



December 2012

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

AUG 05 2016

Kenosha County
Deputy County Clerk

CONDITIONAL USE PERMIT APPLICATION

(a) Property Owner's Name:

Badtke Holdings

Print Name:

Jeff Badtke

Signature:

Mailing Address:

1520 136th

City:

Union Grove, WI

State:

-

Zip:

53182

Phone Number:

262-206-4433

E-mail (optional):

Jeff@grassmaninc.com

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

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

Print Name:

Signature:

Business Name:

Mailing Address:

City:

State:

Zip:

Phone Number:

E-mail (optional):

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

To follow

Print Name:

Signature:

Business Name:

Mailing Address:

City:

State:

Zip:

Phone Number:

E-mail (optional):

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

To follow

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:

45-4-221-173-0202

Address of the subject site:

To follow

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

Type of structure:

see attached
Steel Building Plan

Proposed operation or use of the structure or site:

Building # 1 - House Paris Equipment
+ Grassman lawn service offices.
Garage for equipment repair + storage
gravel for equipment being sold

Building # 2 - garage for Grassman vehicle
+ machinery repair + maintenance.
yard area for bulk material storage

Number of employees (by shift):

10

Hours of Operation:

7am To 7 PM - Mon - Fri

Any outdoor entertainment? If so, please explain:

No

Any outdoor storage? If so, please explain:

yes - bins w/ landscape materials

Zoning district of the property:

B-5, C-1

(g) Attach a plat of survey prepared by a land surveyor registered by the State of Wisconsin or site plan drawn to scale and approved by the Department of Planning and Development showing all of the information required under section 12.05-1(h)3 for a zoning permit. In addition, the plat of survey or site plan layout shall show the location, elevation and use of any abutting lands and the location and foundation elevations of structures within 50 feet of the subject site; soil mapping unit lines; ordinary high water mark, historic high water marks and floodlands on or within 50 feet of the subject premises, and existing and proposed landscaping.

CONDITIONAL USE PERMIT APPLICATION

For conditional use permit applications that are made within shoreland and floodland areas, such description shall also include information that is necessary for the County Planning, Development & Extension Education Committee to determine whether the proposed development will hamper flood flows, impair floodplain storage capacity, or cause danger to human, animal or aquatic life. This additional information may include plans, certified by a registered professional engineer or land surveyor, showing existing and proposed elevations or contours of the ground; fill or storage elevation; basement and first floor elevations of structures; size, location, and spatial arrangement of all existing and proposed structures on the site; location and elevation of streets water supply and sanitary facilities; aerial photographs, and photographs showing existing surrounding land uses and vegetation upstream and downstream; soil types and any other pertinent information required by either the Planning, Development & Extension Education Committee or the Office of Planning and Zoning Administration:

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

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

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

(For other fees see the Fee Schedule)

RECEIVED

AUG 05 2016

Kenosha County
Deputy County Clerk

Mr. Andy Buehler
Kenosha County
Division of Planning Operations
19600 75th Street, Suite 185-3
Bristol, WI 53104-9772

Re: Conditional Use Permit, Zoning and CSM
Tax Parcel: #45-4-221-~~181-0410~~ 173-0202
Paris Equipment/Grassman Lawn Service

Dear Mr. Buehler:

Pursuant to our previous meetings enclosed are documents and applications as required by Kenosha County Planning for Conceptual Conditional Use, Conceptual Site Plan Approval and Re-zoning for approximately 10 acres located in the Town of Paris on the southeast corner of Hwy 45 and Hwy 142.

We are requesting re-zoning from A-2 to B-3, B-5 and C-1. The wetlands have been delineated and will be accurately surveyed on future zoning & site plan maps. I understand that further applications will be required for the Certified Survey Map.

Recently purchased the land is now owned by Badtke Holdings. The plan for the site has two elements. First to move and combine Paris Equipment and Grassman Lawn Service from their respective locations to this site. Second to divide the property via Certified Survey Map so that the eastern portion of the site can be sold to any prospective B-5 and B-3 user.

The site plan has been set up for both uses. This CUP application is for the western parcel relocation of Paris Equipment and Grassman Lawn Service. Material handling and storage will be located in the back of the site. The yard area consists of a gravel base and bins. Building #1 will house the offices of Grassman & Paris Equipment plus shop space and storage for Paris Equipment. Building #2 will be used for repairs and maintenance of the Grassman equipment. That repair work is done on a daily basis during business hours of 7 am to 7 pm.

Area set aside for storm water management has been estimated based on the impervious surface shown. Complete Stormwater Management plan and calculations will be submitted once we have conceptual approvals.

Items submitted and attached for this request are:

- 1) Conditional Use Application with \$750.00 Submittal fee
- 2) Site Plan Approval Application
- 3) Site Plan showing the proposed buildings, and parking
- 4) Re-Zoning Application with \$750.00 submittal fees - legal to follow

We appreciate your attention to this matter and look forward to your review, comment and approval.

Respectfully Submitted,

Jeff Badtke
Badtke Holdings

Hwy 142

Landscape Bed with:
3 Pear trees, 10 Boxwoods
10 Black Eyed Susan,
12 May Night Salvia, and
10 Autumn Joy Sedum

4' tall berm with 18 (6') Spruce trees

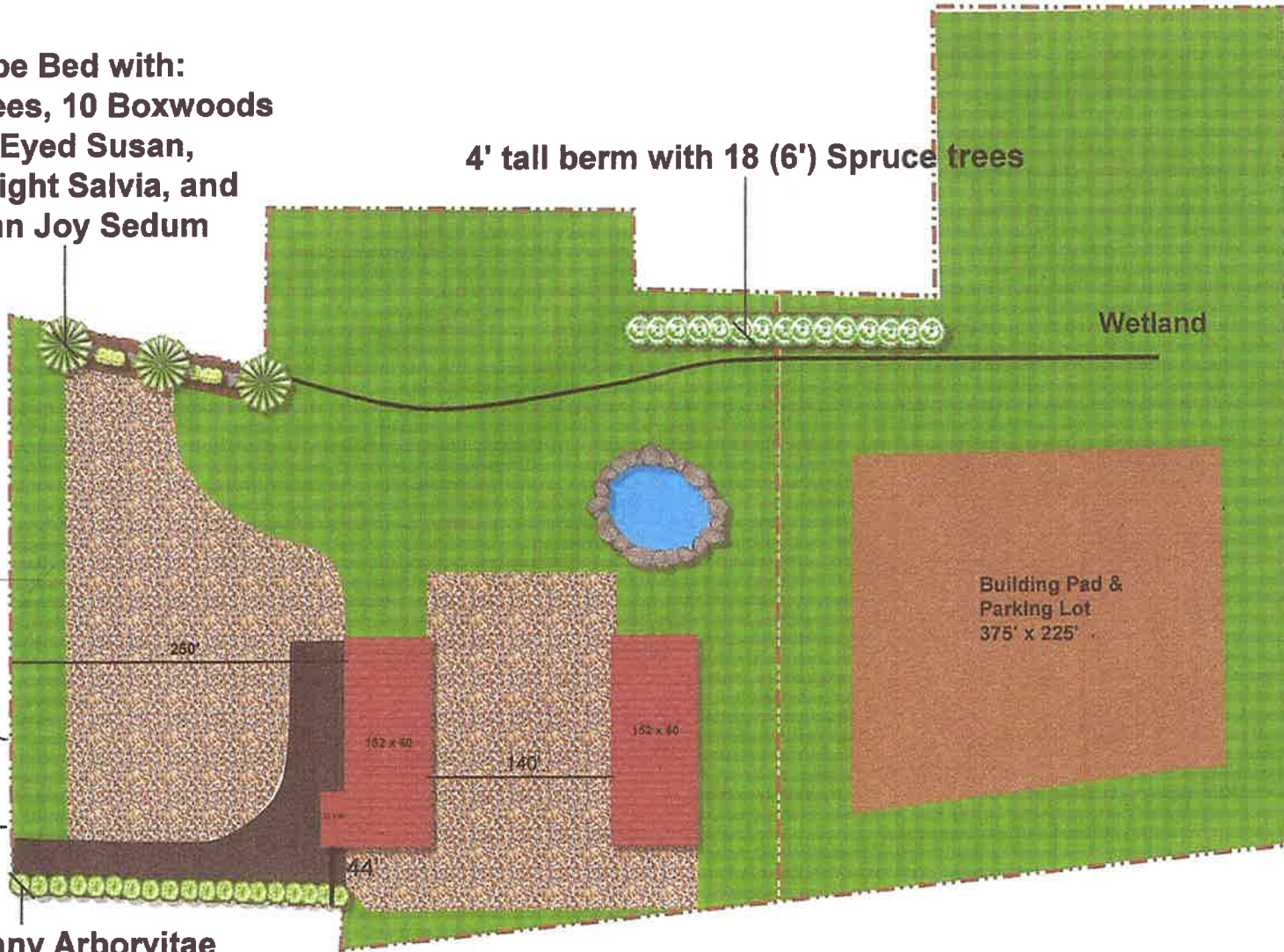
Wetland

Right Of Way

Hwy 45

40 (6') Techny Arborvitae

Building Pad &
Parking Lot
375' x 225'





January 2013

COUNTY OF KENOSHA

Department of Planning and Development

AUG 05 2016

Kenosha County
Deputy County Clerk

SITE PLAN REVIEW CHECKLIST

Owner: Badtke Holdings Date: 8/4/2016
Mailing Address: 1520 136th Ave Phone #: 262-206-4433
Union Grove, WI 53182 Phone #: _____
Agent: Jeff Badtke Phone #: _____
Mailing Address: same Phone #: _____

Architect/Engineer: Mark Madsen Phone #: 262-634-5588
Nielsen, Madsen & Barber
Mailing Address: 1458 Horizon Blvd Phone #: _____
Racine, WI 53406

Tax Parcel Number(s): 45-4-221-173-0202 Acreage of Project: 10.1
Existing Zoning: A-2 Proposed Zoning: B-3, B-5, C-1
Conditional Use Permit: requested with this application

Description of Project: (include the following when applicable):

Description of project: Construction of shops & offices for Paris
Equipment and Grassman Lawn Service.

Size of existing building(s): N/A

Size of new building(s) and/or addition(s): 3 Bldg. 1
10,000 sq. ft +/- Building 2
9,162 sq. ft.

Number of current and projected full-time and part-time employees, number of shifts: _____

10 employees -

Number of proposed units: N/A Description of units: N/A

Density: N/A

☐ Plat of Survey Submitted:

☐ Covenants and Restrictions Submitted

**SITE PLAN REVIEW
CHECKLIST**

☐ A. BUILDING PLANS SUBMITTED? (BUILDING APPEARANCE)

- ☐ No building shall be permitted the design or exterior appearance of which is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.
- ☐ No building shall be permitted the design or exterior appearance of which is so identical with those adjoining as to create excessive monotony or drabness.
- ☐ No building shall be permitted where any exposed facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.
- ☐ Building Scale and Mass. The relative proportion of a building to its neighboring buildings, to pedestrians and observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.
- ☐ Building Rooflines and Roof Shapes. The visual continuity of roofs and their contributing elements (parapet walls, coping, and cornices) shall be maintained in building development and redevelopment.
- ☐ Since the selection of building colors has a significant impact upon the public and neighboring properties, color shall be selected in general harmony with existing neighborhood buildings.
- ☐ No building or sign shall be permitted to be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in that area, or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.
- ☐ The facade of all buildings which face upon a street right-of-way shall be finished with an aesthetically pleasing material. A minimum of 50 percent of a facade facing an existing or future street shall be finished with a combination of brick, decorative masonry material, decorative pre-cast concrete panels, decorative glass panels, wood, or decorative metal or vinyl siding. Such finished material shall extend for a distance of at least 10 feet along the sides of the structure. All buildings on corner lots shall have the required finished facade facing each street.

☐ B. SITE PLAN SUBMITTED?

- ☐ Building locations shall maintain required setbacks from property lines and road rights-of-way.
- ☐ Buildings and uses shall provide for safe traffic circulation and safe driveway locations.
- ☐ Buildings and uses shall be provided with adequate public services as approved by the appropriate utility.

**SITE PLAN REVIEW
CHECKLIST**

- ☐ Buildings and uses shall provide adequate parking and loading areas. No loading dock or overhead doors shall face upon a street right-of-way without approval of the Planning and Zoning Administrator.
- ☐ Parking areas shall maintain required setbacks and parking spaces shall be of minimum required size (10' x 20'). Aisle widths within parking lots shall be a minimum of 24' between the ends of the parking spaces.
- ☐ Each parking space shall be on the same lot or parcel as the principal use, and all parking lots shall have the same zoning district as the principal use. Parking spaces and driveways shall be a minimum of 20 feet from the established highway right-of-way and a minimum of 10 feet from all rear and side lot lines. Curbs or barriers shall be installed so as to prevent vehicles from extending beyond designated parking or driving areas.
- ☐ Parking areas for five or more vehicles adjoining a residential use, shall be screened from such use by a solid wall, fence, evergreen planting of equivalent visual density or other effective means, and built and maintained at a minimum height of four feet at the time of planting or installation.
- ☐ Adequate access to a public or private roadway shall be provided for each parking space. For all non-residential properties, driveways for vehicular ingress and egress shall be a minimum of 10 feet in width and not exceed 35 feet in width at the property line.
- ☐ All off-street parking of more than five vehicles shall be graded and surfaced with asphalt or concrete.

☐ C. LANDSCAPING AND LIGHTING PLAN SUBMITTED?

- ☐ Buildings and uses shall make appropriate use of open spaces. The Zoning Administrator or Land Use Committee may require appropriate landscaping and planting screens. A landscaping maintenance program, together with appropriate assurances, shall be submitted.
- ☐ Dumpsters and other trash receptacles shall be fenced and/or screened from view from street rights-of-way and adjacent residential uses.
- ☐ Exterior lighting used for parking lots, recreation facilities, product display, and security shall not spill-over on operators of motor vehicles, pedestrians, and/or adjacent residential property (cut-off type luminaries only).
- ☐ Appropriate buffers shall be provided between dissimilar uses.

☐ D. SEWER VERIFICATION/SANITATION EVALUATION OR APPLICATION SUBMITTED?

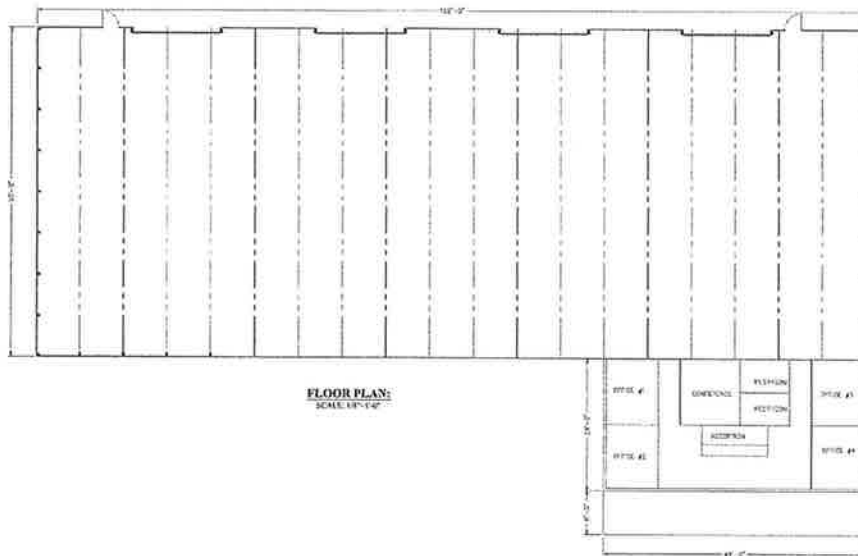
☐ E. UTILITY PLANS SUBMITTED?

☐ F. STORMWATER DRAINAGE AND EROSION CONTROL PLAN SUBMITTED?

☐ Appropriate erosion control and stormwater management measures shall be utilized in all new development. Buildings and uses shall maintain existing topography, drainage patterns, and vegetative cover insofar as is practical. The Zoning Administrator or Land Use Committee may require that drainage easements be executed.

IMPORTANT TELEPHONE NUMBERS

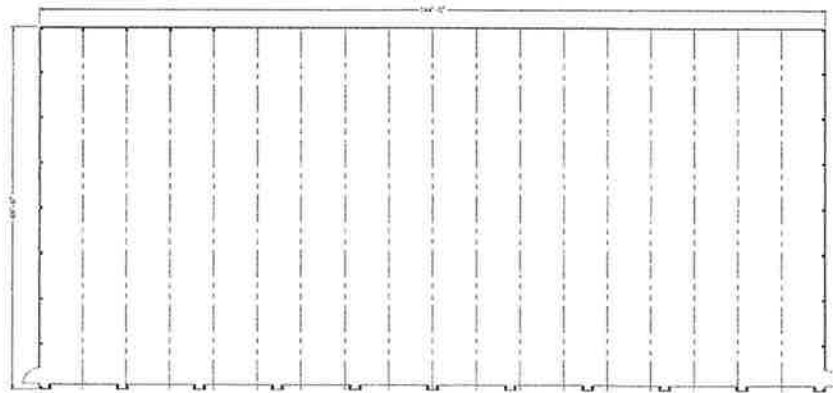
| | |
|--|----------|
| Kenosha County Center | |
| Department of Planning & Development | |
| 19600 - 75 th Street, Post Office Box 520 | |
| Bristol, Wisconsin 53104-0520 | |
| Division of County Development (including Sanitation & Land Conservation)..... | 857-1895 |
| Facsimile #..... | 857-1920 |
| Public Works Division of Highways | 857-1870 |
| Administration Building | |
| Division of Land Information..... | 653-2622 |
| Brighton, Town of | 878-2218 |
| Paris, Town of | 859-3006 |
| Randall, Town of..... | 877-2165 |
| Salem, Town of | 843-2313 |
| Utility District..... | 862-2371 |
| Somers Town of | 859-2822 |
| Wheatland, Town of..... | 537-4340 |
| Wisconsin Department of Natural Resources - Sturtevant Office | 884-2300 |
| Wisconsin Department of Transportation - Waukesha Office | 548-8722 |



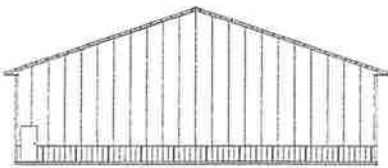
Proposed steel Building
Paris Equipment
Grassman Services

8-4-2016

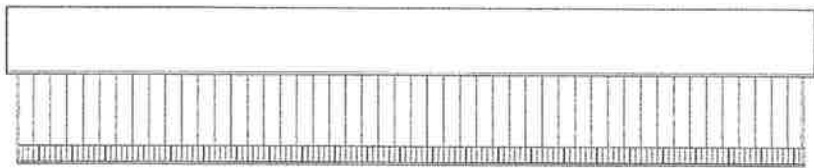
Badtke



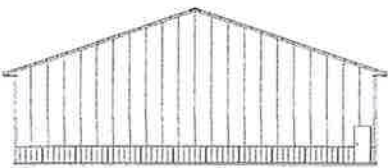
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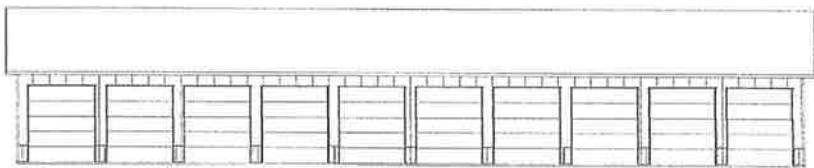
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EAST ELEVATION:
SCALE: 1/8" = 1'-0"



NORTH ELEVATION:
SCALE: 1/8" = 1'-0"

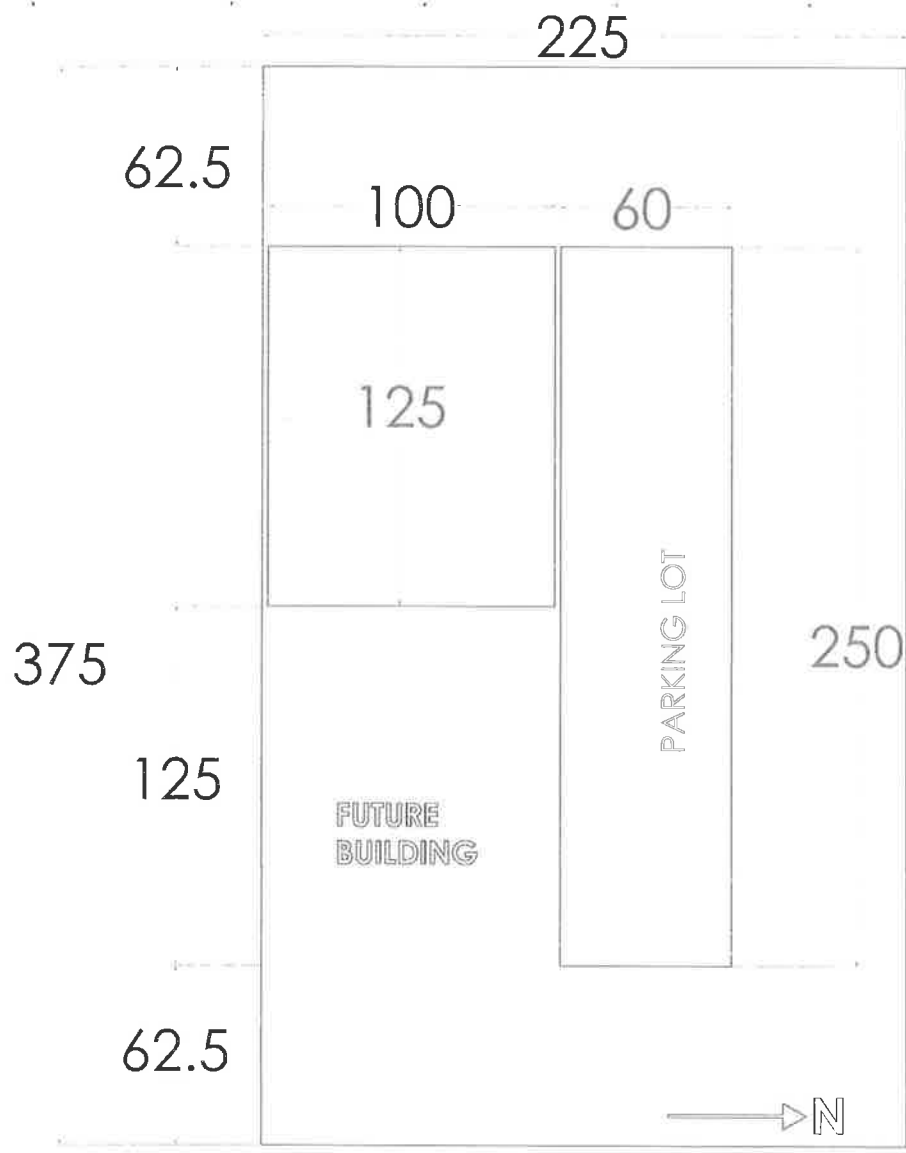


WEST ELEVATION:
SCALE: 1/8" = 1'-0"

Elevations- Paris Equipment
Grassman

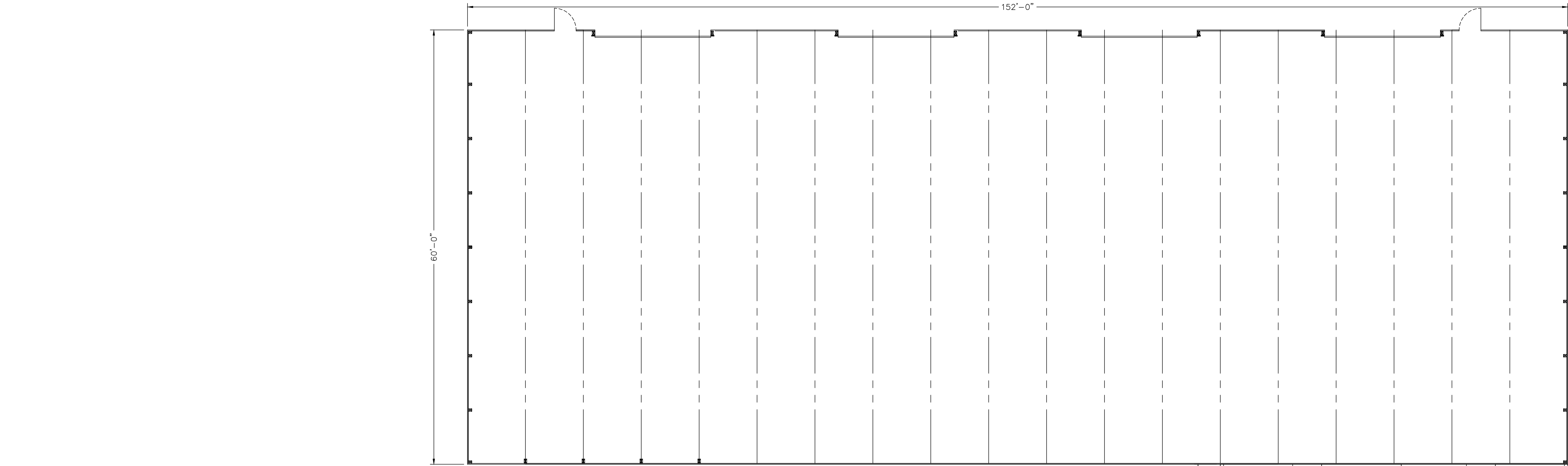
8-4-2016

Paris/Badtke
Hwy 142
east site

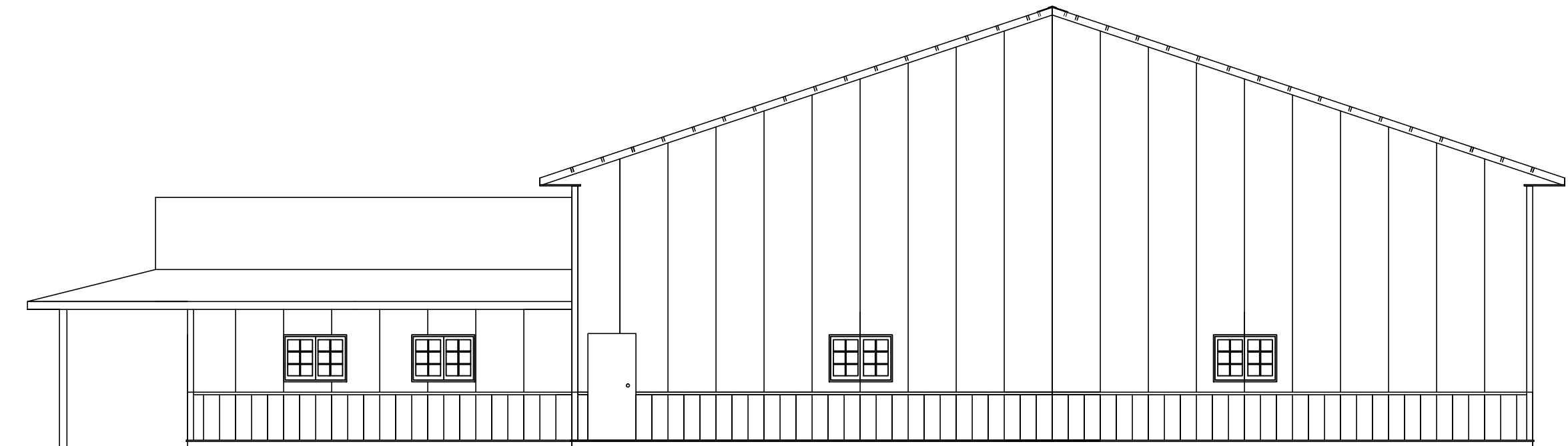


Potential East Side
lot layout

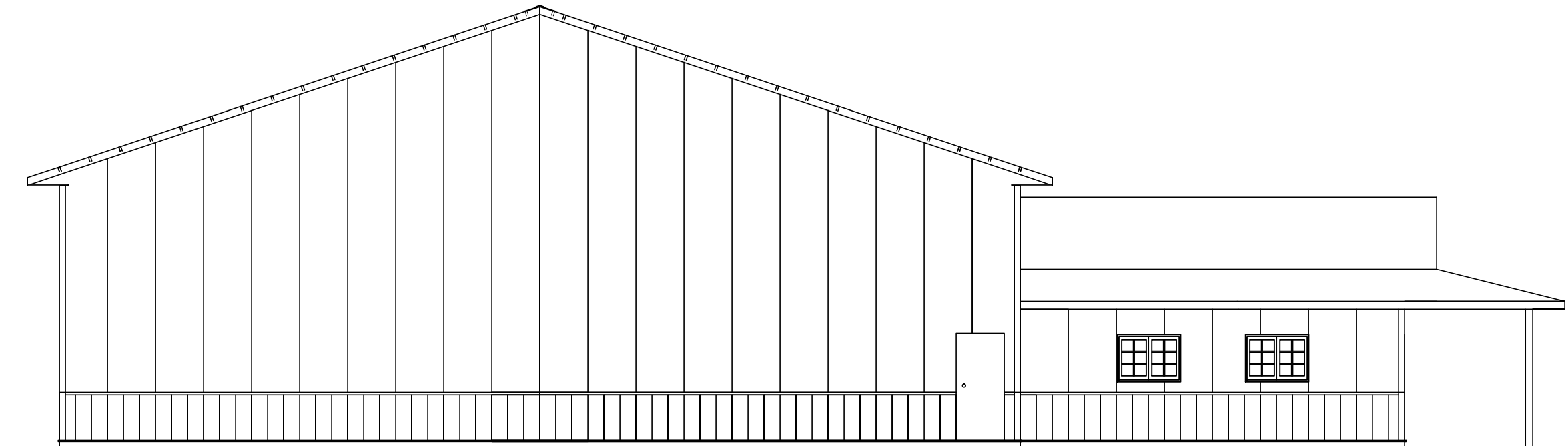
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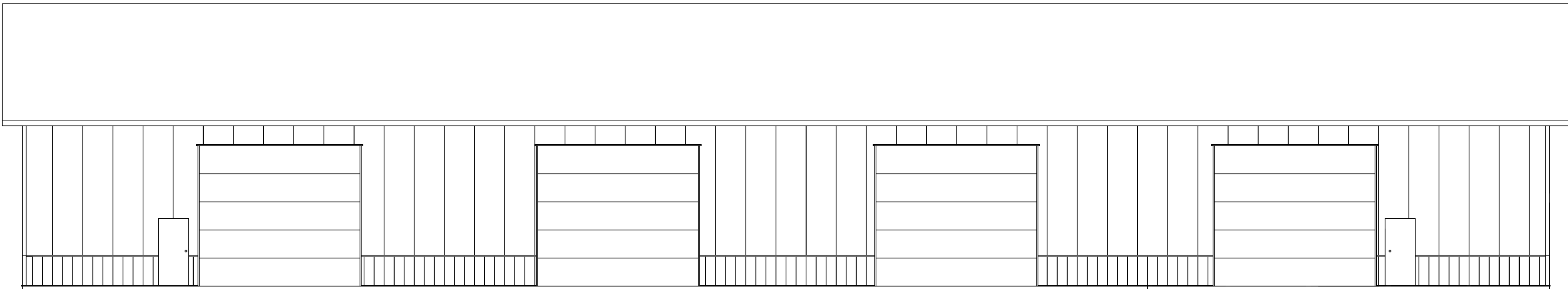
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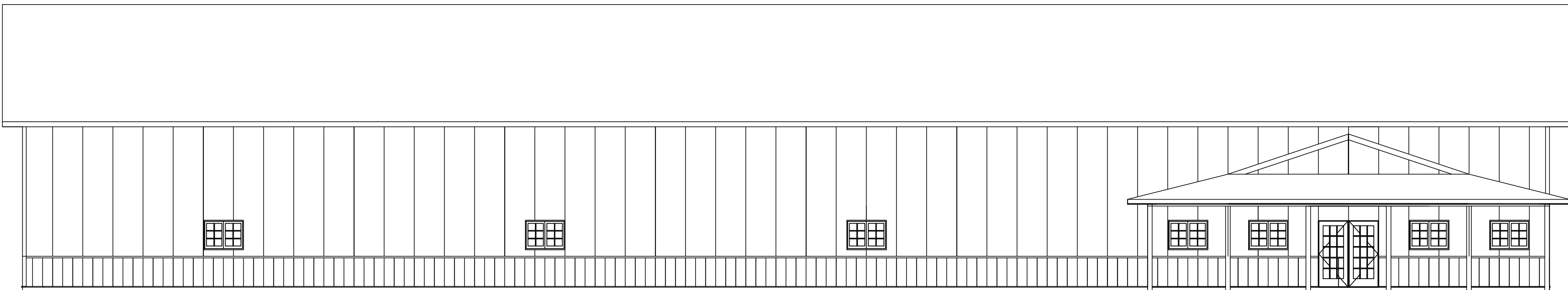
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NORTH ELEVATION:
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EAST ELEVATION:
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WEST ELEVATION:
SCALE: 1/8"=1'-0"

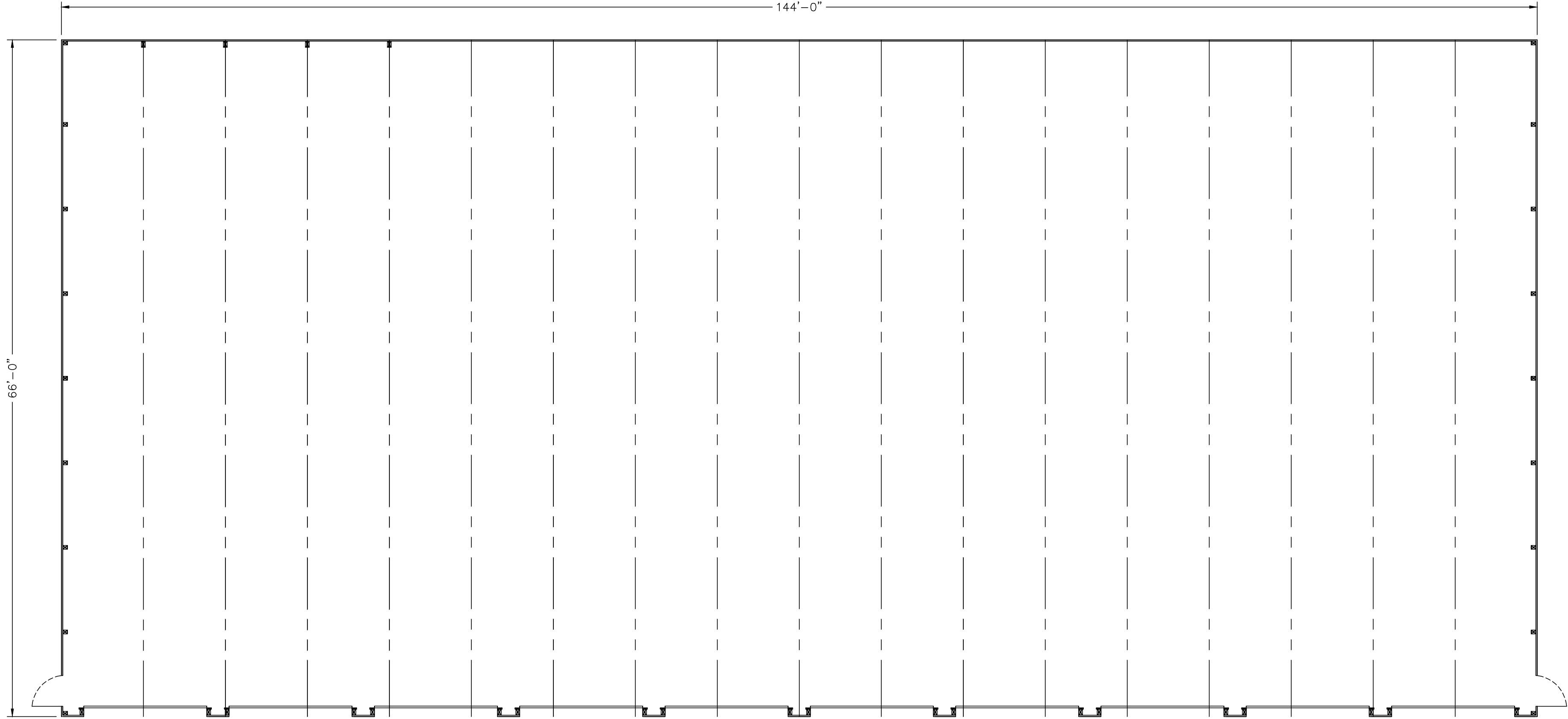
Owner: Jeff Badtke
Project: Proposed Shop
Location: Hwy 142
Dealer/Salesman:

Drawn By: Chris Bower
Date:
Revised By:
Date Revised:

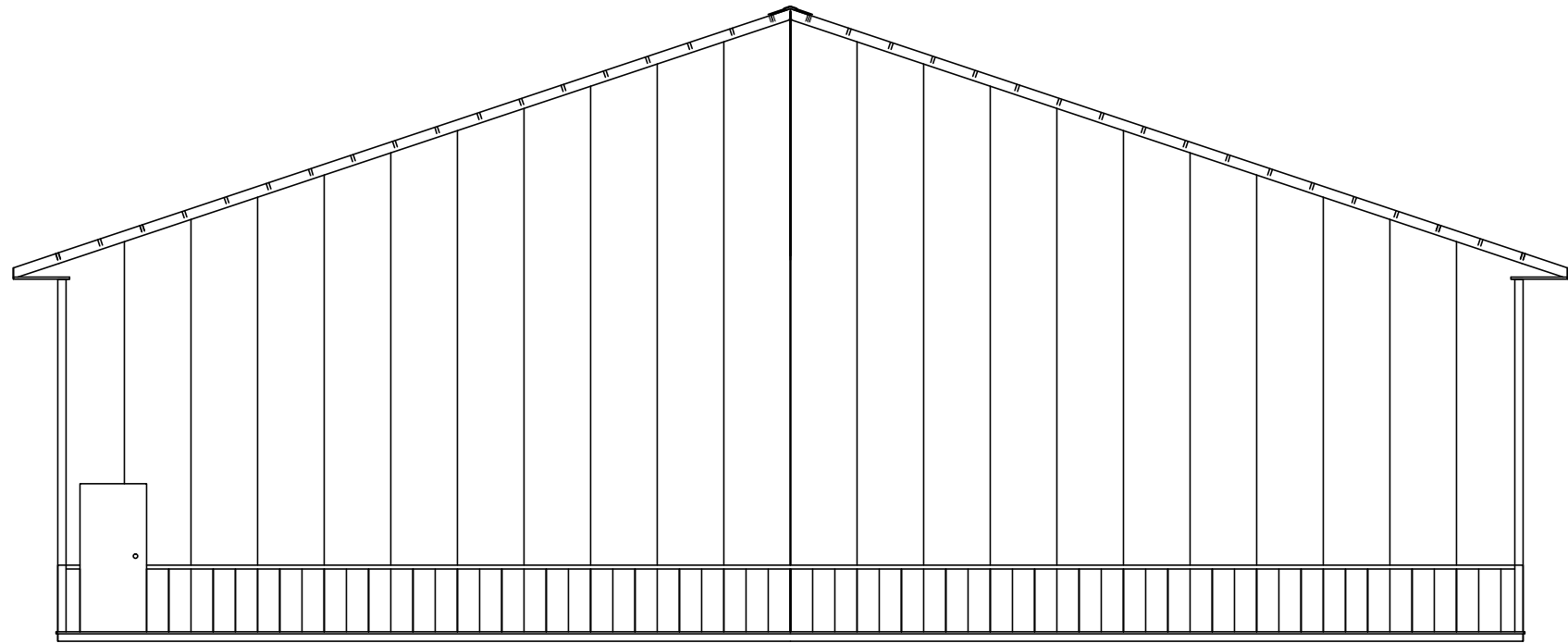
A Tradition of Building Excellence
1811 Semrole Dr.
Kansasville, WI 53139
262.534.2926
bowerdesignconst@yahoo.com

Bower
DESIGN & CONSTRUCTION

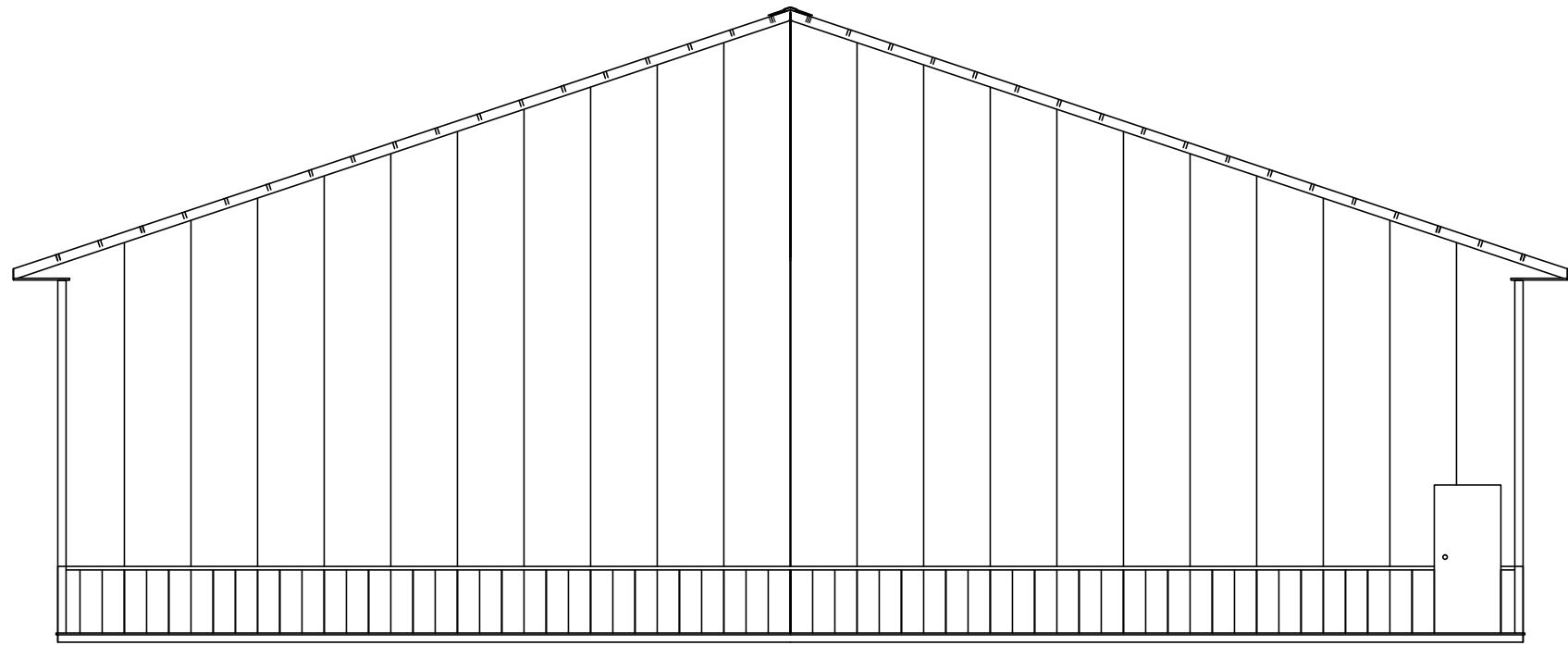
Job No.:
Checked By:
Approved By:
Sheet No.:



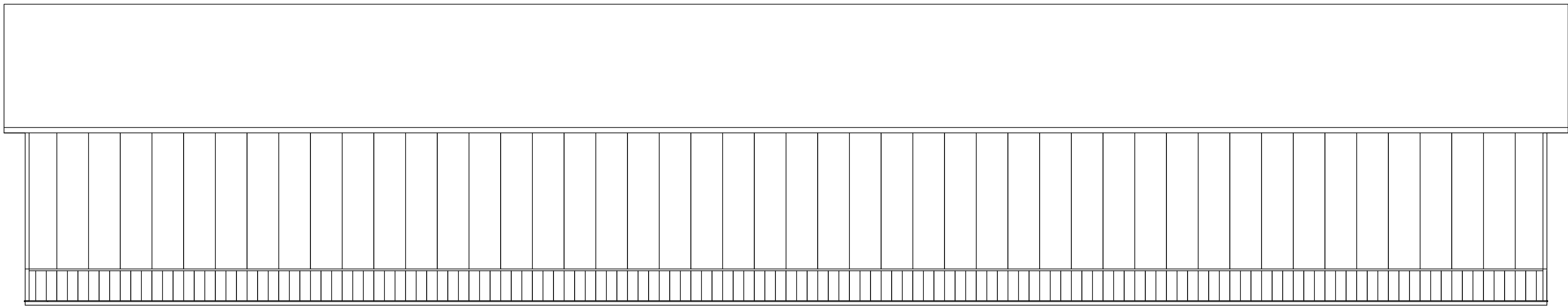
FLOOR PLAN:
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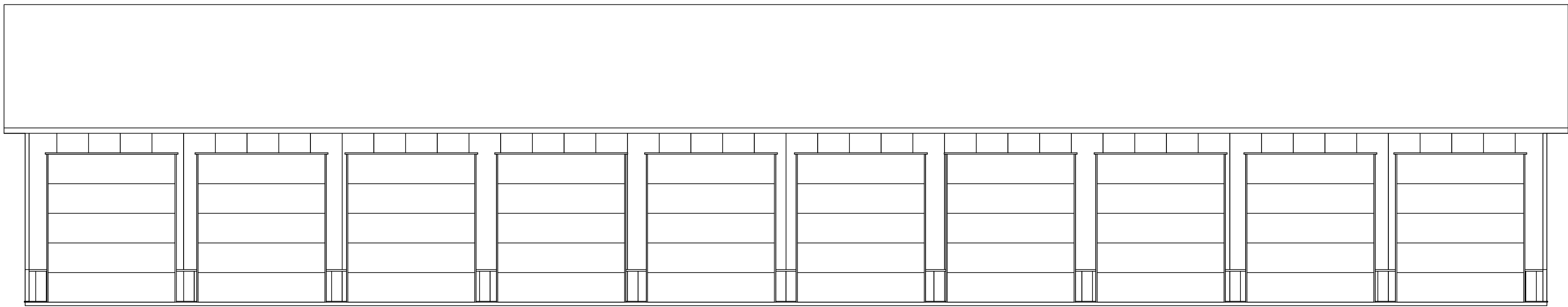
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NORTH ELEVATION:
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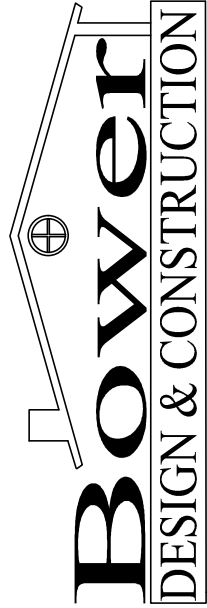


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WEST ELEVATION:
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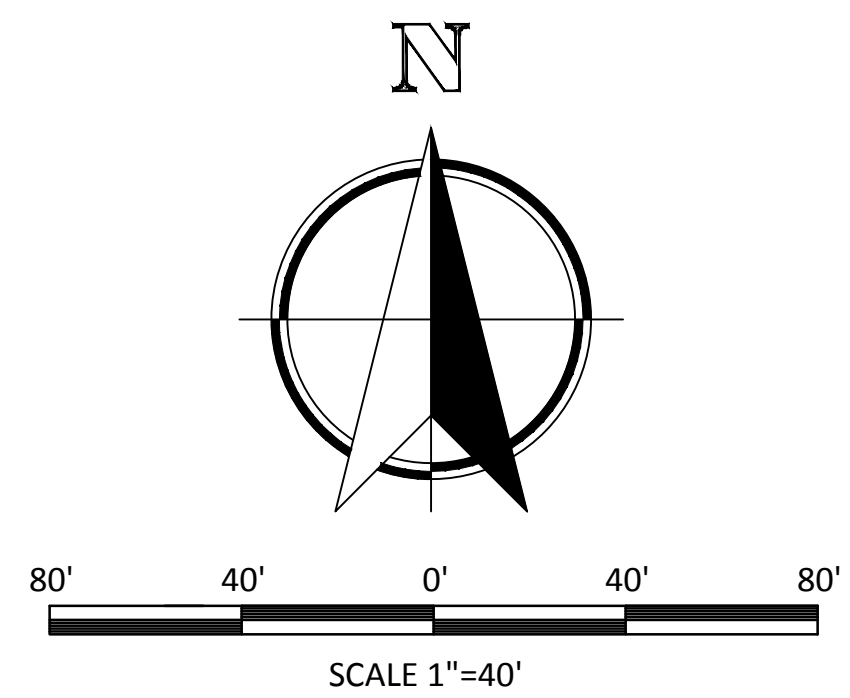
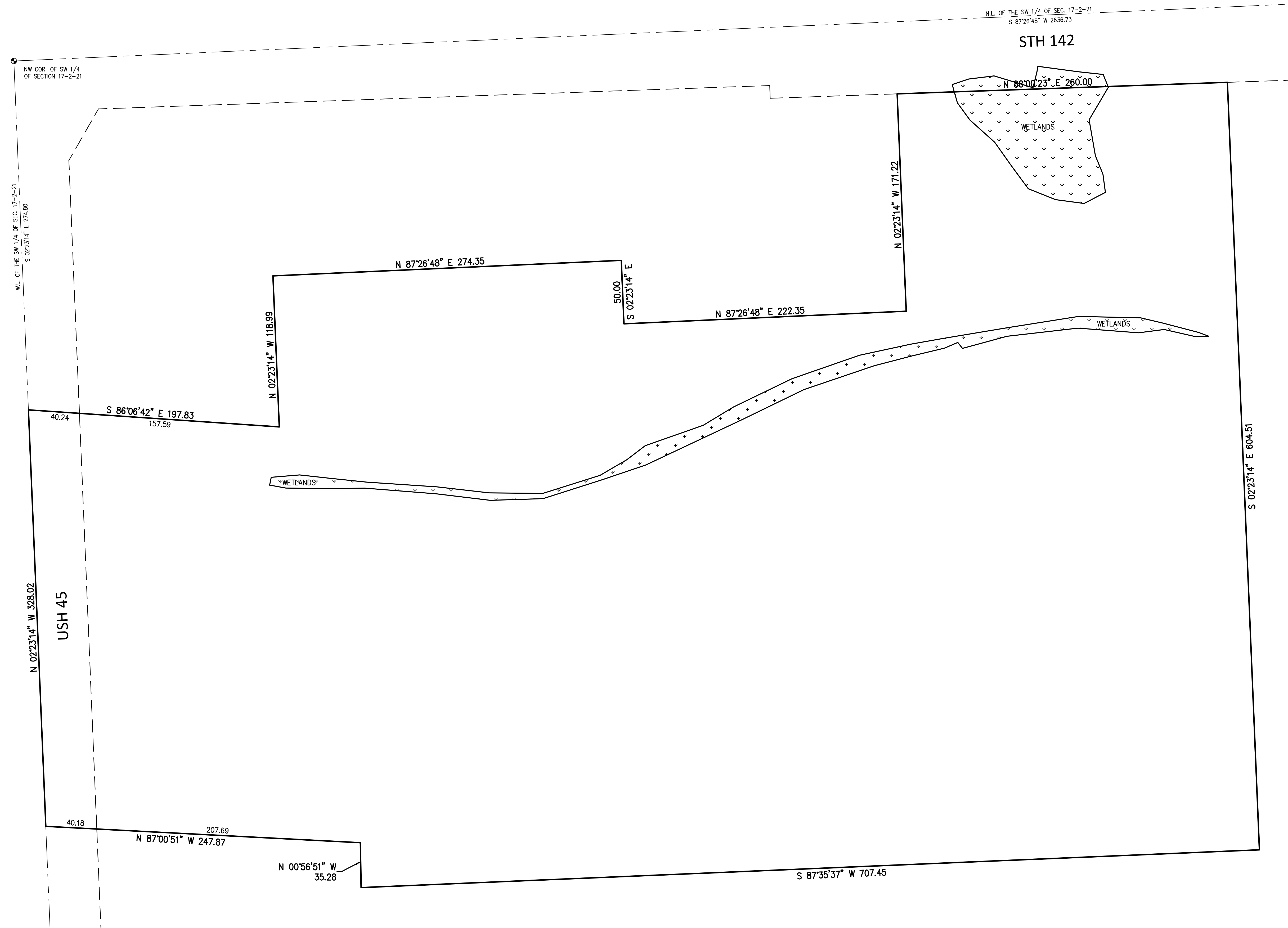
Job No.:
Checked By:
Approved By:
Sheet No.:



A Tradition of Building Excellence
1811 Semrole Dr.
Kansasville, WI 53139
262.534.2926
bowerdesignconst@yahoo.com

Drawn By: Chris Bower
Date:
Revised By:
Date Revised:

Owner: Jeff Badtke
Project: Proposed Shop
Location: Hwy 142
Dealer/Salesman:



PART OF SW 1/4 OF SEC. 17-2-21
BOUNDARY SURVEY
 FOR
GRASSMAN LAWN SERVICE
 TOWN OF PARIS, KENOSHA COUNTY, WISCONSIN

[illegible]

PROJ. MGR: MRM
DRAFTED: SCB
DATE: 7-28-16
CHECKED: ---
DATE: ---

2016.0094.01

SHEET
1 OF 1











