



Planning, Development & Extension Education Committee
Agenda
Kenosha County Center
Wednesday, November 8, 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COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS.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, November 8, 2017 at 6:00 p.m. in the Public Hearing Room** at the Kenosha County Center, 19600 75th Street, Bristol, Wisconsin on the following requests:

1. **CERTIFICATION OF COMPLIANCE WITH WISCONSIN OPEN MEETINGS LAW**
2. **ACTION 50 LLC (OWNER), KEITH FAVARO (AGENT) - REZONING - 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 rezoning from A-2 General Agricultural Dist. & B-3 Highway Business Dist. to 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 REZO.PDF](#)
[0305 EXHIBIT MAP REZO.PDF](#)

3. **TABLED REQUEST OF ACTION 50 LLC (OWNER), KEITH FAVARO (AGENT) - CONDITIONAL USE PERMIT - WHEATLAND**

Tabled Request of 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](#)

4. **TABLED REQUEST OF NEW LIFE BIBLE CHURCH (OWNER), TRACY B. MCCONNELL (AGENT) - 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](#)

5. 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](#)

6. CERTIFIED SURVEYS

7. APPROVAL OF MINUTES

8. CITIZEN COMMENTS

9. ANY OTHER BUSINESS ALLOWED BY LAW

10. ADJOURNMENT

NOTICE TO PETITIONERS

Action 50 LLC (Owner), Keith Favaro (Agent), New Life Bible Church (Owner), Tracy B. McConnell (Agent)

NOTICE TO TOWNS

The Towns of Randall and Wheatland are asked to be represented at the hearing on Wednesday, November 8, 2017, at 6:00 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 and Development

RECEIVED

SEP 20 2017 May 2013

Kenosha County
Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:

ACTION 50, LLC., JAMES M. BISSING, GEN PARTNER

Print Name: JAMES BISSING

Signature: [Signature]

Mailing Address: 420-W-WESTLEIGH ROAD

City: LAKE FOREST

State: IL

Zip: 60045

Phone Number: 630-342-9924 E-mail (optional): BISSING@AOL.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: Kathy 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) Tax key number(s) of property to be rezoned:

95-4-219-323-0305

Property Address of property to be rezoned:

5675 392nd Ave - Burlington, WI 53105

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

Current A-2 to be rezoned for parking

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
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<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 type="checkbox"/> General Agricultural and Open Land	<input type="checkbox"/> Park and Recreational
<input type="checkbox"/> Rural-Density Residential	<input type="checkbox"/> Street and Highway Right-of-Way
<input type="checkbox"/> Agricultural and Rural Density Residential	<input type="checkbox"/> Other Transportation, Communication, and Utility
<input type="checkbox"/> Suburban-Density Residential	<input type="checkbox"/> Extractive
<input type="checkbox"/> Medium-Density Residential	<input type="checkbox"/> Landfill
<input type="checkbox"/> High-Density Residential	<input type="checkbox"/> Primary Environmental Corridor
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Secondary Environmental Corridor
<input checked="" 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: 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](#))

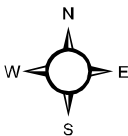
Note: Agricultural Use Conversion Charge

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/slt/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.

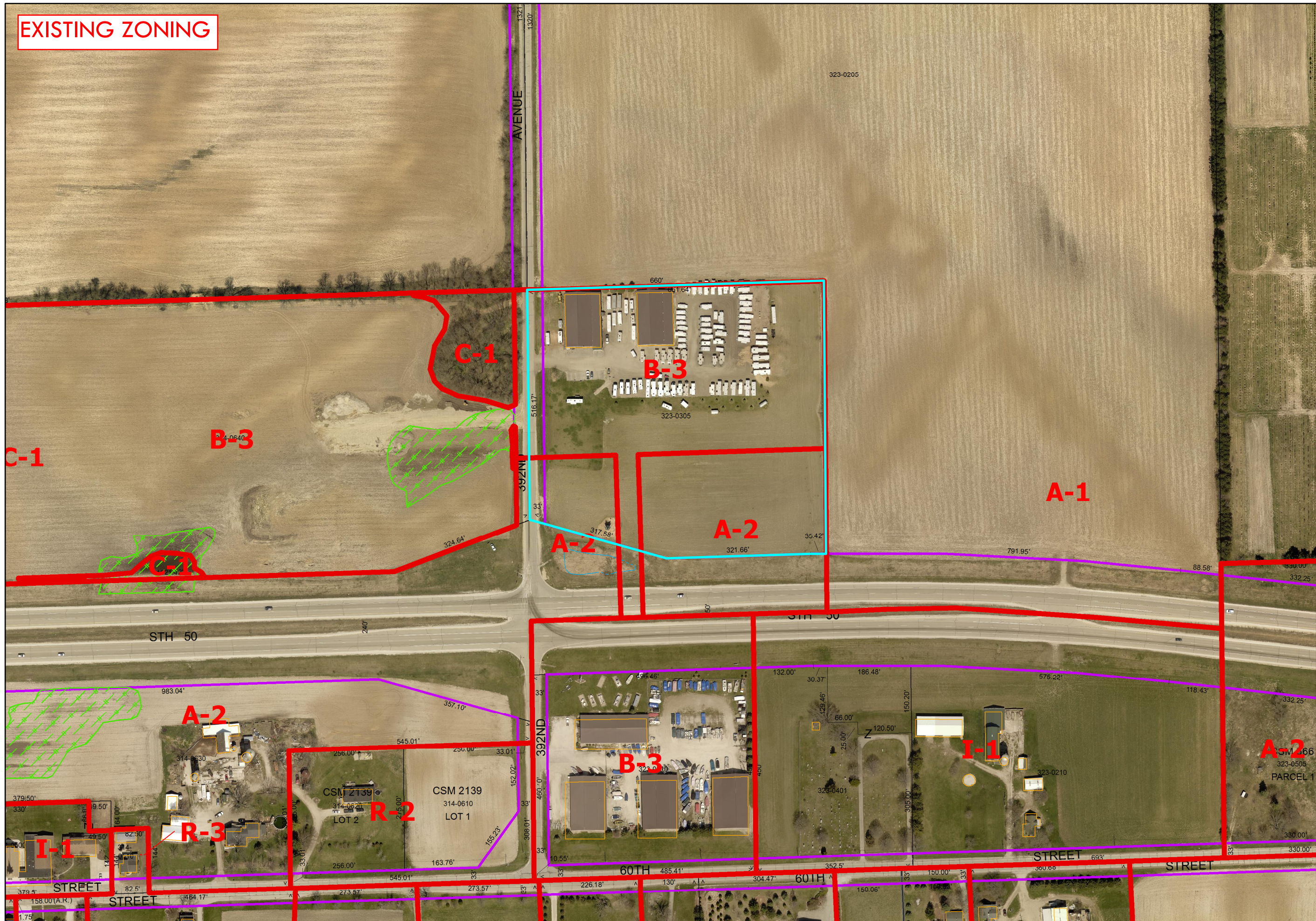
EXISTING ZONING

Kenosha
County



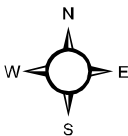
1 inch = 200 feet

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



PROPOSED ZONING

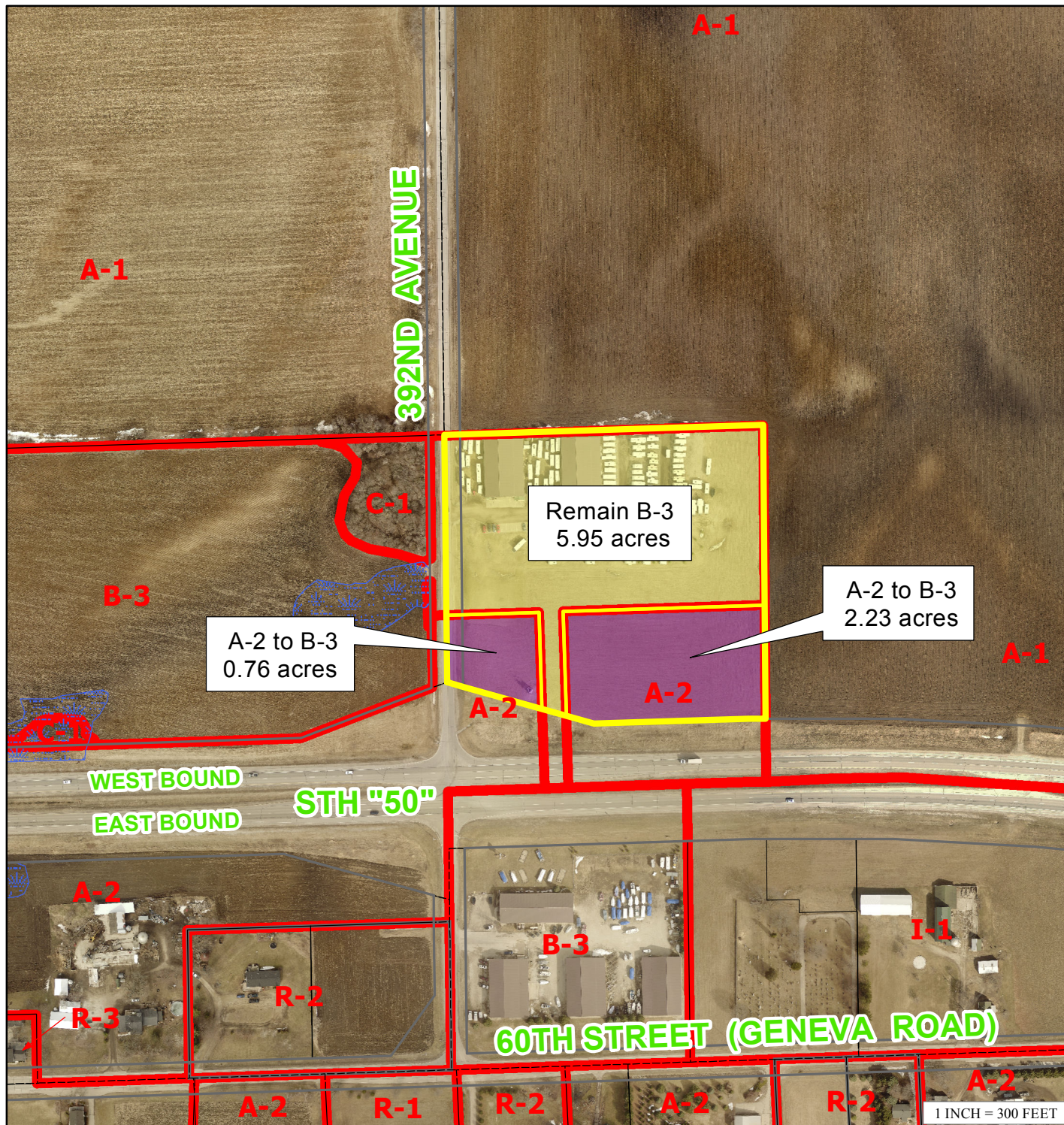
Kenosha
County



1 inch = 200 feet

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REZONING SITE MAP

PETITIONER(S):

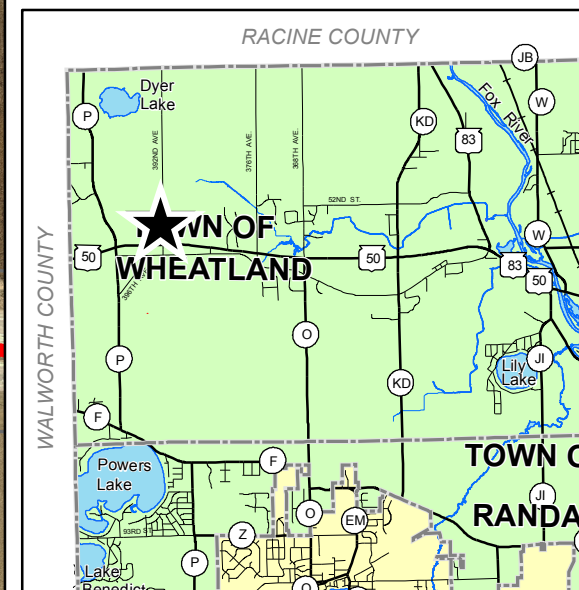
Action 50 LLC (Owner), Keith Favaro,
Favaro Auction Service LLC (Agent)

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

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

REQUEST:

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





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 my myself & my wife.
 - k. Flea Market Restrooms – TBD
 - l. There will be no outdoor entertainment or outdoor storage

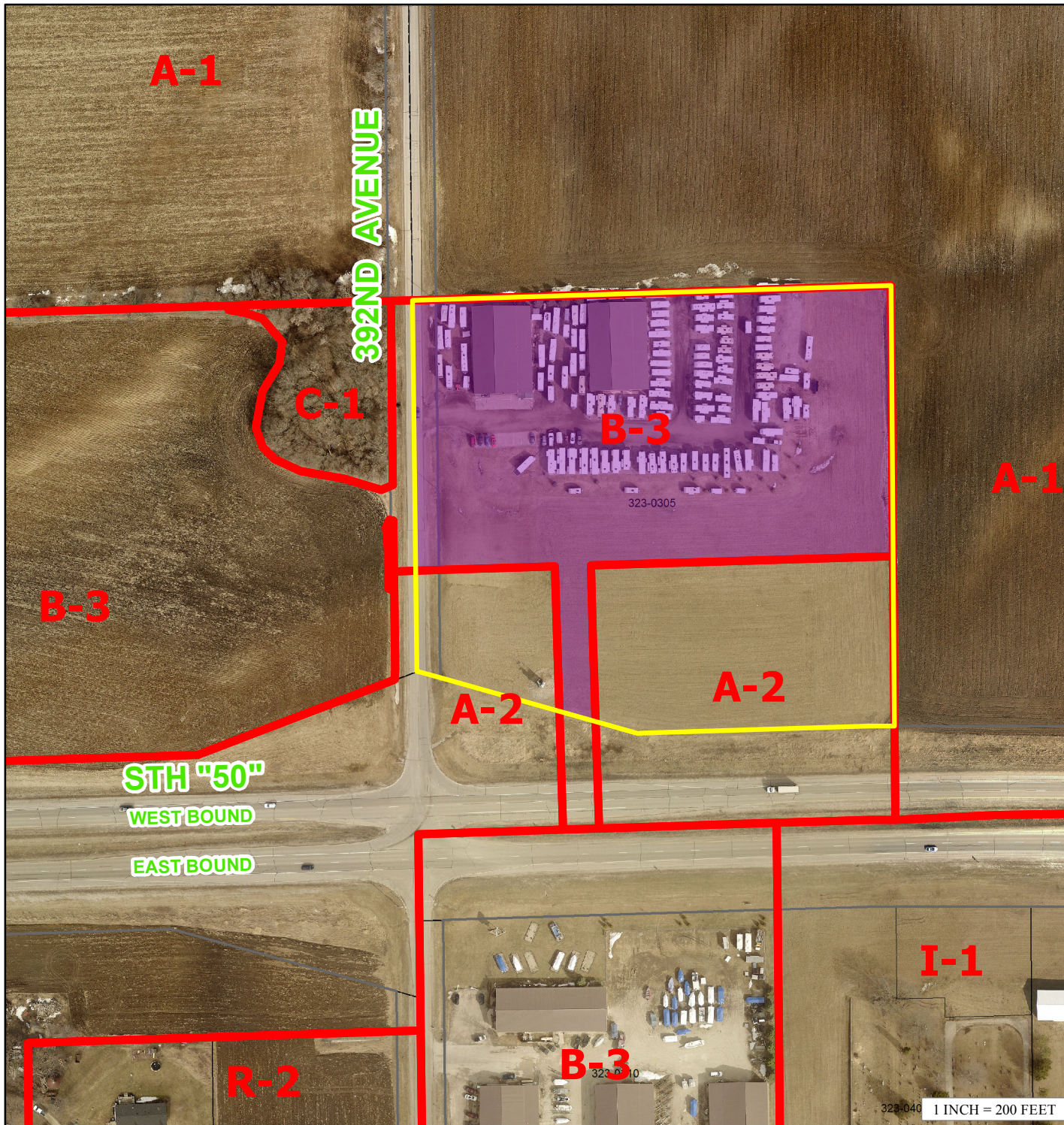
CONDITIONAL USE PERMIT APPLICATION

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):

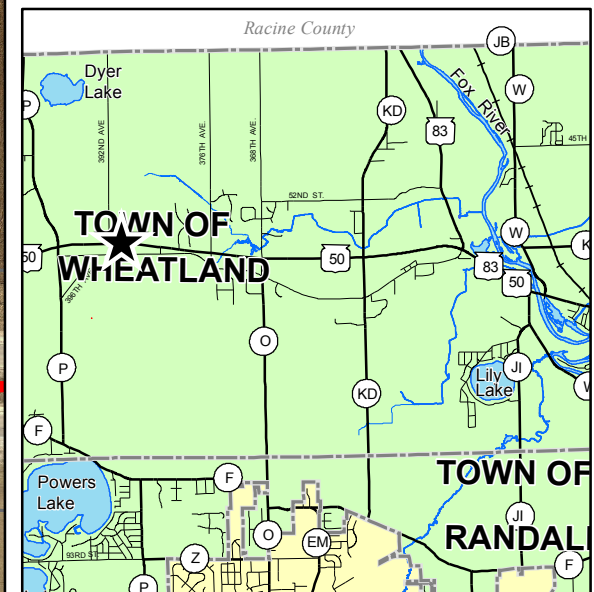
Action 50 LLC ((Owner) Keith Favaro,
Favaro Auction Service LLC (Agent)

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.



1 INCH = 200 FEET



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



Source: Kenosha County Department of Planning and Development

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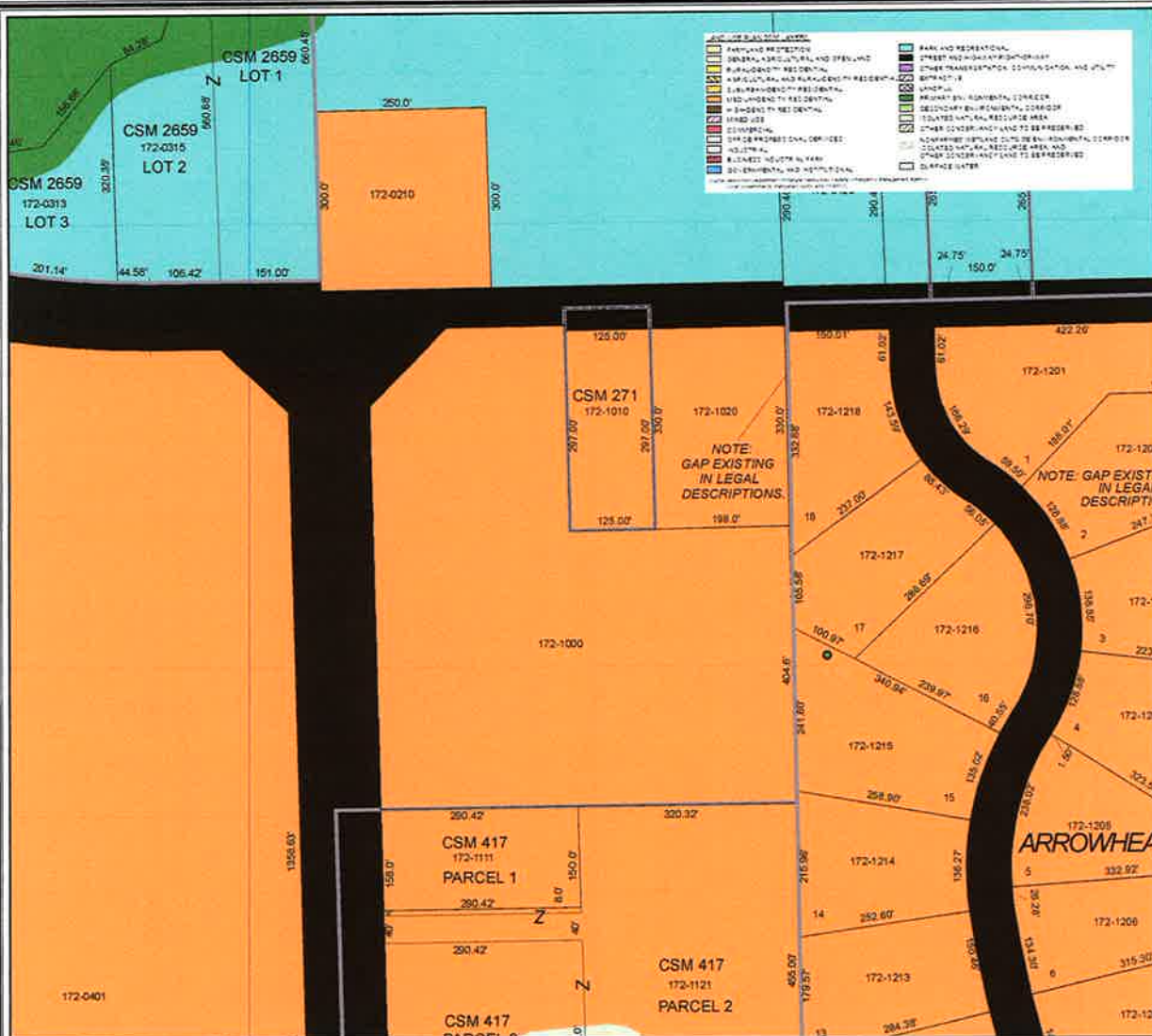
Kenosha County



CURRENT LAND USE PLAN MAP CLASSIFICATIONS



1 inch = 200 feet



Source: Kenosha County Department of Planning and Development

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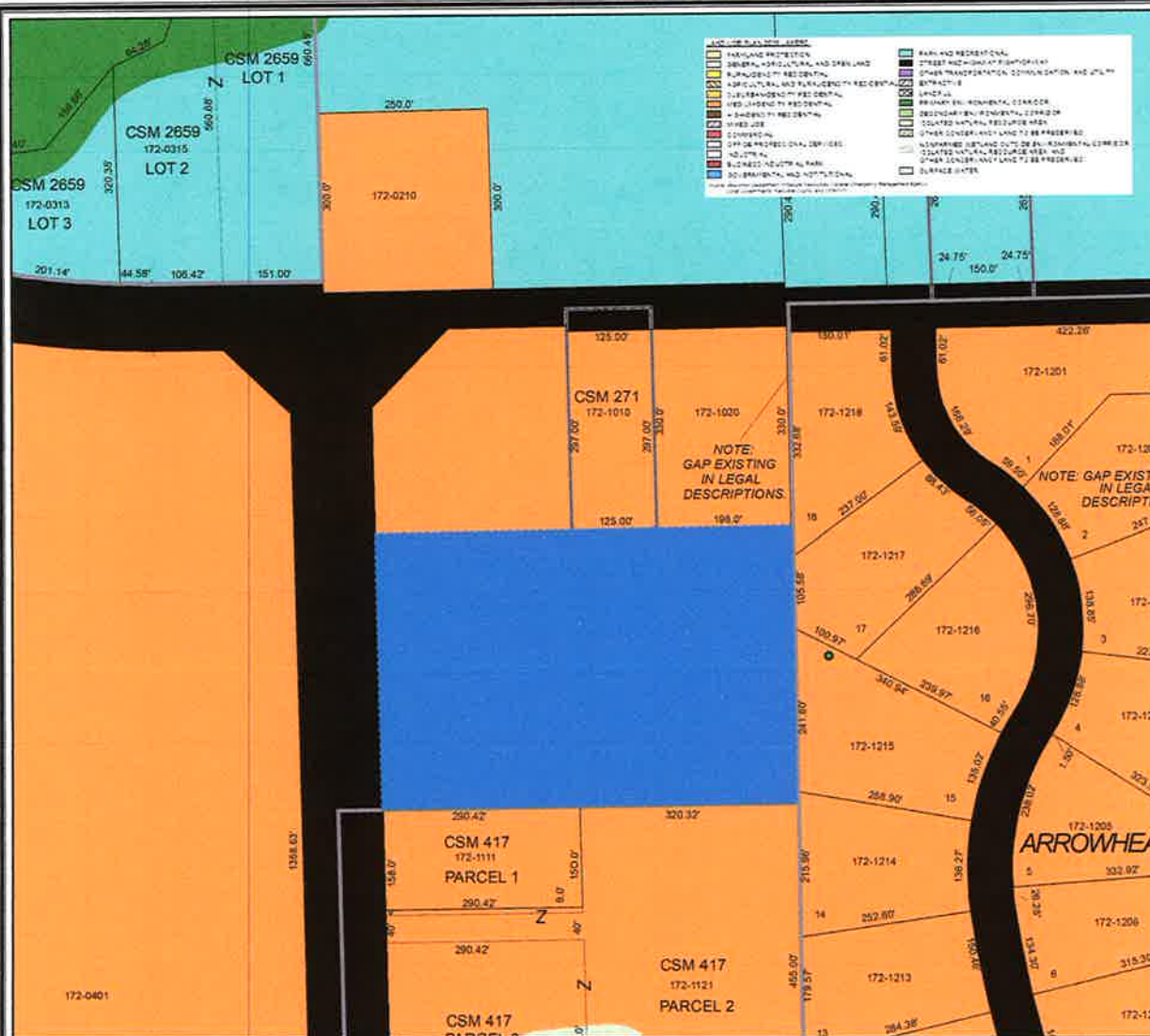
Kenosha County



PROPOSED LAND USE PLAN MAP CLASSIFICATIONS



1 inch = 200 feet



Source: Kenosha County Department of Planning and Development

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COMPREHENSIVE PLAN AMENDMENT SITE MAP

PETITIONER(S):

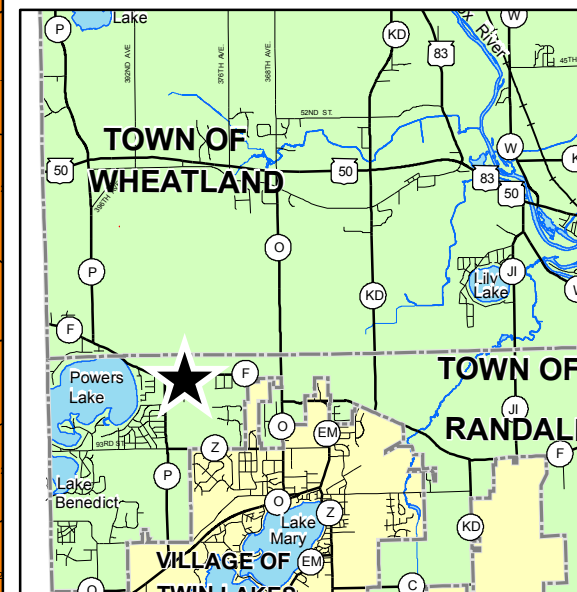
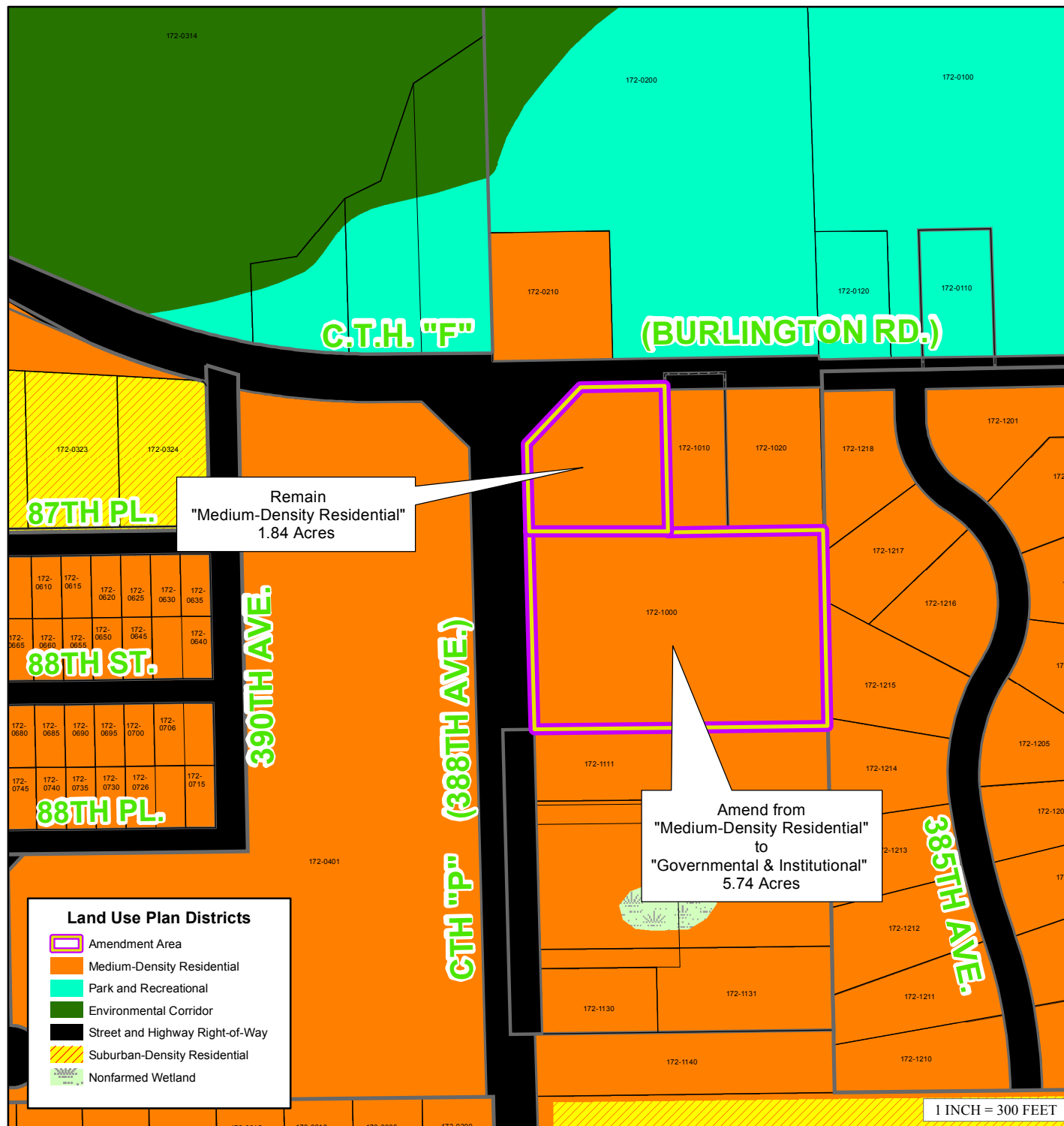
New Life Bible Church (Owner),
Tracy B. McConnell (Agent)

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
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<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



**SUBJECT
PROPERTY**



1 inch = 200 feet

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Source: Kenosha County Department of Planning and Development

Kenosha County

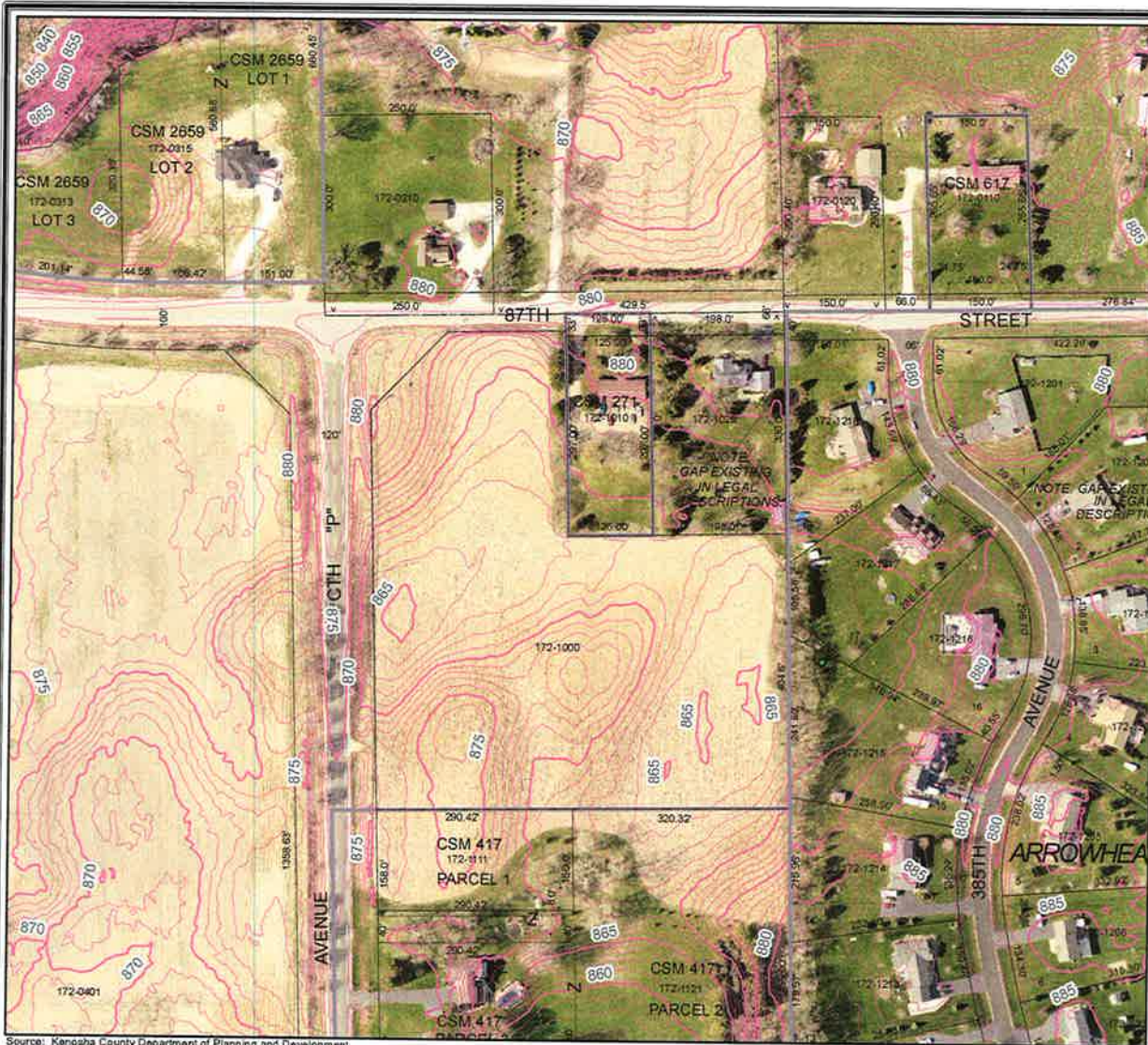


1-FOOT
CONTOURS



1 inch = 200 feet

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Kenosha County



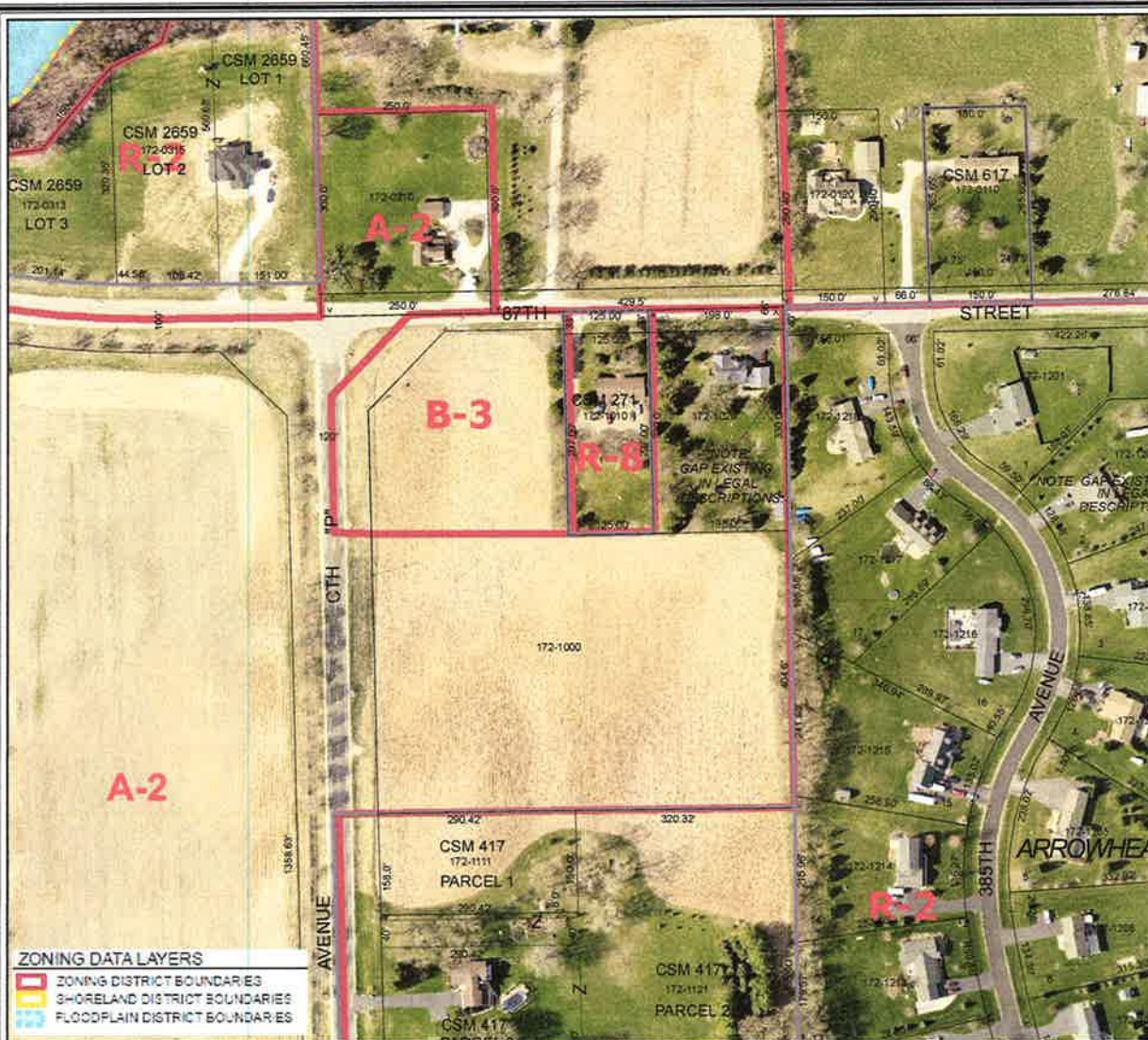
CURRENT ZONING CLASSIFICATIONS



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



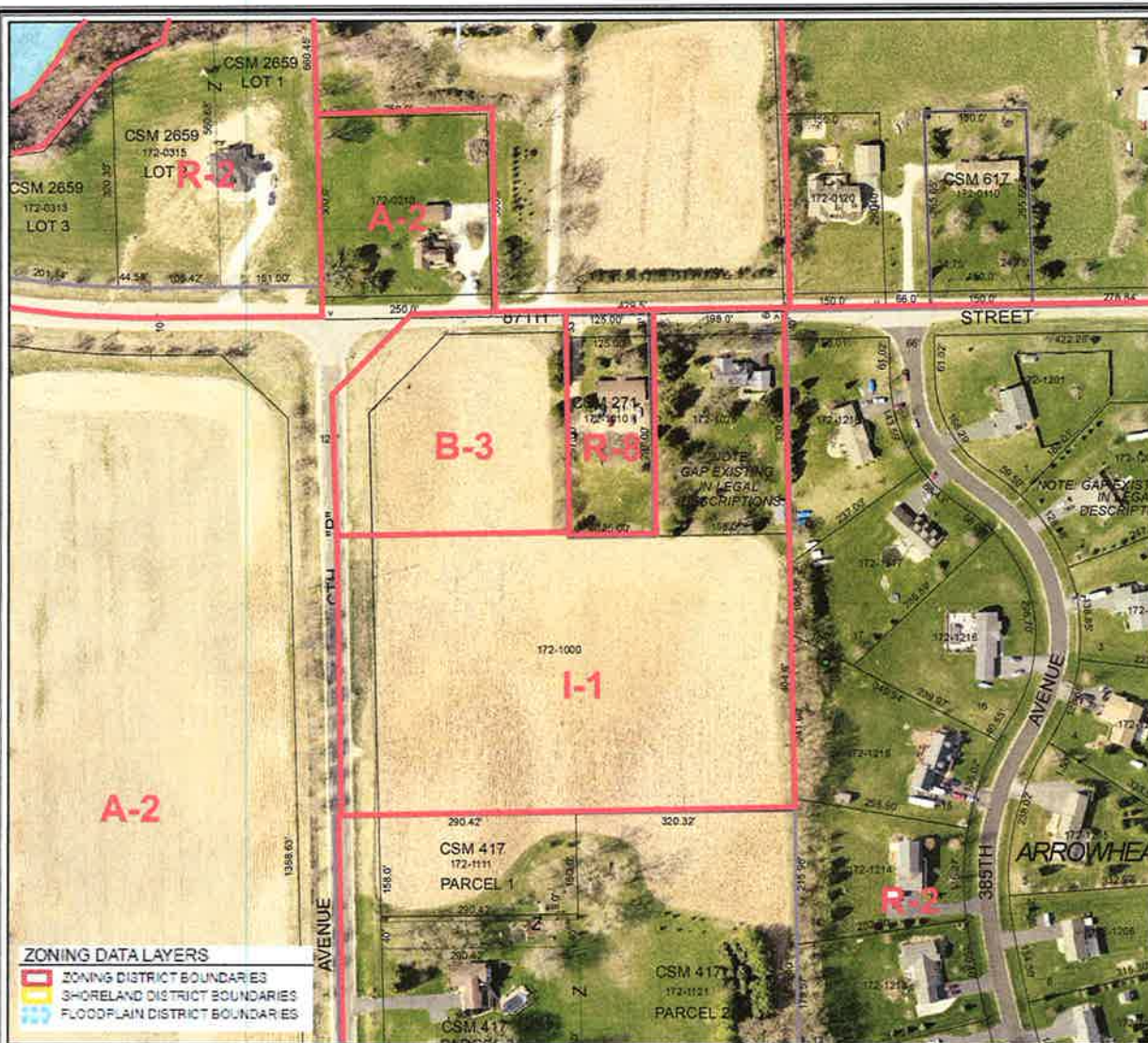
PROPOSED ZONING CLASSIFICATIONS



1 inch = 200 feet

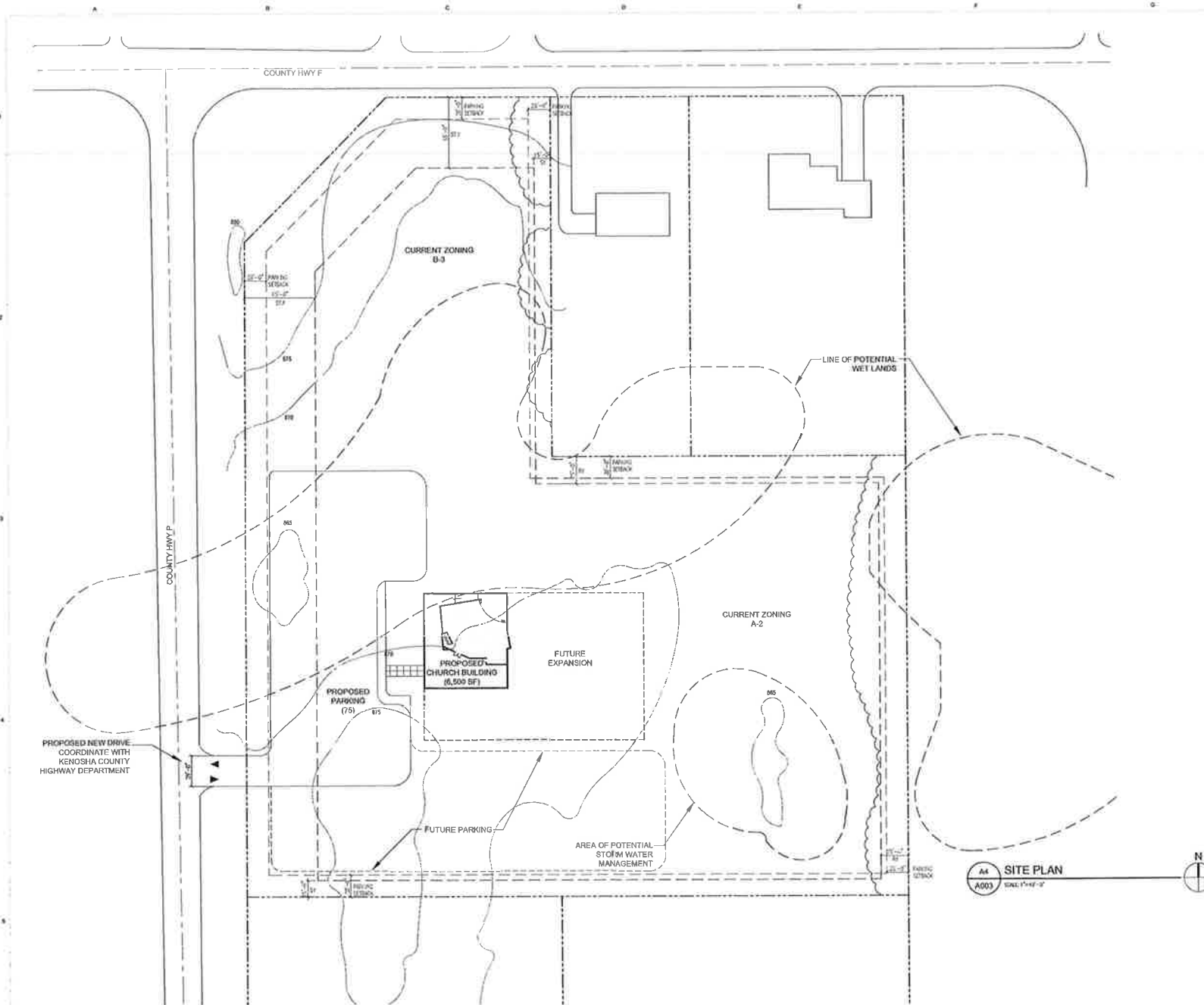
ZONING DATA LAYERS

- ZONING DISTRICT BOUNDARIES
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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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DATE	DESCRIPTION

MAXIMUM SERVICE
AREA
MAXIMUM
BUILDING
HEIGHT
MAXIMUM
BUILDING
AREA
MAXIMUM
IMPERVIOUS
SURFACE

PASMA GROUP
ARCHITECTS

PROJECT
Amend Comprehensive Land Use
Plan Prior To Proceeding With Kenosha County
New Life Bible Church

PROJECT

WORKING ON SHEET
DATE
BY
CHECKED
DATE

DATE
BY
CHECKED
DATE

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.

