



Planning, Development & Extension Education Committee
Agenda
Kenosha County Center
Wednesday, October 11, 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COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS.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, October 11, 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. **REVIEW AND RECOMMENDATION TO THE FINANCE COMMITTEE REGARDING THE PROPOSED 2018 UW-EXTENSION BUDGET(S)**
3. **REVIEW AND RECOMMENDATION TO THE FINANCE COMMITTEE REGARDING THE PROPOSED 2018 PLANNING AND DEVELOPMENT BUDGET(S)**

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

4. TOWN OF BRIGHTON - REZONING - BRIGHTON

Town of Brighton, PO Box 249, Kansasville, WI 53139 (Sponsor). The following is a list of owners and Tax Parcels of which the Department of Planning & Development has determined that a rezoning action is necessary to match existing land use.

Consequently, notice is hereby given to **rezone** from A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. to R-1 Rural Residential Dist., R-2 Suburban Single-Family residence Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. on the below stated properties:

Owners

Tax Parcels

Paul G. Davidson – 3705 41st St. #30-4-220-304-0310
David R. Kerr – 30703 41st St. #30-4-220-304-0320
Abraham Underkofler – 30701 41st St. #30-4-220-304-0330
Daniel L. Boyd – 30699 41st St. #30-4-220-304-0340
James T. Poltrock - 29601 41st St. #30-4-220-304-0702
Matthew D. Eckhart – 29705 41st St. #30-4-220-304-0720
Connie M. Erdman – 29715 41st St. #30-4-220-304-0730
Paul Perks – 29801 41st St. #30-4-220-304-0740
Ian P. Lampe – 29875 41st St. #30-4-220-304-0750
Nancy J. Salerno – 4990 301st Ave. #30-4-220-311-0110

Robert C. Epping – 52nd St. #30-4-220-311-0120
Brent E. Basara – 5000 301st Ave. #30-4-220-311-0130
Jonathan L. Haapanen – 4810 301st Ave. #30-4-220-311-0140
Kevin B. Cedegren – 4711 301st Ave. #30-4-220-311-0150
Russell C. Mueller – 4710 301st Ave. #30-4-220-311-0160
Jonathan R. Eckhart - 4703 301st Ave. #30-4-220-311-0170
G. A. Sanneman - 4705 301st Ave. #30-4-220-311-0180
Robert A. Nikolai - 4715 301st Ave. #30-4-220-311-0190
William Leibly - 5009 301st Ave. #30-4-220-311-0271
Toby J. Hawkes - 5015 301st Ave. #30-4-220-311-0280
Wade Hucker - 30114 52nd St. #30-4-220-311-0291
Robert C. Epping - 29900 52nd St. #30-4-220-311-0300
Audrey Rothbauer - 29810 52nd St. #30-4-220-311-0310
Carl R. Kempf - 29706 52nd St. #30-4-220-311-0320
Michael J. Marchuk - 29610 52nd St. #30-4-220-311-0330
Dennis J. Parkinson – 5150 294th Ave. #30-4-220-322-0230
Kent D. Looney – 5104 294th Ave. #30-4-220-322-0240
Timothy A. Bruns – 5145 294th Ave. #30-4-220-322-0250
Gary A. Christofferson – 5121 294th Ave. #30-4-220-322-0260
Robert C. Epping – 52nd St. #30-4-220-322-0270

Documents:

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

5. ACTION 50 LLC (OWNER), KEITH FAVARO (AGENT) - CONDITIONAL USE PERMIT - WHEATLAND

Action 50 LLC., 420 W. Westleigh Rd., Lake Forest, IL 60045 (Owner), **Keith Favaro**, Favaro Auction Service LLC, 4308 376th Ave., Burlington, WI 53105 (Agent), requesting a **Conditional Use Permit** to allow a flea market and auction house in the B-3 Highway Business Dist. on Tax Parcel #95-4-219-323-0305 located in the SW ¼ of Section 32, T2N, R19E, Town of **Wheatland**

Documents:

[0305 - SUBMITTED APPLICATION.PDF](#)
[0305 - EXHIBIT MAP.PDF](#)

6. TABLED REQUEST OF NEW LIFE BIBLE CHURCH - COMPREHENSIVE PLAN AMENDMENT - RANDALL

Tabled Request of New Life Bible Church, 112 W Main St, Twin Lakes, WI 53181 (Owner), Tracy B. McConnell, 112 W Main St, Twin Lakes, WI 53181 (Agent), requests an **amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan)** from “Medium-Density Residential” to “Medium-Density Residential” and “Governmental and Institutional” on Tax Parcel #60-4-119-172-1000 located in the NW ¼ of Section 17, T1N, R19E, Town of **Randall**

Documents:

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

7. TABLED REQUEST OF NEW LIFE BIBLE CHURCH - REZONING - RANDALL

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

Documents:

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

8. **CERTIFIED SURVEYS**
9. **APPROVAL OF MINUTES**
10. **CITIZEN COMMENTS**
11. **ANY OTHER BUSINESS ALLOWED BY LAW**
12. **ADJOURNMENT**

NOTICE TO PETITIONERS

The petitioners: Town of Brighton (Sponsor) and all related parcel owners, Action 50 LLC (Owner), Keith Favaro (Agent), New Life Bible Church (Owner), Tracy B. McConnell (Agent)

NOTICE TO TOWNS

The Towns of Brighton, Randall, and Wheatland are asked to be represented at the hearing on **Wednesday, October 11, 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.



COUNTY OF KENOSHA

Department of Planning & Development

KENOSHA COUNTY REZONING PROCEDURES

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

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

Meeting Date: _____

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

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

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

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

Town Planning Commission meeting date (tentative): _____

Town Board meeting date (tentative): _____

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

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

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

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

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

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

IMPORTANT TELEPHONE NUMBERS

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

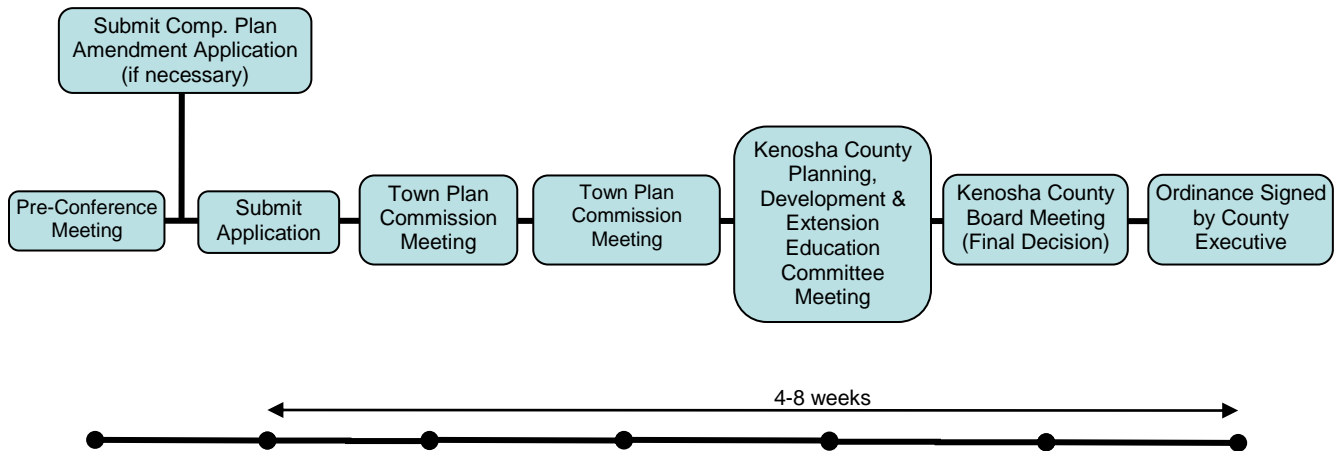
Somers Town of 859-2822

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



COUNTY OF KENOSHA

Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:

Print Name: _____ Signature: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

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

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

Print Name: _____ Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

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

Property Address of property to be rezoned:

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

REZONING APPLICATION

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

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

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

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

REZONING APPLICATION

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

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

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

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

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

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

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

Yes

No

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

Yes

No

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

Supervisory District Number: _____ County Board Supervisor: _____

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

Request for Rezoning Petition\$750.00

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

Note: Agricultural Use Conversion Charge

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

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

Kenosha County

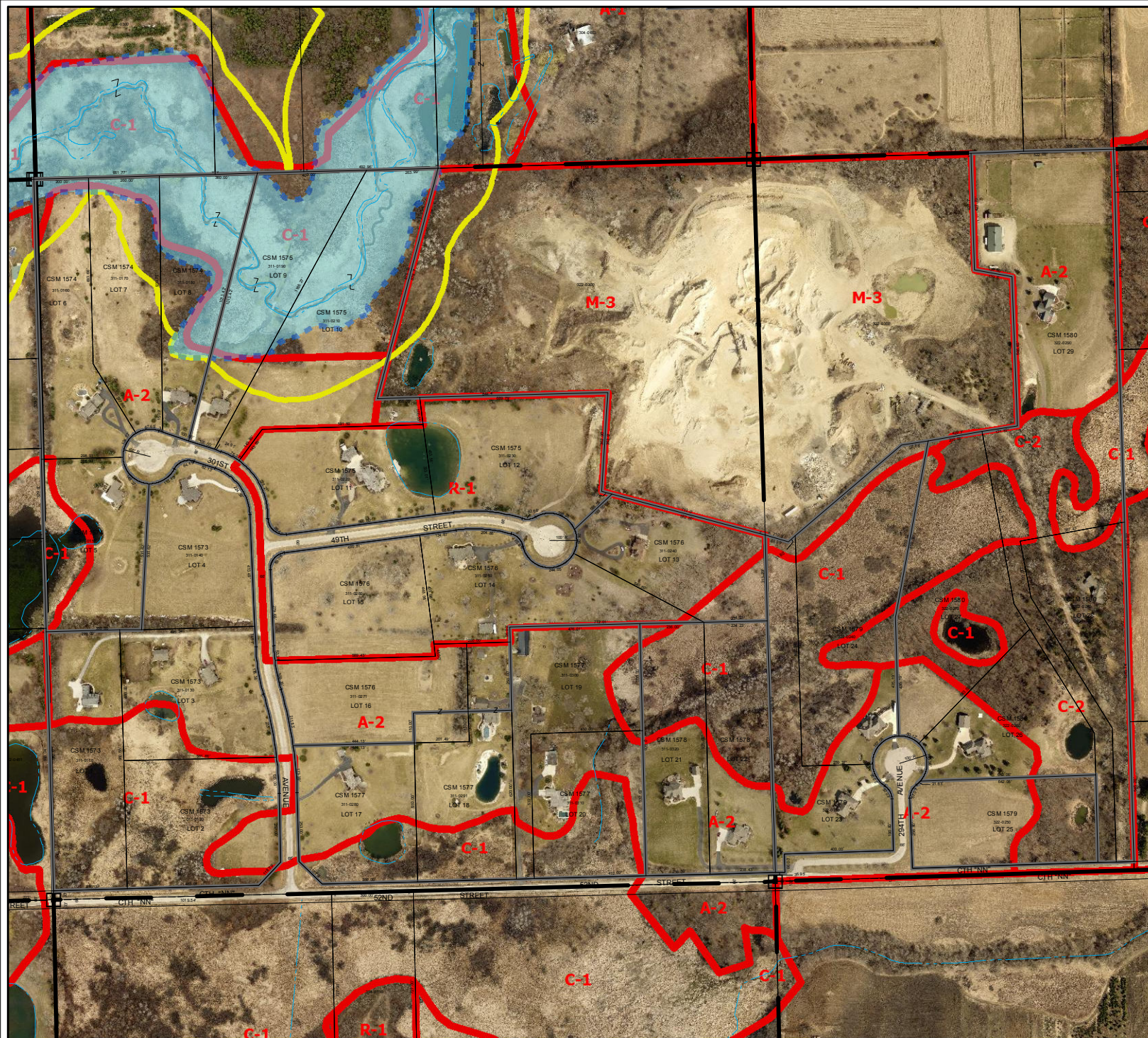


CURRENT ZONING CLASSIFICATIONS



1 inch = 500 feet

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

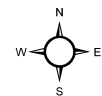


Source: Kenosha County Department of Planning and Development

Kenosha County

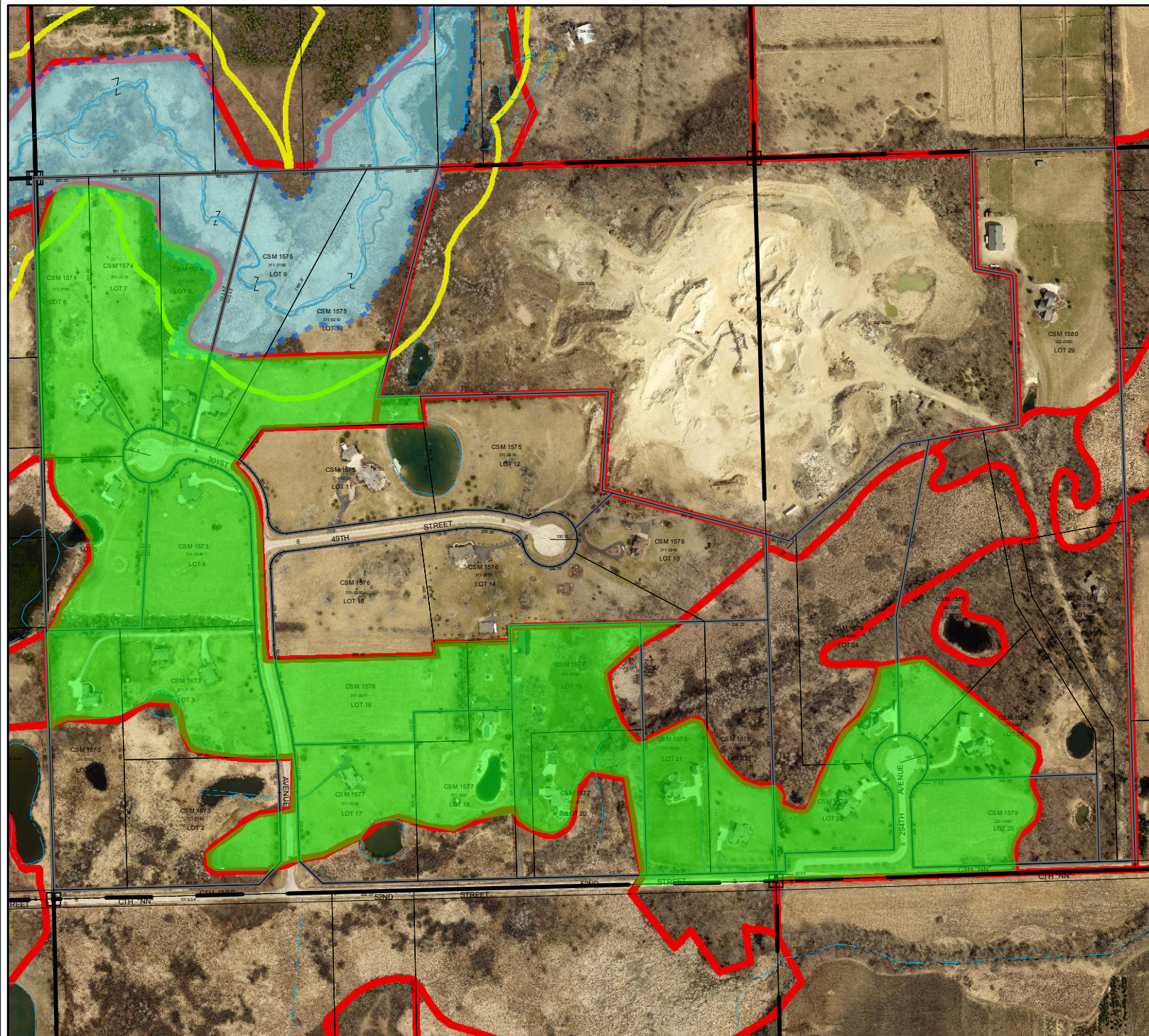


AREA SHADED
GREEN IS
REQUESTED TO
BE REZONED TO
R-1 RURAL
RESIDENTIAL
DISTRICT



1 inch = 500 feet

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Kenosha County



CURRENT ZONING CLASSIFICATIONS



1 inch = 400 feet

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Source: Kenosha County Department of Planning and Development

Kenosha County

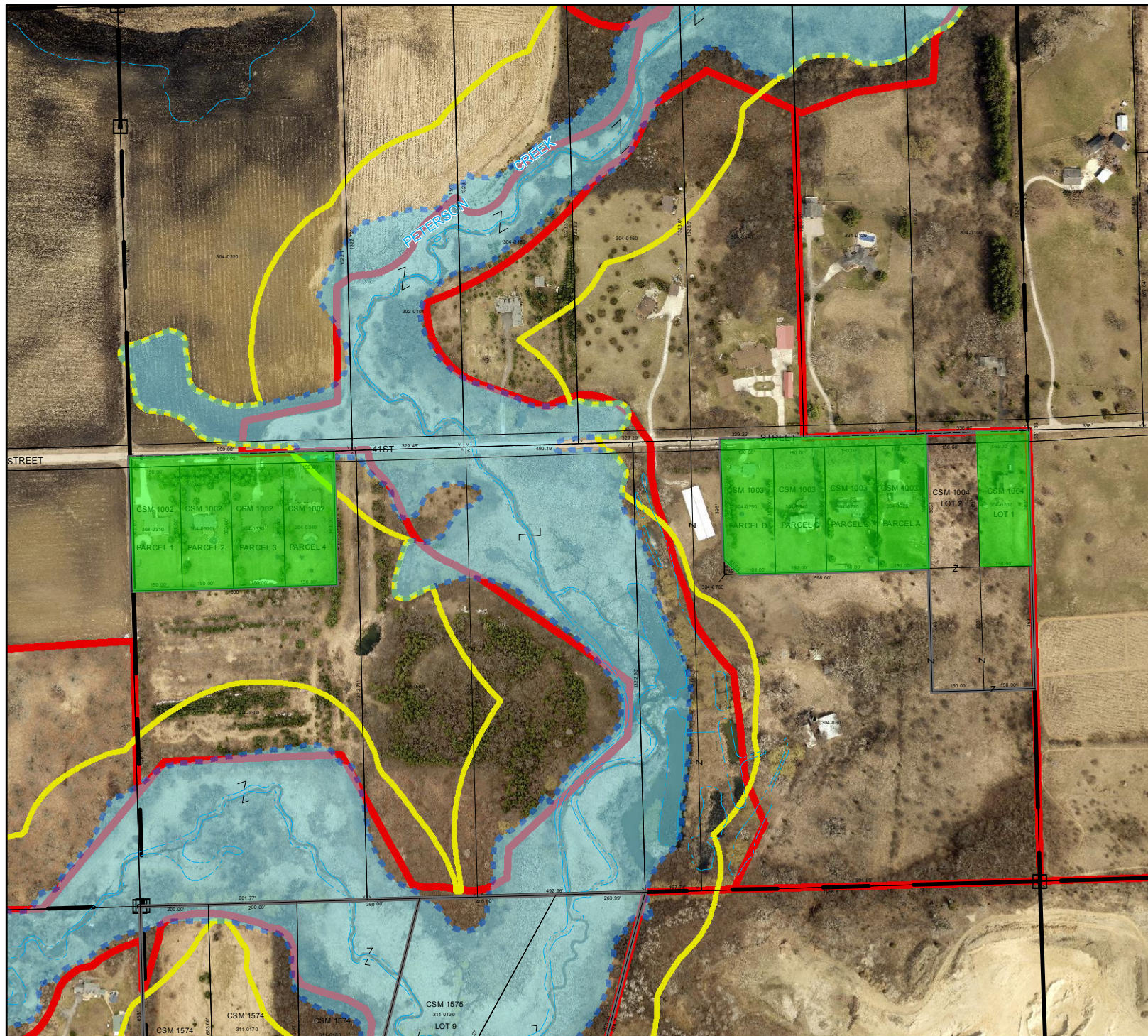


AREA SHADED GREEN IS REQUESTED TO BE REZONED TO R-2 SUBURBAN-DENSITY RESIDENTIAL DISTRICT



1 inch = 400 feet

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



PARCEL NUMBER	PROPERTY ADDRESS			OWNER NAME				MAILING ADDRESS						CURRENT ZONING	PROPOSED ZONING	
30-4-220-304-0310	30705	41ST	ST	PAUL	G	DAVIDSON		30705		41ST	ST	SALEM	WI	53168	A-1	R-2
30-4-220-304-0320	30703	41ST	ST	DAVID	R	KERR		30703		41ST	ST	SALEM	WI	53168	A-1	R-2
30-4-220-304-0330	30701	41ST	ST	ABRAHAM		UNDERKOFER		30701		41ST	ST	SALEM	WI	53168	A-1	R-2
30-4-220-304-0340	30699	41ST	ST	DANIEL	L	BOYD		30699		41ST	ST	SALEM	WI	53168	A-1	R-2
30-4-220-304-0702	29601	41ST	ST	JAMES	T	POLTROCK		29601		41ST	ST	SALEM	WI	53168	A-1	R-2
30-4-220-304-0720	29705	41ST	ST	MATTHEW	D	ECKHART		29705		41ST	ST	SALEM	WI	53168	A-1	R-2
30-4-220-304-0730	29715	41ST	ST	CONNIE	M	ERDMAN		29715		41ST	ST	SALEM	WI	53168	A-1	R-2
30-4-220-304-0740	29801	41ST	ST	PAUL		PERKS	TRUST	29801		41ST	ST	SALEM	WI	53168	A-1	R-2
30-4-220-304-0750	29875	41ST	ST	IAN	P	LAMPE		29875		41ST	ST	SALEM	WI	53168	A-1	R-2
30-4-220-311-0110	4990	301ST	AVE	NANCY	J	SALERNO	REVOCABLE TRUST	4990		301ST	AVE	SALEM	WI	53168	A-2, C-1	R-1, C-1
30-4-220-311-0120		52ND	ST	ROBERT	C	EPPING		30621		52ND	ST	SALEM	WI	53168	A-2, C-1	R-1, C-1
30-4-220-311-0130	5000	301ST	AVE	BRENT	E	BASARA		5000		301ST	AVE	SALEM	WI	53168	A-2, C-1	R-1, C-1
30-4-220-311-0140	4810	301ST	AVE	JONATHAN	L	HAAPANEN		4810		301ST	AVE	SALEM	WI	53168	A-2	R-1
30-4-220-311-0150	4711	301ST	AVE	KEVIN	B	CEDERGREN		4711		301ST	AVE	SALEM	WI	53168	A-2, C-1	R-1, C-1
30-4-220-311-0160	4710	301ST	AVE	RUSSELL	C	MUELLER	MUELLER TRUST	4710		301ST	AVE	SALEM	WI	53168	A-2, C-1	R-1, C-1
30-4-220-311-0170	4703	301ST	AVE	JONATHAN	R	ECKHART		4703		301ST	AVE	SALEM	WI	53168	A-2, C-1	R-1, C-1
30-4-220-311-0180	4705	301ST	AVE	G	A	SANNEMAN		4705		301ST	AVE	SALEM	WI	53168	A-2, C-1	R-1, C-1
30-4-220-311-0190	4715	301ST	AVE	ROBERT	A	NIKOLAI	NIKOLAI TRUST	4715		301ST	AVE	SALEM	WI	53168	A-2, C-1	R-1, C-1
30-4-220-311-0271	5009	301ST	AVE	WILLIAM		LEIBLY		3723	N	CAPE	CT	FRANKSVILLE	WI	53126	A-2	R-1
30-4-220-311-0280	5015	301ST	AVE	TOBY	J	HAWKES		5015		301ST	AVE	SALEM	WI	53168	A-2, C-1	R-1, C-1
30-4-220-311-0291	30114	52ND	ST	WADE		HUCKER		30114		52ND	ST	SALEM	WI	53168	A-2, C-1	R-1, C-1
30-4-220-311-0300	29900	52ND	ST	ROBERT	C	EPPING		30621		52ND	ST	SALEM	WI	53168	A-2, C-1	R-1, C-1
30-4-220-311-0310	29810	52ND	ST	AUDREY		ROTHBAUER		29810		52ND	ST	SALEM	WI	53168	A-2, C-1	R-1, C-1
30-4-220-311-0320	29706	52ND	ST	CARL	R	KEMPF		29706		52ND	ST	SALEM	WI	53168	A-2, C-1	R-1, C-1
30-4-220-311-0330	29610	52ND	ST	MICHAEL	J	MARCHUK				PO BOX 35		CAMP LAKE	WI	53109	A-2, C-1	R-1, C-1
30-4-220-322-0230	5150	294TH	AVE	DENNIS	J	PARKINSON		5150		294TH	AVE	SALEM	WI	53168	A-2, C-1	R-1, C-1
30-4-220-322-0240	5104	294TH	AVE	KENT	D	LOONEY		5104		294TH	AVE	SALEM	WI	53168	A-2, C-1	R-1, C-1
30-4-220-322-0250	5145	294TH	AVE	TIMOTHY	A	BRUNS		5208		DUTCHMAN	DR	RELEIGH	NC	27606	A-2, C-2	R-1, C-1
30-4-220-322-0260	5121	294TH	AVE	GARY	A	CHRISTOFFERSON		5121		294TH	AVE	SALEM	WI	53168	A-2, C-2	R-1, C-1
30-4-220-322-0270		52ND	ST	ROBERT	C	EPPING		30621		52ND	ST	SALEM	WI	53168	A-2, C-2, C-1	R-1, C-2, C-1

TOWN OF BRIGHTON - PLAN COMMISSION AGENDA

PUBLIC NOTICE of a meeting of the Plan Commission for the Town of Brighton, Kenosha County, State of Wisconsin.

This meeting will convene on **Wednesday, June 7, 2017** beginning at 7:00 p.m. at the Brighton Town Hall, 25000 Burlington Road, Kansasville, WI 53139

Pursuant to S.S 19.84 notice is hereby given to the Public and the Kenosha News that the Plan Commission and Town Board will meet to consider the following:

Meeting Minutes

Reports/Announcements

Citizens Comments

Unfinished Business:

1. Tabled from May 2017: Public Hearing: William H. Stone (Owner) Brightonwoods Orchard, Inc. 1072-288th Avenue, Burlington WI 53105 requesting Comprehensive Growth Plan Map Amendment/Rezone from A-1 to A-3 as well as Conditional Use Permit on 6 acres of Parcel #30-4-220-083-0301.
2. Tabled from May 2017: Informational: Lot Line Adjustment/Rezone request made by Ken Moore (Owner) 30010-49th Street, Salem, WI 53168 on Parcel #30-4-220-311-0210 (Rezone listed under New Business Item #5, s.)

New Business:

1. Public Hearing: Dale & Donna Daniels, Thomas & Louise Daniels (Owners) 24424 Burlington Road, Kansasville, WI 53139 requesting Comprehensive Growth Plan Map Amendment/Lot Line Adjustment, and Rezone on Parcel #30-4-220-142-0302 to create a 3.32 acre parcel with 300 feet of existing road frontage.
2. Informational: Vincent Skowronski (Owner) Debbie LaBuda(potential buyer) requesting Comprehensive Growth Plan Map Amendment/Lot Line Adjustment/Rezone on Parcel #30-4-220-324-0100
3. Informational: Englehardt (Owner) 420-264th Avenue, Kansasville, WI 53139 requesting Comp Growth Plan Map Amendment, Rezone A-1 to R-2, Lot Line Adjustment.
4. Informational: Jeff & Jane Soderquist (Owners) 28225 First Street, Kansasville, WI 53139 requesting widening existing driveway
5. Town to sponsor Map/Zoning updates on the following Parcels:
 - a. 30-4-220-304-0310, 30705-41st St, A-1 to R-2
 - b. 30-4-220-304-0320, 30703-41st St, A-1 to R-2
 - c. 30-4-220-304-0330, 30701-41st St, A-1 to R-2

- d. 30-4-220-304-0340, 30699-41st St, A-1 to R-2
- e. 30-4-220-304-0702, 29601-41st St, A-1 to R-2
- f. 30-4-220-304-0720, 29705-41st St, A-1 to R-2
- g. 30-4-220-304-0730, 29715-41st St, A-1 to R-2
- h. 30-4-220-304-0740, 29801-41st St, A-1 to R-2
- i. 30-4-220-304-0750, 29875-41st St, A-1 to R-2
- j. 30-4-220-311-0110, 4990-301st Ave, A-2, C-1 to R-1, C-1
- k. 30-4-220-311-0120, 30621-52nd St, A-2, C-1 to R-1, C-1
- l. 30-4-220-311-0130, 5000-301st Ave, A-2, C-1 to R-1, C-1
- m. 30-4-220-311-0140, 4810-301st Ave, A-2 to R-1
- n. 30-4-220-311-0150, 4711-301st Ave, A-2, C-1 to R-1, C-1
- o. 30-4-220-311-0160, 4710-301st Ave, A-2, C-1 to R-1, C-1
- p. 30-4-220-311-0170, 4703-301st Ave, A-2, C-1 to R-1, C-1
- q. 30-4-220-311-0180, 4705-301st Ave, A-2, C-1 to R-1, C-1
- r. 30-4-220-311-0190, 4715-301st Ave, A-2, C-1 to R-1, C-1
- s. 30-4-220-0210 (U.B. item #2), A-2, M-3, C-1 to R-1, C-1
- t. 30-4-220-311-0271, A-2 to R-1
- u. 30-4-220-311-0280, 5015-301st Ave, A-2, C-1 to R-1, C-1
- v. 30-4-220-311-0291, 30114-52nd St, A-2, C-1 to R-1, C-1
- w. 30-4-220-311-0300, A-2, C-1 to R-1, C-1
- x. 30-4-220-311-0310, 29810-52nd St, A-2, C-1 to R-1, C-1
- y. 30-4-220-311-0320, 29706-52nd St, A-2, C-1 to R-1, C-1
- z. 30-4-220-311-0330, A-2, C-1 to R-1, C-1
- aa. 30-4-220-322-0230, 5150-294th Ave, A-2, C-1 to R-1, C-1
- bb. 30-4-220-322-0240, 5104-294th Ave, A-2, C-1 to R-1, C-1
- cc. 30-4-220-322-0250, A-2, C-2 to R-1, C-1
- dd. 30-4-220-322-0260, 5121-294th Ave, A-2, C-2 to R-1, C-1
- ee. 30-4-220-322-0270, A-2, C-2, C-1 to R-1, C-2, C-1

6. Adjourn

The Town requests persons requiring assistance to enable attendance and participation to provide at least 24 hour notice.

Notices posted: Town Hall, Jeddy's Bar, Brighton Elementary School and Town Website www.brightonwi.org

Attest: _____

Date: _____

Linda Perona, Clerk- Treasurer

PLAN COMMISSION MEETING MINUTES JUNE 7, 2017

Plan Commissioners present: Andy Wright, Ray Thomas, Mark Schmidt, John Kiel, Deb Larson, Sue Crane Excused: Diane Kreye

The meeting was called to order at 7:05 p.m.

Sue Crane moved to postpone May PC meeting minute approval until July PC meeting (Copies were not available at meeting time). Mark Schmidt-second, approved (6-0)

Reports/Announcements: Chairman Kiel thanked Deb & Dave Larson, Andy Wright, Sue Crane, and Dorothy Spease for their help with clean up around the town hall grounds this past Saturday.

Citizen Comments: None

UNFINISHED BUSINESS

1. Tabled from March 2017 Public Hearing William H. Stone (Owner) Brightonwoods Orchard, Inc. 1072-288th Ave, Burlington WI 53105 requesting Rezone from A-1 to A-3 as well as Conditional Use Permit on 6 acres of Parcel #30-4-220-083-0301. Mark Schmidt moved to un-table. Deb Larson-second, approved (6-0) Previous concerns regarding use of driveway were not an issue for Kenosha County. Discussion took place regarding limitations and potential improvements to driveway. Mark Schmidt moved to recommend approval to the Town Board. Deb Larson-second. Vote: 4 Yay, 1 Nay, 1 Abstain. Motion carried
2. Tabled from May 2017 Informational: Lot Line Adjustment/Rezone request made by Ken Moore (Owner) 30010-49th Street, Salem, WI 53168 on Parcel #30-4-220-311-0210. Deb Larson moved to un-table, Sue Crane-second, approved (6-0) Application received this afternoon. Item will be a Public Hearing at July PC meeting. No motion made

NEW BUSINESS

1. Public hearing: Dale & Donna Daniels, Thomas & Louise Daniels, Jordan Daniels (Owners) 24424 Burlington Road, Kansasville, WI 53139 requesting Comprehensive Growth Plan Map Amendment/Lot Line Adjustment, and Rezone on parcel #30-4-220-142-0302 to create a 3.32 acre parcel with 300 feet of existing road frontage. New split to have R-2 zoning. No application has been received by the Town. Andy Wright moved to recommend approval to the Town Board contingent upon receiving a copy of the application on file with Kenosha County Planning & Development no later than Monday, June 7 meeting. Deb Larson-second, approved (6-0) Note: Delay is due to sanitation inspector being unavailable.

2. Informational: Vincent Skowronski (Owner) Debbie LaBuda (potential buyer) requesting Comp Growth Plan Map Amendment/Lot Line Adjustment/Rezone on Parcel #30-4-220-324-0100. Item was removed from agenda per phone request of potential buyer. No motion made.
3. Informational: George Engelhardt (Owner) 420-264th Avenue, Kansasville, WI 53139 requesting Comprehensive Growth plan Map Amendment/Lot Line Adjustment/Rezone to create a 1.25 acre split with 200 feet of existing road frontage on Parcel #30-4-220-041-0300 and 30-4-220-044-0100. Discussion took place. Plan Commission recommended moving area to be split to opposite side of parcel to allow for full five acres with 300 feet of frontage. Property owner would consider 5 acres. No motion made.
4. Informational: Jeff & Jane Soderquist (Owners) 28225 First Street, Kansasville, WI 53139 requesting widening existing driveway. Discussion took place regarding how wide a drive was deemed needed by the Soderquists. Sue Crane moved to recess to allow Mr. & Mrs. Soderquist to discuss at 8:15. Andy Wright-second, approved (6-0) Sue Crane moved to resume meeting at 8:18, Andy Wright-second, approved (6-0) Andy Wright moved to approve increasing width of driveway up to 36 feet (current drive is 24 feet wide) Ray Thomas-second, approved (6-0)
5. Deb Larson moved to recommend Town Board sponsoring Map/Zoning updates as listed on June 7, 2017 agenda. Andy Wright-second, approved (6-0)
6. Deb Larson moved to Adjourn at 8:20 p.m. Andy Wright-second, approved (6-0)

Next meeting scheduled for Wednesday, July 5, 2017

Respectfully submitted,

Linda Perona, Clerk-Treasurer, Town of Brighton

TOWN BOARD MEETING MINUTES

JUNE 12, 2017

The June 12, 2017 board meeting of the Town of Brighton was called to order at **7:02** p.m.
In attendance: John Kiel, Andy Wright, Sue Crane. There were 13 residents in attendance.

Pledge of Allegiance was recited

Sue Crane moved to address New Business item #3. Andy Wright-second, approved (3-0)
Senator Van Wanggaard and Representative Samantha Kerkman were in attendance to present a State proclamation honoring Mrs. Vida Terry's 50 plus years of service as an Election Official and Town Treasurer.

Andy Wright moved to approve the 05-08-2017 Board meeting minutes, 6-7-17 Special Board meeting minutes, and 6-12-17 Special Board meeting minutes Sue Crane-second, approved (3-0)

Plan Commission minutes from 06-07-2017 were noted

Andy Wright moved to approve the May 2017 Treasurer's Reports, Sue Crane-second, approved (3-0)

Reports/Announcements: Chairman Kiel convened road tour at 1 p.m. and adjourned road tour in order to consult with Delmore representative. Sue Crane moved to reschedule road tour to 4 p.m. on Wednesday, June 21, 2017.

Supervisors: None Clerk-Treasurer: Town Office will be closed June 17 through June 25

Emergency Services: A special board meeting with Emergency Services will take place on July 10, 2017 beginning at 6:00 p.m.

Citizen Comments: Lynn Diettrich 264th Avenue appreciates the work done, but has concerns about dust. Mike Fragale 264th Avenue indicated contractor milled too deep. Board response: contractor and road consultant both said the road would compact with time and moisture to wash away the organic material brought up by the milling process. Diane Kreye 264th Ave asked if the town has authority to levy fees to business owners with heavy equipment using town roads.

UNFINISHED BUSINESS:

- 1) Tabled from May: Rental agreement for Wack Park ball diamond. Item remained tabled.
- 2) Tabled from July 2016: Revision of Building fee schedule. Item remained tabled.
- 3) Tabled from July 2016: L.R.I.P. Item remained tabled.
- 4) Tabled from January 2017: Ordinance forfeiture/Citation enforcement via Court Commissioner & Kenosha County Sheriff's Department in partnership with Town of Paris. Item remained tabled
- 5) Tabled from April 2017: Hoosier Creek assessment on First Street

NEW BUSINESS:

1. Sue Crane moved to recommend approval to Kenosha County Planning & Development a Public Hearing request made by Brightonwoods Orchard Inc., William H Stone (Owner)

1072-288th Avenue, Burlington WI 53105 the following: A. requests an amendment to the Adopted Land Use Plan Map for Kenosha County: 2035 from Farmland Protection, PEC & SEC to General Agricultural & Open Land, PEC, & SEC on Parcel #30-4-220-083-0301. B. requesting a rezoning from A-1 Agricultural Preservation District and C-2 Upland Resource Conservancy to A-1 Agricultural Preservation, A-3 Agricultural Related Manufacturing, Warehousing and Marketing District & C-2 Upland Resource Conservancy District on Parcel #30-4-220-083-0301. C. requesting a Conditional Use Permit to allow retail sales in the A-3 Agricultural Related Manufacturing, Warehousing and Marketing District on part of Parcel #30-4-220-083-0301 located in the SW ¼ of Section 8, T2N, R20E, Town of Brighton. Andy Wright-second, approved (3-0)

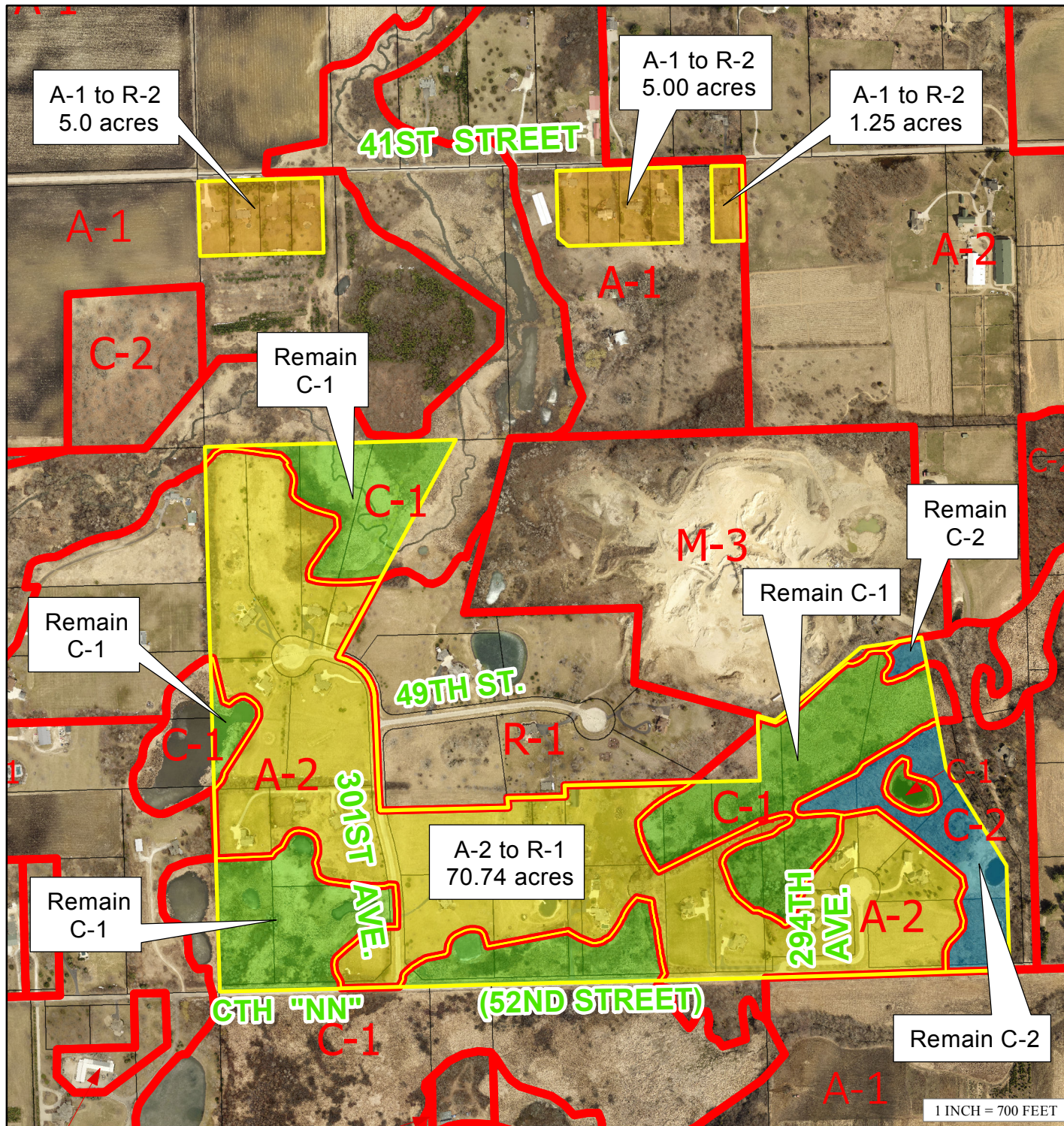
2. Andy Wright moved to table a Public Hearing request made by Dale & Donna Daniels, Thomas & Louise Daniels, and Jordan Daniels (Owners) 24424 Burlington Road, Kansasville, WI 53139 for the following: Comprehensive Growth Plan Map Amendment/Lot Line Adjustment, and Rezone on Parcel #30-4-220-142-0302 to create a 3.32 acre parcel with 300 feet of existing road frontage. Sue Crane, second, approved (3-0) NOTE: A farm culvert creates an irregular boundary which is why the new parcel is less than 5 acres.
3. Addressed earlier
4. Sue Crane moved to authorize Don Fox to act on the Town of Brighton's behalf with regard to 2015 Wisconsin Act 211 (Electronic reporting of certain building permits) Andy Wright-second, approved (3-0)
5. Andy Wright moved to approve Roadwork Order 2017-05: Paving 60 apron on 264th & 280th Ave plus grade & gravel remainder of 280th Ave, 2017-06: Mowing town roads, one deep cut and spot mow as needed, and 2017-07: remove downed tree on 41st Street. Motions were made for each work order individually. Sue Crane seconded each motion individually. Approved individually (3-0).
6. Sue Crane moved to table bid request wording for 41st Street. Andy Wright-second, approved (3-0)
7. Sue Crane moved to table results of Road Tour as it has been rescheduled. Andy Wright-second, approved (3-0)
8. Andy Wright moved to have the Town of Brighton sponsor zoning corrections to the following parcels(last 7 digits only) in Troy Glen (more detail provided in June 7, 2017 Plan Commission Agenda): 304-0310, 304-0320, 304-0330, 304-0340, 304-0702, 304-0720, 304-0730, 304-0740, 304-0750, 311-0110, 311-0120, 311-0130, 311-0140, 311-0150, 311-0160, 311-0170, 311-0180, 311-0190, 311-0210, 311-0271, 311-0280, 311-0291, 311-0300, 311-0310, 311-0320, 311-0330, 322-0230, 322-0240, 322-0250, 322-0260, 322-0270. Sue Crane-second, approved (3-0)Note: These updates will be made at no cost to the Town or the property owners
9. Andy Wright moved to adopt the Temporary Use Permit Criteria. John Kiel-second. Discussion: Supervisor Crane indicated that the electors were to have chosen the number of events to be allowed in a calendar year. Andy, John-Yay, Sue-Nay, motion carried
10. Review Burn permit issuing system. Item will be moved to the July Emergency Services meeting to take place on Monday, July 10, 2017 at 6:00 p.m. No motion made.
11. Sue Crane moved to renew Combined Class B liquor licenses to Jeddy's Bar and Wagner's and to renew Class A liquor license to Aeppeltreow Inc. Andy Wright-second, approved (3-0)
12. Andy Wright moved to renew Operator (bartender) licenses to the following: Leo M. Wagner, Michelle A. Verran, Milissa McGonegal, Paula J. Puntenney, William H. Stone, Judith P. Stone, Natasha Hegemann, Rachel Loppnow, Ed Glas, Andrew C Wagner,

NOTE:
MOORE PROPERTY (311-0210) EXCLUDED (REZONED UNDER SEPARATE APPLICATION JULY 2017.

- Alyssa Siekert, Daniel Noonan, Emily Helbling, Michele Cochara, Marie Flesch, Jody Koehnke, Jean K Sullivan, Dianne Bingaman. Sue Crane-second, approved (3-0)
13. Sue Crane moved to grant a new Operator's license to Taylor Bergles, Andy Wright-second, approved (3-0)
 14. Andy Wright moved to renew cigarette licenses (all are over the counter sales) to the following: Brighton Dale Golf Course, Jeddy's Bar, Wagner's. Sue Crane-second, approved (3-0)
 15. Andy Wright moved to renew business licenses to the following: Happy Acres Kampground and Shady Nook Mobile Home Park. Sue Crane-second, approved (3-0)
 16. Andy Wright moved to Table discussion of Dumpster placement at the town hall. Sue Crane-second, approved (3-0)
 17. Andy Wright moved to return performance bonds to the following: Casey & Melissa Bassler \$1,500 for new home, and Jay & Tami Pautz \$1,500 for new home. Sue Crane-second, approved (3-0)
 18. Andy Wright moved approve May Vouchers totaling \$18,288.43 Sue Crane-second, approved (3-0)
 19. Sue Crane moved to adjourn at 8:12 p.m. Andy Wright-second, approved (3-0)

Respectfully Submitted,

Linda Perona, Clerk-Treasurer
Town of Brighton



REZONING SITE MAP

PETITIONER(S):

Town of Brighton (Sponsor)

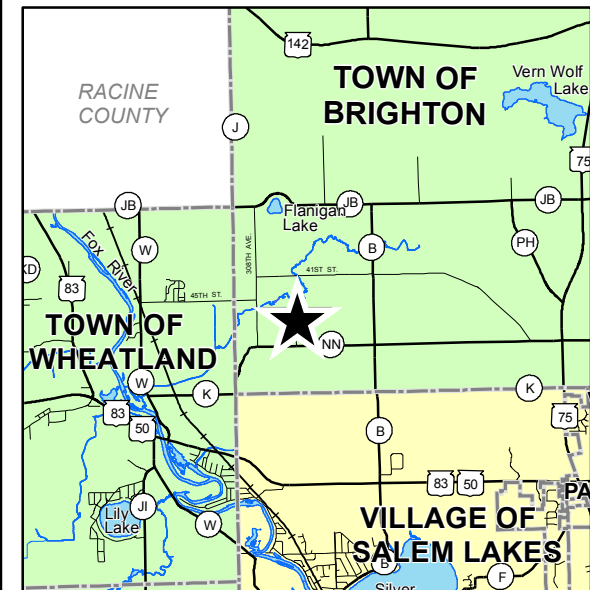
LOCATION: SE 1/4 of Section 30,
NE 1/4 of Section 31
Town of Brighton

TAX PARCEL(S):

#30-4-220-304-0310	#30-4-220-311-0120	#30-4-220-311-0291
#30-4-220-304-0320	#30-4-220-311-0130	#30-4-220-311-0300
#30-4-220-304-0330	#30-4-220-311-0140	#30-4-220-311-0310
#30-4-220-304-0340	#30-4-220-311-0150	#30-4-220-311-0310
#30-4-220-304-0702	#30-4-220-311-0160	#30-4-220-311-0330
#30-4-220-304-0720	#30-4-220-311-0170	#30-4-220-322-0230
#30-4-220-304-0730	#30-4-220-311-0180	#30-4-220-322-0240
#30-4-220-304-0740	#30-4-220-311-0190	#30-4-220-322-0250
#30-4-220-304-0750	#30-4-220-311-0271	#30-4-220-322-0260
#30-4-220-311-0110	#30-4-220-311-0280	#30-4-220-322-0270

REQUEST:

Request to rezone from A-1 Agricultural Preservation District, A-2 General Agricultural District, C-2 Upland Resource Conservancy District & C-1 Lowland Resource Conservancy District to R-1 Rural Residential District, R-2 Suburban Single-Family residence District, C-2 Upland Resource Conservancy District, and C-1 Lowland Resource Conservancy District.



1 INCH = 700 FEET

10/12/2017/TotBrightonRezone.mxd



December 2012

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

SEP 11 2017

CONDITIONAL USE PERMIT APPLICATION

Kenosha County
Planning and Development

(a) Property Owner's Name:

Print Name: JIM BISSING Signature: [Signature]
Mailing Address: 5675 392ND AVE
City: BURLINGTON State: WI Zip: 53105
Phone Number: 630 362 9824 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: KEITH FAVARO Signature: [Signature]
Business Name: FAVARO AUCTION SERVICE, LLC
Mailing Address: 4308 376th Ave
City: Burlington State: WI Zip: 53105
Phone Number: 262-210-1058 E-mail (optional): favaroauctions@gmail.com

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

Print Name: _____ Signature: _____
Business Name: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Phone Number: _____ E-mail (optional): _____

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

Print Name: _____ Signature: _____
Business Name: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Phone Number: _____ E-mail (optional): _____

CONDITIONAL USE PERMIT APPLICATION

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

95-4-219-323-0305-

Address of the subject site:

5675 392nd Ave - Burlington, WI

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

Type of structure:

Proposed operation or use of the structure or site:

See Attached

Number of employees (by shift):

Hours of Operation:

Any outdoor entertainment? If so, please explain:

Any outdoor storage? If so, please explain:

Zoning district of the property:

(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.

**Proposed Business Plan for Property Located at:
5675 392nd Ave, Burlington, WI 53105
Parcel # - 95-4-219-323-0305
(Currently New Generation RV)
Favaro Auction Service & Wheatland Antique Flea Market
Proposed opening Dates:
Auction House & Indoor Flea Market – December 2017
Outdoor Flea Market – April-May 2018**

1. West Building – Auction House & Office
 - a. Auctions to be held 1-5 times per month on a Wednesday Evening & an occasional Saturday or Sunday
 - b. Estimated Auction attendance: 75 - 150 per auction
 - c. Food to be offered by licensed food vendor/food wagon
 - d. Existing Handicapped accessible bathroom will be used during auctions
 - e. Employees on auction day – 6, including myself & my wife – the rest of the week will be myself & my wife.

2. East Building and surrounding acreage – Indoor & Outdoor Antique Flea Market
 - a. Indoor/Outdoor Antique Flea Market open Saturdays 7am – 3pm
 - b. Indoor Flea Market to be opened all year round.
 - c. Outdoor Flea Market to be opened Spring-Fall (dates determined by weather).
 - d. Parking for Spring & Summer will be in the grass south & east of gravel parking lot . Parking for winter indoor flea market will be in the existing gravel parking area surrounding the east building.
 - e. Grass parking will be sectioned off and have parking attendants. Estimated parking spaces – 500-600
 - f. Estimated indoor vendors – 40-50 w/ 6' Isles - Estimated Outdoor vendors – 100-125 w/10'-12' Isles
 - g. Estimated average flea market attendance between 7am – 3pm: 500-1000
 - h. Food will be offered by licensed food vendor/food wagon
 - i. Signage – We will be using the existing sign located on south side of the property fronting Hwy 50 & promotional signage will be used along Hwy 50 when needed.
 - j. Employees on Flea Market day – 6-8 including myself & my wife.
 - k. Flea Market Restrooms – TBD
 - l. There will be no outdoor entertainment or outdoor storage

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..... \$780.00

(For other fees see the Fee Schedule)

CONDITIONAL USE SITE MAP

PETITIONER(S):
Action 50 LLC ((Owner) Keith Favaro

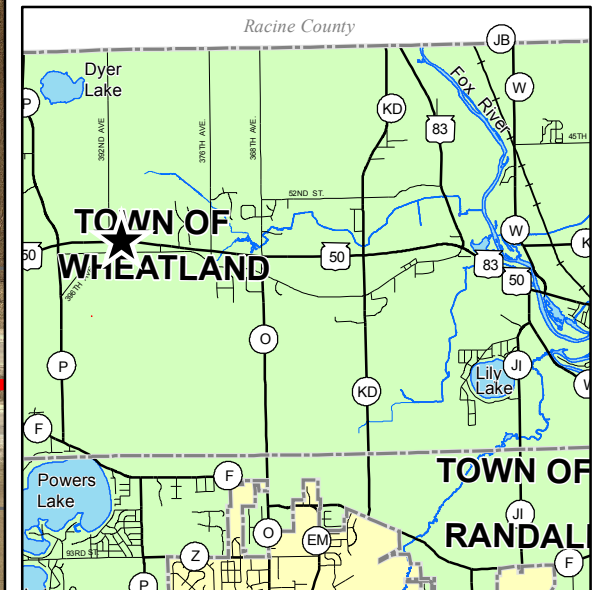
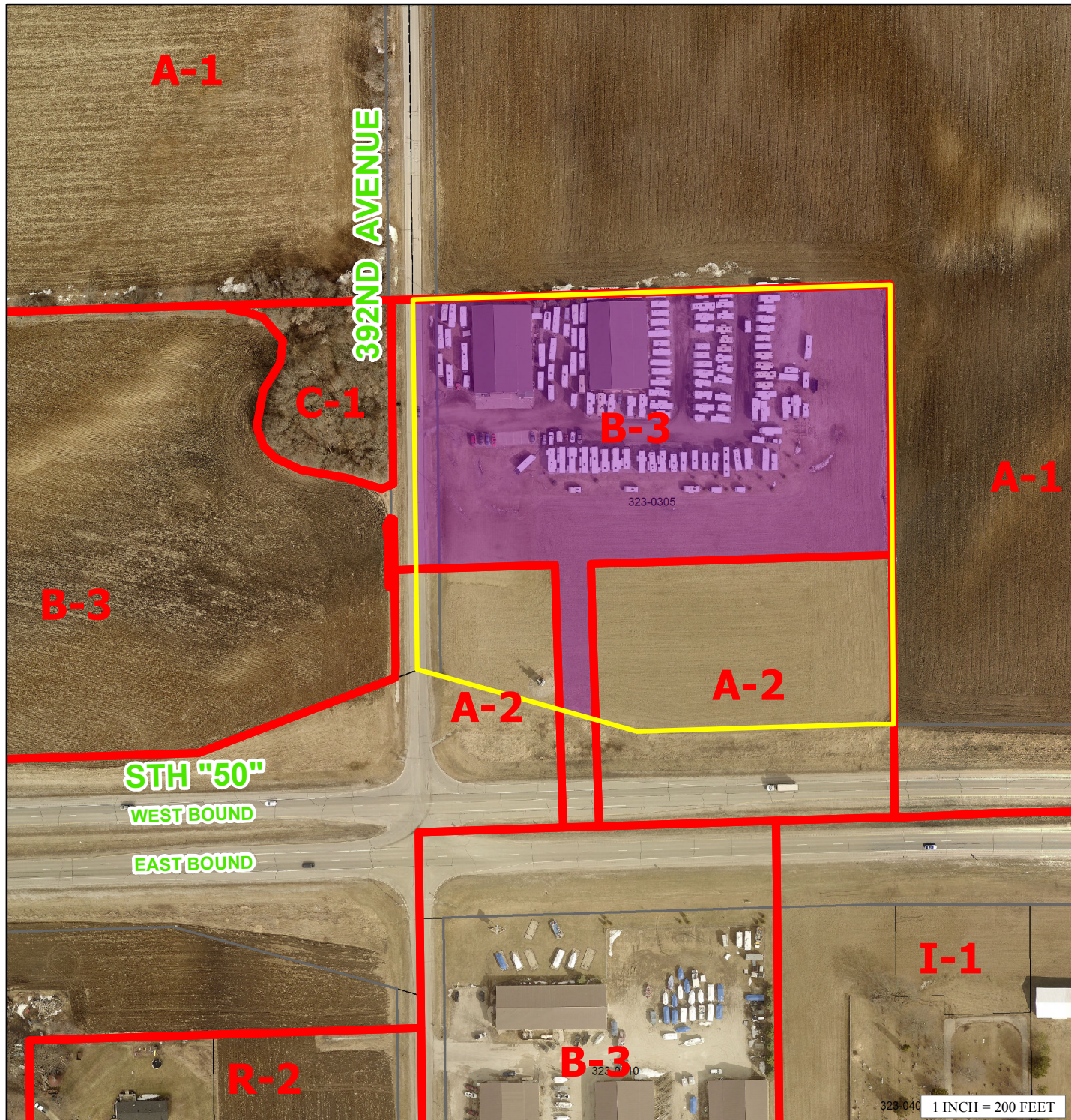
Action 50 LLC ((Owner) Keith Favaro,
Favaro Auction Service LLC (Agent)

LOCATION: SW 1/4 of Section 32
Town of Wheatland

TAX PARCEL(S): #95-4-219-323-0305

REQUEST:

Requesting a Conditional Use Permit to allow a flea market and auction house in the B-3 Highway Business District.





January 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

AUG 08 2017

Kenosha County
Deputy County Clerk

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

(a) Property Owner's Name:

New Life Bible Church

x _____
Signature

Mailing Address:

112 W. Main Street

City: Twin Lakes State: WI Zip: 53181

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

Note: If the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if applicable):

Tracy B. McConnell

x _____
Signature

Mailing Address:

112 W main st

City: Twin Lakes State: WI Zip: 53181

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

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

"Medium-Density Residential"

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

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

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

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

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

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

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

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

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

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

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

No, the land is currently farm land.

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

Yes, churches positively affect their communities by

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

www.theblaze.com/news/2011/08/01/do-american-churches-benefit-local-communities/

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

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

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

Yes, the church will serve approximately 100-200 people

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

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

60-4-119-172-1000

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

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

Supervisory District Number: 22 County Board Supervisor: Erin Decker

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

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

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

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

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

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

(For other fees see the Fee Schedule)

Kenosha County



SUBJECT
PROPERTY



1 inch = 200 feet

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



Source: Kenosha County Department of Planning and Development

Kenosha County

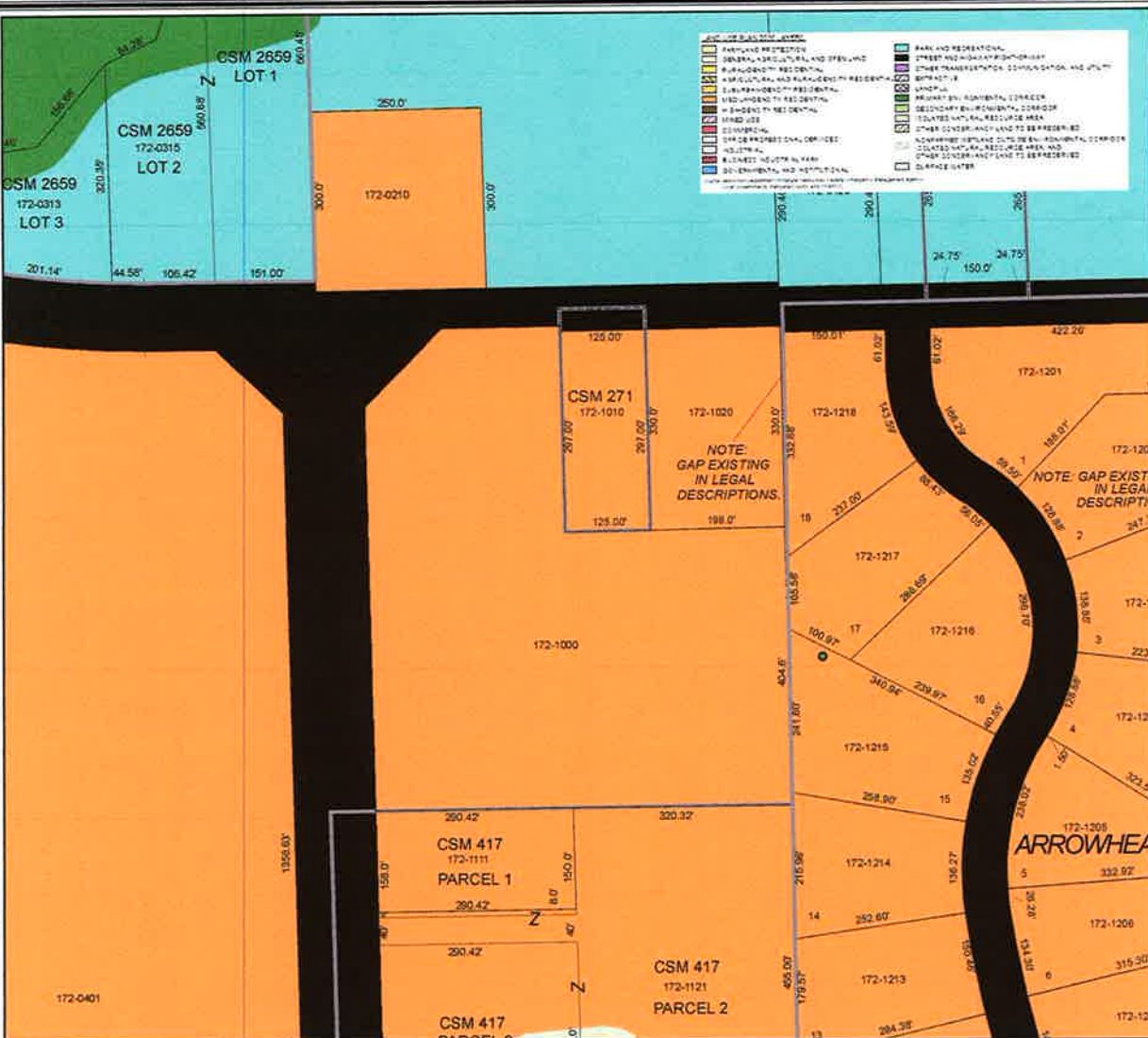


CURRENT LAND USE PLAN MAP CLASSIFICATIONS

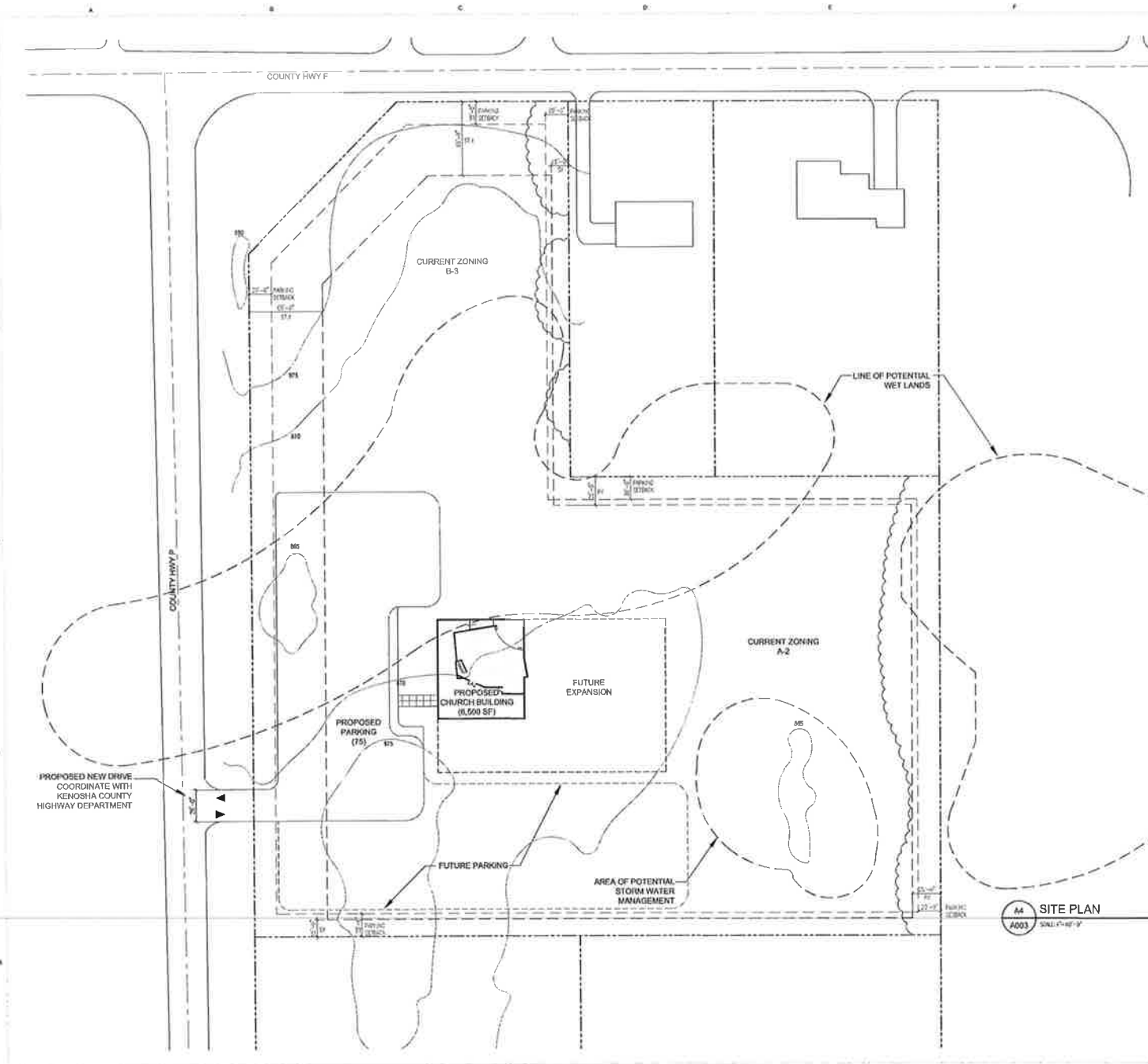


1 inch = 200 feet

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Source: Kenosha County Department of Planning and Development



A4 SITE PLAN
 A003 SCALE: 1/4" = 10'-0"

- Key Notes:**
- ZONING INFORMATION:**
- ZONING DISTRICT:**
 B-3 Highway Business District
 A-2 General Agriculture
- USE:**
 Worship Facility - Conditional Use
- MINIMUM LOT SIZE:** (40,000 +/-)
 Lot Area: 333,202.87 sq ft / 7.65 Acres
MINIMUM LOT FRONTAGE: (150 ft)
 Lot Width:
- REQUIRED MINIMUM BUILDING SETBACKS:**
 Street Yard: (From Right of Way Verily)
 65 Feet - County Trunk Highway
 Side/Rear:
 15 Feet - Side
 25 Feet - Rear
- REQUIRED MINIMUM PARKING SETBACKS:**
 Street Yard: (From Right of Way Verily)
 20 Feet - County Trunk Highway
 Side/Rear:
 20 Feet - Side/Rear
- MAXIMUM BUILDING AREA:**
 No Maximum / Minimum Building Area
- MAXIMUM IMPERVIOUS SURFACE:**
- MAXIMUM BUILDING HEIGHT:**
 Max Height: 35 ft (Building/ Part of Building)
- LOADING REQUIREMENT:** 77
- LANDSCAPE REQUIREMENT:** 77
- PARKING REQUIREMENTS:**
 1 Parking Space Per 4 Seats
 Stall Size = 10'x20'
 Parking Required: 275 Seats = 70 Spaces
 Parking Provided: 7 Spaces + 7 (H.C.)
- COMPREHENSIVE PLAN:**
 Planned For Future - Medium Density
 Residential - R-3 - R-6, R12
- KENOSHA COUNTY:**
 Amend Adopted Comprehensive Land Use Plan
 To Governmental / Institutional (I-1)
 Highway Department, Clermont Aborigine
 Civil Cemetery County, Resident Mobile
- RANDALL TOWNSHIP PROPOSAL:**
 Amend The Current Comprehensive Land Use
 Plan Prior To Proceeding With Kenosha County

CONSENT RESOLUTION

ILLINOIS OFFICIAL

PASMA GROUP ARCHITECTS

PROJECT

WORK ON FILE:
 original
 approved
 issued

JOB NUMBER
 PMA-14003

PREPARED FOR:
 New Life Bible Church

PREPARED BY:
 Pasma Group Architects

DATE:
 05 JUN 17

PROJECT NUMBER
 A003

COMPREHENSIVE PLAN
AMENDMENT SITE MAP

PETITIONER(S):

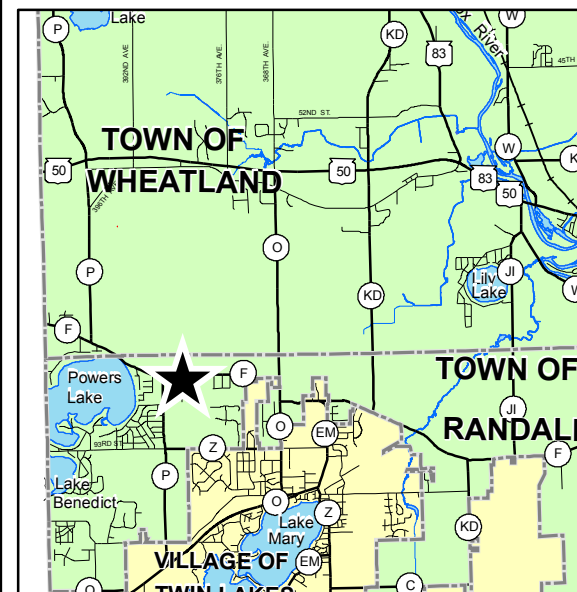
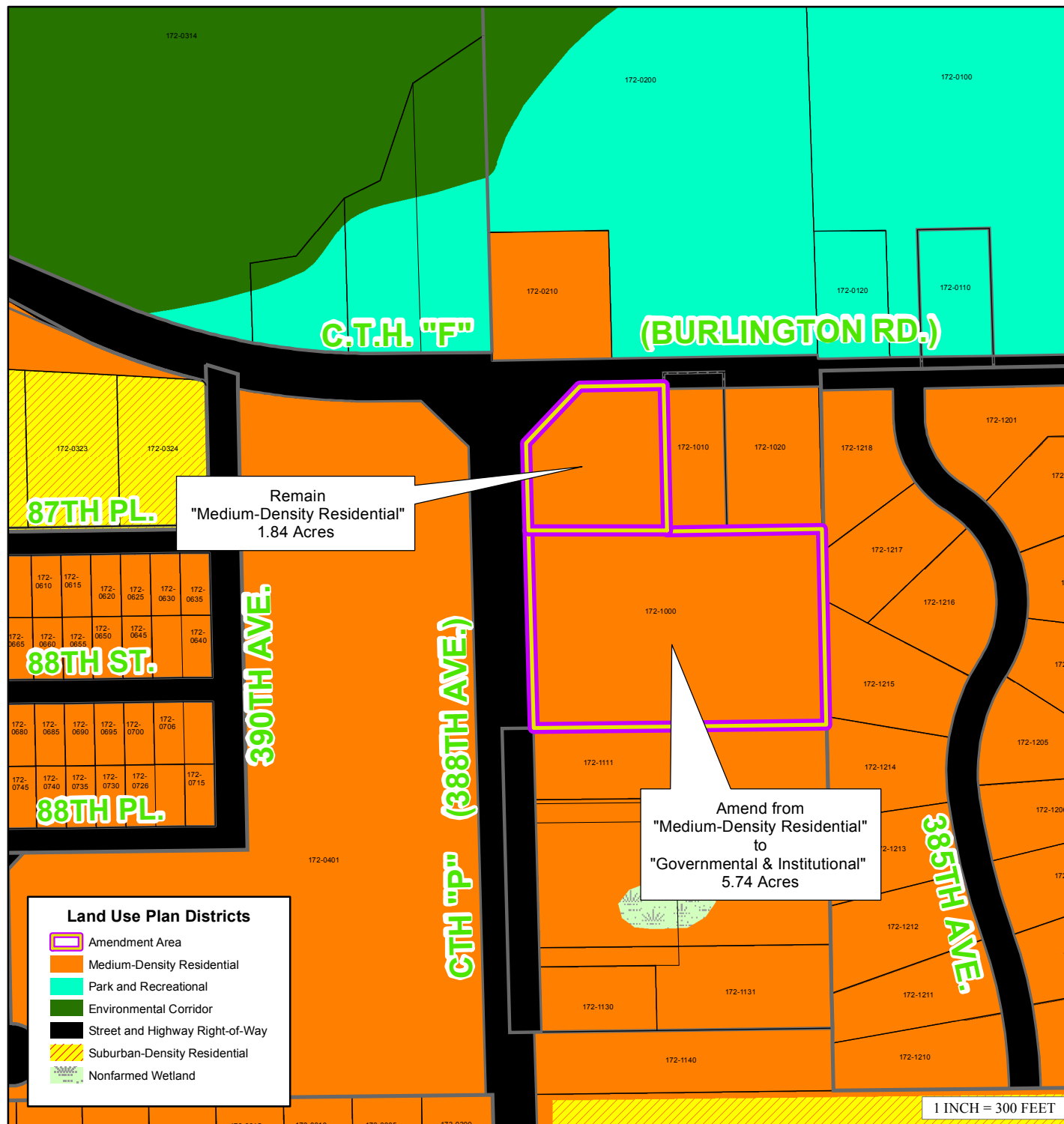
New Life Bible Church (Owner),
Tracy B. McConnell (Agent)

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

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

REQUEST:

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





COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

AUG 08 2017

Kenosha County
Deputy County Clerk

REZONING APPLICATION

(a) Property Owner's Name:

New Life Bible Church

Print Name: _____ Signature: _____

Mailing Address: 112 W. Main Street

City: Twin Lakes State: WI Zip: 53181

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

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

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

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

Business Name: New Life Bible Church

Mailing Address: 112 W. Main St.

City: Twin Lakes State: WI Zip: 53181

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

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

60-4-119-172-1000

Property Address of property to be rezoned:

388th Avenue

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

Institutional - church

REZONING APPLICATION

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

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

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

<input type="checkbox"/> A-1 Agricultural Preservation District	<input type="checkbox"/> TCO Town Center Overlay District
<input type="checkbox"/> A-2 General Agricultural District	<input type="checkbox"/> B-1 Neighborhood Business District
<input type="checkbox"/> A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	<input type="checkbox"/> B-2 Community Business District
<input type="checkbox"/> A-4 Agricultural Land Holding District	<input checked="" type="checkbox"/> B-3 Highway Business District
<input type="checkbox"/> AE-1 Agricultural Equestrian Cluster Single-Family District	<input type="checkbox"/> B-4 Planned Business District
<input type="checkbox"/> R-1 Rural Residential District	<input type="checkbox"/> B-5 Wholesale Trade and Warehousing District
<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 checked="" type="checkbox"/> I-1 Institutional District
<input type="checkbox"/> R-9 Multiple-Family Residential District	<input type="checkbox"/> PR-1 Park-Recreational District
<input type="checkbox"/> R-10 Multiple-Family Residential District	<input type="checkbox"/> C-1 Lowland Resource Conservancy District
<input type="checkbox"/> R-11 Multiple-Family Residential District	<input type="checkbox"/> C-2 Upland Resource Conservancy District
<input type="checkbox"/> R-12 Mobile Home/Manufactured Home Park-Subdivision District	<input type="checkbox"/> FPO Floodplain Overlay District
<input type="checkbox"/> HO Historical Overlay District	<input type="checkbox"/> FWO Camp Lake/Center Lake Floodway Overlay District
<input type="checkbox"/> PUD Planned Unit Development Overlay District	<input type="checkbox"/> FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
<input type="checkbox"/> AO Airport Overlay District	
<input type="checkbox"/> RC Rural Cluster Development Overlay District	

REZONING APPLICATION

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

A COMP. PLAN AMENDMENT IS PENDING

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

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

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

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

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

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

☐

Yes

☒

No

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

☐

Yes

☒

No

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

Supervisory District Number: 22 County Board Supervisor: Erin Decker

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

Request for Rezoning Petition\$750.00

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

Note: Agricultural Use Conversion Charge

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

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

Kenosha County

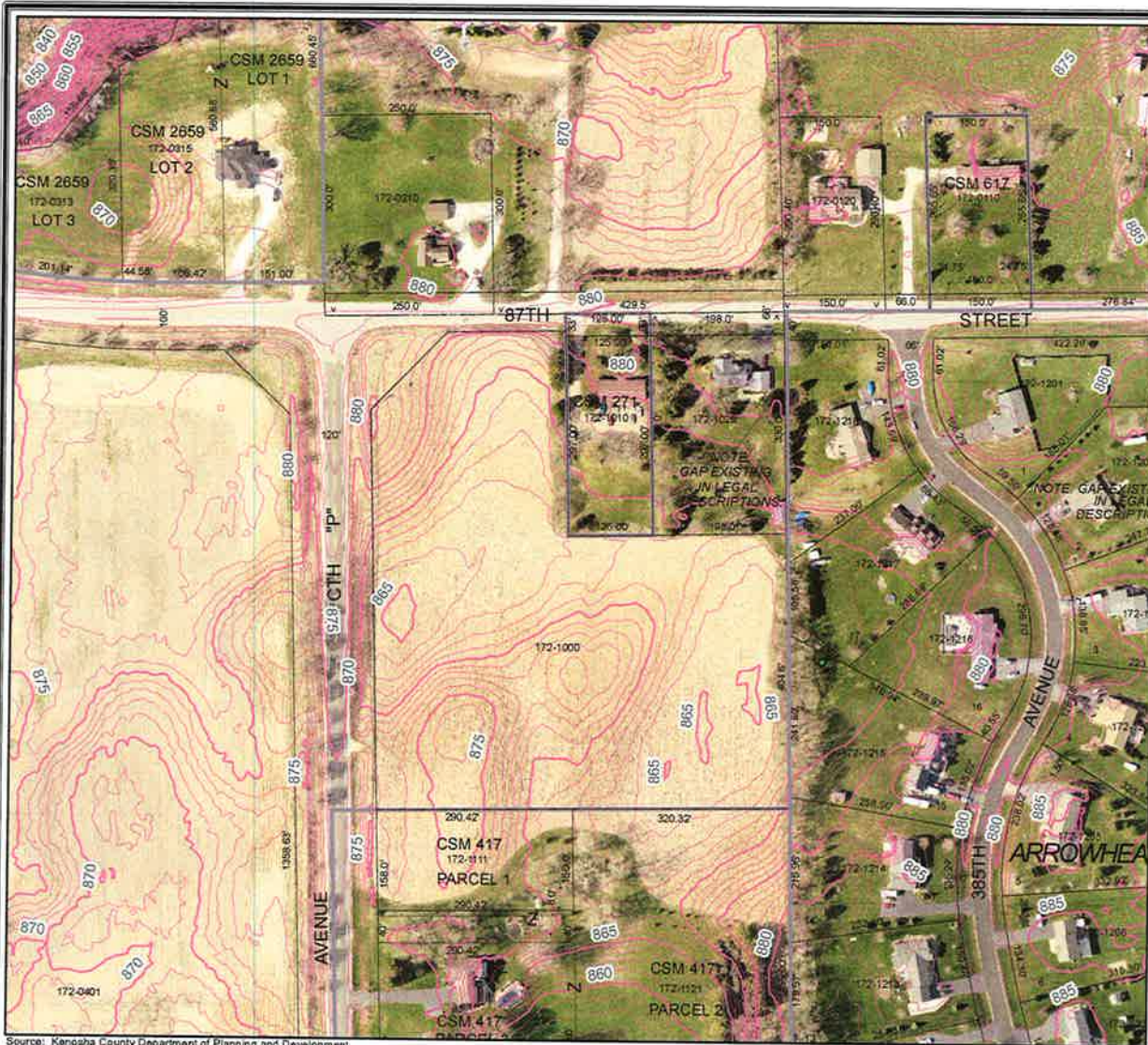


1-FOOT
CONTOURS



1 inch = 200 feet

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Source: Kenosha County Department of Planning and Development

Kenosha County



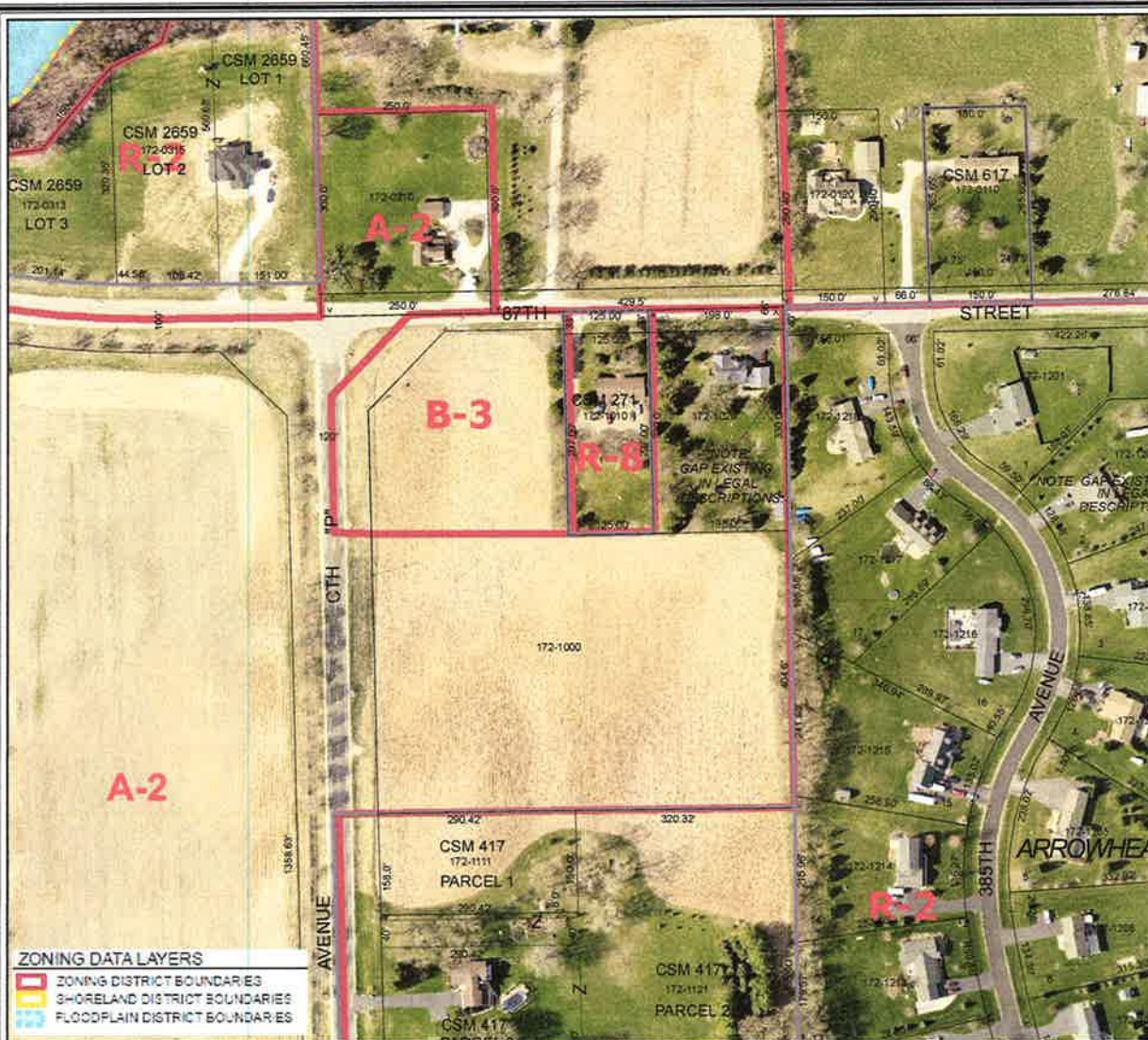
CURRENT ZONING CLASSIFICATIONS



1 inch = 200 feet

ZONING DATA LAYERS

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



Source: Kenosha County Department of Planning and Development

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Kenosha County



PROPOSED ZONING CLASSIFICATIONS



1 inch = 200 feet

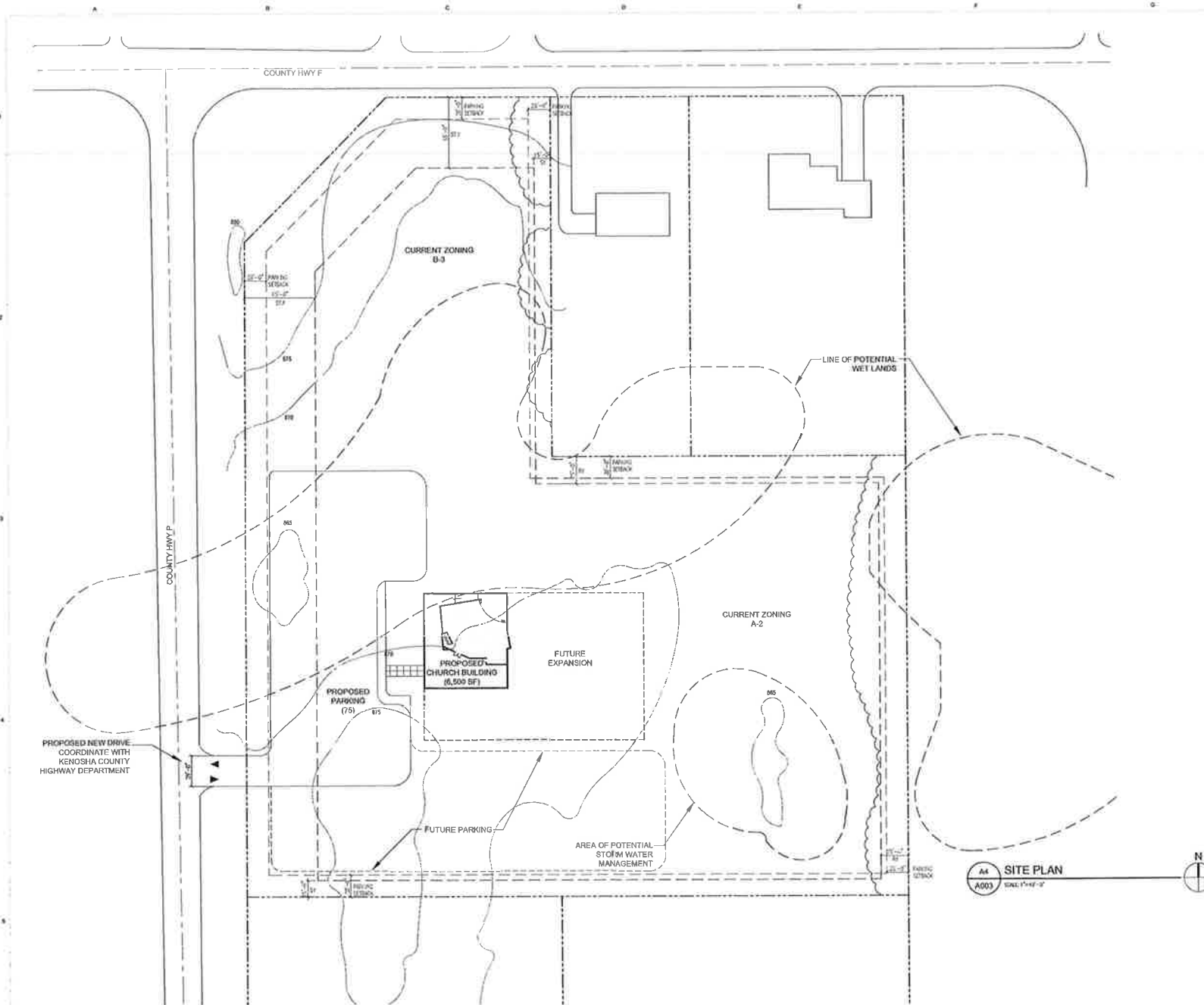
ZONING DATA LAYERS

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

Source: Kenosha County Department of Planning and Development



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Key Notes

ZONING INFORMATION

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

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

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

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

MAXIMUM BUILDING AREA:
No Maximum / Minimum Building Area

MAXIMUM IMPERVIOUS SURFACE:

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

LOADING REQUIREMENT: ??

LANDSCAPE REQUIREMENT: ??

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

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

KENOSHA COUNTY

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

RANDALL TOWNSHIP PROCESS

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

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



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from Pasma Group Architects, Inc.

DATE	DESCRIPTION

Maximum Service
Area: 100,000 sq. ft.
Maximum Building
Area: 100,000 sq. ft.
Maximum Impervious
Surface: 100,000 sq. ft.

PASMA GROUP
ARCHITECTS

Prepared For:
New Life Bible Church

PROJECT

WORK ON SHEET
1. Initial
2. Review
3. Approval
4. Final

JOB NUMBER
P-15-1400

SHEET NAME
SITE PLAN
IN-PROGRESS
05 JUN 17
A003

REZONING SITE MAP

PETITIONER(S):

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

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

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

REQUEST:

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

