



Zoning Board of Adjustment Agenda
Kenosha County Center, Conference Room A
April 20, 2017

Notice is hereby given that a meeting will be held by the Zoning Board of Adjustment Committee on **Thursday, April 20, 2017 at 6:00p.m.** at the Kenosha County Center Conference Room A, 19600 75th Street, Bristol, Wisconsin on the following requests:

1. IRVING ONE LLC - TEMPORARY USE PERMIT APPLICATION - TOWN OF RANDALL

IRVING ONE LLC, 6999 E. Business I-20, Odessa TX 79762 (Owner), Eric Lennington, Ton 80 Realty Services, Inc., PO Box 578790, Chicago IL 60657 (Agent), requesting approval of a temporary use (Section VII. B. 12.36-5(a)5: which states that all temporary uses require the Board of Adjustments to hear and grant an application in any district) to deploy a Cell on Light Truck (COLT), Tower on Wheels (TOW) and Portable Generator in the A-2 General Agricultural Dist. on Tax Parcel #60-4-119-304-0405, Town of Randall.

Documents:

SUBMITTED APPLICATION.pdf
EXHIBIT MAP.pdf

2. TABLED REQUEST OF CLEM STEIN III - TEMPORARY USE PERMIT APPLICATION - TOWN OF WHEATLAND

CLEM STEIN III, 5700 312th Ave., Salem, WI 53168 (Owner), requesting approval of a temporary use (Section VII.B.12.36-5(a)(5): which states that all temporary uses require the Board of Adjustments to hear and grant an application in any district) to temporarily allow the operation of a commercial event barn in the A-2 General Agricultural Dist. on Tax Parcel #95-4-219-364-0107, Town of Wheatland.

Documents:

SUBMITTED APPLICATION.pdf
EXHIBIT MAP.pdf

- 3. Citizen Comments**
- 4. Approval of Minutes**
- 5. Other Business Allowed By Law**
- 6. Adjournment**

NOTICE TO PETITIONERS

The petitioners: Irving One LLC and Clem Stein III shall be present at the hearing on Thursday, April 20, 2017 at 6:00p.m. at the Kenosha County Center, Conference Room A, 19600 75th Street, Bristol, Wisconsin. You should also meet with your Town Planning Commission and/or Town Board before the date of this hearing. Petitioners in the Town of Somers will meet with the Town Board of Appeals.

NOTICE TO TOWNS

The Towns of Randall and Wheatland are requested to be represented at the hearing on Thursday, April 20, 2017 at 6:00p.m. at the Kenosha County Center, Conference Room A, 19600 75th Street, Bristol, Wisconsin. You are requested to either attend or send in your recommendation to the Board.



COUNTY OF KENOSHA

January 2013

Department of Public Works & Development Services

TEMPORARY USE APPLICATION

RECEIVED

Owner: Verizon Wireless c/o: Ton 80 Realty Services, Inc.

FEB 20 2017

Mailing Address: PO Box 578790

Kenosha County
Planning and Development

Chicago, IL 60657

Phone Number(s): Eric Lennington (630) 441-0521

To the Kenosha County Board of Adjustment:

The Kenosha County Board of Adjustments is required to hear and grant temporary uses by the language set forth in section 12.36-5(a)5 of the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance. The owner or assigned agent seeks approval of a temporary use permit.

Parcel Number: 60-4-119-304-0405

Zoning District: A-2

Property Address: 11514 Richmond Rd, Twin Lakes, WI 53181

Shoreland: Yes

Subdivision: N/A

Lot(s): N/A Block: N/A

Current Use: Musical Festival Venue

REQUIRED BY ORDINANCE

Section: VII. B. 12.36-5(a)5 -

Deployment of Cell on Light Truck ("COLT"), Tower on Wheels ("TOW"), and portable generator to support mobile service during the Country Thunder Music Festival.

Temporary Use being requested:

(Note: petitioner must attach a separate site plan drawing showing the layout of the intended use (stand(s), trailer(s), tent(s), container(s), signage, building(s), etc...) along with a business write-up describing dates of operation, hours of operation, parking, sanitation, employment, safety etc...)

TEMPORARY USE APPLICATION

The Kenosha County Board of Adjustments is authorized to hear and grant applications for temporary uses, in any district provided that such uses are of a temporary nature, do not involve the erection of a substantial structure, and are compatible with the neighboring uses and the Department of Planning and Development has made a review and recommendation. The permit shall be temporary, revocable, subject to any conditions required by the Board of Adjustment, and shall be issued for a period not to exceed twelve (12) months. Compliance with all other provisions of this Ordinance shall be required.

The burden will be on you as property owner to provide information upon which the board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. You or your agent must convince the Board to make a ruling in your favor. The board must make its decision based only on the evidence submitted to it at the time of the hearing. The Board will not act on your request unless you or your agent is present.

- (1) What would be the effect on this property, the community or neighborhood and the public interest if the temporary use was granted? How can these impacts be mitigated.

These interests are listed as objectives in the purpose statement of an ordinance and may include: drainage, visual impact, parking and fire safety and building code requirements.

The deployment of the proposed Cell on Light Truck ("COLT"), Tower on Wheels ("TOW"), and portable generator by Verizon Wireless will not have a detrimental effect on this property, the community, neighborhood, or the public interest in any way. As the COLT, TOW, and ancillary equipment is both portable and temporary, they would be deployed to the site without the need for excavation for subterranean foundations, or any other substantial ground disturbance which could result in a permanent alteration or damage to the underlying property. Also, as the temporary tower mast would only extend to an approximate height of 40' AGL, it's visual impact to the surrounding view shed will be negligible from its proposed location within the festival grounds. Furthermore, none of the equipment that Verizon Wireless is proposing to operate will generate any substantial noise or emit any odors when on site.

Finally, the temporary facilities such as the one proposed by Verizon Wireless are considered harmonious with the underlying festival/concert use they support in that they allow Verizon Wireless to meet the extensive increase in the local network demand created by the large concentration of visitors to the event and venue.

The undersigned hereby attests that the above stated information is true and accurate and further gives permission to Planning & Development staff and Board of Adjustment members to view the premises, in relation to the temporary use request made herein, during reasonable daylight hours.

Owner's Signature: 

Agent: Eric Lennington, for Verizon Wireless Signature: 

Agents Address: Ton 80 Realty Services, Inc., PO Box 578790, Chicago, IL 60657

Phone Number(s): (630) 441-0521

BOARD OF ADJUSTMENTS SCHEDULE FOR 2016 PUBLIC HEARINGS

*First and Third Thursday of each month at 6:00 p.m.
Kenosha County Center, 19600 75th Street, Bristol, Wisconsin*

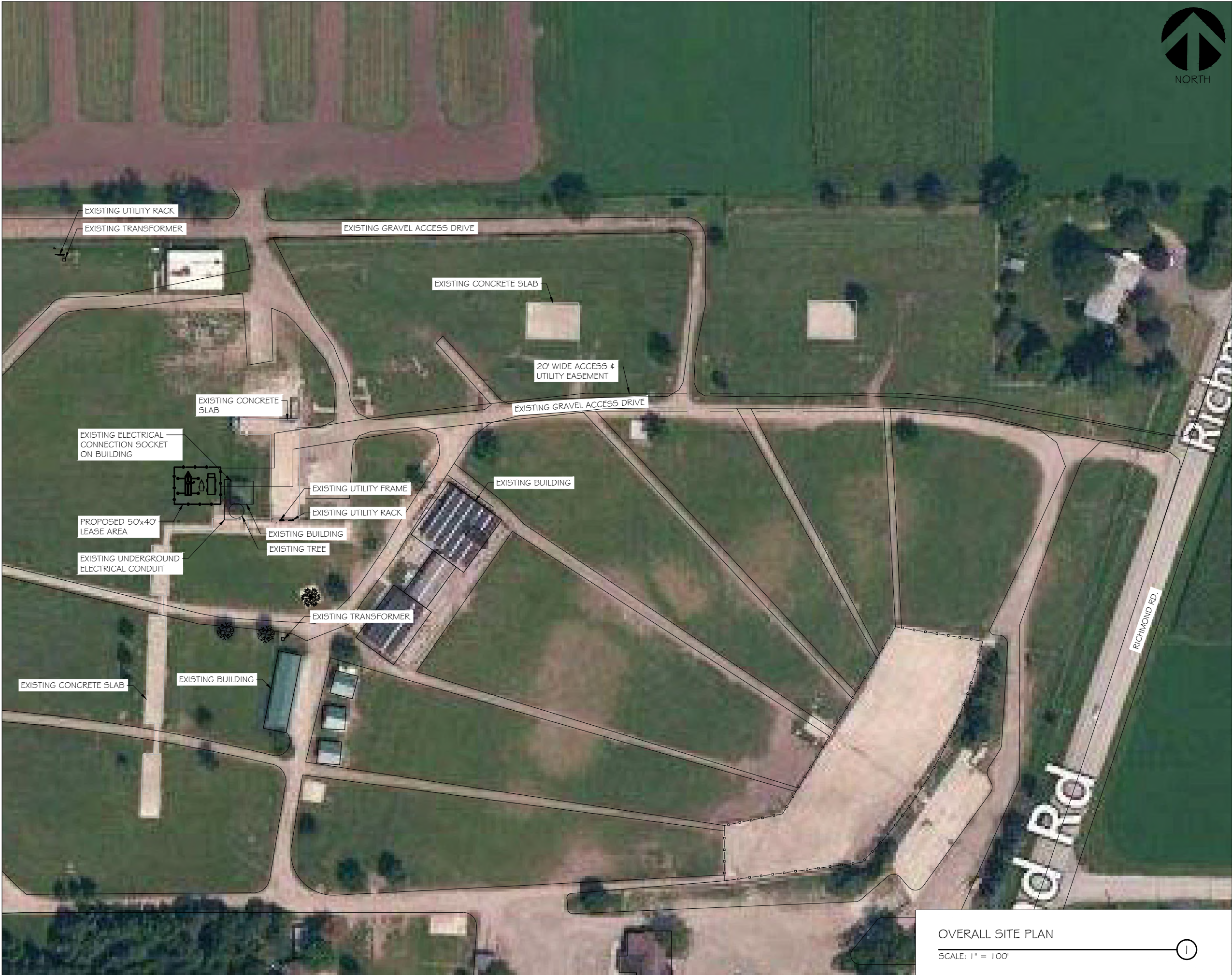
HEARING DATES

JANUARY 7	Filing Date: December 7 Published: Dec. 24 & Dec. 30	JULY 7	Filing Date: June 7 Published: June 24 & June 29
JANUARY 21	Filing Date: December 21 Published: Jan. 8 & Jan. 13	JULY 21	Filing Date: June 21 Published: July 8 & July 13
FEBRUARY 4	Filing Date: January 4 Published: Jan. 22 & Jan. 27	AUGUST 4	Filing Date: July 1 Published: July 22 & July 27
FEBRUARY 18	Filing Date: January 18 Published: Feb. 5 & Feb. 10	AUGUST 18	Filing Date: July 18 Published: Aug. 5 & Aug. 10
MARCH 3	Filing Date: February 3 Published: Feb. 19 & Feb. 24	SEPTEMBER 1	Filing Date: August 1 Published: Aug. 19 & Aug. 24
MARCH 17	Filing Date: February 17 Published: March 4 & March 9	SEPTEMBER 15	Filing Date: August 15 Published: Sept. 2 & Sept. 7
APRIL 7	Filing Date: March 7 Published: March 25 & March 30	OCTOBER 6	Filing Date: September 6 Published: Sept. 23 & Sept. 28
APRIL 21	Filing Date: March 21 Published: April 8 & April 13	OCTOBER 20	Filing Date: September 20 Published: Oct. 7 & Oct. 12
MAY 5	Filing Date: April 5 Published: April 22 & April 27	NOVEMBER 3	Filing Date: October 3 Published: Oct. 21 & Oct. 26
MAY 19	Filing Date: April 19 Published: May 6 & May 11	NOVEMBER 17	Filing Date: October 17 Published: Nov. 4 & Nov. 9
JUNE 2	Filing Date: May 2 Published: May 20 & May 25	DECEMBER 1	Filing Date: November 1 Published: Nov. 18 & Nov. 23
JUNE 16	Filing Date: May 16 Published: June 3 & June 8	DECEMBER 15	Filing Date: November 15 Published: Dec. 2 & Dec. 7
		JANUARY 5	Filing Date: December 5 Published: Dec. 23 & Dec. 28

THERE SHALL BE NO EXCEPTIONS TO DEADLINES AS STATED HEREIN

CHAPTER 12, KENOSHA COUNTY GENERAL ZONING AND SHORELAND/FLOODPLAIN ZONING ORDINANCE STATES:

12.06-4 LEGAL NOTICE REQUIREMENTS AND TIME LIMITS: Any petition or other matter requiring the publication of a legal notice must be submitted at least one month prior to the requested hearing date as scheduled by the Planning, Development & Extension Education Committee or Board of Adjustments. For purposes on this section, "one month prior to the requested hearing date" shall be defined to mean not later than 4:30 p.m. on the same calendar date of the month preceding the scheduled hearing, or the last day county offices are open prior to the aforementioned deadline. For purposes of the Open Meetings Law, the Director of the Department of Planning and Development shall be delegated the responsibility of informing the County Clerk of both scheduled open and closed meetings so that proper notices may be given.



OVERALL SITE PLAN
SCALE: 1" = 100'



RAMAKER
& ASSOCIATES, INC.

855 Community Drive, Sauk City, WI 53583
Phone: 608-643-4100 Fax: 608-643-7999
www.Ramaker.com

verizon

1515 E. WOODFIELD RD. #1400
SCHAUMBURG, IL 60173

Certification & Seal:

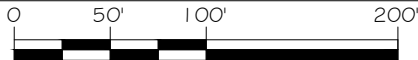
MARK	DATE	DESCRIPTION
ISSUE	FINAL	DATE ISSUED 02/07/2017
PHASE		
PROJECT TITLE:		

COUNTRY THUNDER

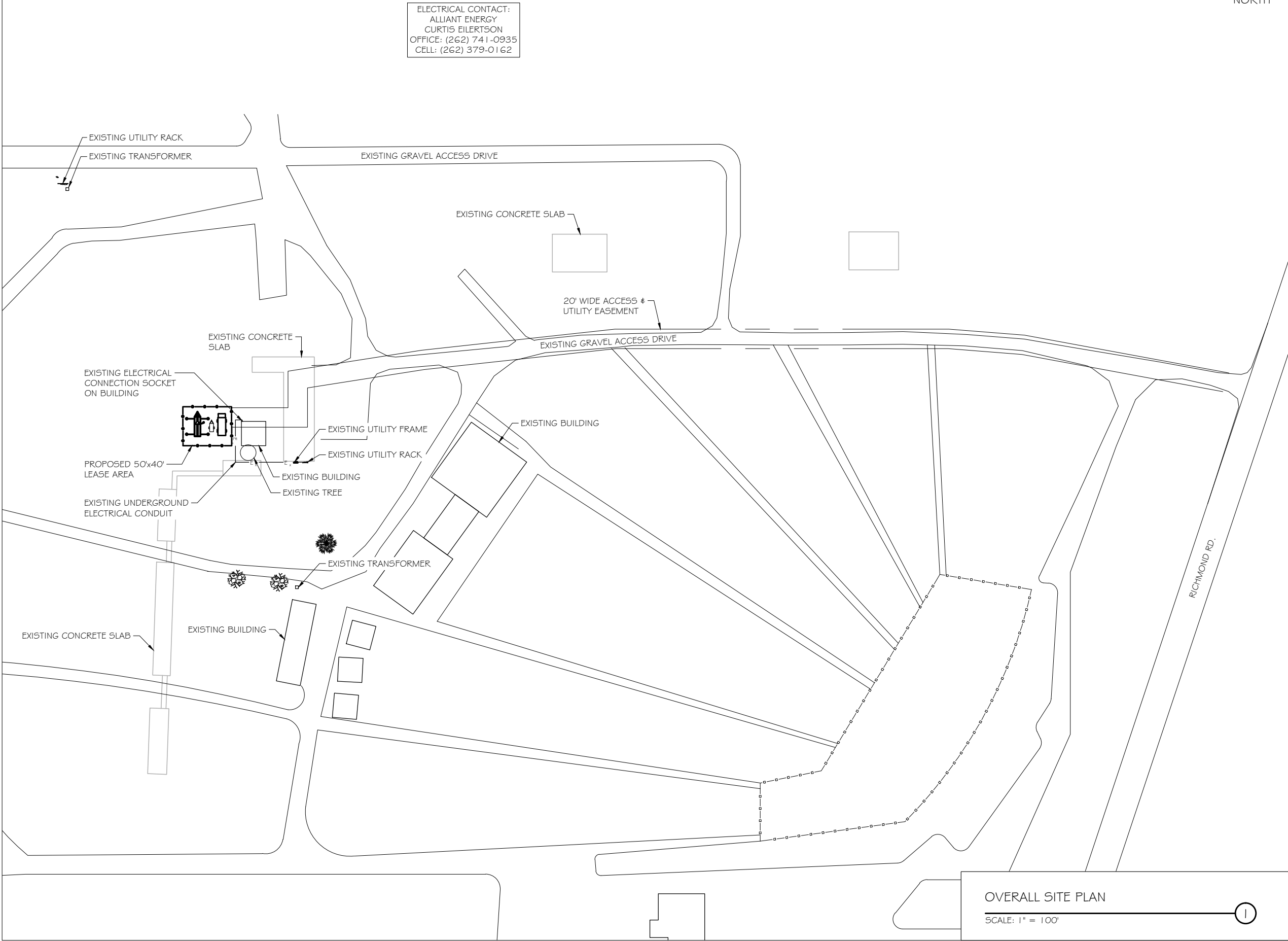
PROJECT INFORMATION:
11514 RICHMOND RD.
TWIN LAKES, WI 53181

SHEET TITLE:

OVERALL SITE PLAN



PROJECT NUMBER 28661
SHEET NUMBER A-1



ELECTRICAL CONTACT:
ALLIANT ENERGY
CURTIS EILERTSON
OFFICE: (262) 741-0935
CELL: (262) 379-0162



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Phone: 608-643-4100 Fax: 608-643-7999
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Certification & Seal:

MARK	DATE	DESCRIPTION
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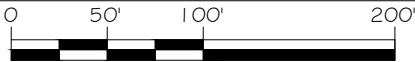
PROJECT TITLE:

COUNTRY THUNDER

PROJECT INFORMATION:
11514 RICHMOND RD.
TWIN LAKES, WI 53181

SHEET TITLE:

OVERALL SITE PLAN



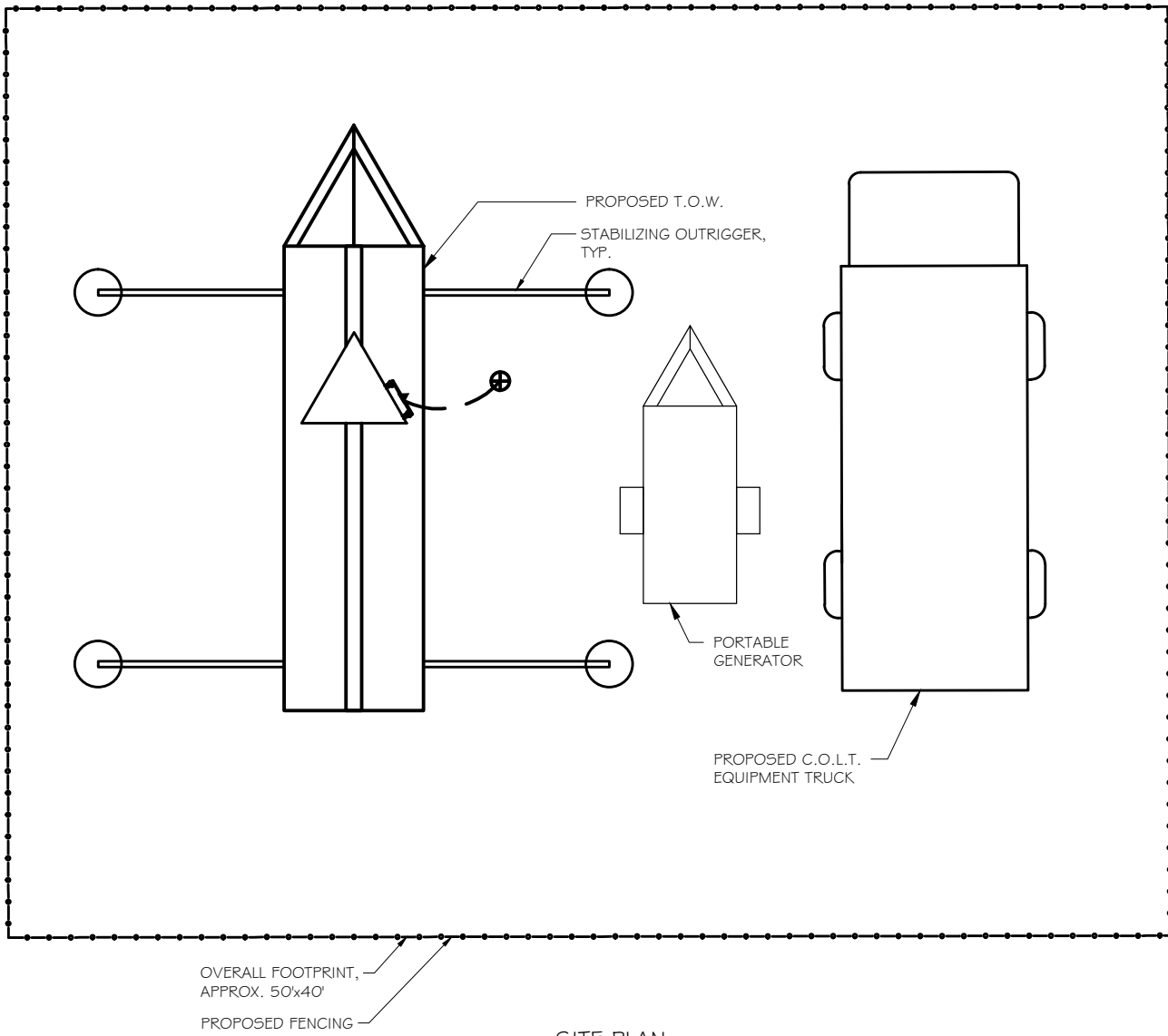
11" x 17" - 1" = 100'
22" x 34" - 1" = 50'

PROJECT NUMBER	28661
SHEET NUMBER	A-2

OVERALL SITE PLAN

SCALE: 1" = 100'

1



SITE PLAN

SCALE: 1" = 7.5'



PROPOSED COLT LOCATION

20' WIDE ACCESS &
UTILITY EASEMENT

EXISTING 4" UNDERGROUND
ELECTRICAL CONDUIT

EXISTING ELECTRICAL CONNECTION
SOCKET ON BUILDING

EXISTING
BUILDING

EXISTING
TREE



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verizon

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Certification & Seal:

MARK	DATE	DESCRIPTION
ISSUE	FINAL	DATE ISSUED 02/07/2017

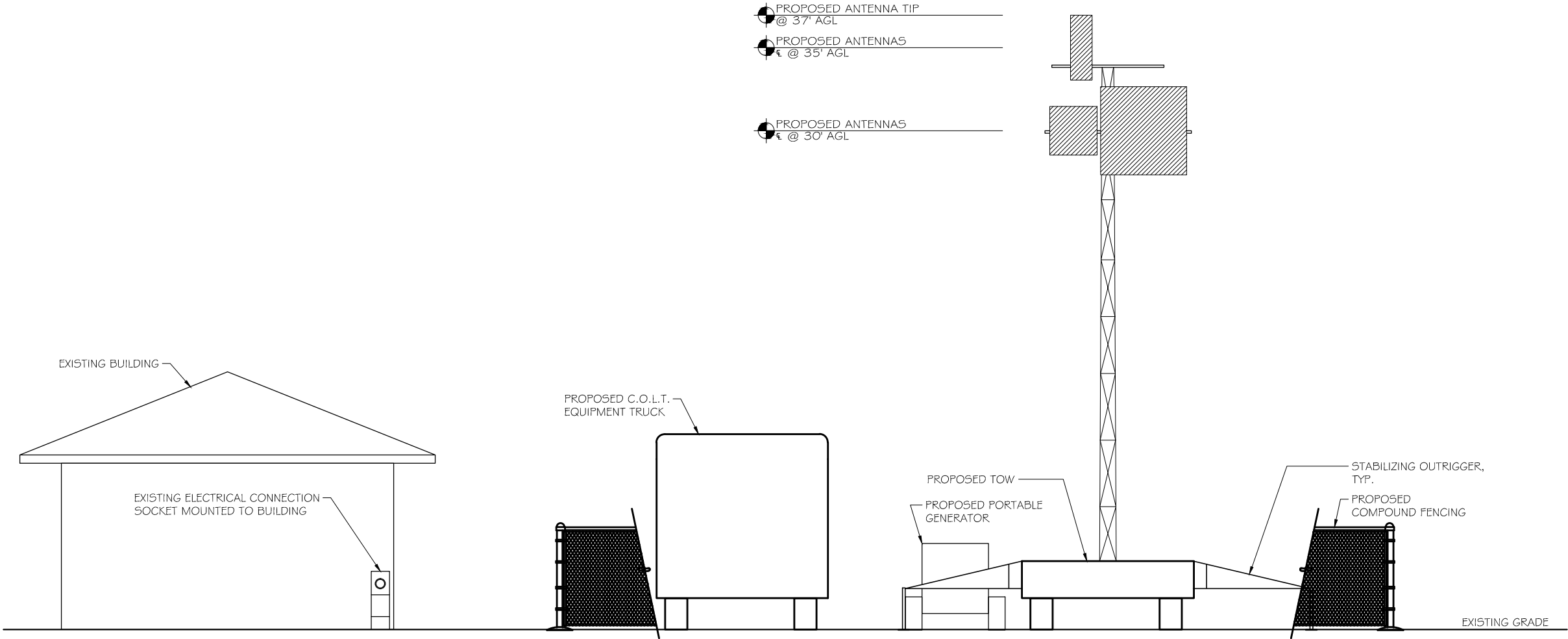
PROJECT TITLE:
COUNTRY THUNDER

PROJECT INFORMATION:
11514 RICHMOND RD.
TWIN LAKES, WI 53181

SHEET TITLE:

SITE PLAN	
0 3.75' 7.5' 15'	
1 1/2" x 17"	- 1" = 7.5'
22" x 34"	- 1" = 3.75'
PROJECT NUMBER	28661
SHEET NUMBER	A-3

PRIOR TO INSTALLATION OF THE PROPOSED EQUIPMENT AND PROPOSED STRUCTURE, A STRUCTURAL ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL PROPOSED ANTENNAS, COAX CABLES, AND OTHER APPURTENANCES.



COLT ELEVATION
SCALE: 1" = 7.5'



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SCHAUMBURG, IL 60173

Certification & Seal:

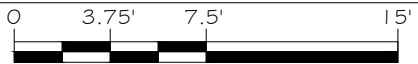
MARK	DATE	DESCRIPTION
ISSUE	FINAL	DATE ISSUED 02/07/2017
PHASE		
PROJECT TITLE:		

COUNTRY THUNDER

PROJECT INFORMATION:
11514 RICHMOND RD.
TWIN LAKES, WI 53181

SHEET TITLE:

COLT ELEVATION



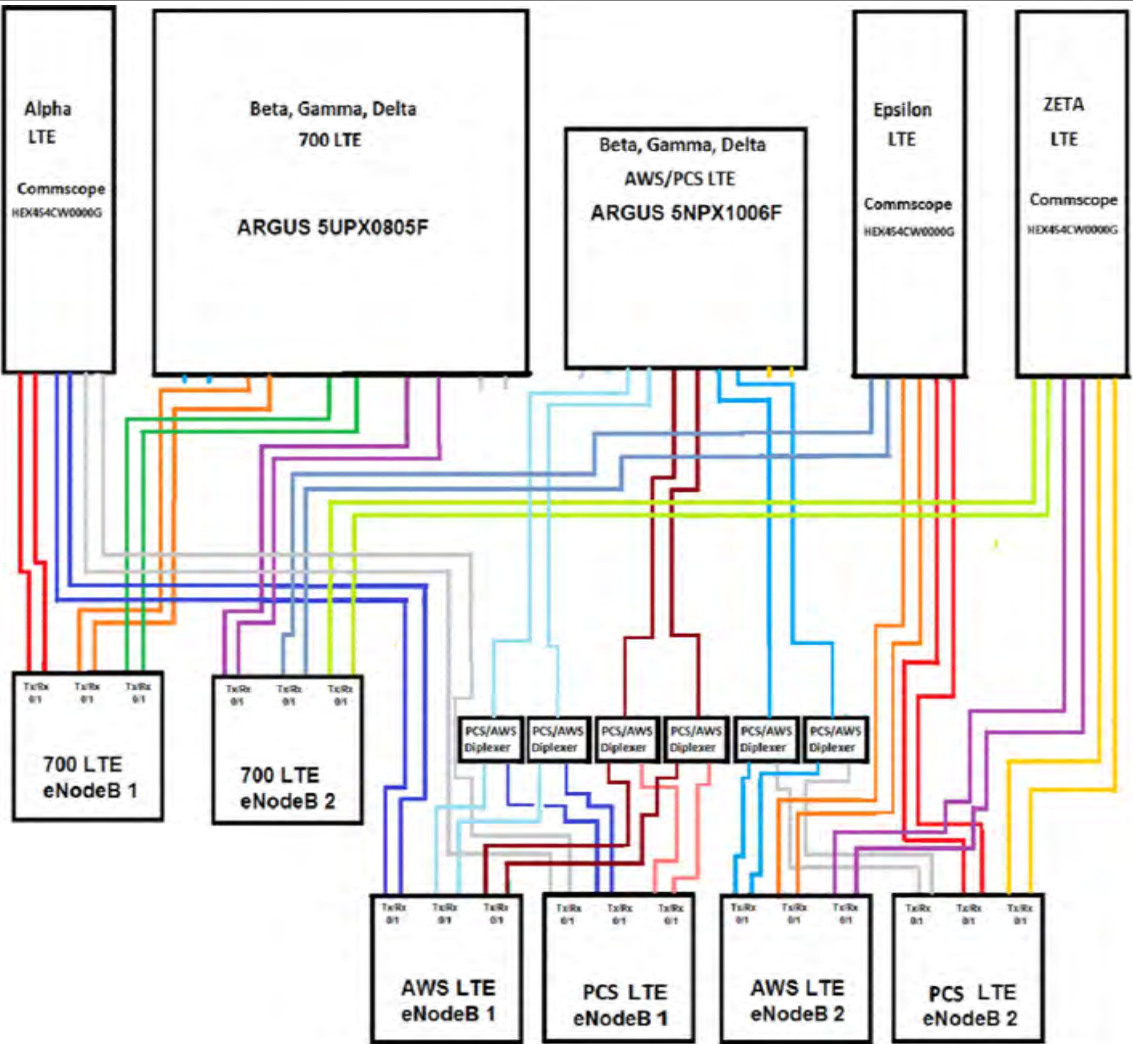
11" x 17" - 1" = 7.5'
22" x 34" - 1" = 3.75'

PROJECT NUMBER 2866 I
SHEET NUMBER A-4

EQUIPMENT CHANGE REQUEST FORM- ECR															
Cell Name		Country Thunder		RF Engineer				Cell ID		209881/209882					
Location Number		315018		Tim Baker				Address		2299 Richmond Rd					
Date of Request		1/31/2017		Market				City/State/Zip		Twin Lakes, WI					
LTE PROPOSED CONFIGURATION															
Antenna				Antenna				Variable Tilt	Mechanical Tilt						
Sector	Pos	Port	RF Path	Antenna Manufacturer	Antenna Model	Centerline	Azimuth								
Alpha	A1	L1 (-45)	LTE C - RxTx0-eNB1	Amphenol	HEX454CW0000G	35	350	5		Add- Install					
		L2 (+45)	LTE C - RxTx1-eNB1					3							
		H1 (-45)	AWS - RxTx0												
		H2 (+45)	AWS - RxTx1												
	A2	H3 (-45)	PCS LTE - RxTx0	3											
		H4 (+45)	PCS LTE - RxTx1												
		L1 (-45)	Unused at this time												
		L2 (+45)	Unused at this time												
700 Beta/Gamma/Delta	P1	H1 (-45)	Unused at this time								M40 deg Port				
		H2 (+45)	Unused at this time												
		H3 (-45)	Unused at this time												
		H4 (+45)	Unused at this time												
	P2	L1 (-45)	LTE C - RxTx0-eNB1	Andrew/Argus	5UPX0805F	30	110	6		Add- Install	M20 deg Port				
		L2 (+45)	LTE C - RxTx1-eNB1					6							
		H1 (-45)	Unused at this time					6							
		H2 (+45)	Unused at this time					6							
	P3	H3 (-45)	Unused at this time					6	0	Add- Install	0deg Port				
		H4 (+45)	Unused at this time					6							
		L1 (-45)	LTE C - RxTx0-eNB1		Andrew/Argus	5UPX0805F	30	110							
		L2 (+45)	LTE C - RxTx1-eNB1					6							
	P4	H1 (-45)	Unused at this time					6	0	Add- Install	P20deg Port				
		H2 (+45)	Unused at this time					6							
		H3 (-45)	Unused at this time					6							
		H4 (+45)	Unused at this time					6							
	P5	L1 (-45)	Unused at this time	Andrew/Argus				6	0		P40deg Port				
		L2 (+45)	Unused at this time												
		H1 (-45)	Unused at this time												
		H2 (+45)	Unused at this time												
AWS Beta/Gamma/Delta	P1	H2 (+45)	Unused at this time								M40 deg Port				
		H3 (-45)	Unused at this time												
		H4 (+45)	Unused at this time												
		L1 (-45)	Unused at this time												
	P2	L2 (+45)	Unused at this time	Andrew/Argus	5NPX1006F PA	30	110	6	0	Add- Install	M20 deg Port				
		H1 (-45)	AWS - RxTx0					6							
		H2 (+45)	AWS - RxTx1					6							
		H3 (-45)	PCS LTE - RxTx0					6							
	P3	H4 (+45)	PCS LTE - RxTx1					Andrew/Argus	5NPX1006F PA	30	110	6	0	Add- Install	0deg Port
		L1 (-45)	Unused at this time									6			
		L2 (+45)	Unused at this time	6											
		H1 (-45)	AWS - RxTx0	6											
	P4	H2 (+45)	AWS - RxTx1	Andrew/Argus	5NPX1006F PA	30	110					6	0	Add- Install	P20deg Port
		H3 (-45)	PCS LTE - RxTx0									6			
		H4 (+45)	PCS LTE - RxTx1					6							
		L1 (-45)	Unused at this time												
P5	L2 (+45)	Unused at this time									6			P40deg Port	
	H1 (-45)	Unused at this time													
	H2 (+45)	Unused at this time													
	H3 (-45)	Unused at this time													
Epsilon	G1	L1 (-45)	LTE C - RxTx0-eNB1	Amphenol	HEX454CW0000G	35	190	5		Add- Install					
		L2 (+45)	LTE C - RxTx1-eNB1					3							
		H1 (-45)	AWS - RxTx0												
		H2 (+45)	AWS - RxTx1												
	G2	H3 (-45)	PCS LTE - RxTx0	3											
		H4 (+45)	PCS LTE - RxTx1												
		L1 (-45)	Unused at this time												
		L2 (+45)	Unused at this time												
Zeta	G1	H1 (-45)	Unused at this time	Amphenol	HEX454CW0000G	35	270	5		Add- Install					
		L2 (+45)	LTE C - RxTx1-eNB1					3							
		H2 (+45)	AWS - RxTx0												
		H3 (-45)	AWS - RxTx1												
	G2	H4 (+45)	PCS LTE - RxTx1	3											
		L1 (-45)	Unused at this time												
		L2 (+45)	Unused at this time												
		H1 (-45)	Unused at this time												

ANTENNA LAYOUT

SCALE:



ANTENNA LAYOUT

SCALE:



Proposed					
Passive Components	Location	Manufacturer	Component Model	Count	Action
	Top (Platform)				
	Top (Platform)				
	Top (Platform)				
	Top (Platform)				
	Top (Platform)				
	Top (Platform)				
	Top (Platform)				
	Bottom (Shelter)	Commscope	GBC-1921DF	6	Install
	Bottom (Shelter)				
Coax	Sector	Coax Manufacturer	Type	Size	Count
	Alpha	ANDREW		1/2	6
	Beta, Gamma, Delta	ANDREW		1/2	6
	Epsilon	ANDREW		1/2	6
	Zeta	Andrew		1/2	6
COMMENTS					

PROPOSED COMBINERS

SCALE:



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SCHAUMBURG, IL 60173

Certification & Seal:

MARK	DATE	DESCRIPTION
ISSUE PHASE	FINAL	DATE ISSUED 02/07/2017
PROJECT TITLE:		

COUNTRY THUNDER

PROJECT INFORMATION:
11514 RICHMOND RD.
TWIN LAKES, WI 53181

SHEET TITLE:

ANTENNA LAYOUT

SCALE: NONE

PROJECT NUMBER	28661
SHEET NUMBER	A-5



Via: USPS Priority Mail

February 9, 2017

Mr. Ben Fiebelkorn
Senior Land Use Planner
Kenosha County Department of Planning and Development
19600 75th Street, Suite 185-3
Bristol, WI 53104

Re: Temporary Use Permit Application / Temporary Mobile Service Facility and Support Structure / Country Thunder Music Festival-11514 Richmond Road, Twin Lakes, WI 53181. Parcel ID # 60-4-119-304-0405

Mr. Fiebelkorn:

On behalf of our client Verizon Wireless, enclosed please find a completed and signed Kenosha County Temporary Use Application form package including a copy of the project site plan and elevation drawings. Please accept this as the "Business Write-Up" requirement of the application.

As denoted in the application form, below please find the applicant contact information:

Applicant(s):

Verizon Wireless
Adam Stavros
Real Estate/Regulatory
1515 Woodfield Road
Schaumburg, IL 60173
Phone: (847) 309-0264

Contact Individual:

Eric Lennington
Ton 80 Realty Services, Inc.
P.O. Box 578790
Chicago, IL 60657
Phone: (630) 441-0521

Project Description

As it does every year, Verizon Wireless is proposing to deploy a Cell on Light Truck ("COLT"), Tower on Wheels ("TOW"), and portable generator to the Country Thunder Music Festival to meet the extensive increase in the local network demand created by the large concentration of visitors to the event and venue.

As the plans depict, the Verizon Wireless COLT, TOW, and ancillary equipment are both portable and temporary, and would be deployed to the site without the need for excavation for subterranean foundations, or any other substantial ground disturbance which could result in a permanent alteration or damage to the underlying property. They would be stationed in the same location as years past, with same equipment configuration and height (+/-40 AGL) for the temporary tower mast.

Verizon Wireless anticipates that its equipment will occupy the site between July 5, 2017 and August 7, 2017. Excluding the Verizon Wireless technicians whom will set up the temporary equipment, and visit the site as needed to monitor its operations and security while the equipment is operational, these are



unmanned facilities which will run continuously throughout the event. Upon the conclusion of the music festival, Verizon Wireless expects to remove the facilities within two (2) weeks from the property.

I believe that the enclosed information satisfies the Kenosha County Temporary Use Permit application requirements, and I will be looking forward to the public hearing on this request. Of course, I will be in attendance to answer any questions that the Zoning Board of Adjustments or public may have of the proposed use of the site.

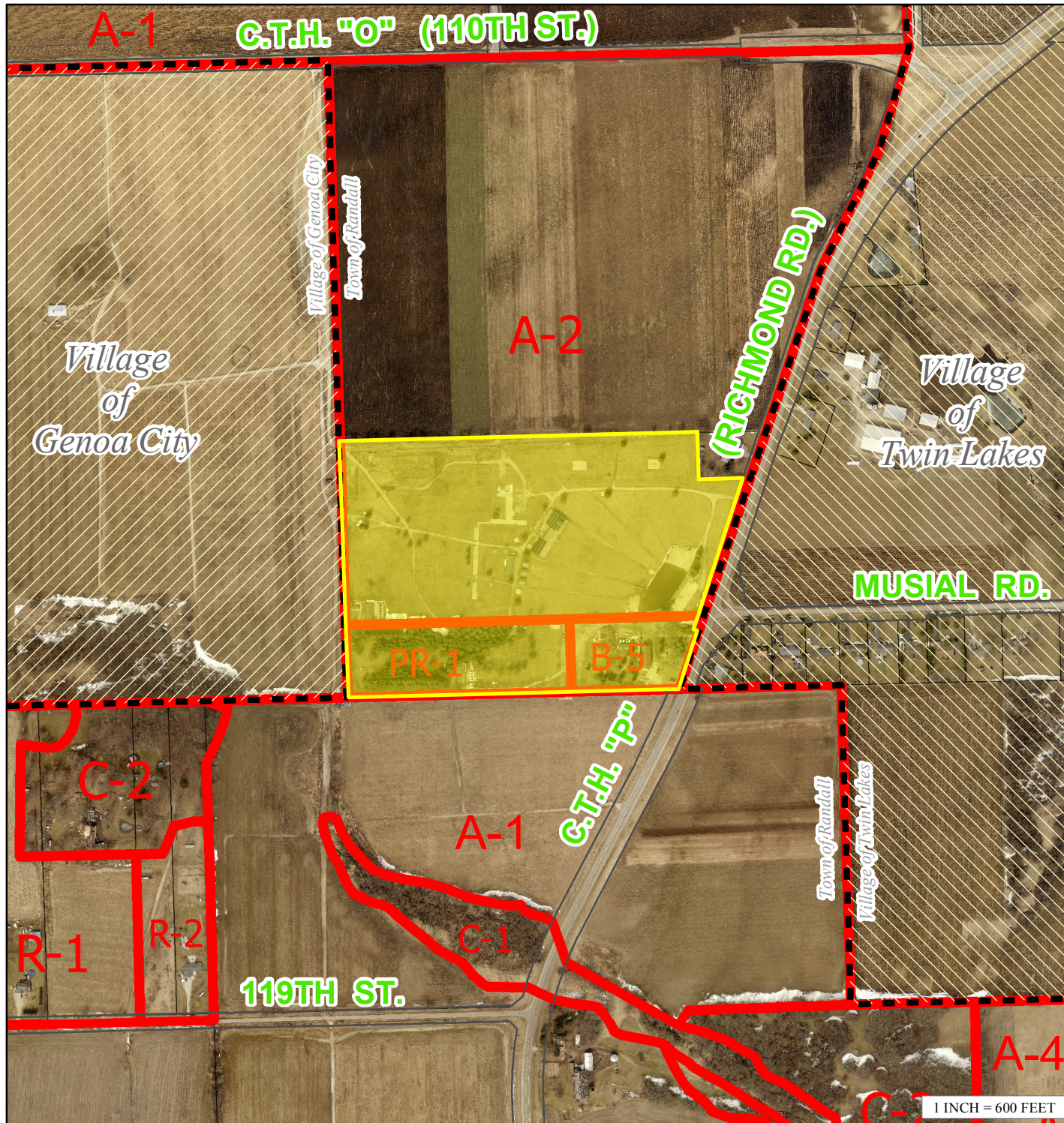
If you should you have any additional information needs or questions regarding the application, please contact me directly at (630) 441-05321.

Sincerely,

Eric Lennington

Eric Lennington
Ton 80 Realty Services, Inc.,
on behalf of Verizon Wireless

Enclosures as described



TEMPORARY USE SITE MAP

PETITIONER(S):

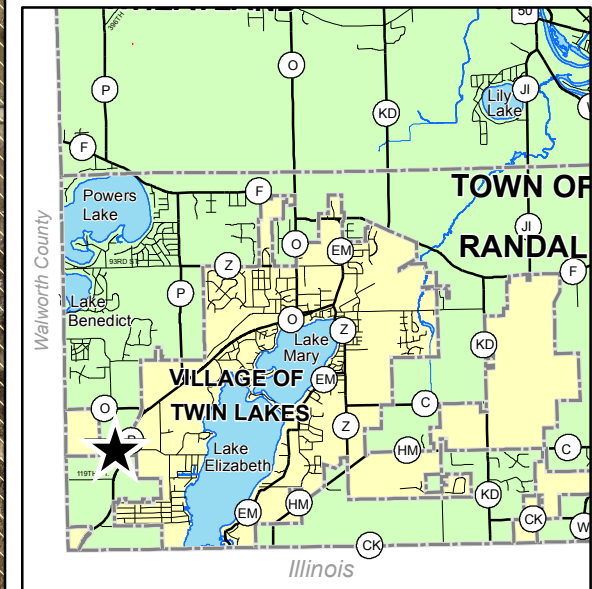
Irving One LLC (Owner),
Eric Lennington, Ton 80
Realty Services, Inc. (Agent)

LOCATION: SE 1/4 of Section 30,
Town of Randall

TAX PARCEL(S): #60-4-119-304-0405

REQUEST:

Requesting approval of a temporary use (Section VII. B. 12.36-5(a)5: which states that all temporary uses require the Board of Adjustments to hear and grant an application in any district) to deploy a Cell on Light Truck (COLT), Tower on Wheels (TOW) and Portable Generator in the A-2 General Agricultural District.



1 INCH = 600 FEET

April20IrvingOneTempUseBOA.mxd



COUNTY OF KENOSHA

January 2013

Department of Public Works & Development Services

TEMPORARY USE APPLICATION

RECEIVED

FEB 10 2017

Kenosha County
Planning and Development

Owner: Clem Stein III

Mailing Address: 5700 312th Avenue

Salem WI 53168

Phone Number(s): 312-371-1155

To the Kenosha County Board of Adjustment:

The Kenosha County Board of Adjustments is required to hear and grant temporary uses by the language set forth in section 12.36-5(a)5 of the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance. The owner or assigned agent seeks approval of a temporary use permit.

Parcel Number: 95-4-219-364-0107 Zoning District: A-2

Property Address: 5700 312th Avenue Shoreland: No

Subdivision: CSM 2743 Lot(s): 2 Block: -

Current Use: Single-Family Residence & Two Outbuildings

REQUIRED BY ORDINANCE

Section: VII. B. 12.36-5(a)5 -

Commercial Event Barn

Temporary Use being requested:

(Note: petitioner must attach a separate site plan drawing showing the layout of the intended use (stand(s), trailer(s), tent(s), container(s), signage, building(s), etc...) along with a business write-up describing dates of operation, hours of operation, parking, sanitation, employment, safety etc...)

TEMPORARY USE APPLICATION

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The burden will be on you as property owner to provide information upon which the board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. You or your agent must convince the Board to make a ruling in your favor. The board must make its decision based only on the evidence submitted to it at the time of the hearing. The Board will not act on your request unless you or your agent is present.

(1) What would be the effect on this property, the community or neighborhood and the public interest if the temporary use was granted? How can these impacts be mitigated.

These interests are listed as objectives in the purpose statement of an ordinance and may include: drainage, visual impact, parking and fire safety and building code requirements.

See attached write-up.

The undersigned hereby attests that the above stated information is true and accurate and further gives permission to Planning & Development staff and Board of Adjustment members to view the premises, in relation to the temporary use request made herein, during reasonable daylight hours.

Owner's Signature: 

Agent: _____ Signature: _____

Agents Address: _____

Phone Number(s): _____

Temporary Use Permit
For Stein Farms 11-22-16

Stein Farms is a family farm located in Wheatland, WI. on highway NN & Highway K. Stein Farms has been operating since 1973 as a tree nursery, and owned and operated by Clem Stein. The 2 buildings located on the farm are known as the "barn" and the "lodge". The barn is a 2500 sqft. steel wall and ceiling with a concrete floor. In the past the lodge was a tavern called the "Pit Tavern" and was built back in the early 60's and was in operation for 4 years from 1964 - 1969. This building is 2280 sqft and has 2 bathrooms (womens and mens) with 2 stalls & sink in both. The lodge has kitchen, walk-in cooler, stage, bar & fireplace. We have been using this space since 1980 for many events including weddings, fundraisers, graduation parties, family reunions, etc... The lodge has an existing parking lot with area lighting.

Zoning: The farm is zoned A-2

Operating hours: General business hours - 9:00 a.m. - 8:00 p.m. Event hours and different for each event, but are generally between 9:00 a.m. & 11:30 p.m.

Sanitation: The lodge bathroom toilets lead to leach field that is located 50 feet from the building. Hand sanitizers are available in the bathrooms and well water is and equipped with iron filter. Beer lines are cleaned between events and a schedule is available upon request.

Employees: Depending on the size of the event, we normally have 3 - 5 part-time employees.

Parking Lot: The parking lot is located on the north side of the lodge. See site plan for exact location & area light location.

Traffic: Traffic will arrive from highway K and highway NN

Buildings: Lodge is 2280 sqft. cinder block structure and the barn is 2500 sqft steel ceiling & wall with concrete floor.

Signage: Stein Farms sign is located on the corner of highway K & highway NN, located on the north-west corner, and has been in place since 1980.

Outdoor Lighting: The lodge and barn have lighting on south and east side, and in between lodge and barn. The parking lot also has area lighting.

Trash Removal: A dumpster is located remote area from the event and is emptied when necessary.

Noise: The event space is located in the country and buildings do not face any homes so noise does not affect neighboring homes.

Public Safety: First aid kits and fire extinguishers are available on premise. Adequate insurance is in place and is through State Farm.

Public Services: Public services will not be needed except for emergencies.

PLAT OF SURVEY

- OF -

* LOT LINE ADJUSTMENT BETWEEN *

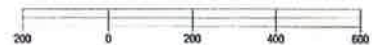
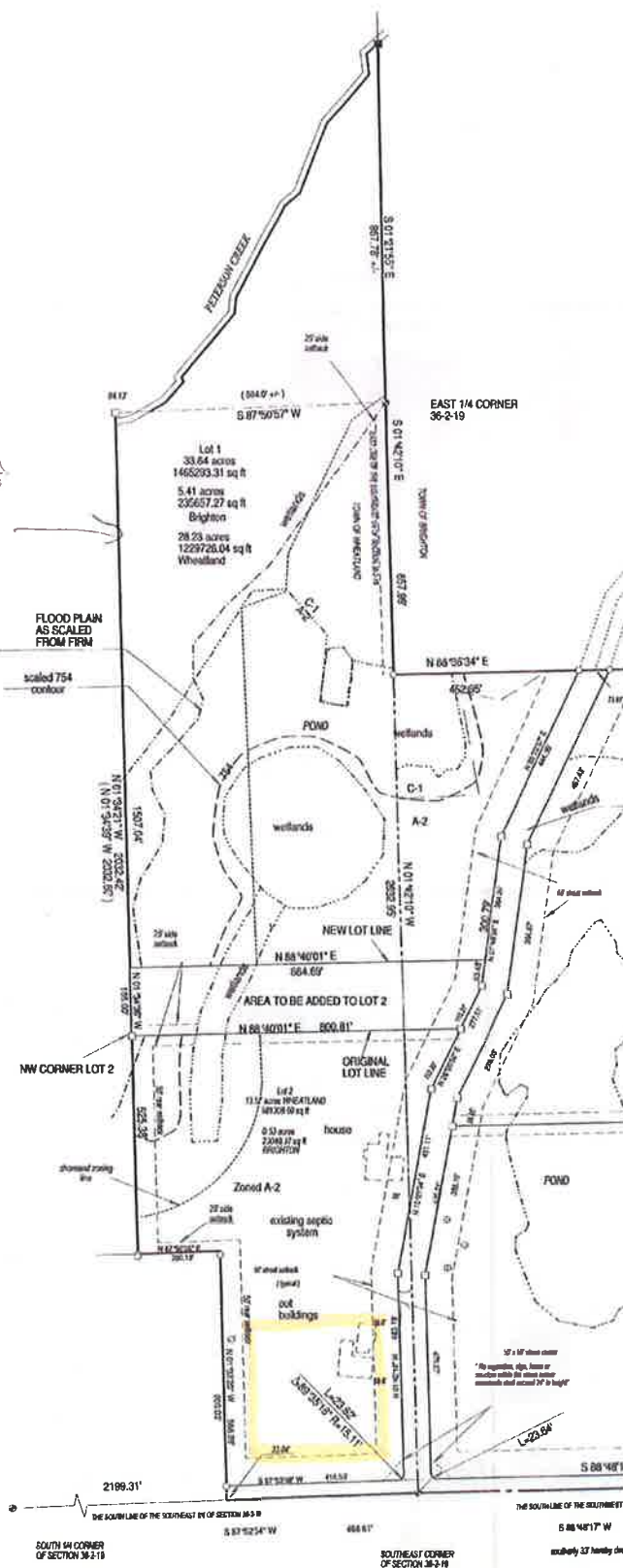
LOTS 1 AND 2 OF KENOSHA COUNTY CERTIFIED SURVEY MAP No. 2437, BEING PART OF THE SE 1/4 OF THE NE 1/4 AND PART OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWN 2 NORTH, RANGE 19 EAST, TOWN OF WHEATLAND AND PART OF THE SW 1/4 AND NW 1/4 OF OF THE SW 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 20 EAST, TOWN OF BRIGHTON, ALL IN KENOSHA COUNTY, WISCONSIN.

Description of area to be removed from lot 1 and added to lot 2.

Commencing at the northwest corner of lot 2 of said certified survey map 2437, said point being the POINT OF BEGINNING; thence N01°34'38"W, along the west line of lot 1 of said certified survey a distance of 165.00 feet; thence S88°40'01"E, a distance of 664.88 feet, to the west line of C.T.H. "N"; thence S07°46'52"W, along said west line a distance of 63.45 feet; thence S28°05'52"W, along said west line a distance of 115.31 feet; thence S88°40'01"W, a distance of 800.61 feet to the POINT OF BEGINNING; said described tract containing 3.2 Acres, more or less.

0.67 ACRES BRIGHTON
3.13 ACRES WHEATLAND

NW
29.94



BASIS OF BEARING OF THIS PLAT: THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE, GRID NORTH, NAD 83, WISCONSIN.



JEFFREY L. KAMPS S. 2438
Wisconsin Registered Land Surveyor
(original if signed in red)

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

SCALE 1" = 200'

JOB # 15-160b

TAX ID #

COUNTY TRUNK HIGHWAY "K"

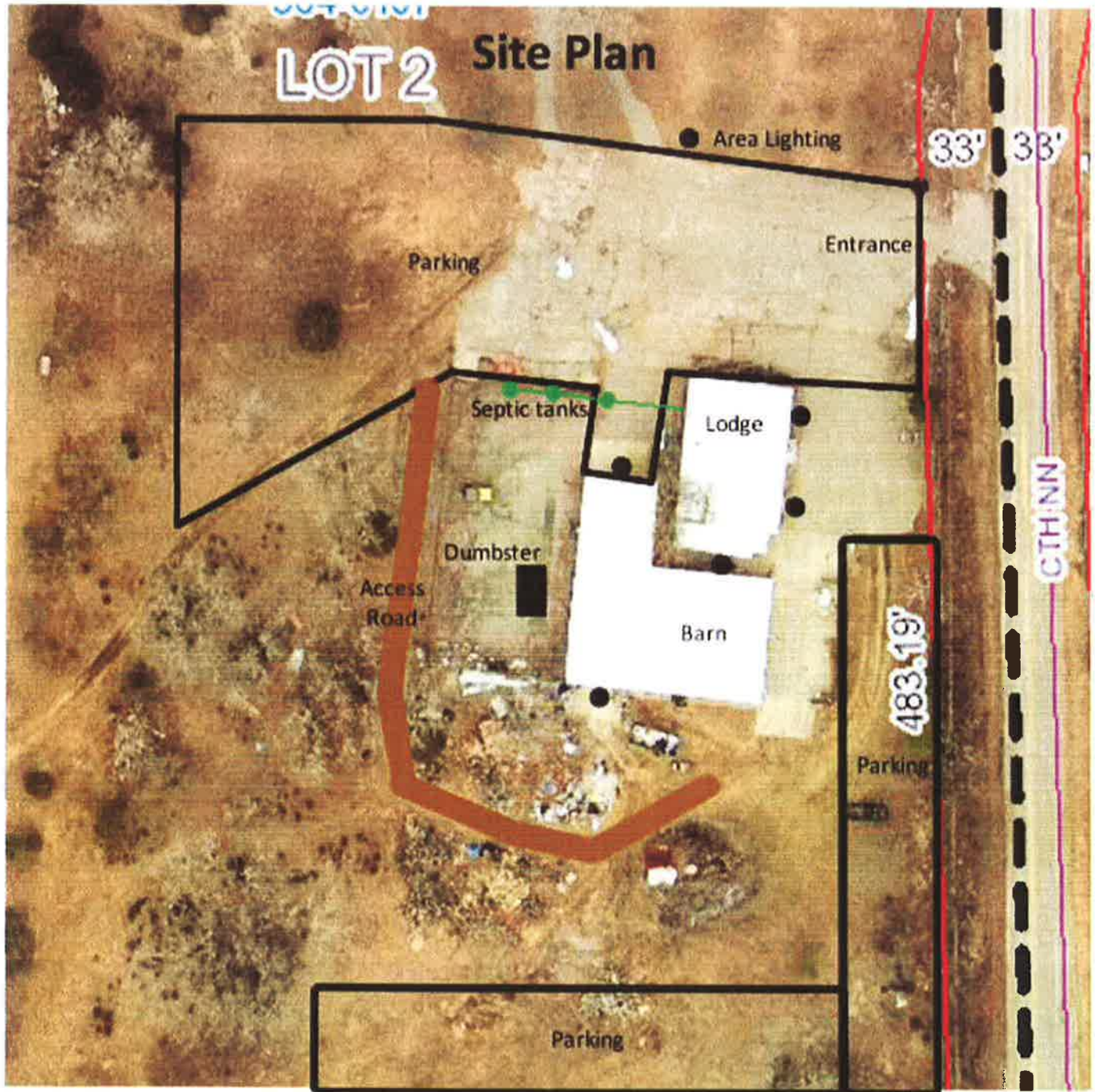
"I hereby certify that I have surveyed the above described property and that the above map, to the best of my knowledge and belief, is a true representation thereof and shows the size and location of all visible structures, apparent easements and encroachments, if any."
This survey is made for the present owners of the property, and those who purchase, mortgage, or guarantee the title hereon, within one year from the date hereof.

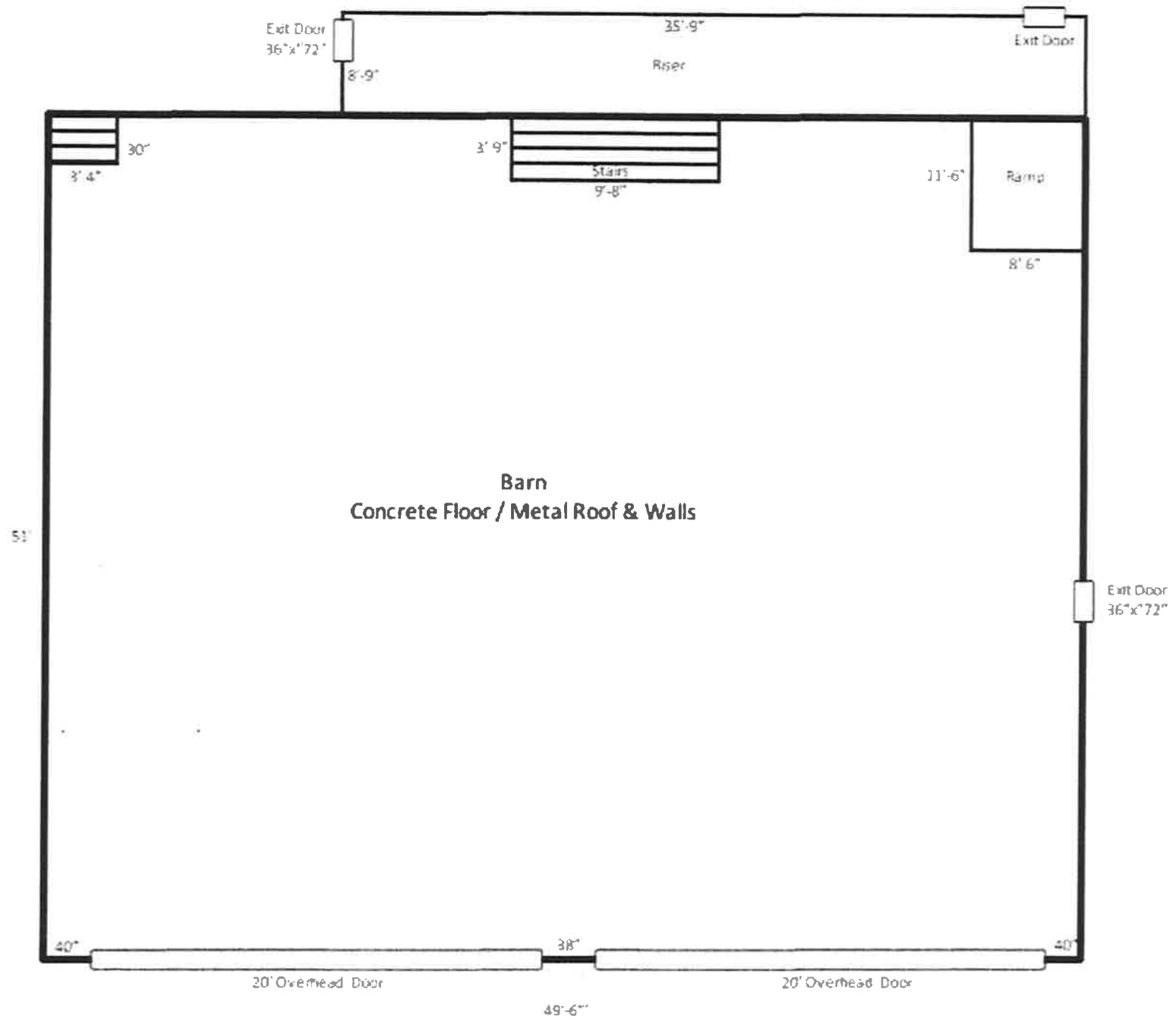
DATED THIS 14th day of June, 2015.

ES Soil Test
- Chris Johnston

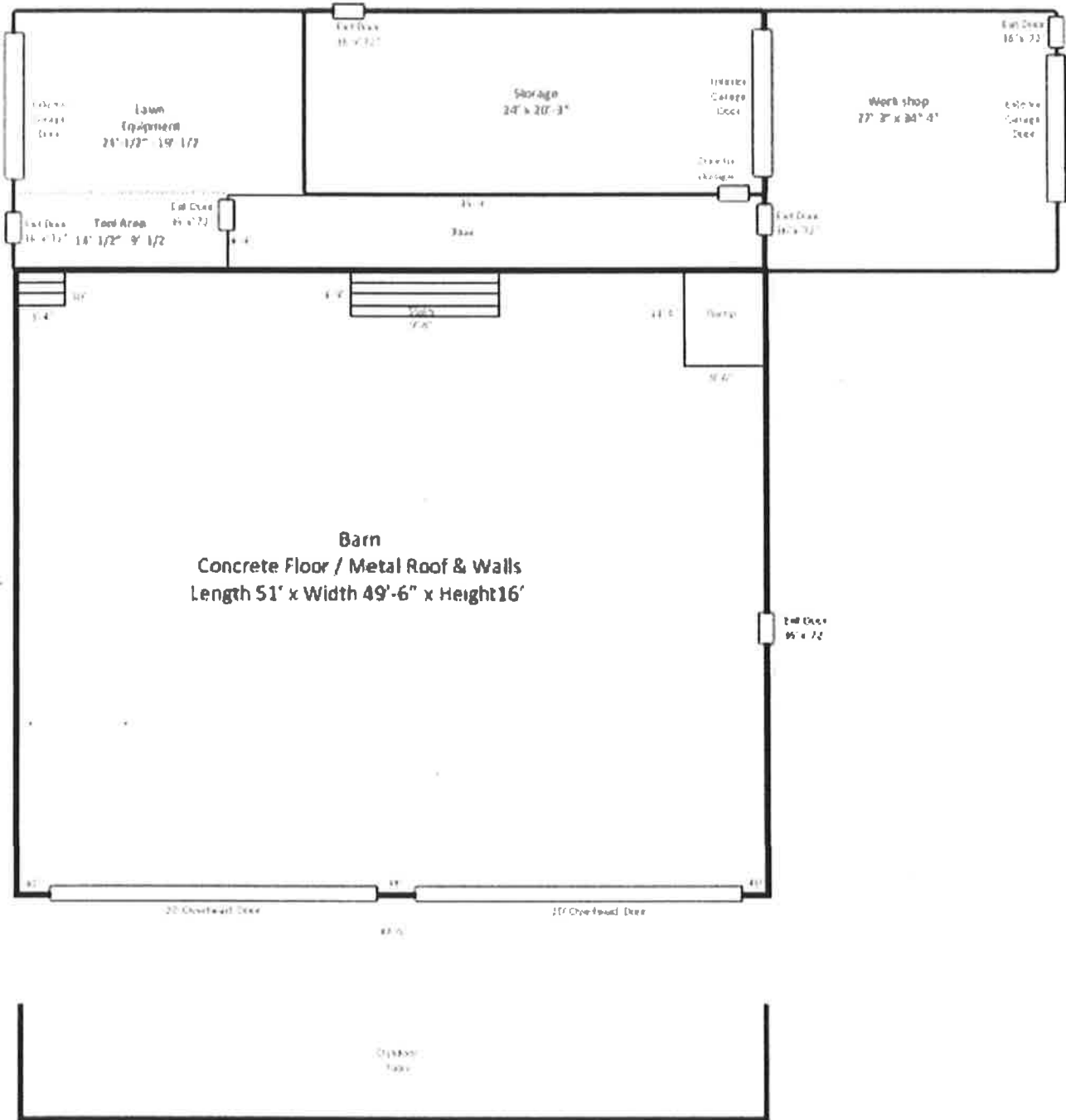
LOT 2

Site Plan

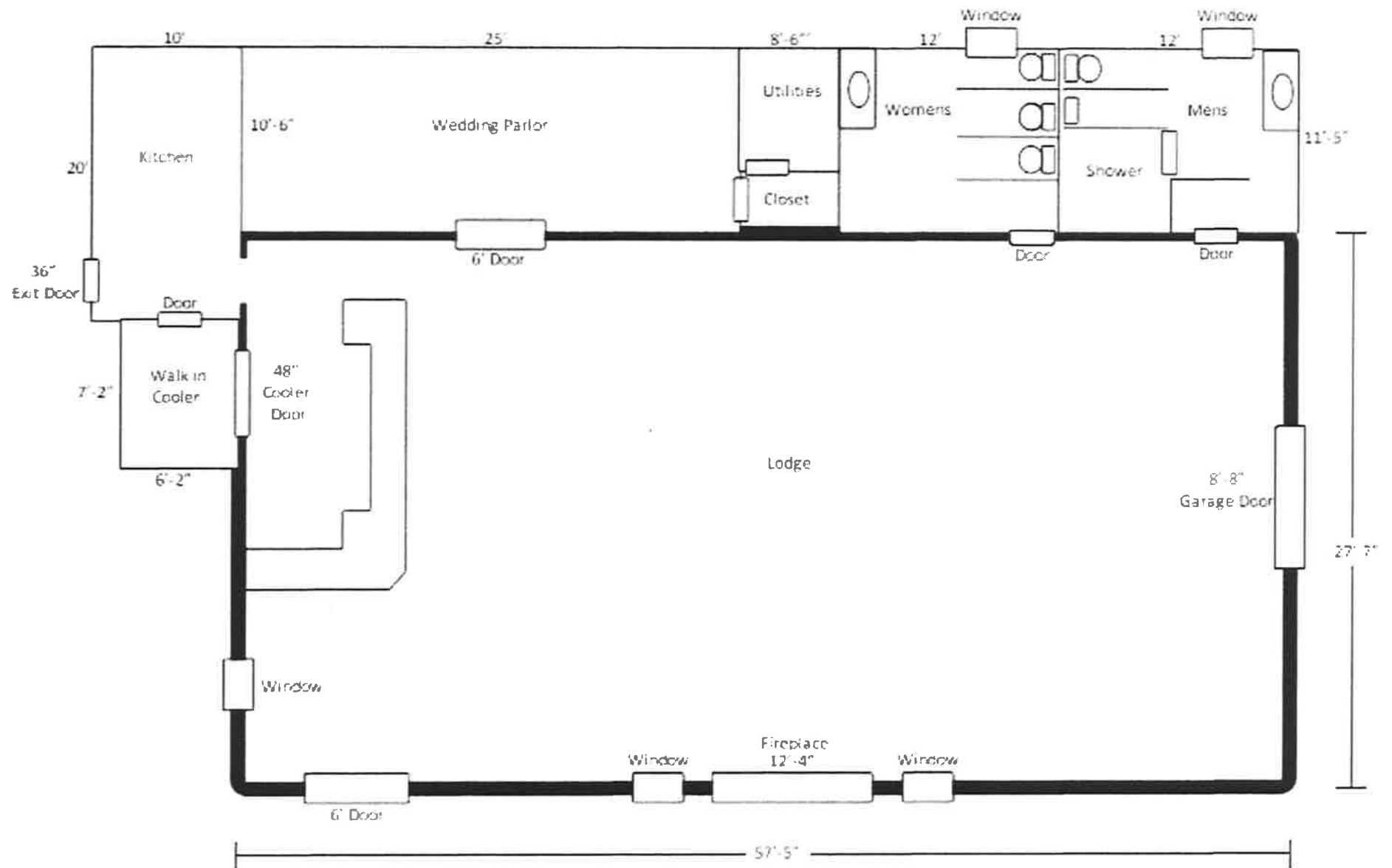


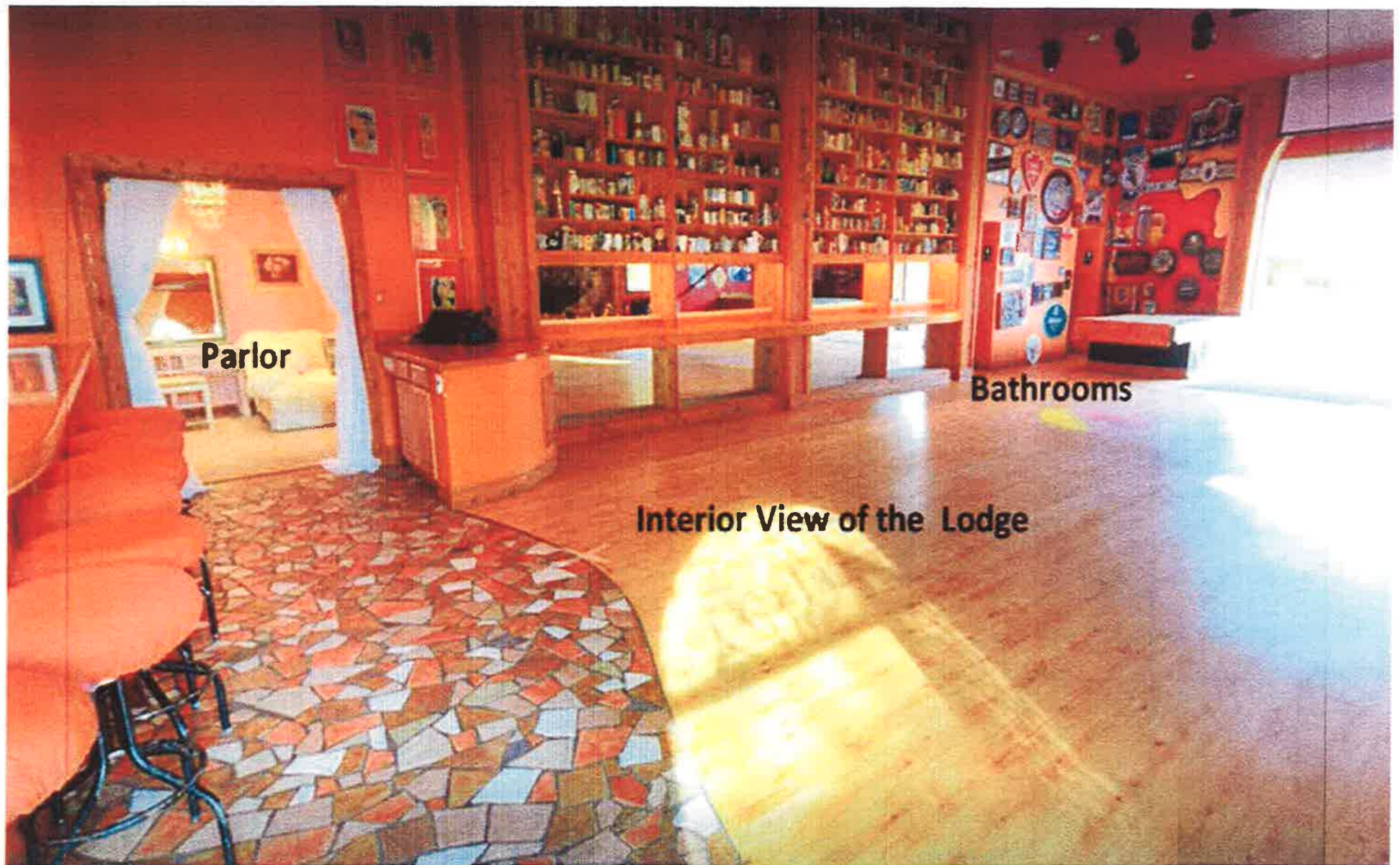


Barn



Lodge





Parlor

Bathrooms

Interior View of the Lodge





Interior view of Barn

BOARD OF ADJUSTMENTS SCHEDULE FOR 2017 PUBLIC HEARINGS

*Third Thursday of each month at 6:00 p.m.
Kenosha County Center, 19600 75th Street, Bristol, Wisconsin
Conference Room A (unless published otherwise)*

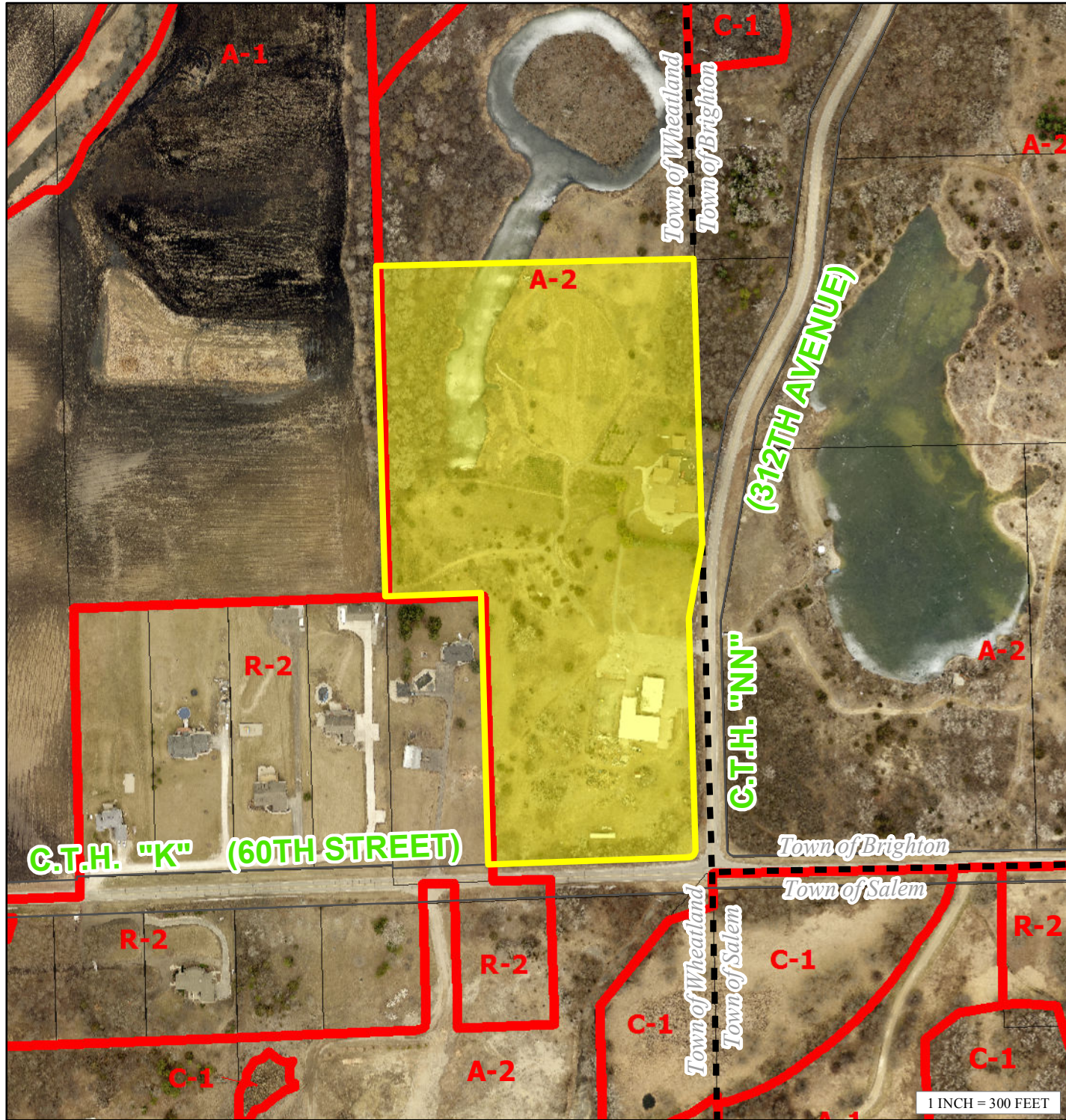
*This schedule includes all areas under general zoning regulations in the following townships:
BRIGHTON, PARIS, RANDALL, SALEM, SOMERS, WHEATLAND*

HEARING DATES

<u>JANUARY 19</u>	Filing Date: December 19 Published: Jan. 6 & Jan. 11	<u>JULY 20</u>	Filing Date: June 20 Published: July 7 & July 12
<u>FEBRUARY 16</u>	Filing Date: January 16 Published: Feb. 3 & Feb. 8	<u>AUGUST 17</u>	Filing Date: July 17 Published: Aug. 4 & Aug. 9
<u>MARCH 16</u>	Filing Date: February 16 Published: March 3 & March 8	<u>SEPTEMBER 21</u>	Filing Date: August 21 Published: Sept. 8 & Sept. 13
<u>APRIL 20</u>	Filing Date: March 20 Published: April 7 & April 12	<u>OCTOBER 19</u>	Filing Date: September 19 Published: Oct. 6 & Oct. 11
<u>MAY 18</u>	Filing Date: April 18 Published: May 5 & May 10	<u>NOVEMBER 16</u>	Filing Date: October 16 Published: Nov. 3 & Nov. 8
<u>JUNE 15</u>	Filing Date: May 15 Published: June 2 & June 7	<u>DECEMBER 14</u>	Filing Date: November 14 Published: Dec. 1 & Dec. 6

CHAPTER 12, KENOSHA COUNTY GENERAL ZONING AND SHORELAND/FLOODPLAIN ZONING ORDINANCE STATES:

12.06-4 LEGAL NOTICE REQUIREMENTS AND TIME LIMITS: Any petition or other matter requiring the publication of a legal notice must be submitted at least one month prior to the requested hearing date as scheduled by the Planning, Development & Extension Education Committee or Board of Adjustments. For purposes on this section, "one month prior to the requested hearing date" shall be defined to mean not later than 4:30 p.m. on the same calendar date of the month preceding the scheduled hearing, or the last day county offices are open prior to the aforementioned deadline. For purposes of the Open Meetings Law, the Director of the Department of Planning and Development shall be delegated the responsibility of informing the County Clerk of both scheduled open and closed meetings so that proper notices may be given.



TEMPORARY USE SITE MAP

PETITIONER(S):

Clem Stein III (Owner)

LOCATION: SE 1/4 of Section 36,
Town of Wheatland

TAX PARCEL(S): #95-4-219-364-0107

REQUEST:

Requesting approval of a temporary use (Section VII.B.12.36-5(a)(5): which states that all temporary uses require the Board of Adjustments to hear and grant an application in any district) to temporarily allow the operation of a commercial event barn in the A-2 General Agricultural District.

