



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

NOTE: UNDER THE KENOSHA COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS. NOTICE OF SUCH MOTIONS TO RECONSIDER OR RESCIND AT FUTURE MEETINGS SHALL BE GIVEN IN ACCORDANCE WITH SECTION 2 C OF THE COUNTY BOARD RULES. FURTHERMORE, ANY MATTER DEEMED BY A MAJORITY OF THE BOARD TO BE GERMANE TO AN AGENDA ITEM MAY BE DISCUSSED AND ACTED UPON DURING THE COURSE OF THIS MEETING AND ANY NEW MATTER NOT GERMANE TO AN AGENDA ITEM MAY BE REFERRED TO THE PROPER COMMITTEE. ANY PERSON WHO DESIRES THE PRIVILEGE OF THE FLOOR PRIOR TO AN AGENDA ITEM BEING DISCUSSED SHOULD REQUEST A COUNTY BOARD SUPERVISOR TO CALL SUCH REQUEST TO THE ATTENTION OF THE BOARD CHAIRMAN

Notice is hereby given that a meeting will be held by the Kenosha County Planning, Development & Extension Education Committee on **Wednesday, June 14, 2017 at 6:00 p.m. in Conference Room B followed by a public hearing at 7:00 p.m. in the Public Hearing Room** at the Kenosha County Center, 19600 75th Street, Bristol, Wisconsin on the following requests:

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

1. **CERTIFICATION OF COMPLIANCE WITH WISCONSIN OPEN MEETINGS LAW**
2. **FEATURE PROGRAM: "COOKING MATTERS AT THE STORE" AND AN OVERVIEW OF K-HIP"**
3. **DISCUSSION YOUTH IN GOVERNANCE POLICY RECOMMENDATIONS**
4. **NEXT GENERATION COOPERATIVE EXTENSION REORGANIZATION UPDATE**
5. **UW-EXTENSION EDUCATOR/PROGRAM UPDATES**

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

6. **BRIGHTONWOODS ORCHARD INC. (OWNER), WILLIAM H. STONE (AGENT) - COMPREHENSIVE PLAN AMENDMENT - BRIGHTON**

Brightonwoods Orchard Inc., 1072 288<sup>th</sup> Ave., Burlington, WI 53105 (Owner), William H. Stone, 1072 288<sup>th</sup> Ave., Burlington, WI 53105 (Agent), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection", "PEC" & "SEC" to "Farmland Protection", "General Agricultural & Open Land", "PEC" & "SEC" on Tax Parcel #30-4-220-083-0301 located in the SW ¼ of Section 8, T2N, R20E, Town of Brighton

Documents:

[0301 - SUBMITTED APP CPA.PDF](#)  
[0301 EXHIBIT MAP CPA.PDF](#)

7. **BRIGHTONWOODS ORCHARD INC. (OWNER), WILLIAM H. STONE (AGENT) - REZONING - BRIGHTON**

**Brightonwoods Orchard Inc.**, 1072 288<sup>th</sup> Ave., Burlington, WI 53105 (Owner), **William H. Stone**, 1072 288<sup>th</sup> Ave., Burlington, WI 53105 (Agent), requesting a **rezoning** from A-1 Agricultural Preservation Dist. & C-2 Upland Resource Conservancy Dist. to A-1 Agricultural Preservation Dist., A-3 Agricultural Related Manufacturing, Warehousing and Marketing Dist. & C-2 Upland Resource Conservancy Dist. on Tax Parcel #30-4-220-083-0301 located in the SW ¼ of Section 8, T2N, R20E, Town of **Brighton**

Documents:

[0301 - SUBMITTED APP REZO.PDF](#)  
[0301 EXHIBIT MAP REZO.PDF](#)

**8. BRIGHTONWOODS ORCHARD INC. (OWNER), WILLIAM H. STONE(AGENT) -  
CONDITIONAL USE PERMIT - TOWN OF BRIGHTON**

**Brightonwoods Orchard Inc.**, 1072 288<sup>th</sup> Ave., Burlington, WI 53105 (Owner), **William H. Stone**, 1072 288<sup>th</sup> Ave., Burlington, WI 53105 (Agent), requesting a **Conditional Use Permit** to allow retail sales in the A-3 Agricultural Related Manufacturing, Warehousing and Marketing Dist. on part of Tax Parcel #30-4-220-083-0301 located in the SW ¼ of Section 8, T2N, R20E, Town of **Brighton**

Documents:

[0301 SUBMITTED APP CUP.PDF](#)  
[0301 EXHIBIT MAP CUP.PDF](#)

**9. KENNETH A. & ELIZABETH A. MOORE (OWNER) - REZONING - BRIGHTON**

**Kenneth A. & Elizabeth A. Moore**, 30010 49<sup>th</sup> Street, Salem, WI 53168 (Owner), requesting a **rezoning** from A-2 General Agricultural Dist., M-3 Mineral Extraction Dist. & C-1 Lowland Resource Conservancy Dist. to R-1 Rural Residential Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #30-4-220-311-0210 located in the NE ¼ of Section 31, T2N, R20E, Town of **Brighton**

Documents:

[0210 - SUBMITTED APPLICATION.PDF](#)  
[0210 EXHIBIT MAP REZO.PDF](#)

**10. CERTIFIED SURVEYS**

**11. APPROVAL OF MINUTES**

**12. CITIZENS COMMENTS**

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

**14. ADJOURNMENT**

**NOTICE TO PETITIONERS**

**The petitioners:** Brightonwoods Orchard Inc. (Owner), William H. Stone (Agent), Kenneth A. and Elizabeth A. Moore (Owners)

**NOTICE TO TOWNS**

The Town of Brighton is asked to be represented at the hearing on June 14, 2017 at 7:00 p.m. at the Kenosha County Center Public Hearing Room, 19600 75th Street, Bristol,

Wisconsin. You are requested to either attend or send in your recommendation to the committee.



January 2013

# COUNTY OF KENOSHA

## Department of Planning and Development

RECEIVED

MAR 17 2017

Kenosha County  
Deputy County Clerk

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

(a) Property Owner's Name:

Brightonwoods Orchard Inc.

x   
Signature

Mailing Address:

1072 288th Avenue


City: Burlington State: WI Zip: 53105

Phone Number: 262-490-1830 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):

Bill Stone

x   
Signature

Mailing Address:

1072 288th Avenue

City: Burlington State: WI Zip: 53105

Phone Number: 1072 288th Avenue E-mail (optional): \_\_\_\_\_

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

"Farmland Protection", "PEC", "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):

"General Agricultural & Open Land", "PEC", "SEC"



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

See attached for description of use

(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, see Conditional Use Permit application.*

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

*Yes, see Conditional Use Permit Application.*

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

*No, use will continue as presently doing.*

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

NA

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

NA

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

*Yes, see Conditional Use Permit application.*

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

*NA*

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:

30-4-220-083-0301

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

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

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

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

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

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

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

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

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

(For other fees see the Fee Schedule)

**KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION**

**IMPORTANT TELEPHONE NUMBERS**

**Kenosha County Center**

Department of Planning & Development  
19600 - 75<sup>th</sup> Street, Post Office Box 520  
Bristol, Wisconsin 53104-0520

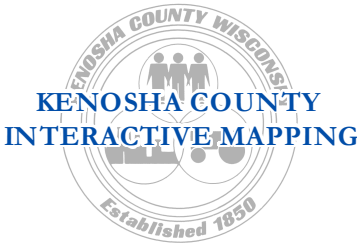
Division of County Development (including Sanitation & Land Conservation) ..... **857-1895**  
Facsimile #..... 857-1920  
Public Works Division of Highways..... 857-1870

**Administration Building**

Division of Land Information ..... 653-2622

Brighton, Town of ..... 878-2218  
Paris, Town of ..... 859-3006  
Randall, Town of ..... 877-2165  
Salem, Town of ..... 843-2313  
Utility District ..... 862-2371  
Somers Town of ..... 859-2822  
Wheatland, Town of ..... 537-4340  
Wisconsin Department of Natural Resources - Sturtevant Office ..... 884-2300  
Wisconsin Department of Transportation - Waukesha Office ..... 548-8722





- Legend
- Street Centerlines
  - Right-of-Ways
  - Water Features
  - Parcels
  - Certified Survey Maps
  - Condominiums
  - Subdivisions
  - Municipal Boundaries

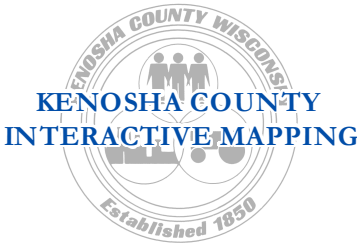


1 inch = 400 feet

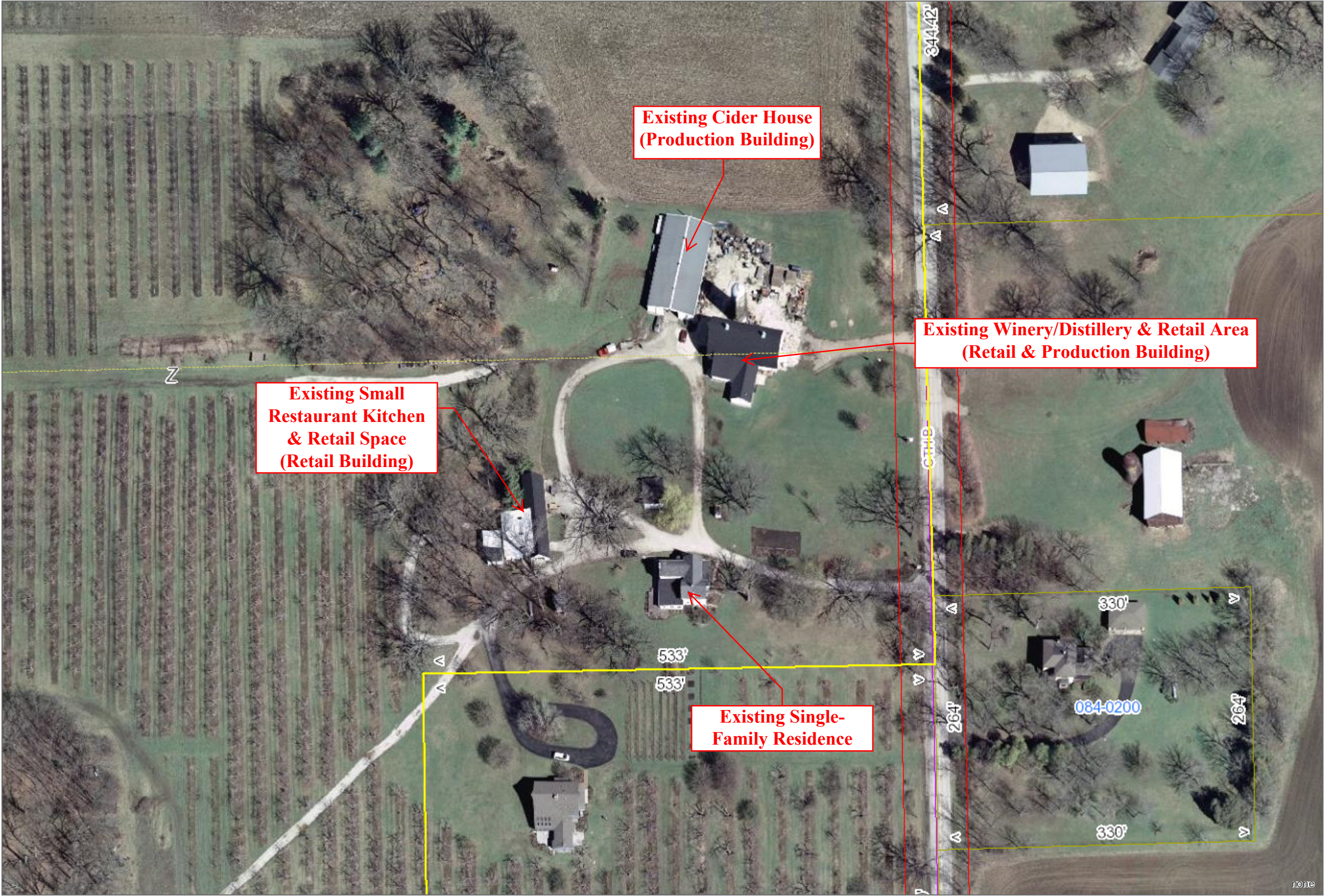
**DISCLAIMER** This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 9/24/2014





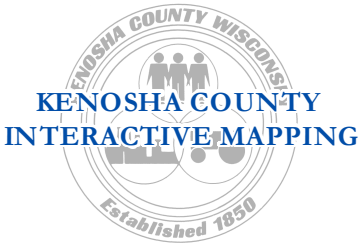
- Legend
- Street Centerlines
  - Right-of-Ways
  - Water Features
  - Parcels
  - Certified Survey Maps
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30-4-220-083-0301 - Current Land Use Plan Map



- Legend
- Street Centerlines
  - Right-of-Ways
  - Water Features
  - Parcels
  - Certified Survey Maps
  - Condominiums
  - Subdivisions
  - Municipal Boundaries

LEGEND

LAND USE PLAN MAP FOR KENOSHA COUNTY: 2035



- |                                            |                                                                                                                              |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| FARMLAND PROTECTION                        | PARK AND RECREATIONAL                                                                                                        |
| GENERAL AGRICULTURAL AND OPEN LAND         | STREET AND HIGHWAY RIGHT-OF-WAY                                                                                              |
| RURAL-DENSITY RESIDENTIAL                  | OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY                                                                             |
| AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL | EXTRACTIVE                                                                                                                   |
| SUBURBAN-DENSITY RESIDENTIAL               | LANDFILL                                                                                                                     |
| MEDIUM-DENSITY RESIDENTIAL                 | PRIMARY ENVIRONMENTAL CORRIDOR                                                                                               |
| HIGH-DENSITY RESIDENTIAL                   | SECONDARY ENVIRONMENTAL CORRIDOR                                                                                             |
| MIXED USE                                  | ISOLATED NATURAL RESOURCE AREA                                                                                               |
| COMMERCIAL                                 | OTHER CONSERVANCY LAND TO BE PRESERVED                                                                                       |
| OFFICE/PROFESSIONAL SERVICES               | NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR, ISOLATED NATURAL RESOURCE AREA, AND OTHER CONSERVANCY LAND TO BE PRESERVED |
| INDUSTRIAL                                 | SURFACE WATER                                                                                                                |
| BUSINESS/INDUSTRIAL PARK                   |                                                                                                                              |
| GOVERNMENTAL AND INSTITUTIONAL             |                                                                                                                              |

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

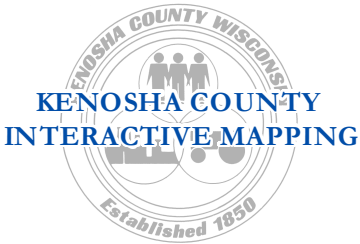


1 inch = 400 feet

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Date Printed: 9/24/2014

30-4-220-083-0301 - Proposed Land Use Plan Map



- Legend
- Street Centerlines
  - Right-of-Ways
  - Water Features
  - Parcels
  - Certified Survey Maps
  - Condominiums
  - Subdivisions
  - Municipal Boundaries

LEGEND

LAND USE PLAN MAP FOR KENOSHA COUNTY: 2035



- |                                            |                                                                                                                              |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| FARMLAND PROTECTION                        | PARK AND RECREATIONAL                                                                                                        |
| GENERAL AGRICULTURAL AND OPEN LAND         | STREET AND HIGHWAY RIGHT-OF-WAY                                                                                              |
| RURAL-DENSITY RESIDENTIAL                  | OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY                                                                             |
| AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL | EXTRACTIVE                                                                                                                   |
| SUBURBAN-DENSITY RESIDENTIAL               | LANDFILL                                                                                                                     |
| MEDIUM-DENSITY RESIDENTIAL                 | PRIMARY ENVIRONMENTAL CORRIDOR                                                                                               |
| HIGH-DENSITY RESIDENTIAL                   | SECONDARY ENVIRONMENTAL CORRIDOR                                                                                             |
| MIXED USE                                  | ISOLATED NATURAL RESOURCE AREA                                                                                               |
| COMMERCIAL                                 | OTHER CONSERVANCY LAND TO BE PRESERVED                                                                                       |
| OFFICE/PROFESSIONAL SERVICES               | NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR, ISOLATED NATURAL RESOURCE AREA, AND OTHER CONSERVANCY LAND TO BE PRESERVED |
| INDUSTRIAL                                 | SURFACE WATER                                                                                                                |
| BUSINESS/INDUSTRIAL PARK                   |                                                                                                                              |
| GOVERNMENTAL AND INSTITUTIONAL             |                                                                                                                              |

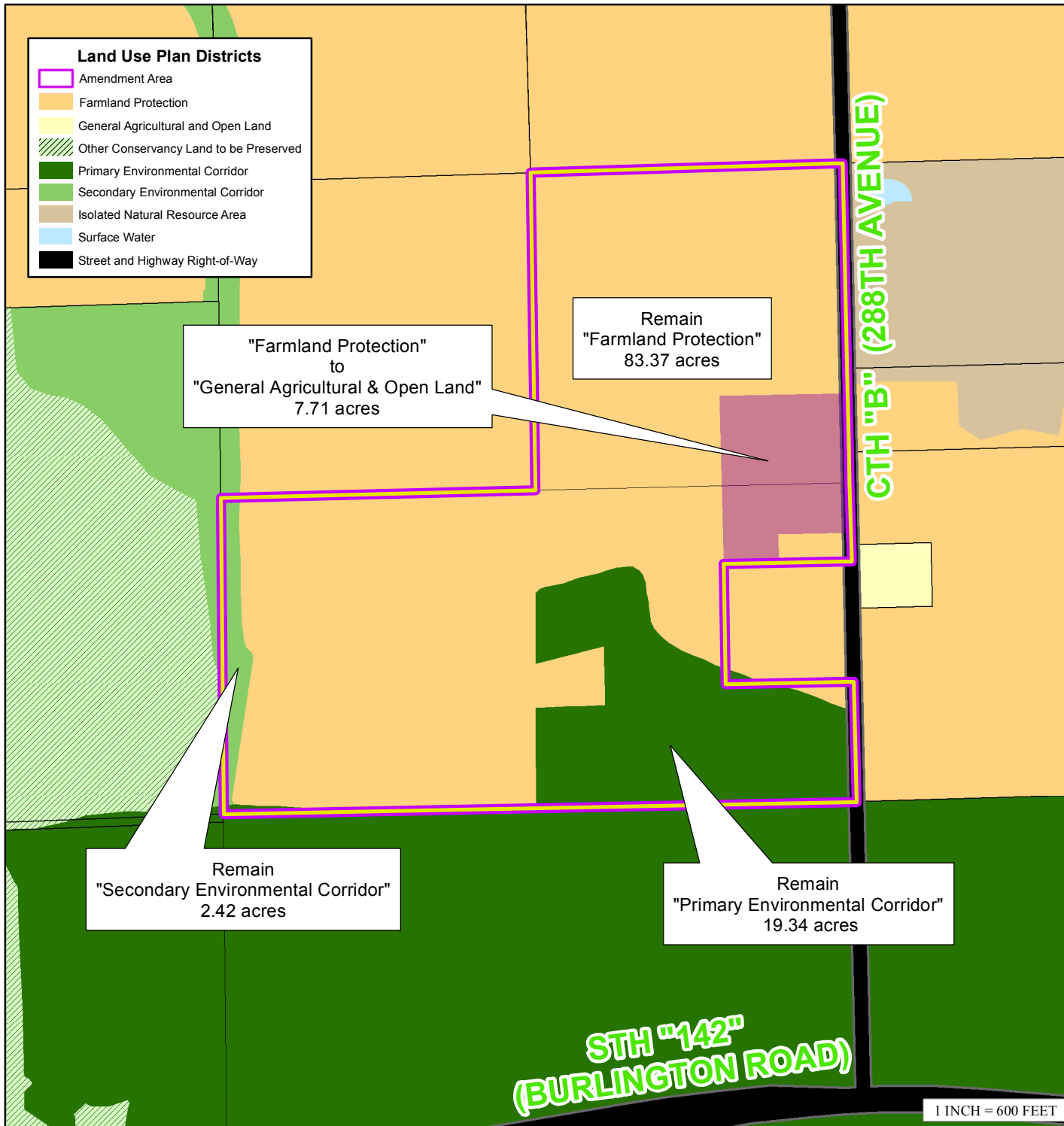
Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and SEWRPC.



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Date Printed: 9/24/2014



## COMPREHENSIVE PLAN AMENDMENT SITE MAP

PETITIONER(S):

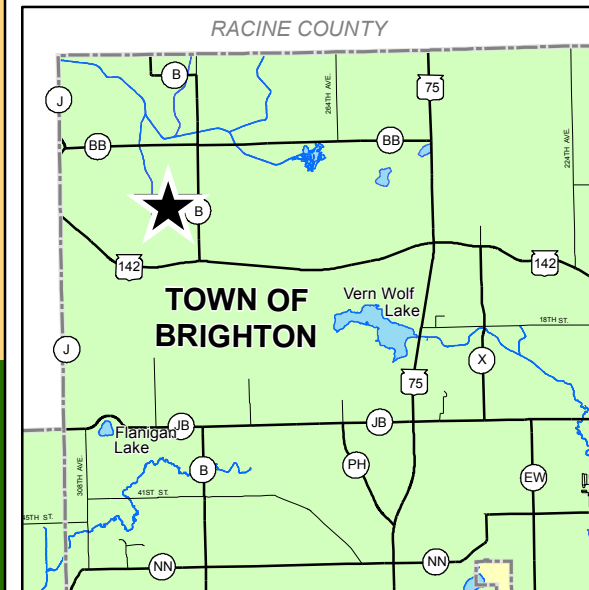
Brightonwoods Orchard Inc. (Owner)  
William H. Stone (Agent)

LOCATION: SW 1/4 of Section 8,  
Town of Brighton

TAX PARCEL(S): #30-4-220-083-0301

REQUEST:

Requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection", "PEC" & "SEC" to "Farmland Protection", "General Agricultural & Open Land", "PEC" & "SEC".



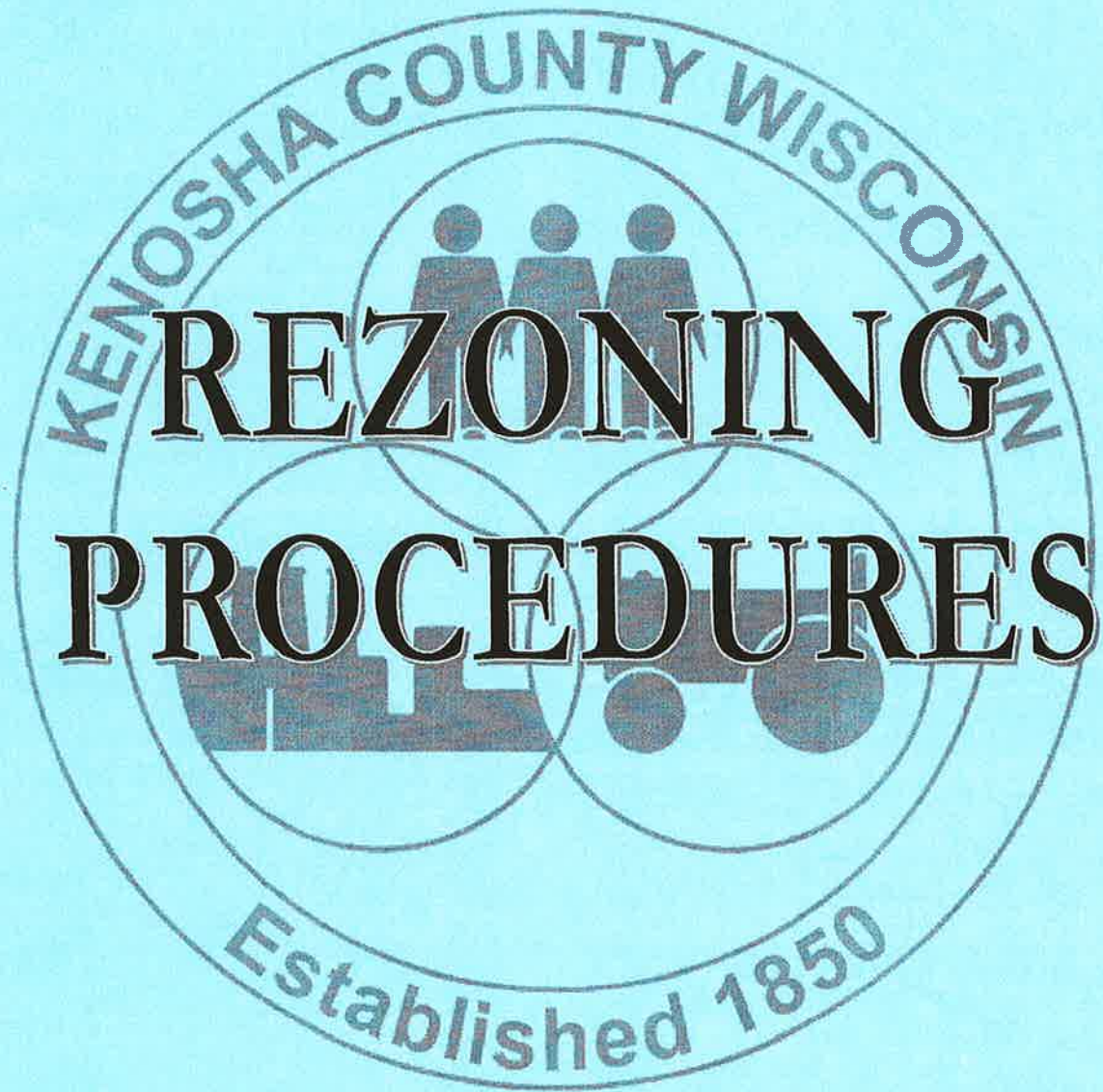




**COUNTY OF KENOSHA**

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**Department of Planning and Development**



KENOSHA COUNTY

DEPARTMENT OF PLANNING  
AND DEVELOPMENT



# COUNTY OF KENOSHA

## Department of Planning & Development

### KENOSHA COUNTY REZONING PROCEDURES

- ☐ 1. Contact the Department of Planning & Development 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 Planning & Development and schedule a pre-conference meeting, which is required for all rezoning requests.  
Meeting Date: 12 FEB, 2017
- ☐ 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): 17 Feb 2017  
Town Board meeting date (tentative): 6 Feb 2017
- ☐ 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.

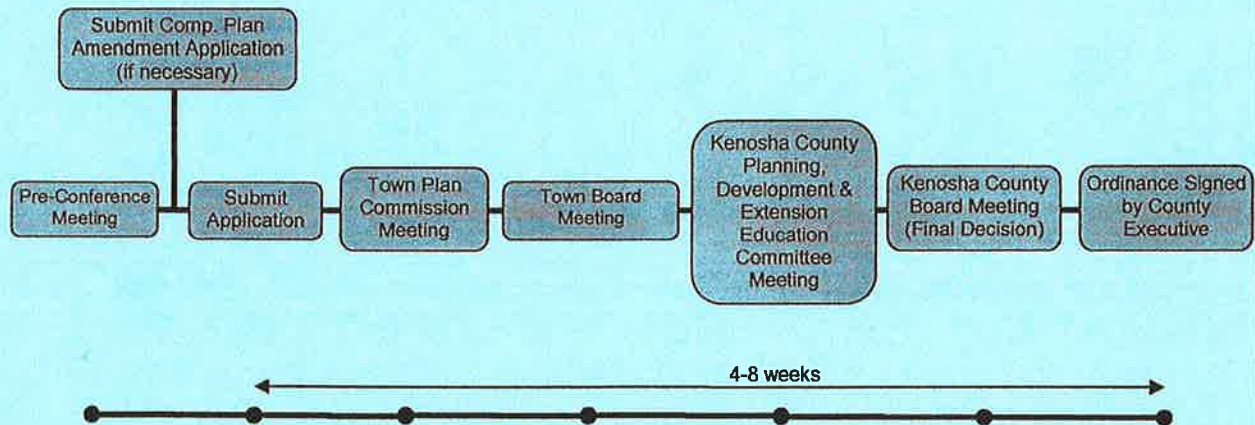


## KENOSHA COUNTY REZONING PROCEDURES

### IMPORTANT TELEPHONE NUMBERS

Kenosha County Center	
Department of Planning & Development	
19600 - 75 <sup>th</sup> Street, Suite 185-3	
Bristol, Wisconsin 53104-9772	
Division of Planning & Development (including Sanitation & Land Conservation).....	857-1895
Facsimile #.....	857-1920
Public Works Division of Highways .....	857-1870
Administration Building	
Division of Land Information.....	653-2622
Brighton, Town of .....	878-2218
Paris, Town of .....	859-3006
Randall, Town of.....	877-2165
Salem, Town of .....	843-2313
Utility District.....	862-2371
Somers Town of .....	859-2822
Wheatland, Town of.....	537-4340
Wisconsin Department of Natural Resources - Sturtevant Office .....	884-2300
Wisconsin Department of Transportation - Waukesha Office .....	548-8722

### Rezoning Procedure Timeline



For Reference Purposes



May 2013

# COUNTY OF KENOSHA

## Department of Planning and Development

RECEIVED

### REZONING APPLICATION

JAN 19 2016

(a) Property Owner's Name:

BRIGHTONWOODS ORCHARD, INC.

Kenosha County  
Deputy County Clerk

Print Name: WILLIAM H. STONE Signature: William H. Stone

Mailing Address: 1072 288TH AVE

City: BURLINGTON State: WI Zip: 53105

Phone Number: 262-878-3000 E-mail (optional): WHSTONE41@ME.COM

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

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

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

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

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

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

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

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

30-4-220-083-0301 111.230 ACRES

Property Address of property to be rezoned:

1072 288TH AVE, BURLINGTON, WI. 53105

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

SEE ATTACHED



# 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 checked="" type="checkbox"/> C-2 Upland Resource Conservancy District
<input type="checkbox"/> R-12 Mobile Home/Manufactured Home Park-Subdivision District	<input type="checkbox"/> FPO Floodplain Overlay District
<input type="checkbox"/> HO Historical Overlay District	<input type="checkbox"/> FWO Camp Lake/Center Lake Floodway Overlay District
<input type="checkbox"/> PUD Planned Unit Development Overlay District	<input type="checkbox"/> FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
<input type="checkbox"/> AO Airport Overlay District	
<input type="checkbox"/> RC Rural Cluster Development Overlay District	

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

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



## REZONING APPLICATION

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

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

<input type="checkbox"/> Farmland Protection	<input type="checkbox"/> Governmental and Institutional
<input checked="" 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 checked="" type="checkbox"/> Primary Environmental Corridor
<input type="checkbox"/> Mixed Use	<input checked="" type="checkbox"/> Secondary Environmental Corridor
<input type="checkbox"/> Commercial	<input type="checkbox"/> Isolated Natural Resource Area
<input type="checkbox"/> Office/Professional Services	<input type="checkbox"/> Other Conservancy Land to be Preserved
<input type="checkbox"/> Industrial	<input type="checkbox"/> Nonfarmed Wetland
<input type="checkbox"/> Business/Industrial Park	<input type="checkbox"/> Surface Water

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

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

(j) The name of the County Supervisor of the district wherein the property is located (District Map):

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

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

Request for Rezoning Petition .....\$750.00

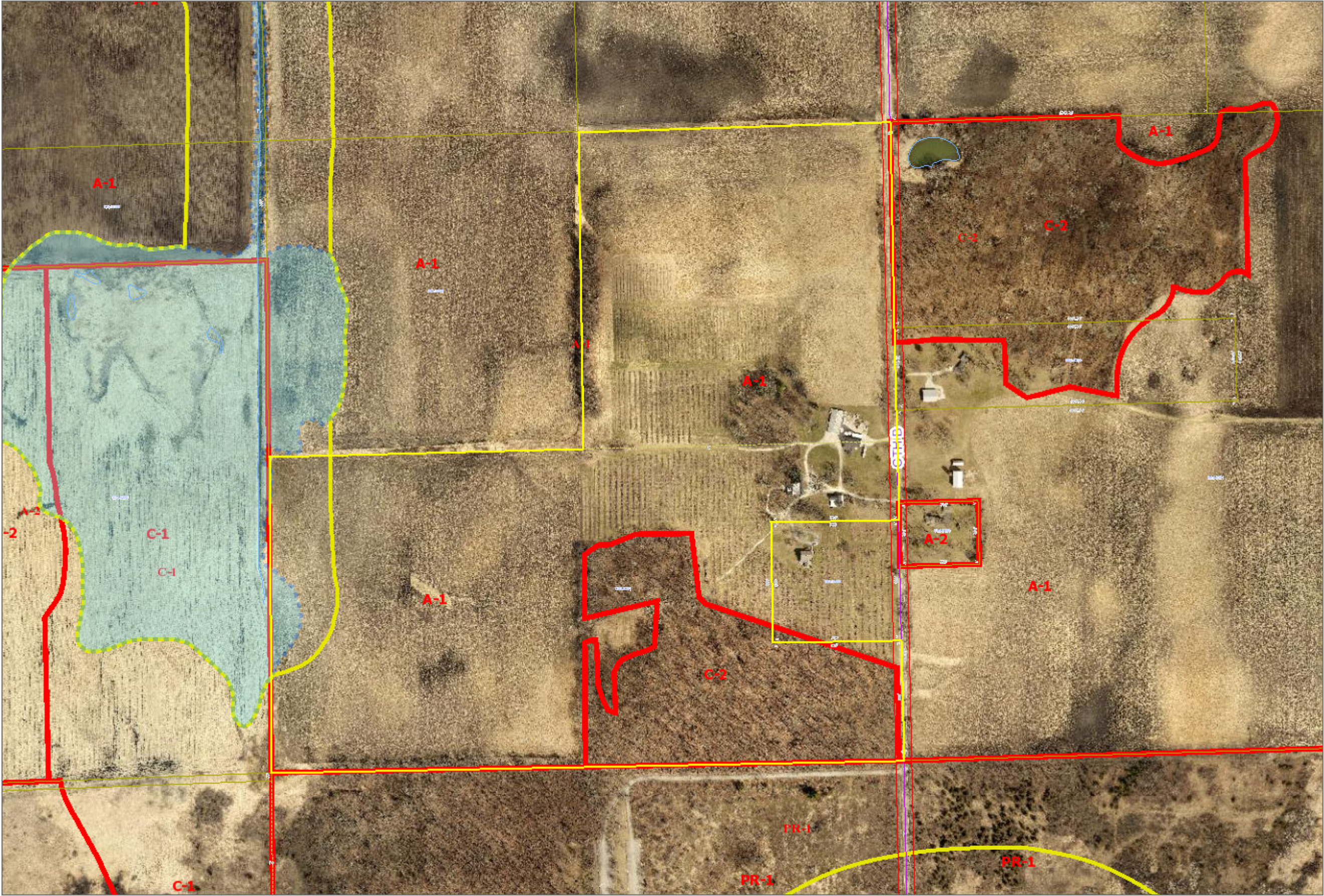
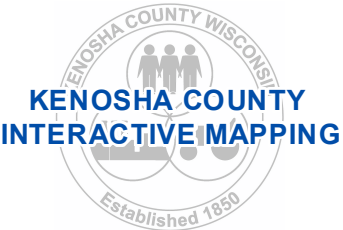
(For other fees see the Fee Schedule)

### 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.



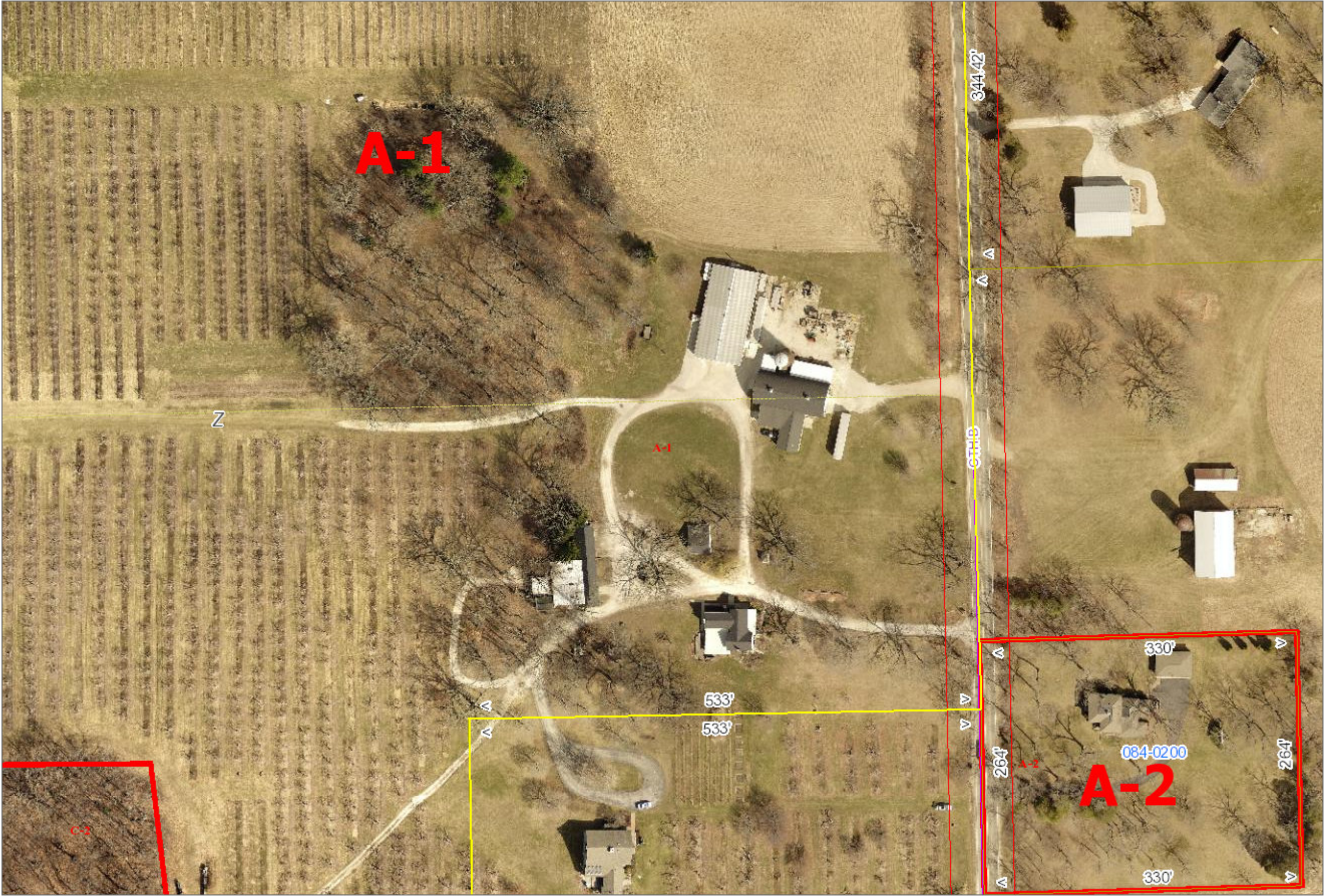
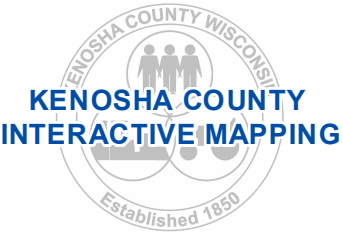


1 inch = 400 feet

**DISCLAIMER** This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

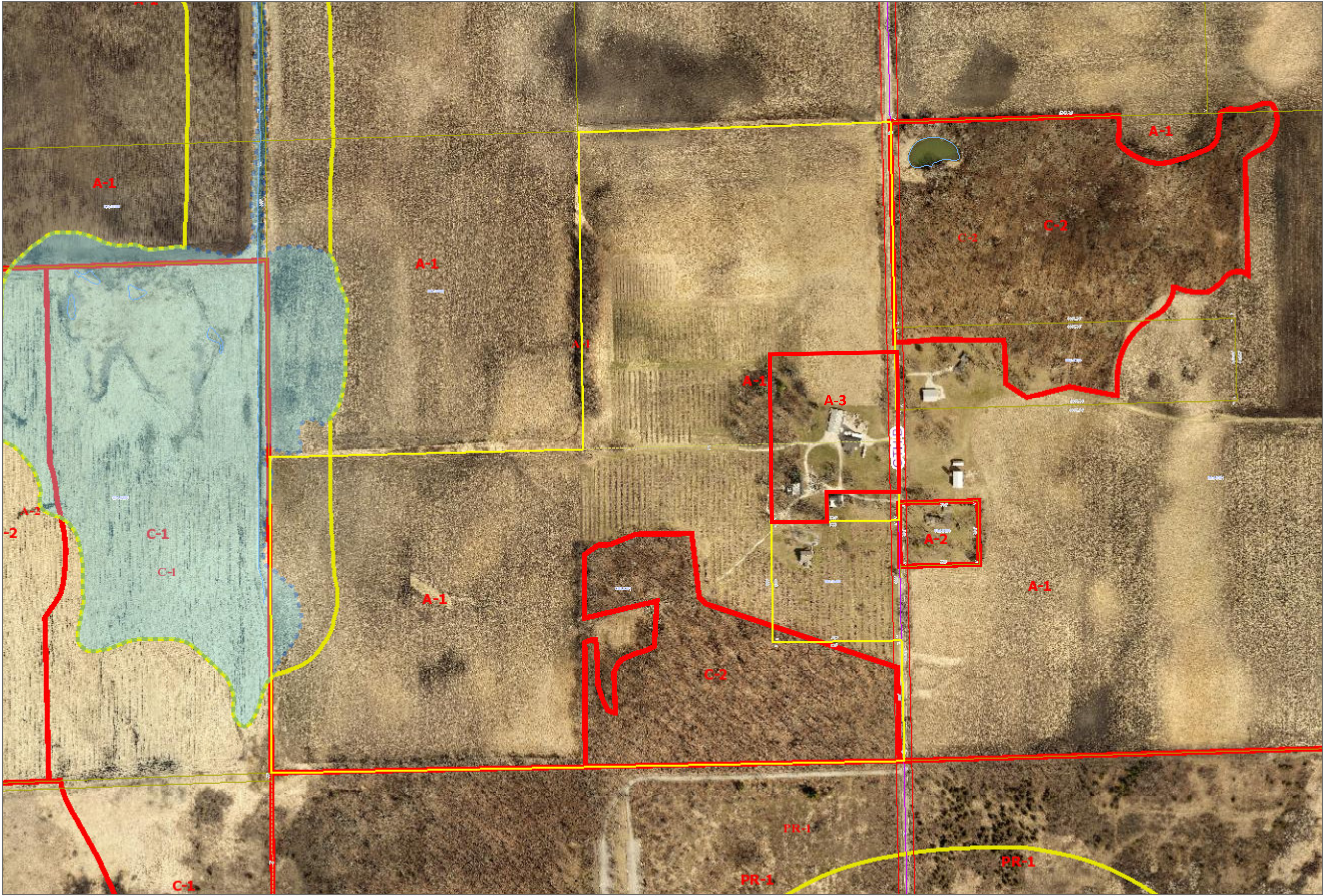
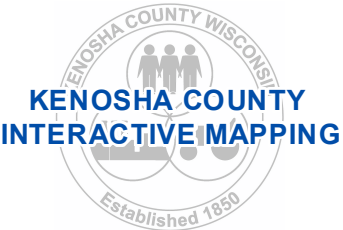
Date Printed: 3/9/2017





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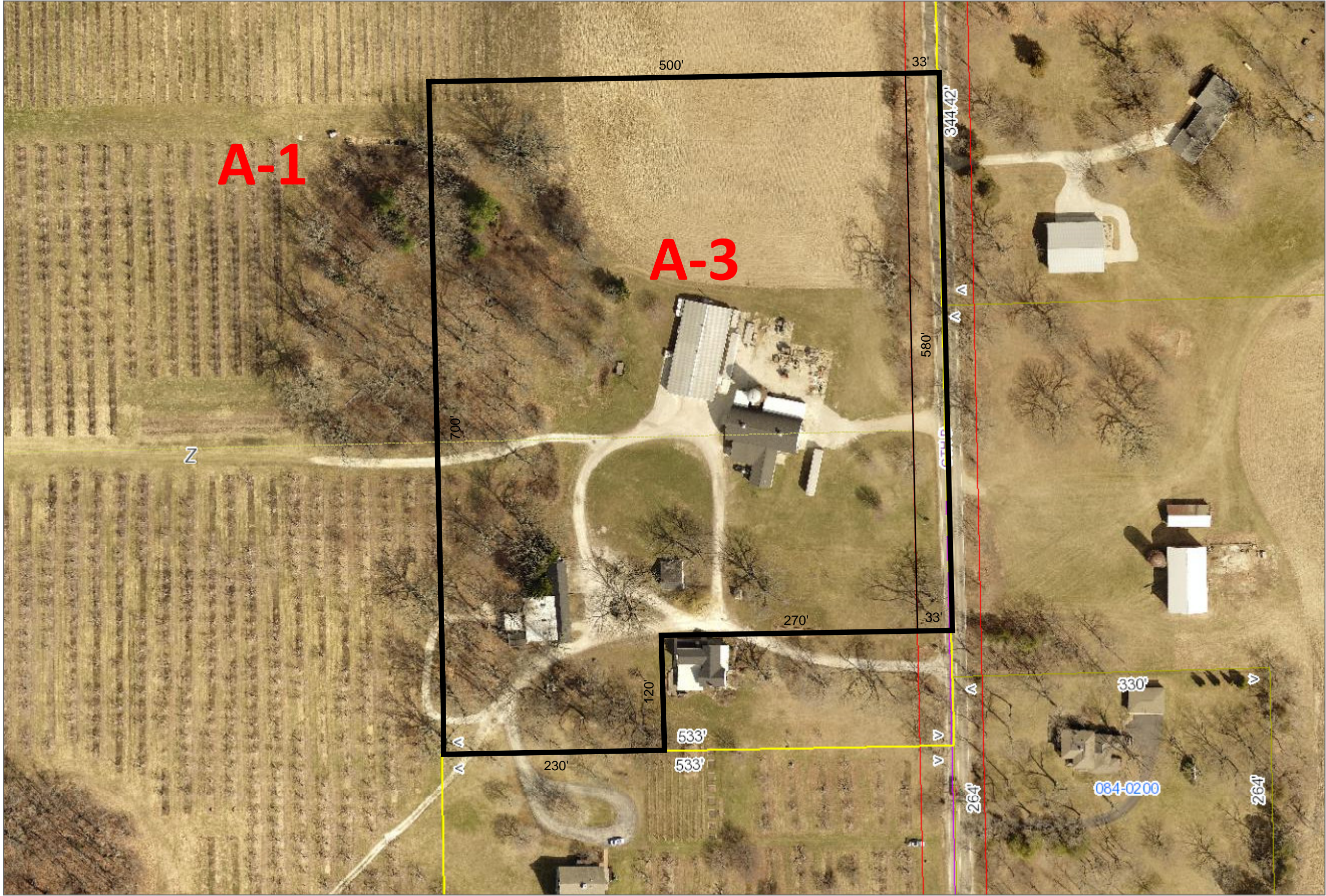
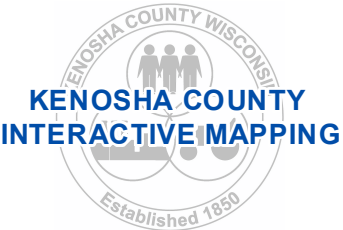


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Date Printed: 3/9/2017





1 inch = 100 feet



[Search](#)[Layers](#)[Advanced Tools](#)[Graphics](#)[Buffer](#)[Legend](#)[Results](#)

1 Results Found

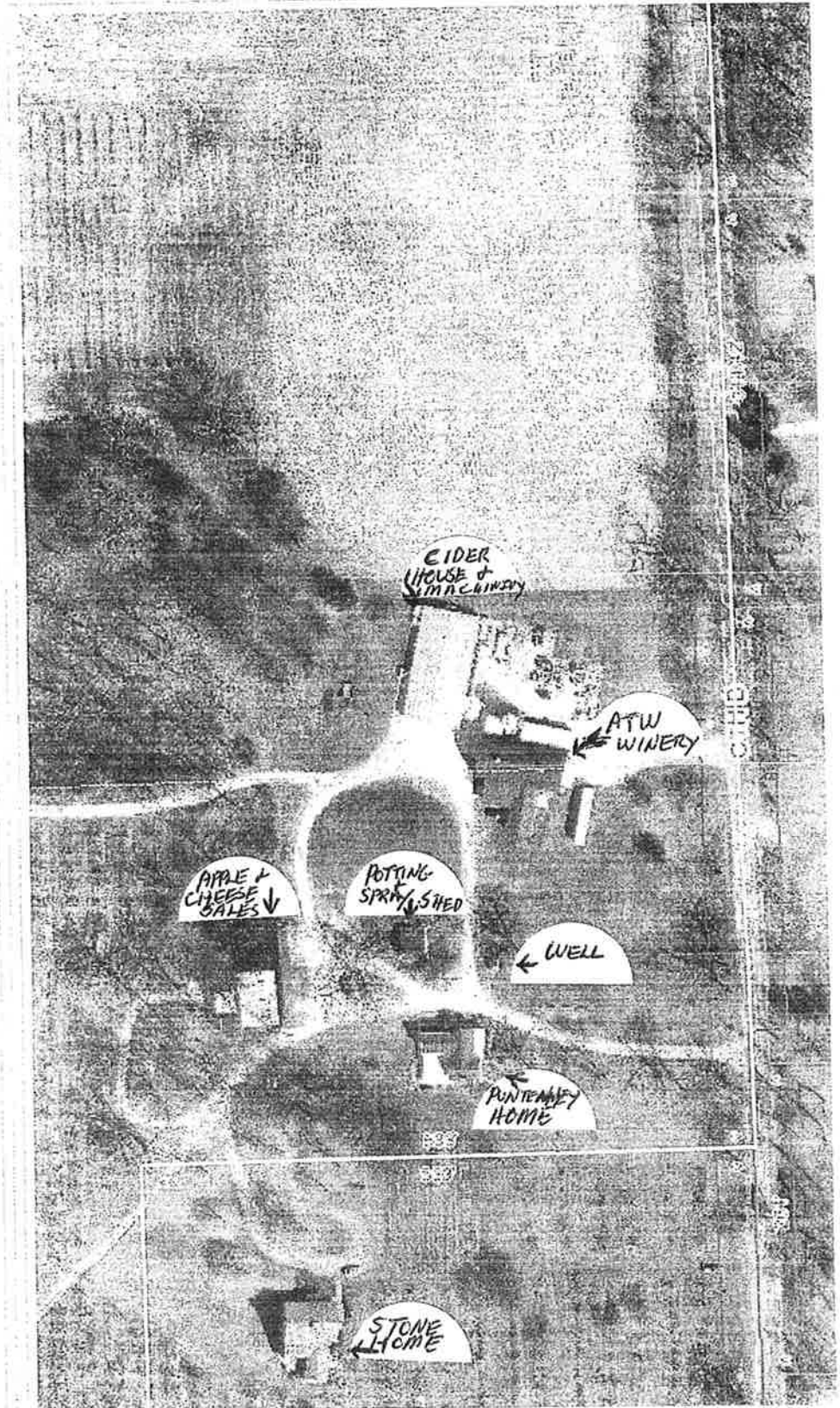
Parcel: 30-4-220-083-0301

Name: BRIGHTONWOODS ORCHARD INC.

Addr: 1072 288TH AVE

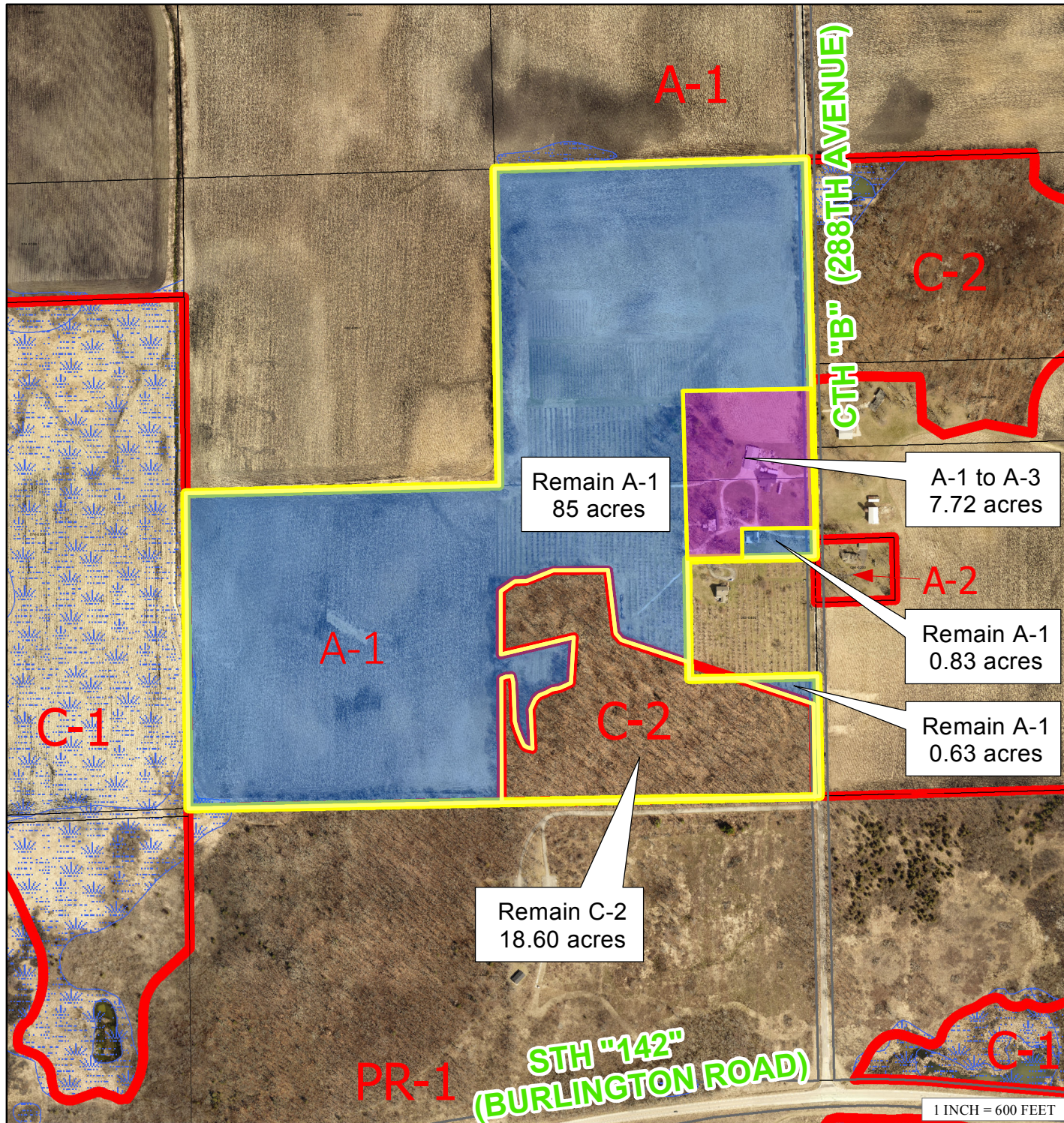
[Zoom To | Property Info](#)

1 ACRE = 43,560 Sq. Ft.

ATW = APPELTREOW  
WINERY

= 1/4" = 1"





## REZONING SITE MAP

### PETITIONER(S):

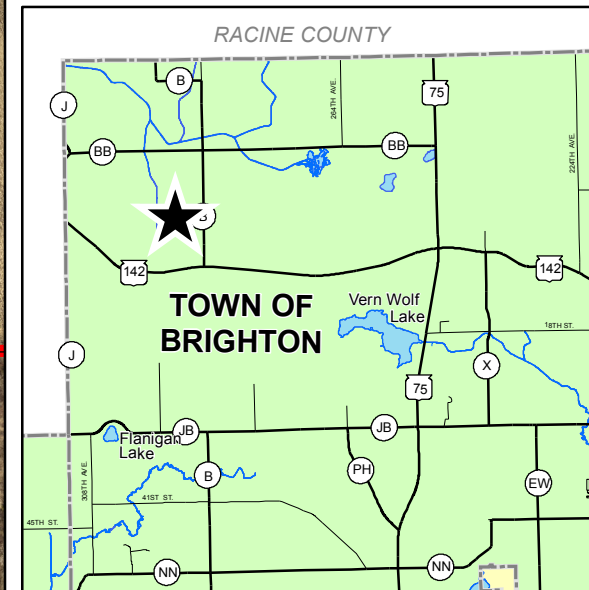
Brightonwoods Orchard Inc. (Owner)  
William H. Stone (Agent)

LOCATION: SW 1/4 of Section 8,  
Town of Brighton

TAX PARCEL(S): #30-4-220-083-0301

### REQUEST:

Requesting a rezoning from A-1 Agricultural Preservation District & C-2 Upland Resource Conservancy District to A-1 Agricultural Preservation District, A-3 Agricultural Related Manufacturing, Warehousing and Marketing District & C-2 Upland Resource Conservancy District.



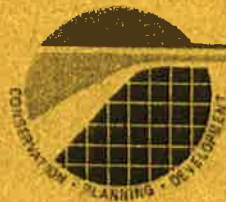




**COUNTY OF KENOSHA**

Department of Planning and Development

# CONDITIONAL USE PERMIT PROCEDURES



KENOSHA COUNTY

DEPARTMENT OF PLANNING  
AND DEVELOPMENT





# COUNTY OF KENOSHA

## Department of Planning and Development

### CONDITIONAL USE PERMIT PROCEDURES

- Done 12/17*
- ☐ 1. Contact the Department of Planning and Development and check with staff to determine if your proposed use is a permitted use, an accessory use or a conditional use. If it is a conditional use, then a conditional use permit must be applied for and received prior to occupying or using the site for that use. Note: If the proposed conditional use is part of a proposed land division see the Certified Survey Map Information and Procedures. If the proposed conditional use is part of a proposed rezoning petition see the Rezoning Application Form.

- ☐ 2. Contact the Department of Planning and Development and schedule a pre-conference meeting, which is required for all conditional use permit requests.

Meeting Date: 12-16-2017

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

- ☐ 4. 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.

- ☐ 5. 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): 12-16-2017

Town Board meeting date (tentative): 6-2-16-2017

- ☐ 6. 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)

- ☐ 7. If denied by the Kenosha County Planning, Development & Extension Education Committee you have thirty (30) days to file an appeal with circuit court.

- ☐ 8. If approved you may proceed with obtaining site plan approval (site plan layout, stormwater, landscaping, lighting, parking/paving etc...).

- ☐ 9. Apply for and obtain any necessary zoning permit(s) for construction (i.e. new buildings, building additions, signage, fencing, etc...) with the Kenosha County Department of Planning and Development.

- ☐ 10. Apply for any obtain any necessary building permit(s) for construction (i.e. new buildings, building additions, signage, fencing, etc...) with you respective township.

- ☐ 11. Complete any obligations for foundation survey, waiver of liability of foundation survey, stormwater as-built requirement and/or certificate of occupancy.



## IMPORTANT TELEPHONE NUMBERS

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

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

Public Works Division of Highways.....857-1870

Administration Building  
Division of Land Information .....653-2622

Brighton, Town of .....878-2218

Paris, Town of .....859-3006

Randall, Town of .....877-2165

Salem, Town of .....843-2313

Utility District .....862-2371

Somers Town of .....859-2822

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

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

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

## Conditional Use Permit Timeline



For Reference Purposes





December 2012

# COUNTY OF KENOSHA

## Department of Planning and Development

RECEIVED

### CONDITIONAL USE PERMIT APPLICATION

JAN 19 2017

(a) Property Owner's Name:

BRIGHTENWOODS ORCHARD, INC.

Kenosha County  
Planning and Development

Print Name: WILLIAM H. STONE

Signature:

*William H. Stone*

Mailing Address: 1072 288TH AVE

City: BURLINGTON

State: WI

Zip:

53105

Phone Number: 262-878-3000

E-mail (optional):

WHSTONE41@ME.COM

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

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

Print Name:

Signature:

Business Name:

Mailing Address:

City:

State:

Zip:

Phone Number:

E-mail (optional):

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

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:**

30-4-220-083-0301

**Address of the subject site:**

1072 288th Ave., Burlington, WI 53105

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

Type of structure:

SEE ATTACHED

Proposed operation or use of the structure or site:

SEE ATTACHED

Number of employees (by shift): SEE ATTACHED

Hours of Operation: SEE ATTACHED

Any outdoor entertainment? If so, please explain: SEE ATTACHED

Any outdoor storage? If so, please explain: NO

Zoning district of the property: A-3 (pending approval...currently zoned A-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:

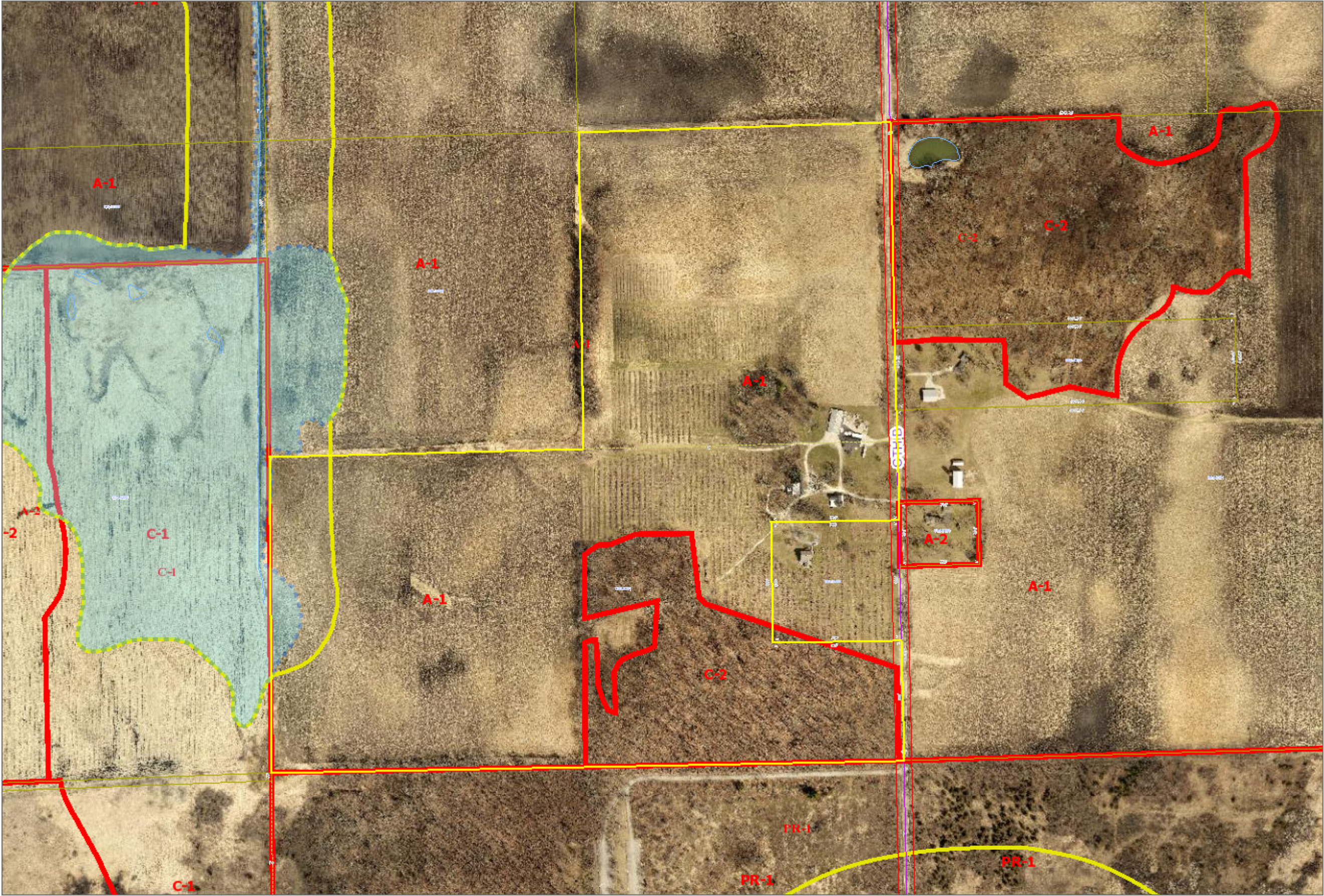
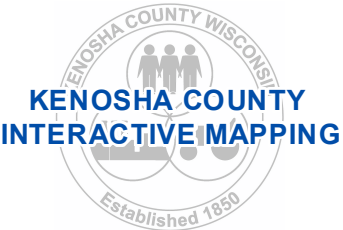
(h) The Kenosha County Department of Planning and Development may ask for additional information.

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

Request for Conditional Use Permit..... \$750.00  
780

(For other fees see the Fee Schedule)



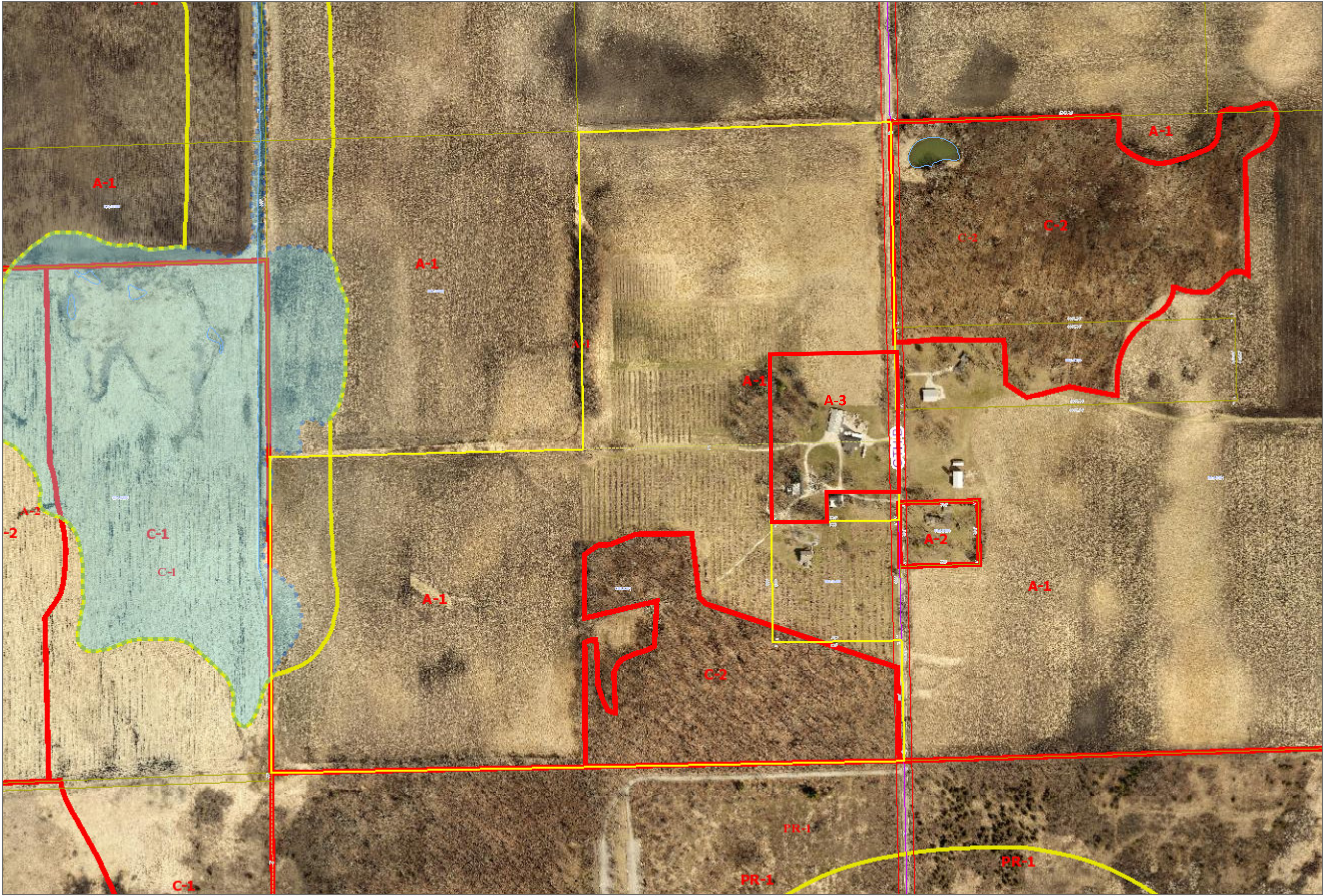
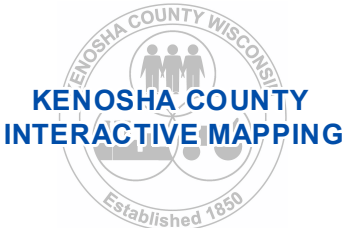


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Date Printed: 3/9/2017



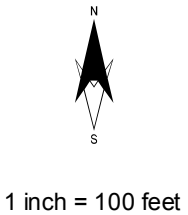
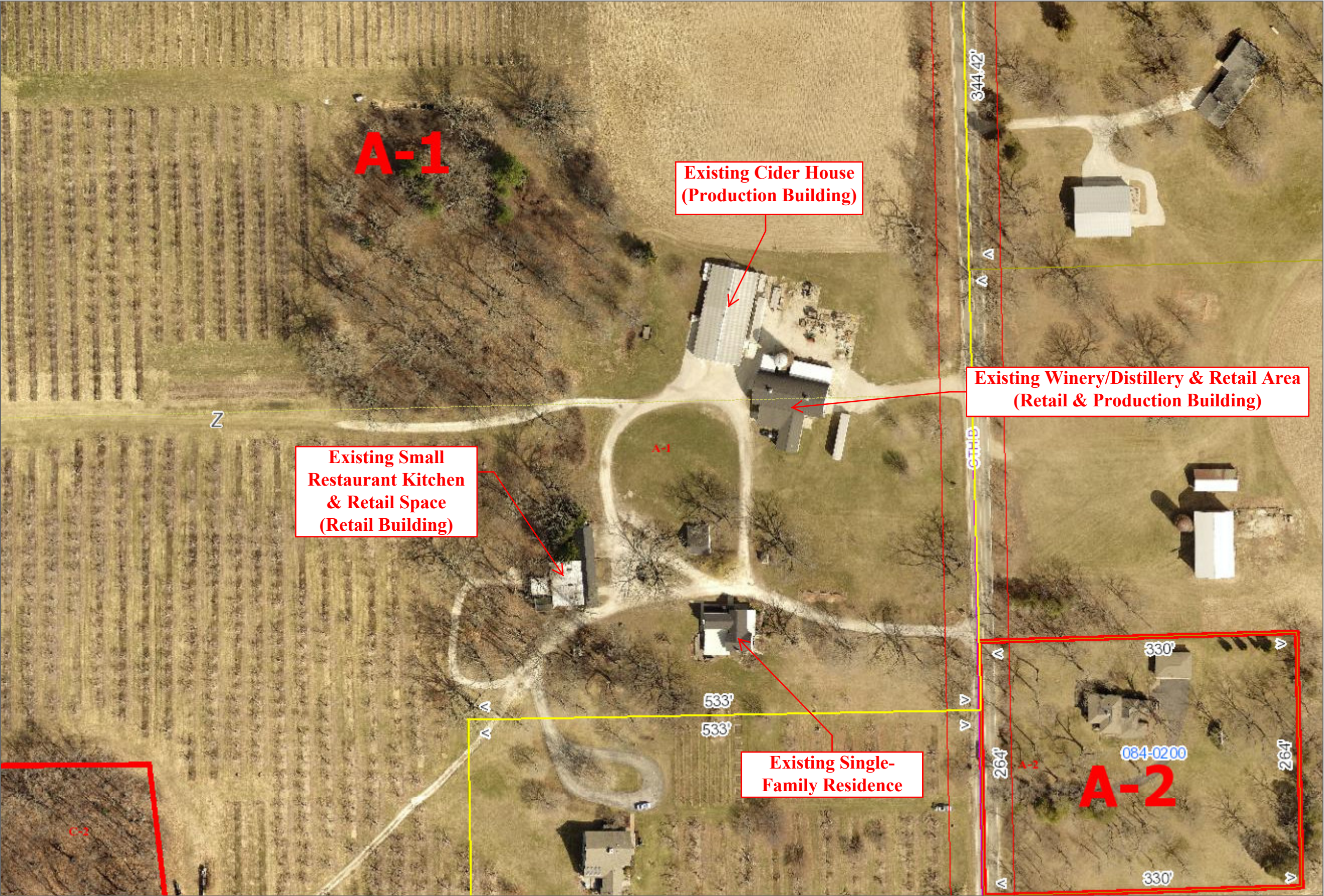
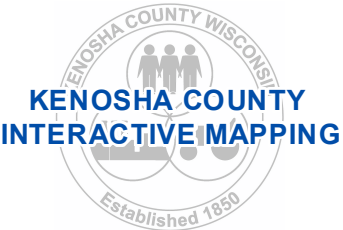


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Date Printed: 3/9/2017







## **An Addendum to Replace p 2 (f) of the Conditional Use Permit Application Submitted to the Brighton Township Plan Committee on 2/1/2017**

1. **Production, Processing and Sale of Apples along with Agriculture Related Product Sales within Retail Store (such as jellies, jams, pumpkins, caramel apples, and cheese).**
  - *Dates of Operation (Retail Store):*
    - August through November – 7 days per week between the hours of 9:00 a.m. and 6:00 p.m.
    - December – Saturdays and Sundays between the hours 9:00 a.m. and 6:00 p.m.
    - January through August – no processing or sale. Activities during these months would be limited to those incidental to agricultural production.
  - *Number of employees:*
    - 3 to 4 except during apple picking and sorting season when approximately 9 employees will be employed.
  - *Licensure:*
    - Use would comply with any licensure requirements such as health department inspection and/or Department of Agriculture, Trade and Consumer Protection.
2. **Production, Processing and Sale of Fresh Pastries (such as donuts, and apple fritters) & grilling and sale of Agriculture Related Products such Hot Dogs, Brats and similar products.**
  - *Dates of Operation (Food Stand/ Food Truck):*
    - Labor Day Weekend through end of October– 7 days per week between the hours of 9:00 a.m. and 5:00 p.m.
    - December – Saturdays and Sundays between the hours 9:00 a.m. and 5:00 p.m.
    - January through August – no such activity.
  - *Number of employees:*
    - 2 to 3.
  - *Licensure:*
    - Use would comply with any licensure requirements such as health department inspection and/or Department of Agriculture, Trade and Consumer Protection.
  - *Physical Description:*
    - Food Stand will take form of Stand & Tent OR Food Truck & Tent but not both.

- Location will be in west driveway away from road adjacent to apple house.

### **3. Production, Processing and Sale of Hard Ciders, Distilled Spirit Products and Wines.**

#### *\*Dates of Operation (Winery):*

- Production:
- ✓ Year Around
- Retail:
- ✓ May through August & November through December – Fridays, Saturdays and Sundays with the normal operating hours between 10:00 a.m. and 6:00 p.m.
- ✓ September and October six days per week with the normal operating hours between 10:00 a.m. and 6:00 p.m.
- ✓ January through April – no on-site direct market retail sale activity except by appointment between the hours of 10 a.m. and 6 p.m.
- ✓ On occasion the Winery may, within hours established by Wis. Stats. 125.68(4), remain open until 9:00 p.m. on Fridays, Saturdays, and Sundays. These occasions will be limited to no more than 6 per year. Notice shall be provided to the Town not less than one week in advance of such dates.

#### ➤ *Licensure:*

- Use would be subject to and comply with liquor and bartender license requirements.
- Use would comply with any other licensure requirements such as health department inspection and/or Department of Agriculture, Trade and Consumer Protection.
- Annual well water testing to be conducted in accordance with applicable regulations.

#### ➤ *Number of employees:*

- Generally 2 flexing up to 10 on days of production.

### **4. Production, Processing and Sale of Cheese.**

#### ➤ *Dates of Operation (Cheese Making):*

- Production:
- ✓ Year Around
- Retail:
- ✓ Subject to the terms of retail store described in number 1, above.
- *Number of employees:*



- 6 to 8.
  - Primary sales of Product through off site Farmer's Markets.

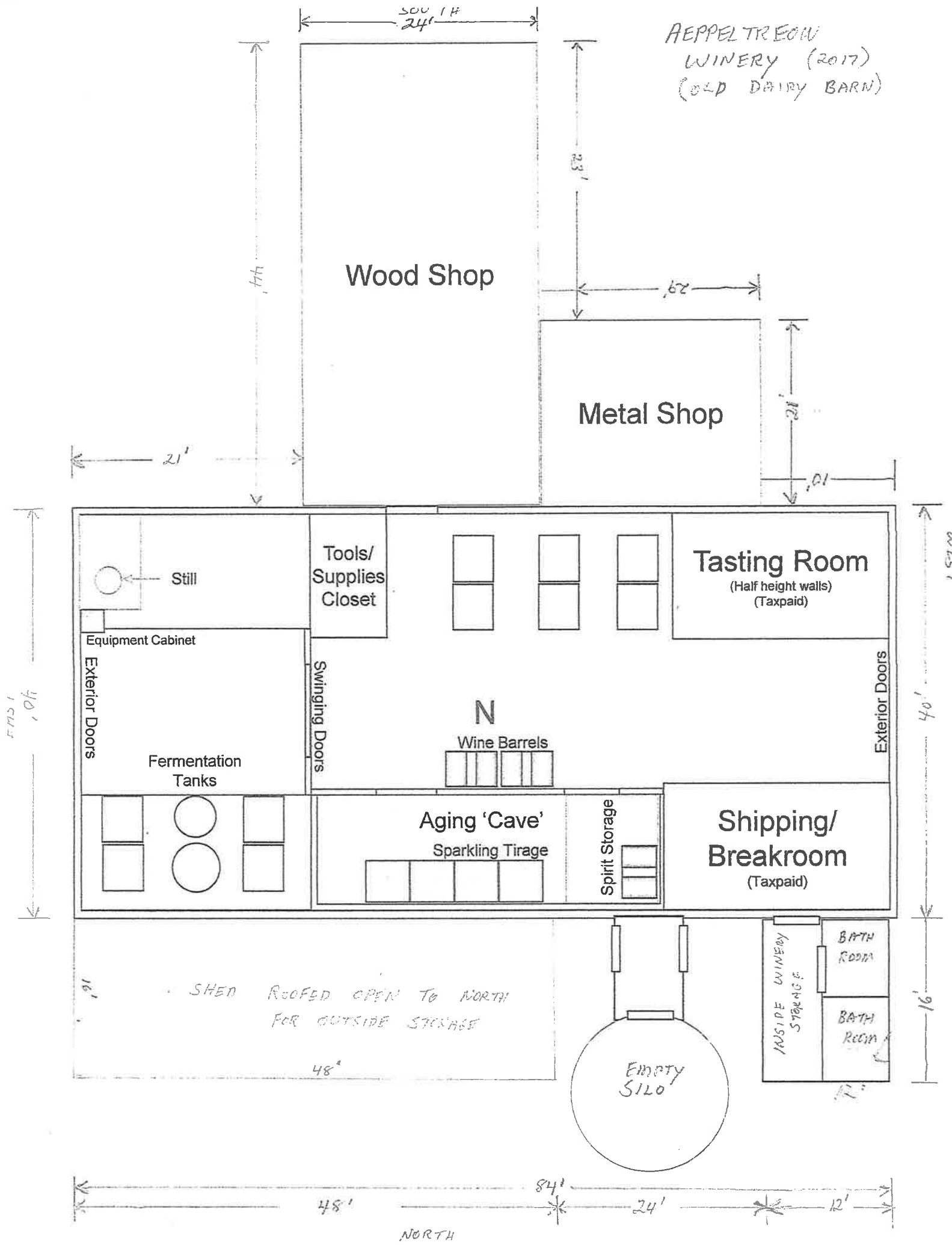
**5. Production, Processing and Sale of Non-Alcoholic Apple Ciders and Fruit Juices.**

- Production:
  - ✓ September through November - up to 4 days per week, Monday through Friday between the hours of 8:00 a.m. to 8:00 p.m.
- Retail Sales:
  - ✓ According to terms of retail store under #1 above.
  - Number of employees:
    - ✓ 4

**6. General Conditions applicable to all Conditional Uses:**

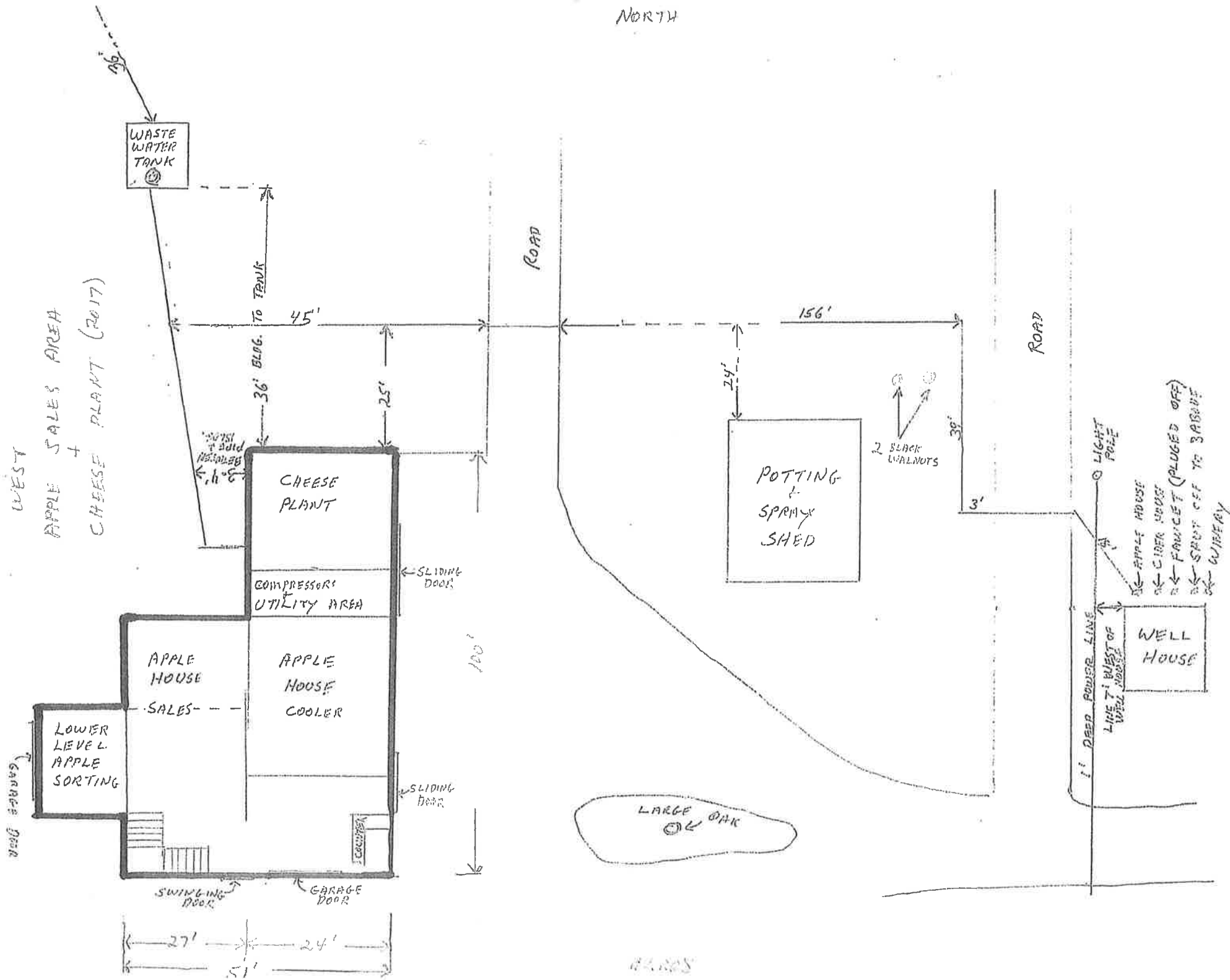
- Site plans for each of the above uses shall be submitted in conjunction with the conditional use permit application.
- Current building sizes shall be maintained.
- Compliance with all other Local, State and Federal Regulations.
- Proof of Insurance will be provided in connection with the conditional use permit application.
- All parking shall be on-site and there will be no parking allowed on roadway.
- All security lighting shall be directed onto property.
- Semi truck deliveries and pick up shall be scheduled to occur between the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday.
- Semi truck deliveries shall be to the driveway at the winery at the northern most entrance.
- Restroom facilities shall be adequate and shall include hand washing stations.
- Bus tours shall limited as follows:
  - Not more than two buses of 20 passenger capacity or less at any given time.
  - Not more than one bus of 20 passenger capacity or more at any given time.
  - Buses of 20 passenger capacity or more to use the driveway at the winery (the northern most entrance).
- Uses not contained in the application for a Conditional Use Permit shall be subject to a Temporary Use Permit, for example car-shows, rallies and concerts.

AEPPLE TREE W  
WINERY (2017)  
(OLD DAIRY BARN)





NORTH

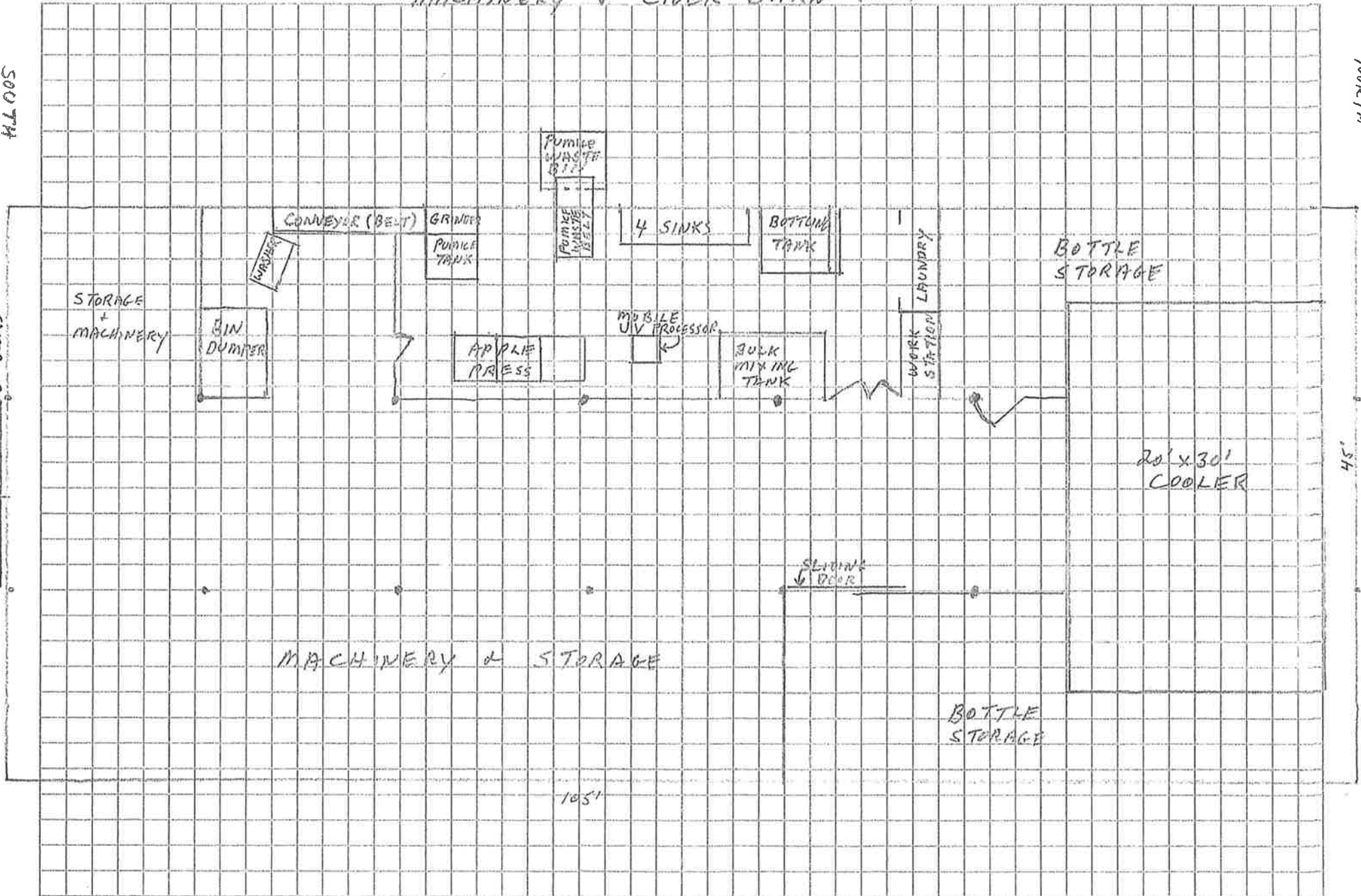


# WEST MACHINERY + CIDER BARN (2017)

SOUTH

NORTH

SLIDING DOOR



• = POSTS

EAST

- Search
- Layers
- Advanced Tools
- Graphics
- Buffer
- Legend
- Results**

PARKING (2017)

WEST



SOUTH



Requesting a Conditional Use Permit to allow retail sales in the A-3 Agricultural Related Manufacturing, Warehousing and Marketing District.

## CONDITIONAL USE SITE MAP

### PETITIONER(S):

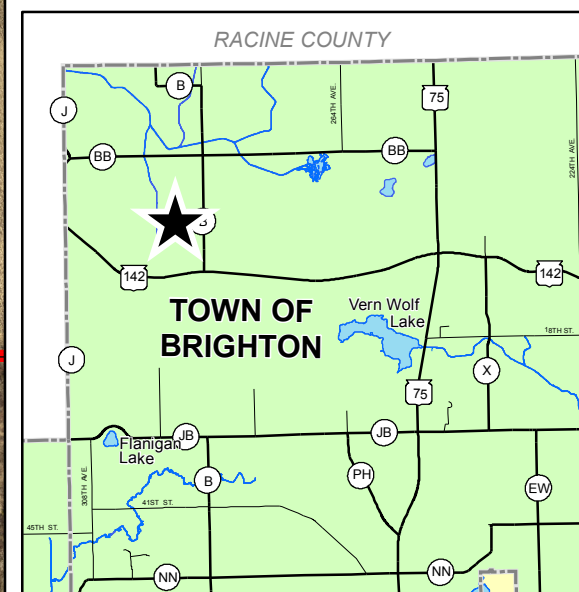
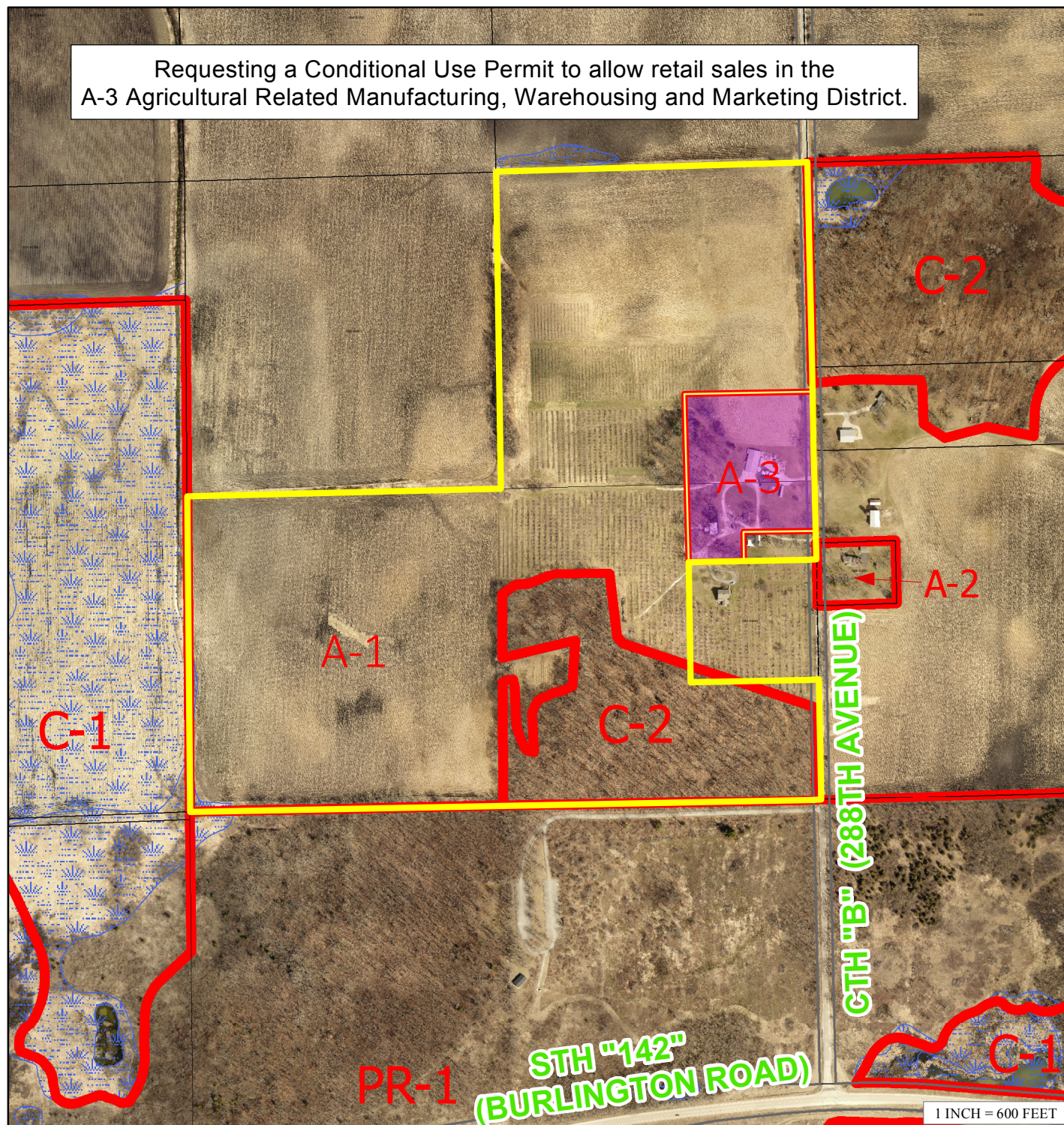
Brightonwoods Orchard Inc. (Owner)  
William H. Stone (Agent)

LOCATION: SW 1/4 of Section 8,  
Town of Brighton

TAX PARCEL(S): #30-4-220-083-0301

### REQUEST:

Requesting a Conditional Use Permit to allow retail sales in the A-3 Agricultural Related Manufacturing, Warehousing and Marketing District.







# **COUNTY OF KENOSHA**

---

**Department of Planning and Development**

# **REZONING PROCEDURES**



**KENOSHA COUNTY**

**DEPARTMENT OF PLANNING  
AND DEVELOPMENT**



June 2013

# COUNTY OF KENOSHA

## Department of Planning & Development

### KENOSHA COUNTY REZONING PROCEDURES

- ☐ 1. Contact the Department of Planning & Development 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 Planning & Development 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.

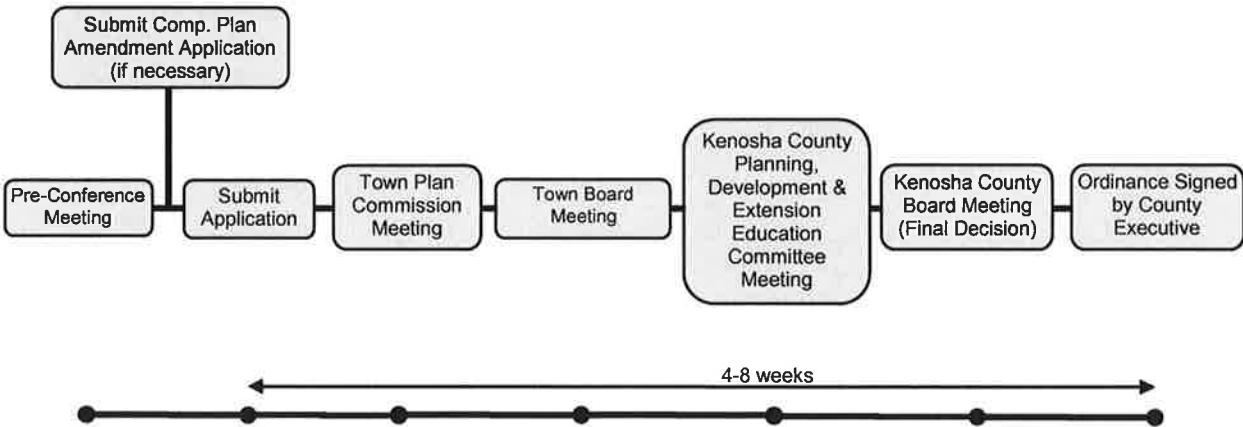


KENOSHA COUNTY REZONING PROCEDURES

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center	
Department of Planning & Development	
19600 - 75 <sup>th</sup> Street, Suite 185-3	
Bristol, Wisconsin 53104-9772	
Division of Planning & Development (including Sanitation & Land Conservation).....	857-1895
Facsimile #.....	857-1920
Public Works Division of Highways .....	857-1870
Administration Building	
Division of Land Information.....	653-2622
Brighton, Town of .....	878-2218
Paris, Town of .....	859-3006
Randall, Town of.....	877-2165
Salem, Town of .....	843-2313
Utility District.....	862-2371
Somers Town of .....	859-2822
Wheatland, Town of.....	537-4340
Wisconsin Department of Natural Resources - Sturtevant Office .....	884-2300
Wisconsin Department of Transportation - Waukesha Office .....	548-8722

Rezoning Procedure Timeline



For Reference Purposes

RECEIVED

MAY 11 2017

May 2013



# COUNTY OF KENOSHA

## Department of Planning and Development

Kenosha County  
Planning and Development

RECEIVED

### REZONING APPLICATION

MAY 11 2017

(a) Property Owner's Name:

Kenneth A. & Elizabeth A. Moore

Kenosha County  
Deputy County Clerk

Print Name: Kenneth A. Moore

Signature: \_\_\_\_\_

Mailing Address: 30010 49th Street

City: Salem

State: WI

Zip: 53168

Phone Number: 262-818-1824

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: Kenneth A. Moore

Signature: \_\_\_\_\_

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

Mailing Address: 30010 49th Street

City: Salem

State: WI

Zip: 53168

Phone Number: 262-818-1824

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

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

30-4-220-311-0210

Property Address of property to be rezoned:

30010 49th Street

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

To record a lot line adjustment between 30-4-220-311-0210 & 30-4-220-311-0220.

## REZONING APPLICATION

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

<input type="checkbox"/> A-1 Agricultural Preservation District	<input type="checkbox"/> TCO Town Center Overlay District
<input checked="" type="checkbox"/> A-2 General Agricultural District	<input type="checkbox"/> B-1 Neighborhood Business District
<input type="checkbox"/> A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	<input type="checkbox"/> B-2 Community Business District
<input type="checkbox"/> A-4 Agricultural Land Holding District	<input type="checkbox"/> B-3 Highway Business District
<input type="checkbox"/> AE-1 Agricultural Equestrian Cluster Single-Family District	<input type="checkbox"/> B-4 Planned Business District
<input checked="" 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 checked="" type="checkbox"/> M-3 Mineral Extraction District
<input type="checkbox"/> R-7 Suburban Two-Family and Three-Family Residential District	<input type="checkbox"/> M-4 Sanitary Landfill and Hazardous Waste Disposal District
<input type="checkbox"/> R-8 Urban Two-Family Residential District	<input 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 checked="" 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 checked="" type="checkbox"/> FPO Floodplain Overlay District
<input type="checkbox"/> HO Historical Overlay District	<input type="checkbox"/> FWO Camp Lake/Center Lake Floodway Overlay District
<input type="checkbox"/> PUD Planned Unit Development Overlay District	<input type="checkbox"/> FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
<input type="checkbox"/> AO Airport Overlay District	
<input type="checkbox"/> RC Rural Cluster Development Overlay District	

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

<input type="checkbox"/> A-1 Agricultural Preservation District	<input type="checkbox"/> TCO Town Center Overlay District
<input type="checkbox"/> A-2 General Agricultural District	<input type="checkbox"/> B-1 Neighborhood Business District
<input type="checkbox"/> A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	<input type="checkbox"/> B-2 Community Business District
<input type="checkbox"/> A-4 Agricultural Land Holding District	<input type="checkbox"/> B-3 Highway Business District
<input type="checkbox"/> AE-1 Agricultural Equestrian Cluster Single-Family District	<input type="checkbox"/> B-4 Planned Business District
<input checked="" 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 checked="" 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 checked="" type="checkbox"/> FPO Floodplain Overlay District
<input type="checkbox"/> HO Historical Overlay District	<input type="checkbox"/> FWO Camp Lake/Center Lake Floodway Overlay District
<input type="checkbox"/> PUD Planned Unit Development Overlay District	<input type="checkbox"/> FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
<input type="checkbox"/> AO Airport Overlay District	
<input type="checkbox"/> RC Rural Cluster Development Overlay District	



## REZONING APPLICATION

(g) Your request must be consistent with the existing planned land use category as shown on Map 65 of the adopted "[Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035](#)". Minor lot line adjustments between two different, but adjacent, land use districts or categories that do not create substandard or nonconforming lots will not require an amendment to the multi-jurisdictional comprehensive plan.

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

<input type="checkbox"/> Farmland Protection	<input type="checkbox"/> Governmental and Institutional
<input type="checkbox"/> General Agricultural and Open Land	<input type="checkbox"/> Park and Recreational
<input type="checkbox"/> Rural-Density Residential	<input type="checkbox"/> Street and Highway Right-of-Way
<input type="checkbox"/> Agricultural and Rural Density Residential	<input type="checkbox"/> Other Transportation, Communication, and Utility
<input checked="" type="checkbox"/> Suburban-Density Residential	<input type="checkbox"/> Extractive
<input type="checkbox"/> Medium-Density Residential	<input type="checkbox"/> Landfill
<input type="checkbox"/> High-Density Residential	<input checked="" 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.

(j) The name of the County Supervisor of the district wherein the property is located ([District Map](#)):

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

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

Request for Rezoning Petition .....\$750.00

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

### Note: Agricultural Use Conversion Charge

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

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



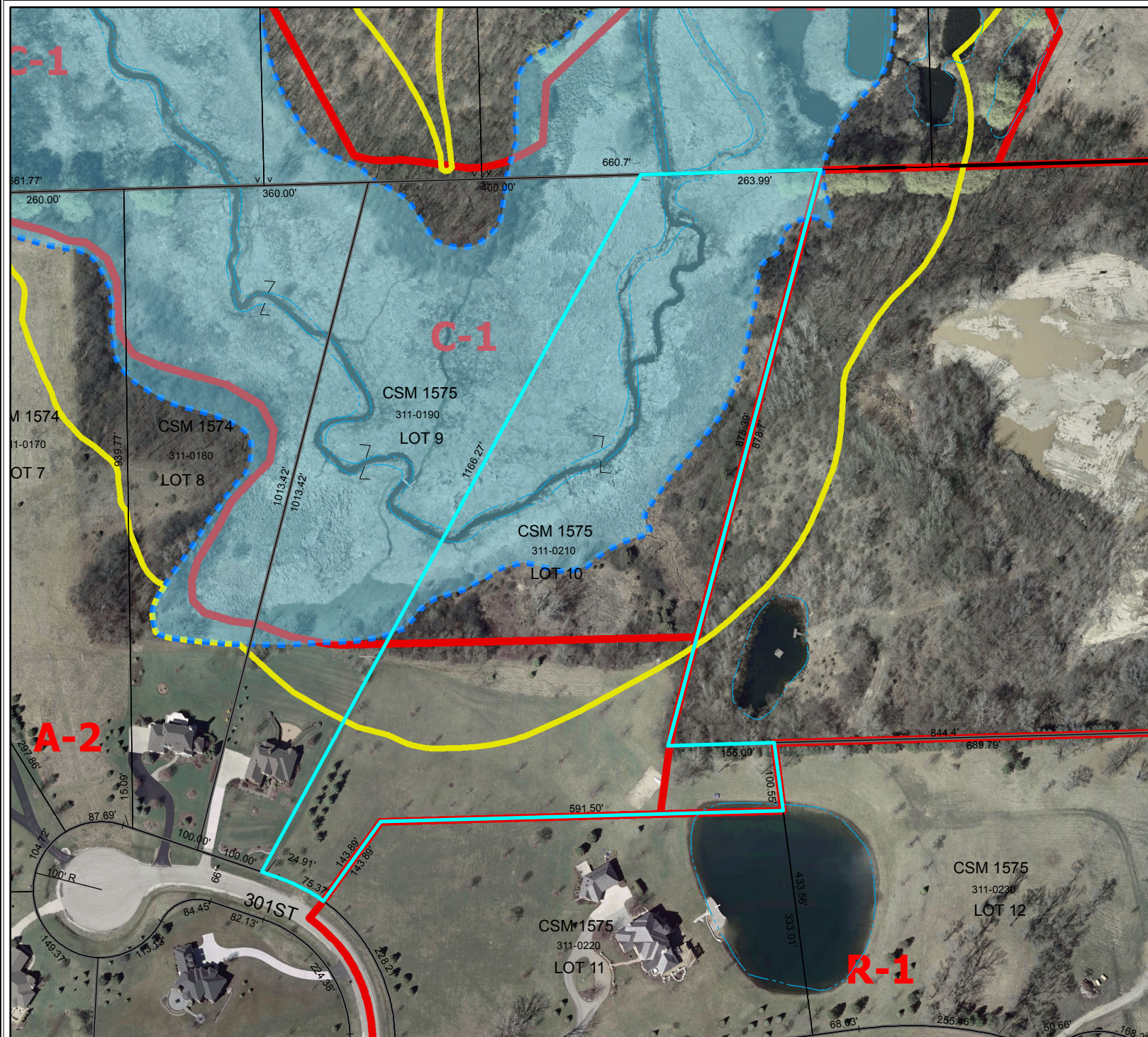
# Kenosha County



1 inch = 200 feet

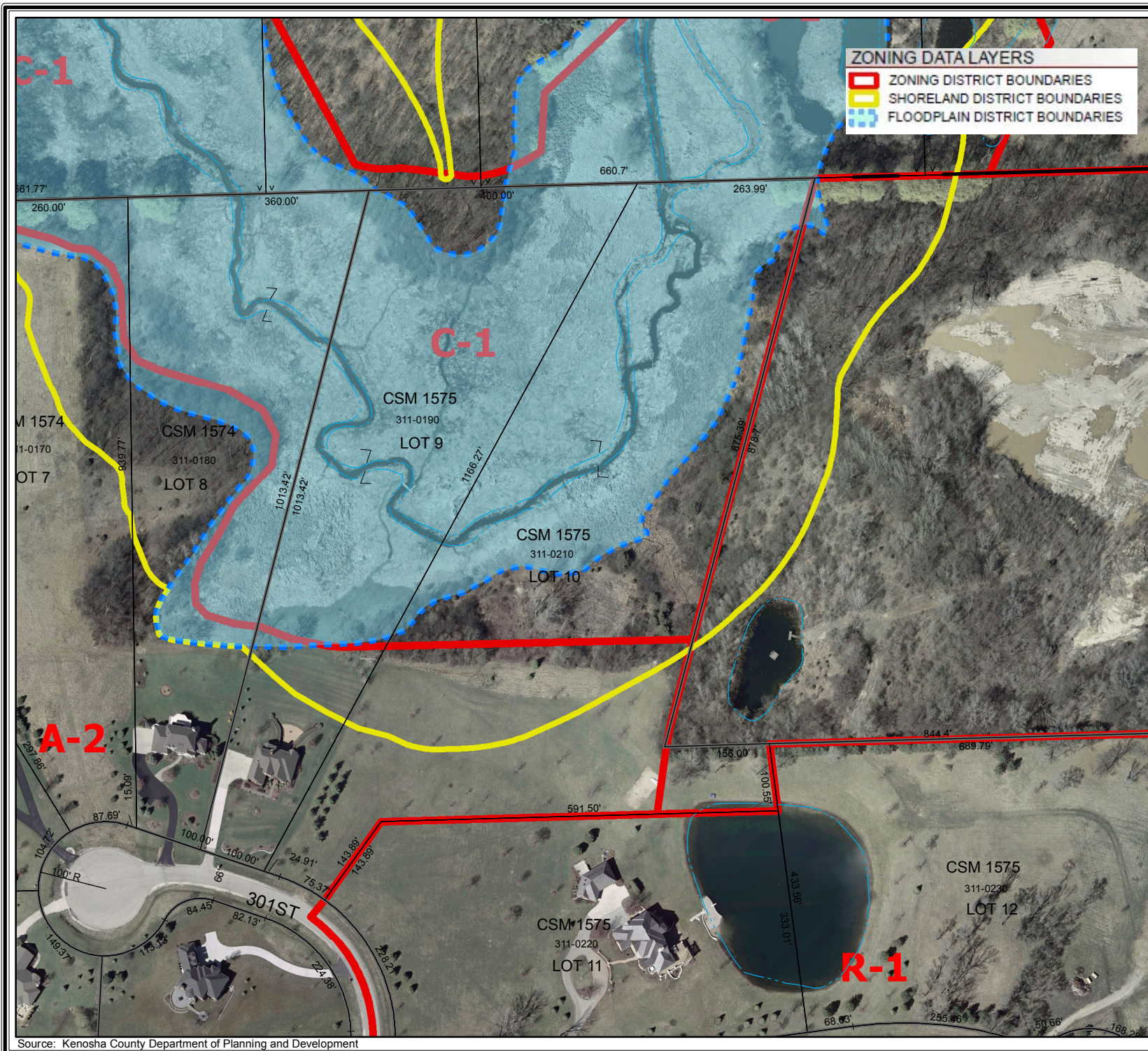
**SUBJECT PROPERTY  
OUTLINED IN BLUE**

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



Source: Kenosha County Department of Planning and Development





Source: Kenosha County Department of Planning and Development

# Kenosha County



1 inch = 200 feet

## CURRENT ZONING CLASSIFICATIONS

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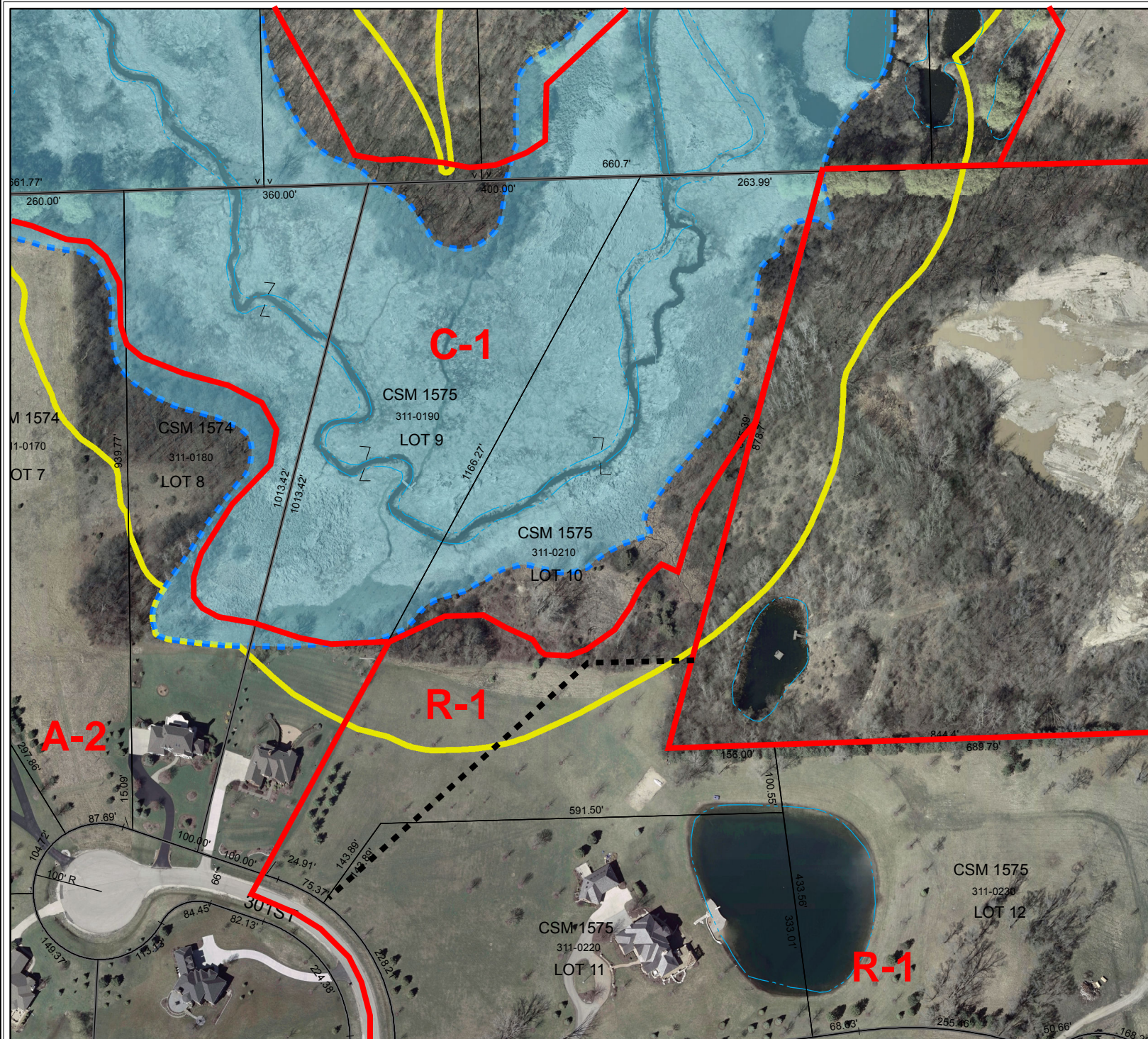
# Kenosha County



1 inch = 200 feet

## PROPOSED ZONING CLASSIFICATIONS

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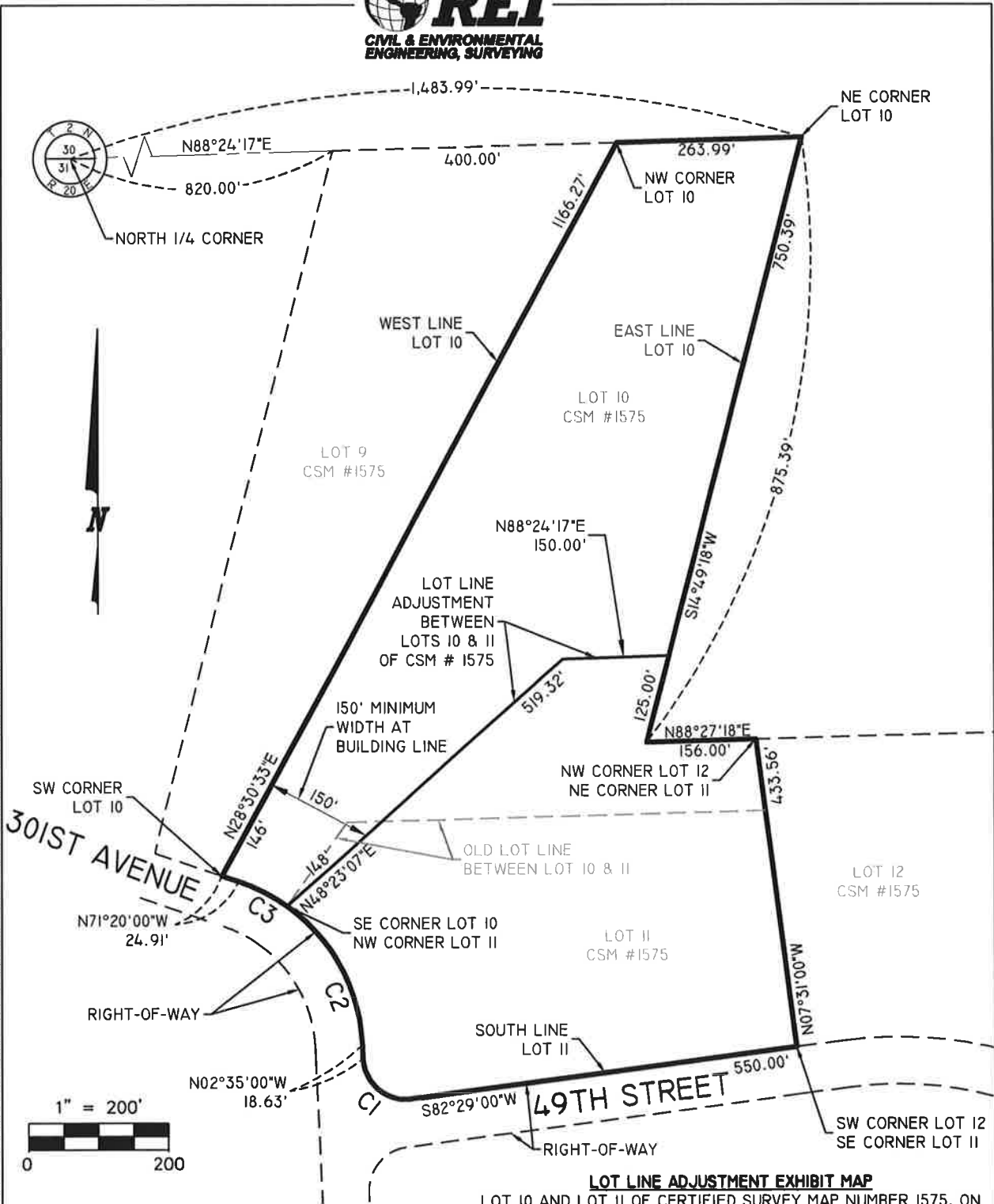


Source: Kenosha County Department of Planning and Development





DRAWING FILE: P:\6700-6799\6750 KEN MOORE.DWG SURVEY\6750 PROPERTY EXHIBIT.DWG LAYOUT: PROPERTY EXHIBIT PLOTTED BY: JOSHUA P



#### LOT LINE ADJUSTMENT EXHIBIT MAP

LOT 10 AND LOT 11 OF CERTIFIED SURVEY MAP NUMBER 1575, ON FILE AND OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS FOR KENOSHA COUNTY, WISCONSIN IN VOLUME 1509 OF RECORDS, PAGE 629-30 AS DOCUMENT NUMBER 894936, AND BEING PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 20 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BRIGHTON, KENOSHA COUNTY, WISCONSIN.

REI Engineering, INC.

CURVE TABLE					
CURVE	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH
C1	60.00'	N50°03'00"W	88.43'	94°56'20"	99.42'
C2	253.00'	N28°25'26"W	220.55'	51°40'52"	228.21'
C3	253.00'	N62°47'56"W	75.09'	17°04'07"	75.37'

KEN MOORE PROPERTY  
TOWN OF BRIGHTON  
KENOSHA COUNTY, WISCONSIN

FIGURE : PROPERTY EXHIBIT

PROJECT NO.	6750	DRAWN BY:	JWP	DATE:	05/06/2015
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#### Parcel Description 10

A parcel of land being part of Lot 10 and part of Lot 11 of Certified Survey Map Number 1575, on file and of record in the office of the Register of Deeds for Kenosha County, Wisconsin in Volume 1509 of records, Page 629-30 as Document Number 894936, and being part of the Northeast Quarter of Section 31, Township 2 North, Range 20 East, of the Fourth Principal Meridian, in the Town of Brighton, Kenosha County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 31; thence North 88°24'17" East, coincident with the North line of said Northeast 1/4 of Section 31, 1,220.00 feet to the Northwest corner of said Lot 10 of Certified Survey Map Number 1575 and the point of beginning; thence continuing North 88°24'17" East, coincident with said North line of the Northeast 1/4 and the North line of said Lot 10, 263.99 feet to the Northeast corner of said Lot 10; thence South 14°49'18" West, coincident with the East line of said Lot 10, 750.39 feet; thence South 88°24'17" West, 150.00 feet; thence South 48°23'07" West, 519.32 feet to the North right-of-way line of 301<sup>st</sup> Avenue, the Southeast corner of said Lot 10, the Southwest corner of said Lot 11 of Certified Survey Map Number 1575, and the beginning of curve concave to the Southwest; thence 75.37 feet coincident with said North right-of-way line, the South line of Lot 10, and the arc of said curve, said curve having a radius length of 253.00 feet, a central angle of 17°04'07", and a chord that bears North 62°47'56" West for a distance of 75.09 feet; thence North 71°20'00" West, coincident with said North right-of-way line and said South line of Lot 10, 24.91 feet to the Southwest corner of said Lot 10; thence North 28°30'33" East, coincident with the West line of said Lot 10, 1166.27 feet to said Northwest corner of Lot 10 and the point of beginning.

That the above described parcel of land contains 333,564 square feet or 7.658 acres, more or less.

That said parcel is subject to easements, restrictions and right-of-ways of record.



#### Parcel Description 11

A parcel of land being part of Lot 10 and part of Lot 11 of Certified Survey Map Number 1575 on file and of record in the office of the register of deeds for Kenosha County, Wisconsin in Volume 1509 of records, Page 629-30 as Document Number 894936 and being part of the Northeast Quarter of Section 31, Township 2 North, Range 20 East, of the Fourth Principal Meridian, in the Town of Brighton, Kenosha County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 31; thence North 88°24'17" East, coincident with the North line of said Northeast 1/4 of Section 31, 1,483.99 feet to the Northeast corner of said Lot 10 of Certified Survey Map Number 1575; thence South 14°49'18" West, coincident with the East line of said Lot 10, 750.39 feet to the point of beginning; thence continuing South 14°49'18" West, coincident with said East line of Lot 10, 125.00 feet; thence North 88°27'18" East, coincident with said East line of Lot 10, 156.00 feet to the Northwest corner of Lot 12 of said Certified Survey Map Number 1575; thence South 07°31'00" East, coincident with said East line of Lot 10 and the East line of said Lot 11, and the West line of said Lot 12 of Certified Survey Map Number 1575, 433.56 feet to the North right-of-way line of 49th Street; Thence South 82°29'00" West, coincident with said North right-of-way line of 49th Street and the South line of said Lot 11, 550.00 feet to the beginning of curve concave to the Northeast; thence 99.42 feet coincident with said North right-of-way line of 49th Street, said South line of Lot 11, and the arc of said curve, said curve having a radius length of 60.00 feet, a central angle of 94°56'20", and a chord that bears North 50°03'00" West for a distance of 88.43 feet to the North right-of-way line of 301st Avenue; thence North 02°35'00" West, coincident with said North right-of-way line of 301st Avenue and said South line of Lot 11, 18.63 feet to the beginning of curve concave to the Southwest; thence 228.21 feet coincident with said North right-of-way line of 301st Avenue, said South line of Lot 11, and the arc of said curve, said curve having a radius length of 253.00 feet, a central angle of 51°40'52", and a chord that bears North 28°25'26" West for a distance of 220.55 feet to the Southwest corner of said Lot 11 and the Southeast corner of said Lot 10; thence North 48°23'07" East, 519.32 feet; thence North 88°24'17" East, 150.00 feet to said East line of Lot 10 and the point of beginning.

That the above described parcel of land contains 298,037 square feet or 6.842 acres, more or less.

That said parcel is subject to easements, restrictions and right-of-ways of record.



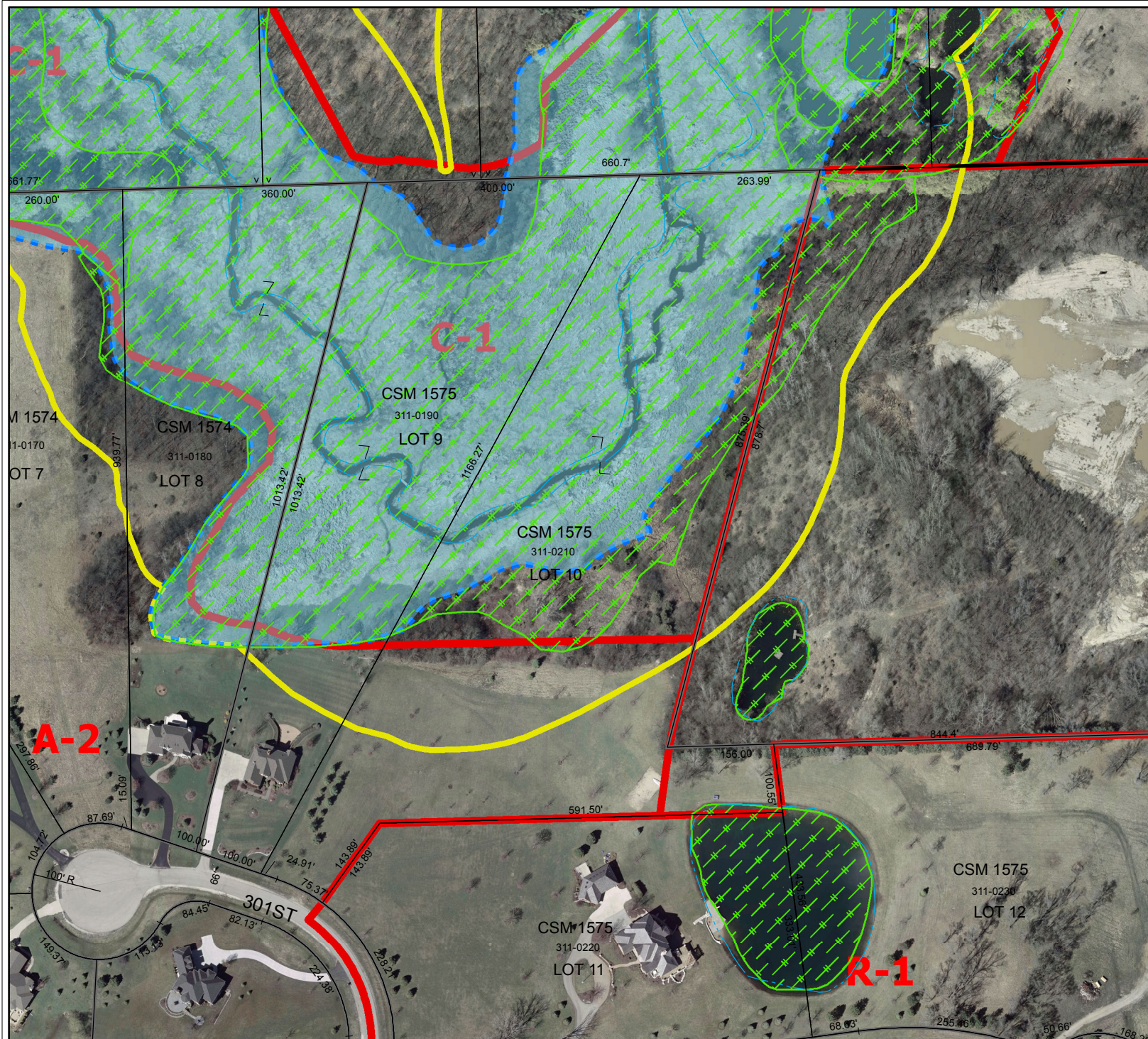
# Kenosha County



1 inch = 200 feet

## 2010 DNR WETLAND INVENTORY SHOWN IN GREEN

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Source: Kenosha County Department of Planning and Development



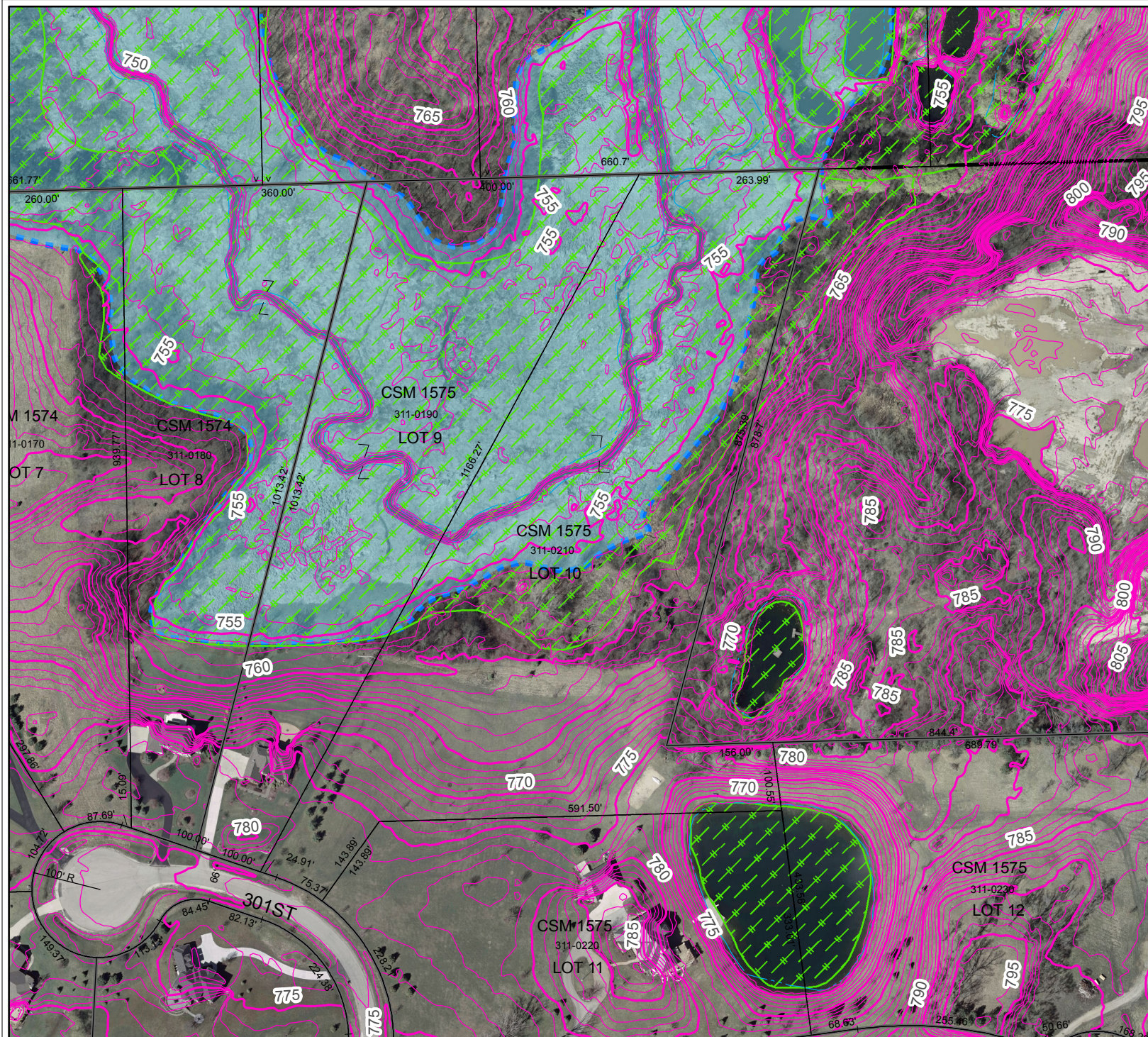
# Kenosha County



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**1-FOOT CONTOUR  
LINES SHOWN IN  
PINK**

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Source: Kenosha County Department of Planning and Development



## REZONING SITE MAP

### PETITIONER(S):

Kenneth A. & Elizabeth A. Moore (Owner)

LOCATION: NE 1/4 of Section 31,  
Town of Brighton

TAX PARCEL(S): #30-4-220-311-0210

### REQUEST:

Requesting a rezoning from A-2 General Agricultural District, M-3 Mineral Extraction District & C-1 Lowland Resource Conservancy District to R-1 Rural Residential District & C-1 Lowland Resource Conservancy District.

