



# COUNTY OF KENOSHA

Department of Public Works & Development Services

January 2013

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MAR 19 2018

Kenosha County  
Planning and Development

BILL STONE

JUDITH STONE

PAULA PUNTENNEY

## TEMPORARY USE APPLICATION

Owner: BRIGHTONWOODS ORCHARD, INC.

Mailing Address: 1072 288TH AVE

BURLINGTON, WI 53105

Phone Number(s): 262-878-3000 (BUS) 262-490-1830 (CELL)

To the Kenosha County Board of Adjustment:

The Kenosha County Board of Adjustments is required to hear and grant temporary uses by the language set forth in section 12.36-5(a)5 of the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance. The owner or assigned agent seeks approval of a temporary use permit.

Parcel Number: #30-4-220-083-0301 Zoning District: A-3

Property Address: 1072 288TH AVE Shoreland: NO

Subdivision: — Lot(s): — Block: —

Current Use: FRUIT FARM ORCHARDS, WINERY, PROCESSED CHEESE

### REQUIRED BY ORDINANCE

Section: VII. B. 12.36-5(a)5 -

MULTIPLE EVENTS - SEE ATTACHED

Temporary Use being requested:

(Note: petitioner must attach a separate site plan drawing showing the layout of the intended use (stand(s), trailer(s), tent(s), container(s), signage, building(s), etc...) along with a business write-up describing dates of operation, hours of operation, parking, sanitation, employment, safety etc...)

**TEMPORARY USE APPLICATION**

The Kenosha County Board of Adjustments is authorized to hear and grant applications for temporary uses, in any district provided that such uses are of a temporary nature, do not involve the erection of a substantial structure, and are compatible with the neighboring uses and the Department of Planning and Development has made a review and recommendation. The permit shall be temporary, revocable, subject to any conditions required by the Board of Adjustment, and shall be issued for a period not to exceed twelve (12) months. Compliance with all other provisions of this Ordinance shall be required.

The burden will be on you as property owner to provide information upon which the board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. You or your agent must convince the Board to make a ruling in your favor. The board must make its decision based only on the evidence submitted to it at the time of the hearing. The Board will not act on your request unless you or your agent is present.

(1) What would be the effect on this property, the community or neighborhood and the public interest if the temporary use was granted? How can these impacts be mitigated.

*These interests are listed as objectives in the purpose statement of an ordinance and may include: drainage, visual impact, parking and fire safety and building code requirements.*

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*The undersigned hereby attests that the above stated information is true and accurate and further gives permission to Planning & Development staff and Board of Adjustment members to view the premises, in relation to the temporary use request made herein, during reasonable daylight hours.*

Owner's Signature: 

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

Agents Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

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# **TUP PLANS FOR BRIGHTONWOODS ORCHARD 2018**

For several years Brightonwoods Orchard has hosted several special events. We are applying for these events in 2018 by naming these event's sponsors but not the dates of their events, since these dates are unknown at this time. These events are listed below.

1. We have hosted a First Republican District event for I believe 13 of the past 16 years, featuring now Speaker of the House Paul Ryan and many other prominent local, state and federal politicians.
2. We also have hosted a summer picnic pig roast fund-raiser for the Southeast Wisconsin Farm Fresh Atlas.
3. For several years we have hosted the Caledonia Lions Club Antique Auto Show on a Sunday in September.
4. For the past several years we have hosted a fall "Farm to Table" dinner sponsored by Braise RSA of Milwaukee for 80-100 people.
5. We are planning on hosting a "Farm to Table" dinner on Thursday, May 10 for about 50 people during the May bloom this year sponsored by Red Oaks Restaurant in Bristol from 4 PM to 8 PM.

As it has been the case in the past, Brightonwoods Orchard and/or William Stone wish to hold the above events at 1070 288<sup>th</sup> Ave., Burlington, WI and/or 1072 288<sup>th</sup> Ave., Burlington, WI individually or combined.

1. Each of the above will be a single day event;
2. The missing dates for each of the above events will be presented to the Town no later than July 31, 2018;
3. The First District Republican Party event is to begin no earlier than 12 noon and conclude no later than 6 PM and shall involve not more than 350 attendees;
4. The Farm Fresh Atlas summer pig roast event is to begin no earlier than 2 PM and conclude no later than 8 PM and shall involve not more than 150 attendees;
5. The Caledonia Lions Club Antique Car Show event is to begin no earlier than 8 AM and conclude no later than 5 PM and shall involve not more than 75 exhibitors. Attendance expected not to exceed 300;
6. The Braise RSA & Red Oaks Restaurant "Farm to Table" dinner events are to begin no earlier than 4 PM and conclude no later than 9 PM and shall involve not more than 100 attendees;

7. In 2018 traffic will be directed into and out of the event via the north driveway;
8. With respect to the Caledonia Lions Club Antique Car Show exhibitors will be notified via flyer and via signage that they are to not create excessive noise from engines, mufflers or tires and to avoid horn honking on highway B in the area of the orchard;
9. In order to limit visual impact of events, the events will be held as defined on map that accompanies this proposal;
10. Applicant will be responsible for site safety and security;
11. At the Caledonia Lions Club Antique Car Show event Fire extinguishers shall be readily accessible;
12. Lighting, if any, to be facing down, not up or out and will be directed onto property;
13. Applicant will provide for a sufficient sanitary facilities to accommodate the needs of participants and spectators;
14. All parking shall be on site (none on roadways);
15. No signage shall be displayed in public right of way;
16. No radio advertisement will be used to promote the events;
17. A Certificate of insurance shall be provided by property owner with the Town named as an additional insured (Copy to be provided to Town);
18. If food service is to be provided, applicant must obtain Health Department certificate;
19. If alcohol will be served or provided applicant must obtain necessary permits and comply with all applicable regulations;
20. There shall be no amplified music.

Given the non-profit nature or local food promotion of these events, applicant will request an application fee waiver.

In expressing a willingness to agree to the above, applicant does not waive any rights and does not agree that a Temporary Use Permit is required for these events for several reasons, including but not limited to, the fact these events are non-for-profit events or local food promotional events that have historically been conducted on the property without objection by the Town or Kenosha County. Other reservations may also be at issue. Never the less, applicant wishes to avoid conflicts over the 2018 events.

# **FALL FEST 2017**

On Saturday, September 16<sup>th</sup>, 2017, Brightonwoods Orchard, Inc. will be hosting a Republican 1<sup>st</sup> District annual event called "Fall Fest". This event has been held at Brightonwoods Orchard for the past 15 years except for 3 or 4 years when it was held at Walworth County Fair Grounds. This event has been attended by Paul Ryan annually plus many other leading Republicans including Governor Tommy Thompson, Governor Scott Walker, Lt. Governor Scott McCallum, Lt. Governor Rebecca Kleefish, Senator Ron Johnson, and other local-regional state and federal politicians including Reince Preibus, Michael Steele, Robin Vos, etc.

This event is an invitational event averaging about 250-300 attendees. Several years ago we moved this event from an area near Highway B to an area just west on Bill & Judith's private land (about 6 acres) with parking in the orchards for over 150 vehicles. This move was accomplished to make the setting more private and to enhance security. Parking is routed around our businesses to minimize traffic problems using signage and parking attendants. The event tent is erected usually the day before the event and taken down the following Monday. The event is scheduled from 1-3 PM on Saturday, September 16<sup>th</sup>, 2017 and virtually all attendees are gone by 4 PM. We normally have one inside bathroom plus 5 or 6 port-a-poddys and 3 wash stations. All of the events staff are volunteers from the Republican Party. The tent is electrified off an electrical panel in the basement of Bill & Judith Stone's home for heating donated food and a speaker amplification system by a Burlington licensed electrician. This event has a small charge paid to the 1<sup>st</sup> District Republican Party. A Brighton Township beer & wine license is obtained. Brightonwoods Orchard does not participate in any of the revenue collected or distributed and simply provides a free venue for the event. Two golf cart type vehicles are utilized to transport anyone needing transportation from the parking area to the event tent.

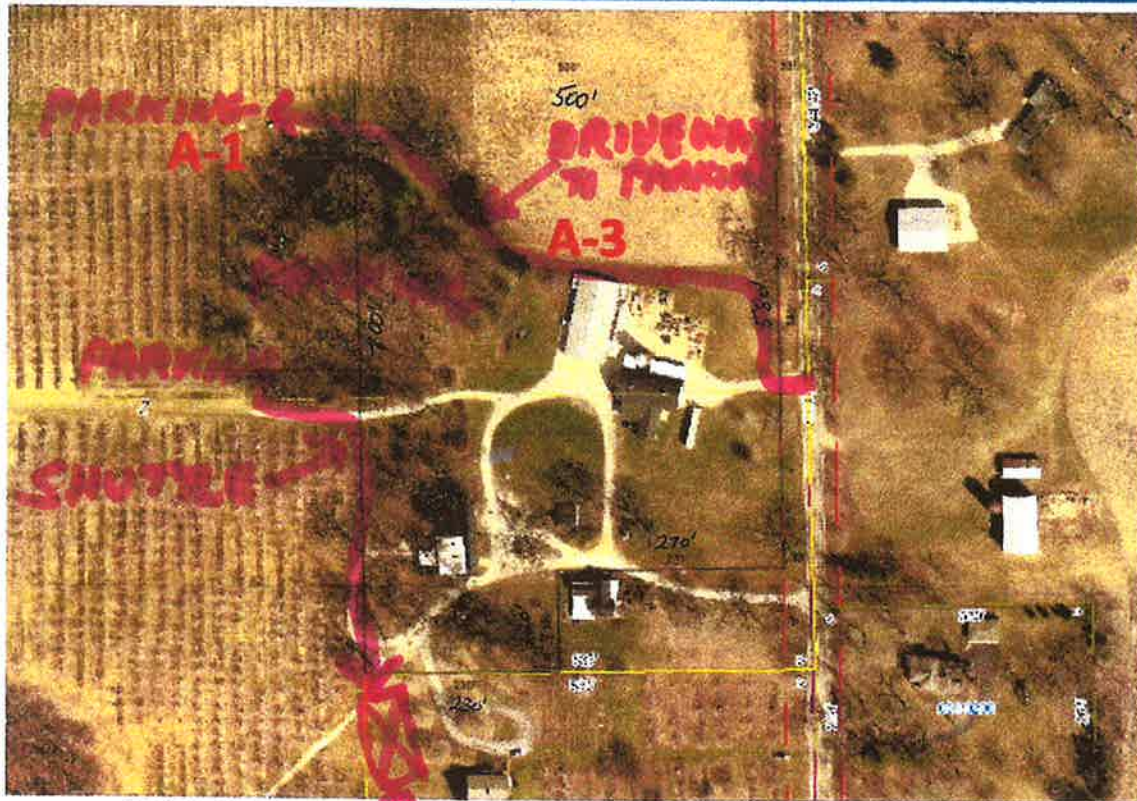
# FARM FRESH ATLAS OF SE WISCONSIN

On Sunday, September 17<sup>th</sup>, 2017 Brightonwoods Orchard, Inc. will be hosting the second annual fundraiser picnic for the Farm Fresh Atlas of SE Wisconsin (FFA). This Atlas is a publication that was initiated about 12 years ago by a group of local farm to table farmers and the University of Wisconsin Extension. FFA presently publishes 60,000 copies of this Atlas that list farmers, farmers' markets and local food supporting sponsors (many businesses, restaurants, etc.) in 10 SE Wisconsin Counties.

The FFA costs about \$40,000 to produce and during the past year it has become a 501-C3 to enable it to accept tax-deductible contributions. For the past 3 years, Bill Stone has been on the FFA Board and has offered up his farm, Brightonwoods Orchard as a free venue to raise money toward the \$40,000 FFA budget.

The budget is supplied as follows: \$12-15,000 from listings and ads in the FFA; an annual dinner at a Milwaukee restaurant raises another \$3-5000; hopefully another \$5,000 at an on farm summer picnic; plus about \$20,000 of in kind from the U. of Wisconsin Extension in the form of staff leadership and time. Each dollar raised by the FFA Board saves money for the U. of Wisconsin Extension.

Last year the FFA partnered with Big Brothers and Big Sisters of Racine and Kenosha Counties to share expenses of rentals involved in putting on these two events. This year, the 1<sup>st</sup> District Republican District of Wisconsin scheduled their event months ago on Saturday, September 16<sup>th</sup>, 2017. I contacted their staff and they are agreeable to letting the FFA use, free of charge, all of their rental equipment including tent, 300 chairs, tables, etc. that amount to about \$6,000 in savings. Therefore the FFA has scheduled its picnic event on Sunday, September 17<sup>th</sup> from 3 PM to 8 PM to take advantage of this savings. All of the infrastructure of this event will be the same as for the Republican event held on September 16<sup>th</sup>, 2017. The FFA hopes to have 100-150 attendees. A new crew of volunteers from Gateway Technical and elsewhere will be directing parking.



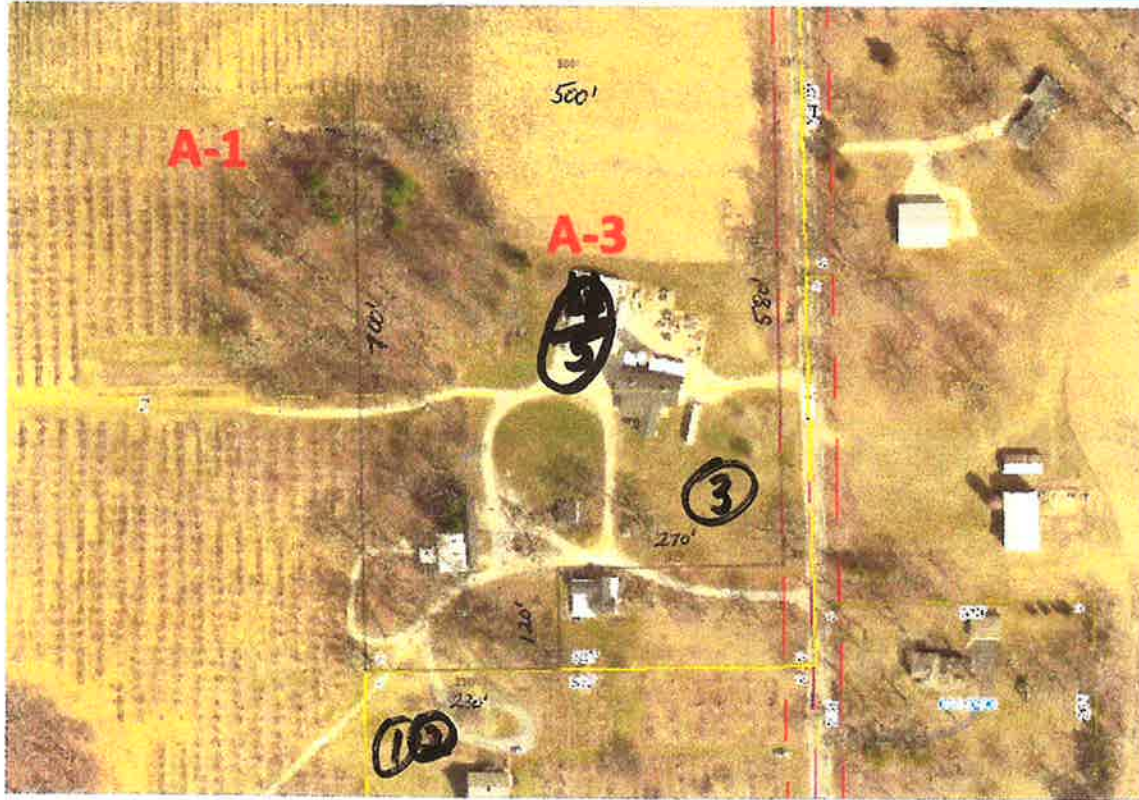
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Map Printed: 10/26/2021

**ENOUGH PARKING FOR 150 CARS!  
SIGNAGE + PERSON AT HWY B  
ENTRANCE**

**60x100'  
TENT  
300 CHAIRS**





WENDELL COUNTY  
INTERACTIVE MAPPING



1:100,000 Scale

Map Data: 2010

- 1) RYAN EVENT
- 2) FARM FRESH ATLAS EVENT
- 3) ANTIQUE CAR SHOW
- 4) FARM TO TABLE — BRAISE
- 5) FARM TO TABLE — RED OAKS