



# COUNTY OF KENOSHA

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## Department of Planning & Development

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### KENOSHA COUNTY REZONING PROCEDURES

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

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

Meeting Date: \_\_\_\_\_

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

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

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

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

Town Planning Commission meeting date (tentative): \_\_\_\_\_

Town Board meeting date (tentative): \_\_\_\_\_

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

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

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

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

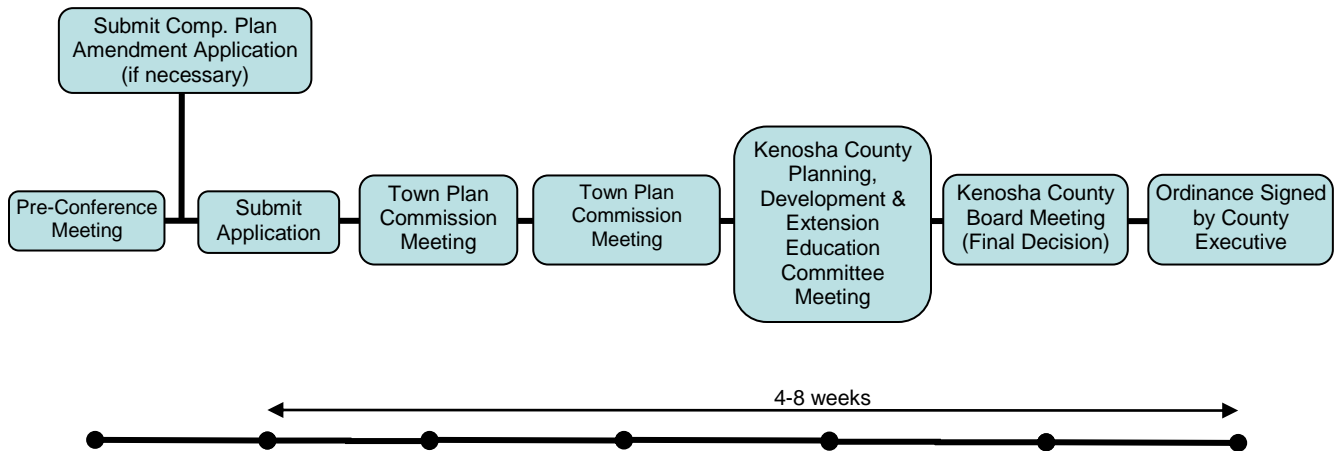
If denied by the Kenosha County Board of Supervisors you have thirty (30) days to file an appeal with circuit court if you so choose.

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

## IMPORTANT TELEPHONE NUMBERS

Kenosha County Center	
Department of Public Works & Development Services	
19600 - 75 <sup>th</sup> Street, Suite 185-3	
Bristol, Wisconsin 53104-9772	
Division of Planning & Development (including Sanitation & Land Conservation) .....	<b>857-1895</b>
Facsimile #.....	857-1920
Public Works Division of Highways .....	857-1870
Administration Building	
Division of Land Information.....	653-2622
Brighton, Town of .....	878-2218
Paris, Town of .....	859-3006
Randall, Town of.....	877-2165
Salem, Town of .....	843-2313
Utility District.....	862-2371
Somers Town of .....	859-2822
Wheatland, Town of.....	537-4340
Wisconsin Department of Natural Resources - Sturtevant Office .....	884-2300
Wisconsin Department of Transportation - Waukesha Office .....	548-8722

## Rezoning Procedure Timeline



For Reference Purposes



# COUNTY OF KENOSHA

## Department of Planning and Development

### REZONING APPLICATION

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

\_\_\_\_\_

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

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

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Address of property to be rezoned:

\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## REZONING APPLICATION

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

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

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

A-1 Agricultural Preservation District	TCO Town Center Overlay District
A-2 General Agricultural District	B-1 Neighborhood Business District
A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	B-2 Community Business District
A-4 Agricultural Land Holding District	B-3 Highway Business District
AE-1 Agricultural Equestrian Cluster Single-Family District	B-4 Planned Business District
R-1 Rural Residential District	B-5 Wholesale Trade and Warehousing District
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PUD Planned Unit Development Overlay District	FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
AO Airport Overlay District	
RC Rural Cluster Development Overlay District	

## REZONING APPLICATION

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

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

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

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

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

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

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

Yes

No

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

Yes

No

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

Supervisory District Number: \_\_\_\_\_ County Board Supervisor: \_\_\_\_\_

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

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

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

### Note: Agricultural Use Conversion Charge

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

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



# Kenosha County

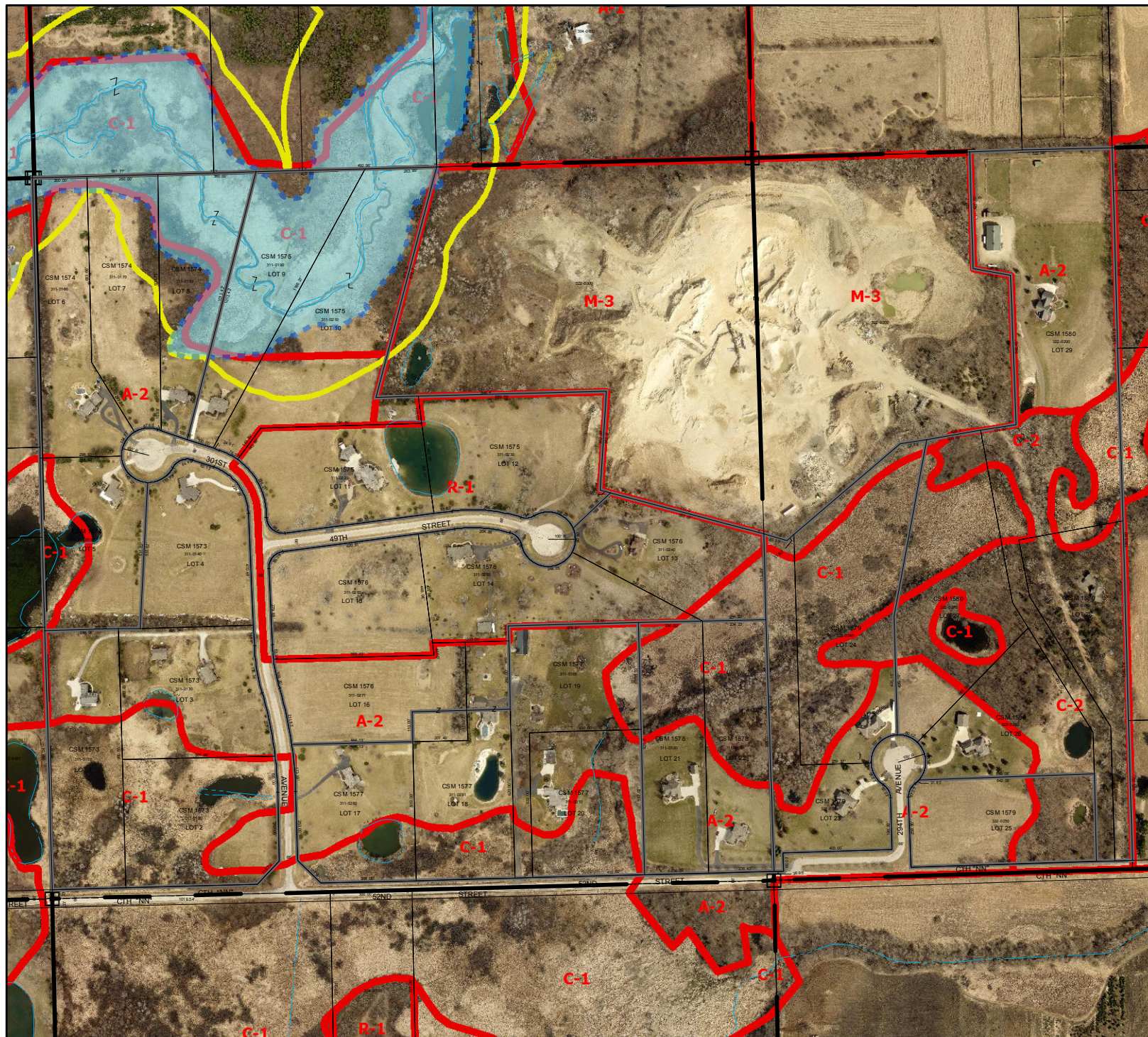


## CURRENT ZONING CLASSIFICATIONS



1 inch = 500 feet

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





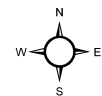
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# Kenosha County



## CURRENT ZONING CLASSIFICATIONS



1 inch = 400 feet

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Source: Kenosha County Department of Planning and Development



# Kenosha County

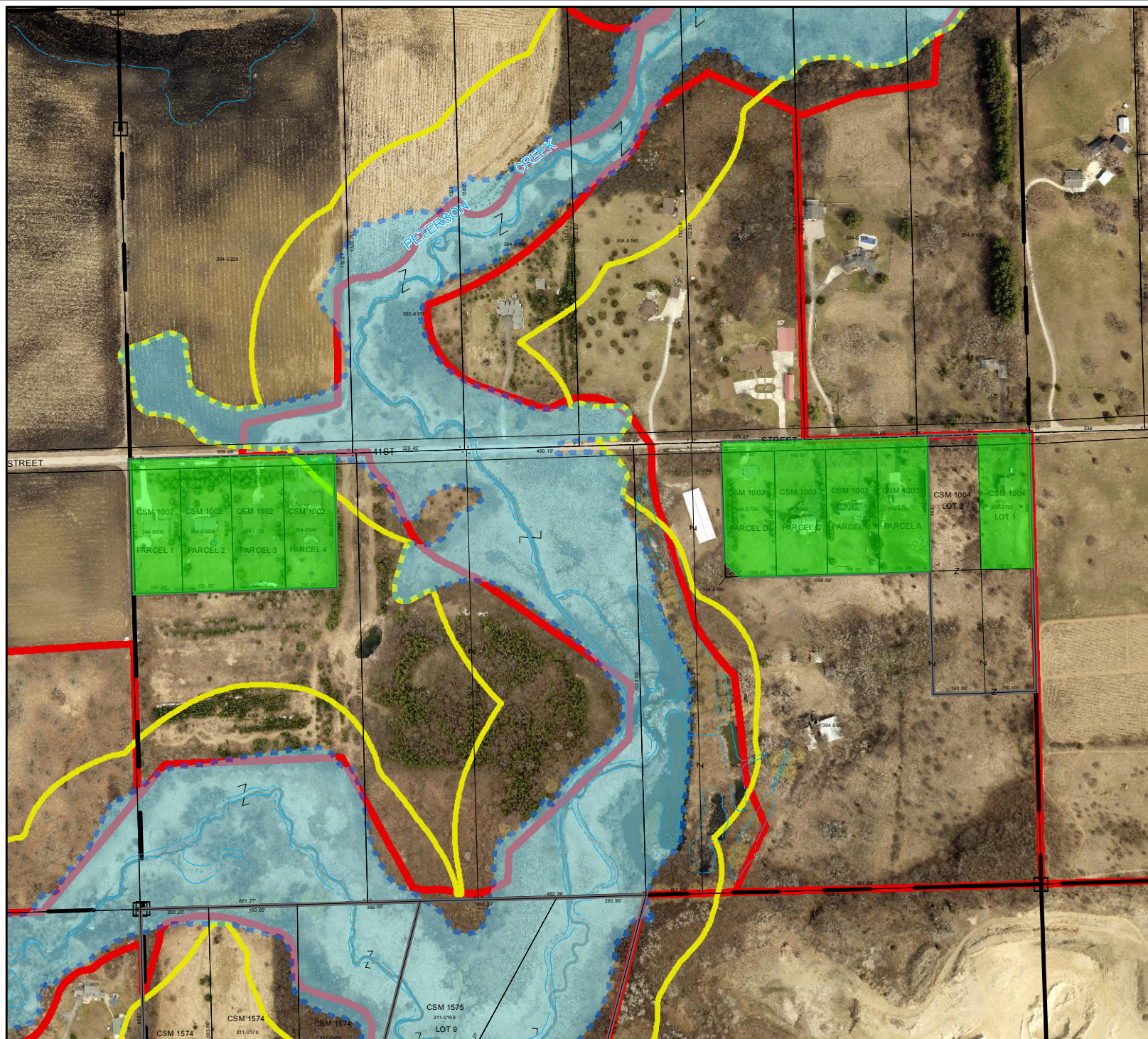


AREA SHADED GREEN IS REQUESTED TO BE REZONED TO R-2 SUBURBAN-DENSITY RESIDENTIAL DISTRICT



1 inch = 400 feet

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



## **TOWN OF BRIGHTON - PLAN COMMISSION AGENDA**

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

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

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

Meeting Minutes

Reports/Announcements

Citizens Comments

Unfinished Business:

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

New Business:

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

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

## 6. Adjourn

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

Notices posted: Town Hall, Jeddy's Bar, Brighton Elementary School and Town Website [www.brightonwi.org](http://www.brightonwi.org)

Attest: \_\_\_\_\_

Date: \_\_\_\_\_

Linda Perona, Clerk- Treasurer



## **PLAN COMMISSION MEETING MINUTES JUNE 7, 2017**

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

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

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

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

Citizen Comments: None

### **UNFINISHED BUSINESS**

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

### **NEW BUSINESS**

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

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

Next meeting scheduled for Wednesday, July 5, 2017

Respectfully submitted,

Linda Perona, Clerk-Treasurer, Town of Brighton



## **TOWN BOARD MEETING MINUTES**

**JUNE 12, 2017**

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

Pledge of Allegiance was recited

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

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

Plan Commission minutes from 06-07-2017 were noted

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

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

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

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

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

### **UNFINISHED BUSINESS:**

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

### **NEW BUSINESS:**

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

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

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

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



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

Respectfully Submitted,

Linda Perona, Clerk-Treasurer  
Town of Brighton