



COUNTY OF KENOSHA

Department of Planning and Development



REZONING PROCEDURES



KENOSHA COUNTY

DEPARTMENT OF PLANNING
AND DEVELOPMENT



COUNTY OF KENOSHA

Department of Planning & Development

KENOSHA COUNTY REZONING PROCEDURES

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

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

Meeting Date: _____

- 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 Planning & Development
 19600 - 75th Street, Suite 185-3
 Bristol, Wisconsin 53104-9772

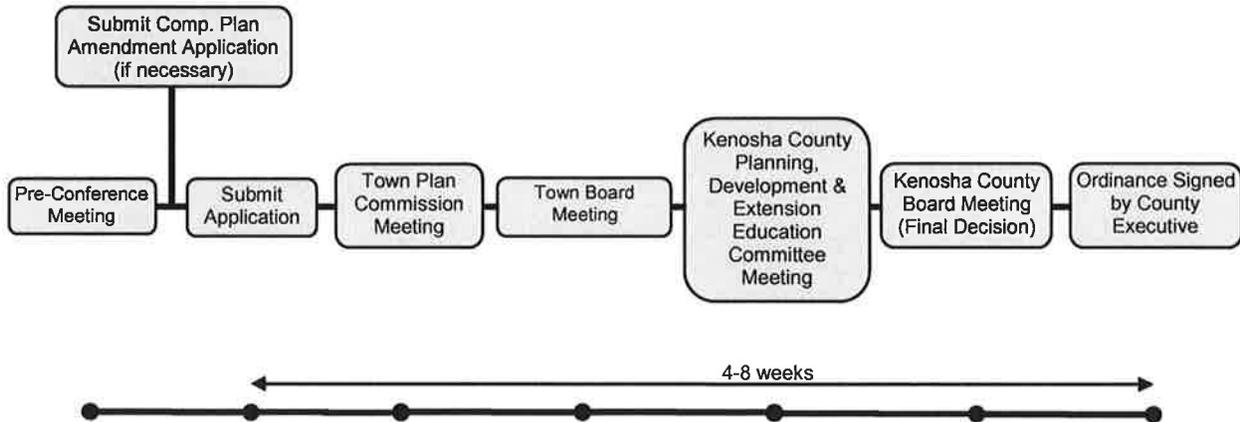
Division of Planning & Development (including Sanitation & Land Conservation)..... **857-1895**
 Facsimile #..... 857-1920

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

RECEIVED

MAY 11 2017

May 2013



COUNTY OF KENOSHA

Kenosha County
Planning and Development

Department of Planning and Development

RECEIVED

REZONING APPLICATION

MAY 11 2017

(a) Property Owner's Name:

Kenneth A. & Elizabeth A. Moore

Kenosha County
Deputy County Clerk

Print Name: Kenneth A. Moore

Signature: _____

Mailing Address: 30010 49th Street

City: Salem

State: WI

Zip: 53168

Phone Number: 262-818-1824

E-mail (optional): _____

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

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

Print Name: Kenneth A. Moore

Signature: _____

Business Name: _____

Mailing Address: 30010 49th Street

City: Salem

State: WI

Zip: 53168

Phone Number: 262-818-1824

E-mail (optional): _____

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

30-4-220-311-0210

Property Address of property to be rezoned:

30010 49th Street

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

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

REZONING APPLICATION

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

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

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

<input type="checkbox"/> A-1 Agricultural Preservation District	<input type="checkbox"/> TCO Town Center Overlay District
<input type="checkbox"/> A-2 General Agricultural District	<input type="checkbox"/> B-1 Neighborhood Business District
<input type="checkbox"/> A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	<input type="checkbox"/> B-2 Community Business District
<input type="checkbox"/> A-4 Agricultural Land Holding District	<input type="checkbox"/> B-3 Highway Business District
<input type="checkbox"/> AE-1 Agricultural Equestrian Cluster Single-Family District	<input type="checkbox"/> B-4 Planned Business District
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<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
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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](#)". Minor lot line adjustments between two different, but adjacent, land use districts or categories that do not create substandard or nonconforming lots will not require an amendment to the multi-jurisdictional comprehensive plan.

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

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

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

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

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

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

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

Request for Rezoning Petition\$750.00

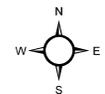
(For other fees see the [Fee Schedule](#))

Note: Agricultural Use Conversion Charge

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

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

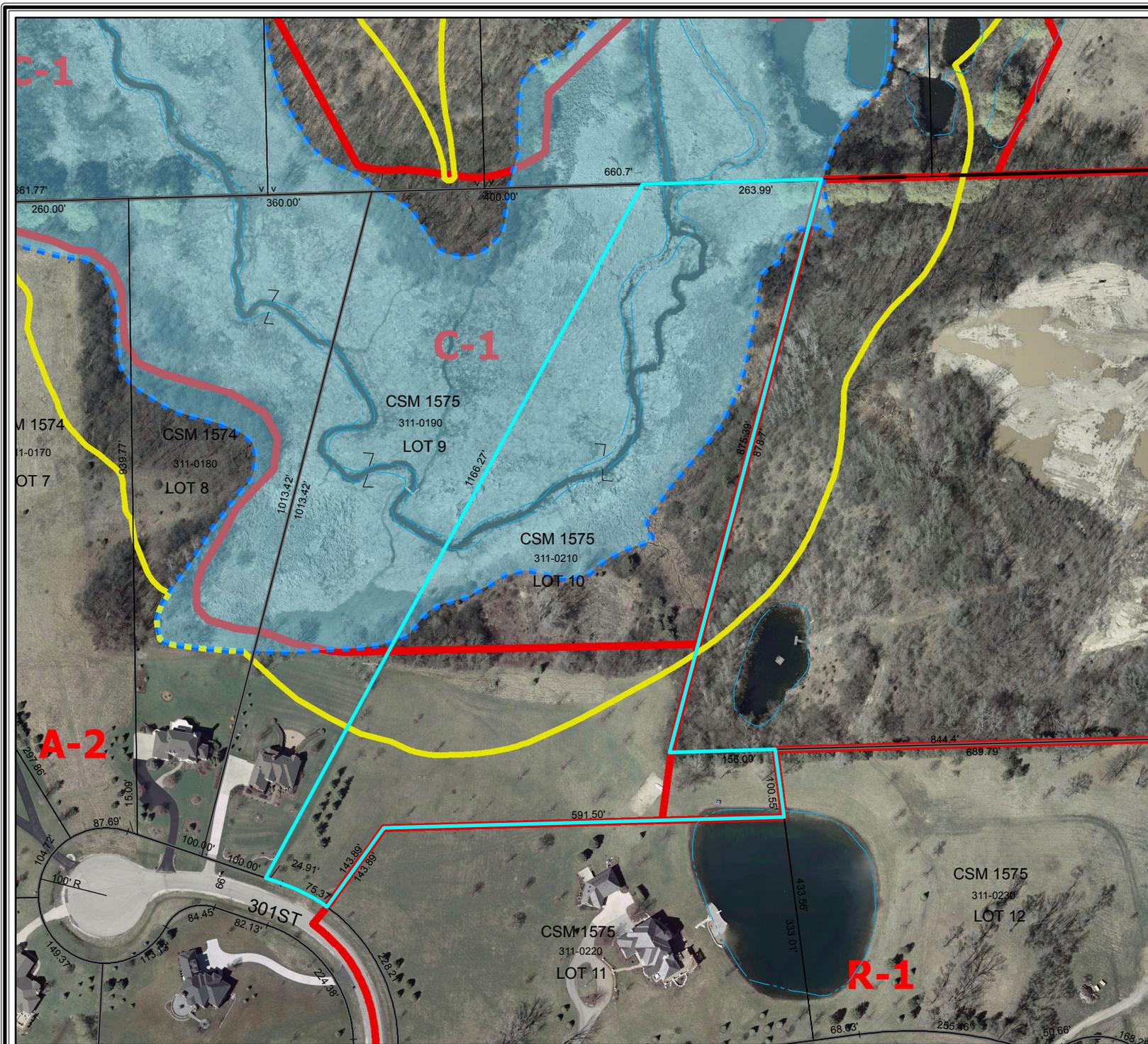
Kenosha County

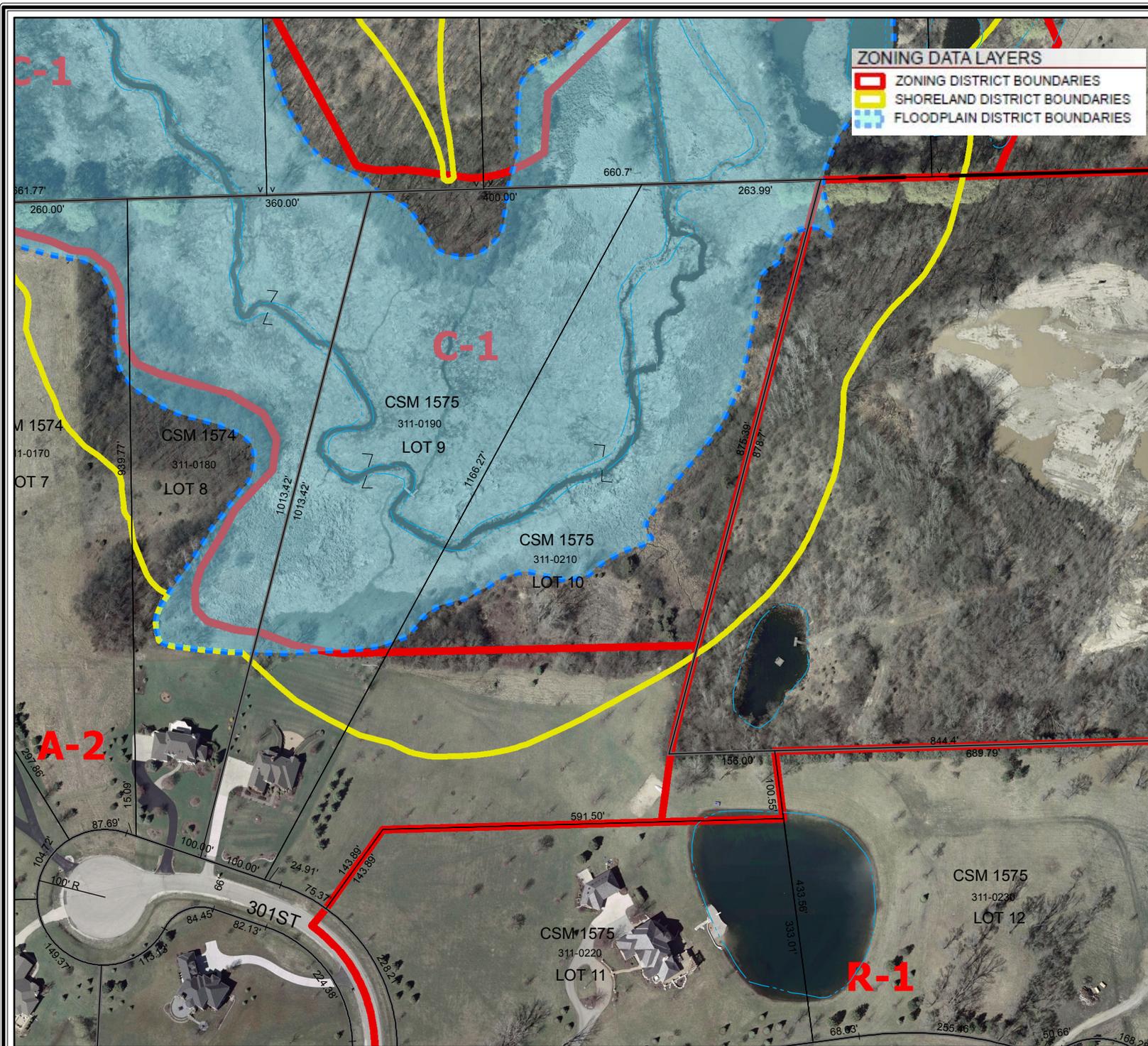


1 inch = 200 feet

**SUBJECT PROPERTY
OUTLINED IN BLUE**

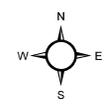
THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY.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





Source: Kenosha County Department of Planning and Development

Kenosha County

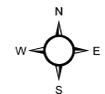


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CURRENT ZONING CLASSIFICATIONS

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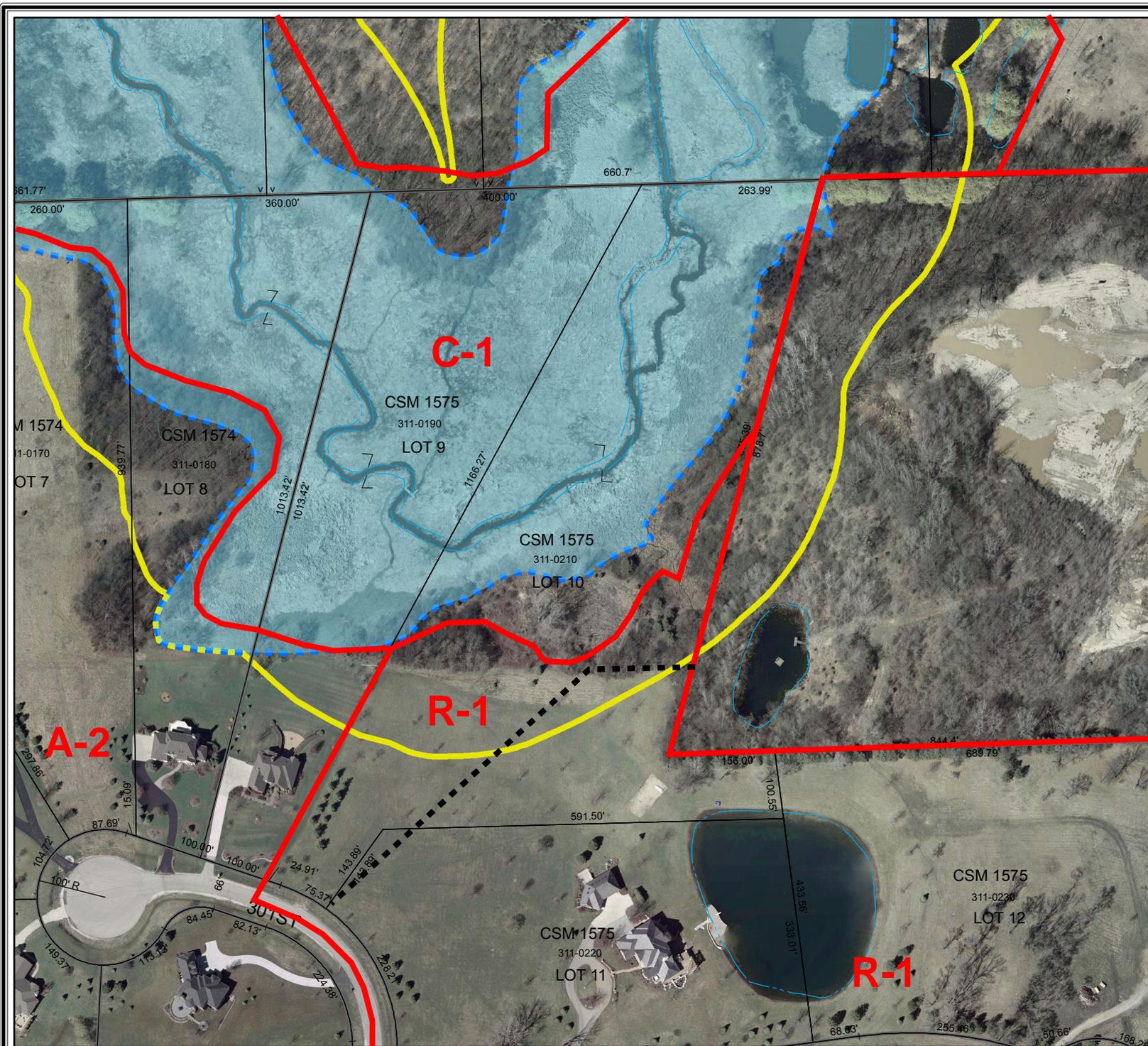
Kenosha County



1 inch = 200 feet

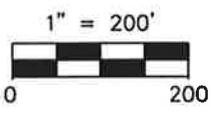
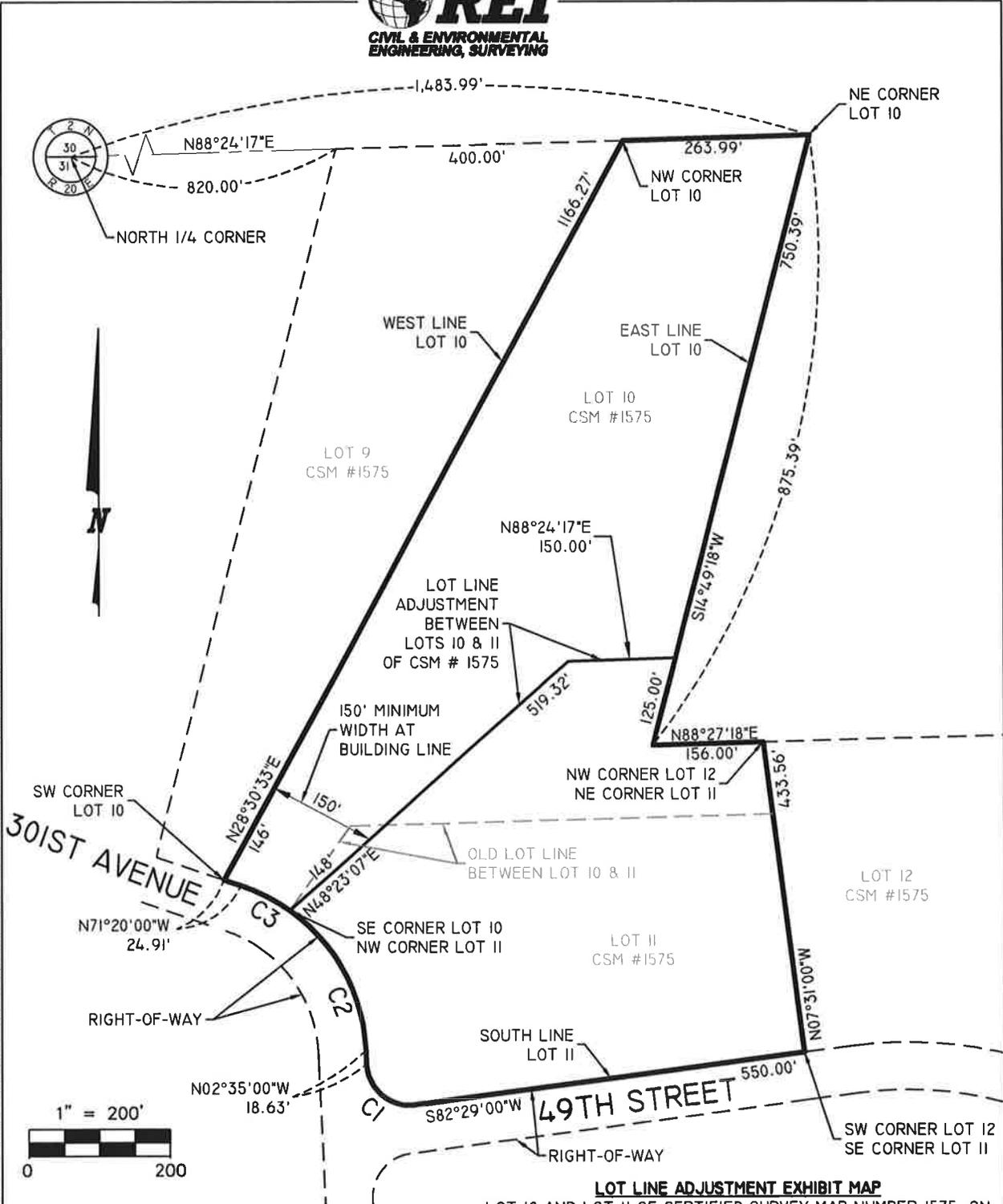
PROPOSED ZONING CLASSIFICATIONS

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



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

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

REI Engineering, INC.

KEN MOORE PROPERTY TOWN OF BRIGHTON KENOSHA COUNTY, WISCONSIN		FIGURE : PROPERTY EXHIBIT	
PROJECT NO.	6750	DRAWN BY:	JWP
		DATE:	05/06/2015

Parcel Description 10

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

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

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

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

Parcel Description 11

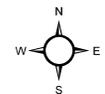
A parcel of land being part of Lot 10 and part of Lot 11 of Certified Survey Map Number 1575 on file and of record in the office of the register of deeds for Kenosha County, Wisconsin in Volume 1509 of records, Page 629-30 as Document Number 894936 and being part of the Northeast Quarter of Section 31,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

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

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

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

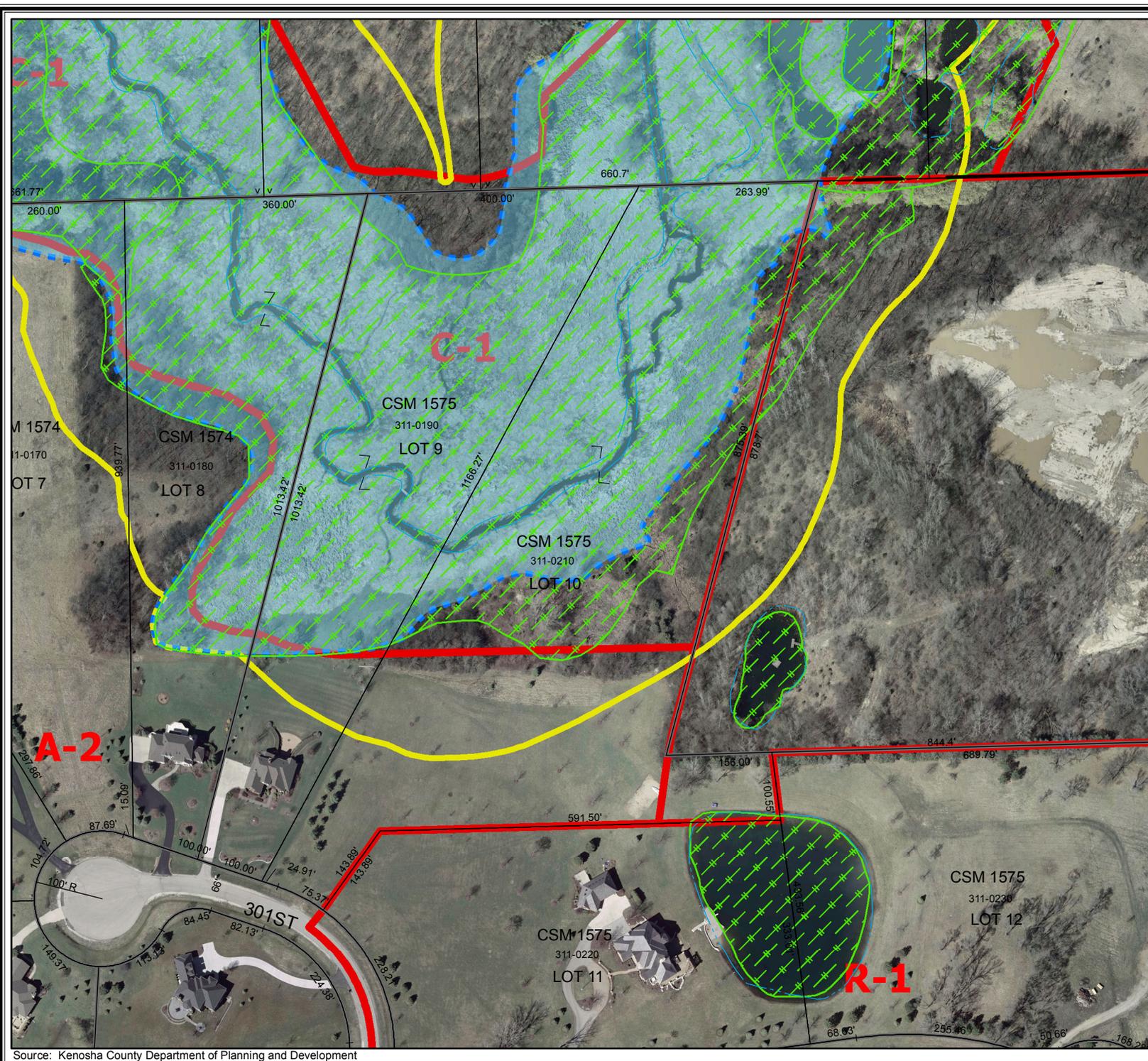
Kenosha County



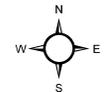
1 inch = 200 feet

2010 DNR WETLAND INVENTORY SHOWN IN GREEN

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Kenosha County



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

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