

# Kenosha County



## Planning, Development & Extension Education Committee

### Agenda

Kenosha County Center

Wednesday, April 10, 2024

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COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS.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, April 10, 2024, at 6:00 p.m. in Conference Room B followed by a public hearing at 7:00 p.m.**, at the Kenosha County Center, 19600 75th Street, Bristol, Wisconsin on the following requests:

***6:00 p.m. - UW-EXTENSION ITEMS - Conference Room B***

1. CERTIFICATION OF COMPLIANCE WITH WISCONSIN OPEN MEETINGS LAW
2. FEATURE PROGRAM: "SAFE KIDS, STRONG FAMILIES"
3. UW-EXTENSION EDUCATOR/PROGRAM UPDATES
4. UW-EXTENSION DIRECTOR UPDATES

**7:00 p.m. - LAND USE ITEMS HEARINGS - Conference Room B**

5. GERALD A. & LINDA M. HELMERT JT. RE. TRUST (OWNER) - REZONING - TOWN OF BRIGHTON

**Gerald A. & Linda M. Helmert Jt. Rev. Trust**, 21810 31<sup>st</sup> St., Bristol, WI 53104 (Owner), requesting a **rezoning** from A-1 Agricultural Preservation Dist. & C-2 Upland Resource Conservancy Dist. to A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #30-4-220-244-0300 & 30-4-220-244-0200, located in the SE ¼ of Section 24, T2N, R20E, Town of **Brighton**.

Documents:

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

6. APPROVAL OF MINUTES
7. CITIZEN COMMENTS
8. ANY OTHER BUSINESS ALLOWED BY LAW
9. ADJOURNMENT

**NOTICE TO PETITIONERS**

**The petitioners:** Gerald A. & Linda M. Helmert Jt. Rev. Trust (Owner)

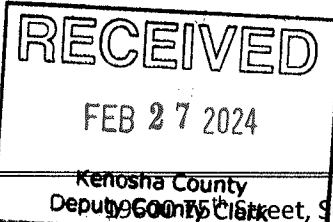
**NOTICE TO TOWNS**

The Town of Brighton is asked to be represented at the hearing on **Wednesday, April 10, 2024, at 7:00 p.m.**, at the Kenosha County Center, 19600 75<sup>th</sup> Street, Bristol, Wisconsin. You are requested to either attend or send in your recommendation to the committee.



# COUNTY OF KENOSHA

## Division of Planning & Development



Bristol, WI 53104-9772

Phone: (262) 857-1895

Fax: (262) 857-1920

FEB 27 2024

Kenosha County  
Planning and Development

## KENOSHA COUNTY DEVELOPMENT APPLICATION

\* If you would rather apply for your project online and pay fees online without having to travel to and from this office to submit hardcopy documentation and physical payment, you can do so by visiting the Planning & Development Online Portal at the web address shown below, creating login credentials and logging in under said credentials in order to apply for your project. If you submit via the portal, you still need to complete this application, and upload it to the portal.

<https://permitting.kenoshacounty.org/eTrakit/>

### 1. Select all application types that apply:

☐ Comprehensive Land Use Plan Map Amendment Application (COMP)

Land Division Applications

☒ Rezoning Application (REZO)

☐ Certified Survey Map (CSM)

☐ Conditional Use Permit Application (CUP)

☐ Preliminary Plat Application (PLAT)

☐ Affidavit of Correction (AFFC)

☐ Final Plat Application (PLAT)

### 2. Enter all contact information:

#### Property Owner Contact Information (1)

Company Name: Gerald A. & Linda M. Helmert Jr. Rev. Tr.

Individual's Name: \_\_\_\_\_

Mailing Address: 21810 31st St, Bristol WI 53104

Phone Number: 262-308-5223

Email Address: jlhelmert@yahoo.com

#### Property Owner Contact Information (2)

Company Name: Gerald A. & Linda M. Helmert Jr. Rev. Tr.

Individual's Name: \_\_\_\_\_

Mailing Address: 21810 31st St, Bristol WI 53104

Phone Number: 262-308-5223

Email Address: \_\_\_\_\_

#### Property Owner Contact Information (3)

Company Name: Gerald A. & Linda M. Helmert Jr. Rev. Tr.

Individual's Name: \_\_\_\_\_

Mailing Address: 21810 31st St, Bristol WI 53104

Phone Number: 262-308-5223

Email Address: \_\_\_\_\_

#### Property Owner Contact Information (4)

Company Name: \_\_\_\_\_

Individual's Name: \_\_\_\_\_

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

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

#### Architect Contact Information

Company Name: Ronald Fox Construction

Individual's Name: Ronald Fox

Mailing Address: 21623 31st St Bristol WI 53104

Phone Number: 262-878-4533

Email Address: RonaldJFoxConst@att.net

#### Engineer Contact Information

Company Name: \_\_\_\_\_

Individual's Name: \_\_\_\_\_

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

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

#### Surveyor Contact Information

Company Name: Lynch & Associates

Individual's Name: Timothy Lynch

Mailing Address: 440 Milwaukee Ave Burlington WI 53105

Phone Number: 262-402-5040

Email Address: \_\_\_\_\_

#### Master Plumber/Soil Tester Contact Information

Company Name: Billingsley Engineering

Individual's Name: Eric Billingsley

Mailing Address: 4600 172nd Ave Kenosha WI 53144

Phone Number: 262-914-3985

Email Address: billingsleyeng.com

### 3. List all subject properties by property address and/or tax key parcel number. If a full property address is not available including a house number, provide the tax key parcel number:

	Tax Key Parcel Number	Full Property Address
1.	30-4-220-244-0200	22200 31st Street
2.	30-4-220-244-0300	21810 31st Street
3.		
4.		

For Office Use Only: Applicants can track status on <https://permitting.kenoshacounty.org/eTrakit/>

Project Number(s):

RE2024-00002

4. Provide a written summary of your proposed project and reasons for pursuing said project:

We desire to enlarge tax key parcel 30-4-220-224-0200 from appx. 2 acres up to appx. 16.5 acres. We intend to raze the existing building on tax key parcel 30-4-220-224-0200 and build a new single-family residence. The septic system associated with this house on 30-4-220-224-0200 has already been abandoned and will be replaced with a new septic system when the new house is constructed.

5. If you are submitting a Comprehensive Land Use Plan Map Amendment Application (COMP), work with Planning & Development staff to prepare and attach a map of the subject area showing current land use plan map designations and a map of the subject area showing proposed land use plan map designations.
6. If you are submitting a Rezoning Application (REZO), work with Planning & Development staff to prepare and attach a map of the subject area showing current zoning map classifications and a map of the subject area showing proposed zoning map classifications.

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 <https://www.revenue.wi.gov/Pages/FAQS/slf-usevalue.aspx> or <https://www.revenue.wi.gov/Pages/FAQS/slf-usevalue.aspx>.

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.

7. If you are submitting a Conditional use Permit Application (CUP), work with Planning & Development staff to prepare and attach a code excerpt from [Section 12.29-8](#) of the Kenosha County General Zoning & Shoreland/Floodplain Zoning Ordinance regarding applicable standards to your proposed use. Any conditional use permit application is subject to formal site plan review pursuant to [Section 12.08-2](#) of the Kenosha County General Zoning & Shoreland/Floodplain Ordinance.
- Proposed Use:
  - Hours of Operation:
  - Number of employees currently onsite during the largest work shift:
  - Number of employees that will be onsite during the largest work shift:
  - Will there be outside entertainment? \_\_\_\_\_ If so, draw and label total horizontal and vertical extent of proposed outside entertainment on site plan.
  - Will there be outside storage? \_\_\_\_\_ If so, draw and label total horizontal and vertical extent of proposed outside storage on site plan.
  - Attach professionally drawn to-scale plan sheets for each of the following as applicable:
    - Building Plan (include floor plans and elevation drawings) ([Section 12.05-1\(h\)3](#) of zoning ordinance)
    - Site Plan ([Section 12.13](#) of zoning ordinance)
    - Traffic, Parking and Access Plan ([Section 12.16](#) of zoning ordinance)
    - Landscape Plan ([Section 12.15](#) of zoning ordinance)
    - Lighting Plan (including photometrics) ([Division II](#) of stormwater ordinance)
    - Storm Water Management Plan
    - Utility Plan
    - Traffic Impact Analysis (TIA) Plan
    - Natural Resources Protection Plan
    - Signage Plan ([Section 12.14](#) of zoning ordinance)

8. If you are submitting an Affidavit of Correction (AFFC), attach the draft affidavit of correction document prepared by your hired professional surveyor.
9. If you are submitting a Certified Survey Map Application, Preliminary Plat Application or Final Plat Application, submit the draft certified survey map document, draft preliminary plat document or draft final plat document prepared by your hired professional surveyor. Draft certified survey map, preliminary plat and/or final plat should be prepared compliant with applicable requirements stated in the [Kenosha County Land Division Ordinance](#).
10. If you are submitting a Comprehensive Land Use Plan Map Amendment (COMP), Rezoning Application (REZO), Land Division Application (CSM or PLAT) or a Conditional Use Permit Application (CUP) your project may be subject to sections of the Kenosha County Sanitary Code and Private Sewage System Ordinance that require a professional evaluation of existing private on-site wastewater treatment system(s) (POWTS) by a hired master plumber and/or professional soil borings by a hired professional soil tester in order to confirm site suitability for a future planned POWTS. Depending on the results of these required hired professional evaluations, existing non-compliant POWTS on the subject property may be required to be replaced or proposed lots may be deemed unbuildable and therefore not be able to be created as part of your land division application.

Any required POWTS evaluations or required soil borings must be submitted to this office prior to or with the formal submittal of this application document. If an existing non-compliant POWTS must be replaced, then this application document will not be accepted until the required sanitary permit and associated application fees for said sanitary permit are submitted to this office.

- Number of lots/parcels being created (Do not include outlots or the remnant parcel unless it is 35 acres or less)  
0
- Review Fee = Number from above x \$75



0.00-dollars \_\_\_\_\_.

- c. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems?  
Yes, tax key parcel 30-4-220-244-0300 has a 1998-installed replacement mound system on it (SANT-313780)
- d. Are these systems older than July 1, 1980?  
No.
- e. 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.
- f. 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.
- g. 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.

11. Application fees will be assessed at time of submittal. See [Fee Schedule](#).

**Development Disclosure**

It is the property owner and applicant's responsibility to determine if additional permits from other agencies will be required, including but not limited to: Wisconsin State Building Codes, Wisconsin State Department of Natural Resources, FEMA, U.S. Army Corps of Engineers, Wisconsin State Department of Transportation and U.S. Fish and Wildlife. If additional permits are required, it is the responsibility of the property owner/applicant to obtain such permits and comply with their conditions of approval.

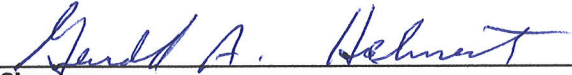
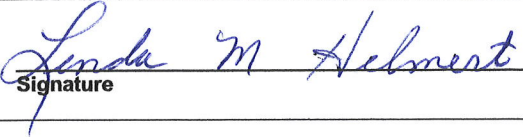
The applicant acknowledges that the County of Kenosha could incur substantial costs throughout the review process and that it is appropriate for the applicant to be financially responsible for costs related to the development process rather than the County residents. Thus the applicant agrees to pay to the County of Kenosha all reasonable costs for engineering, planning, legal and administrative expenses incurred by the County of Kenosha as a result of this application.

Both parties acknowledge that the payment of funds and executing this application does not imply any particular outcome or decision by the staff of the County of Kenosha, the Planning, Development & Extension Education Committee and/or the County Board.

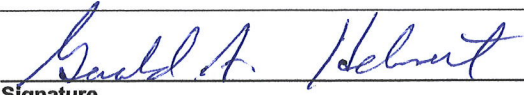
It is the property owner/applicant's responsibility to provide the County of Kenosha all necessary legal documentation related to the property, including but not limited to: proof of ownership, receipts, surveys, deed restrictions, vacation records, easement records, etc.

**I acknowledge, understand, and agree, that all relevant documentation will be provided to Kenosha County, and that all required permits and consent will be obtained prior to the start of construction, with all conditions of approval adhered to.**

**SIGNATURE OF ALL SUBJECT PROPERTY OWNERS (attach separate agent letter if necessary)**

 Signature	Gerald A Helmer t Print Name
 Signature	Linda M Helmer t Print Name
 Signature	 Print Name

**SIGNATURE OF APPLICANT**

 Signature	Gerald A Helmer t Print Name
--	---------------------------------

## **IMPORTANT TELEPHONE NUMBERS**

Kenosha County Center  
Department of Public Works & Development Services  
19600 - 75<sup>th</sup> Street, Suite 185-3  
Bristol, Wisconsin 53104

Division of Planning and Development (including Sanitation & Land Conservation) ..... (262) 857-1895  
Facsimile # ..... (262) 857-1920

Public Works Division of Highways ..... (262) 857-1870

Kenosha County Administration Building  
Register of Deeds ..... (262) 653-2444  
Division of Land Information ..... (262) 653-2622

Wisconsin Department of Transportation, Southeast Region ..... (262) 548-5902  
141 NW Barstow St.  
Waukesha WI 53187-0798

Wisconsin Department of Natural Resources - Sturtevant Office ..... (262) 884-2300  
9531 Rayne Rd., Suite 4  
Sturtevant WI 53177

Brighton, Town of ..... (262) 878-2218  
Paris, Town of ..... (262) 859-3006  
Randall, Town of ..... (262) 877-2165  
Somers Village/Town of ..... (262) 859-2822  
Wheatland, Town of ..... (262) 537-4340  
City of Kenosha Planning & Zoning ..... (262) 653-4030  
City of Kenosha Water Utility ..... (262) 653-4300  
City of Kenosha Airport ..... (262) 653-4160



# Kenosha County

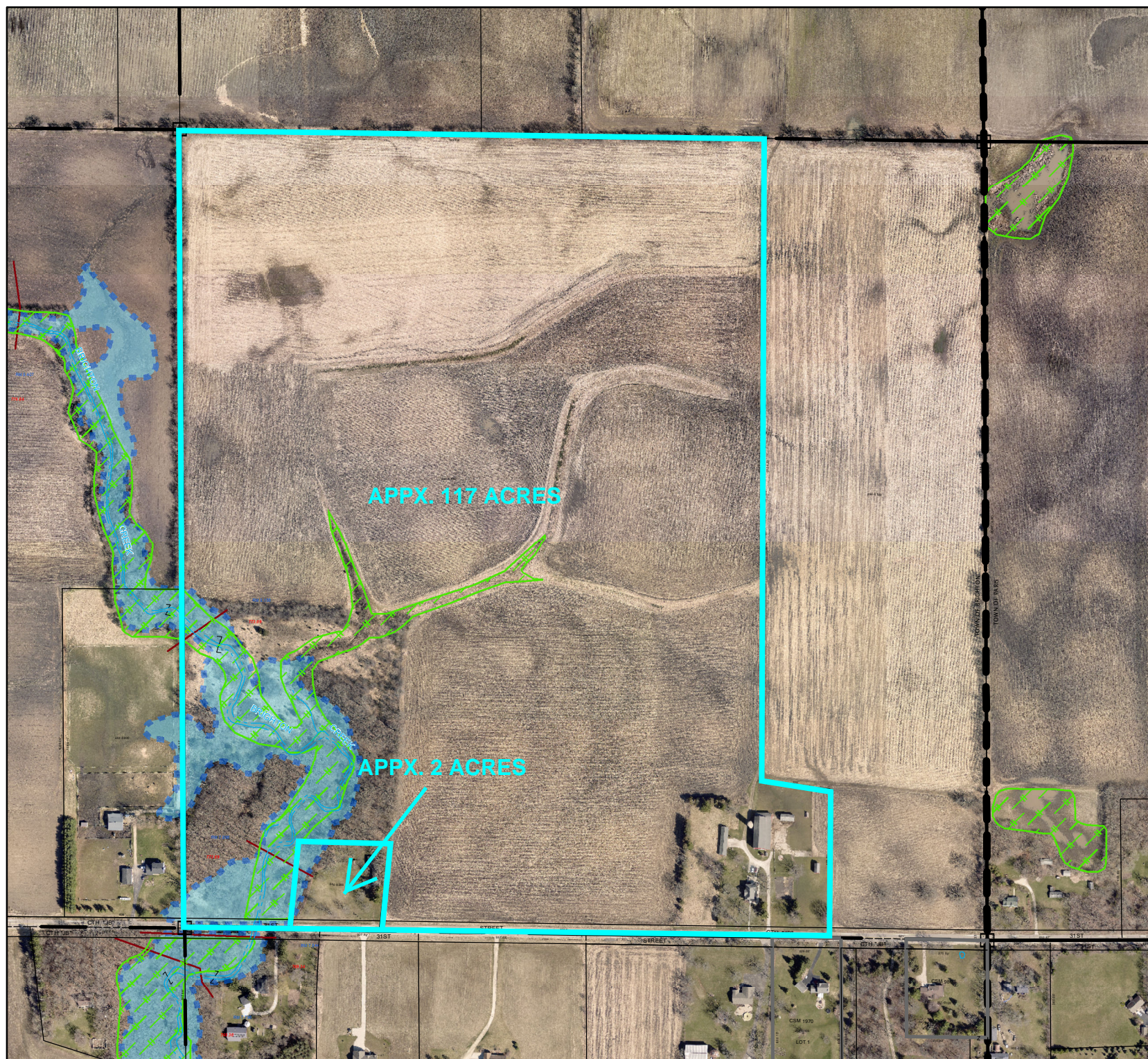


## EXISTING LAYOUT (2 PARCELS)



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 LAYOUT (2 PARCELS)



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.

APPX. 102 ACRES

APPX. 16.5 ACRES  
600+ FRONTAGE



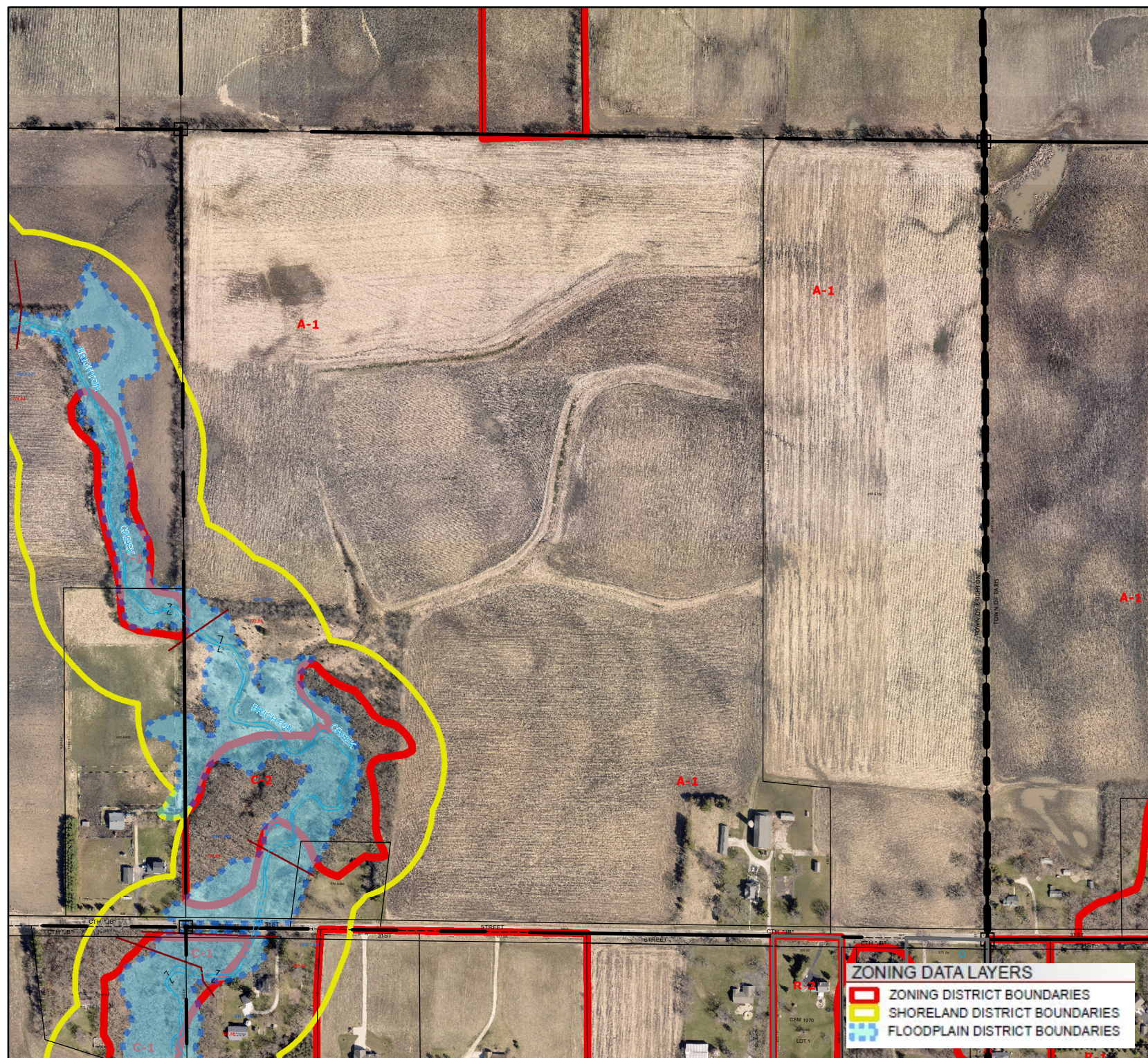
# Kenosha County



## CURRENT ZONING MAP CLASSIFICATIONS



1 inch = 600 feet



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# Kenosha County

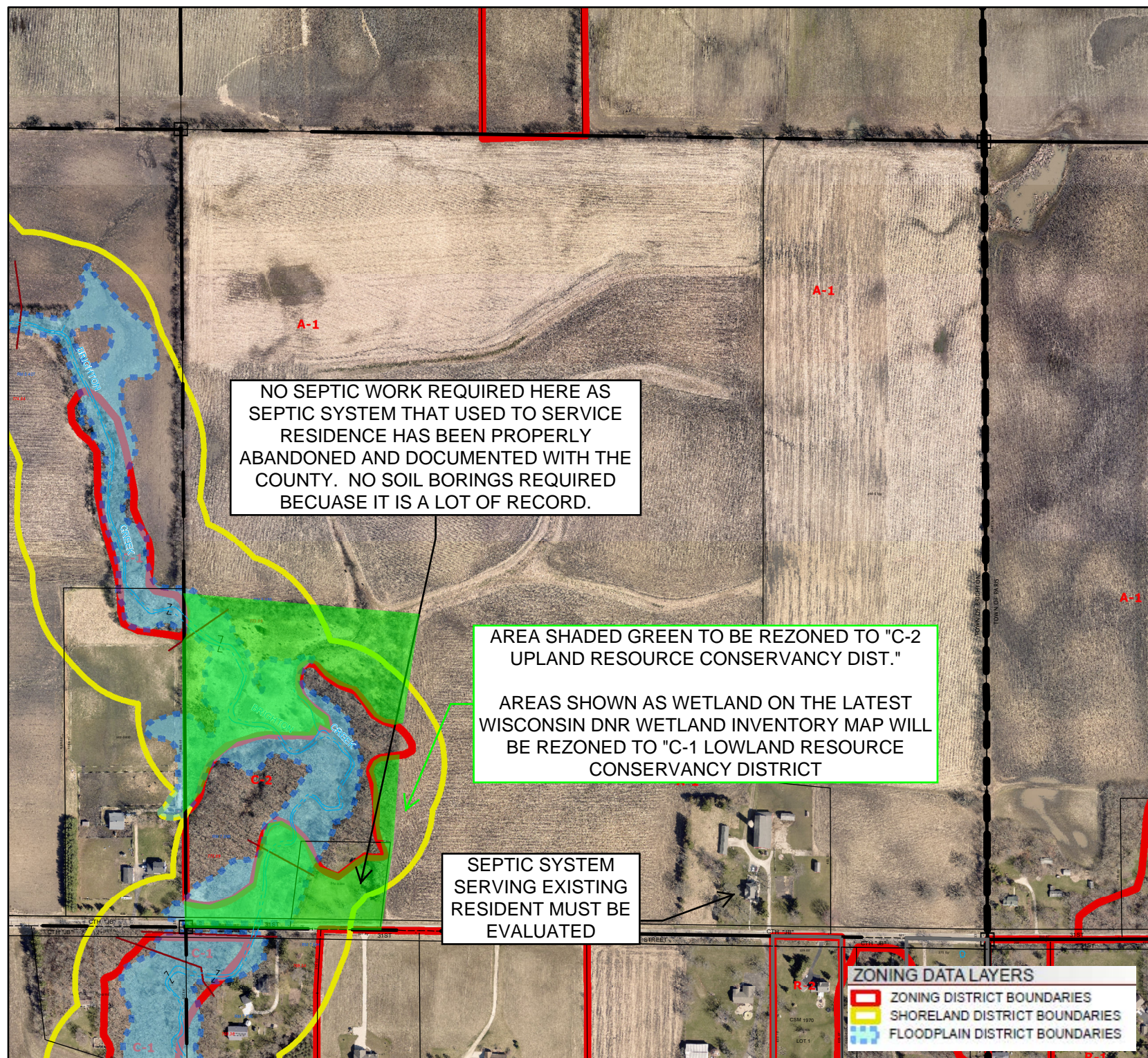


## PROPOSED ZONING MAP CLASSIFICATIONS



1 inch = 600 feet

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February 26, 2024

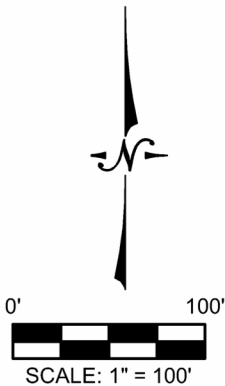
PLAT OF SURVEY

Survey No. 24.2009

Center of Section  
24-2-20  
(Conc. Mon.  
Found)

LOCATION: 22200 31st St, Bristol, Wisconsin 53104  
PREPARED FOR: Gerald & Linda Helmert  
PROPERTY DESCRIPTION: (See Below)  
CURRENT OWNER: Gerald A & Linda M Helmert Joint Revocable Trust  
TAX ID: 30-4-220-244-0300 & 30-4-220-244-0200

UNPLATTED LANDS  
OWNED BY CLIENT



West Line of  
the Southeast  
¼ of Section  
24-2-20

**DESCRIPTION OF LAND WITHIN THE APPROXIMATE  
BOUNDARY OF FENCE:**  
Unplatted lands being a part of the Southwest ¼ of the Southeast ¼ of  
Section 24, Township 2 North, Range 20 East, located in the Town of  
Brighton, Kenosha County, Wisconsin bound and described as follows:  
  
Commencing at the South ¼ corner of said Section, said point is the  
Point of beginning of this description;  
  
thence North 01°39'56" West on and along the West line of said ¼  
Section, 1050.51 feet; thence South 88°31'15" East, 544.00 feet; thence  
South 70°48'06" East, 203.50 feet; thence South 01°52'29" West, 406.00  
feet; thence South 03°21'03" West, 266.00 feet; thence South 89°32'56"  
West, 307.00 feet; thence South 04°35'35" West, 292.79 feet to the  
South line of said ¼ Section; thence South 89°32'56" West on and along  
said South line, 347.00 feet to the place of beginning of this description.

LOT AREA  
632,265 S.F.  
14.5148 Acres

UNPLATTED LANDS  
OWNED BY CLIENT

UNPLATTED LANDS  
OWNED BY CLIENT

South ¼ Corner  
of Section  
24-2-20  
(Conc. Mon.  
Found)

Assumed North Line  
of 31st Street

**31st STREET**  
(66' R.O.W.)

Legend:

- Found 1" Iron Pipe
- Found Monument



**LYNCH & ASSOCIATES**  
ENGINEERING CONSULTANTS, LLC  
5482 S. WESTRIDGE DRIVE  
NEW BERLIN, WI 53151  
440 MILWAUKEE AVENUE  
BURLINGTON, WI 53105  
(262) 402-5040



I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

Rick R. Hillmann, Professional Land Surveyor, S-3005

DRAWING BY:  
FIELD WORK BY:



## REZONING SITE MAP

### PETITIONER(S):

Gerald A. & Linda M. Helmert  
Jt. Rev. Trust (Owner)

LOCATION: SE1/4 of Section 24  
Town of Brighton

TAX PARCEL(S): #30-4-220-244-0300 &  
#30-4-220-244-0200

### REQUEST:

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

