

JAN 31 2018

**COUNTY OF KENOSHA****Department of Planning and Development**Kenosha County
Deputy County Clerk**REZONING APPLICATION**

(a) Property Owner's Name:

New Life Bible Church

Print Name: _____ Signature: _____

Mailing Address: 112 W. Main StreetCity: Twin Lakes State: WI Zip: 53181Phone Number: 262-949-5433 E-mail (optional): mynlbc@gmail.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: Tracy B. McConnell Signature: Tracy B. McConnellBusiness Name: New Life Bible ChurchMailing Address: 112 W. Main StreetCity: _____ State: WI Zip: 53181Phone Number: 262-949-5433 E-mail (optional): mynlbc@gmail.com

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

60-4-119-172-1000

Property Address of property to be rezoned:

388th Avenue

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

Institutional - church

REZONING APPLICATION

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

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
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RC Rural Cluster Development Overlay District	

REZONING APPLICATION

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

A COMP. PLAN AMENDMENT IS PENDING

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

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

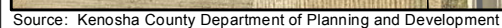
(For other fees see the [Fee Schedule](#))

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.

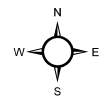
THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY.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



Kenosha County

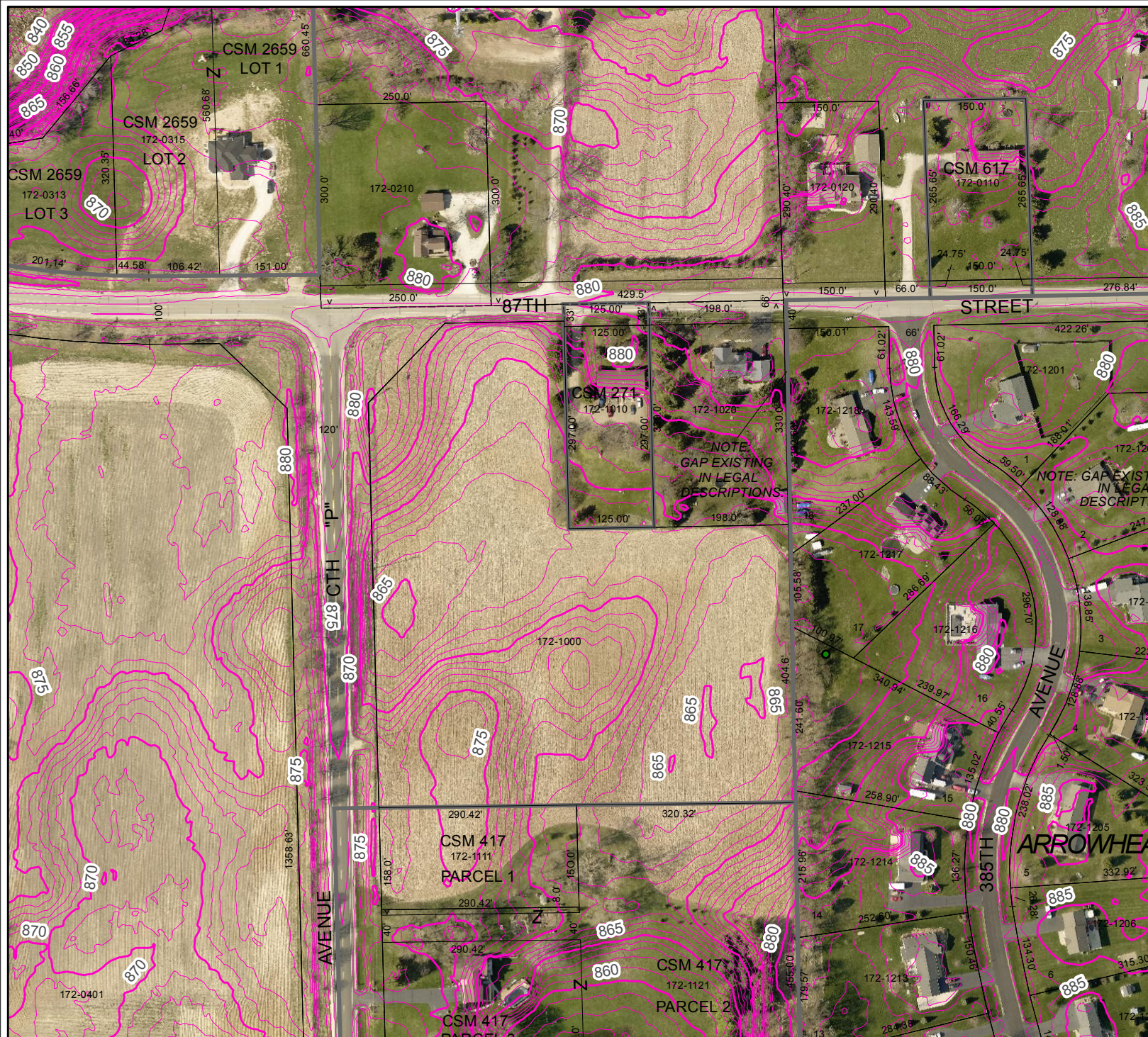


1-FOOT
CONTOURS



1 inch = 200 feet

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Source: Kenosha County Department of Planning and Development

Kenosha County

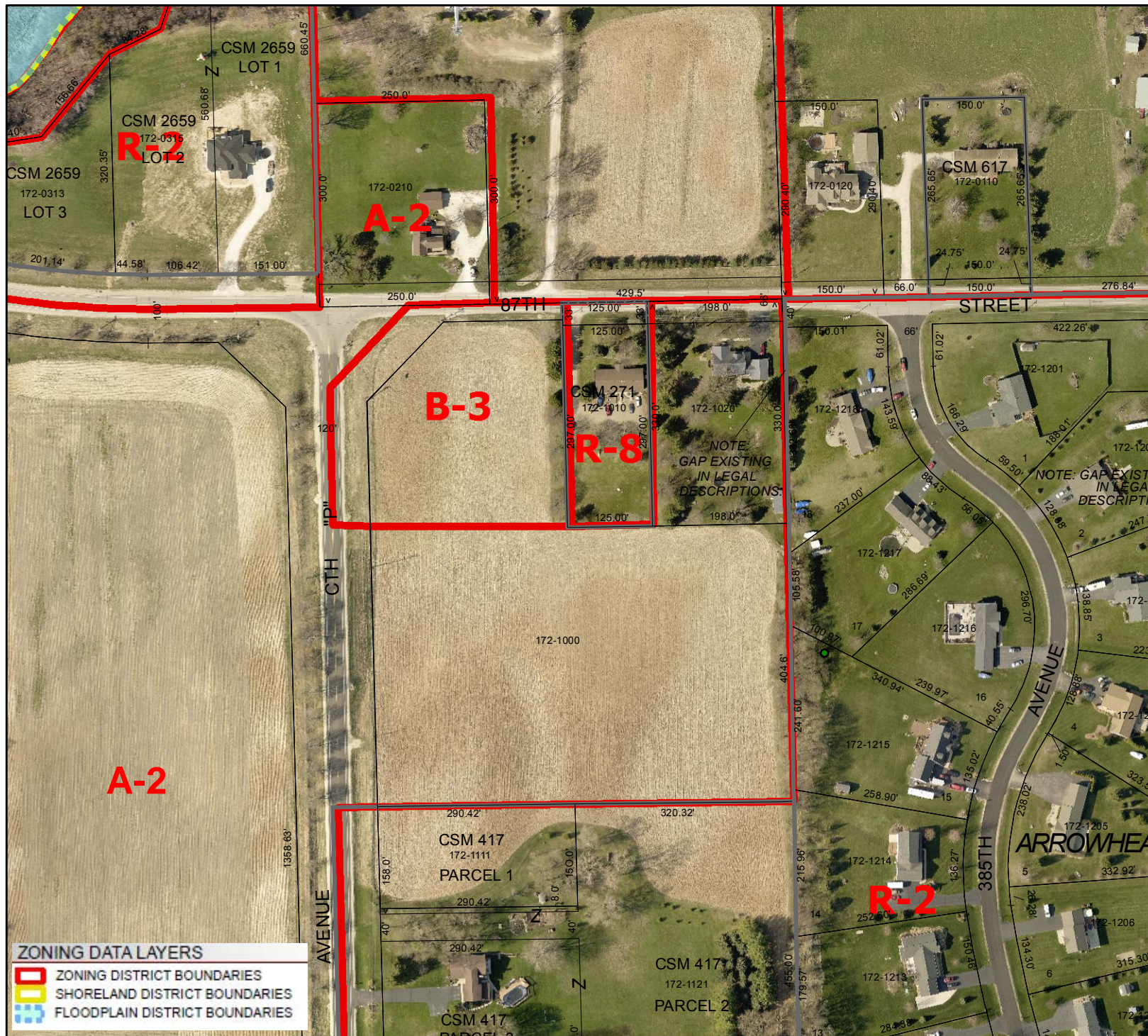


CURRENT ZONING CLASSIFICATIONS



1 inch = 200 feet

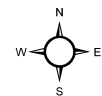
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Kenosha County

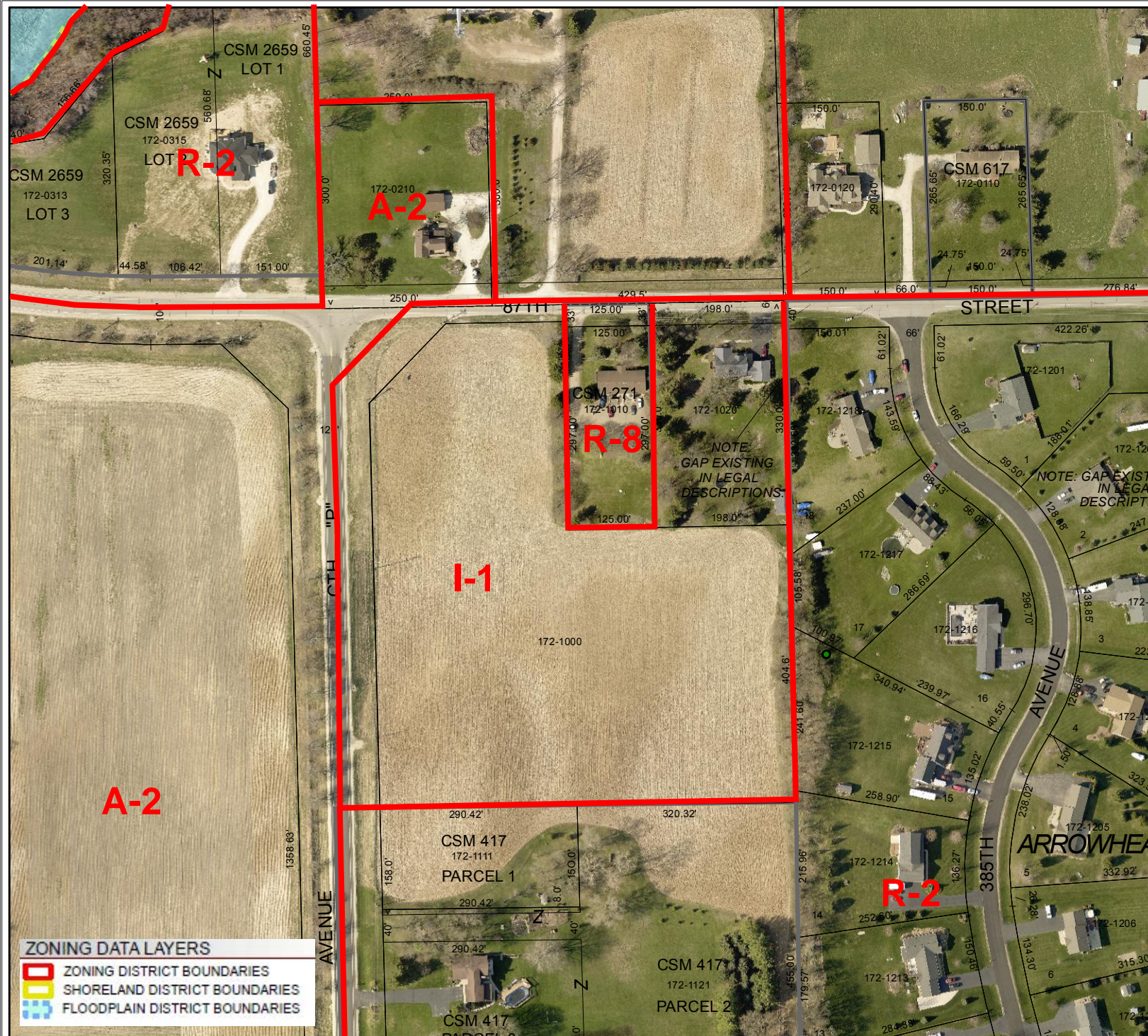


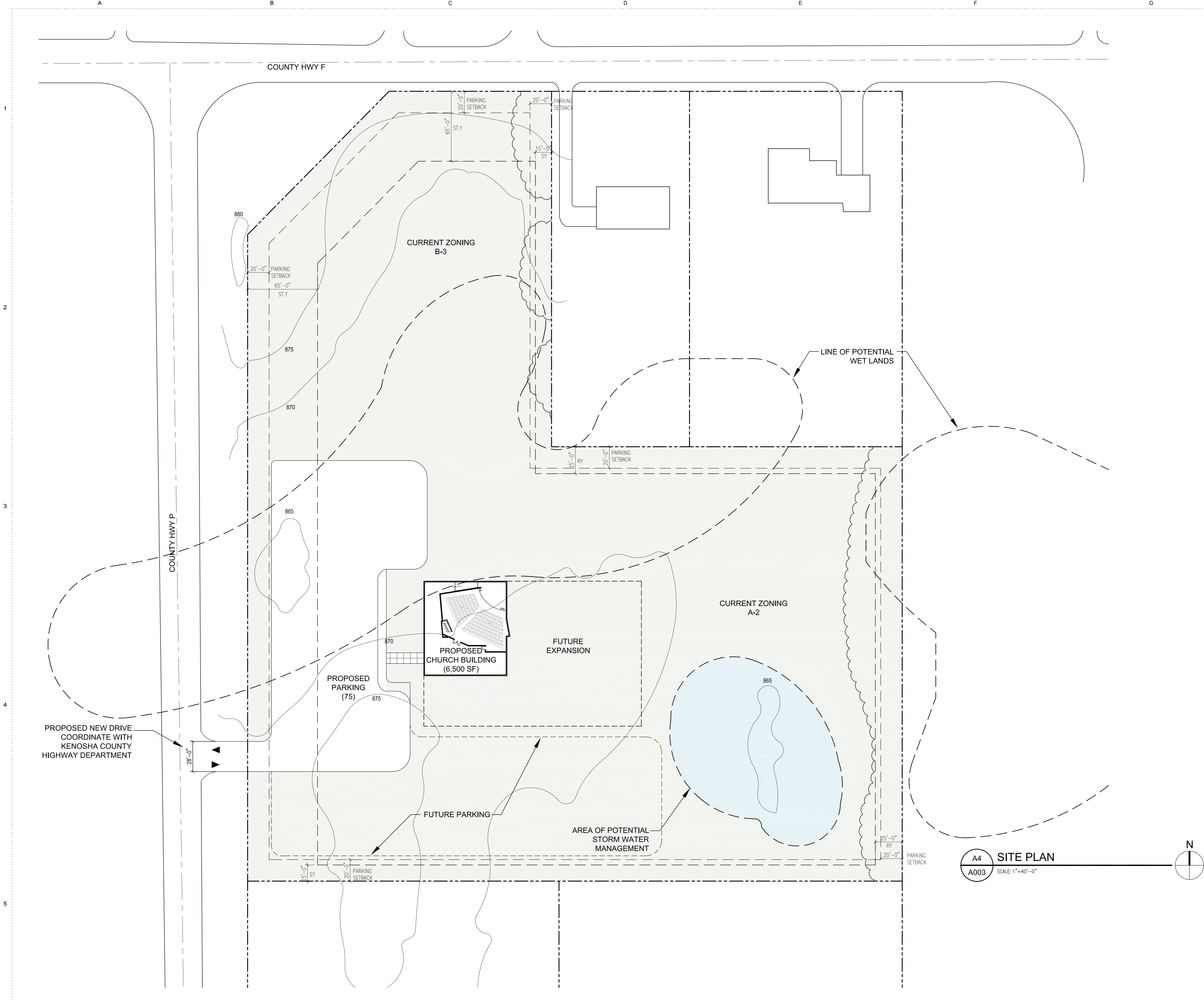
PROPOSED ZONING CLASSIFICATIONS



1 inch = 200 feet

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Key Notes

ZONING INFORMATION

ZONING DISTRICT:
B-3 Highway Business District
A-2 General Agriculture
USE:
Worship Facility - Conditional Use

MINIMUM LOT SIZE: (40,000 sf.)
Lot Area: 333,202.87 sf / 7.65 Acres
MINIMUM LOT FRONTAGE: (150 ft.)
Lot Width:

REQUIRED MINIMUM BUILDING SETBACKS:
Street Yard: (From Right of Way Verify)
65 Feet - County Trunk Highway
Side/Rear:
15 Feet - Side
25 Feet - Rear

REQUIRED MINIMUM PARKING SETBACKS:
Street Yard: (From Right of Way Verify)
20 Feet - County Trunk Highway
Side/Rear:
20 Feet - Side/Rear

MAXIMUM BUILDING Area:
No Maximum / Minimum Building Area

MAXIMUM IMPERVIOUS SURFACE:
%

MAXIMUM BUILDING HEIGHT:
Max Height: 35 ft. (Building/ Part of Building)

LOADING REQUIREMENT: ??

LANDSCAPE REQUIREMENT: ??

PARKING REQUIREMENTS:
1 Parking Space Per 4 Seats
Stall Size = 10'x20'
Parking Required: 275 Seats = 70 Spaces
Parking Provided: ? Spaces + ? (H.C.)

COMPREHENSIVE PLAN
Planned For Future - Medium Density
Residential - R-3 - R-8, R12

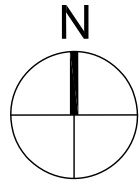
KENOSHA COUNTY

Amend Adopted Comprehensive Land Use Plan
To Governmental / Institutional (I-1)
Highway Department: Clement Abongwa
Civil Consultant/ County: Ruckert Mielke

RANDALL TOWNSHIP PROCESS

Amend The Current Comprehensive Land Use
Plan Prior To Proceeding With Kenosha County

A4
A003
SITE PLAN
SCALE: 1"=40'-0"



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DOCUMENT ISSUE DATE

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PASMA GROUP
ARCHITECTS

Proposed Construction For:
New Life Bible Church

PROJECT

WORK ON SHEET
Drawn:
Checked:
Approved:
Checked:

JOB NUMBER
PCA: 14005

SHEET NAME
SITE PLAN

SHEET NUMBER

A003

IN-PROGRESS
26 JUN 17