



September 2016

# COUNTY OF KENOSHA

## Department of Planning and Development

RECEIVED

### REZONING APPLICATION

MAR 22 2017

(a) **Property Owner's** Name:

Kevin W. Beaver

Kenosha County  
Deputy County Clerk

Print Name: Kevin W Beaver

Signature: Kevin W Beaver

Mailing Address: 2511 280th Avenue

City: Salem

State: WI

Zip: 53168

Phone Number: 262-537-4269

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: Kevin W. Beaver

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

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

Mailing Address: 2511 280th Avenue

City: Salem

State: WI

Zip: 53168

Phone Number: 262-537-4269

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

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

30-4-220-213-0201

Property Address of property to be rezoned:

2511 280TH AVE

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

Agricultural Use

Cash crop/feed for animals.

## REZONING APPLICATION

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

<input checked="" type="checkbox"/> A-1 Agricultural Preservation District	<input type="checkbox"/> TCO Town Center Overlay District
<input type="checkbox"/> A-2 General Agricultural District	<input type="checkbox"/> B-1 Neighborhood Business District
<input type="checkbox"/> A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	<input type="checkbox"/> B-2 Community Business District
<input type="checkbox"/> A-4 Agricultural Land Holding District	<input type="checkbox"/> B-3 Highway Business District
<input checked="" 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 checked="" type="checkbox"/> A-2 General Agricultural District	<input type="checkbox"/> B-1 Neighborhood Business District
<input type="checkbox"/> A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	<input type="checkbox"/> B-2 Community Business District
<input type="checkbox"/> A-4 Agricultural Land Holding District	<input type="checkbox"/> B-3 Highway Business District
<input type="checkbox"/> AE-1 Agricultural Equestrian Cluster Single-Family District	<input type="checkbox"/> B-4 Planned Business District
<input 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	

## 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:

Approval of an application for a comprehensive land use plan amendment application from "farmland protection" to "general agricultural and open land" is pending.

<input checked="" 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 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: 19 County Board Supervisor: Michael J. Skalitzky

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

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

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

### Note: Agricultural Use Conversion Charge

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

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



# Kenosha County



**SUBJECT  
PROPERTY**



1 inch = 300 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 COMBINATION 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 DISCREPANCIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.



Source: Kenosha County Department of Planning and Development



# Kenosha County

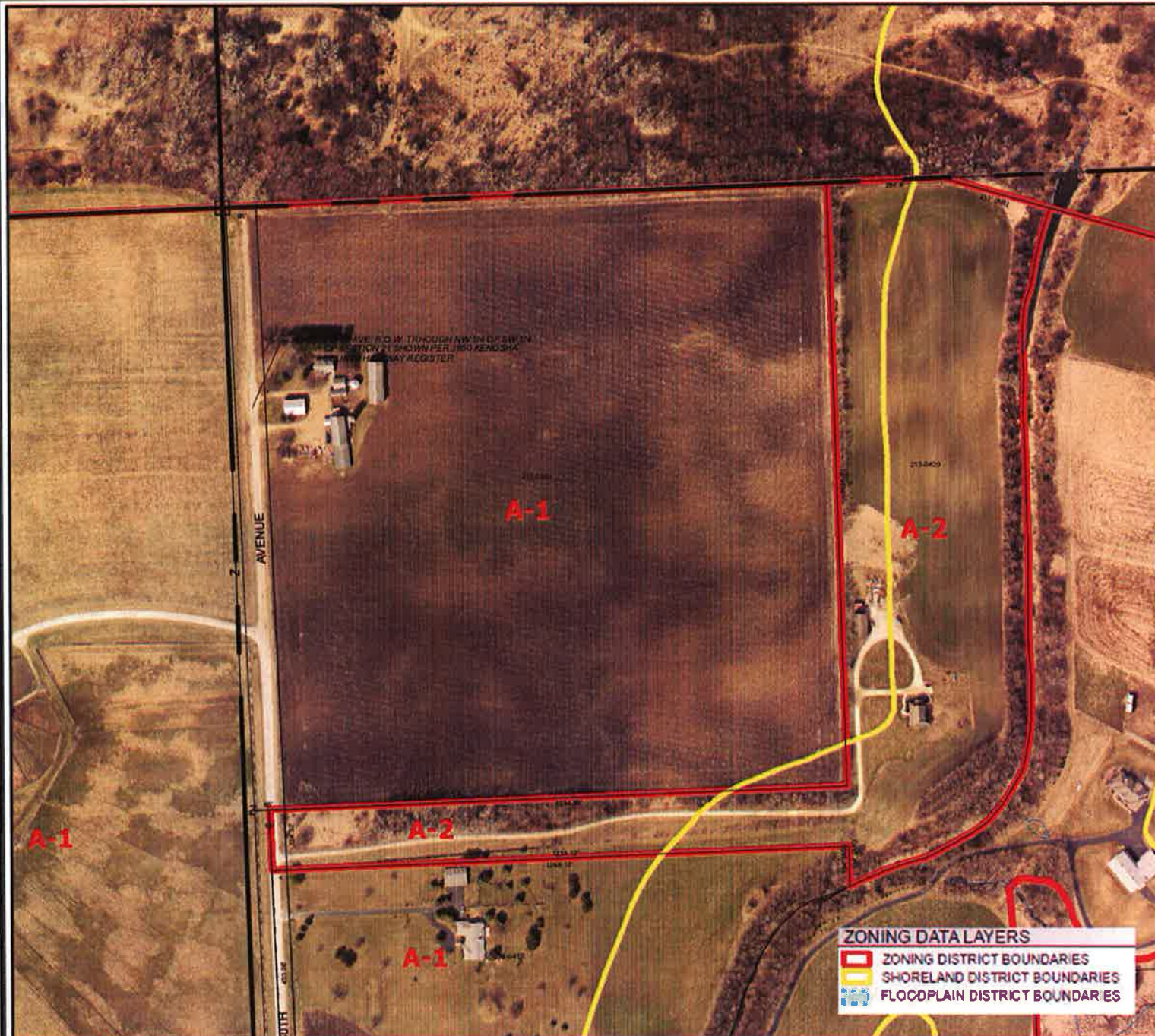


## CURRENT ZONING DESIGNATIONS



1 inch = 300 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 MAP OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES. AFTERING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY DISCREPANCIES HEREIN. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.



### ZONING DATA LAYERS

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



# Kenosha County






## PROPOSED ZONING DESIGNATIONS

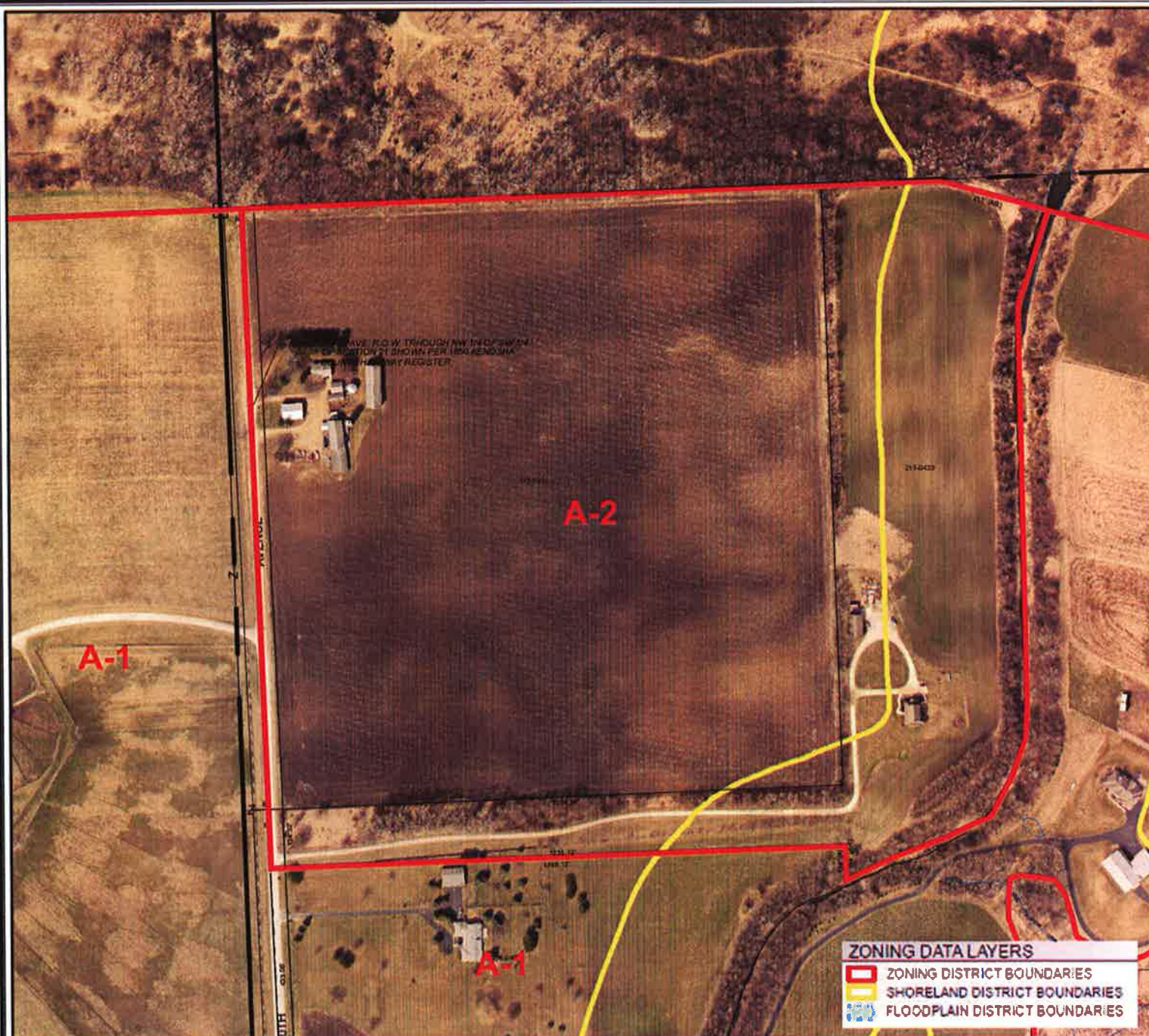


1 inch = 300 feet

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMBINATION 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 DISCREPANCIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.

### ZONING DATA LAYERS

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

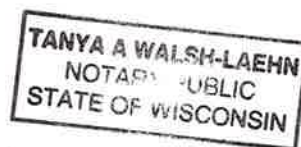


We give Kevin W. Beaver a letter of agent status to fill out and turn in all paper work regarding the division and sale of the property at: 2511 280<sup>th</sup> Ave, Salem WI. 54613

*William G. Beaver*

*Karen A. Beaver*

*Summer*  
*State of WI*  
*exp 6-24-17*



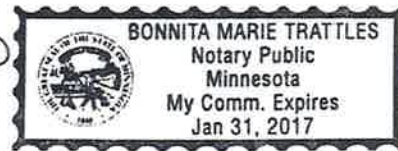
September 1, 2015

I give Kevin W. Beaver my letter of agent status to prepare all paper work to divide and sell the property at: 2511 280<sup>th</sup> Ave Salem, Wisconsin 53168.

*Kandice M. Dorlack 9/1/15*

Kandice M. Dorlack


*Bonnita Marie Trattles  
9-1-2015*





August 25, 2015

I, Kory W Beaver, give Kevin W. Beaver my letter of agent status to prepare all paper work to divide and sell the property at:  
2511 280th Ave. Salem Wi. 53168

Signed:  Date: 8-28-2015

Notary:



GIANPAOLO PATANE  
NOTARY PUBLIC  
STATE OF CONNECTICUT  
MY COMM. EXP. 07/31/2017

A handwritten signature in blue ink, likely belonging to the notary, Gianpaolo Patane.

Kory W Beaver  
18 Banbury Drive  
West Simsbury, CT  
06092  
860-841-6588  
[kkpacing@mac.com](mailto:kkpacing@mac.com)

Parcel Number: 30-4-220-213-0201

Legal Name/Ownership

KANDICE DORLACK 5/24 KEVIN BEAVER 5/24 KORY BEAVER 5/24 WILLIAM G & KAREN A

Property Address

2511 280TH AVE

Assessment as of : 1/01/2015 +  
Assessed Land : 81,500  
Assessed Improved: 123,500  
Assessment Total : 205,000

Mail-To Address

WILLIAM G & KAREN A BEAVER

BEAVER REVOCABLE TRUST

2511 280TH AVE

SALEM, WI 53168

Current as of : Last Posting  
Heated Square Foot: 1,120  
Garage Square Foot:  
Actual Frontage :  
Effective Frontage:  
Effective Depth :  
Total Acres : 39.59

Document # 1703194

Abbrev Metes/Bounds Legal Desc +

240-A NW 1/4 SW 1/4 SEC 21 T 2

R 20 EXC PROP W OF 280TH AVE

(1997 NEW PT OF 30-4-220-213-0200)

DOC1038989

See recorded doc for complete legal

DOC1046805

F1=Msg F2=Fmtd Legal F3=Exit F4=Addl Metes F5=Addl Owner F6=Addl Assmt

F7=Prior Parcel F8=Next Parcel F10=Prop Tax F11=Sales F12=Gen Bldg F14=Land

F17=Prop Hist F18=Pol Distr

F15=Print Property



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_.**

BEING PART OF THE NORTHWEST 1/4 OF  
THE SOUTHWEST 1/4 OF SECTION 21, TOWN-  
SHIP 2 NORTH, RANGE 20 EAST OF THE  
FOURTH PRINCIPAL MERIDIAN IN THE  
TOWNSHIP OF BRIGHTON, COUNTY OF  
KENOSHA AND STATE OF WISCONSIN.

OWNER/SUBDIVIDER: KEVIN, KORY, KANDICE  
WILLIAM AND KAREN BEAVER  
2511 280TH AVENUE  
SALEM, WI 53168

PREPARED BY: B.W. SURVEYING, INC.  
412 N. PINE STREET  
BURLINGTON, WI 53105  
JOB NO. 9183-CSM

**LEGAL DESCRIPTION:**

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BRIGHTON, COUNTY OF KENOSHA AND STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 21; THENCE NORTH 87°40'46" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 SECTION 40.01 FEET TO A POINT IN THE CENTER LINE OF 280TH AVENUE AND THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 87°40'46" EAST ALONG SAID NORTH LINE 1280.81 FEET; THENCE SOUTH 01°48'46" EAST 1325.74 FEET; THENCE SOUTH 87°38'58" WEST 1267.88 FEET TO A POINT IN THE CENTER LINE OF 280TH AVENUE; THENCE NORTH 02°22'18" WEST ALONG SAID CENTER LINE 1326.35 FEET TO THE PLACE OF BEGINNING. CONTAINING 37.79 ACRES OF LAND MORE OR LESS.

**SURVEYOR'S CERTIFICATE:**

I, ROBERT J. WETZEL, DO HEREBY CERTIFY THAT AT THE DIRECTION OF WILLIAM G. AND KAREN M. BEAVER AS TRUSTEES OF THE WILLIAM G AND KAREN A. BEAVER REVOCABLE TRUST, AND KEVIN BEAVER, KORY BEAVER AND KANDICE BEAVER AS OWNERS, I HAVE SURVEYED THE LAND DESCRIBED HEREON AND THAT THE MAP SHOWN IS A CORRECT REPRESENTATION OF ALL LOT LINES AND THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE KENOSHA COUNTY SUBDIVISION ORDINANCE.

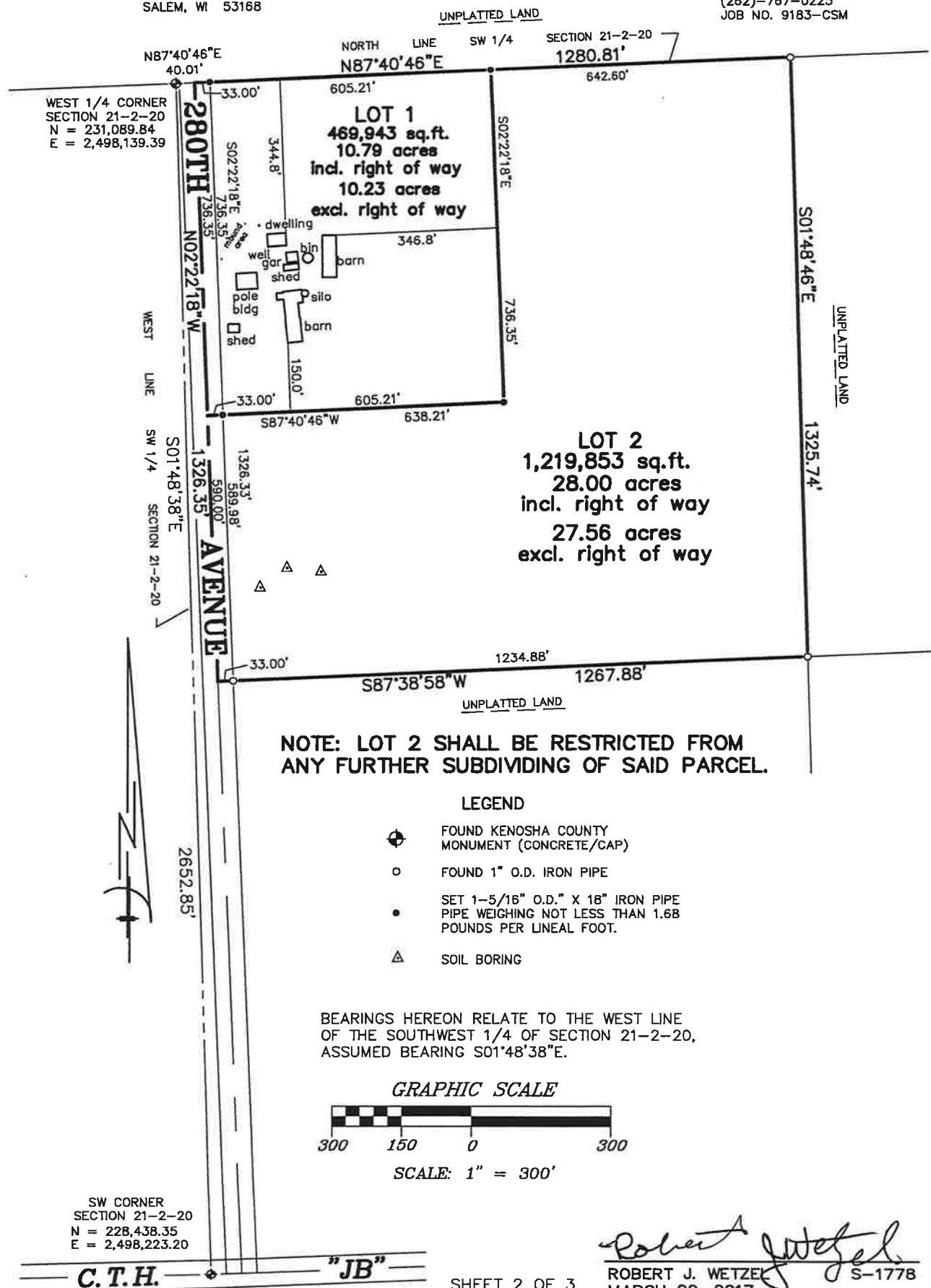
DATED THIS 20TH DAY OF MARCH, 2017.

  
ROBERT J. WETZEL S-1778



BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21,  
TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE  
TOWNSHIP OF BRIGHTON COUNTY OF KENOSHA AND STATE OF WISCONSIN.

PREPARED BY: B.W. SURVEYING, INC.  
412 N. PINE STREET  
BURLINGTON, WI 53105  
(262)-767-0225  
JOB NO. 9183-CSM



SHEET 2 OF 3

ROBERT J. WETZEL  
MARCH 20, 2017



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_.**

BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 2 NORTH,  
RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BRIGHTON, COUNTY  
OF KENOSHA AND STATE OF WISCONSIN.

**OWNER'S CERTIFICATE:**

WE, WILLIAM G. AND KAREN A. BEAVER AS TRUSTEES OF THE WILLIAM G. AND KAREN A. BEAVER  
REVOCABLE TRUST, AND KEVIN BEAVER, KORY BEAVER AND KANDICE BEAVER, AS OWNERS,  
HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED,  
DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 .

\_\_\_\_\_  
WILLIAM G. BEAVER TRUSTEE

\_\_\_\_\_  
KAREN A. BEAVER TRUSTEE

\_\_\_\_\_  
KEVIN BEAVER

\_\_\_\_\_  
KORY BEAVER

\_\_\_\_\_  
KANDICE BEAVER

**KENOSHA COUNTY PLANNING, DEVELOPMENT AND EXTENSION EDUCATION COMMITTEE  
APPROVAL:**

THIS CERTIFIED SURVEY MAP WAS HEREBY APPROVED BY THE KENOSHA COUNTY PLANNING,  
DEVELOPMENT, AND EXTENSION EDUCATION COMMITTEE ON THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 20 .

\_\_\_\_\_  
DOUGLAS NOBLE CHAIRMAN

**TOWN OF BRIGHTON TOWN BOARD APPROVAL:**

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN OF BRIGHTON TOWN BOARD  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 .

\_\_\_\_\_  
JOHN KIEL TOWN CHAIRMAN

\_\_\_\_\_  
LINDA PERONA TOWN CLERK

DATED THIS 20TH DAY OF MARCH, 2017.

  
ROBERT J. WETZEL S-1778

