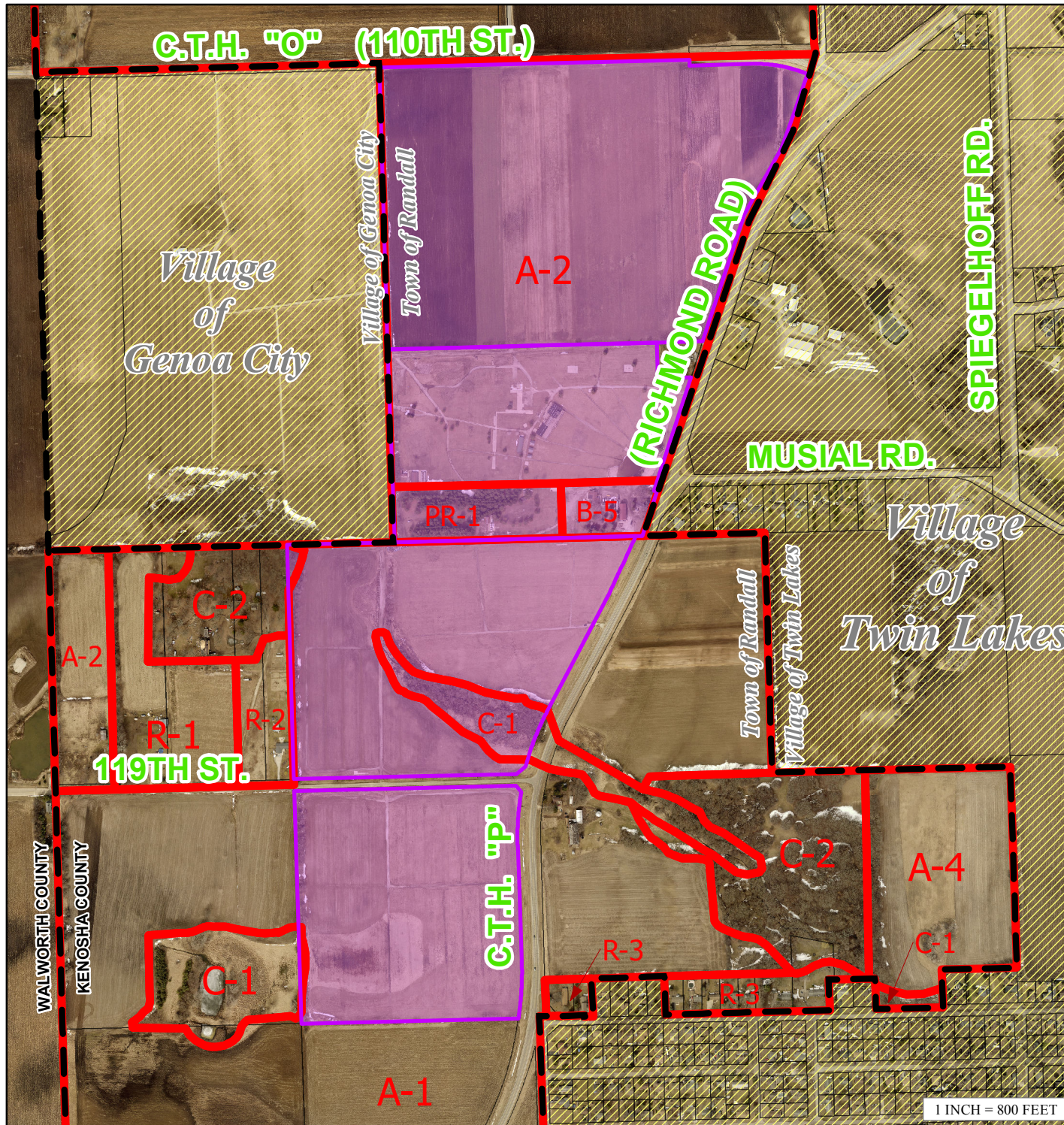
Hours of Operation:

Open – Wednesday, July 17th, 2019 at 9:00am

Close – Monday, July 22nd, 2019 at 12:00pm

Registration/Drive-in Main Gate:

Wednesday, July 17, 2019	9am – 10pm
Thursday, July 18, 2019	9am – 10pm
Friday, July 19, 2019	9am – 10pm
Saturday, July 20, 2019	9am – 10pm



CONDITIONAL USE SITE MAP

PETITIONER(S):

Irving One, LLC, Diedrich Family Farm LLC,
Russell Brothers, LLC (Owners),
Country Thunder East, LLC (Agent)

LOCATION:

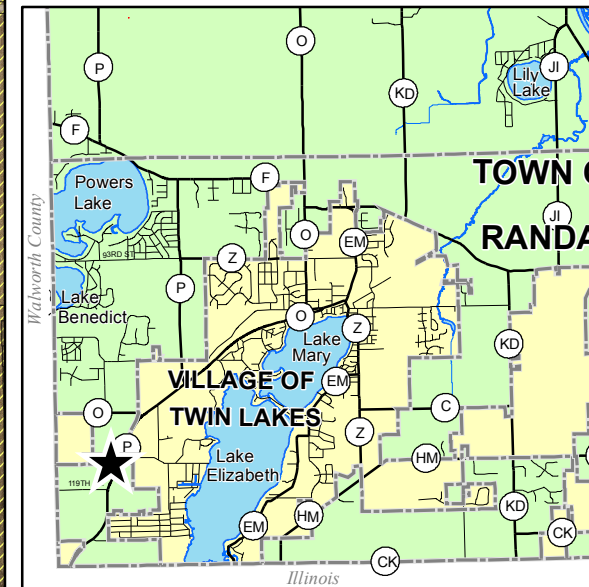
S 1/2 of Section 30
NW 1/4 of Section 31, Town of Randall

TAX PARCEL(S):

#60-4-119-304-0405 (Irving One, LLC)
#60-4-119-304-0100 (Diedrich)
#60-4-119-311-0200 (Russell)

REQUEST:

Requesting a Conditional Use Permit for
a country music festival (July 18-21, 2019)
with an assembly over 5,000 people.





COUNTY OF KENOSHA

January 2013

Department of Planning and Development

RECEIVED

RECEIVED
JAN 10 2013

Kenosha County
Deputy County Clerk

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

Kenosha County
Planning and Development

(a) Property Owner's Name:

Daniels Living Trust

x Dale P. Daniels
Signature

Mailing Address:

1077 248th Avenue

City: Kansasville

State: WI

Zip: 53139

Phone Number: 262-989-6451 E-mail (optional): dddaniels801@ymail.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):

Dale Daniels

x Dale P. Daniels
Signature

Mailing Address:

1077 248th Avenue

City: Kansasville

State: WI

Zip: 53139

Phone Number: 1-262-989-6451 E-mail (optional): dddaniels801@ymail.com

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

"Farmland Protection" and "Secondary Environmental Corridor (SEC)"

(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", "Rural-Density Residential" and "Secondary Environmental Corridor (SEC)"

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 subdivide the existing approximate
196 acre parcel into one five acre parcel
and one approximate 191 acre parcel

(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

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

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

No

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

Nothing significant, this is a minor land division to separate the farmland from building.

(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. No new utility extensions are needed.

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

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

None

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

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

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

Supervisory District Number: _____ County Board Supervisor: _____

(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](#))

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

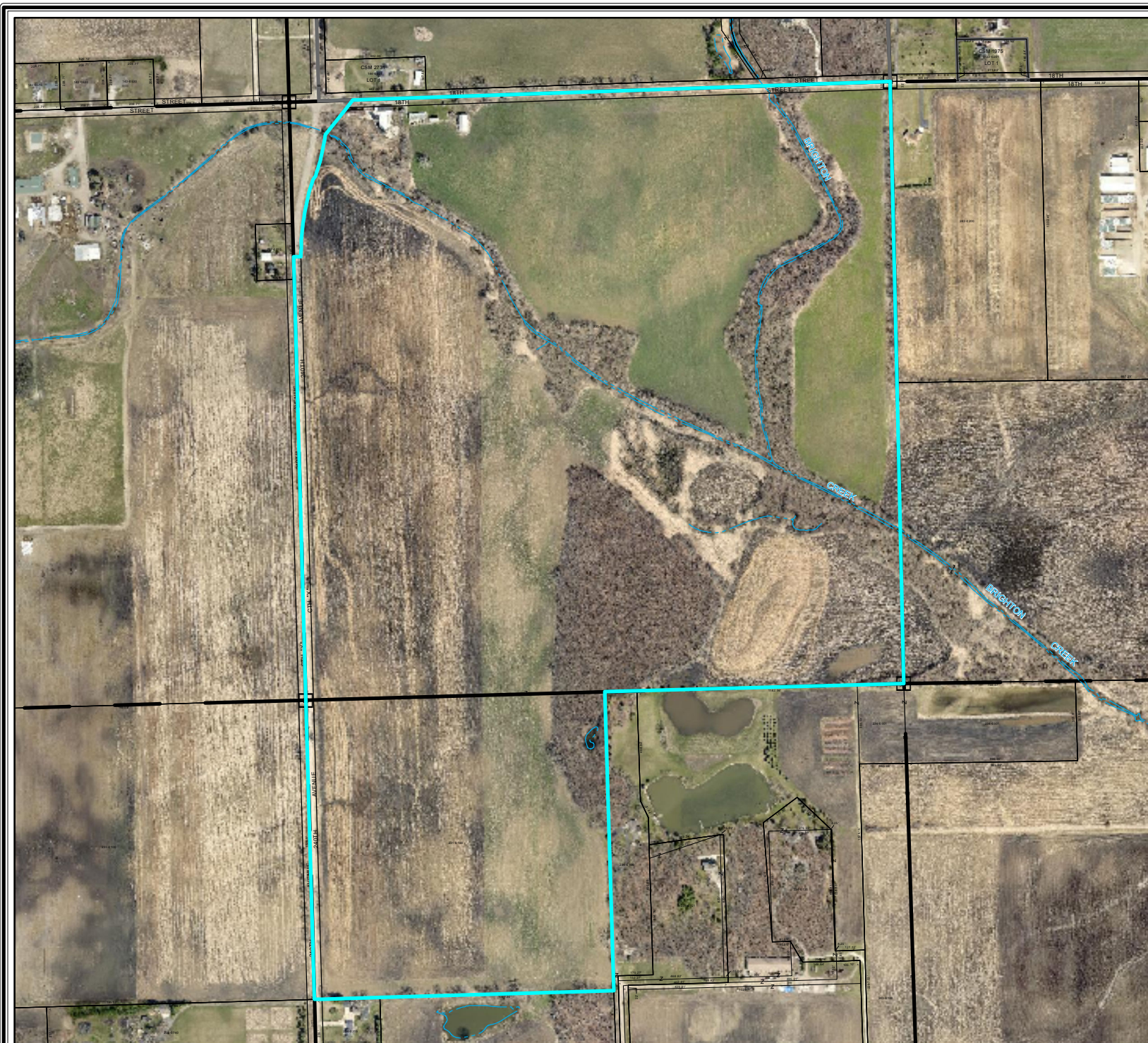
Utility District 862-2371

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



Kenosha County



**SUBJECT
PROPERTY**



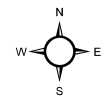
1 inch = 600 feet

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

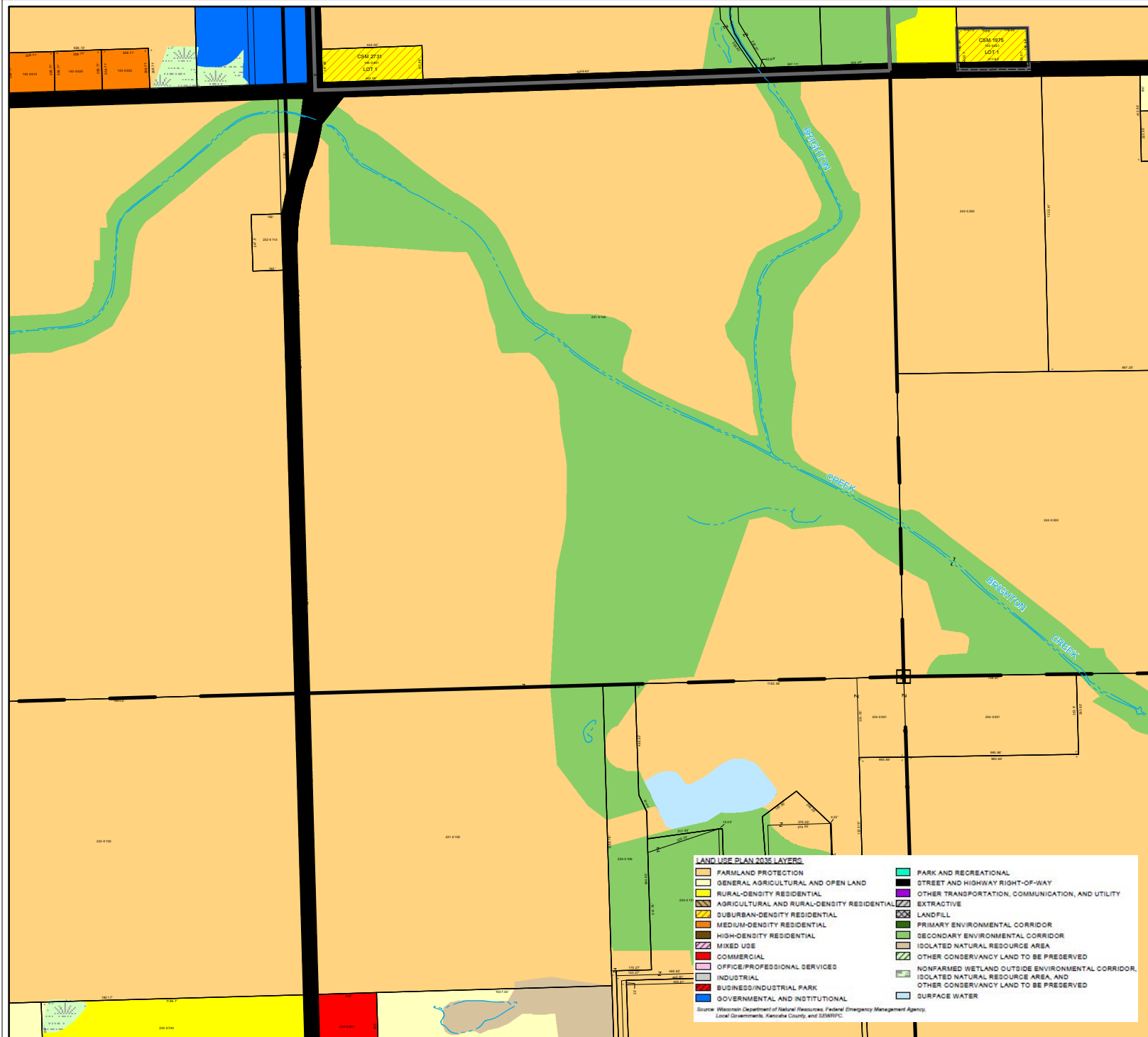
Kenosha County



CURRENT LAND USE PLAN MAP DESIGNATIONS



1 inch = 600 feet



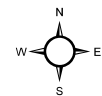
Source: Kenosha County Department of Planning and Development

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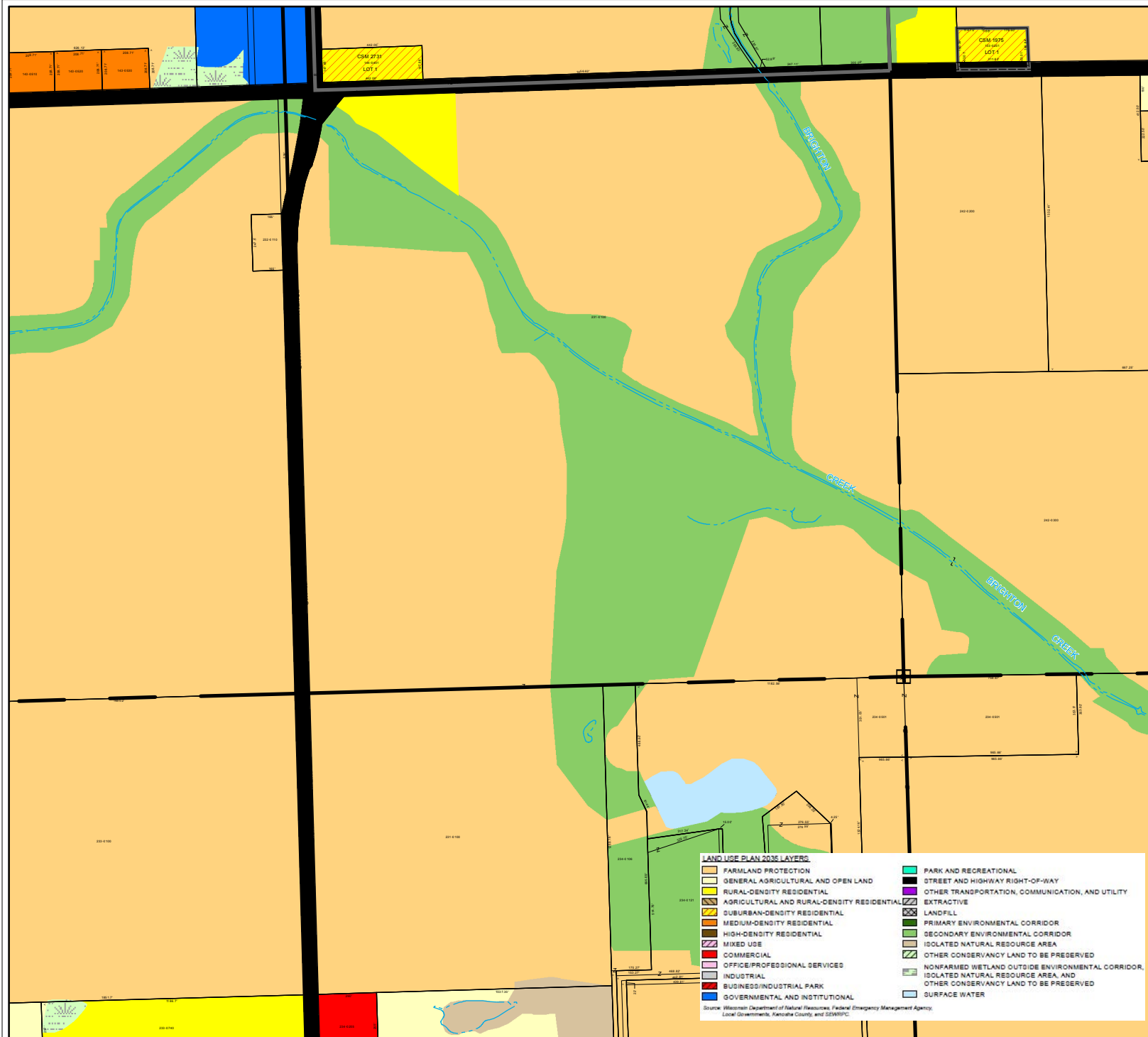
Kenosha County



PROPOSED LAND USE PLAN MAP DESIGNATIONS

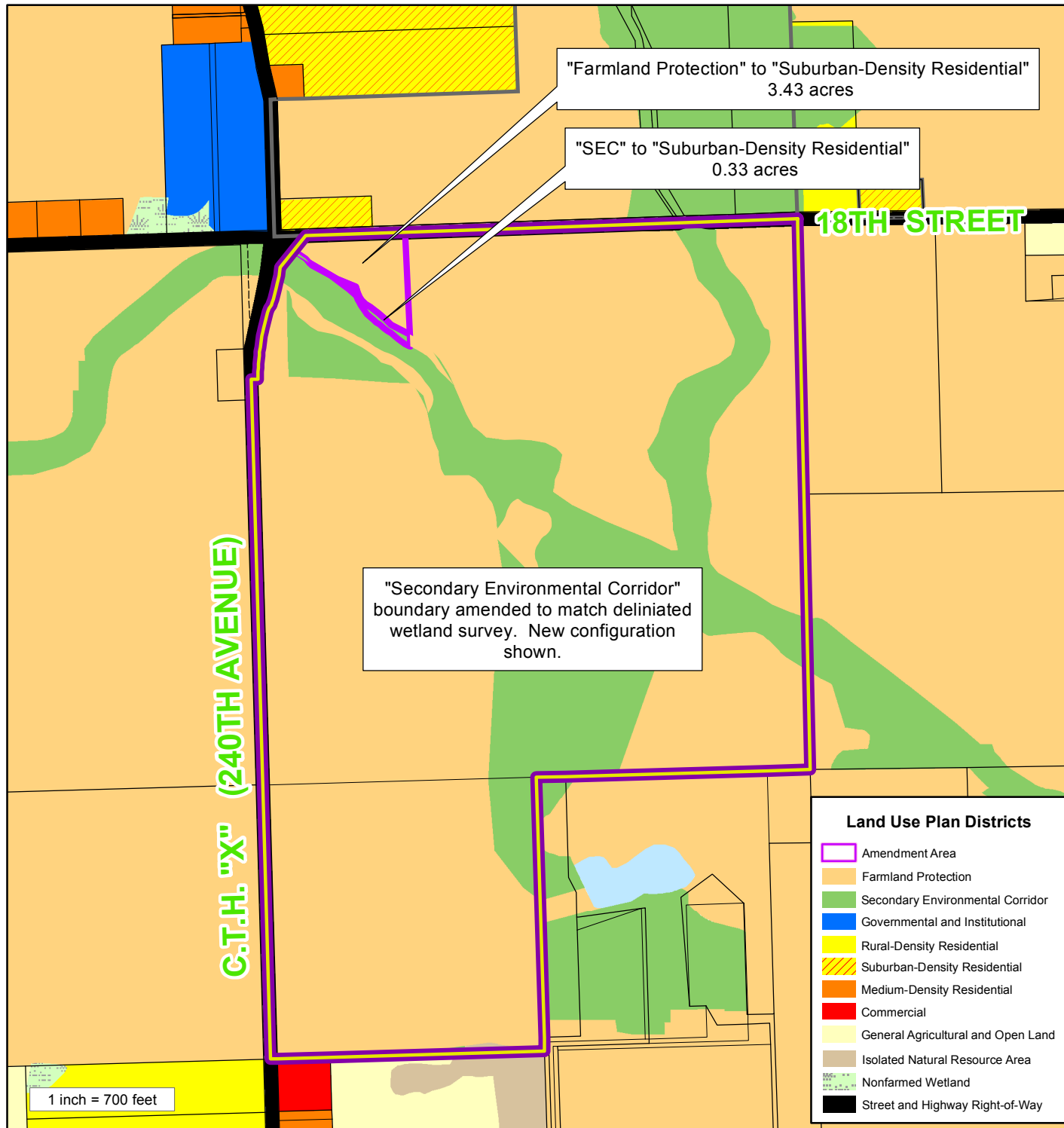


1 inch = 600 feet



Source: Kenosha County Department of Planning and Development

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COMPREHENSIVE PLAN AMENDMENT SITE MAP

PETITIONER(S):

Daniels Living Trust (Owner),
Dale Daniels (Agent)

LOCATION: NE 1/4 of Section 23
Town of Brighton

TAX PARCEL(S): #30-4-220-231-0100

REQUEST:

Requesting an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection" and "Secondary Environmental Corridor" to "Farmland Protection", "Rural-Density Residential" and "Secondary Environmental Corridor".





COUNTY OF KENOSHA

Department of Planning & Development

KENOSHA COUNTY REZONING PROCEDURES

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

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

Meeting Date: _____

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

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

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

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

Town Planning Commission meeting date (tentative): _____

Town Board meeting date (tentative): _____

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

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

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

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

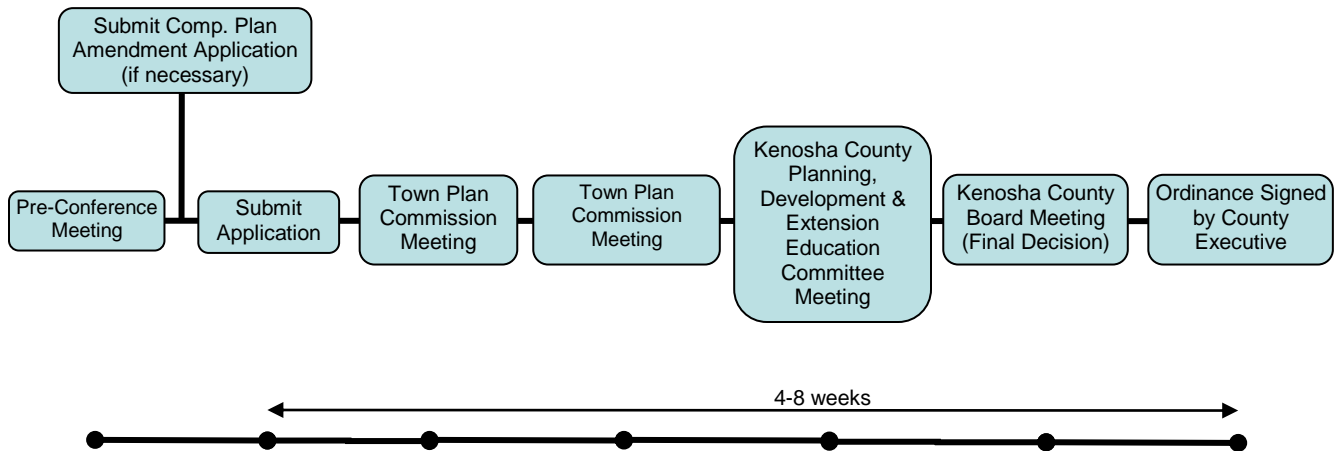
If denied by the Kenosha County Board of Supervisors you have thirty (30) days to file an appeal with circuit court if you so choose.

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

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center	
Department of Public Works & Development Services	
19600 - 75 th 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

RECEIVED

JAN 10 2019

RECEIVED

JAN 10 2018

Kenosha County
Deputy County Clerk

COUNTY OF KENOSHA

Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:

Daniels Living Trust

Print Name: Dale Daniels

Signature: _____

Mailing Address: 1077 248th Avenue

City: Kansasville

State: WI

Zip: 53139

Phone Number: 262-989-6451

E-mail (optional): dddaniels801@ymail.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: Dale Daniels

Signature: *Dale P. Daniels*

Business Name: _____

Mailing Address: 1077 248th Avenue

City: Kansasville

State: WI

Zip: 53139

Phone Number: 262-989-6451

E-mail (optional): dddaniels801@ymail.com

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

30-4-220-231-0100

Property Address of property to be rezoned:

240th Avenue

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

Top subdivide the existing appx. 196-acre parcel into (1) 5-acre parcel and (1) appx. 191-acre parcel.

REZONING APPLICATION

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

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

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

A-1 Agricultural Preservation District	TCO Town Center Overlay District
A-2 General Agricultural District	B-1 Neighborhood Business District
A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	B-2 Community Business District
A-4 Agricultural Land Holding District	B-3 Highway Business District
AE-1 Agricultural Equestrian Cluster Single-Family District	B-4 Planned Business District
R-1 Rural Residential District	B-5 Wholesale Trade and Warehousing District
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HO Historical Overlay District	FWO Camp Lake/Center Lake Floodway Overlay District
PUD Planned Unit Development Overlay District	FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
AO Airport Overlay District	
RC Rural Cluster Development Overlay District	

REZONING APPLICATION

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

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

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

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

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

(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: _____ County Board Supervisor: _____

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

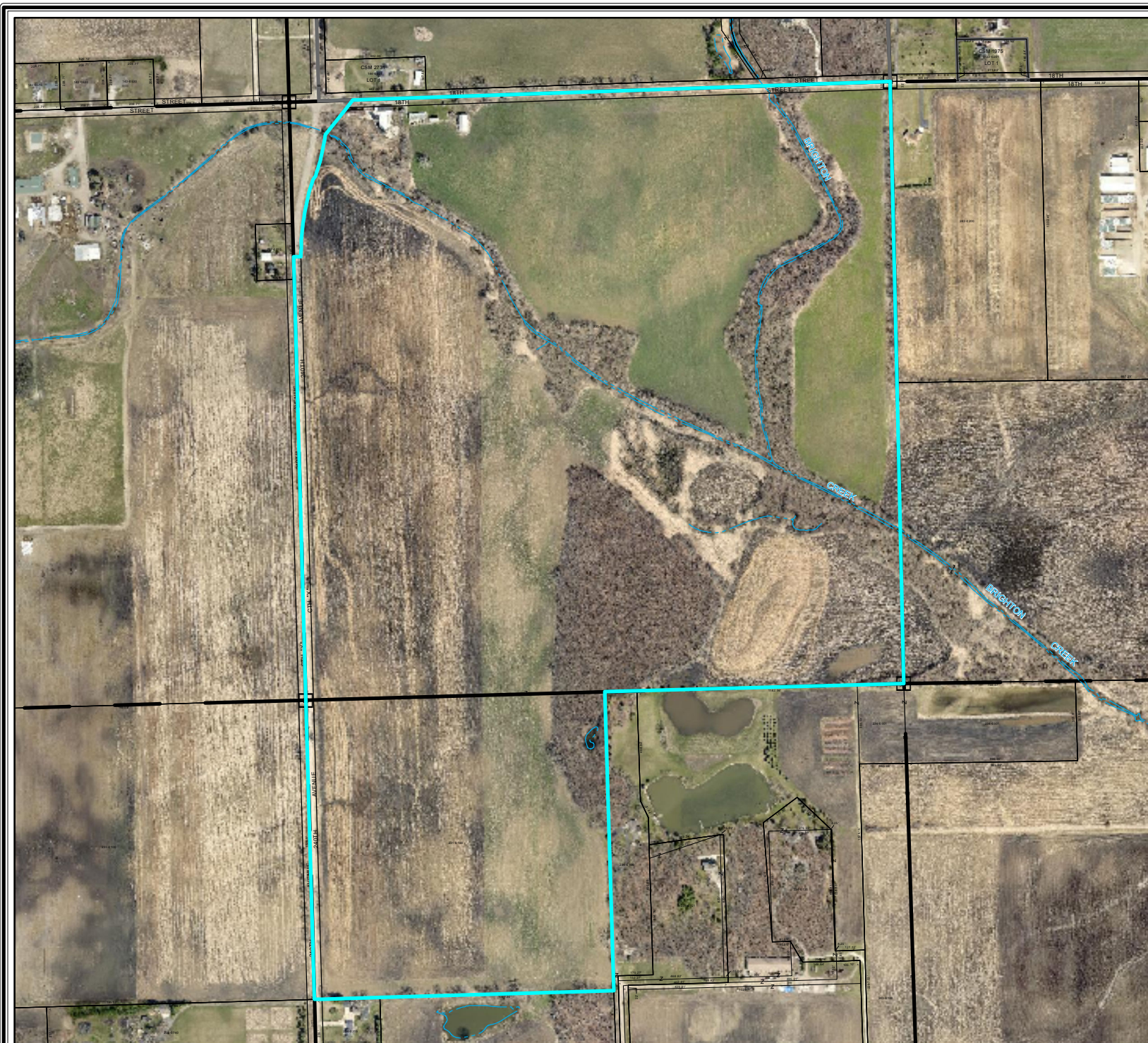
Request for Rezoning Petition\$750.00

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

Note: Agricultural Use Conversion Charge

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

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



Kenosha County



**SUBJECT
PROPERTY**



1 inch = 600 feet

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

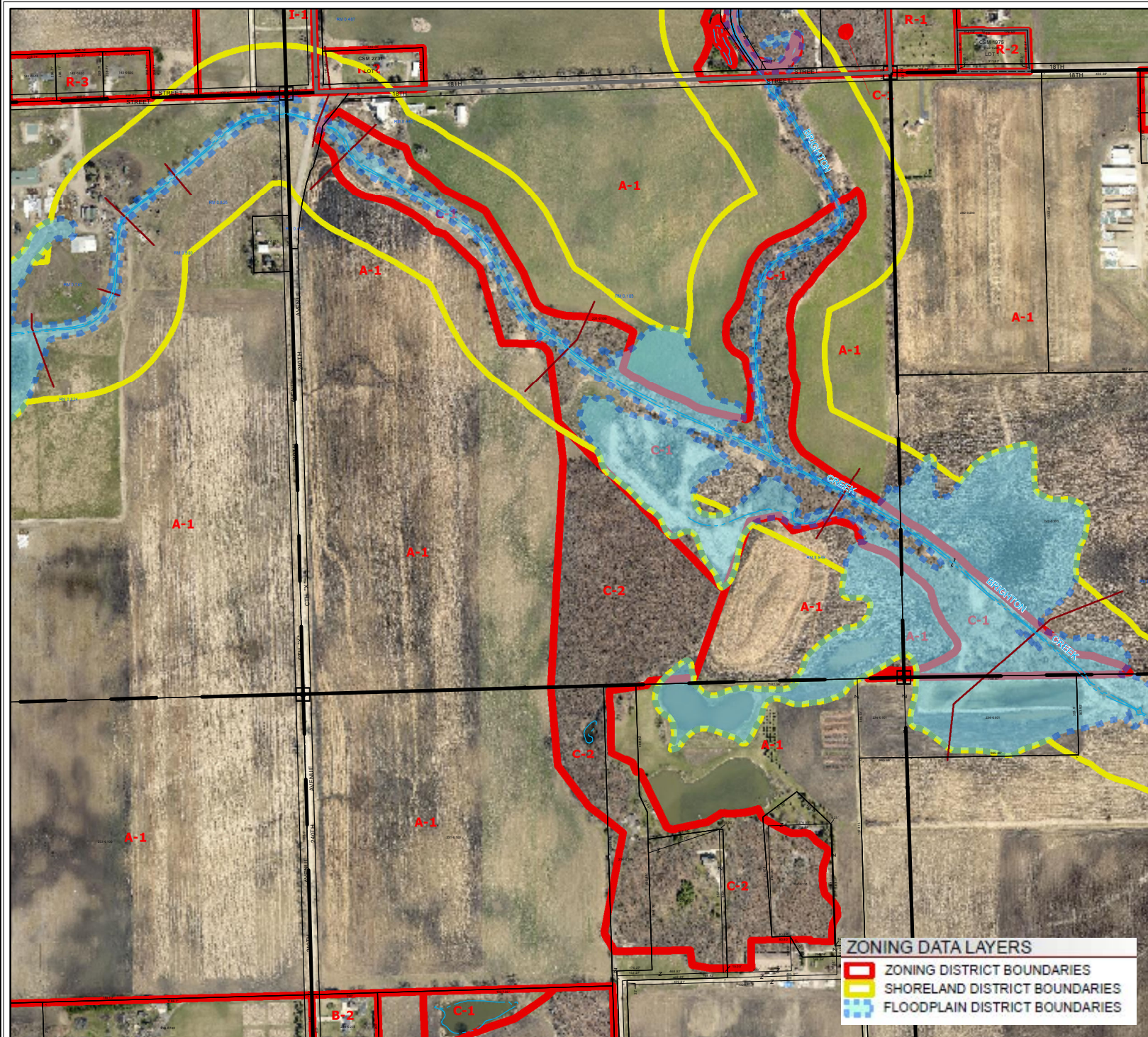
Kenosha County



CURRENT ZONING CLASSIFICATIONS



1 inch = 600 feet



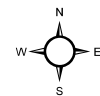
Source: Kenosha County Department of Planning and Development

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



PROPOSED ZONING CLASSIFICATIONS



1 inch = 600 feet

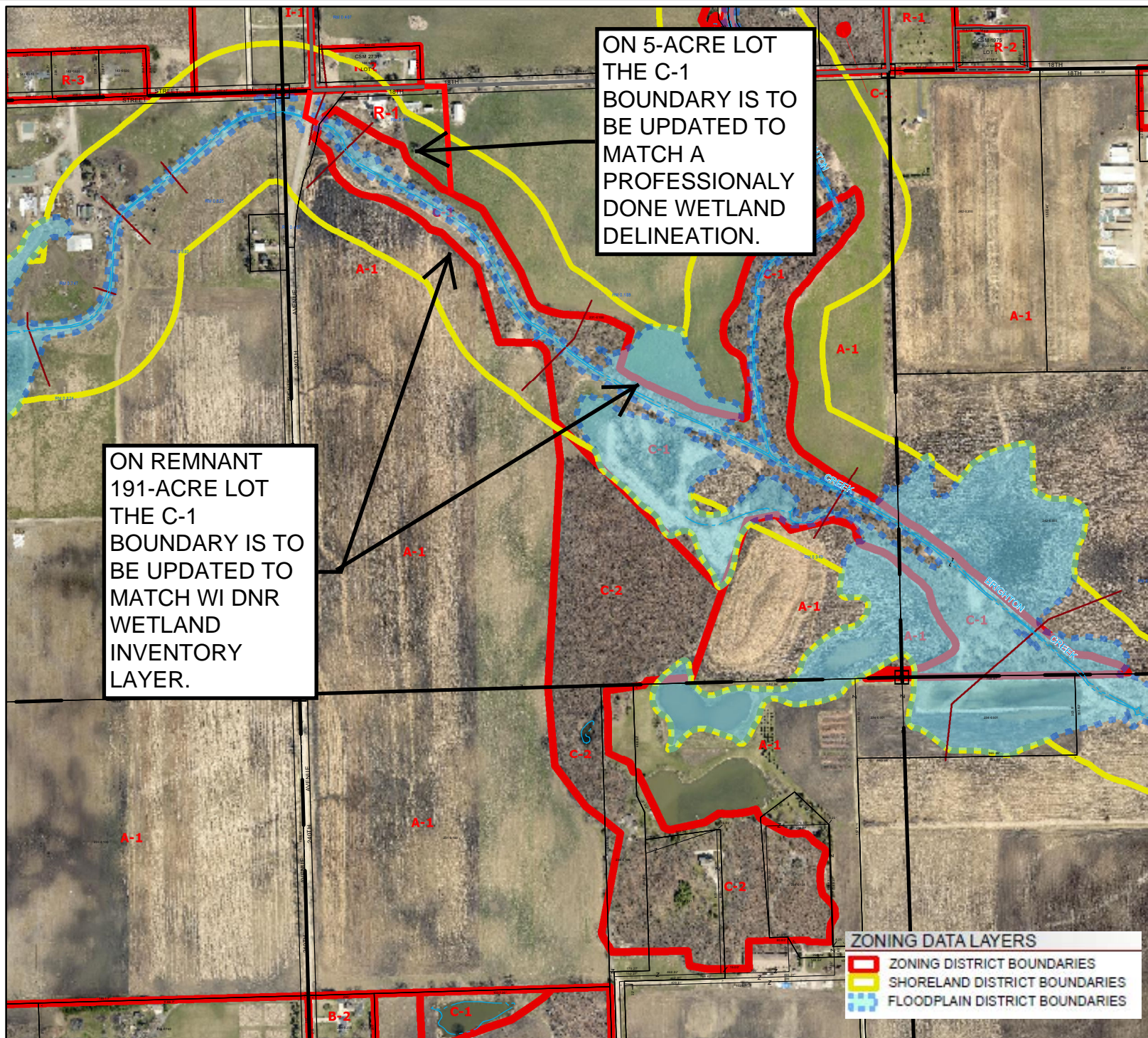
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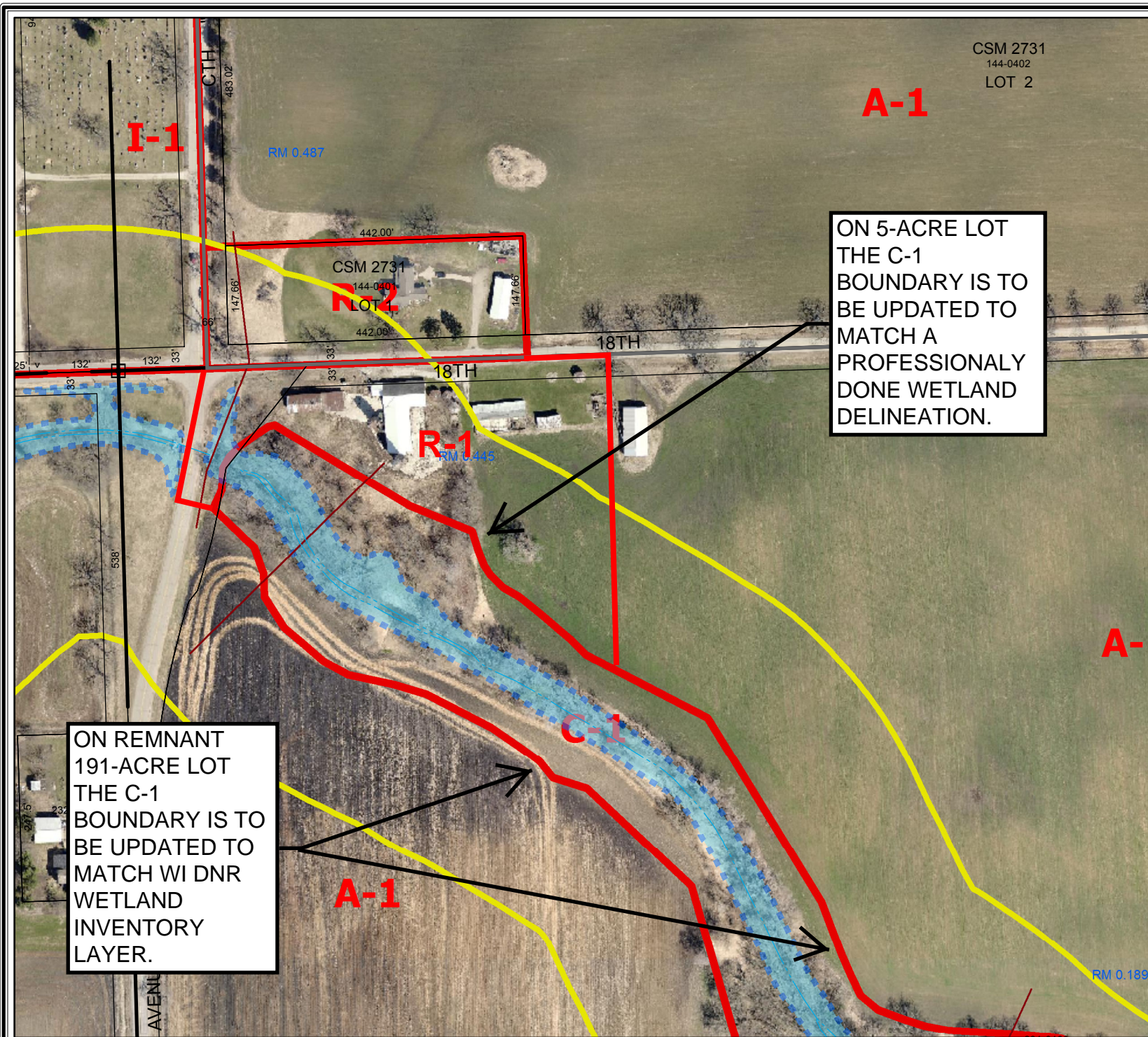
ON 5-ACRE LOT
THE C-1
BOUNDARY IS TO
BE UPDATED TO
MATCH A
PROFESSIONALLY
DONE WETLAND
DELINEATION.

ON REMNANT
191-ACRE LOT
THE C-1
BOUNDARY IS TO
BE UPDATED TO
MATCH WI DNR
WETLAND
INVENTORY
LAYER.

ZONING DATA LAYERS

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





CSM 2731
144-0402
LOT 2

A-1

I-1

RM 0.487

CSM 2731

144-0402

LOT 2

18TH

18TH

R-1

RM 0.445

C-1

A-1

A-

RM 0.189

ON 5-ACRE LOT
THE C-1
BOUNDARY IS TO
BE UPDATED TO
MATCH A
PROFESSIONALLY
DONE WETLAND
DELINEATION.

ON REMNANT
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WETLAND
INVENTORY
LAYER.

**Kenosha
County**

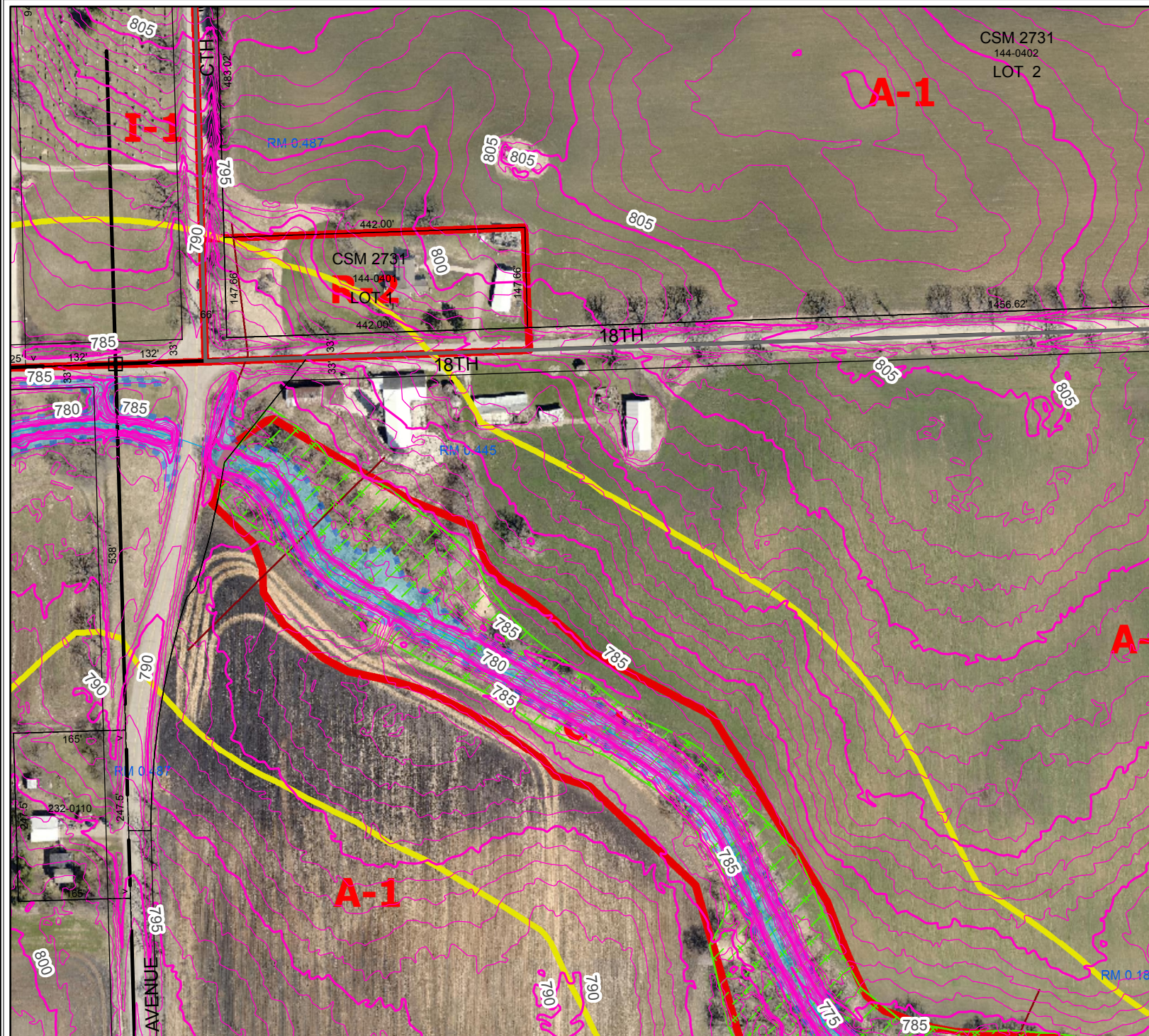


**PROPOSED
ZONING
CLASSIFICATIONS
(ZOOMED TO
NORTHWEST
CORNER)**



1 inch = 200 feet

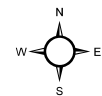
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Kenosha County

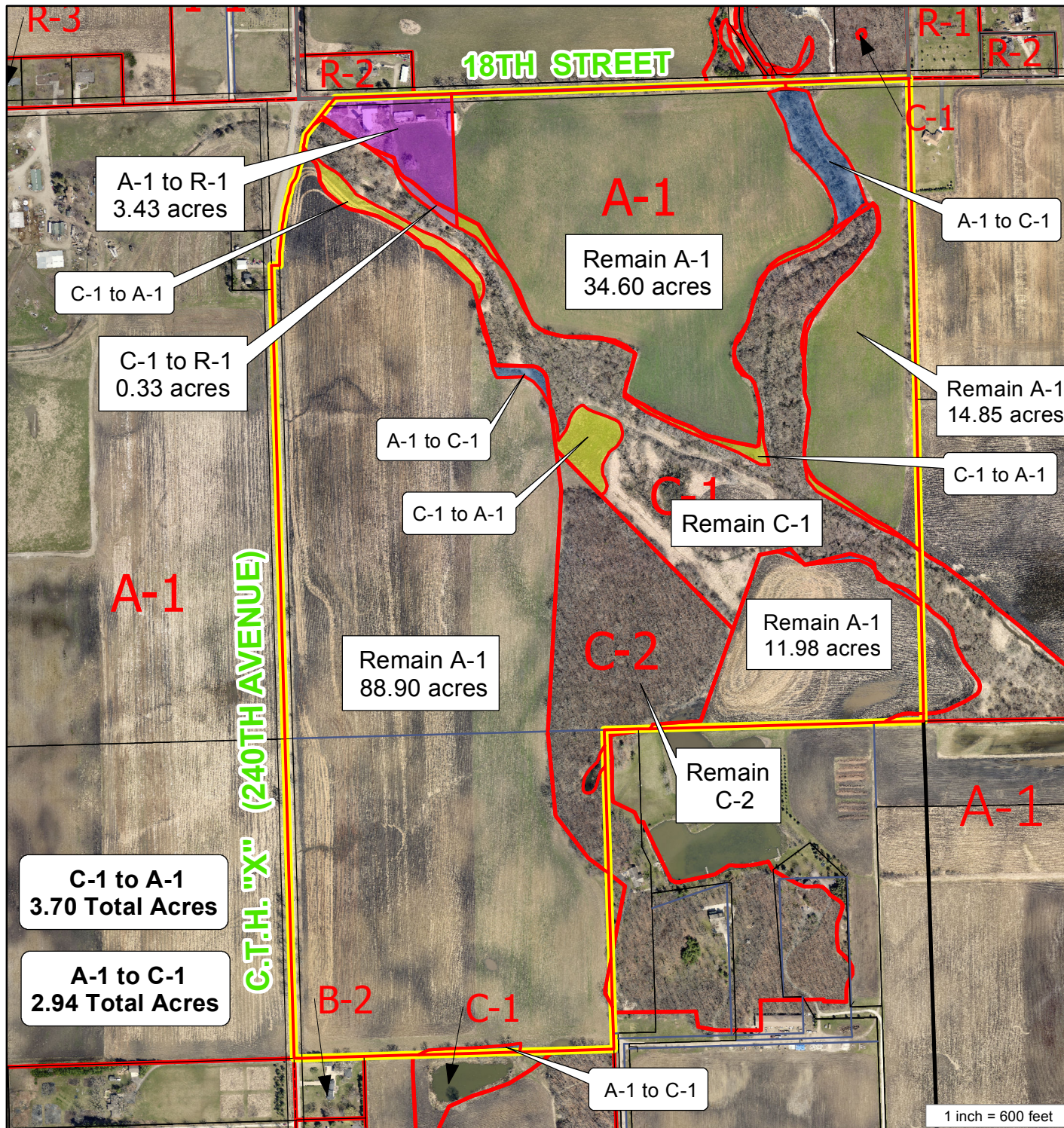


SHORELAND/
ZONING/WI-DNR
WETLAND
LAYER/1-FOOT
CONTOUR MAP
FOR REFERENCE
(ZOOMED TO
NORTHWEST
CORNER)



1 inch = 200 feet

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



REZONING SITE MAP

PETITIONER(S):

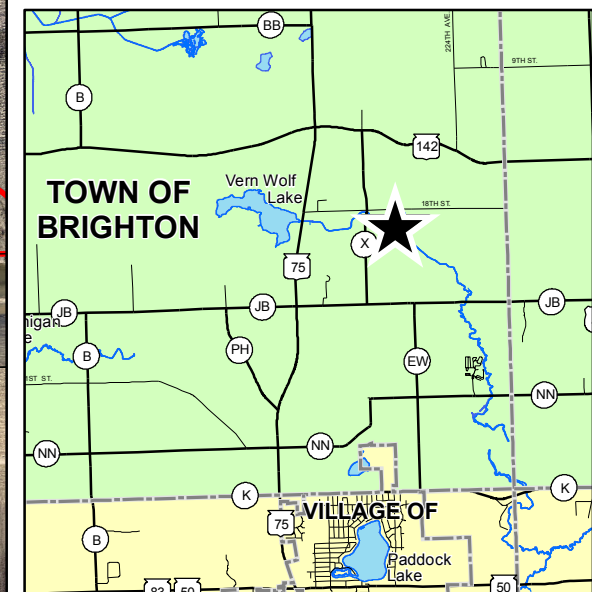
Daniels Living Trust (Owner),
Dale Daniels (Agent)

LOCATION: NE 1/4 of Section 23,
Town of Brighton

TAX PARCEL(S): #30-4-220-231-0100

REQUEST:

Requesting a rezoning from A-1 Agricultural Preservation District, C-2 Upland Resource Conservancy District & C-1 Lowland Resource Conservancy District to A-1 Agricultural Preservation District, R-1 Rural Residential District, C-2 Upland Resource Conservancy District & C-1 Lowland Resource Conservancy District.





January 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

JAN 10 2018

Kenosha County
Deputy County Clerk

LAND DIVISION APPLICATION

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

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

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

RECEIVED

JAN 10 2019

Kenosha County
Planning and Development

Applicant is: ☒ Property Owner ☐ Subdivider ☐ Other _____

Applicant Name: Daniels Living Trust Date 10-30-2018

Mailing Address: 1077 248th Avenue Phone # 262-989-6451

Kansasville WI 53139 Phone # _____

Tax Parcel Number(s): Part of 30-4-220-231-0100

_____ Acreage of Project: Appx. 5 acres

Location of Property (including legal description):

See attached draft certified survey map document.

Subdivision/Development Name (if applicable): Not applicable

Existing Zoning: A-1, C-1, C-2 Proposed Zoning: A-1, R-1, C-1, C-2

**LAND DIVISION
APPLICATION**

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

Present "Farmland Protection" and "Secondary Environmental Corridor (SEC)"

Proposed "Farmland Protection", "Rural-Density Residential"

and "Secondary Environmental Corridor (SEC)"

Present Use(s) of Property: Appx. 196-acre property with multiple farm buildings in northwest corner.

Proposed Use(s) of Property: To subdivide appx. 5+ acre property in northwest corner and remove most farm buildings.

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

The subdivision will be served by public sewerYes () No (✓)

The subdivision abuts a county trunk highwayYes (✓) No ()

The subdivision contains shoreland/floodplain areasYes (✓) No ()

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

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

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

Dale P. Daniel 1-10-19
Property Owner's Signature Date

Property Owner's Signature Date

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature Date

Developer's Signature Date

CERTIFIED SURVEY MAP NO. _____.

BEING A PART OF THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 2
NORTH, RANGE 20 EAST OF THE FOURTH
PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF
BRIGHTON, COUNTY OF KENOSHA AND STATE
OF WISCONSIN.

OWNERS: DALE P. AND DONNA M. DANIELS,
DANIELS LIVING TRUST
THOMAS J. DANIELS, TRUSTEE
LOUISE M. DANIELS, TRUSTEE
24424 BURLINGTON ROAD
KANSASVILLE, WI 53139

PREPARED BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
262-767-0225
JOB NO. 9763-CSM

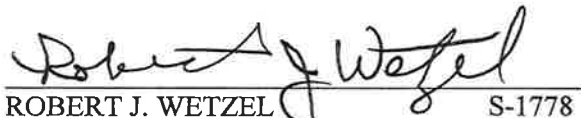
LEGAL DESCRIPTION:

BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF BRIGHTON, COUNTY OF KENOSHA AND STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 23; THENCE NORTH 88°02'52" EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 SECTION 269.83 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 88°02'52" EAST ALONG SAID NORTH LINE 495.82 FEET; THENCE SOUTH 01°40'07" EAST 601.1 FEET MORE OR LESS TO A POINT IN THE CENTER LINE OF BRIGHTON CREEK; THENCE NORTHWESTERLY ALONG SAID CENTER LINE TO A POINT ON THE EASTERLY LINE OF COUNTY TRUNK HIGHWAY X (a.k.a. 240TH AVENUE); THENCE NORTHEASTERLY 45.06 FEET ALONG SAID EASTERLY LINE BEING THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1186.28 FEET AND WHOSE LONG CHORD BEARS NORTH 05°52'54" EAST 45.06 FEET; THENCE NORTH 49°08'22" EAST 148.35 FEET TO THE PLACE OF BEGINNING. CONTAINING 5.40 ACRES OF LAND MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, ROBERT J. WETZEL, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT AT THE DIRECTION OF DALE P. AND DONNA M. DANIELS, AS OWNERS AND THOMAS J. AND LOUISE M. DANIELS, AS TRUSTEES OF THE DANIELS LIVING TRUST, THAT I HAVE SURVEYED THE LAND DESCRIBED HEREON AND THAT THE MAP SHOWN IS A CORRECT REPRESENTATION OF ALL LOT LINES AND THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES AND WITH THE SUBDIVISION CONTROL ORDINANCE FOR THE TOWN OF BRIGHTON AND WITH THE KENOSHA COUNTY SUBDIVISION ORDINANCE.

DATED THIS 4TH DAY OF JANUARY, 2019.


ROBERT J. WETZEL S-1778



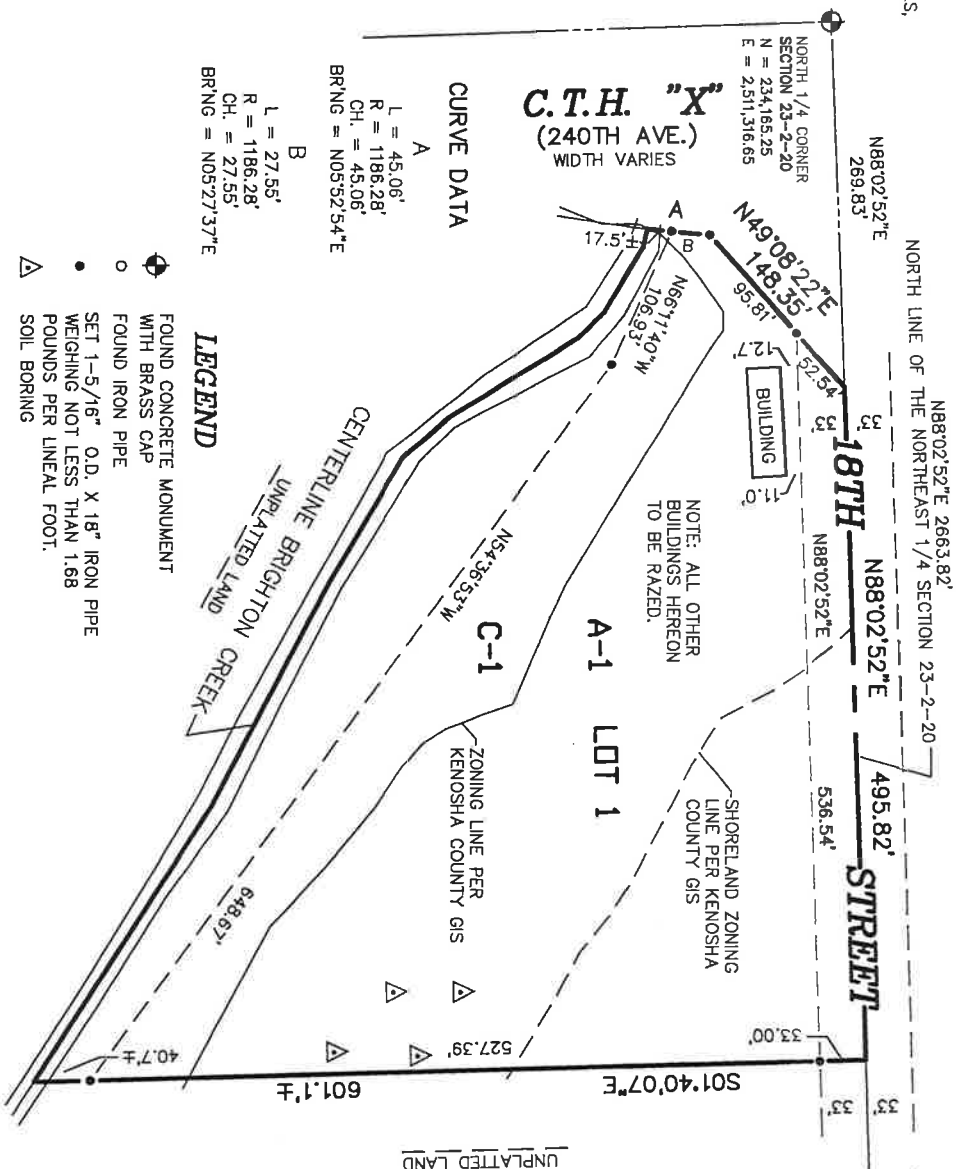
CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN,
TOWNSHIP OF BRIGHTON, COUNTY OF KENOSHA, STATE OF WISCONSIN.

OWNERS: DALE P. DANIELS, DONNA M. DANIELS,

DANIELS LIVING TRUST,
THOMAS J. DANIELS, TRUSTEE
DONNA M. DANIELS, TRUSTEE
1077 248TH AVENUE
KANSASVILLE, WI 53139

PREPARED BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225
JOB NO. 9763CSM



CURVE DATA

A
L = 45.06'
R = 1186.28'
CH. = 45.06'
BRNG = N05°52'54"E

B
L = 27.55'
R = 1186.28'
CH. = 27.55'
BRNG = N05°27'37"E

LEGEND

- FOUND CONCRETE MONUMENT WITH BRASS CAP
- FOUND IRON PIPE
- SET 1-5/16" O.D. X 18" IRON PIPE WEIGHING NOT LESS THAN 1.68 POUNDS PER LINEAL FOOT.
- SOIL BORING

BEARINGS HEREON RELATE TO THE NORTH LINE
OF THE NORTHEAST 1/4 SECTION 23-2-20.
ASSUMED BEARING OF N88°02'52"E.

LOT 1
235,289 sq. ft.
5.40 acres
Incl. right of way
218,255 sq. ft.
5.01 acres
excl. right of way



Robert J. Wetzel
ROBERT J. WETZEL
JANUARY 4, 2019

CERTIFIED SURVEY MAP NO. _____.

BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF BRIGHTON, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

OWNER'S CERTIFICATE:

WE, DALE P. AND DONNA M., DANIELS AS OWNERS AND THOMAS J. AND LOUISE M. DANIELS, AS TRUSTEES OF THE DANIELS LIVING TRUST, HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWNSHIP OF BRIGHTON, AND KENOSHA COUNTY, WISCONSIN.

DALE P. DANIELS

DONNA M. DANIELS

THOMAS J. DANIELS, TRUSTEE

LOUISE M. DANIELS, TRUSTEE

KENOSHA COUNTY PLANNING, DEVELOPMENT AND EXTENSION EDUCATION COMMITTEE APPROVAL:

THIS CERTIFIED SURVEY MAP WAS HEREBY APPROVED BY THE KENOSHA COUNTY PLANNING, DEVELOPMENT, AND EXTENSION EDUCATION COMMITTEE ON THIS _____ DAY OF _____, 2019.

ERIN DECKER

CHAIRPERSON

TOWN OF BRIGHTON TOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN OF BRIGHTON TOWN BOARD ON THIS _____ DAY OF _____, 2019.

JOHN KIEL

TOWN CHAIRMAN

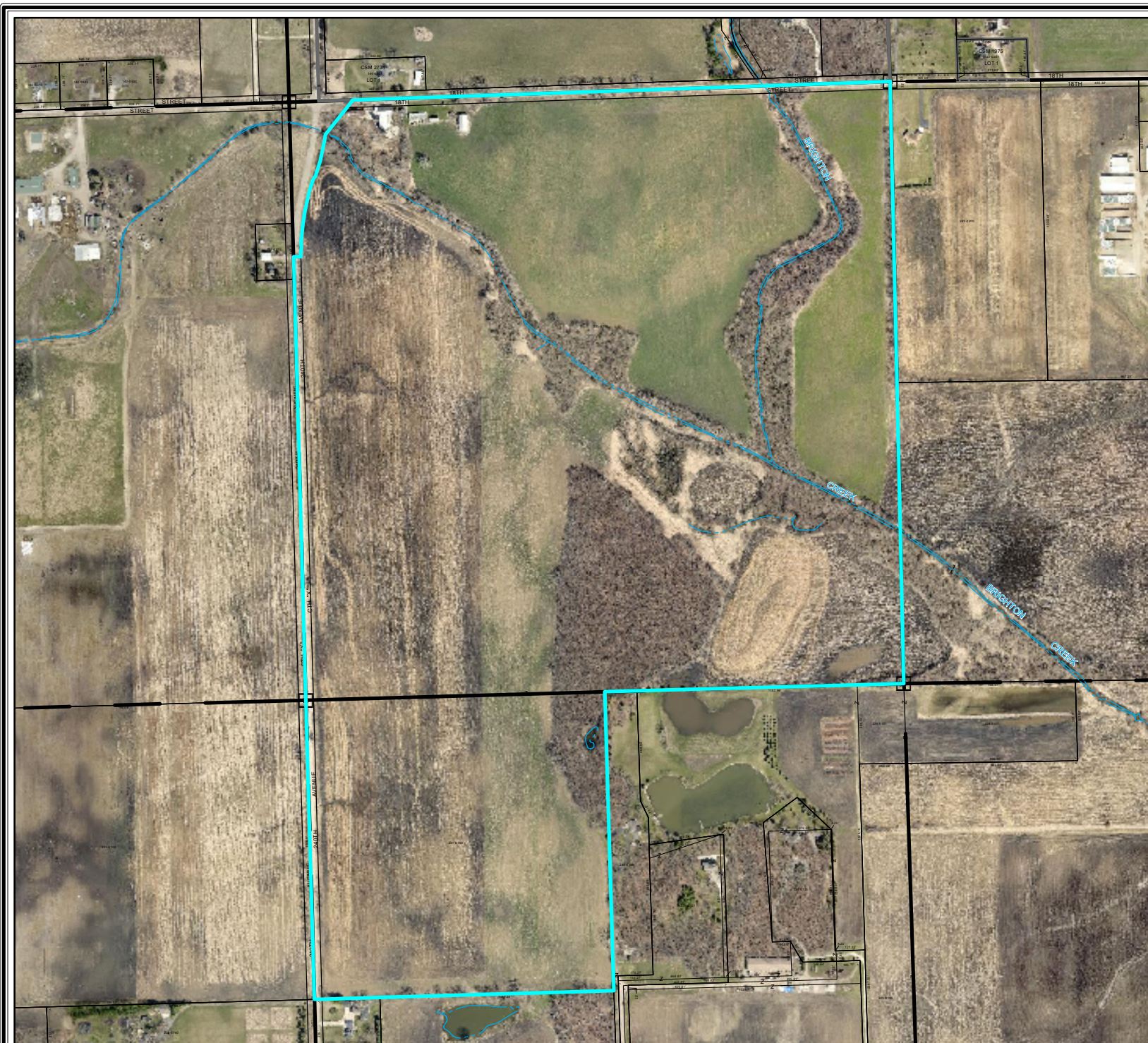
LINDA PERONA

TOWN CLERK

DATED THIS 4TH DAY OF JANUARY, 2019.


ROBERT J. WETZEL S-1778





Kenosha County



CURRENT PROPERTY BOUNDARIES



1 inch = 600 feet

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



Kenosha County

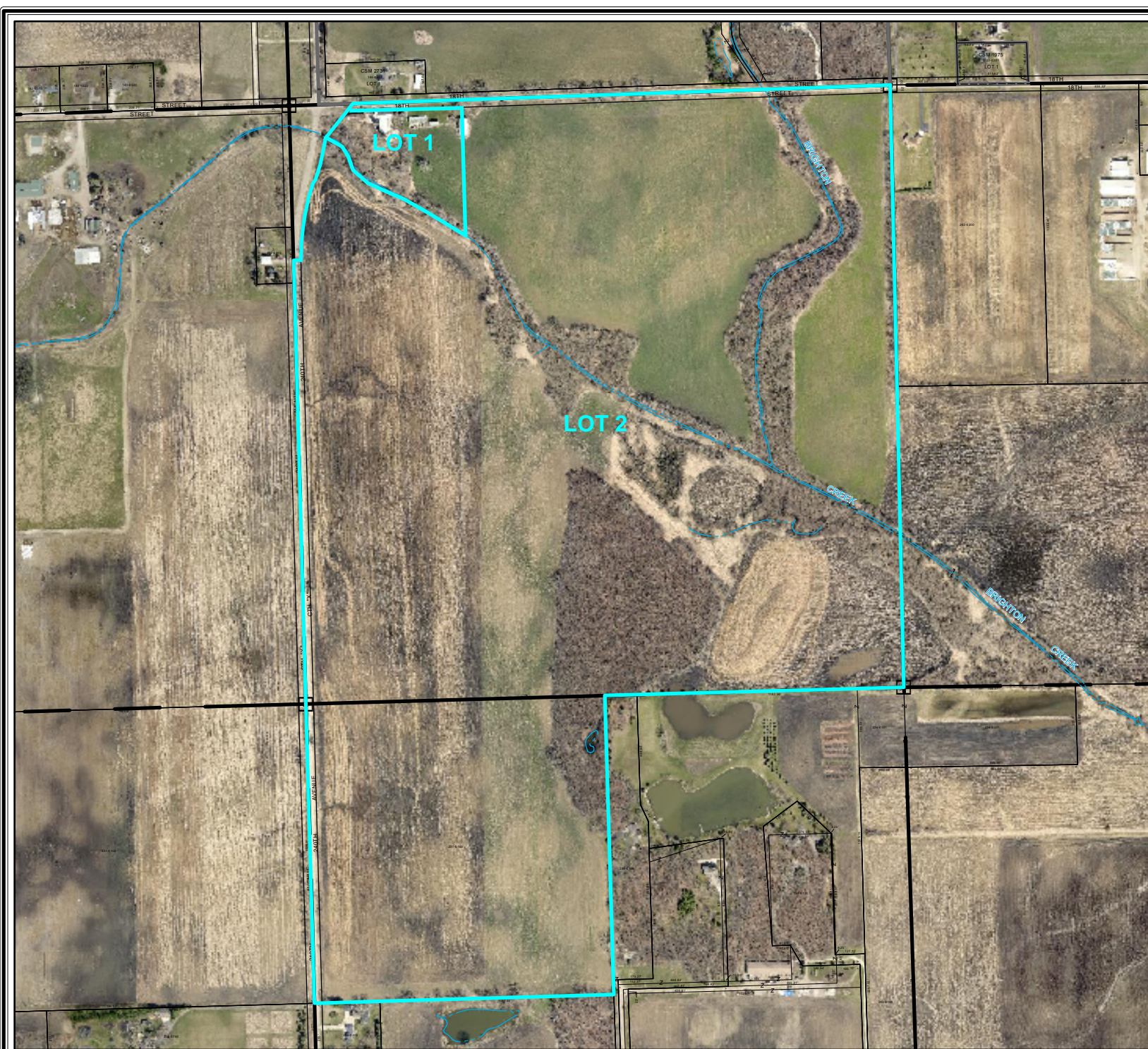


CURRENT
PROPERTY
BOUNDARIES
(ZOOMED TO
NORTHWEST
CORNER)



1 inch = 200 feet

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Kenosha County



PROPOSED PROPERTY BOUNDARIES



1 inch = 600 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



PROPOSED
PROPERTY
BOUNDARIES
(ZOOMED TO
NORTHWEST
CORNER)



1 inch = 200 feet

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2015 OBLIQUE AIR PHOTO

EXISTING BUILDING REMOVAL PLAN

THE WESTERNMOST DETACHED ACCESSORY BUILDING SHALL ONLY BE ALLOWED TO REMAIN ON THE 5-ACRE PARCEL IF IT CAN BE PROVED BY A SURVEYOR THAT IT LIES OUTSIDE OF THE PUBLIC ROAD RIGHT-OF-WAY AND IT WILL REMAIN TO BE LOCATED OUTSIDE OF ANY PUBLIC RIGHT-OF-WAY AFTER ANY RIGHT-OF-WAY IS DEDICATED PER THE COUTNY/TOWN. THE WESTERNMOST DETACHED ACCESSORY BUILDING SHALL ONLY BE ALLOWED TO REMAIN ON THE NEW 5-ACRE PARCEL WITH THE RECORDATION OF A LEGAL AGREEMENT SIGNED BY THE LANDOWNER/APPLICANT STATING THAT A SINGLE-FAMILY RESIDENCE MUST BE CONSTRUCTED ON THE 5-ACE PARCEL TO ACCOMPANY SAID ACCESSORY STRUCTURE NO LATER THAN _____ (INSERT MUTUALLY AGREED DATE BY COUNTY AND TOWN).

ALL EXISTING BUILDING STRUCTURES IN THE AREA SHADED RED ARE TO BE RAZED PRIOR TO KENOSHA COUNTY SINGING THE APPROVED CERTIFIED SURVEY MAP FOR RECORDING.

© 2015 Pictometry



January 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

FEB 05 2019

Kenosha County
Planning and Development

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

(a) Property Owner's Name:

Lila Muhlenbeck

x *Lila Muhlenbeck*
Signature

Mailing Address:

18216 - 60th St

City: Bristol

State: WI

Zip: 53104

Phone Number: 262-857-7196 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):

Mike and Lori Muhlenbeck

x *[Signature]*
Signature

Mailing Address:

11631 Angsky Lane

City: San Ramon

State: CA

Zip: 94582

lori.muhlenbeck@gilead.com

Phone Number: 262 206 6222

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

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

currently - 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):

Proposed ~2 acre parcel = Sub. density residential } General ag.
for remaining

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

D) Proposed property division of 45-4-221-333-0201 from one 52 acre parcel to a ~2 acre parcel adjacent to 45-4-221-333-0335 and the remaining acreage (about 50) to remain as agricultural for farming use. The ~2 acre new parcel will be residential and have one, single family, two-story home built on it. This would bring one additional Muhlenbeck family to join the other Muhlenbeck families on properties located on along the same stretch. The value this brings is from a family history/connection stand point.

The proposed use of 18002 60th, remains unchanged. This is a single family home today and that will not change. The proposed land division **does include** an enhancement to the property lines of this home to create a new conformed, north lot line.

(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:

e-1) Yes. This proposed amendment is consistent with goals, objectives etc., laid out by Paris and Kenosha County in that this proposal maintains a very large percentage of land that is and remains agricultural land. The proposed land division would bring immediate and long term benefits to the area including (but not limited to: 1) an improved north lot line on existing parcels and new parcel 2) keep and protect approximately 50 acres of land that is farmed today by a local farmer and will continue to be farmed by a local farmer.

This new residential parcel is in line with an existing residential pattern that serves other immediate family members and brings emotional value to the family. There is no desire to alter anything other than to enhance it by allowing one additional family to benefit from this connection and continued farm use of the main acreage.

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

e-2) Proposed division is compatible with surrounding land uses. This proposal would create an approximately 2 acre parcel that would be in line (used as same) as other **residential properties** that exist along 60th in the immediate area. For example, 18002 and 18102 are residential homes (occupied by Muhlenbeck families). The proposed two acre parcel would be the last property to the east of 18002 and adjacent to that property. The **remaining farm land** would remain untouched and continue to be farmed.

The lot line improvement for 18002 as part of this proposal does not change the property use, only change is to conform the lot lines.

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

e-3) Proposed property division of 45-4-221-333-0201 does not bring any detrimental environment effects forward. This proposal is to add one single family home to the area that intends to live on the family property in this home, long term. This family is also keen to be environmentally responsible in the way that they conduct themselves in their daily lives. There is no intention to add any additional pollutants to the are other than from daily living, in fact this family would bring forward some green living habits learned from their time living in California including use of recycling centers, limiting use of plastics, limiting over use of garbage dump located near by, etc.

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

e-4) This proposal does not impact the greater public, as it there is not a significant change to Paris or to Kenosha County. The parcel division is quite small and allows for continued farming of the original parcel in large part. The benefit that is substantial however is that this allows for a family who had 40+ years in Kenosha County to move back and re-establish their roots on a family owned property.

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

e-5) To date, the homes previously mentioned, including the 18002 60th property are serviced by 60th (K). There is no change to this. The infrastructure that is in place would not change either. One additional driveway would be placed and maintained by the home owner in a location agreed upon/recommended by the Kenosha County Highway Department.

Utilities are already available to line of existing homes as well and no impact is known, examples include WE Energies, providers for internet, etc. In addition, the home owner would make responsible use of the nearby garbage and recycling facility located on 60th.

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

e-6) There are adequate services available today that provide service to existing homes in line in that immediate area – and one additional home will not create a burden. The new home will include a well and mound system. The mound system will follow recommendations agreed upon by Billingsley Engineering and Kenosha County.

Additionally, this land division proposal brings improvements in that the property with address 18002 60th will be installing a new mound system (submitted with this complete package).

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

e-7) There is not any additional significant data to support the proposal other than what has already been provided. In summary, this includes:

- Improved north property lines – across existing homes and new parcel – see survey
- New mound system installation on existing property from outdated system
- Continued agricultural use – farming of large parcel continues in support of local farmer
- Supportive of longtime Kenosha County residents, community members to occupy family land

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:

Division of 45-4-221-333-0201 from 52.54 to include :
- 1 residential (new) ~2 acres
- Improve north line on 45-4-221-333-0335
- remaining ~50 acres as agriculture

(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 Skalitzy

(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.

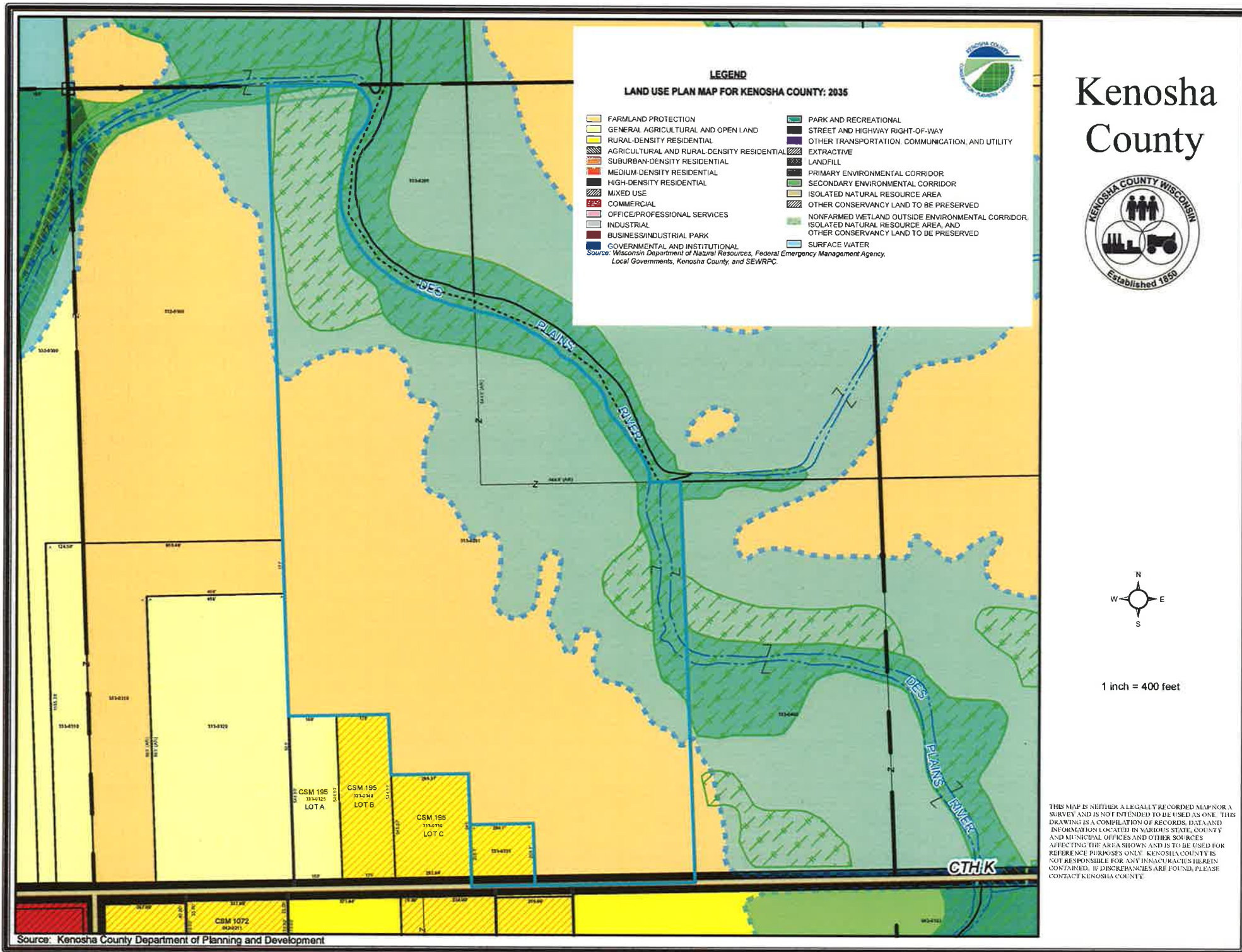
(k) The fee specified in Section 12.05-8 of this ordinance.

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

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

IMPORTANT TELEPHONE NUMBERS

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

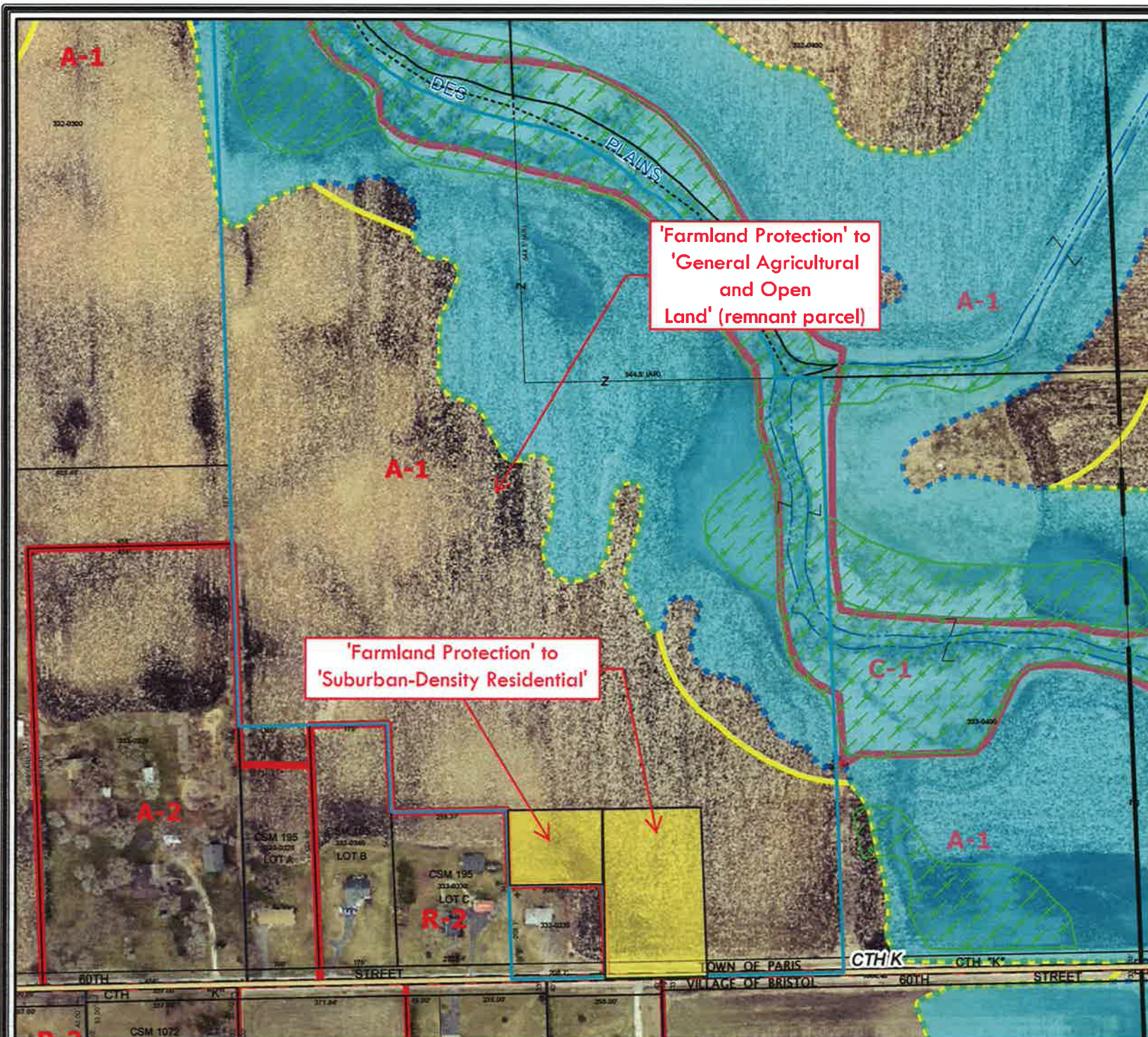


Kenosha County



1 inch = 300 feet

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Source: Kenosha County Department of Planning and Development

COMPREHENSIVE PLAN
AMENDMENT SITE MAP

PETITIONER(S):

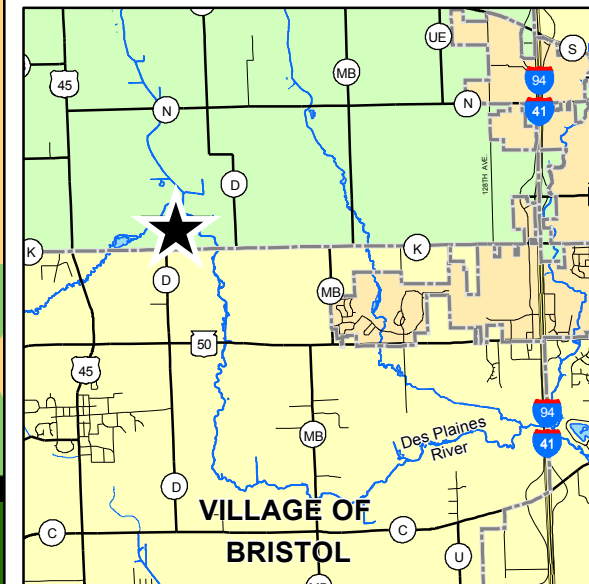
Lila J. Muhlenbeck/Muhlenbeck Trust (Owner),
Mike & Lori Muhlenbeck (Agent)

LOCATION: SW 1/4 of Section 33,
Town of Paris

TAX PARCEL(S): #45-4-221-333-0201

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 "General Agricultural & Open Land" and "Suburban-Density Residential".



Land Use Plan Districts

- Amendment Area
- Farmland Protection
- General Agricultural and Open Land
- Rural-Density Residential
- Suburban-Density Residential
- Business/Industrial Park
- Environmental Corridor
- Secondary Environmental Corridor
- Surface Water
- Street and Highway Right-of-Way

Farmland Protection"
to
General Agricultural & Open Land"
49.5 acres

G.T.H. "K"

(60TH STREET)

"Farmland Protection"
to
"Suburban-Density Residential"
2.77 acres

G.T.H. "D"
(184TH AVE.)

1 inch = 500 feet





COUNTY OF KENOSHA

Division of Planning and Development

REZONING APPLICATION

RECEIVED

FEB 05 2019

Kenosha County
Planning and Development

(a) Property Owner's Name:

Lila Muhlenbeck

Print Name: Lila Muhlenbeck

Signature: Lila Muhlenbeck

Mailing Address: 18216 - 60th St.

City: Bristol

State: WI

Zip: 53104

Phone Number: 262-857-7796 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: Mike & Lori Muhlenbeck

Signature: Mike & Lori Muhlenbeck

Business Name: _____

Mailing Address: 11631 Angsley Lane

City: San Ramon

State: CA

Zip: 94582

Phone Number: 262 206 6222 E-mail (optional): lorimuhlenbeck@gmail.com

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

45-4-221-333-0201 from 52 acre to ① ~2 acre res ① ~50 acre ag.

45-4-221-333-0335 Improve north line

Property Address of property to be rezoned:

→ 18002 60th - improve north line only as part of overall plan

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

45-4-221-333-0201 ①-residential use ~2 acre and
~50 acre agriculture

45-4-221-333-0335 ① change-residential

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

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

<input type="checkbox"/> A-1 Agricultural Preservation District	<input type="checkbox"/> TCO Town Center Overlay District
<input 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
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<input checked="" type="checkbox"/> R-2 Suburban Single-Family Residential District	<input type="checkbox"/> BP-1 Business Park District
<input type="checkbox"/> R-3 Urban Single-Family Residential District	<input type="checkbox"/> B-94 Interstate Highway 94 Special Use Business District
<input type="checkbox"/> R-4 Urban Single-Family Residential District	<input type="checkbox"/> M-1 Limited Manufacturing District
<input type="checkbox"/> R-5 Urban Single-Family Residential District	<input type="checkbox"/> M-2 Heavy Manufacturing District
<input type="checkbox"/> R-6 Urban Single-Family Residential District	<input type="checkbox"/> M-3 Mineral Extraction District
<input type="checkbox"/> R-7 Suburban Two-Family and Three-Family Residential District	<input type="checkbox"/> M-4 Sanitary Landfill and Hazardous Waste Disposal District
<input type="checkbox"/> R-8 Urban Two-Family Residential District	<input type="checkbox"/> I-1 Institutional District
<input type="checkbox"/> R-9 Multiple-Family Residential District	<input type="checkbox"/> PR-1 Park-Recreational District
<input type="checkbox"/> R-10 Multiple-Family Residential District	<input type="checkbox"/> C-1 Lowland Resource Conservancy District
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<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 checked="" 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".

An associated application has been submitted to amend the land use plan from "Farmland Protection" to "Gen Ag and Open Land" and "Suburban Density Residential"

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

<input checked="" 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 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: 19 County Board Supervisor: Michael Skalitzy

(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.



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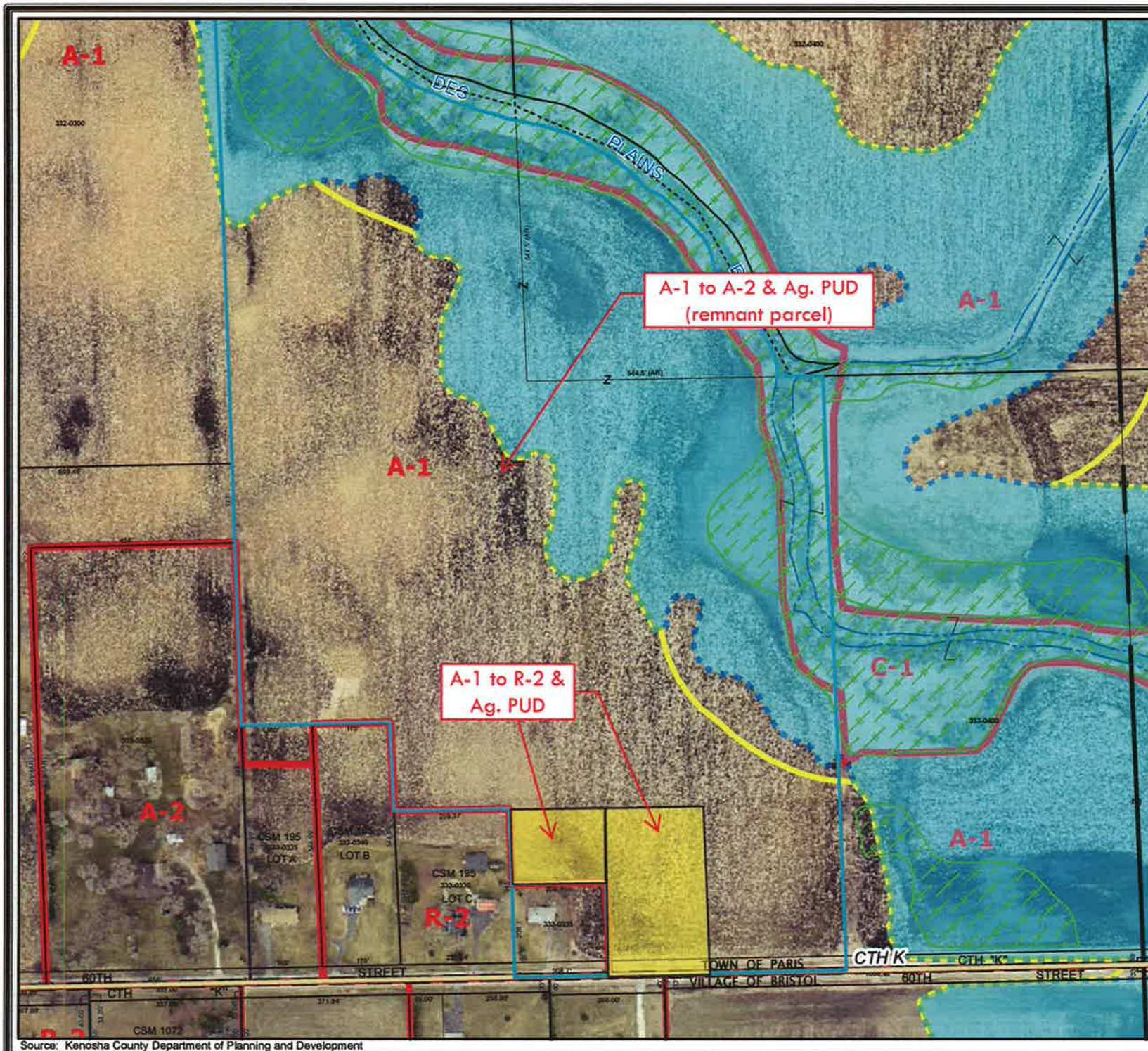
Source: Kenosha County Department of Planning and Development

Kenosha County

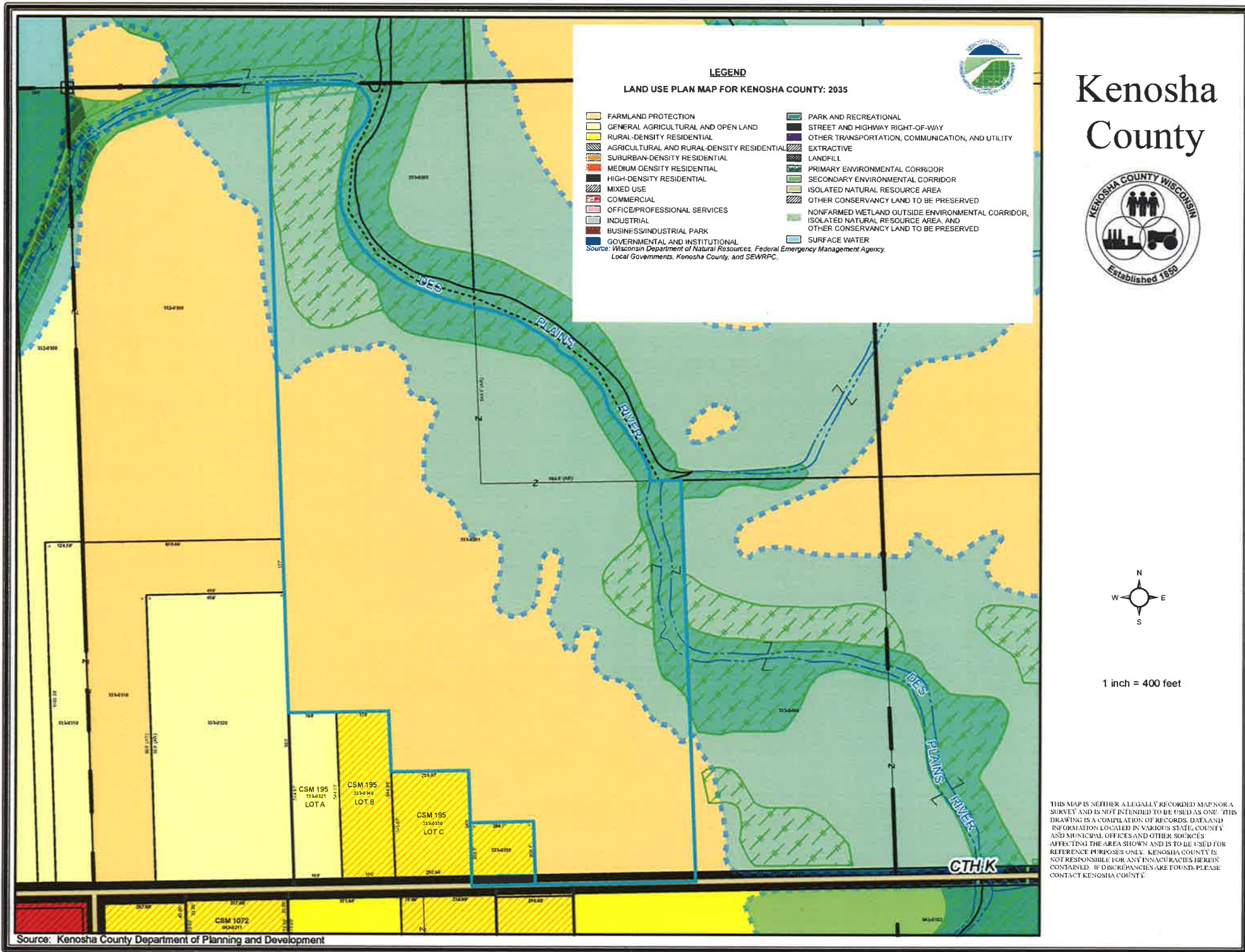


1 inch = 300 feet

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Source: Kenosha County Department of Planning and Development





Search

Layers

Advanced Tools

Graphics

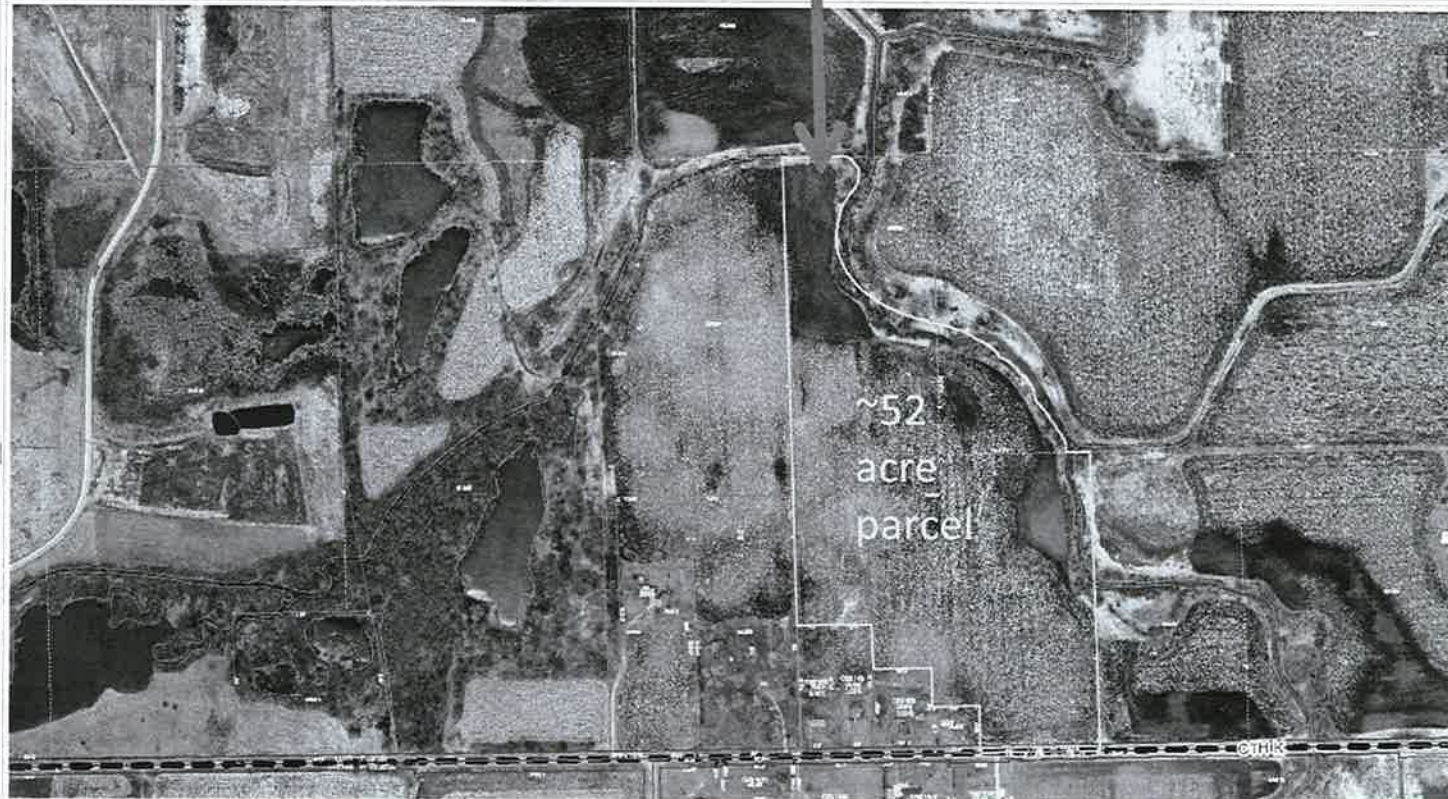
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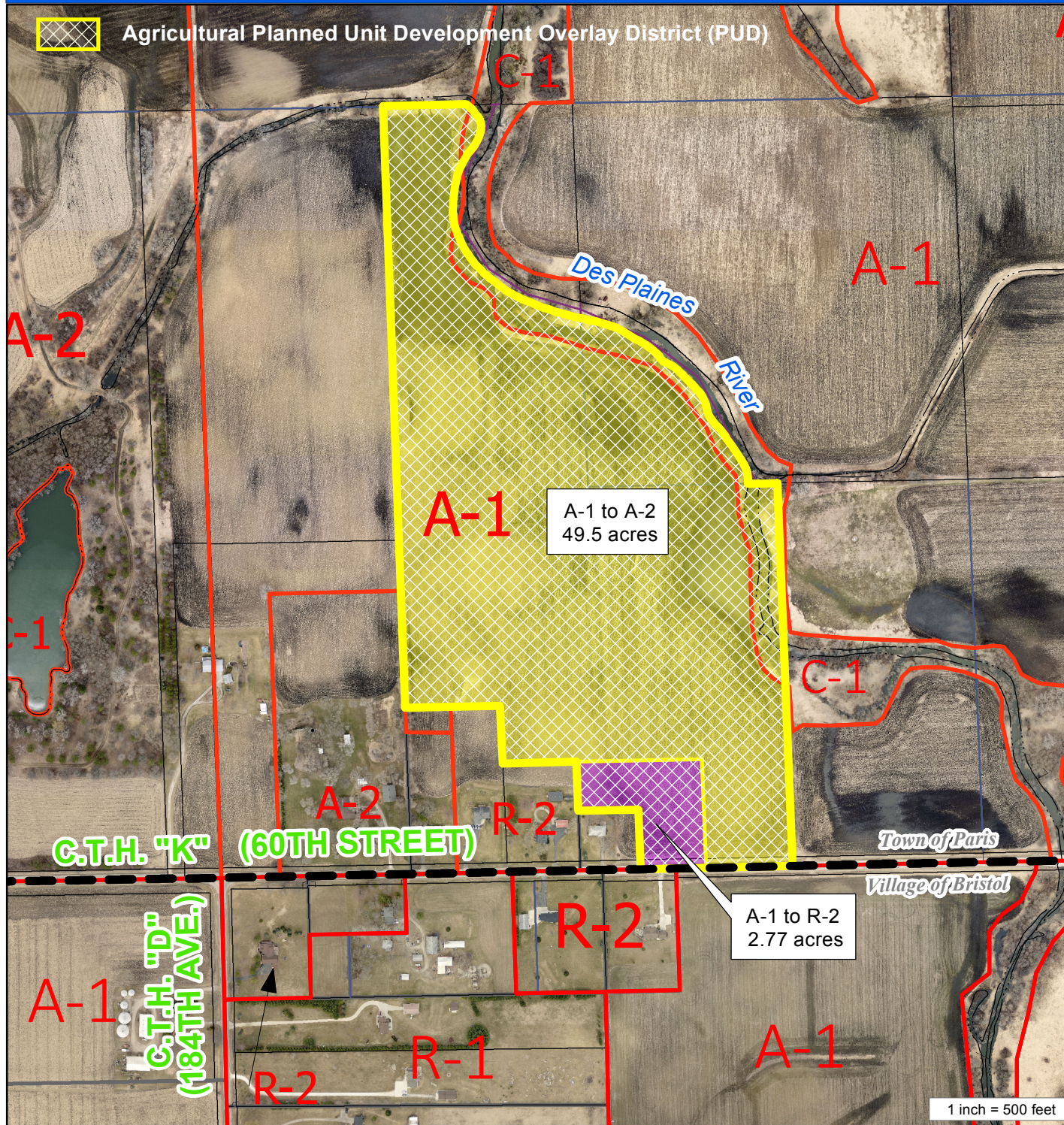
Legend

Results

1 Results Found

Parcel: 45-4-221-333-0201
Name: MUGLENSIECK, LILA J
Addr: 60TH ST
[Zoom To](#) [Property Info](#)





REZONING SITE MAP

PETITIONER(S):

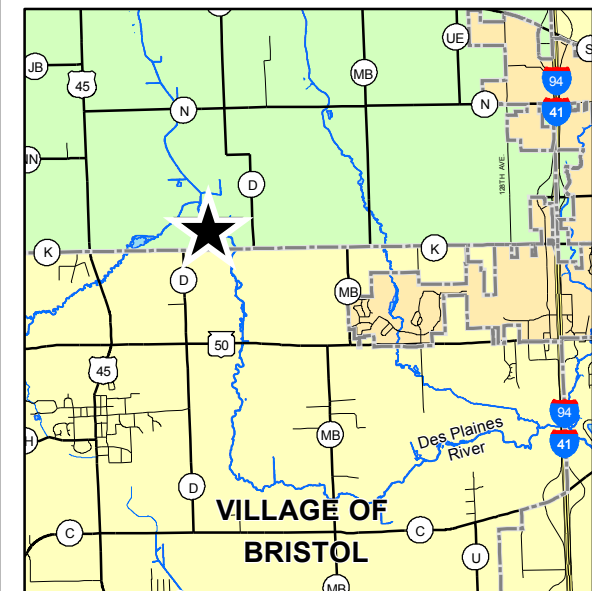
Lila J. Muhlenbeck/Muhlenbeck Trust (Owner),
Mike & Lori Muhlenbeck (Agent)

LOCATION: SW 1/4 of Section 33,
Town of Paris

TAX PARCEL(S): #45-4-221-333-0201

REQUEST:

Requesting a rezoning from A-1 Agricultural Preservation District to A-2 General Agricultural District, R-2 Suburban Single-Family Residential District & PUD Planned Unit Development Overlay District.





January 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

FEB 05 2013

Kenosha County
Planning and Development

LAND DIVISION APPLICATION

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

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

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

Applicant is: ☒ Property Owner ☐ Subdivider ☐ Other _____

Applicant Name: Lila Muhlentbeck Date _____

Mailing Address: 18216 - 60th St Phone # 262-851-7196

Bristol, WI 53104 Phone # 262-960-2328
(cell)

Tax Parcel Number(s): 45-4-221-333-0201 for division

45-4-221-333-0335 for north line linear conform Acreage of Project: 52.540

Location of Property (including legal description):

60th St in town of Pans. PLS/Tract 33-02N-21E SW -
52⁺ acre parcel for division.

Prop direct east of 18000 60th which will be improved
as well to conform to the ~~the~~ north line to the
west property that will carry east to new ~2 acre parcel

Subdivision/Development Name (if applicable): none

Existing Zoning: agricultural A-1 Proposed Zoning: ~50 acre ag & ~2 acre → residential

A-2 & R-2

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

Present farmland protection

Proposed General Agricultural and open land &
Suburban density residential

Present Use(s) of Property: farm for 45-4-221-333-0201 | residential for 45-4-221-333-0335

Proposed Use(s) of Property: 2 acres for home ~50 farm | 1 ↑ no change

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

The subdivision will be served by public sewerYes () No (X)

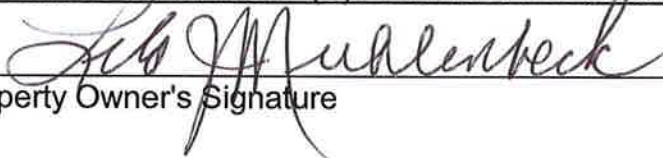
The subdivision abuts a county trunk highwayYes (X) No ()

The subdivision contains shoreland/floodplain areasYes (X) No ()

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

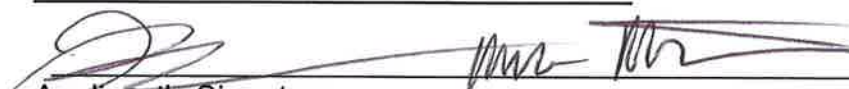
*Applicant is responsible for submitting to the ETP authority any fees and documentation needed to obtain a recommendation.

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

 1/29/19
Property Owner's Signature Date

Property Owner's Signature Date

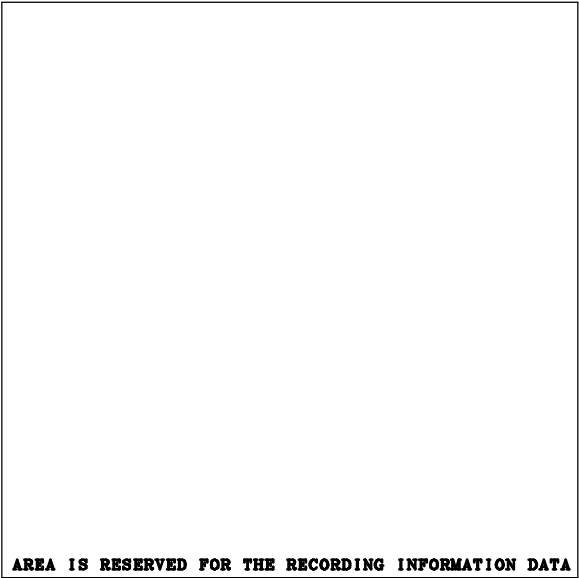
REQUIRED APPLICABLE SIGNATURES:

 1/29/19
Applicant's Signature Date

Developer's Signature Date

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

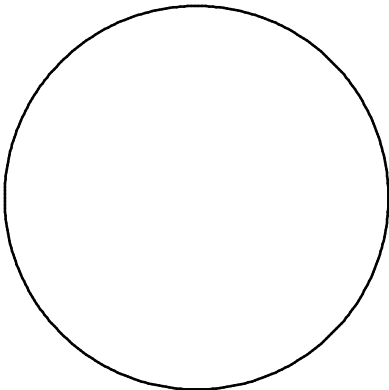
PART OF THE SOUTHWEST, NORTHWEST, NORTHEAST AND THE SOUTHEAST FRACTIONAL QUARTERS
OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE
4TH PRINCIPAL MERIDIAN, TOWN OF PARIS, KENOSHA COUNTY, WISCONSIN



AREA IS RESERVED FOR THE RECORDING INFORMATION DATA

THESE PAGES ARE FOR REVIEW AND NOT TO BE SIGNED

*THIS CERTIFIED SURVEY MAP IS FOR CONVEYANCES
PURPOSES ONLY. WETLANDS, ENVIRONMENTAL CORRIDORS,
STREAM NAVIGABILITY AND OTHER ITEMS AS REQUIRED
BY THE TOWN OF PARIS AND KENOSHA COUNTY WILL BE
IDENTIFIED DURING THE DEVELOPMENT REVIEW PROCESS.
NO FILLING, EXCAVATION OR BUILDING WITHIN THE
WETLANDS AREAS.*



PART OF THE SOUTHWEST, NORTHWEST, NORTHEAST AND THE SOUTHEAST FRACTIONAL QUARTERS
OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE
4TH PRINCIPAL MERIDIAN, TOWN OF PARIS, KENOSHA COUNTY, WISCONSIN



Mark A. Bolender
Wisconsin Professional Land Surveyor – 1784
January 28, 2019

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST, NORTHWEST, NORTHEAST AND THE SOUTHEAST FRACTIONAL QUARTERS
OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE
4TH PRINCIPAL MERIDIAN, TOWN OF PARIS, KENOSHA COUNTY, WISCONSIN

I, Mark A. Bolender, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped part of the Southwest Fractional Quarter of Section 33, Township 2 North, Range 21 East of the 4th Principal Meridian, Town of Paris, Kenosha County, Wisconsin, described as follows:

COMMENCING at the southeast corner of the Southwest Quarter of said section; THENCE South 88 degrees 49 minutes 04 seconds West, grid bearing from North, Wisconsin Coordinate System, South Zone, NAD 27, along the south line of said section a distance of 660.81 feet to a point on the west line of the East Half of the Southeast Quarter of the Southwest Quarter of said section 33 and the POINT OF BEGINNING of the land to be described; THENCE North 02 degrees 17 minutes 42 seconds West along said line 1,330.33 feet; THENCE South 88 degrees 53 minutes 11 seconds West 70 feet, more or less, to a point in the center line of the Des Plaines River; thence northwesterly along said center line of the Des Plaines River to the point of intersection with the north line of the Southwest Quarter of said section 33, said point being approximately 325 feet North 88 degrees 57 minutes 20 seconds East of the Northeast corner of the West Half of the West Half of the Southwest Quarter of said section 33; THENCE South 88 degrees 57 minutes 20 seconds West along said north line of said southwest quarter 325 feet, more or less, to the northeast corner of the west half of the west half of said southwest quarter; THENCE South 02 degrees 09 minutes 47 seconds East along the east line of the west half of the west half of said southwest quarter 2,085.72 feet to the northwest corner of Parcel "A" of Kenosha County Certified Survey Map No. 195 as recorded in the office of the Kenosha County Register of Deeds; THENCE North 88 degrees 49 minutes 04 seconds East along the north line of said parcel "A" of said Certified Survey Map and parallel with the south line of said southwest quarter of said section 33 a distance of 335.00 feet to the northeast corner of Parcel "B" of said Certified Survey Map; THENCE South 02 degrees 09 minutes 47 seconds West along the east line of said parcel "B" of said Certified Survey Map and parallel with the west line of said Certified Survey Map 199.92 feet to the northwest corner of Parcel "C" of said Certified Survey Map; THENCE North 88 degrees 49 minutes 33 seconds East along the north line of said parcel "C" 259.37 feet to the northeast corner of said parcel "C"; THENCE South 01 degrees 04 minutes 30 seconds East along the east line of said parcel "C" 378.00 feet to a point on the south line of said southwest quarter of section 33; THENCE North 88 degrees 49 minutes 04 seconds East along said section line 734.43 feet to the POINT OF BEGINNING. Said land containing 2,318,606 sq. ft./53.2 acres, more or less.

That I have made such survey, land division, and map by the direction of Lori Muhlenbeck, agent, for owner Lila J. Muhlenbeck of the land described.

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with the provisions of s.236.34, Wisconsin Statutes and the land division ordinances for Kenosha County and the Town of Paris in surveying, dividing and mapping the same.

Dated this _____ day of _____, 2019.

Mark A. Bolender
Wisconsin Professional Land Surveyor S-1784

KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION
COMMITTEE APPROVAL

STATE OF WISCONSIN
SS
COUNTY OF KENOSHA

This Certified Survey Map was hereby approved by the Kenosha County Planning, Development & Extension Education Committee

on this _____ day of _____, 2019.

Chairperson – Erin Decker

TOWN OF PARIS PLAN COMMISSION APPROVAL CERTIFICATE

Approved by the Town of Paris Plan Commission, Kenosha County, Wisconsin, on this _____ day
of _____ 2019.

John Holloway – Plan Commission Chairman
SHEET 3 OF 3 SHEETS





COUNTY OF KENOSHA

Division of Health Services

19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104-9772
Telephone: (262) 857-1910
Facsimile: (262) 857-1920

Page 1 of 2

APPLICATION FOR SOIL TEST REVIEW FOR PROPOSED CERTIFIED SURVEY MAPS AND SUBDIVISIONS TO BE SERVED BY PRIVATE ON-SITE WASTEWATER TREATMENT SYSTEMS

Pursuant to Chapter 15 of the Kenosha County Municipal Code all lots and parcels of land being subdivided in the manner of Certified Survey Maps and Subdivision Plats shall have soil and site evaluations conducted to determine soil suitability for each proposed parcel. Submittal of soil information shall be done at the time of or prior to applying for review of the proposed land divisions by the Kenosha County Division of Health Services. Please complete the applicant information below and include the required review fees. All checks shall be made payable to "Kenosha County."

Owner: Lila Muhlenbeck Agent: Mike + Lori Muhlenbeck
Address: 18216 60th Bristol WI 53104 Address: 1631 Angley Ln San Ramon CA
Telephone: 262 857-7796 Telephone: 262-266-6222 94582
Parcel Number of Property Being Divided: 45-4-221-333-0201
Proposed Project ~2 acres for one single family home

1. Number of lots/parcels being created (Do not include outlots or the remnant parcel unless it is 35 acres or less) 1 - for one res prop. remaining stays as ag.
2. Review Fee = Number from above x \$75 1
3. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems? Yes No X
4. Are these systems older than July 1, 1980? Yes No N/A
5. If you answered **yes** to questions 3 and 4, this existing septic system must go through an evaluation to determine compliance with SPS 383.32 of the Wisconsin Administrative Code or may need to replace the existing system with a code compliant one as part of this land division procedure. The Sanitary Permit for the replacement system must be issued prior to applying for approval of the land division with the Division of Planning & Development.
6. Certified Survey Maps (CSMs) must have complete soil and site evaluations for all proposed lots including any remnant parcel 35 acres or less. For CSMs involving structures served by private sewage systems the existing system and all treatment tanks shall be located and shown on the survey and must be evaluated for compliance with SPS 383.32, Wisconsin Administrative Code. Existing systems older than July 1, 1980 and in suitable soils shall be required to have a soil and site evaluation conducted to establish a replacement area for a future private sewage system. This area designated for a future system shall be shown on the survey and must meet all setback requirements and be within the boundaries of the newly proposed parcel.

7. Preliminary plats must follow the soil and site evaluation requirements as stated in Chapter 15.07 of the Kenosha County Sanitary Code and Private Sewage System Ordinance. Final plats on clayey glacial till soils will be required to have complete soil tests conducted and have the soil boring locations on the plat.
8. For further information and details of these procedures you may contact a sanitarian in the Division of Health Services or at 262/857-1910.

FOR OFFICE USE ONLY

Soil and Site Evaluations received on _____

Proposed land divisions will be scheduled for hearing with the Planning, Development & Extension Education Committee on _____

Comments _____

Soil and Site Evaluations have been reviewed and are compliant with Chapter 15.07 and SPS 385

County Sanitarian _____ Date _____

Strikethrough = Text Removed

Green Font = New Text

12.05-4 FOUNDATION SURVEY REQUIREMENTS

- (a) Except as provided for in subsection (b), any person erecting, moving, enlarging or reconstructing a structure, which, under this ordinance, requires a zoning permit shall upon completion of the construction of footings, concrete slab or other foundations, submit to the Department of Planning and Development a survey prepared by a ~~registered~~ land professional surveyor showing the locations, boundaries, dimensions, elevations and size of the following: The boundaries of the lot, all existing structures (including foundations) and their relationship to the lot lines. The County Director of Planning and Development shall compare the location of all new or extended foundations with the location of all proposed construction activity reported on the permit application. No further construction may commence unless the Director of Planning and Development shall find that the foundation location is consistent with the permit as issued and shall so certify. Failure to comply with the requirements of this section shall be grounds for the issuance of a citation pursuant to section 12.32-3 of this Ordinance, and attendant penalties.
- (b) A foundation survey shall not be required for the construction of any non-residential structure located at least 200 feet from any property line or 200 feet from any navigable body of water in an agricultural district.
- ~~(c) In addition to the exception provided for in subsection (b) above, the foundation survey requirements may be waived at the option of the permit applicant, for any construction, except for construction of a principal structure and for the construction of a new foundation under an existing principal structure, provided that the permit applicant shall file and record with the Department of Planning and Development and with the Kenosha County Register of Deeds a "Waiver of Liability of Foundation Survey" which shall be binding on the permit applicant and his estate and which shall forewarn future owners of said parcel of the lack of a certified foundation survey verifying that structures located on the parcel are in conformity to the ordinance and further, that if any error is made on the placement of any construction or structure, or if a zoning violation is later discovered, the applicant and his estate shall move the construction or structure so as to conform with the zoning regulations effective on the date the permit was issued and shall further pay all consequent damages. Structures illegally located on a parcel are in violation of the Kenosha County Zoning Ordinance. Applicable statute of limitations for prosecution of such violations shall not begin to run until such time as a certified survey has been filed with the Department of Planning and Development and the Register of Deeds indicating the location of the structures on the parcel.~~

12.14-5 SIGNS PERMITTED IN ALL BUSINESS, MANUFACTURING, INSTITUTIONAL, AND PARK-RECREATIONAL DISTRICTS

Except as provided in section 12.14-2 and 12.14-3, the following signs are permitted only in the business, manufacturing, institutional, and park recreation districts with a permit and only on the premises and subject to the following regulations:

(a) **Awning and Canopy Signs**

Number: One (1).

Area: Maximum of fifteen (15) percent per side of each face.

Height: At least eight (8) feet above the public sidewalk or thoroughfare.

Lighting: Full cut-off; top down directional or internal.

Landscaping: None required.

(b) **Menu Boards**

Drawings showing the specific design, appearance and location of the sign(s) shall be submitted to the Department of Planning and Development for approval.

Number: Subject to approval of Planning & Development

Area: Thirty-six (36) square feet per sign

Height: Eight (8) feet

Street Setback: Fifteen (15) feet

Lighting: Full cut-off; top down directional or internal

Landscaping: None required

(c) **Monument Signs**

Number: Limited to one (1) per street frontage or drive entrance, provided that no monument sign is located closer than a minimum of 300 feet to another monument or freestanding sign on the same property.

Area: Eighty (80) square feet per side of sign, one-hundred sixty (160) square feet maximum for all sides.

Height: Ten (10) feet.

Street Setback: Five (5) feet.

Lighting: Full cut-off; top down directional, ground mounted directional or internal.

Landscaping: As contained elsewhere in this ordinance.

(d) **Freestanding Signs**

Number: Limited to one (1) per street frontage or drive entrance, provided that no freestanding sign is located closer than a minimum of 300 feet to another freestanding or monument sign on the same property.

Area: One-hundred fifty (150) square feet per side of sign, three-hundred (300) square feet maximum for all sides, except for freestanding signs within an area between Interstate Highway 94 and a distance fifty (50) feet beyond the outermost right-of-way edge of the Frontage Road may be up to three-hundred (300) square feet per side of sign and six-hundred (600) square feet maximum for all sides.

Height: Twenty (20) feet, except for freestanding signs within an area between Interstate Highway 94 and a distance fifty (50) feet beyond the outermost right-of-way edge of the Frontage Road may be up to thirty (30) feet.

Street Setback: Fifteen (15) feet.

Lighting: Full cut-off; top down directional, ground mounted directional or internal.

Landscaping: As contained elsewhere in this ordinance.

Signs with exposed poles or posts shall be individually enclosed or covered.

(e) **Wall Signs**

1 Single-Tenant Buildings

Number: One (1) per public entrance or wall/façade which fronts upon a public right-of-way or private drive.

Area: Limited to 1.5 times the length of the wall on which the sign is to be placed, up to a maximum of six-hundred (600) square feet.

Height: ~~Twenty (20) feet in height above the mean centerline street grade~~ Shall comply with the height requirements of the zoning district in which the sign is located.

Extension: Shall not extend more than twelve (12) inches outside of a building's wall surface.

Lighting: Full cut-off; top-down directional, or internal.

Landscaping: None required.

2 Multi-Tenant Buildings and Shopping Centers

Number: One (1) per tenant, plus each tenant may place one (1) wall sign per public entrance or wall/façade which fronts upon a public right-of-way or private drive and contained within the tenant's internal wall space or end cap wall area.

Area: Limited to 1.5 times the length of the wall on which the sign is to be placed, up to a maximum of six-hundred (600) square feet.

Height: ~~Twenty (20) feet in height above the mean centerline street grade~~ Shall comply with the height requirements on the zoning district in which the sign is located.

Extension: Shall not extend more than twelve (12) inches outside of a building's wall surface.

Lighting: Full cut-off; top-down directional or internal.

Landscaping: None required.

12.21-9 R-9 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

(a) Primary Purpose and Characteristics

The R-9 Multiple-Family Residential District is intended to provide for multiple-family residential development, at densities not to exceed 8.7 dwelling units per developable net acre, served by public sanitary sewage facilities. All new structures and uses and changes or additions to existing structures and uses shall be in compliance with the site plan review requirements of this ordinance (See Section 12.08-2). (8/6/02)

(b) Principal Uses

- 1 Community living arrangements having a capacity of 15 or fewer persons and which shall be in conformance with all state statutory requirements (2/18/92)
- 2 Essential services
- 3 Foster family homes having less than 4 foster children and not exceeding 8 total occupants and are in conformance with all state statutory requirements
- ~~34~~ Multiple family dwellings not to exceed eight (8) units per structure with densities not to exceed 8.7 units per net acre served by public sanitary sewage facilities.

(c) Accessory Uses

- 1 Accessory buildings, such as detached garages, sheds and gazebos, and boathouses (see also section 12.27-6) (8/6/02)
- 2 Small wind energy system
- 3 Solar energy system
- 4 Swimming pools and spas (see also section 12.17) (8/6/02)
- 5 Fences (see also section 12.15) (8/6/02)
- 6 Decks and Patios (see also section 12.18.3)

(d) Conditional Uses (see also section 12.29-8)

- 1 Community living arrangements for 16 or more persons and which are in conformance with all state statutory requirements (2/18/92)
- 2 Model apartments and model condominiums and related temporary real estate sales office located within the model unit
- ~~3 — Multiple family dwellings not to exceed eight (8) units per structure with densities not to exceed 8.7 units per net acre served by public sanitary sewage facilities.~~
- ~~4~~ 3 Utility substations

(e) Lot Area and Width

- 1 Lots shall have a minimum area of the larger of 10,000 square feet or 5,000 square feet per unit
- 2 All lots shall have a minimum width of 100 feet unless located on a cul-de-sac or curve in which case the lot frontage may be reduced to 50 feet of frontage provided there is at least 100 feet of width at the required building setback line.

(f) Building, Height, Area and Design Standards (9/5/06)

- 1 No building or parts of a building shall exceed 35 feet in height
- 2 The minimum total floor area of a multiple-family residential structure shall be 1500 square feet, and the minimum first floor area of a multiple-family structure shall be 1,000 square feet. In addition thereto:

- a efficiency or one-bedroom apartments shall have a minimum floor area per dwelling unit of 500 square feet
 - b two-bedroom apartments shall have a minimum floor area per dwelling unit of 750 square feet, and
 - c three or more bedroom apartments shall have a minimum floor area per dwelling unit of 1,000 square feet.
 - 3 All residential dwellings shall be attached to a permanent foundation, be properly connected to all required utilities, have a building footprint of which the dwelling unit is not less than 24-feet in width for at least fifty (50) percent of the length, have a roof pitch of not less than 5/12, and an eave extension of at least twelve (12) inches, except residences with an architectural style defined as Colonial or Greek Revival. (9/5/06)
- (g) Yards
- 1 Street yard - not less than 65 feet from the right-of-way of all Federal, State, and County Trunk highways and not less than 40 feet from the right-of-way of all other roads. (8/6/02)
 - 2 Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water. (11/5/86)
 - 3 Side yard - not less than 15 feet in width on each side of all structures
 - 4 Rear yard - not less than 25 feet.
- (h) Authorized Sanitary Sewer System
- 1 Public Sanitary Sewer

12.21-10 R-10 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

(a) Primary Purpose and Characteristics

The R-10 Multiple-Family Residential District is intended to provide for multiple-family residential development, at densities not to exceed 10.8 dwelling units per developable net acre served by public sanitary sewage facilities. All new structures and uses and changes or additions to existing structures and uses shall be in compliance with the site plan review requirements of this ordinance (See Section 12.08-2). (8/6/02)

(b) Principal Uses

- 1 Community living arrangements having a capacity of 15 or fewer persons and which shall be in conformance with all state statutory requirements (2/18/92)
- 2 Essential services
- 3 Foster family homes having less than 4 foster children and not exceeding 8 total occupants and are in conformance with all state statutory requirements
- 4 Multiple-family dwellings not to exceed eight (8) units per structure (2/18/92)

(c) Accessory Uses

- 1 Accessory buildings, such as detached garages, sheds and gazebos, and boathouses (see also section 12.27-6) (8/6/02)
- 2 Small wind energy system
- 3 Solar energy system
- 4 Swimming pools and spas (see also section 12.17) (8/6/02)
- 5 Fences (see also section 12.15) (8/6/02)
- 6 Decks and Patios (see also section 12.18.3)

(d) Conditional Uses (see also section 12.29-8)

- 1 Community living arrangements for 16 or more persons and which are in conformance with all state statutory requirements (2/18/92)
- ~~2 Multiple-family dwellings not to exceed eight (8) units per structure (2/18/92)~~
- ~~3~~ 2 Model apartments and model condominiums and related temporary real estate sales office located within the model unit
- ~~4~~ 3 Utility substations

(e) Lot Area and Width

- 1 Lots shall have a minimum area of 12,000 square feet or 4,000 square feet per unit, whichever is larger, and
- 2 All lots shall have a minimum width of 120 feet unless located on a cul-de-sac or curve in which case the lot frontage may be reduced to 60 feet of frontage provided there is at least 120 feet of width at the required building setback line.

(f) Building, Height, Area and Design Standards (9/5/06)

- 1 No building or parts of a building shall exceed 35 feet in height
- 2 The minimum total floor area of a multiple-family residential structure shall be 2,000 square feet, and in addition thereto:
 - a the minimum floor area per dwelling unit for an efficiency or one bedroom apartment shall be 400 square feet;
 - b the minimum floor area per dwelling unit of a two-bedroom apartment shall be 600 square feet;

- c and the minimum floor area per dwelling unit of a three or more bedroom apartment shall be 800 square feet.
- 3 All residential dwellings shall be attached to a permanent foundation, be properly connected to all required utilities, have a building footprint of which the dwelling unit is not less than 24-feet in width for at least fifty (50) percent of the length, have a roof pitch of not less than 5/12, and an eave extension of at least twelve (12) inches, except residences with an architectural style defined as Colonial or Greek Revival. (9/5/06)
- (g) Yards
 - 1 Street yard - not less than 65 feet from the right-of-way of all Federal, State, and County Trunk highways and not less than 40 feet from the right-of-way of all other roads. (8/6/02)
 - 2 Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water (11/5/86)
 - 3 Side yard - not less than 15 feet in width on each side of all structures.
 - 4 Rear yard - not less than 25 feet.
- (h) Authorized Sanitary Sewer System
 - 1 Public Sanitary Sewer

12.21-11 R-11 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

(a) Primary Purpose and Characteristics

The R-11 Multiple-Family Residential District is intended to provide for multiple-family residential development, at densities not to exceed 12.4 dwelling units per developable net acre, served by public sanitary sewage facilities. All new structures and uses and changes or additions to existing structures and uses shall be in compliance with the site plan review requirements of this ordinance (See Section 12.08-2). (8/6/02)

(b) Principal Uses

- 1 Community living arrangements having a capacity of 15 or fewer persons and which shall be in conformance with all state statutory requirements (2/18/92)
- 2 Essential services
- 3 Foster family homes having less than 4 foster children and not exceeding 8 total occupants and are in conformance with all state statutory requirements
- 4 Multiple-family dwellings (2/18/92)

(c) Accessory Uses

- 1 Accessory buildings, such as detached garages, sheds and gazebos, and boathouses (see also section 12.27-6) (8/6/02)
- 2 Small wind energy system
- 3 Solar energy system
- 4 Swimming pools and spas (see also section 12.17) (8/6/02)
- 5 Fences (see also section 12.15) (8/6/02)
- 6 Decks and Patios (see also section 12.18.3)

(d) Conditional Uses (see also section 12.29-8)

- 1 Community living arrangements for 16 or more persons and which are in conformance with all state statutory requirements (2/18/92)
- ~~2 Multiple-family dwellings (2/18/92)~~
- 3 Housing for the elderly
- 4 Model apartments and model condominiums and related temporary real estate sales office located within the model unit
- ~~5~~4 Utility substations

(e) Lot Area and Width

- 1 Lots shall have a minimum area of 20,000 square feet or 3,000 square feet per unit, whichever is larger, and
- 2 Lots shall have a minimum width of 120 feet unless located on a cul-de-sac or curve in which case the lot frontage may be reduced to 60 feet of frontage provided there is at least 120 feet of width at the required building setback line.

(f) Building, Height, Area and Design Standards (9/5/06)

- 1 No building or parts of a building shall exceed 35 feet in height
- 2 The minimum total floor area of a multiple-family residential structure shall be 3,000 square feet, and in addition thereto:
 - a the minimum floor area per dwelling unit for an efficiency or one bedroom apartment shall be 300 square feet;

- b the minimum floor area per dwelling unit of a two-bedroom apartment shall be 500 square feet;
 - c and the minimum floor area per dwelling unit for a three or more bedroom apartment shall be 600 square feet.
 - 3 All residential dwellings shall be attached to a permanent foundation, be properly connected to all required utilities, have a building footprint of which the dwelling unit is not less than 24-feet in width for at least fifty (50) percent of the length, have a roof pitch of not less than 5/12, and an eave extension of at least twelve (12) inches, except residences with an architectural style defined as Colonial or Greek Revival. (9/5/06)
- (g) Yards
 - 1 Street yard - not less than 65 feet from the right-of-way of all Federal, State, and County Trunk highways and not less than 40 feet from the right-of-way of all other roads. (8/6/02)
 - 2 Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water. (11/5/86)
 - 3 Side yard - not less than 15 feet in width on each side of all structures.
 - 4 Rear yard - not less than 25 feet.
- (h) Authorized Sanitary Sewer System
 - 1 Public sanitary sewer

12.29-8 STANDARDS FOR CONDITIONAL USES

12.29-8(b)90:

~~90 Multiple family dwellings in the R-9, R-10, and R-11 Districts. (2/18/92)~~

~~a In the R-9 District, dwellings containing between four and eight units per structure shall not be located closer than three hundred feet to any parcel of land zoned for a single-family residence.~~

~~b Additionally, all applicants for developments of multiple family dwellings in the R-9, R-10, or R-11 Districts shall submit an application substantially complying with Section 12.26-4(h) of this Ordinance, which shall be reviewed pursuant to conditional use procedures and according to the additional standards contained in Section 12.26-4(k)1.a. to d.~~

APPENDIX "A"---DEFINITIONS

CAMP LAKE/CENTER LAKE AREA (3/1/94)

That portion of Kenosha County located within the following U.S. Public Land Survey Quarter Sections of Township 1 North, Range 20 East, Village of Salem Lakes:

Quarter Sections	Section
NE, NW, SW	15
SE	16
SE	20
NE, NW, SE, SW	21
NW	22
NE, NW, SE, SW	28
NE, NW, SE, SW	29
NE, NW, SE, SW	32
NE, NW, SE, SW	33

FLOODLANDS (3/1/94)

For the purpose of this Ordinance, the floodlands are all lands contained in the "regional flood" or 100-year recurrence interval flood. ~~For the purpose of this Ordinance, the floodlands are divided into the Floodplain Overlay District, the Camp Lake/Center Lake Floodway Overlay District, and the Camp Lake/Center Lake Floodplain Fringe Overlay District.~~

FLOODPLAIN FRINGE (3/1/94)

Those floodlands, outside the floodway, subject to inundation by the 100-year recurrence interval flood. ~~For the purpose of this Ordinance, the floodplain fringe is included in the Camp Lake/Center Lake Floodplain Fringe Overlay District.~~