

Kenosha County



Planning, Development & Extension Education Committee

Agenda

Kenosha County Center

Wednesday, February 14, 2024

NOTE: UNDER THE KENOSHA COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS. NOTICE OF SUCH MOTIONS TO RECONSIDER OR RESCIND AT FUTURE MEETINGS SHALL BE GIVEN IN ACCORDANCE WITH SECTION 2 C OF THE COUNTY BOARD RULES. FURTHERMORE, ANY MATTER DEEMED BY A MAJORITY OF THE BOARD TO BE GERMANE TO AN AGENDA ITEM MAY BE DISCUSSED AND ACTED UPON DURING THE COURSE OF THIS MEETING AND ANY NEW MATTER NOT GERMANE TO AN AGENDA ITEM MAY BE REFERRED TO THE PROPER COMMITTEE. ANY PERSON WHO DESIRES THE PRIVILEGE OF THE FLOOR PRIOR TO AN AGENDA ITEM BEING DISCUSSED SHOULD REQUEST A COUNTY BOARD SUPERVISOR TO CALL SUCH REQUEST TO THE ATTENTION OF THE BOARD CHAIRMAN.

Notice is hereby given that a meeting will be held by the Kenosha County Planning, Development & Extension Education Committee on **Wednesday, February 14, 2024, at 6:00 p.m. in Conference Room B** followed by a public hearing at 7:00 p.m. in the **Public Hearing Room** at the Kenosha County Center, 19600 75th Street, Bristol, Wisconsin on the following requests:

6:00 p.m. - UW-EXTENSION ITEMS - Conference Room B

1. CERTIFICATION OF COMPLIANCE WITH WISCONSIN OPEN MEETINGS LAW
2. FEATURE PROGRAM: "AQUATIC INVASIVE SPECIES UPDATE"
3. UW-EXTENSION EDUCATOR/PROGRAM UPDATES
4. UW-EXTENSION DIRECTOR UPDATES

7:00 p.m. - LAND USE ITEMS HEARINGS - Public Hearing Room

5. WILLIAM AND DIANE FLIESS REV. TRUST (OWNER), WILLIAM FLIESS (AGENT) - COMPREHENSIVE PLAN AMENDMENT - TOWN OF PARIS

William and Diane Fliess Rev. Trust, 2515 200th Ave., Union Grove, WI 53182 (Owner), William Fliess, 2515 200th Ave., Union Grove, WI 53182 (Agent), requests an **amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan)** from "Farmland Protection" to "Farmland Protection" & "General Agricultural and Open Land" on Tax Parcel #45-4-221-162-0301, located in the NW ¼ of Section 16, T2N, R21E, Town of **Paris**.

Documents:

[SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

6. **WILLIAM AND DIANE FLIESS REV. TRUST (OWNER), WILLIAM FLIESS (AGENT) -
REZONING - TOWN OF PARIS**

William and Diane Fliess Rev. Trust, 2515 200th Ave., Union Grove, WI 53182 (Owner), William Fliess, 2515 200th Ave., Union Grove, WI 53182 (Agent), requesting a **rezoning** from A-1 Agricultural Preservation Dist. to A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist., C-1 Lowland Resource Conservancy Dist. & PUD Planned Unit Development Overlay Dist. on Tax Parcel #45-4-221-162-0301, located in the NW ¼ of Section 16, T2N, R21E, Town of **Paris**.

Documents:

[SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

7. **WILLIAM AND DIANE FLIESS REV. TRUST (OWNER), WILLIAM FLIESS (AGENT) -
CERTIFIED SURVEY MAP - TOWN OF PARIS**

William and Diane Fliess Rev. Trust, 2515 200th Ave., Union Grove, WI 53182 (Owner), William Fliess, 2515 200th Ave., Union Grove, WI 53182 (Agent), requesting a **Certified Survey Map** on Tax Parcel #45-4-221-162-0301, located in the NW ¼ of Section 12, T2N, R21E, Town of **Paris**

Documents:

[SUBMITTED APPLICATION.PDF](#)

8. **MARKQUART BURLINGTON LLC (OWNER), ERIC DENNIS (AGENT) - CONDITIONAL
USE PERMIT - TOWN OF WHEATLAND**

Markquart Burlington LLC, 1844 Commercial Blvd, Chippewa Falls, WI 54729 (Owner), Eric Dennis, 5712 392nd Ave, Burlington, WI 53105 (Agent), requesting a **Conditional Use Permit** to construct a propane tank and dispenser in the B-3 Highway Business Dist. on Tax Parcel #95-4-219-314-0640 located in the SE ¼ of Section 31, T2N, R19E, **Town of Wheatland**.

Documents:

[SUBMITTED APP.PDF](#)
[EXHIBIT MAP.PDF](#)

9. **IRVING ONE LLC, DIEDRICH FAMILY FARM LLC, RUSSELL BROTHERS, LLC,
(OWNERS), COUNTRY THUNDER MUSIC FESTIVALS (AGENT) - CONDITIONAL USE
PERMIT - TOWN OF RANDALL**

Irving One, LLC, 1222 N Grant Ave, Odessa, TX 79761; Diedrich Family Farm LLC, 2000 Richmond Road, Twin Lakes, WI 53181; Russell Brothers, LLC, 11909 Richmond Road, Twin Lakes, WI 53181 (Owners), Country Thunder Music Festivals, 730 Gallatin Pike N, Madison, TN 37115 (Agent), requesting a **Conditional Use Permit** for a country music festival (July 20 - 23, 2023) with an assembly over 5,000 people on the following Tax Parcels: #60-4-119-304-0405 (Irving One, LLC), #60-4-119-304-0100 (Diedrich Family Farm LLC) & part of #60-4-119-311-0200 (Russell Brothers LLC) located in the S 1/2 of Section 30 & the N 1/2 of Section 31, T1N, R19E, Town of **Randall**

Documents:

[SUBMITTED APP.PDF](#)
[EXHIBIT MAP.PDF](#)

10. REVIEW AND POSSIBLE APPROVAL – REVISED LAND USE FEES SCHEDULE

Documents:

[01-08-2024 FEE SCHEDULE R.PDF](#)

11. REVIEW AND POSSIBLE APPROVAL – FLOODPLAIN ORDINANCE

Ordinance amendments to the text of the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance. The proposed text changes will adopt the State/FEMA model floodplain zoning ordinance as a stand-alone subsection of Chapter 12 superseding existing floodplain language in Chapter 12 and authorizing such pertinent language to be removed. Such model ordinance is compliant with the Code of Federal Regulations Title 44, Chapter I, Section 60 and the Wisconsin Administrative Code Chapter NR 116 including the adoption of the new Flood Insurance Rate Maps (FIRMs) and the new Flood Insurance Study (FIS).

12. APPROVAL OF MINUTES

13. CITIZEN COMMENTS

14. ANY OTHER BUSINESS ALLOWED BY LAW

15. ADJOURNMENT

NOTICE TO PETITIONERS

The petitioners: William and Diane Fliess Rev. Trust (Owner), William Fliess (Agent); Markquart Burlington LLC (Owner), Eric Dennis (Agent); Irving One, LLC, Diedrich Family Farm LLC, Russell Brothers, LLC, (Owners), Country Thunder Music Festivals (Agent)

NOTICE TO TOWNS

The Towns of Paris, Randall and Wheatland are asked to be represented at the hearing on **Wednesday, February 14, 2024, at 7:00 p.m.**, at the Kenosha County Center, 19600 75th Street, Bristol, Wisconsin. You are requested to either attend or send in your recommendation to the committee.



COUNTY OF KENOSHA

Division of Planning & Development

19600 75th Street, Suite 185-3

Bristol, WI 53104-9772

Phone: (262) 857-1895

Fax: (262) 857-1920

NOV - 8 2023

KENOSHA COUNTY DEVELOPMENT APPLICATION

Kenosha County
Planning and Development

If you would rather apply for your project online and pay fees online without having to travel to and from this office to submit hardcopy documentation and physical payment, you can do so by visiting the Planning & Development Online Portal at the web address shown below, creating login credentials and logging in under said credentials in order to apply for your project. If you submit via the portal, you still need to complete this application, and upload it to the portal.

<https://permitting.kenoshacounty.org/eTrakit/>

1. Select all application types that apply:

- ☒ Comprehensive Land Use Plan Map Amendment Application (COMP)
☒ Rezoning Application (REZO)
☐ Conditional Use Permit Application (CUP)
☐ Affidavit of Correction (AFFC)

Land Division Applications

- ☒ Certified Survey Map (CSM)
☐ Preliminary Plat Application (PLAT)
☐ Final Plat Application (PLAT)

2. Enter all contact information:

Property Owner Contact Information (1)

Company Name: William and Diane Fliess Rev. Trust
Individual's Name: _____
Mailing Address: 2515 200th Ave, Union Grove WI 53182
Phone Number: 262-206-0880
Email Address: fliessfarms4@aol.com

Property Owner Contact Information (2)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Property Owner Contact Information (3)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Property Owner Contact Information (4)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Architect Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Engineer Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Surveyor Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Master Plumber/Soil Tester Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

3. List all subject properties by property address and/or tax key parcel number. If a full property address is not available including a house number, provide the tax key parcel number:

Tax Key Parcel Number	Full Property Address
1. 45-4-221-162-0301	180th Ave
2.	
3.	
4.	

For Office Use Only: Applicants can track status on <https://permitting.kenoshacounty.org/eTrakit/>

Project Number(s):

COMP23-00007, REZO23-00017, CSM23-00011

e.g. COMP20-00001, REZO20-00001, CSM20-00001

4. Provide a written summary of your proposed project and reasons for pursuing said project:

5. If you are submitting a Comprehensive Land Use Plan Map Amendment Application (COMP), work with Planning & Development staff to prepare and attach a map of the subject area showing current land use plan map designations and a map of the subject area showing proposed land use plan map designations.
6. If you are submitting a Rezoning Application (REZO), work with Planning & Development staff to prepare and attach a map of the subject area showing current zoning map classifications and a map of the subject area showing proposed zoning map classifications.

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 <https://www.revenue.wi.gov/Pages/SLF/useval-uvindx.aspx> or <https://www.revenue.wi.gov/Pages/FAQS/slf-usevalue.aspx>.

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.

7. If you are submitting a Conditional use Permit Application (CUP), work with Planning & Development staff to prepare and attach a code excerpt from [Section 12.29-8](#) of the Kenosha County General Zoning & Shoreland/Floodplain Zoning Ordinance regarding applicable standards to your proposed use. Any conditional use permit application is subject to formal site plan review pursuant to [Section 12.08-2](#) of the Kenosha County General Zoning & Shoreland/Floodplain Ordinance.
- Proposed Use:
 - Hours of Operation:
 - Number of employees currently onsite during the largest work shift:
 - Number of employees that will be onsite during the largest work shift:
 - Will there be outside entertainment? _____ If so, draw and label total horizontal and vertical extent of proposed outside entertainment on site plan.
 - Will there be outside storage? _____ If so, draw and label total horizontal and vertical extend of proposed outside storage on site plan.
 - Attach professionally drawn to-scale plan sheets for each of the following as applicable:
 - Building Plan (include floor plans and elevation drawings)
 - Site Plan [\(Section 12.05-1\(h\)3 of zoning ordinance\)](#)
 - Traffic, Parking and Access Plan [\(Section 12.13 of zoning ordinance\)](#)
 - Landscape Plan [\(Section 12.16 of zoning ordinance\)](#)
 - Lighting Plan (including photometrics) [\(Section 12.15 of zoning ordinance\)](#)
 - Storm Water Management Plan [\(Division II of stormwater ordinance\)](#)
 - Utility Plan
 - Traffic Impact Analysis (TIA) Plan
 - Natural Resources Protection Plan
 - Signage Plan [\(Section 12.14 of zoning ordinance\)](#)
8. If you are submitting an Affidavit of Correction (AFFC), attach the draft affidavit of correction document prepared by your hired professional surveyor.
9. If you are submitting a Certified Survey Map Application, Preliminary Plat Application or Final Plat Application, submit the draft certified survey map document, draft preliminary plat document or draft final plat document prepared by your hired professional surveyor. Draft certified survey map, preliminary plat and/or final plat should be prepared compliant with applicable requirements stated in the [Kenosha County Land Division Ordinance](#).
10. If you are submitting a Comprehensive Land Use Plan Map Amendment (COMP), Rezoning Application (REZO), Land Division Application (CSM or PLAT) or a Conditional Use Permit Application (CUP) your project may be subject to sections of the Kenosha County Sanitary Code and Private Sewage System Ordinance that require a professional evaluation of existing private on-site wastewater treatment system(s) (POWTS) by a hired master plumber and/or professional soil borings by a hired professional soil tester in order to confirm site suitability for a future planned POWTS. Depending on the results of these required hired professional evaluations, existing non-compliant POWTS on the subject property may be required to be replaced or proposed lots may be deemed unbuildable and therefore not be able to be created as part of your land division application.

Any required POWTS evaluations or required soil borings must be submitted to this office prior to or with the formal submittal of this application document. If an existing non-compliant POWTS must be replaced, then this application document will not be accepted until the required sanitary permit and associated application fees for said sanitary permit are submitted to this office.

- Number of lots/parcels being created (Do not include outlots or the remnant parcel unless it is 35 acres or less)

_____.

- Review Fee = Number from above x \$75

75 x 1 = \$75.00-dollars

- c. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems?
No.
- d. Are these systems older than July 1, 1980?
Not applicable.
- e. If you answered yes to questions 3 and 4, this existing septic system must go through an evaluation to determine compliance with SPS 383.32 of the Wisconsin Administrative Code or may need to replace the existing system with a code compliant one as part of this land division procedure. The Sanitary Permit for the replacement system must be issued prior to applying for approval of the land division with the Division of Planning & Development.
- f. Certified Survey Maps (CSMs) must have complete soil and site evaluations for all proposed lots including any remnant parcel 35 acres or less. For CSMs involving structures served by private sewage systems the existing system and all treatment tanks shall be located and shown on the survey and must be evaluated for compliance with SPS 383.32, Wisconsin Administrative Code. Existing systems older than July 1, 1980 and in suitable soils shall be required to have a soil and site evaluation conducted to establish a replacement area for a future private sewage system. This area designated for a future system shall be shown on the survey and must meet all setback requirements and be within the boundaries of the newly proposed parcel.
- g. Preliminary plats must follow the soil and site evaluation requirements as stated in Chapter 15.07 of the Kenosha County Sanitary Code and Private Sewage System Ordinance. Final plats on clayey glacial till soils will be required to have complete soil tests conducted and have the soil boring locations on the plat. 8. For further information and details of these procedures you may contact a sanitarian in the Division of Health Services or at 262/857-1910.

11. Application fees will be assessed at time of submittal. See Fee Schedule.

Development Disclosure

It is the property owner and applicant's responsibility to determine if additional permits from other agencies will be required, including but not limited to: Wisconsin State Building Codes, Wisconsin State Department of Natural Resources, FEMA, U.S. Army Corps of Engineers, Wisconsin State Department of Transportation and U.S. Fish and Wildlife. If additional permits are required, it is the responsibility of the property owner/applicant to obtain such permits and comply with their conditions of approval.

The applicant acknowledges that the County of Kenosha could incur substantial costs throughout the review process and that it is appropriate for the applicant to be financially responsible for costs related to the development process rather than the County residents. Thus the applicant agrees to pay to the County of Kenosha all reasonable costs for engineering, planning, legal and administrative expenses incurred by the County of Kenosha as a result of this application.

Both parties acknowledge that the payment of funds and executing this application does not imply any particular outcome or decision by the staff of the County of Kenosha, the Planning, Development & Extension Education Committee and/or the County Board.

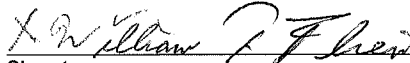
It is the property owner/applicant's responsibility to provide the County of Kenosha all necessary legal documentation related to the property, including but not limited to: proof of ownership, receipts, surveys, deed restrictions, vacation records, easement records, etc.

I acknowledge, understand, and agree, that all relevant documentation will be provided to Kenosha County, and that all required permits and consent will be obtained prior to the start of construction, with all conditions of approval adhered to.

SIGNATURE OF ALL SUBJECT PROPERTY OWNERS (attach separate agent letter if necessary)

_____ Signature	_____ Print Name
_____ Signature	_____ Print Name
_____ Signature	_____ Print Name

SIGNATURE OF APPLICANT

 Signature	<u>William T. Flieso</u> Print Name
--	--

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Public Works & Development Services
19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104

Division of Planning and Development (including Sanitation & Land Conservation) (262) 857-1895
Facsimile # (262) 857-1920

Public Works Division of Highways (262) 857-1870

Kenosha County Administration Building
Register of Deeds (262) 653-2444
Division of Land Information (262) 653-2622

Wisconsin Department of Transportation, Southeast Region (262) 548-5902
141 NW Barstow St.
Waukesha WI 53187-0798

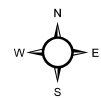
Wisconsin Department of Natural Resources - Sturtevant Office (262) 884-2300
9531 Rayne Rd., Suite 4
Sturtevant WI 53177

Brighton, Town of (262) 878-2218
Paris, Town of (262) 859-3006
Randall, Town of (262) 877-2165
Somers Village/Town of (262) 859-2822
Wheatland, Town of (262) 537-4340
City of Kenosha Planning & Zoning (262) 653-4030
City of Kenosha Water Utility (262) 653-4300
City of Kenosha Airport (262) 653-4160

Kenosha County

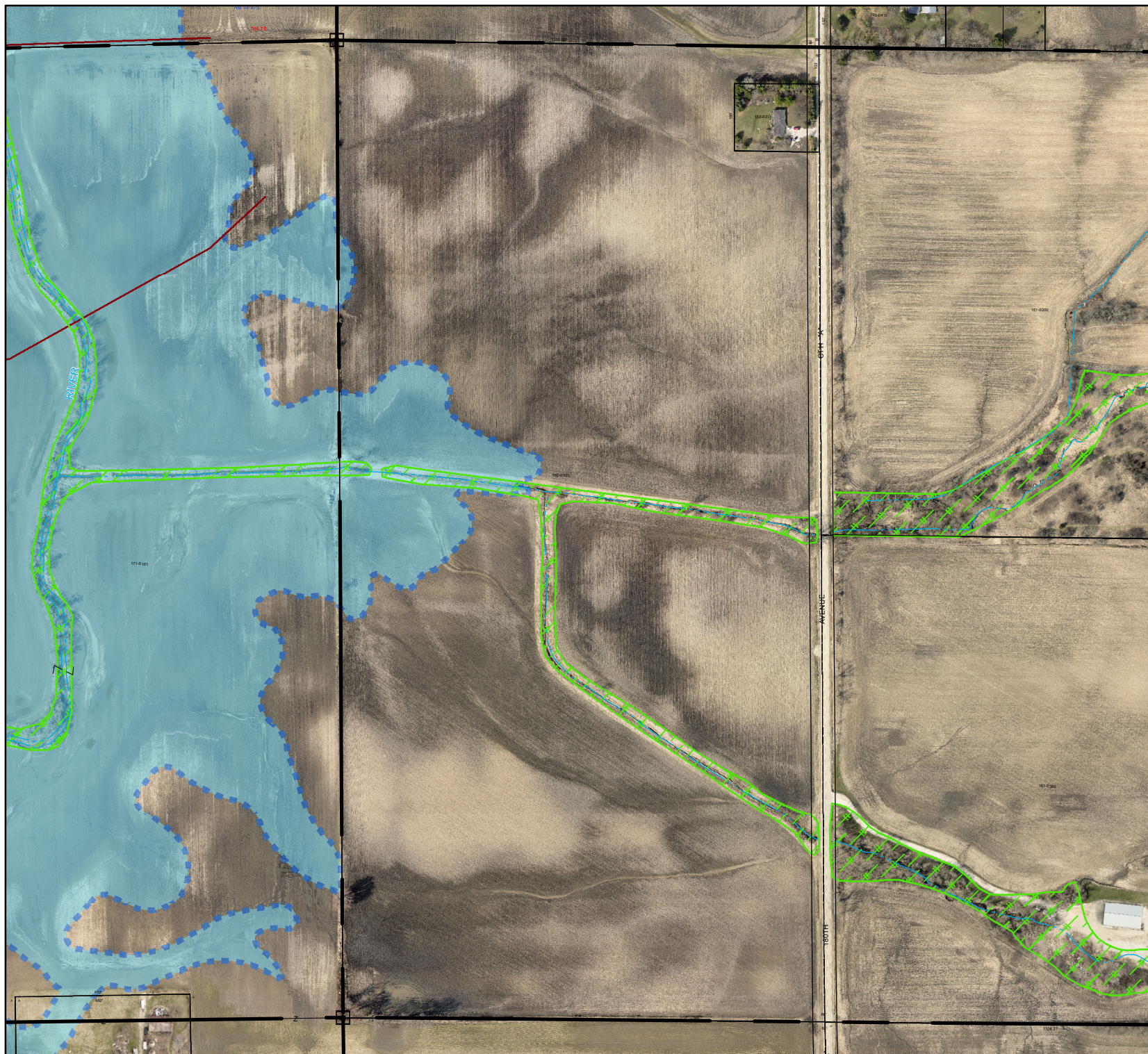


**SUBJECT
PROPERTY**



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.



Kenosha County



CURRENT LAND USE PLAN MAP DESIGNATIONS



1 inch = 500 feet

LAND USE PLAN 2036 LAYERS

- | | |
|--|--|
| FARMLAND PROTECTION | PARK AND RECREATIONAL |
| GENERAL AGRICULTURAL AND OPEN LAND | STREET AND HIGHWAY RIGHT-OF-WAY |
| RURAL-DENSITY RESIDENTIAL | OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY |
| AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL | EXTRACTIVE |
| SUBURBAN-DENSITY RESIDENTIAL | LANDFILL |
| MEDIUM-DENSITY RESIDENTIAL | PRIMARY ENVIRONMENTAL CORRIDOR |
| HIGH-DENSITY RESIDENTIAL | SECONDARY ENVIRONMENTAL CORRIDOR |
| MIXED USE | ISOLATED NATURAL RESOURCE AREA |
| COMMERCIAL | OTHER CONSERVANCY LAND TO BE PRESERVED |
| OFFICE/PROFESSIONAL SERVICES | NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR |
| INDUSTRIAL | ISOLATED NATURAL RESOURCE AREA, AND OTHER CONSERVANCY LAND TO BE PRESERVED |
| BUSINESS/INDUSTRIAL PARK | SURFACE WATER |
| GOVERNMENTAL AND INSTITUTIONAL | |

Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and GDS/SPC

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Kenosha County



PROPOSED LAND USE PLAN MAP DESIGNATIONS



1 inch = 500 feet

LAND USE PLAN 2035 LAYERS

	FARMLAND PROTECTION		PARK AND RECREATIONAL
	GENERAL AGRICULTURAL AND OPEN LAND		STREET AND HIGHWAY RIGHT-OF-WAY
	RURAL-DENSITY RESIDENTIAL		OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY
	AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL		EXTRACTIVE
	SUBURBAN-DENSITY RESIDENTIAL		LANDFILL
	MEDIUM-DENSITY RESIDENTIAL		PRIMARY ENVIRONMENTAL CORRIDOR
	HIGH-DENSITY RESIDENTIAL		SECONDARY ENVIRONMENTAL CORRIDOR
	MIXED USE		ISOLATED NATURAL RESOURCE AREA
	COMMERCIAL		OTHER CONSERVANCY LAND TO BE PRESERVED
	OFFICE/PROFESSIONAL SERVICES		NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR
	INDUSTRIAL		ISOLATED NATURAL RESOURCE AREA, AND
	BUSINESS/INDUSTRIAL PARK		OTHER CONSERVANCY LAND TO BE PRESERVED
	GOVERNMENTAL AND INSTITUTIONAL		SURFACE WATER

Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and USFWS/FD.

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Kenosha County

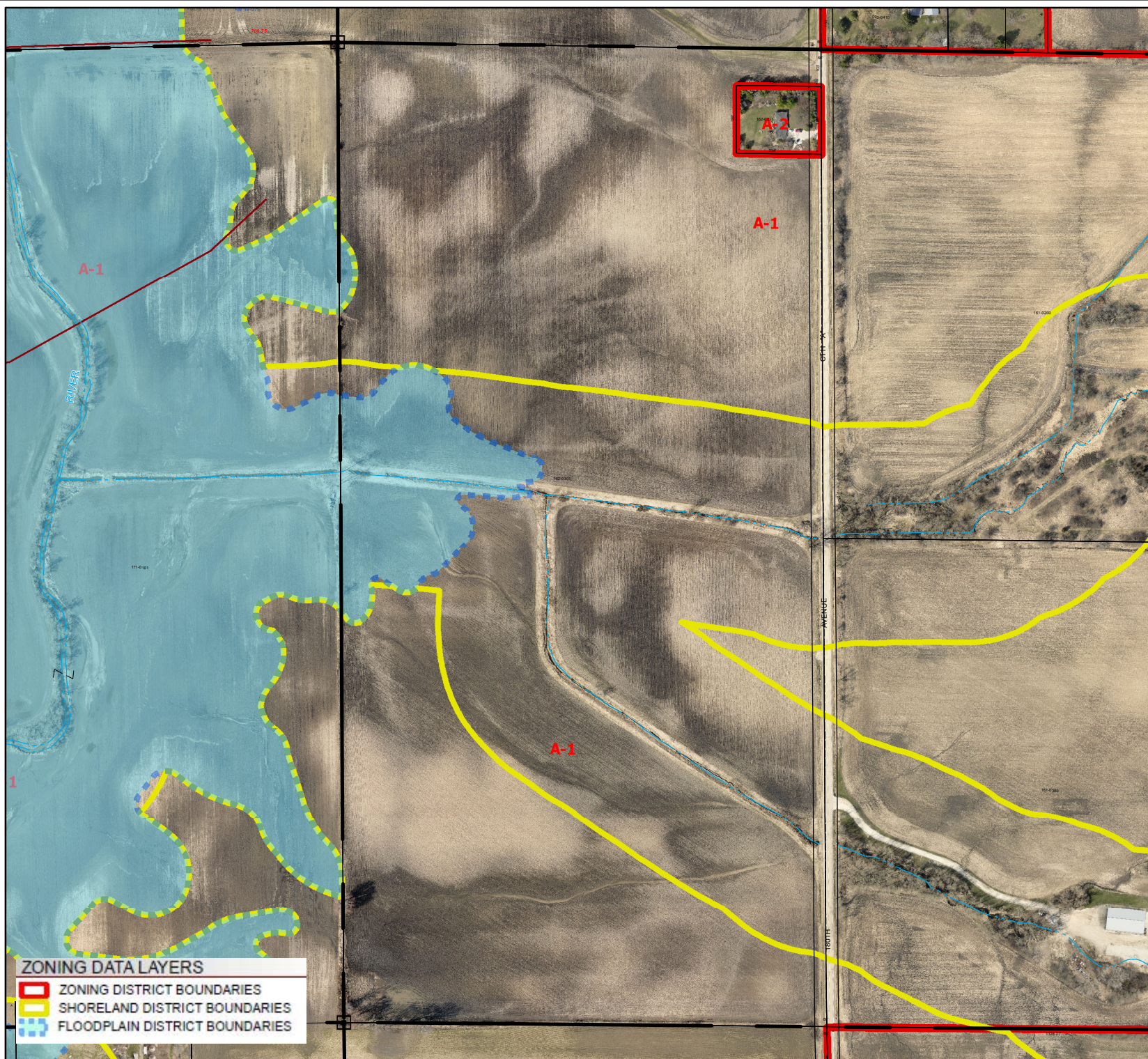


CURRENT ZONING MAP CLASSIFICATIONS



1 inch = 500 feet

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ZONING DATA LAYERS

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

Kenosha County

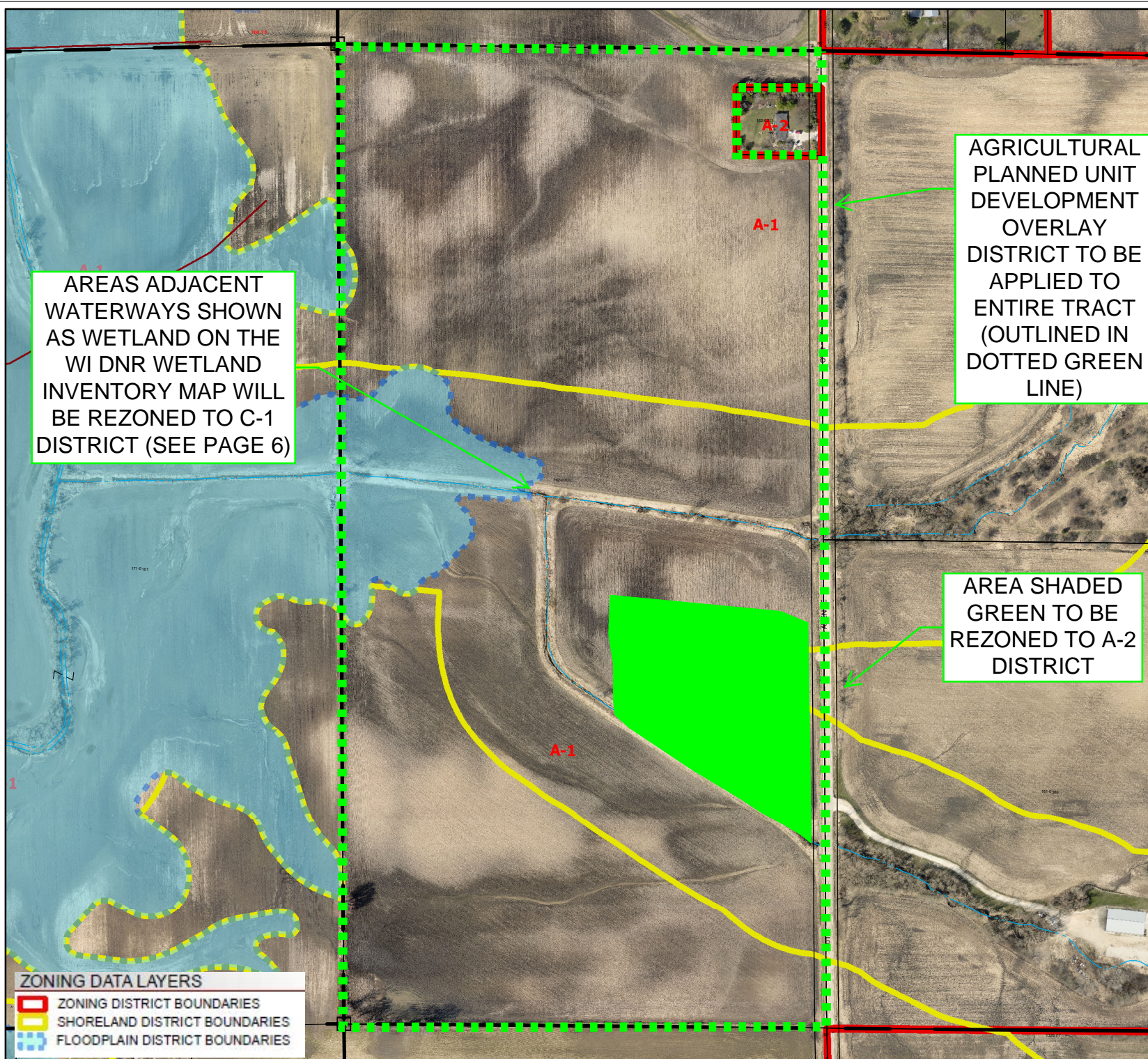


PROPOSED ZONING MAP CLASSIFICATIONS



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CERTIFIED SURVEY MAP NO. _____.

BEING PART OF THE NORTHWEST 1/4 AND THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 16, TOWNSHIP 2 NORTH, RANGE 21 EAST
OF THE FOURTH PRINCIPAL MERIDIAN, IN THE
TOWNSHIP OF PARIS, COUNTY OF KENOSHA
AND STATE OF WISCONSIN.

OWNER/SUBDIVIDERS: WILLIAM AND DIANE FLIESS REVOCABLE TRUST
2515 200TH AVENUE
UNION GROVE, WI 53182

PREPARED BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
262-767-0225
JOB NO. 10717-CSM

LEGAL DESCRIPTION:

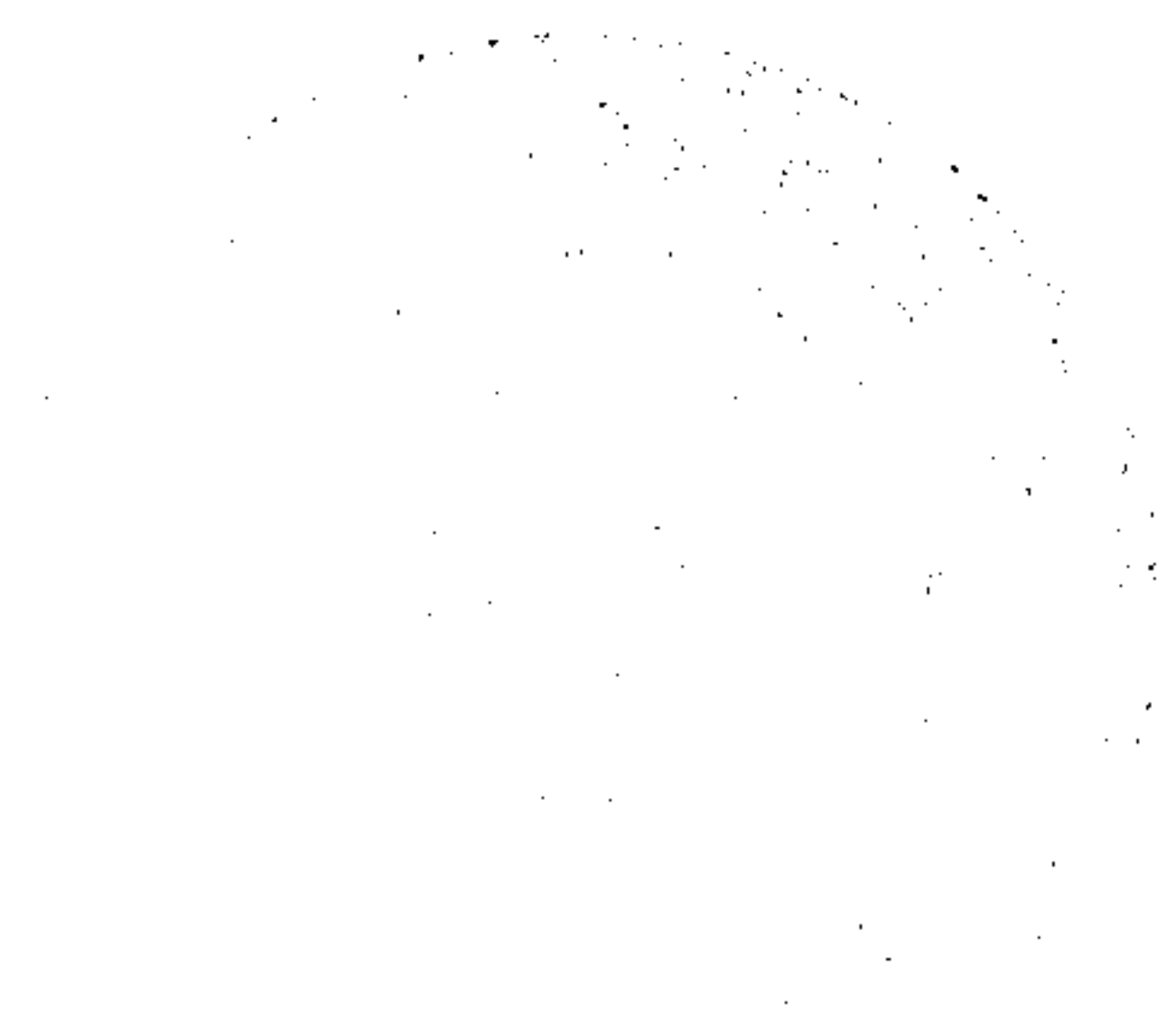
BEING PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF PARIS, COUNTY OF KENOSHA, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE WEST 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 01°42'36" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 SECTION 2689.49 TO THE NORTHWEST CORNER OF SAID SECTION; THENCE NORTH 89°28'27" EAST (RECORDED AS NORTH 89°28'42" EAST) ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION 1330.70 FEET TO A POINT IN THE CENTER LINE OF 180TH AVENUE (a.k.a. C.T.H. "A") ALSO BEING THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE SOUTH 01°40'52" EAST ALONG SAID CENTER LINE 102.73 FEET (RECORDED AS 103.00 FEET); THENCE SOUTH 89°27'47" WEST 234.00 FEET; THENCE SOUTH 01°40'52" EAST 185.15 FEET (RECORDED AS 185.00 FEET); THENCE NORTH 89°27'47" EAST 234.00 FEET; THENCE SOUTH 01°40'52" EAST ALONG SAID CENTER LINE ALSO BEING THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 16, 2394.24 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 SECTION; THENCE SOUTH 89°09'27" WEST ALONG SAID SOUTH LINE 1329.21 FEET TO THE PLACE OF BEGINNING. SUBJECT TO RIGHTS OF THE PUBLIC OVER THE EAST 33 FEET THEREOF FOR ROAD PURPOSES (180TH AVENUE a.k.a. C.T.H. "A"). CONTAINING 69.42 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, ROBERT J. WETZEL, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT AT THE DIRECTION OF WILLIAM AND DIANE FLIESS, AS TRUSTEES OF THE WILLIAM AND DIANE FLIESS REVOCABLE TRUST, THAT I HAVE SURVEYED THE LAND DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT, AND THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES AND WITH THE SUBDIVISION CONTROL ORDINANCE FOR THE TOWN OF PARIS AND WITH THE KENOSHA COUNTY SUBDIVISION ORDINANCE.

DATED THIS 3RD DAY OF NOVEMBER, 2022.


ROBERT J. WETZEL S-1778

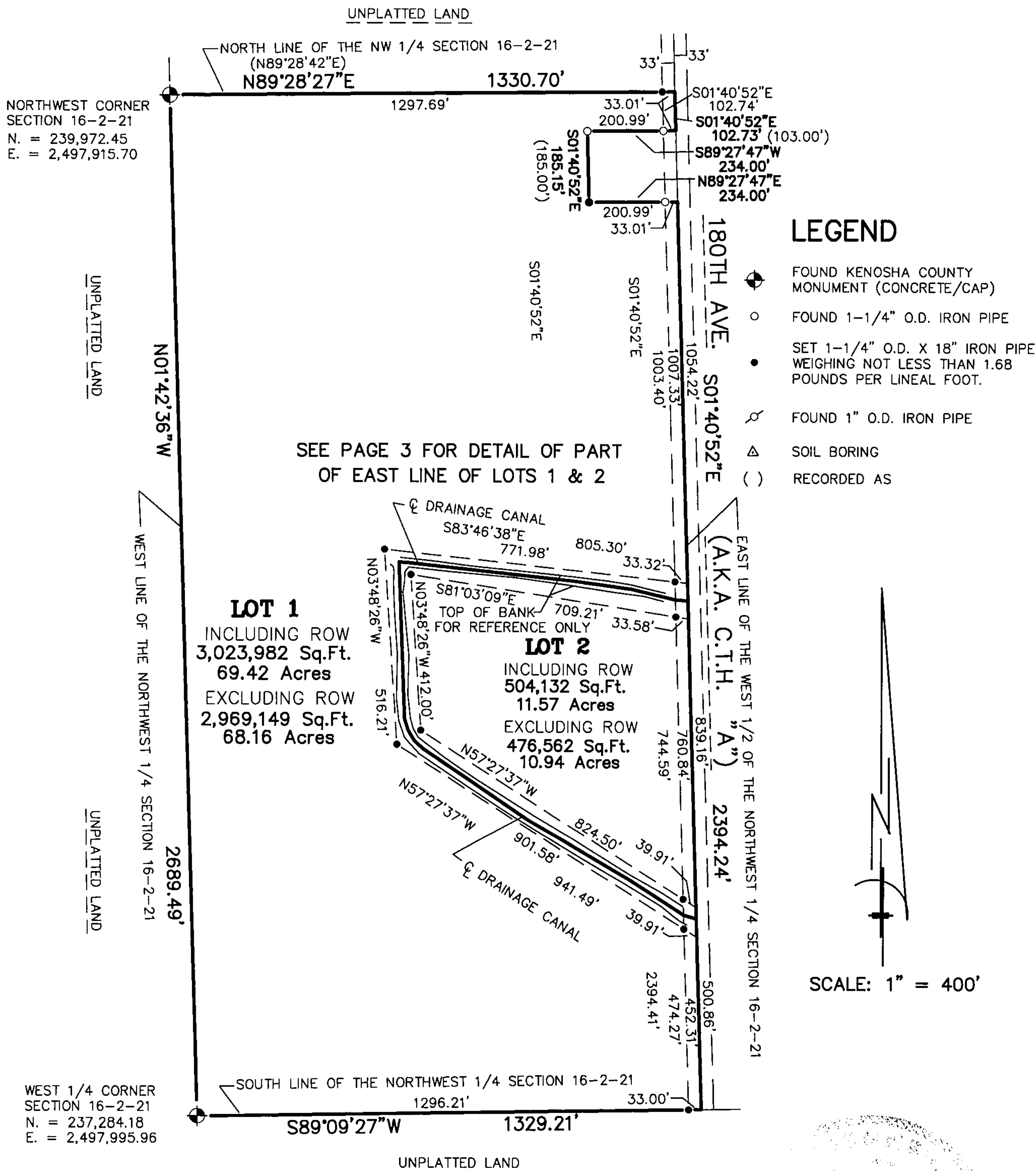


CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWNSHIP OF PARIS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

PREPARED FOR: WILLIAM AND DIANE FLIESS REVOCABLE TRUST
2515 200TH AVENUE
UNION GROVE, WI 53182

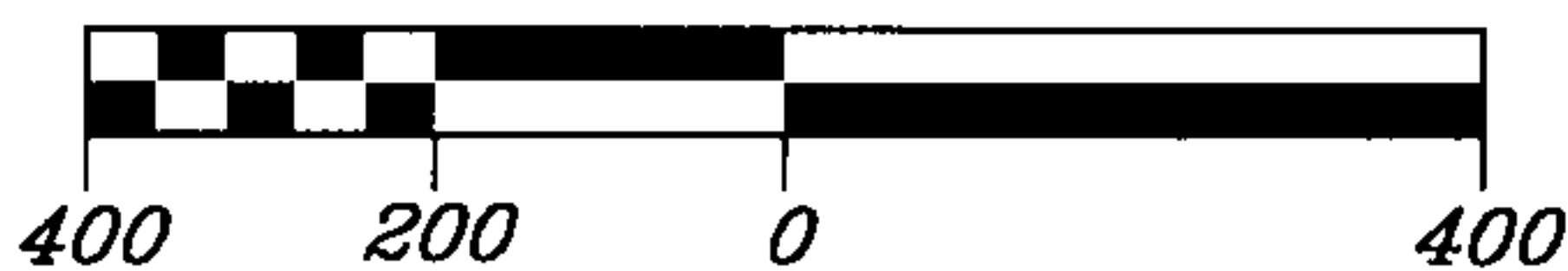
PREPARED BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225
JOB NO. 10717



BEARINGS HEREON RELATE TO THE WEST LINE OF THE NW 1/4 SECTION 16-2-21. ASSUMED BEARING NORTH 01°42'36" WEST.

NOTE: ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

GRAPHIC SCALE



ROBERT J. WETZEL
NOVEMBER 3, 2022
S-1778

CERTIFIED SURVEY MAP NO.

BEING PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWNSHIP OF PARIS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

PREPARED FOR: WILLIAM AND DIANE FLIESS REVOCABLE TRUST
2515 200TH AVENUE
UNION GROVE, WI 53182

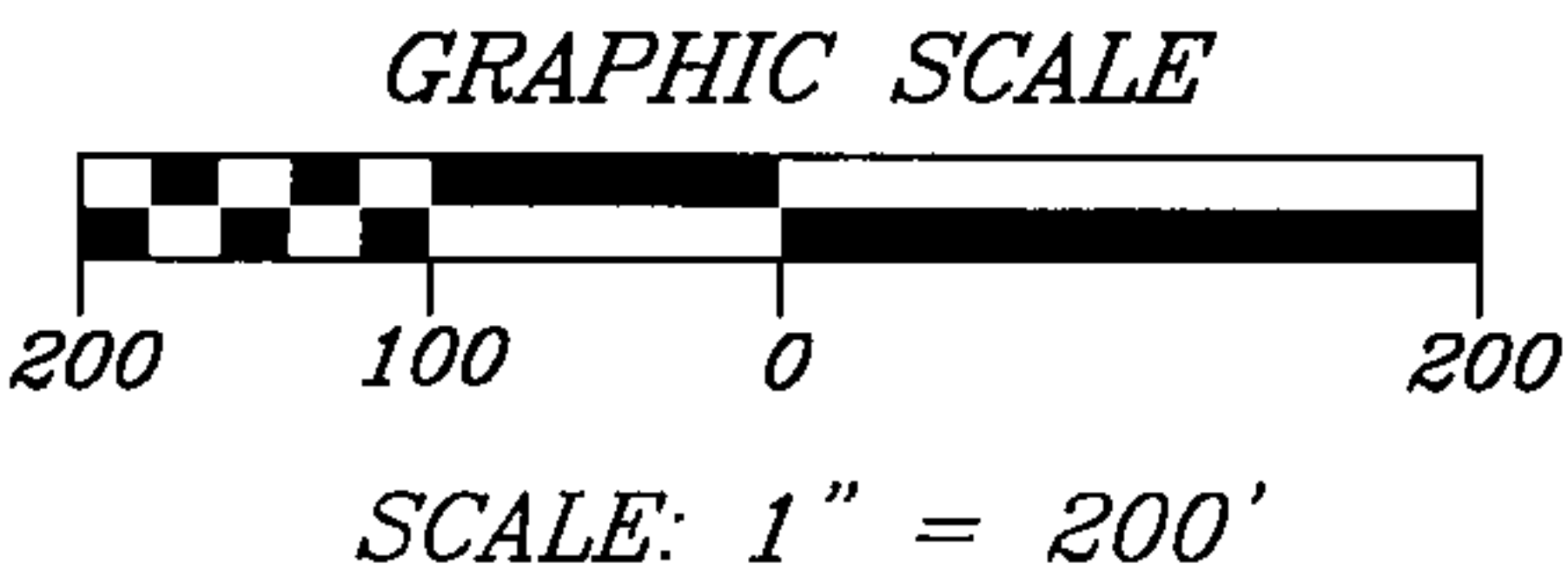
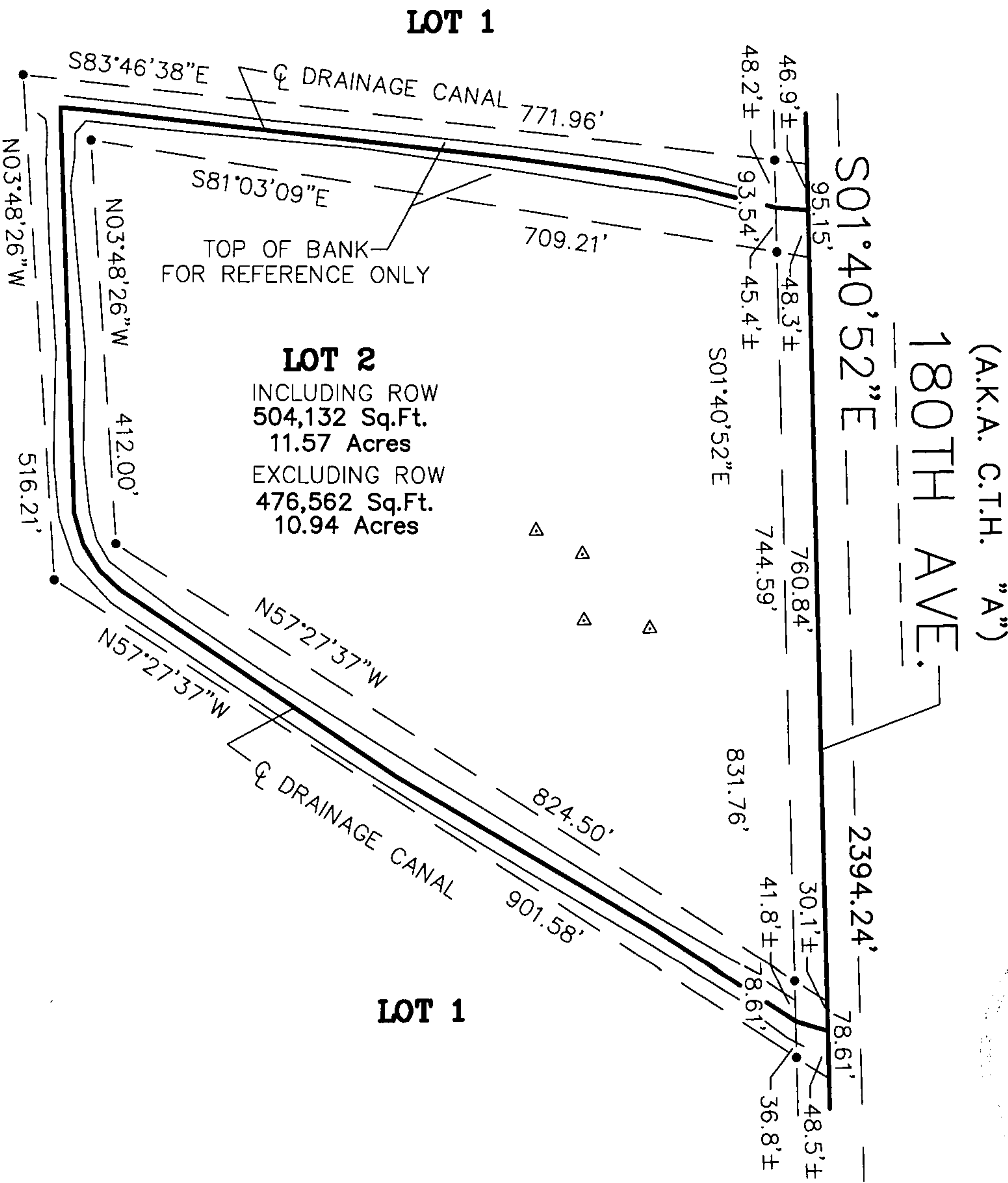
PREPARED BY: B.W. SURVEYING, INC.
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(262)-767-0225
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NOTE: ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

LEGEND

- FOUND KENOSHA COUNTY MONUMENT (CONCRETE/CAP)
- FOUND 1-1/4" O.D. IRON PIPE
- SET 1-1/4" O.D. X 18" IRON PIPE WEIGHING NOT LESS THAN 1.68 POUNDS PER LINEAL FOOT.
- FOUND 1" O.D. IRON PIPE
- SOIL BORING
- RECORDED AS

DETAIL LOTS 1 AND 2



Robert J. Wetzel
ROBERT J. WETZEL S-1778
NOVEMBER 3, 2022

CERTIFIED SURVEY MAP NO. _____.

BEING PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF PARIS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

OWNER'S CERTIFICATE:

WE, WILLIAM AND DIANE FLIESS, AS TRUSTEES OF THE WILLIAM AND DIANE FLIESS REVOCABLE TRUST, HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWNSHIP OF PARIS, AND KENOSHA COUNTY, WISCONSIN.

WILLIAM FLIESS TRUSTEE DIANE FLIESS TRUSTEE

STATE OF WISCONSIN)
KENOSHA COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 202 , THE ABOVE NAMED WILLIAM AND DIANE FLIESS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

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 _____, 202 .

JEFF BADTKE CHAIRPERSON

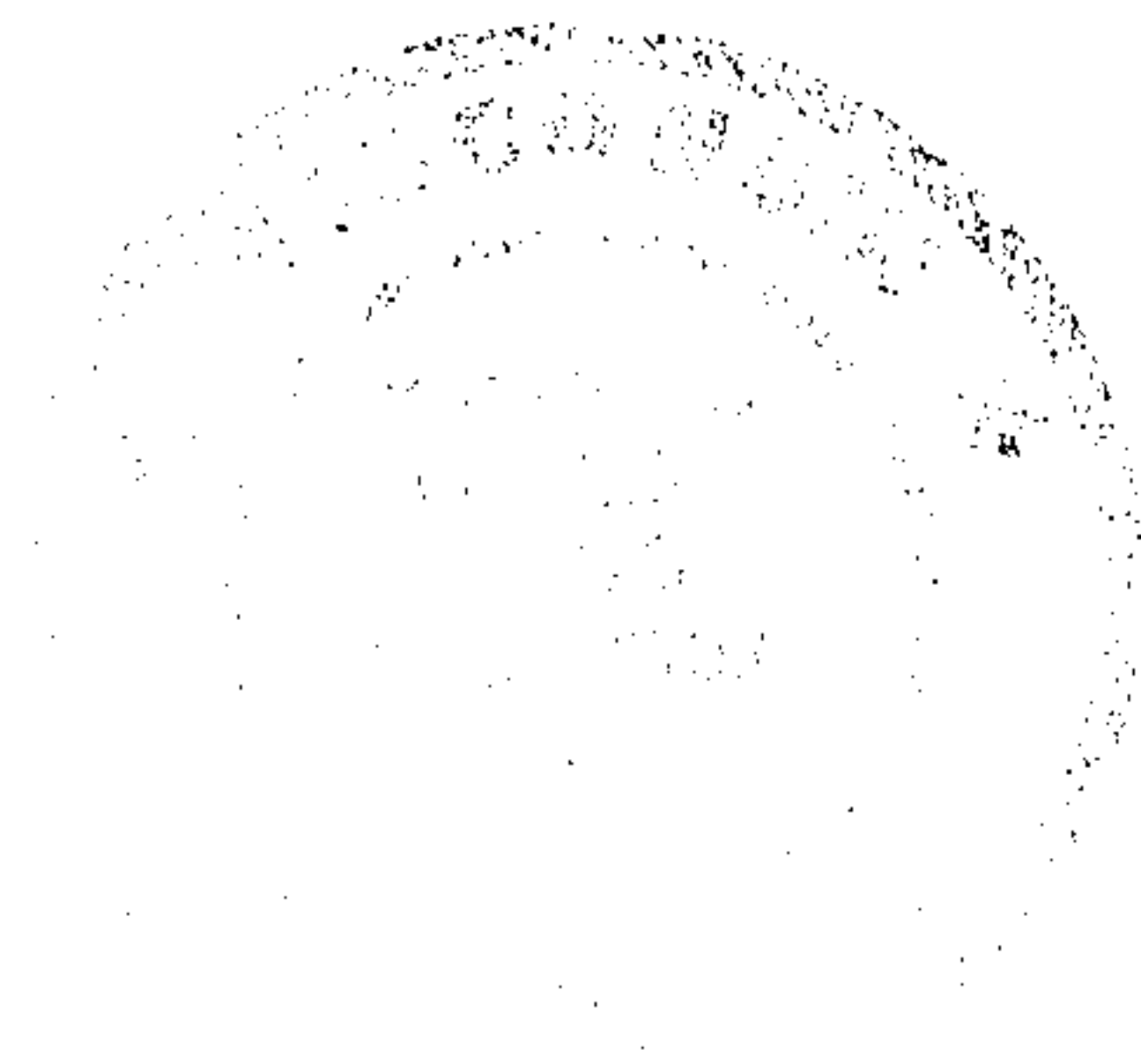
TOWN OF PARIS TOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN OF PARIS TOWN BOARD ON THIS _____ DAY OF _____, 202 .

JOHN HOLLOWAY CHAIRPERSON DIANA COUGHLIN TOWN CLERK

DATED THIS 3RD DAY OF NOVEMBER, 2022


ROBERT J. WETZEL S-1778



COMPREHENSIVE PLAN AMENDMENT MAP

PETITIONER(S):

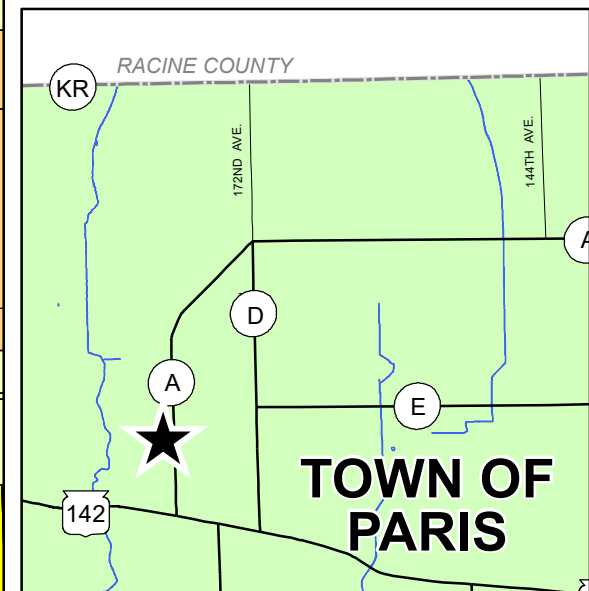
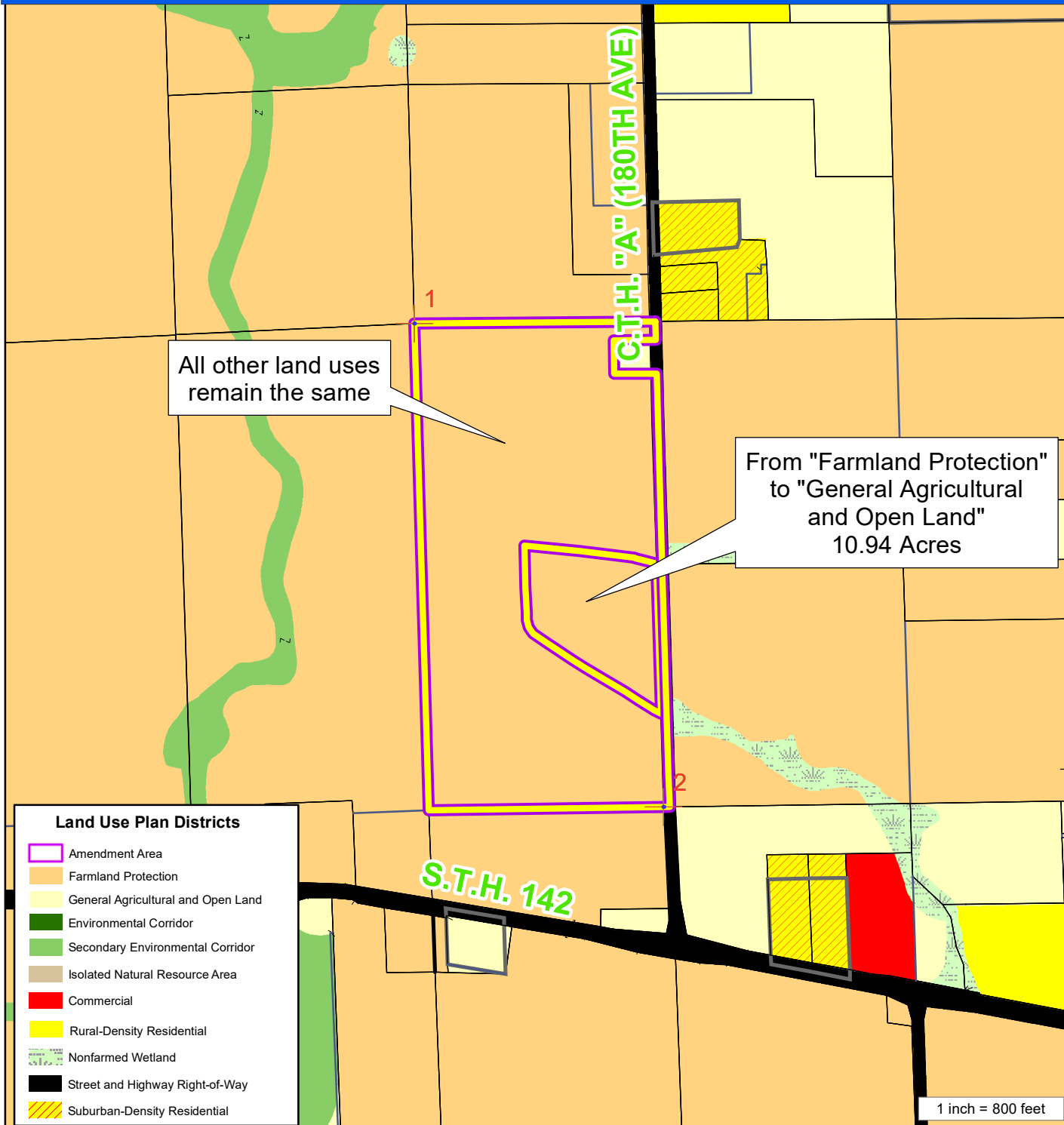
William and Diane Fliess Rev. Trust (Owners)
William Fliess (Agent)

LOCATION: NW 1/4 of Section 16
Town of Paris

TAX PARCEL(S): #45-4-221-162-0301

REQUEST:

Requesting an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection" to "Farmland Protection" and "General Agricultural and Open Land".





COUNTY OF KENOSHA

Division of Planning & Development

19600 75th Street, Suite 185-3

Bristol, WI 53104-9772

Phone: (262) 857-1895

Fax: (262) 857-1920

NOV - 8 2023

KENOSHA COUNTY DEVELOPMENT APPLICATION

Kenosha County
Planning and Development

If you would rather apply for your project online and pay fees online without having to travel to and from this office to submit hardcopy documentation and physical payment, you can do so by visiting the Planning & Development Online Portal at the web address shown below, creating login credentials and logging in under said credentials in order to apply for your project. If you submit via the portal, you still need to complete this application, and upload it to the portal.

<https://permitting.kenoshacounty.org/eTrakit/>

1. Select all application types that apply:

- ☒ Comprehensive Land Use Plan Map Amendment Application (COMP)
☒ Rezoning Application (REZO)
☐ Conditional Use Permit Application (CUP)
☐ Affidavit of Correction (AFFC)

Land Division Applications

- ☒ Certified Survey Map (CSM)
☐ Preliminary Plat Application (PLAT)
☐ Final Plat Application (PLAT)

2. Enter all contact information:

Property Owner Contact Information (1)

Company Name: William and Diane Fliess Rev. Trust
Individual's Name: _____
Mailing Address: 2515 200th Ave, Union Grove WI 53182
Phone Number: 262-206-0880
Email Address: fliessfarms4@aol.com

Property Owner Contact Information (2)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Property Owner Contact Information (3)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Property Owner Contact Information (4)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Architect Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Engineer Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Surveyor Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Master Plumber/Soil Tester Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

3. List all subject properties by property address and/or tax key parcel number. If a full property address is not available including a house number, provide the tax key parcel number:

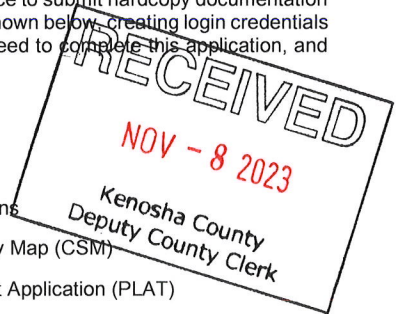
Tax Key Parcel Number	Full Property Address
1. 45-4-221-162-0301	180th Ave
2.	
3.	
4.	

For Office Use Only: Applicants can track status on <https://permitting.kenoshacounty.org/eTrakit/>

Project Number(s):

COMP23-00007, REZO23-00017, CSM23-00011

e.g. COMP20-00001, REZO20-00001, CSM20-00001



4. Provide a written summary of your proposed project and reasons for pursuing said project:

5. If you are submitting a Comprehensive Land Use Plan Map Amendment Application (COMP), work with Planning & Development staff to prepare and attach a map of the subject area showing current land use plan map designations and a map of the subject area showing proposed land use plan map designations.
6. If you are submitting a Rezoning Application (REZO), work with Planning & Development staff to prepare and attach a map of the subject area showing current zoning map classifications and a map of the subject area showing proposed zoning map classifications.

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 <https://www.revenue.wi.gov/Pages/SLF/useval-uvindx.aspx> or <https://www.revenue.wi.gov/Pages/FAQS/slf-usevalue.aspx>.

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.

7. If you are submitting a Conditional use Permit Application (CUP), work with Planning & Development staff to prepare and attach a code excerpt from [Section 12.29-8](#) of the Kenosha County General Zoning & Shoreland/Floodplain Zoning Ordinance regarding applicable standards to your proposed use. Any conditional use permit application is subject to formal site plan review pursuant to [Section 12.08-2](#) of the Kenosha County General Zoning & Shoreland/Floodplain Ordinance.
- Proposed Use:
 - Hours of Operation:
 - Number of employees currently onsite during the largest work shift:
 - Number of employees that will be onsite during the largest work shift:
 - Will there be outside entertainment? _____ If so, draw and label total horizontal and vertical extent of proposed outside entertainment on site plan.
 - Will there be outside storage? _____ If so, draw and label total horizontal and vertical extend of proposed outside storage on site plan.
 - Attach professionally drawn to-scale plan sheets for each of the following as applicable:
 - Building Plan (include floor plans and elevation drawings)
 - Site Plan [\(Section 12.05-1\(h\)3 of zoning ordinance\)](#)
 - Traffic, Parking and Access Plan [\(Section 12.13 of zoning ordinance\)](#)
 - Landscape Plan [\(Section 12.16 of zoning ordinance\)](#)
 - Lighting Plan (including photometrics) [\(Section 12.15 of zoning ordinance\)](#)
 - Storm Water Management Plan [\(Division II of stormwater ordinance\)](#)
 - Utility Plan
 - Traffic Impact Analysis (TIA) Plan
 - Natural Resources Protection Plan
 - Signage Plan [\(Section 12.14 of zoning ordinance\)](#)
8. If you are submitting an Affidavit of Correction (AFFC), attach the draft affidavit of correction document prepared by your hired professional surveyor.
9. If you are submitting a Certified Survey Map Application, Preliminary Plat Application or Final Plat Application, submit the draft certified survey map document, draft preliminary plat document or draft final plat document prepared by your hired professional surveyor. Draft certified survey map, preliminary plat and/or final plat should be prepared compliant with applicable requirements stated in the [Kenosha County Land Division Ordinance](#).
10. If you are submitting a Comprehensive Land Use Plan Map Amendment (COMP), Rezoning Application (REZO), Land Division Application (CSM or PLAT) or a Conditional Use Permit Application (CUP) your project may be subject to sections of the Kenosha County Sanitary Code and Private Sewage System Ordinance that require a professional evaluation of existing private on-site wastewater treatment system(s) (POWTS) by a hired master plumber and/or professional soil borings by a hired professional soil tester in order to confirm site suitability for a future planned POWTS. Depending on the results of these required hired professional evaluations, existing non-compliant POWTS on the subject property may be required to be replaced or proposed lots may be deemed unbuildable and therefore not be able to be created as part of your land division application.

Any required POWTS evaluations or required soil borings must be submitted to this office prior to or with the formal submittal of this application document. If an existing non-compliant POWTS must be replaced, then this application document will not be accepted until the required sanitary permit and associated application fees for said sanitary permit are submitted to this office.

- a. Number of lots/parcels being created (Do not include outlots or the remnant parcel unless it is 35 acres or less)

_____.

- b. Review Fee = Number from above x \$75

75 x 1 = \$75.00-dollars

- c. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems?
No.
- d. Are these systems older than July 1, 1980?
Not applicable.
- e. If you answered yes to questions 3 and 4, this existing septic system must go through an evaluation to determine compliance with SPS 383.32 of the Wisconsin Administrative Code or may need to replace the existing system with a code compliant one as part of this land division procedure. The Sanitary Permit for the replacement system must be issued prior to applying for approval of the land division with the Division of Planning & Development.
- f. Certified Survey Maps (CSMs) must have complete soil and site evaluations for all proposed lots including any remnant parcel 35 acres or less. For CSMs involving structures served by private sewage systems the existing system and all treatment tanks shall be located and shown on the survey and must be evaluated for compliance with SPS 383.32, Wisconsin Administrative Code. Existing systems older than July 1, 1980 and in suitable soils shall be required to have a soil and site evaluation conducted to establish a replacement area for a future private sewage system. This area designated for a future system shall be shown on the survey and must meet all setback requirements and be within the boundaries of the newly proposed parcel.
- g. Preliminary plats must follow the soil and site evaluation requirements as stated in Chapter 15.07 of the Kenosha County Sanitary Code and Private Sewage System Ordinance. Final plats on clayey glacial till soils will be required to have complete soil tests conducted and have the soil boring locations on the plat. 8. For further information and details of these procedures you may contact a sanitarian in the Division of Health Services or at 262/857-1910.

11. Application fees will be assessed at time of submittal. See Fee Schedule.

Development Disclosure

It is the property owner and applicant's responsibility to determine if additional permits from other agencies will be required, including but not limited to: Wisconsin State Building Codes, Wisconsin State Department of Natural Resources, FEMA, U.S. Army Corps of Engineers, Wisconsin State Department of Transportation and U.S. Fish and Wildlife. If additional permits are required, it is the responsibility of the property owner/applicant to obtain such permits and comply with their conditions of approval.

The applicant acknowledges that the County of Kenosha could incur substantial costs throughout the review process and that it is appropriate for the applicant to be financially responsible for costs related to the development process rather than the County residents. Thus the applicant agrees to pay to the County of Kenosha all reasonable costs for engineering, planning, legal and administrative expenses incurred by the County of Kenosha as a result of this application.

Both parties acknowledge that the payment of funds and executing this application does not imply any particular outcome or decision by the staff of the County of Kenosha, the Planning, Development & Extension Education Committee and/or the County Board.

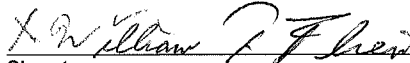
It is the property owner/applicant's responsibility to provide the County of Kenosha all necessary legal documentation related to the property, including but not limited to: proof of ownership, receipts, surveys, deed restrictions, vacation records, easement records, etc.

I acknowledge, understand, and agree, that all relevant documentation will be provided to Kenosha County, and that all required permits and consent will be obtained prior to the start of construction, with all conditions of approval adhered to.

SIGNATURE OF ALL SUBJECT PROPERTY OWNERS (attach separate agent letter if necessary)

_____ Signature	_____ Print Name
_____ Signature	_____ Print Name
_____ Signature	_____ Print Name

SIGNATURE OF APPLICANT

 Signature	<u>William T. Flieso</u> Print Name
--	--

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Public Works & Development Services
19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104

Division of Planning and Development (including Sanitation & Land Conservation) (262) 857-1895
Facsimile # (262) 857-1920

Public Works Division of Highways (262) 857-1870

Kenosha County Administration Building
Register of Deeds (262) 653-2444
Division of Land Information (262) 653-2622

Wisconsin Department of Transportation, Southeast Region (262) 548-5902
141 NW Barstow St.
Waukesha WI 53187-0798

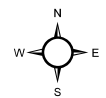
Wisconsin Department of Natural Resources - Sturtevant Office (262) 884-2300
9531 Rayne Rd., Suite 4
Sturtevant WI 53177

Brighton, Town of (262) 878-2218
Paris, Town of (262) 859-3006
Randall, Town of (262) 877-2165
Somers Village/Town of (262) 859-2822
Wheatland, Town of (262) 537-4340
City of Kenosha Planning & Zoning (262) 653-4030
City of Kenosha Water Utility (262) 653-4300
City of Kenosha Airport (262) 653-4160

Kenosha County

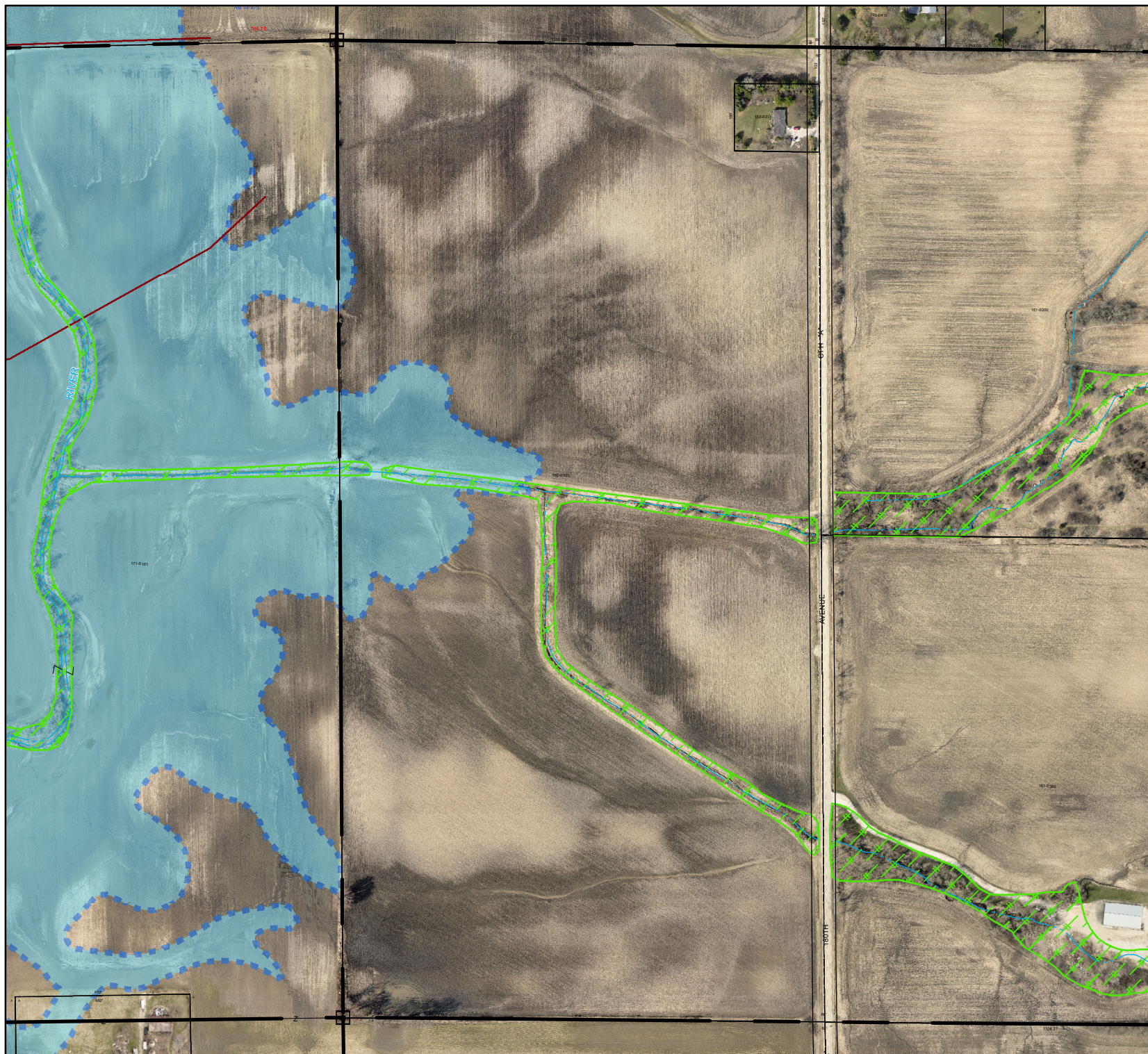


**SUBJECT
PROPERTY**



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.



Kenosha County



CURRENT LAND USE PLAN MAP DESIGNATIONS



1 inch = 500 feet

LAND USE PLAN 2036 LAYERS

- | | |
|--|--|
| FARMLAND PROTECTION | PARK AND RECREATIONAL |
| GENERAL AGRICULTURAL AND OPEN LAND | STREET AND HIGHWAY RIGHT-OF-WAY |
| RURAL-DENSITY RESIDENTIAL | OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY |
| AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL | EXTRACTIVE |
| SUBURBAN-DENSITY RESIDENTIAL | LANDFILL |
| MEDIUM-DENSITY RESIDENTIAL | PRIMARY ENVIRONMENTAL CORRIDOR |
| HIGH-DENSITY RESIDENTIAL | SECONDARY ENVIRONMENTAL CORRIDOR |
| MIXED USE | ISOLATED NATURAL RESOURCE AREA |
| COMMERCIAL | OTHER CONSERVANCY LAND TO BE PRESERVED |
| OFFICE/PROFESSIONAL SERVICES | NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR |
| INDUSTRIAL | ISOLATED NATURAL RESOURCE AREA, AND |
| BUSINESS/INDUSTRIAL PARK | OTHER CONSERVANCY LAND TO BE PRESERVED |
| GOVERNMENTAL AND INSTITUTIONAL | SURFACE WATER |

Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency,
Local Governments, Kenosha County, and GDS/SPC

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Kenosha County



PROPOSED LAND USE PLAN MAP DESIGNATIONS



1 inch = 500 feet

LAND USE PLAN 2035 LAYERS

	FARMLAND PROTECTION		PARK AND RECREATIONAL
	GENERAL AGRICULTURAL AND OPEN LAND		STREET AND HIGHWAY RIGHT-OF-WAY
	RURAL-DENSITY RESIDENTIAL		OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY
	AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL		EXTRACTIVE
	SUBURBAN-DENSITY RESIDENTIAL		LANDFILL
	MEDIUM-DENSITY RESIDENTIAL		PRIMARY ENVIRONMENTAL CORRIDOR
	HIGH-DENSITY RESIDENTIAL		SECONDARY ENVIRONMENTAL CORRIDOR
	MIXED USE		ISOLATED NATURAL RESOURCE AREA
	COMMERCIAL		OTHER CONSERVANCY LAND TO BE PRESERVED
	OFFICE/PROFESSIONAL SERVICES		NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR
	INDUSTRIAL		ISOLATED NATURAL RESOURCE AREA, AND
	BUSINESS/INDUSTRIAL PARK		OTHER CONSERVANCY LAND TO BE PRESERVED
	GOVERNMENTAL AND INSTITUTIONAL		SURFACE WATER

Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and USFWS/FD.

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Kenosha County

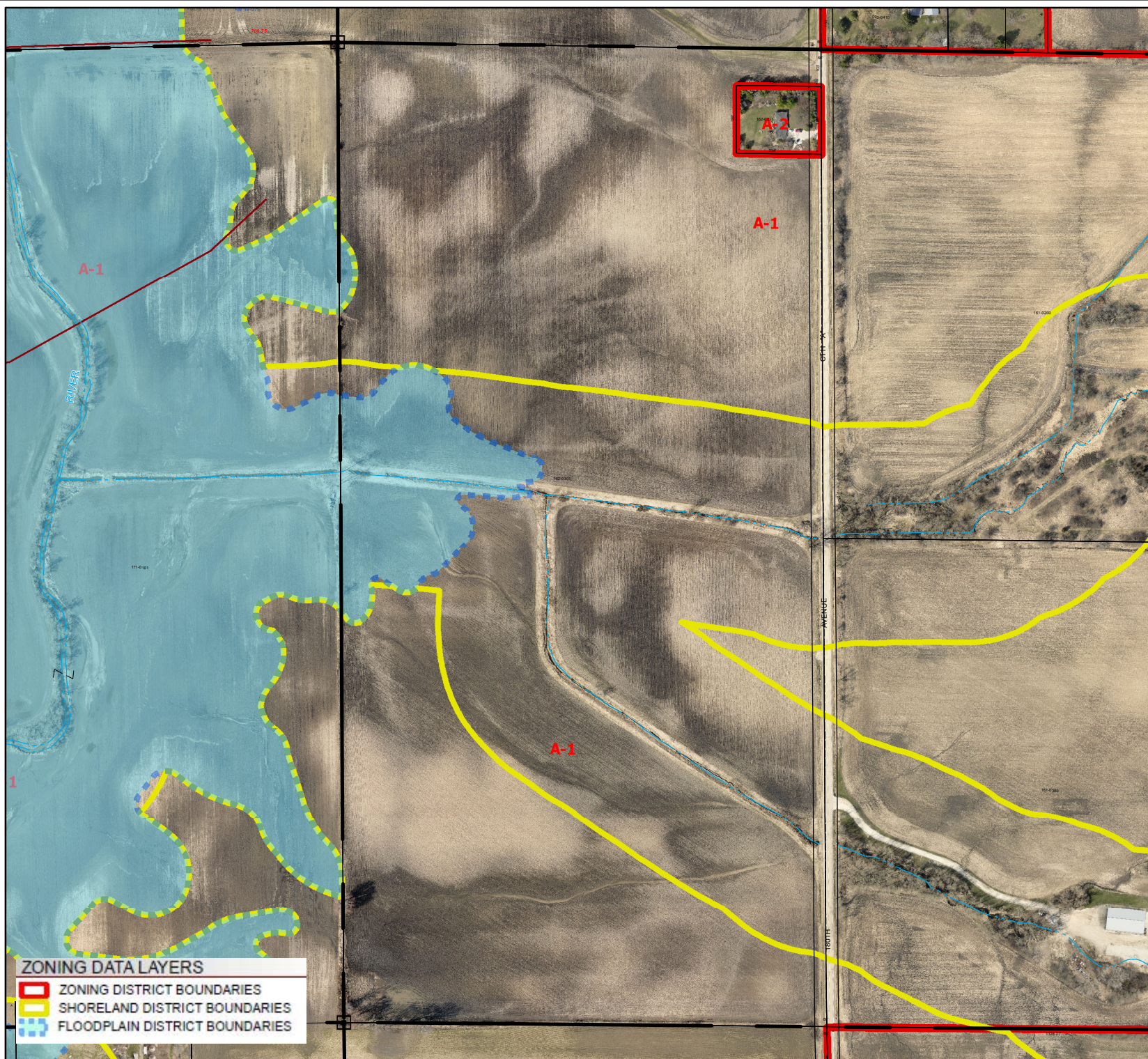


CURRENT ZONING MAP CLASSIFICATIONS



1 inch = 500 feet

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Kenosha County

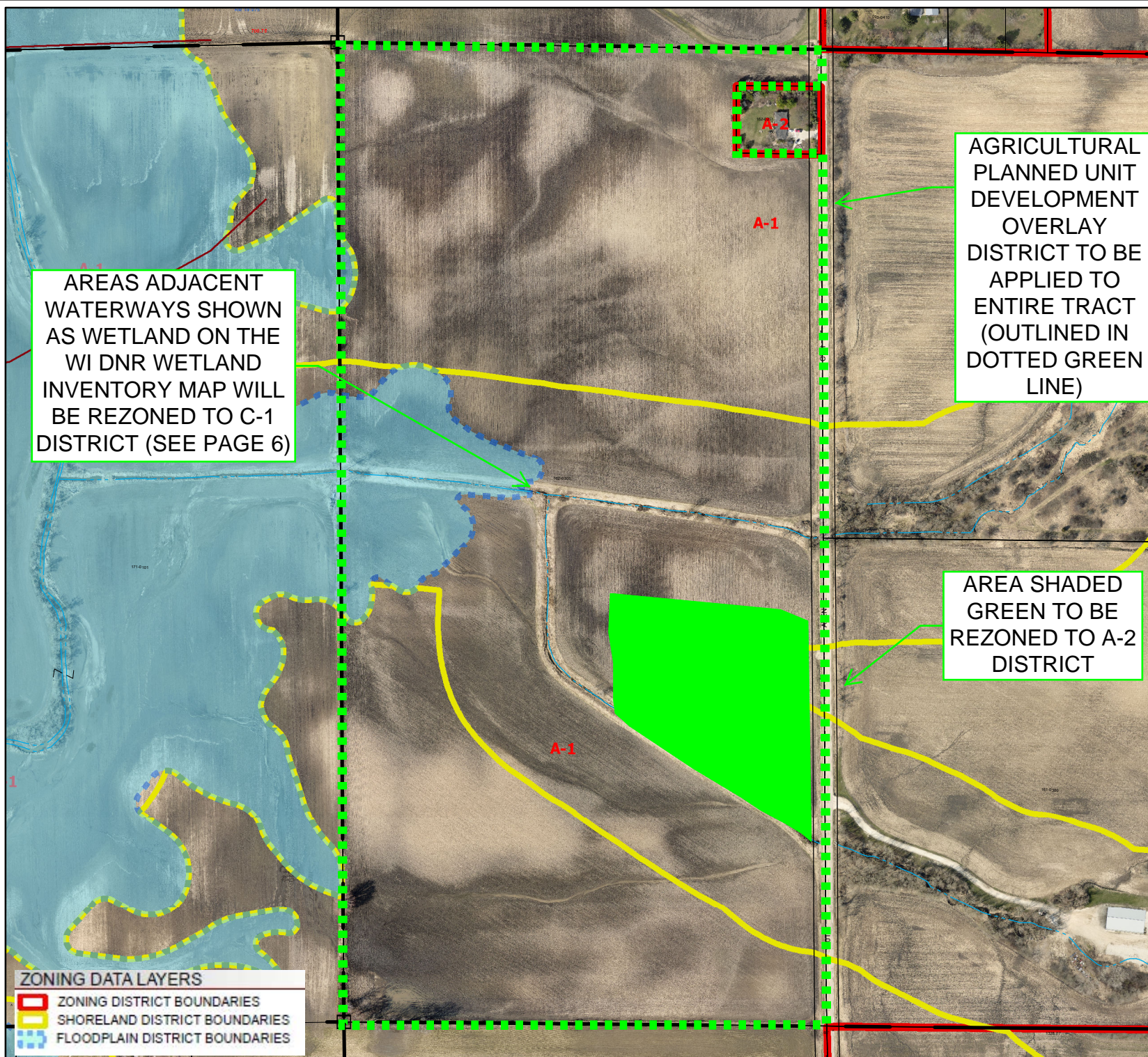


PROPOSED ZONING MAP CLASSIFICATIONS



1 inch = 500 feet

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CERTIFIED SURVEY MAP NO. _____.

BEING PART OF THE NORTHWEST 1/4 AND THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 16, TOWNSHIP 2 NORTH, RANGE 21 EAST
OF THE FOURTH PRINCIPAL MERIDIAN, IN THE
TOWNSHIP OF PARIS, COUNTY OF KENOSHA
AND STATE OF WISCONSIN.

OWNER/SUBDIVIDERS: WILLIAM AND DIANE FLIESS REVOCABLE TRUST
2515 200TH AVENUE
UNION GROVE, WI 53182

PREPARED BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
262-767-0225
JOB NO. 10717-CSM

LEGAL DESCRIPTION:

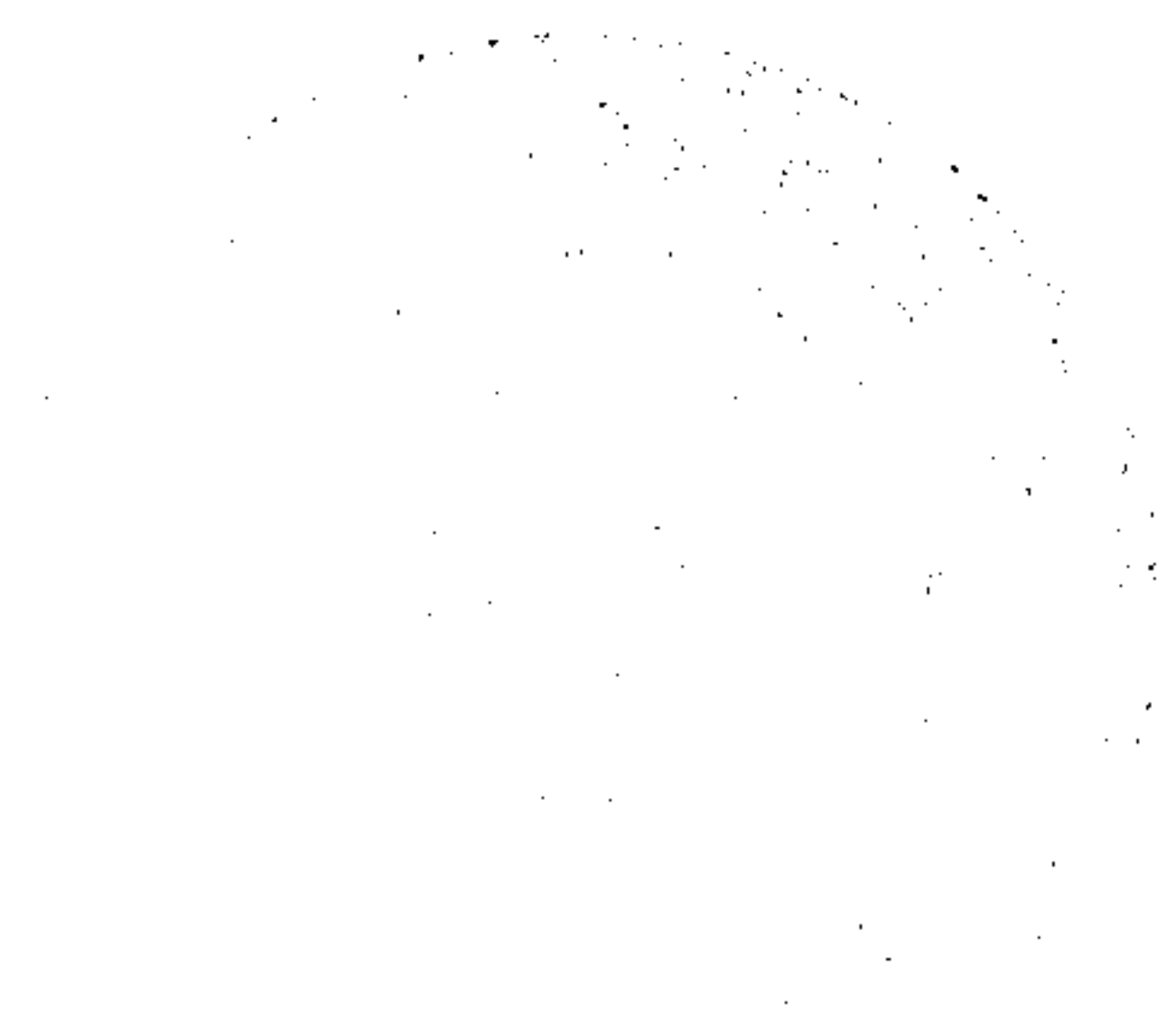
BEING PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF PARIS, COUNTY OF KENOSHA, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE WEST 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 01°42'36" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 SECTION 2689.49 TO THE NORTHWEST CORNER OF SAID SECTION; THENCE NORTH 89°28'27" EAST (RECORDED AS NORTH 89°28'42" EAST) ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION 1330.70 FEET TO A POINT IN THE CENTER LINE OF 180TH AVENUE (a.k.a. C.T.H. "A") ALSO BEING THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE SOUTH 01°40'52" EAST ALONG SAID CENTER LINE 102.73 FEET (RECORDED AS 103.00 FEET); THENCE SOUTH 89°27'47" WEST 234.00 FEET; THENCE SOUTH 01°40'52" EAST 185.15 FEET (RECORDED AS 185.00 FEET); THENCE NORTH 89°27'47" EAST 234.00 FEET; THENCE SOUTH 01°40'52" EAST ALONG SAID CENTER LINE ALSO BEING THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 16, 2394.24 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 SECTION; THENCE SOUTH 89°09'27" WEST ALONG SAID SOUTH LINE 1329.21 FEET TO THE PLACE OF BEGINNING. SUBJECT TO RIGHTS OF THE PUBLIC OVER THE EAST 33 FEET THEREOF FOR ROAD PURPOSES (180TH AVENUE a.k.a. C.T.H. "A"). CONTAINING 69.42 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, ROBERT J. WETZEL, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT AT THE DIRECTION OF WILLIAM AND DIANE FLIESS, AS TRUSTEES OF THE WILLIAM AND DIANE FLIESS REVOCABLE TRUST, THAT I HAVE SURVEYED THE LAND DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT, AND THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES AND WITH THE SUBDIVISION CONTROL ORDINANCE FOR THE TOWN OF PARIS AND WITH THE KENOSHA COUNTY SUBDIVISION ORDINANCE.

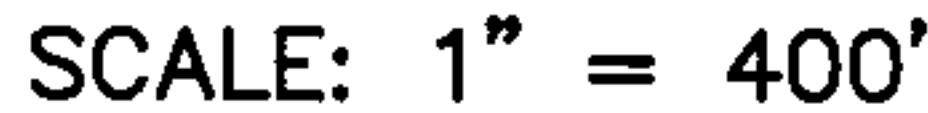
DATED THIS 3RD DAY OF NOVEMBER, 2022.


ROBERT J. WETZEL S-1778

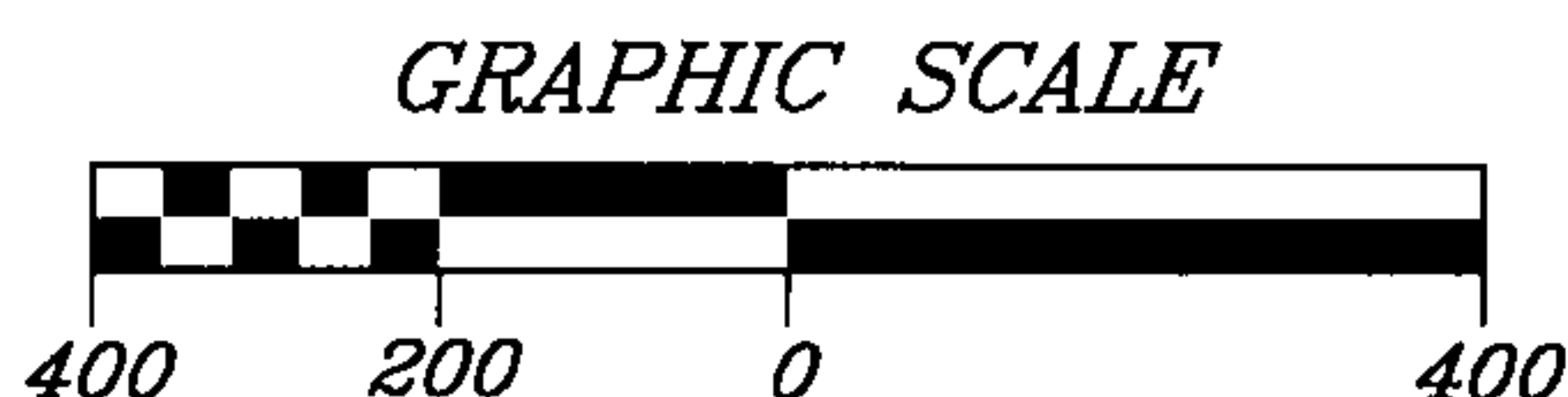


PREPARED FOR: WILLIAM AND DIANE FLEISS REVOCABLE TRUST
2515 200TH AVENUE
UNION GROVE, WI 53182


PREPARED BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225
JOB NO. 10717



NOTE: ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.



SHEET 2 OF 4


 ROBERT J. WETZEL
 NOVEMBER 3, 2022

CERTIFIED SURVEY MAP NO.

BEING PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWNSHIP OF PARIS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

PREPARED FOR: WILLIAM AND DIANE FLIESS REVOCABLE TRUST
2515 200TH AVENUE
UNION GROVE, WI 53182

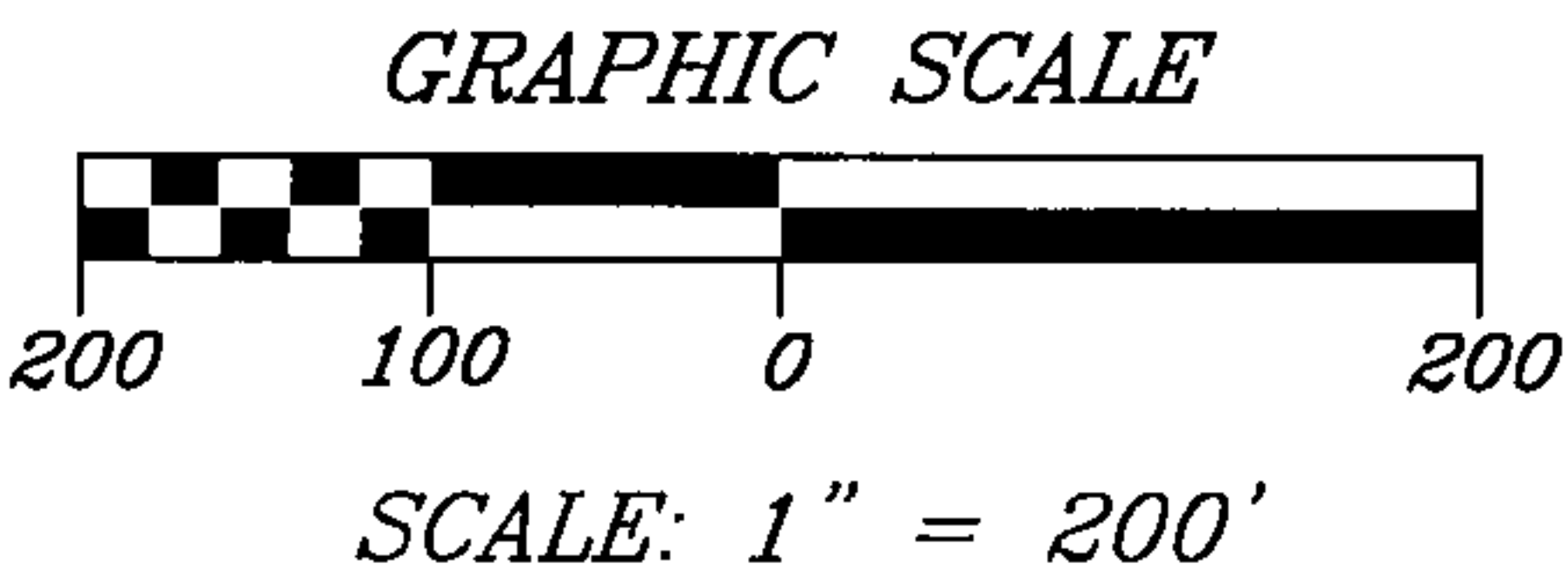
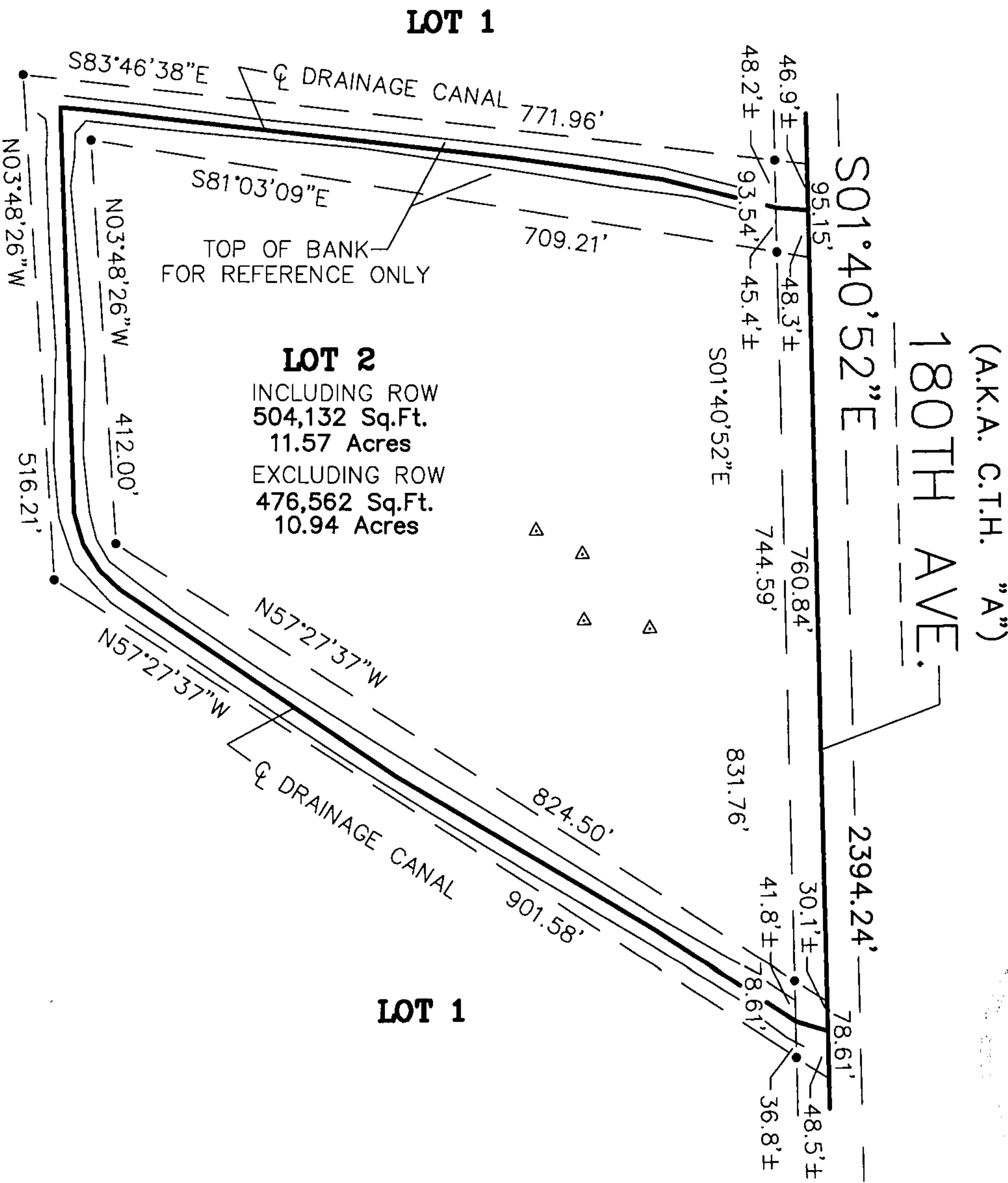
PREPARED BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225
JOB NO. 10717

NOTE: ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

LEGEND

- FOUND KENOSHA COUNTY MONUMENT (CONCRETE/CAP)
- FOUND 1-1/4" O.D. IRON PIPE
- SET 1-1/4" O.D. X 18" IRON PIPE WEIGHING NOT LESS THAN 1.68 POUNDS PER LINEAL FOOT.
- FOUND 1" O.D. IRON PIPE
- SOIL BORING
- RECORDED AS

DETAIL LOTS 1 AND 2



Robert J. Wetzel
ROBERT J. WETZEL S-1778
NOVEMBER 3, 2022

CERTIFIED SURVEY MAP NO. _____.

BEING PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF PARIS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

OWNER'S CERTIFICATE:

WE, WILLIAM AND DIANE FLIESS, AS TRUSTEES OF THE WILLIAM AND DIANE FLIESS REVOCABLE TRUST, HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWNSHIP OF PARIS, AND KENOSHA COUNTY, WISCONSIN.

WILLIAM FLIESS TRUSTEE DIANE FLIESS TRUSTEE

STATE OF WISCONSIN)
KENOSHA COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 202 , THE ABOVE NAMED WILLIAM AND DIANE FLIESS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

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 _____, 202 .

JEFF BADTKE CHAIRPERSON

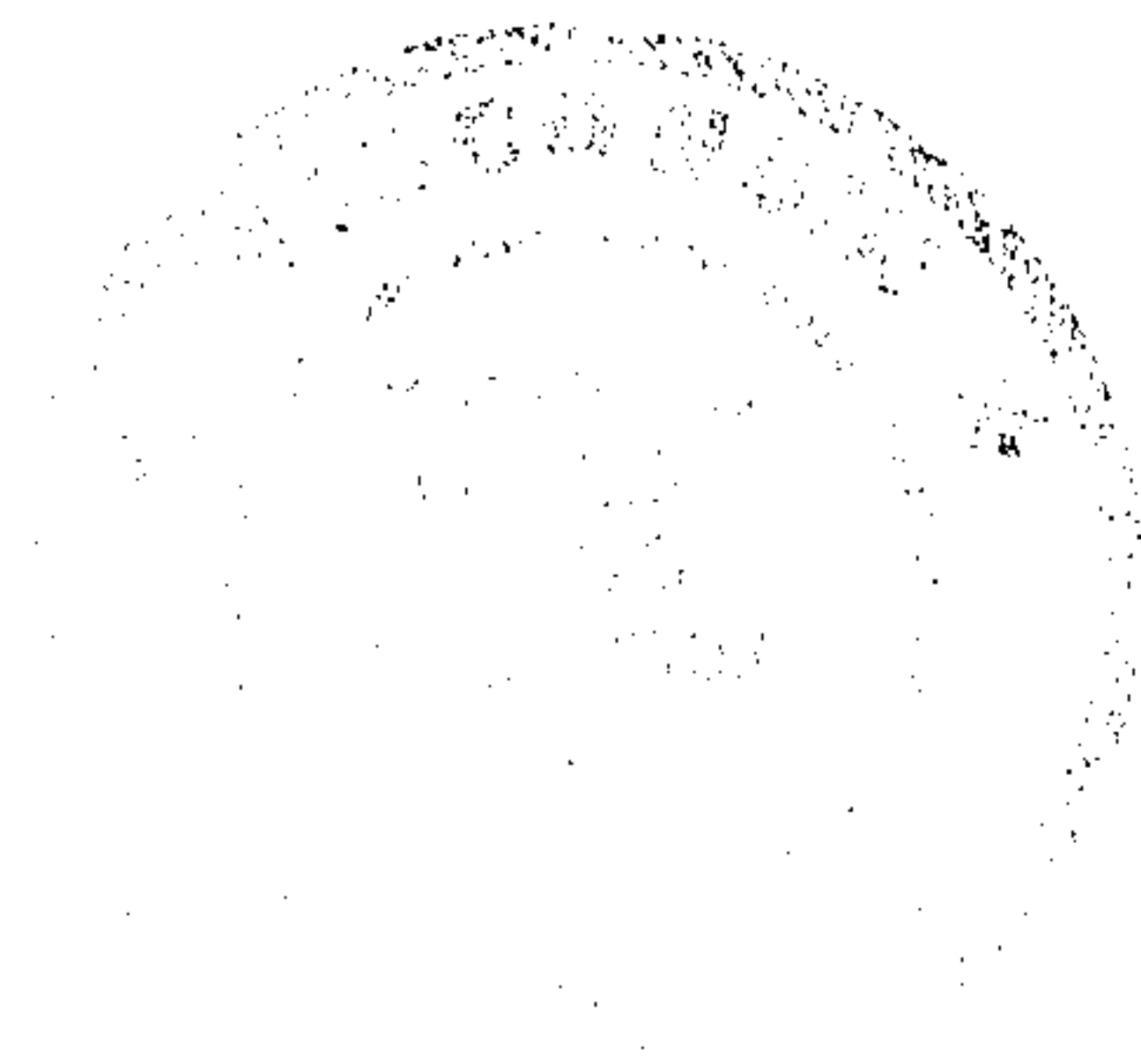
TOWN OF PARIS TOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN OF PARIS TOWN BOARD ON THIS _____ DAY OF _____, 202 .

JOHN HOLLOWAY CHAIRPERSON DIANA COUGHLIN TOWN CLERK

DATED THIS 3RD DAY OF NOVEMBER, 2022


ROBERT J. WETZEL S-1778



REZONING SITE MAP

PETITIONER(S):

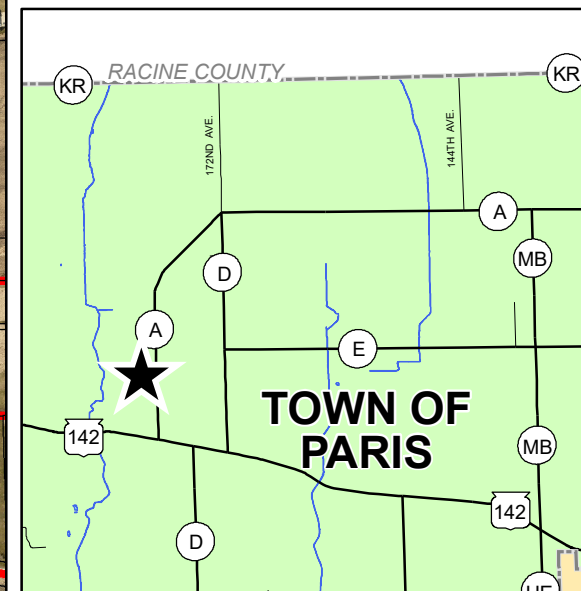
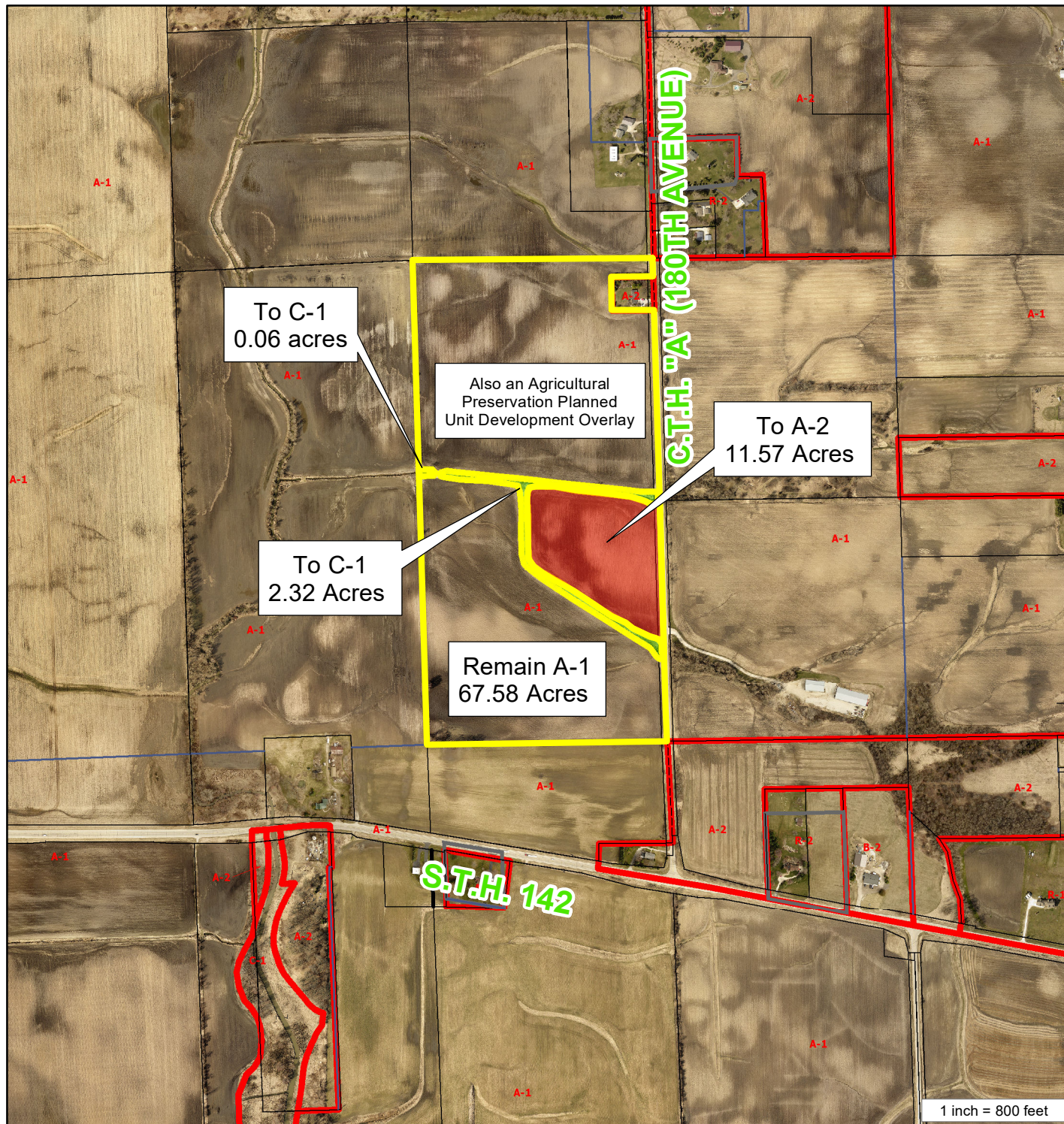
William and Diane Fliess Rev. Trust (Owner)
William Fliess (Agent)

LOCATION: NW 1/4 of Section 16
Town of Paris

TAX PARCEL(S): #45-4-221-162-0301

REQUEST:

Requesting a rezoning from A-1 Agricultural Preservation Dist. to A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist., C-1 Lowland Resource Conservancy Dist. & PUD Planned Unit Development Overlay Dist..





COUNTY OF KENOSHA

Division of Planning & Development

19600 75th Street, Suite 185-3

Bristol, WI 53104-9772

Phone: (262) 857-1895

Fax: (262) 857-1920

NOV - 8 2023

KENOSHA COUNTY DEVELOPMENT APPLICATION

Kenosha County
Planning and Development

If you would rather apply for your project online and pay fees online without having to travel to and from this office to submit hardcopy documentation and physical payment, you can do so by visiting the Planning & Development Online Portal at the web address shown below, creating login credentials and logging in under said credentials in order to apply for your project. If you submit via the portal, you still need to complete this application, and upload it to the portal.

<https://permitting.kenoshacounty.org/eTrakit/>

1. Select all application types that apply:

- ☒ Comprehensive Land Use Plan Map Amendment Application (COMP)
☒ Rezoning Application (REZO)
☐ Conditional Use Permit Application (CUP)
☐ Affidavit of Correction (AFFC)

Land Division Applications

- ☒ Certified Survey Map (CSM)
☐ Preliminary Plat Application (PLAT)
☐ Final Plat Application (PLAT)

2. Enter all contact information:

Property Owner Contact Information (1)

Company Name: William and Diane Fliess Rev. Trust
Individual's Name: _____
Mailing Address: 2515 200th Ave, Union Grove WI 53182
Phone Number: 262-206-0880
Email Address: fliessfarms4@aol.com

Property Owner Contact Information (2)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Property Owner Contact Information (3)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Property Owner Contact Information (4)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Architect Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Engineer Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Surveyor Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Master Plumber/Soil Tester Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

3. List all subject properties by property address and/or tax key parcel number. If a full property address is not available including a house number, provide the tax key parcel number:

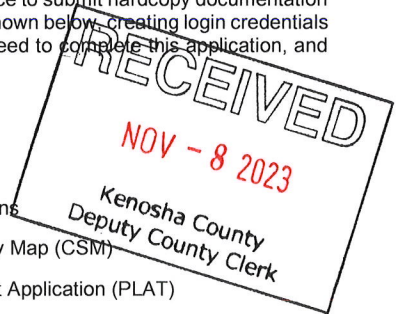
Tax Key Parcel Number	Full Property Address
1. 45-4-221-162-0301	180th Ave
2.	
3.	
4.	

For Office Use Only: Applicants can track status on <https://permitting.kenoshacounty.org/eTrakit/>

Project Number(s):

COMP23-00007, REZO23-00017, CSM23-00011

e.g. COMP20-00001, REZO20-00001, CSM20-00001



4. Provide a written summary of your proposed project and reasons for pursuing said project:

5. If you are submitting a Comprehensive Land Use Plan Map Amendment Application (COMP), work with Planning & Development staff to prepare and attach a map of the subject area showing current land use plan map designations and a map of the subject area showing proposed land use plan map designations.
6. If you are submitting a Rezoning Application (REZO), work with Planning & Development staff to prepare and attach a map of the subject area showing current zoning map classifications and a map of the subject area showing proposed zoning map classifications.

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 <https://www.revenue.wi.gov/Pages/SLF/useval-uvindx.aspx> or <https://www.revenue.wi.gov/Pages/FAQS/slf-usevalue.aspx>.

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.

7. If you are submitting a Conditional use Permit Application (CUP), work with Planning & Development staff to prepare and attach a code excerpt from [Section 12.29-8](#) of the Kenosha County General Zoning & Shoreland/Floodplain Zoning Ordinance regarding applicable standards to your proposed use. Any conditional use permit application is subject to formal site plan review pursuant to [Section 12.08-2](#) of the Kenosha County General Zoning & Shoreland/Floodplain Ordinance.
- Proposed Use:
 - Hours of Operation:
 - Number of employees currently onsite during the largest work shift:
 - Number of employees that will be onsite during the largest work shift:
 - Will there be outside entertainment? _____. If so, draw and label total horizontal and vertical extent of proposed outside entertainment on site plan.
 - Will there be outside storage? _____. If so, draw and label total horizontal and vertical extend of proposed outside storage on site plan.
 - Attach professionally drawn to-scale plan sheets for each of the following as applicable:
 - Building Plan (include floor plans and elevation drawings)
 - Site Plan ([Section 12.05-1\(h\)3](#) of zoning ordinance)
 - Traffic, Parking and Access Plan ([Section 12.13](#) of zoning ordinance)
 - Landscape Plan ([Section 12.16](#) of zoning ordinance)
 - Lighting Plan (including photometrics) ([Section 12.15](#) of zoning ordinance)
 - Storm Water Management Plan ([Division II](#) of stormwater ordinance)
 - Utility Plan
 - Traffic Impact Analysis (TIA) Plan
 - Natural Resources Protection Plan
 - Signage Plan ([Section 12.14](#) of zoning ordinance)
8. If you are submitting an Affidavit of Correction (AFFC), attach the draft affidavit of correction document prepared by your hired professional surveyor.
9. If you are submitting a Certified Survey Map Application, Preliminary Plat Application or Final Plat Application, submit the draft certified survey map document, draft preliminary plat document or draft final plat document prepared by your hired professional surveyor. Draft certified survey map, preliminary plat and/or final plat should be prepared compliant with applicable requirements stated in the [Kenosha County Land Division Ordinance](#).
10. If you are submitting a Comprehensive Land Use Plan Map Amendment (COMP), Rezoning Application (REZO), Land Division Application (CSM or PLAT) or a Conditional Use Permit Application (CUP) your project may be subject to sections of the Kenosha County Sanitary Code and Private Sewage System Ordinance that require a professional evaluation of existing private on-site wastewater treatment system(s) (POWTS) by a hired master plumber and/or professional soil borings by a hired professional soil tester in order to confirm site suitability for a future planned POWTS. Depending on the results of these required hired professional evaluations, existing non-compliant POWTS on the subject property may be required to be replaced or proposed lots may be deemed unbuildable and therefore not be able to be created as part of your land division application.

Any required POWTS evaluations or required soil borings must be submitted to this office prior to or with the formal submittal of this application document. If an existing non-compliant POWTS must be replaced, then this application document will not be accepted until the required sanitary permit and associated application fees for said sanitary permit are submitted to this office.

- Number of lots/parcels being created (Do not include outlots or the remnant parcel unless it is 35 acres or less)

_____.

- Review Fee = Number from above x \$75

75 x 1 = \$75.00-dollars

- c. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems?
No.
- d. Are these systems older than July 1, 1980?
Not applicable.
- e. If you answered yes to questions 3 and 4, this existing septic system must go through an evaluation to determine compliance with SPS 383.32 of the Wisconsin Administrative Code or may need to replace the existing system with a code compliant one as part of this land division procedure. The Sanitary Permit for the replacement system must be issued prior to applying for approval of the land division with the Division of Planning & Development.
- f. Certified Survey Maps (CSMs) must have complete soil and site evaluations for all proposed lots including any remnant parcel 35 acres or less. For CSMs involving structures served by private sewage systems the existing system and all treatment tanks shall be located and shown on the survey and must be evaluated for compliance with SPS 383.32, Wisconsin Administrative Code. Existing systems older than July 1, 1980 and in suitable soils shall be required to have a soil and site evaluation conducted to establish a replacement area for a future private sewage system. This area designated for a future system shall be shown on the survey and must meet all setback requirements and be within the boundaries of the newly proposed parcel.
- g. Preliminary plats must follow the soil and site evaluation requirements as stated in Chapter 15.07 of the Kenosha County Sanitary Code and Private Sewage System Ordinance. Final plats on clayey glacial till soils will be required to have complete soil tests conducted and have the soil boring locations on the plat. 8. For further information and details of these procedures you may contact a sanitarian in the Division of Health Services or at 262/857-1910.

11. Application fees will be assessed at time of submittal. See Fee Schedule.

Development Disclosure

It is the property owner and applicant's responsibility to determine if additional permits from other agencies will be required, including but not limited to: Wisconsin State Building Codes, Wisconsin State Department of Natural Resources, FEMA, U.S. Army Corps of Engineers, Wisconsin State Department of Transportation and U.S. Fish and Wildlife. If additional permits are required, it is the responsibility of the property owner/applicant to obtain such permits and comply with their conditions of approval.

The applicant acknowledges that the County of Kenosha could incur substantial costs throughout the review process and that it is appropriate for the applicant to be financially responsible for costs related to the development process rather than the County residents. Thus the applicant agrees to pay to the County of Kenosha all reasonable costs for engineering, planning, legal and administrative expenses incurred by the County of Kenosha as a result of this application.

Both parties acknowledge that the payment of funds and executing this application does not imply any particular outcome or decision by the staff of the County of Kenosha, the Planning, Development & Extension Education Committee and/or the County Board.

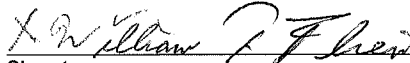
It is the property owner/applicant's responsibility to provide the County of Kenosha all necessary legal documentation related to the property, including but not limited to: proof of ownership, receipts, surveys, deed restrictions, vacation records, easement records, etc.

I acknowledge, understand, and agree, that all relevant documentation will be provided to Kenosha County, and that all required permits and consent will be obtained prior to the start of construction, with all conditions of approval adhered to.

SIGNATURE OF ALL SUBJECT PROPERTY OWNERS (attach separate agent letter if necessary)

_____ Signature	_____ Print Name
_____ Signature	_____ Print Name
_____ Signature	_____ Print Name

SIGNATURE OF APPLICANT

 Signature	<u>William T. Flieso</u> Print Name
--	--

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Public Works & Development Services
19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104

Division of Planning and Development (including Sanitation & Land Conservation) (262) 857-1895
Facsimile # (262) 857-1920

Public Works Division of Highways (262) 857-1870

Kenosha County Administration Building
Register of Deeds (262) 653-2444
Division of Land Information (262) 653-2622

Wisconsin Department of Transportation, Southeast Region (262) 548-5902
141 NW Barstow St.
Waukesha WI 53187-0798

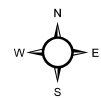
Wisconsin Department of Natural Resources - Sturtevant Office (262) 884-2300
9531 Rayne Rd., Suite 4
Sturtevant WI 53177

Brighton, Town of (262) 878-2218
Paris, Town of (262) 859-3006
Randall, Town of (262) 877-2165
Somers Village/Town of (262) 859-2822
Wheatland, Town of (262) 537-4340
City of Kenosha Planning & Zoning (262) 653-4030
City of Kenosha Water Utility (262) 653-4300
City of Kenosha Airport (262) 653-4160

Kenosha County

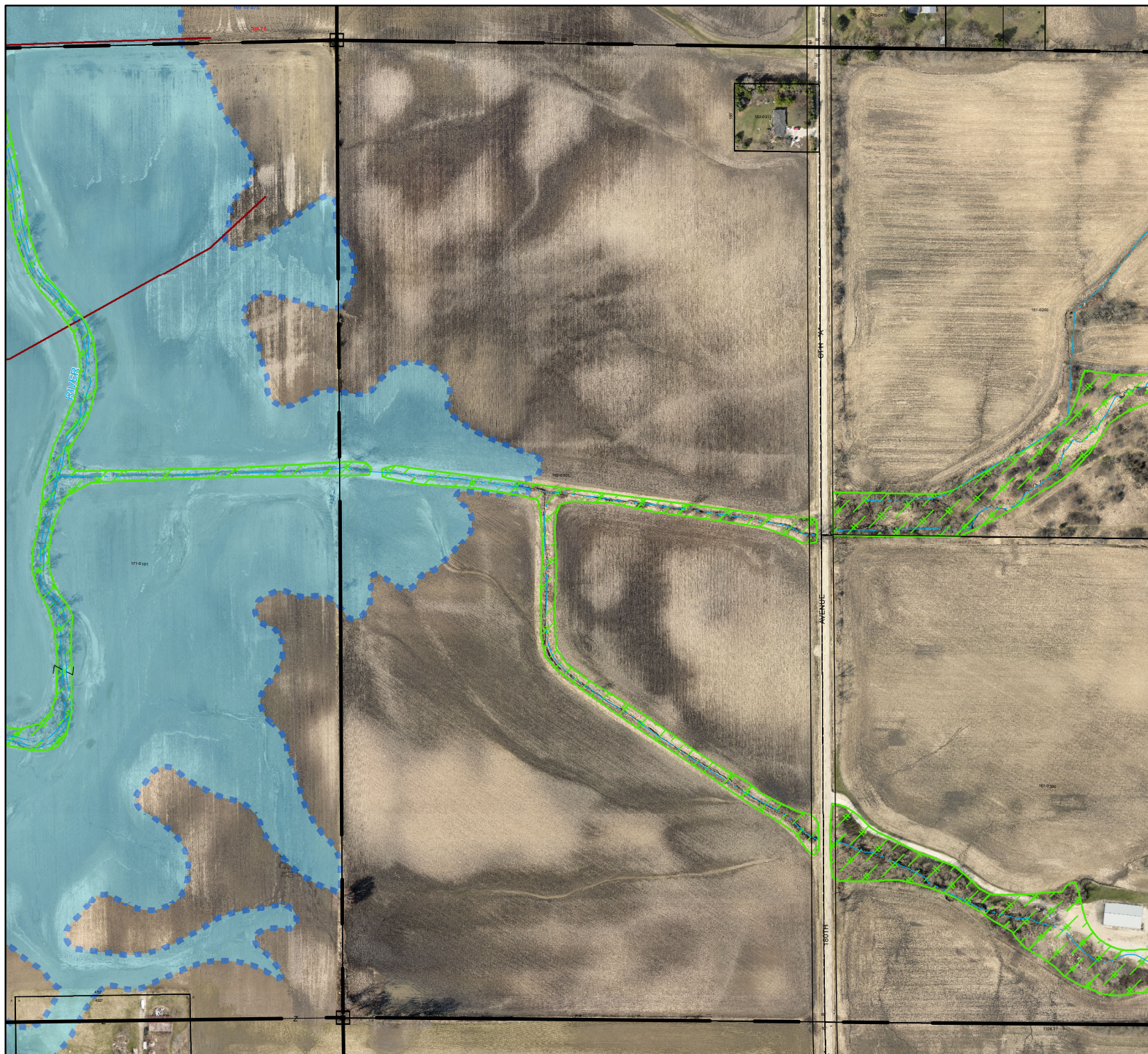


**SUBJECT
PROPERTY**



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.



Kenosha County



CURRENT LAND USE PLAN MAP DESIGNATIONS



1 inch = 500 feet

LAND USE PLAN 2036 LAYERS

- | | |
|--|--|
| FARMLAND PROTECTION | PARK AND RECREATIONAL |
| GENERAL AGRICULTURAL AND OPEN LAND | STREET AND HIGHWAY RIGHT-OF-WAY |
| RURAL-DENSITY RESIDENTIAL | OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY |
| AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL | EXTRACTIVE |
| SUBURBAN-DENSITY RESIDENTIAL | LANDFILL |
| MEDIUM-DENSITY RESIDENTIAL | PRIMARY ENVIRONMENTAL CORRIDOR |
| HIGH-DENSITY RESIDENTIAL | SECONDARY ENVIRONMENTAL CORRIDOR |
| MIXED USE | ISOLATED NATURAL RESOURCE AREA |
| COMMERCIAL | OTHER CONSERVANCY LAND TO BE PRESERVED |
| OFFICE/PROFESSIONAL SERVICES | NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR |
| INDUSTRIAL | ISOLATED NATURAL RESOURCE AREA, AND |
| BUSINESS/INDUSTRIAL PARK | OTHER CONSERVANCY LAND TO BE PRESERVED |
| GOVERNMENTAL AND INSTITUTIONAL | SURFACE WATER |

Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency,
Local Governments, Kenosha County, and GDS/SPC

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Kenosha County



PROPOSED LAND USE PLAN MAP DESIGNATIONS



1 inch = 500 feet

LAND USE PLAN 2035 LAYERS

	FARMLAND PROTECTION		PARK AND RECREATIONAL
	GENERAL AGRICULTURAL AND OPEN LAND		STREET AND HIGHWAY RIGHT-OF-WAY
	RURAL-DENSITY RESIDENTIAL		OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY
	AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL		EXTRACTIVE
	SUBURBAN-DENSITY RESIDENTIAL		LANDFILL
	MEDIUM-DENSITY RESIDENTIAL		PRIMARY ENVIRONMENTAL CORRIDOR
	HIGH-DENSITY RESIDENTIAL		SECONDARY ENVIRONMENTAL CORRIDOR
	MIXED USE		ISOLATED NATURAL RESOURCE AREA
	COMMERCIAL		OTHER CONSERVANCY LAND TO BE PRESERVED
	OFFICE/PROFESSIONAL SERVICES		NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR
	INDUSTRIAL		ISOLATED NATURAL RESOURCE AREA, AND
	BUSINESS/INDUSTRIAL PARK		OTHER CONSERVANCY LAND TO BE PRESERVED
	GOVERNMENTAL AND INSTITUTIONAL		SURFACE WATER

Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and USFWS/FD.

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Kenosha County

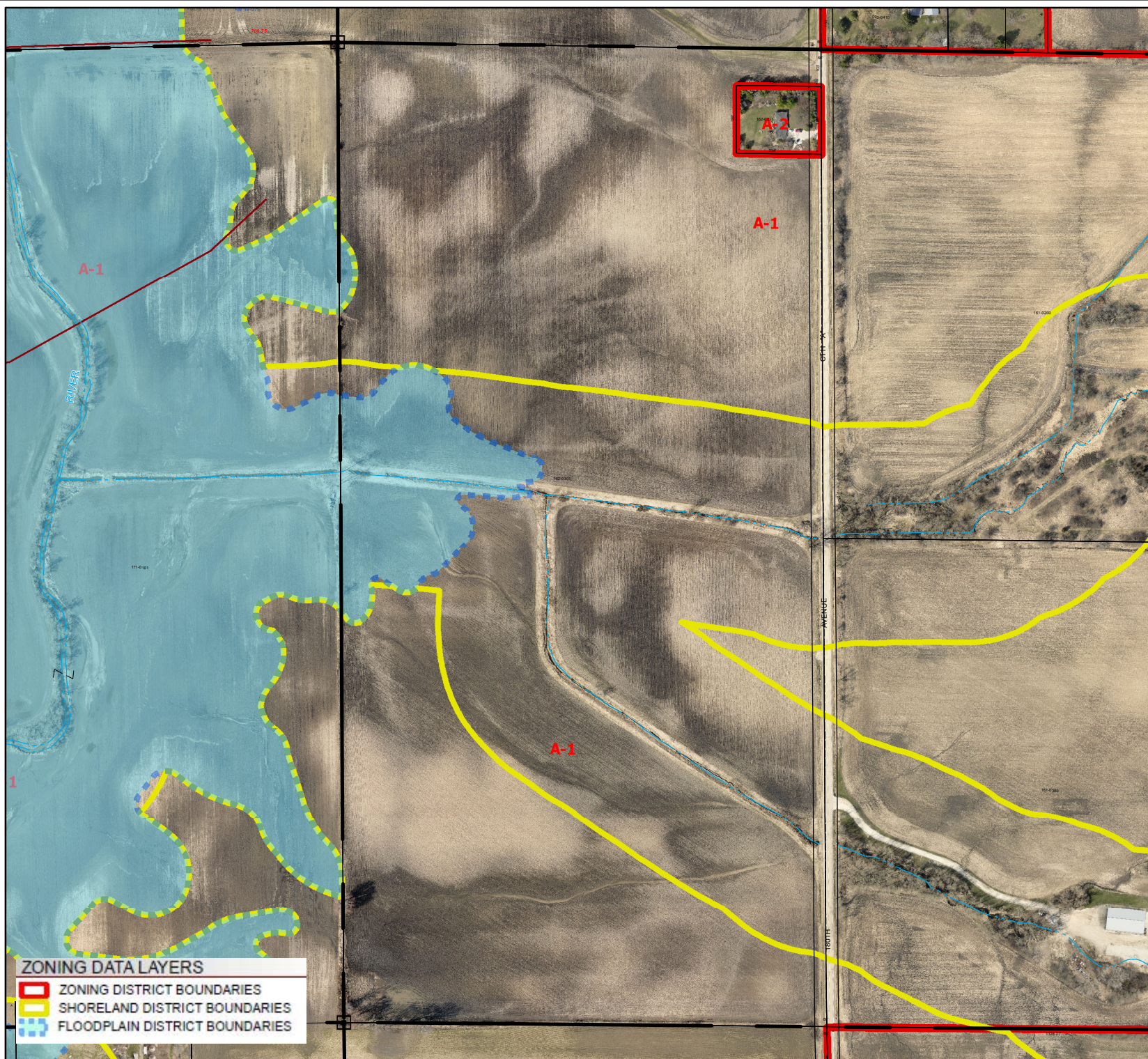


CURRENT ZONING MAP CLASSIFICATIONS



1 inch = 500 feet

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Kenosha County

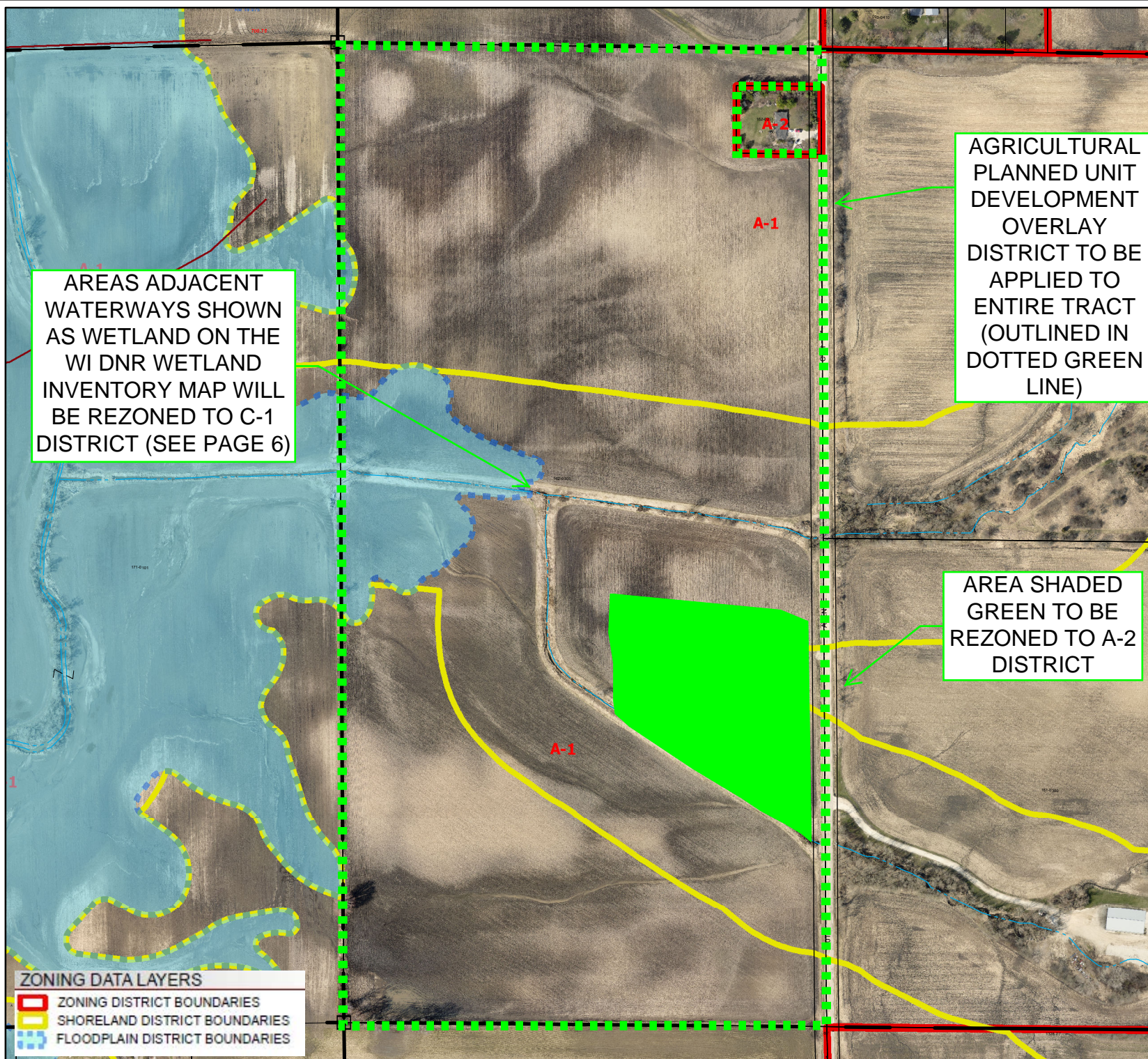


PROPOSED ZONING MAP CLASSIFICATIONS



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CERTIFIED SURVEY MAP NO. _____.

BEING PART OF THE NORTHWEST 1/4 AND THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 16, TOWNSHIP 2 NORTH, RANGE 21 EAST
OF THE FOURTH PRINCIPAL MERIDIAN, IN THE
TOWNSHIP OF PARIS, COUNTY OF KENOSHA
AND STATE OF WISCONSIN.

OWNER/SUBDIVIDERS: WILLIAM AND DIANE FLIESS REVOCABLE TRUST
2515 200TH AVENUE
UNION GROVE, WI 53182

PREPARED BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
262-767-0225
JOB NO. 10717-CSM

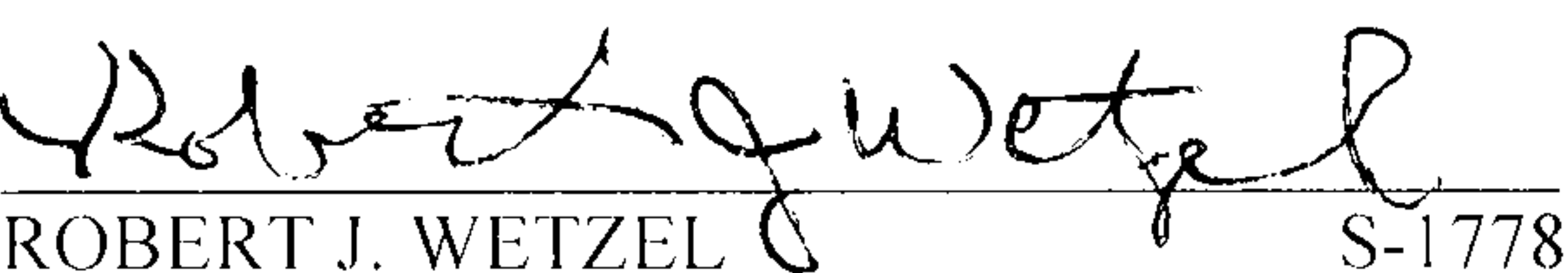
LEGAL DESCRIPTION:

BEING PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF PARIS, COUNTY OF KENOSHA, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE WEST 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 01°42'36" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 SECTION 2689.49 TO THE NORTHWEST CORNER OF SAID SECTION; THENCE NORTH 89°28'27" EAST (RECORDED AS NORTH 89°28'42" EAST) ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION 1330.70 FEET TO A POINT IN THE CENTER LINE OF 180TH AVENUE (a.k.a. C.T.H. "A") ALSO BEING THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE SOUTH 01°40'52" EAST ALONG SAID CENTER LINE 102.73 FEET (RECORDED AS 103.00 FEET); THENCE SOUTH 89°27'47" WEST 234.00 FEET; THENCE SOUTH 01°40'52" EAST 185.15 FEET (RECORDED AS 185.00 FEET); THENCE NORTH 89°27'47" EAST 234.00 FEET; THENCE SOUTH 01°40'52" EAST ALONG SAID CENTER LINE ALSO BEING THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 16, 2394.24 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 SECTION; THENCE SOUTH 89°09'27" WEST ALONG SAID SOUTH LINE 1329.21 FEET TO THE PLACE OF BEGINNING. SUBJECT TO RIGHTS OF THE PUBLIC OVER THE EAST 33 FEET THEREOF FOR ROAD PURPOSES (180TH AVENUE a.k.a. C.T.H. "A"). CONTAINING 69.42 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, ROBERT J. WETZEL, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT AT THE DIRECTION OF WILLIAM AND DIANE FLIESS, AS TRUSTEES OF THE WILLIAM AND DIANE FLIESS REVOCABLE TRUST, THAT I HAVE SURVEYED THE LAND DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT, AND THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES AND WITH THE SUBDIVISION CONTROL ORDINANCE FOR THE TOWN OF PARIS AND WITH THE KENOSHA COUNTY SUBDIVISION ORDINANCE.

DATED THIS 3RD DAY OF NOVEMBER, 2022.


ROBERT J. WETZEL S-1778

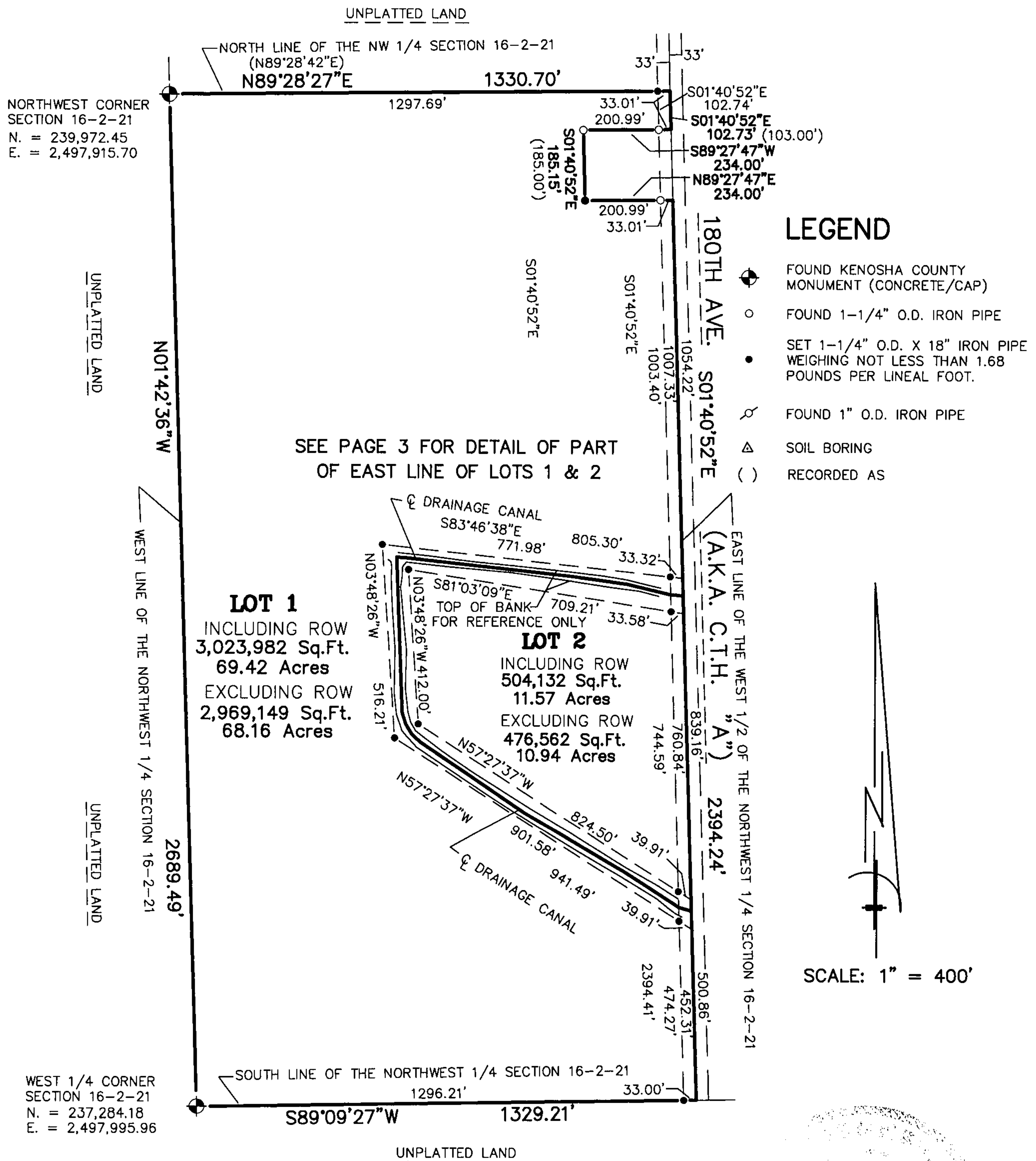


CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWNSHIP OF PARIS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

PREPARED FOR: WILLIAM AND DIANE FLIESS REVOCABLE TRUST
2515 200TH AVENUE
UNION GROVE, WI 53182

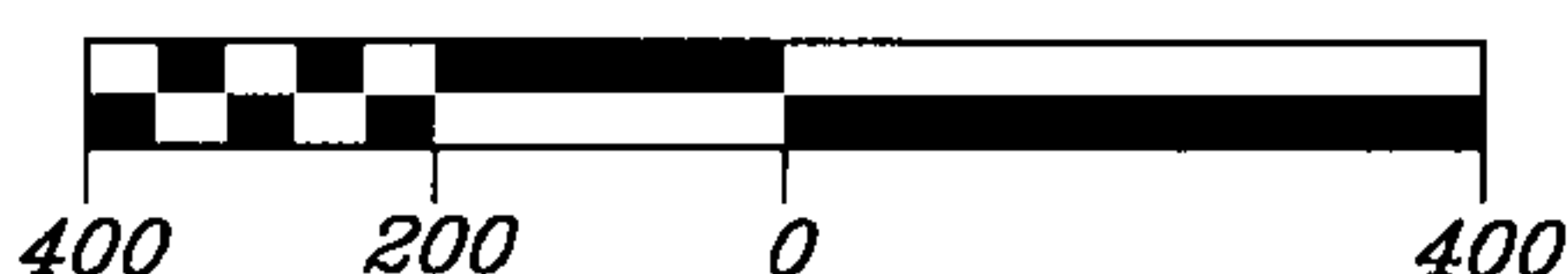
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(262)-767-0225
JOB NO. 10717



BEARINGS HEREON RELATE TO THE WEST LINE OF THE NW 1/4 SECTION 16-2-21. ASSUMED BEARING NORTH 01°42'36" WEST.

NOTE: ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

GRAPHIC SCALE



ROBERT J. WETZEL
NOVEMBER 3, 2022
S-1778

CERTIFIED SURVEY MAP NO.

BEING PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWNSHIP OF PARIS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

PREPARED FOR: WILLIAM AND DIANE FLIESS REVOCABLE TRUST
2515 200TH AVENUE
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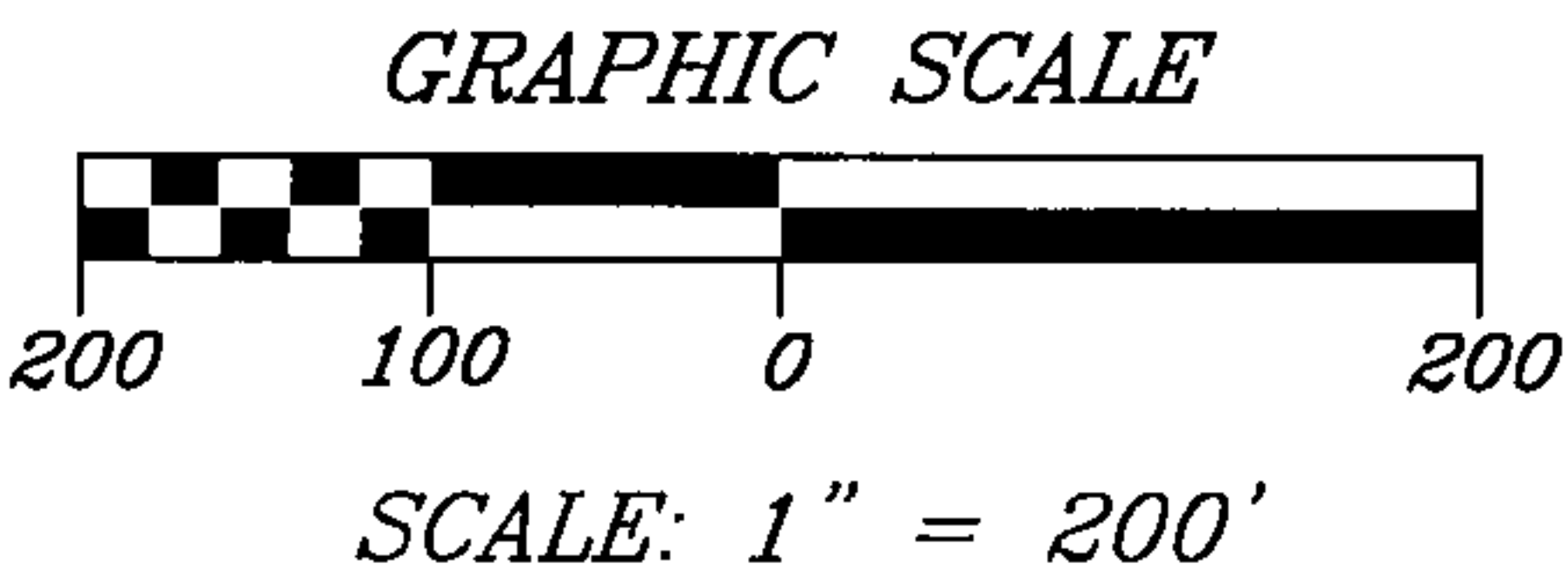
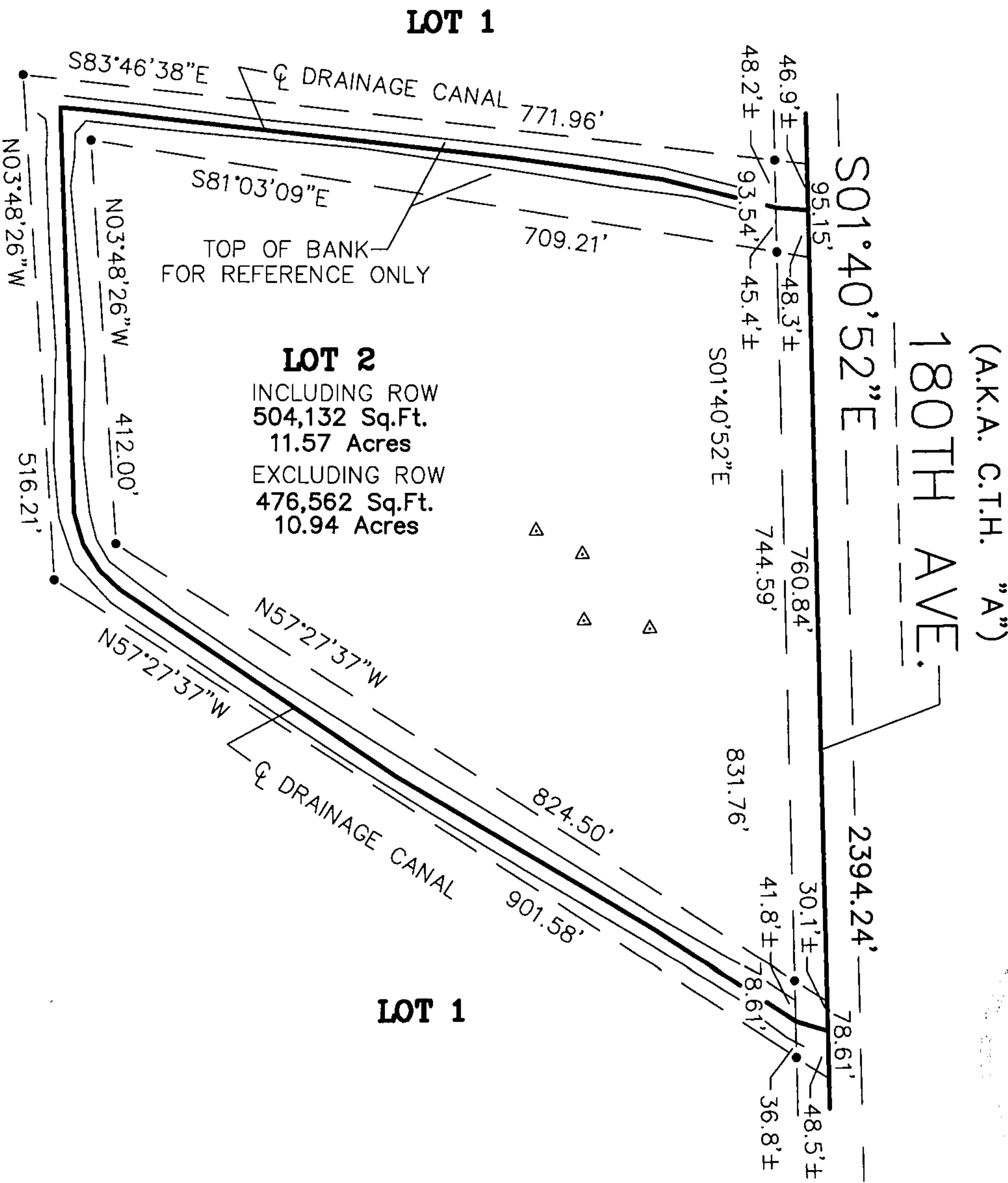
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LEGEND

- FOUND KENOSHA COUNTY MONUMENT (CONCRETE/CAP)
- FOUND 1-1/4" O.D. IRON PIPE
- SET 1-1/4" O.D. X 18" IRON PIPE WEIGHING NOT LESS THAN 1.68 POUNDS PER LINEAL FOOT.
- FOUND 1" O.D. IRON PIPE
- SOIL BORING
- RECORDED AS

DETAIL LOTS 1 AND 2



Robert J. Wetzel
ROBERT J. WETZEL S-1778
NOVEMBER 3, 2022

CERTIFIED SURVEY MAP NO. _____.

BEING PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF PARIS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

OWNER'S CERTIFICATE:

WE, WILLIAM AND DIANE FLIESS, AS TRUSTEES OF THE WILLIAM AND DIANE FLIESS REVOCABLE TRUST, HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWNSHIP OF PARIS, AND KENOSHA COUNTY, WISCONSIN.

WILLIAM FLIESS TRUSTEE DIANE FLIESS TRUSTEE

STATE OF WISCONSIN)
KENOSHA COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 202 , THE ABOVE NAMED WILLIAM AND DIANE FLIESS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

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 _____, 202 .

JEFF BADTKE CHAIRPERSON

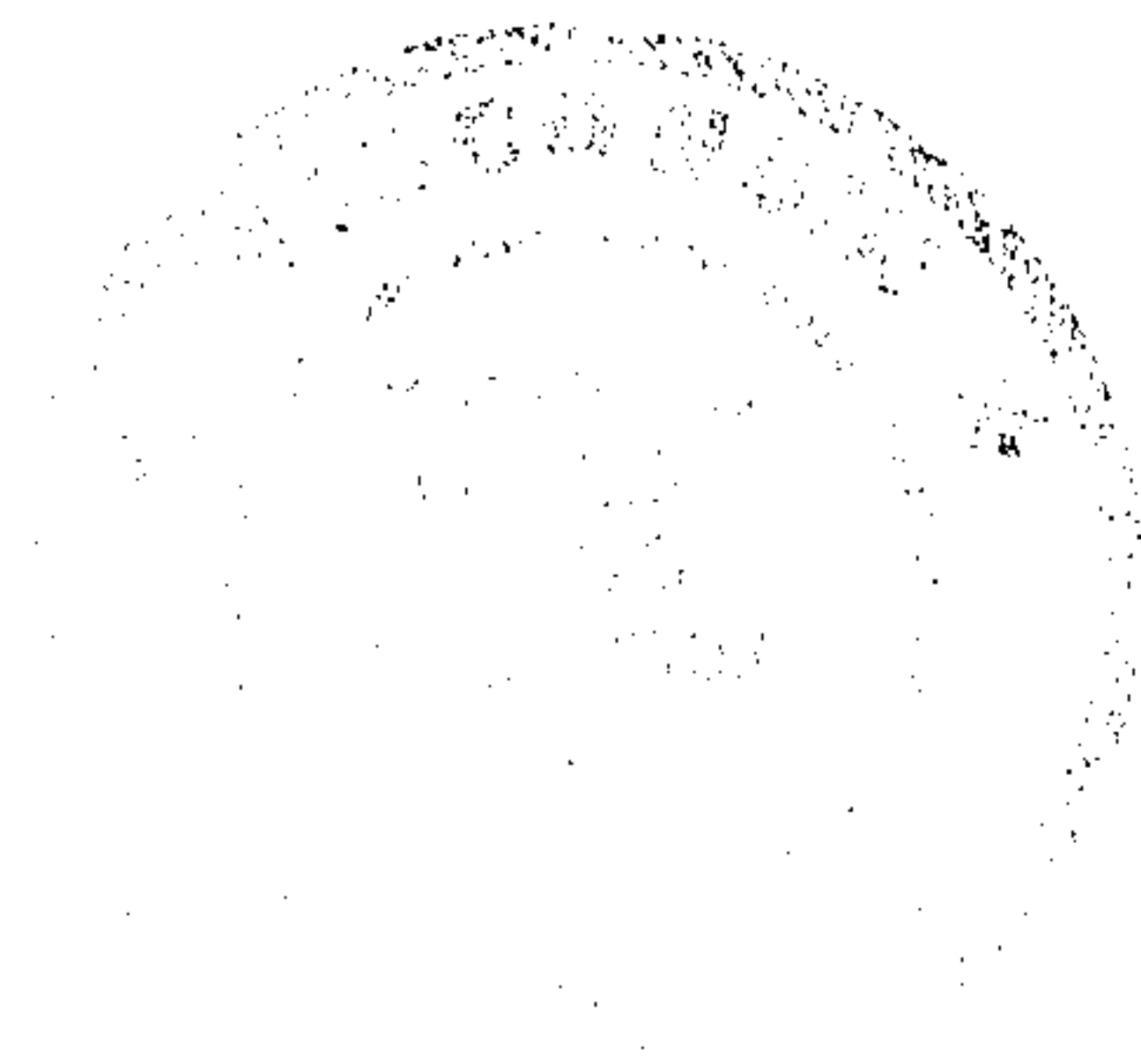
TOWN OF PARIS TOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN OF PARIS TOWN BOARD ON THIS _____ DAY OF _____, 202 .

JOHN HOLLOWAY CHAIRPERSON DIANA COUGHLIN TOWN CLERK

DATED THIS 3RD DAY OF NOVEMBER, 2022


ROBERT J. WETZEL S-1778





COUNTY OF KENOSHA

Division of Planning & Development

19600 75th Street, Suite 185-3

Bristol, WI 53104-9772

Phone: (262) 857-1895

Fax: (262) 857-1920

KENOSHA COUNTY DEVELOPMENT APPLICATION

* If you would rather apply for your project online and pay fees online without having to travel to and from this office to submit hardcopy documentation and logging in under said credentials in order to apply for your project. If you submit via the portal, you still need to complete this application, and upload it to the portal.

<https://permitting.kenoshacounty.org/eTrakit/>

1. Select all application types that apply:

- | | |
|---|--|
| <input type="checkbox"/> Comprehensive Land Use Plan Map Amendment Application (COMP) | Land Division Applications |
| <input type="checkbox"/> Rezoning Application (REZO) | <input type="checkbox"/> Certified Survey Map (CSM) |
| <input checked="" type="checkbox"/> Conditional Use Permit Application (CUP) | <input type="checkbox"/> Preliminary Plat Application (PLAT) |
| <input type="checkbox"/> Affidavit of Correction (AFFC) | <input type="checkbox"/> Final Plat Application (PLAT) |

2. Enter all contact information:

Property Owner Contact Information (1)

Company Name: Markquart Burlington LLC
Individual's Name: John Markquart
Mailing Address: 1844 Commercial Blvd, Chippewa Falls 546
Phone Number: 715-852-2424
Email Address: john@markquart.com

Property Owner Contact Information (2)

Company Name: _____
Individual's Name: Amy Dachel
Mailing Address: _____
Phone Number: 715-226-0248
Email Address: adachel@markquart.com

Property Owner Contact Information (3)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Property Owner Contact Information (4)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Architect Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Engineer Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Surveyor Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Master Plumber/Soil Tester Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

3. List all subject properties by property address and/or tax key parcel number. If a full property address is not available including a house number, provide the tax key parcel number:

Tax Key Parcel Number	Full Property Address
1. 95-4-219-314-0640	5712 392nd Ave
2.	
3.	
4.	

For Office Use Only: Applicants can track status on <https://permitting.kenoshacounty.org/eTrakit/>

Project Number(s):

4. Provide a written summary of your proposed project and reasons for pursuing said project:

The purpose of installing this propane dispenser is to better serve Markquart RV and enhance the ability of Markquart RV to service their customers and profitability of the business. Staff at Markquart RV will be trained on propane dispenser safe filling guidelines, proper PPE usage and general propane safety before they are allowed to use the dispenser to fill propane tanks. This dispenser will not be accessible to the public for self-service.

Tank is 1,000 water capacity - will be 80% propane, tank is approximately 3 feet wide by 13 feet long cylinder with 3' x 3' dispenser box on one end.

5. If you are submitting a Comprehensive Land Use Plan Map Amendment Application (COMP), work with Planning & Development staff to prepare and attach a map of the subject area showing current land use plan map designations and a map of the subject area showing proposed land use plan map designations.
6. If you are submitting a Rezoning Application (REZO), work with Planning & Development staff to prepare and attach a map of the subject area showing current zoning map classifications and a map of the subject area showing proposed zoning map classifications.

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 <https://www.revenue.wi.gov/Pages/FAQS/slf-usevalue.aspx> or <https://www.revenue.wi.gov/Pages/SLF/useval-uvindx.aspx>

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.

7. If you are submitting a Conditional use Permit Application (CUP), work with Planning & Development staff to prepare and attach a code excerpt from Section 12.29-8 of the Kenosha County General Zoning & Shoreland/Floodplain Zoning Ordinance regarding applicable standards to your proposed use. Any conditional use permit application is subject to formal site plan review pursuant to Section 12.08-2 of the Kenosha County General Zoning & Shoreland/Floodplain Ordinance.
- Proposed Use:
 - Hours of Operation:
 - Number of employees currently onsite during the largest work shift:
 - Number of employees that will be onsite during the largest work shift:
 - Will there be outside entertainment? _____ If so, draw and label total horizontal and vertical extent of proposed outside entertainment on site plan.
 - Will there be outside storage? _____ If so, draw and label total horizontal and vertical extend of proposed outside storage on site plan.
 - Attach professionally drawn to-scale plan sheets for each of the following as applicable:
 - Building Plan (include floor plans and elevation drawings)
 - Site Plan (Section 12.05-1(h)3 of zoning ordinance)
 - Traffic, Parking and Access Plan (Section 12.13 of zoning ordinance)
 - Landscape Plan (Section 12.16 of zoning ordinance)
 - Lighting Plan (including photometrics) (Section 12.15 of zoning ordinance)
 - Storm Water Management Plan (Division II of stormwater ordinance)
 - Utility Plan
 - Traffic Impact Analysis (TIA) Plan
 - Natural Resources Protection Plan
 - Signage Plan (Section 12.14 of zoning ordinance)
8. If you are submitting an Affidavit of Correction (AFFC), attach the draft affidavit of correction document prepared by your hired professional surveyor.
9. If you are submitting a Certified Survey Map Application, Preliminary Plat Application or Final Plat Application, submit the draft certified survey map document, draft preliminary plat document or draft final plat document prepared by your hired professional surveyor. Draft certified survey map, preliminary plat and/or final plat should be prepared compliant with applicable requirements stated in the Kenosha County Land Division Ordinance.
10. If you are submitting a Comprehensive Land Use Plan Map Amendment (COMP), Rezoning Application (REZO), Land Division Application (CSM or PLAT) or a Conditional Use Permit Application (CUP) your project may be subject to sections of the Kenosha County Sanitary Code and Private Sewage System Ordinance that require a professional evaluation of existing private on-site wastewater treatment system(s) (POWTS) by a hired master plumber and/or professional soil borings by a hired professional soil tester in order to confirm site suitability for a future planned POWTS. Depending on the results of these required hired professional evaluations, existing non-compliant POWTS on the subject property may be required to be replaced or proposed lots may be deemed unbuildable and therefore not be able to be created as part of your land division application.

Any required POWTS evaluations or required soil borings must be submitted to this office prior to or with the formal submittal of this application document. If an existing non-compliant POWTS must be replaced, then this application document will not be accepted until the required sanitary permit and associated application fees for said sanitary permit are submitted to this office.

- a. Number of lots/parcels being created (Do not include outlots or the remnant parcel unless it is 35 acres or less)

0

- b. Review Fee = Number from above x \$75

0 x 75 = 0-dollars

- c. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems?
Yes, SANT17-00029 - 2017-installed in-ground septic system servicing primary building on site.
- d. Are these systems older than July 1, 1980?
No.
- e. If you answered yes to questions 3 and 4, this existing septic system must go through an evaluation to determine compliance with SPS 383.32 of the Wisconsin Administrative Code or may need to replace the existing system with a code compliant one as part of this land division procedure. The Sanitary Permit for the replacement system must be issued prior to applying for approval of the land division with the Division of Planning & Development.
- f. Certified Survey Maps (CSMs) must have complete soil and site evaluations for all proposed lots including any remnant parcel 35 acres or less. For CSMs involving structures served by private sewage systems the existing system and all treatment tanks shall be located and shown on the survey and must be evaluated for compliance with SPS 383.32, Wisconsin Administrative Code. Existing systems older than July 1, 1980 and in suitable soils shall be required to have a soil and site evaluation conducted to establish a replacement area for a future private sewage system. This area designated for a future system shall be shown on the survey and must meet all setback requirements and be within the boundaries of the newly proposed parcel.
- g. Preliminary plats must follow the soil and site evaluation requirements as stated in Chapter 15.07 of the Kenosha County Sanitary Code and Private Sewage System Ordinance. Final plats on clayey glacial till soils will be required to have complete soil tests conducted and have the soil boring locations on the plat. 8. For further information and details of these procedures you may contact a sanitarian in the Division of Health Services or at 262/857-1910.

11. Application fees will be assessed at time of submittal. See [Fee Schedule](#).

Development Disclosure

It is the property owner and applicant's responsibility to determine if additional permits from other agencies will be required, including but not limited to: Wisconsin State Building Codes, Wisconsin State Department of Natural Resources, FEMA, U.S. Army Corps of Engineers, Wisconsin State Department of Transportation and U.S. Fish and Wildlife. If additional permits are required, it is the responsibility of the property owner/applicant to obtain such permits and comply with their conditions of approval.

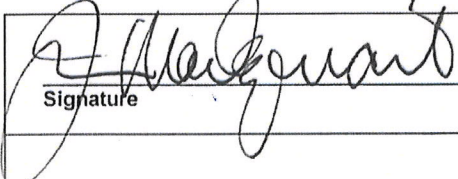
The applicant acknowledges that the County of Kenosha could incur substantial costs throughout the review process and that it is appropriate for the applicant to be financially responsible for costs related to the development process rather than the County residents. Thus the applicant agrees to pay to the County of Kenosha all reasonable costs for engineering, planning, legal and administrative expenses incurred by the County of Kenosha as a result of this application.

Both parties acknowledge that the payment of funds and executing this application does not imply any particular outcome or decision by the staff of the County of Kenosha, the Planning, Development & Extension Education Committee and/or the County Board.

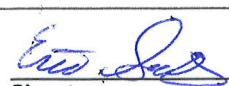
It is the property owner/applicant's responsibility to provide the County of Kenosha all necessary legal documentation related to the property, including but not limited to: proof of ownership, receipts, surveys, deed restrictions, vacation records, easement records, etc.

I acknowledge, understand, and agree, that all relevant documentation will be provided to Kenosha County, and that all required permits and consent will be obtained prior to the start of construction, with all conditions of approval adhered to.

SIGNATURE OF ALL SUBJECT PROPERTY OWNERS (attach separate agent letter if necessary)

 Signature	John Markquart Print Name
_____ Signature	_____ Print Name
_____ Signature	_____ Print Name

SIGNATURE OF APPLICANT

 Signature	Eric Dennis 262-745-8532 Print Name
--	---

Mike Conley, Territory Sales Representative
Milwaukee, Madison and surrounding areas
Amerigas Propane L.P.
(608) 981-0091
Print Name

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center

Department of Public Works & Development Services
19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104

Division of Planning and Development (including Sanitation & Land Conservation) (262) 857-1895

Facsimile # (262) 857-1920

Public Works Division of Highways (262) 857-1870

Kenosha County Administration Building

Register of Deeds (262) 653-2444

Division of Land Information (262) 653-2622

Wisconsin Department of Transportation, Southeast Region (262) 548-5902

141 NW Barstow St.
Waukesha WI 53187-0798

Wisconsin Department of Natural Resources - Sturtevant Office (262) 884-2300

9531 Rayne Rd., Suite 4
Sturtevant WI 53177

Brighton, Town of (262) 878-2218

Paris, Town of (262) 859-3006

Randall, Town of (262) 877-2165

Somers Village/Town of (262) 859-2822

Wheatland, Town of (262) 537-4340

City of Kenosha Planning & Zoning (262) 653-4030

City of Kenosha Water Utility (262) 653-4300

City of Kenosha Airport (262) 653-4160



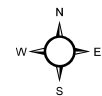
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Kenosha County



**SUBJECT
PROPERTY
(1-FOOT
CONTOURS)**



1 inch = 200 feet

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Benjamin Fiebelkorn

From: Alex Priesgen
Sent: Monday, December 11, 2023 4:16 PM
To: Benjamin Fiebelkorn
Subject: RE: Markquart Burlington RV...

If he is just adding a propane tank and dispensing from it and not really doing anything to the building then I do not see a need for an eval.

From: Benjamin Fiebelkorn <Ben.Fiebelkorn@kenoshacountywi.gov>
Sent: Monday, December 11, 2023 3:56 PM
To: Alex Priesgen <Alex.Priesgen@kenoshacountywi.gov>
Subject: Markquart Burlington RV...

Alex:

Tax Key Parcel Number: [95-4-219-314-0640](#)
Property Address: 5712 392ND AVE

I can't remember if we talked about this proposal or not.

Current owner wants to apply for a CUP to install a propane dispenser....

The purpose of installing this propane dispenser is to better serve Markquart RV and enhance the ability of Markquart RV to service their customers and profitability of the business. Staff at Markquart RV will be trained on propane dispenser safe filling guidelines, proper PPE usage and general propane safety before they are allowed to use the dispenser to fill propane tanks. This dispenser will not be accessible to the public for self-service. Tank is 1,000 water capacity - will be 80% propane, tank is approximately 3 feet wide by 13 feet long cylinder with 3' x 3' dispenser box on one end.

Will you require a septic system evaluation?

Ben Fiebelkorn

Senior Land Use Planner (T. of Brighton, T. of Paris)

Kenosha County Public Works & Development Services
Division of Planning & Development
19600 75th Street, Suite 185-3
Bristol, WI 53104

262.857.1895 (office)
262.857.1901 (direct)
262.857.1920 (fax)
Office Hours: 8-noon, 1- 5pm (Mon. through Fri.)

Ben.Fiebelkorn@kenoshacountywi.gov
<http://www.kenoshacounty.org/656>
Online Permit & Information Portal - <https://permitting.kenoshacounty.org/eTrakit/>
Trying to schedule a meeting? Check my availability [here](#).



Note that my email address format has changed from "@KenoshaCounty.org" to "@KenoshaCountyWI.gov". Please update your records.

12.33.030 B-3 highway business district.

(a) *Primary Purpose and Characteristics.* The B-3 Highway Business District is intended to provide for the orderly and attractive grouping and appropriate business location along principal highway routes as defined in this ordinance of those businesses and customer services which are logically related to and dependent upon highway traffic and which are specifically designed to serve the needs of such traffic and businesses which generate a high volume of vehicle traffic with a corresponding demand for large parking areas. The uses intended for this District typically do not rely upon an interchange of customers with each other as do uses in the B-4 District and furthermore tend to locate in strip fashion along the highway thereby impeding traffic flow thereon with numerous access points and therefore requiring review of plans and specifications to regulate highway access and to encourage properly planned site layout and development for such individual businesses. All new structures and uses and changes or additions to existing structures and uses shall be in compliance with the site plan review requirements of this ordinance (See Section [12.08.020](#)). (8/6/02)

It is recognized that it is neither possible nor practicable to list all of the principal and accessory uses that are compatible with those listed below and therefore it is intended that the following list of principal and accessory uses only be illustrative. Any individual aggrieved by a failure to list a particular principal or accessory use in this subsection shall have the right to file a petition with the Kenosha County Department of Planning and Development pursuant to section [12.55](#) of this ordinance for a determination as to the similarity of the intended use with the principal and accessory uses listed below.

(b) *Principal Uses (3/16/04).*

1. Any principal use permitted in the B-1 Neighborhood Business District, B-2 Community Business District or B-4 Planned Business District
2. Adult establishments, as provided in section [12.33.060](#)
3. Appliance and furniture stores with related warehousing
4. Garden supply stores
5. Gunsmith shop

(c) *Accessory Uses.*

1. Garages for the storage of vehicles used in conjunction with the operation of the business
2. Off-street parking and loading
3. Residential quarters for the owner, proprietor, commercial tenant, employee or caretaker located in the same building as the business.
4. Small wind energy system

5. Solar energy systems

(d) *Conditional Uses (see also section 12.40.080) (8/6/02).*

1. Arenas and stadiums
2. Automotive body repair
3. Automotive and marine sales, service and repairs including related towing
4. Car washes
5. Concrete and asphalt batch plants temporarily located on a parcel
6. Convenient Cash Businesses
7. Drive-in theater
8. Flea markets
9. **Fueling stations**
10. Indoor Shooting Ranges
11. Self-storage Facilities
12. Pawnshops
13. Recreational vehicle, motor home, farm implement or similar large size vehicle or equipment sales involving extensive outdoor display and storage
14. Restaurants, bars or taverns with outdoor dining, entertainment or recreation (i.e., volleyball, horseshoes, etc.)
15. Tattoo and body piercing establishments
16. Truck stops, sales and service
17. Utility substations
18. Large wind energy system

(e) *Lot Area and Width (3/16/04).*

1. Individual businesses served by either public sanitary sewage facilities or on-site soil absorption sewage disposal systems or other approved private means of sewage disposal, shall provide a minimum lot area of 40,000 square feet and a minimum lot frontage of 150 feet in width.

(f) *Building Height and Area.*

1. No building or parts of a building shall exceed 35 feet in height.
2. No maximum or minimum building area shall be required in the B-3 District due to the variety of uses within the District and the diverse building demands on each user.

(g) *Yards.*

1. Street yard - not less than 65 feet from the right-of-way of all Federal, State Trunk or County Trunk highways; and not less than 30 feet from the right-of-way of all other roads. (8/6/02)
2. Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water. (11/5/86)
3. Side yard - not less than 15 feet in width on each side of all structures.
4. Rear yard - not less than 25 feet.

(h) *Authorized Sanitary Sewer Systems.*

1. Public sanitary sewer
2. On-site sewage disposal absorption system
3. Holding tank on lots of record created prior to July 1, 1980 [Code § 12.22-3.]

The Municipal Code of Kenosha County is current through Ordinance 7 (2022), passed December 6, 2022.

Disclaimer: The clerk of the board's office has the official version of the Municipal Code of Kenosha County. Users should contact the clerk of the board's office for ordinances passed subsequent to the ordinance cited above.

[County Website: www.kenoshacounty.org](http://www.kenoshacounty.org)

[Hosted by Code Publishing Company, A General Code Company.](#)

Section 12.40

CONDITIONAL USES

Sections:

- 12.40.010 Purpose.**
- 12.40.020 Intent.**
- 12.40.030 Permits.**
- 12.40.040 Application (8/6/02).**
- 12.40.050 Review and approval.**
- 12.40.060 Existing uses.**
- 12.40.070 Revocation of conditional use permit.**
- 12.40.080 Standards for conditional uses.**

12.40.010 Purpose.

A conditional use, as used in this ordinance, is designed to be a flexibility device designed to cope with situations where a particular use, although not inherently inconsistent with the use classification of a particular district, could create special problems and hazards if allowed to develop and locate as a matter of right in a particular district and therefore is in need of special consideration. Often the effects of these uses on the surrounding environment cannot be foreseen until a specific site has been proposed. The nature, character or circumstances of these uses are so unique or so dependent upon specific contemporary conditions that predetermination of permissibility by right or the detailing in the ordinance of all of the specific standards, regulations or conditions necessary or appropriate to such permissibility is not practical, it being recognized that the County is faced with practical difficulties in defining with precision in advance the conditions under which a conditional use permit will be granted. Those conditional uses hereinafter designated as such are deemed to have one or more of the following characteristics when located within certain districts:

- (a) Hazardous, dangerous or harmful to adjoining or nearby parcels, waters or the environment
- (b) Noxious, offensive, a nuisance or otherwise adverse to adjoining or nearby parcels, water or the environment
- (c) Inconsistent with or otherwise adverse to adjoining or nearby land or water uses in the absence of certain conditions [Code § 12.29-1.]

12.40.020 Intent.

It is the intent of the Kenosha County Board of Supervisors to allow the hereinafter designated conditional uses within the areas designated by this ordinance in accordance with section [12.40.050\(g\)](#) of this ordinance and only

when the conditions imposed thereon are met. Any conditions so imposed as a basis for granting the conditional use permit shall be binding on all grantees, assignees, heirs, legatees, donees, transferees and trustees of the petitioner. [Code § 12.29-2.]

12.40.030 Permits.

The Kenosha County Planning, Development & Extension Education Committee may authorize the Department of Planning and Development to issue a conditional use permit for conditional uses as specified in each of the aforementioned districts set forth in sections [12.20](#) to [12.26](#) after review and a public hearing, as provided herein; provided, that such conditional uses and structures are in accord with the provisions of this ordinance, its purpose and intent. (11/5/84) [Code § 12.29-3.]

12.40.040 Application (8/6/02).

(a) Prior to application, the petitioner shall set up a pre-application conference with Planning and Development staff. This conference is intended to inform the petitioner of the purpose and objectives of these regulations. In so doing, the petitioner and the planning staff may reach mutual conclusions regarding the possible effect of the project on abutting properties and the petitioner will gain a better understanding of subsequent required procedures.

(b) Applications for conditional use permits shall be made in triplicate to the Department of Planning and Development on forms furnished by the Department of Planning and Development and shall include the following:

1. Name, address and phone number of the applicant, owner of the site, architect, professional engineer, contractor, and authorized agent.
2. Description of the subject site by lot, block, and recorded subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees, and the zoning district within which the subject site is located.
3. Plat of survey and/or a site plan layout consisting of a survey prepared by a land surveyor registered by the State of Wisconsin or other map drawn to scale and approved by the Department of Planning and Development showing all of the information required under section 12.05.010(h)3 for a zoning permit. In addition, the plat of survey or site plan layout or map shall show the location, elevation and use of any abutting lands and the location and foundation elevations of structures within 50 feet of the subject site; soil mapping unit lines; ordinary high water mark, historic high water marks and floodlands on or within 50 feet of the subject premises, and existing and proposed landscaping. Such plans as, for example, a plan of operation, may be required as well as impact statements. (11/5/86)

4. For shoreland and floodland conditional uses, such description shall also include information that is necessary for the County Planning, Development & Extension Education Committee to determine whether the proposed development will hamper flood flows, impair floodplain storage capacity, or cause danger to human, animal or aquatic life. This additional information may include plans, certified by a registered professional engineer or land surveyor, showing existing and proposed elevations or con-tours of the ground; fill or storage elevation; basement and first floor elevations of structures; size, location, and spatial arrangement of all existing and proposed structures on the site; location and elevation of streets water supply and sanitary facilities; aerial photographs, and photographs showing existing surrounding land uses and vegetation upstream and downstream; soil types and any other pertinent information required by either the Planning, Development & Extension Education Committee or the Department of Planning and Development. (11/5/84)
5. Additional information relative to the elimination or alleviation or control of the danger, hazard or nuisance sought to be averted as may be required by the Planning, Development & Extension Education Committee or the Department of Planning and Development, such as, without limitation due to enumeration, ground surface elevations, basement and first floor elevations, utility elevations, detailed landscape plans, plans of operation, hours, parking plans and waste disposal plans as defined in this ordinance, historic and probable future flood water elevations, areas subject to inundation by flood waters, depths of inundation, floodproofing measures, soil type, slope, and boundaries, and plans for proposed structures giving dimensions and elevations pertinent to the determination of the hydraulic capacity of the structure or its effects on flood flows. (11/5/84)
6. A list of property owners and parties of interest and their addresses certified by the Kenosha County Assessor's Office as required by section [12.05](#) of this ordinance.
7. An agreement to abide by the terms of this ordinance and any permit issued pursuant to it.
8. The fee as required by section [12.05.080](#) of this Ordinance. [Code § 12.29-4.]

12.40.050 Review and approval.

- (a) After receipt of a petition for a conditional use permit, the Department of Planning and Development shall place the matter on the agenda for a public hearing before the Kenosha County Planning, Development & Extension Education Committee provided, however, that the requirements of 12.06.040 of this ordinance are complied with. (11/5/84)
- (b) Notice of the aforementioned public hearing shall be published as a class 2 notice in a newspaper of general circulation within Kenosha County pursuant to Chapter [985](#) of the Wisconsin Statutes and the Wisconsin Open Meeting Law, section [19.81](#) to [19.98](#) of the Wisconsin Statutes. In addition, notice of said public hearing shall be mailed to the last known address of all property owners certified by the Kenosha County Assessor as being owners of property within 300 feet of the subject property or parties of interest as defined in this ordinance. Failure to receive notice shall not invalidate any action taken by the committee. After publication and notice, the petitioner may request the Planning, Development & Extension Education Committee for a one-month postponement of the

public hearing for good cause and no further publication or notice shall be required, provided, however, that notice of the adjourned hearing date is given in the record at the time of the published hearing. In the event the subject property lies within the shoreland jurisdiction of this ordinance, notice of the public hearing, at least 10 days before the hearing, and a copy of the application shall be mailed to the Southeast District office of the Department of Natural Resources in accordance with section NR115.05(6)(h) of the Wisconsin Administrative Code. In the event the subject property lies within a floodland district, notice of the public hearing and a copy of the application shall be mailed to the Southeast District Office of the Department of Natural Resources in accordance with section NR116.20(2)(c) of the Wisconsin Administrative Code. In the event the subject property is zoned A-1, notice shall be given as required by Wisconsin Statute, section [91.48\(2\)](#) to the State Department of Agriculture, Trade and Consumer Protection. (3/1/94)

(c) Upon receiving a petition for a conditional use permit, the Department of Planning and Development shall forward a copy of the petition to the town board and/or town planning commission of the town wherein the parcel is located and of any other town that may be immediately adjacent or opposite of such parcel and shall allow such board or planning commission 45 days to comment on said application. Within said period of 45 days, the town board and/or planning commission shall forward their recommendation to the County Planning, Development & Extension Education Committee along with standards or conditions which are found by them to be necessary for the issuance of a conditional use permit. Said standards or conditions shall be considered by the Planning, Development & Extension Education Committee. In the event that the town board or town planning commission recommends denial of the conditional use permit, said denial shall be considered by the Planning, Development & Extension Education Committee in rendering its decision. (11/5/84)

(d) In hearing a petition requesting the issuance of a conditional use permit, the Planning, Development & Extension Education Committee shall call the petition at the public hearing. Upon the call of the petition, the petition shall be read by the Chairman of the Committee, and at the conclusion thereof, the chairman shall hear and receive any evidence or sworn testimony presented by the petitioner or his authorized agent. At the conclusion of the petitioner's presentation, the Chairman shall first ask for any public comments from those in support of the petition and secondly from those in opposition to the petition. Any relevant and material evidence or sworn testimony presented by individuals either in favor of or in opposition to the petition shall be received by the Chairman provided however that said evidence or sworn testimony is properly identifiable for the record. Lastly, the Chairman shall ask for a recommendation from the Department of Planning and Development. (11/5/84)

(e) Upon receiving the recommendation of the Department of Planning and Development, the Committee may table the petition for a period of up to three months from the date of public hearing so as to allow the petitioner an opportunity to provide any further information deemed pertinent by the Committee or so as to allow the committee members an opportunity to view the site in accordance with the guidelines set forth in section [12.56.110](#) or consider the conditions for issuing a conditional use permit or to view similar uses already in existence in accordance with the guidelines set forth in section [12.56.110](#) if a comparison is warranted. All deliberations and decisions of the committee relating to the issuance of a conditional use permit shall, however, be made at a meeting held in conformance with the Wisconsin Open Meeting Law.

(f) Upon having received all evidence and hearing all sworn testimony relating to the petition, the Planning, Development & Extension Education Committee shall review the site plan, existing and proposed structures, architectural plans, neighboring land and water uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewage and water systems, the proposed operation, the effects of the proposed use, structure, operation and improvement upon flood damage protection, water quality, shoreland cover, natural beauty and wildlife habitat, and any other pertinent requirements deemed necessary by the committee so as to eliminate, alleviate, or control any hazard, danger, harm, nuisance, adversity or inconsistency that exists or could develop. Upon completion of said review, the committee chairman shall entertain a motion that the committee either grant or deny the petition based upon specific findings and conclusions. (11/5/84)

(g) In making its determination, the committee shall make the following findings:

1. Identification of the hazard, danger, harm, noxiousness, offensiveness, nuisance or other adversity or inconsistency sought to be averted.
2. The effect of the proposed conditional use on drainage, traffic circulation, and the provision of public services.
3. Existing and proposed methods of eliminating, alleviating or controlling the identified hazard, danger, harm, noxiousness, offensiveness, nuisance or other adversity or inconsistency.
4. That regardless of any other provisions of this ordinance to the contrary allowing for a conditional use permit for a particular use on a particular parcel, that the proposed and applied for use on a particular parcel is not inherently inconsistent with either the district in which it is located or adjoining districts or neighborhoods.

(h) Unless specifically altered by section [12.40.080](#) of this ordinance, compliance with all of the minimum provisions of this ordinance, dealing with such matters as, without limitation due to enumeration, lot area and width, building height and area, yards, sanitary systems, signs, parking, loading, traffic and highway access and performance standards shall be required of all conditional uses. Variances shall only be granted as provided in section [12.56](#) of this ordinance.

(i) The decision of the committee shall be final unless a motion to review the decision of the committee is made and seconded at the County Board Meeting immediately following the decision of the Committee. All evidence or sworn testimony presented at said public hearing shall be preserved by the Kenosha County Department of Planning and Development. Notice of conditional uses granted in the A-1 Agricultural Preservation District shall be given to the State Department of Agriculture within 10 days following the decision. Notice of conditional uses granted in a floodland district or in any other area where the shoreland jurisdiction is applicable shall be given to the Southeast District office of the State Department of Natural Resources within 10 days following the decision. (3/1/94)

(j) Any decision of the Kenosha County Planning, Development & Extension Education Committee or the Kenosha County Board of Supervisors related to the granting or denial of a conditional use permit may be appealed as provided for in section [12.55](#) of this ordinance. (11/5/84)

(k) Any conditional use permit granted by the committee shall not be valid unless recorded by the applicant in the office of the Kenosha County Register of Deeds within 5 days after the issuance of the permit. Any recording fees shall be paid by the applicant. In addition, the Department of Planning and Development shall keep a record and/or map of all such conditional uses and permits which shall be open to the public. [Code § 12.29-5.]

12.40.060 Existing uses.

(a) All uses existing at the effective date of this ordinance which would be classified as conditional uses in the particular zoning district concerned if they were to be established after the effective date of this ordinance, are hereby declared to be conforming conditional uses to the extent of the existing operation only. Any addition, alteration, extension, repair or other proposed change in the existing operation shall be subject to the conditional use procedures as if such use were being established anew.

(b) Campgrounds; contractor yards; salvage, wrecking, junk, demolition, and scrap yards; towing services; mineral extraction and related uses; and sanitary landfill uses shall within 180 days after the effective date of this ordinance register with the Department of Planning and Development and submit pertinent data relative to the present operation, including the boundaries of the operation, ownership data, maps or site plan showing the existing layout, and such other data as may be necessary to enable the Department of Planning and Development to create a permanent file establishing the size, layout and operational characteristics of the existing operation. A permit shall be granted to such existing operations for the extent of the existing operation only. The Department of Planning and Development may make a finding that an adequate file already exists concerning an existing operation and may accordingly waive the registration requirement and issue a permit accordingly. Notwithstanding the fact that the aforementioned use may not be permitted within a given district, any addition, extension, or change in the operation of the aforementioned uses may be permitted; provided, that such addition, extension or change shall be subject to the conditional use procedures set forth in this ordinance.

(c) Any other use not mentioned above which was a conforming conditional use before adoption or amendment of this ordinance, but is not a permitted conditional use in the district in which it is now located, shall be considered a legal nonconforming use and shall be subject to the requirements of section [12.39.010](#) through [12.39.110](#) of this ordinance. [Code § 12.29-6.]

12.40.070 Revocation of conditional use permit.

Upon a complaint filed alleging noncompliance with the terms of the conditional use permit by any interested party with the Department of Planning and Development, or upon the motion of the Department of Planning and Development, the Planning, Development & Extension Education Committee shall schedule an open hearing within 45 days of the filing of the complaint and shall conduct a hearing pursuant to the general outline set forth in section [12.40.050](#). Upon a finding that the standards, regulations and conditions set forth in granting the conditional use permit have been violated, the Planning, Development & Extension Education Committee may suspend the conditional use permit until such time as there is compliance with the standards, regulations and

conditions imposed in the past. In the alternative, the Committee may revoke the conditional use permit. Any continued operation of the conditional use after a suspension or revocation shall be deemed a violation of this ordinance and subject to the fines set forth in section [12.53](#) of this ordinance. The action of the Committee may be appealed pursuant to section [12.55](#) of this ordinance. Any failure to revoke a conditional use permit for past violations shall not operate as a waiver of the right to suppress future violations. (11/5/84) [Code § 12.29-7.]

12.40.080 Standards for conditional uses.

(a) In addition to the specific conditions required herein, additional reasonable conditions or requirements which bear a direct relationship to the hazard, danger, harm, noxiousness, offensiveness, nuisance or other adversity or inconsistency sought to be eliminated, alleviated or controlled such as without limitation due to enumeration: environmental, economic or social impact statements, storm drainage plans, landscaping, architectural design, type of construction, floodproofing, ground cover, anchoring of structures, construction commencement and completion dates in accordance with section [12.05.030](#) of this ordinance, sureties, letters of credit, performance bonds, waivers, lighting, fencing, location, size and number of signs, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards or parking requirements, plat of survey maps, certified survey maps, easement or street dedications, increased building areas, in-creased water supply, essential services and utilities, sanitary and sewage requirements, installation of pollution abatement, security, and/or safety systems, higher performance standards, stages for development of the conditional use, future review of the conditional use operation, conditions surrounding termination of the conditional use permit and the period of time for which the conditional use will be permitted may be required by the Planning, Development & Extension Education Committee if upon its finding these are necessary to fulfill the purpose and intent of this ordinance and so as to eliminate, alleviate or control the hazard, danger, harm, noxiousness, offensiveness, nuisance, adversity or inconsistency sought to be averted. Where studies or impact statements are required, the committee can address problems called to its attention by the imposition of certain conditions aimed at eliminating, alleviating or controlling the problems. (11/5/84)

(b) The following uses are deemed by the Kenosha County Board of Supervisors to be hazardous, dangerous, harmful, noxious, offensive, a nuisance or otherwise adverse to adjoining or nearby parcels, waters or the environment or inconsistent with or otherwise adverse to adjoining or nearby land or water uses and therefore should be required to meet certain additional regulations, standards, and conditions hereinafter set forth and/or standards and conditions imposed by the Planning, Development & Extension Education Committee in accordance with section [12.40.050\(g\)](#) so as to eliminate, alleviate or control the hazard, danger, harm, noxiousness, offensiveness, nuisance, adversity or inconsistency prior to being permitted in the particular district wherein said use is listed as a conditional use: (11/5/84)

1. Abrasives and asbestos in the M-2 District.

- a. There shall be adequate containment and disposal of waste and by-products used in the manufacturing of abrasives and asbestos.

51. Fuel oil, bottled gas, and ice dealers in the B-5 District. (8/9/94)

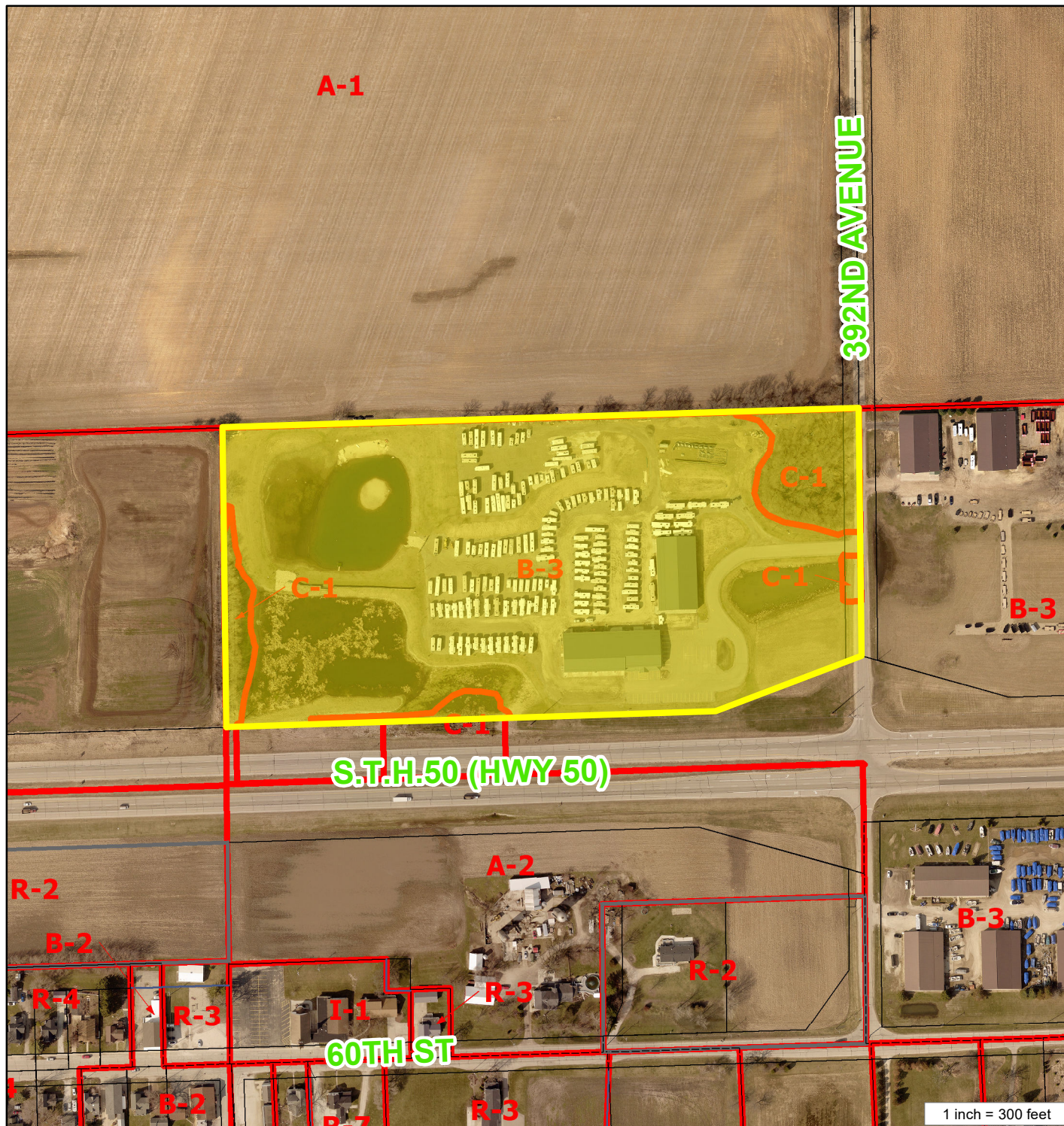
- a. A detailed site plan and environmental impact study shall be submitted with the application for a conditional use permit.
- b. The plan for the storage of fuels and the security to be provided on the site along with a fire protection plan shall be submitted to the Planning, Development & Extension Education Committee for review, consideration, and approval. Such plans shall also designate the type of fencing that will surround the storage of such materials and the lighting of the premises.
- c. All federal and state guidelines shall be complied with.
- d. All federal, state and local permits shall be filed with the Planning, Development & Extension Education Committee.
- e. Storage of fuel oil and bottled gas shall not be permitted closer than 500 feet to any residential, institutional or park district.

52. Garbage Incinerators in the M-4 District. (8/20/91)

- a. A site plan and plan of operation together with an environmental impact statement (EIS) assessing the effect the operation will have on the environment shall be submitted to the Planning, Development & Extension Education Committee. No hazardous wastes shall be disposed of in a garbage incinerator.
 - 1) The County may hire an independent expert to evaluate the EIS. The cost of the EIS shall be borne by the permit applicant. A surety in the form of an irrevocable letter of credit of not less than \$25,000 shall be provided to guarantee payment for the review.
- b. All federal and/or state licenses shall be presented to the Planning, Development & Extension Education Committee. (11/5/84)
- c. A performance bond guaranteeing compliance with all federal and state pollution guidelines and the performance standards set forth in this ordinance shall be required.
- d. There shall be no outside storage of refuse unless it is contained within vermin-proof containers.
- e. Scrap yard operations shall not be permitted on the premises.
- f. A security plan shall be presented to the Planning, Development & Extension Education Committee for approval. (11/5/84)
- g. Ingress and egress to the premises shall be determined with due regard to topography and public road and pedestrian traffic taking into consideration hills, curves, speed limits and vision clearance.

53. Gas and electric utility uses not requiring authorization under Wisconsin Statutes section [196.491](#) in the A-1 and A-4 Districts.

- a. All such uses shall be properly fenced and secured for protection against vandalism.
54. Gasohol and fuel related alcohol plants in the A-3 and M-2 Districts.
- a. Those requirements set forth for the granting of a conditional use permit for the manufacture and production of chemicals in the M-2 District shall be complied with.
55. Gasoline service stations in the B-1, B-2, B-3, B-4 and B-5 Districts. (8/9/94)
- a. A detailed site plan shall be submitted showing all structures and their distances including canopies, pump islands, light poles, tower signs, storage tank locations, etc.
 - b. All canopy posts shall be at least 30 feet from any property line. No canopy shall exceed 20 feet in height.
 - c. Canopies shall not be permitted to overhang past the property line.
 - d. All pumps shall be set back at least 30 feet from any property line.
 - e. Gasoline service stations for semi-trailers shall have their ingress and egress located in such a fashion as to give due regard to topography and public road and pedestrian traffic taking into consideration hills, curves, speed limits and vision clearance.
56. Golf courses in the PR-1 District.
- a. A detailed site plan and plan of operation shall be submitted to the Planning, Development & Extension Education Committee. (11/5/84)
 - b. Adequate sanitary facilities shall be provided.
 - c. A storm drainage plan prepared by certified engineers shall be presented to the Planning, Development & Extension Education Committee for approval. (11/5/84)
 - d. Fairways shall be located in such a fashion as to avoid golf balls being driven outside of the property boundary lines.
 - e. Those courses to be located in primary environmental corridors shall not be granted a conditional use permit unless a conservation plan has been presented to the Planning, Development & Extension Education Committee for review and approval. (11/5/84)
 - f. The following accessory uses may be permitted:
 - 1) Country club
 - 2) Restaurant
 - 3) Pro shop facility



CONDITIONAL USE SITE MAP

PETITIONER(S):

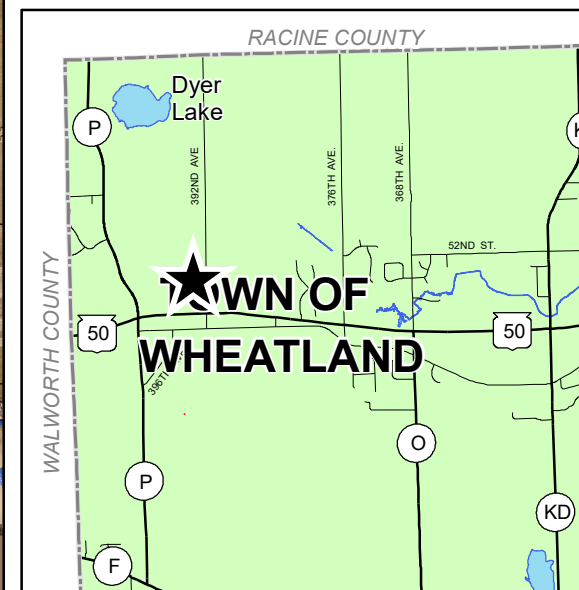
Markquart Burlington LLC (Owner)
Eric Dennis (Agent)

LOCATION: SE 1/4 of Section 31
Town of Wheatland

TAX PARCEL(S): #95-4-219-314-0640

REQUEST:

Requesting a conditional use permit to construct a propane tank and dispenser in the B-3 Highway Business Dist.





COUNTY OF KENOSHA

Division of Planning & Development

19600 75th Street, Suite 185-3
Bristol, WI 53104-9772
Phone: (262) 857-1895
Fax: (262) 857-1920



KENOSHA COUNTY DEVELOPMENT APPLICATION

* If you would rather apply for your project online and pay fees online without having to travel to and from this office to submit hardcopy documentation and physical payment, you can do so by visiting the Planning & Development Online Portal at the web address shown below, creating login credentials and logging in under said credentials in order to apply for your project. If you submit via the portal, you still need to complete this application, and upload it to the portal.

<https://permitting.kenoshacounty.org/eTrakit/>

1. Select all application types that apply:

- | | |
|---|--|
| <input type="checkbox"/> Comprehensive Land Use Plan Map Amendment Application (COMP) | Land Division Applications |
| <input type="checkbox"/> Rezoning Application (REZO) | <input type="checkbox"/> Certified Survey Map (CSM) |
| <input checked="" type="checkbox"/> Conditional Use Permit Application (CUP) | <input type="checkbox"/> Preliminary Plat Application (PLAT) |
| <input type="checkbox"/> Affidavit of Correction (AFFC) | <input type="checkbox"/> Final Plat Application (PLAT) |

2. Enter all contact information:

Property Owner Contact Information (1)

Company Name: Irving One, LLC
Individual's Name: Roger Gearhart
Mailing Address: 1222 N. Grant St., Odessa, TX 79761
Phone Number: 432-557-9920
Email Address: roger@qbe7.com

Property Owner Contact Information (2)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Property Owner Contact Information (3)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Property Owner Contact Information (4)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Architect Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Engineer Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Surveyor Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Master Plumber/Soil Tester Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

3. List all subject properties by property address and/or tax key parcel number. If a full property address is not available including a house number, provide the tax key parcel number:

	Tax Key Parcel Number	Full Property Address
1.	60-4-119-304-0405	
2.	60-4-119-304-0100	
3.	60-4-119-311-0200	
4.		

For Office Use Only: Applicants can track status on <https://permitting.kenoshacounty.org/eTrakit/>

Project Number(s):

CUP23-00007

4. Provide a written summary of your proposed project and reasons for pursuing said project:
Country Thunder Wisconsin 2024

Kenosha County Conditional Use Permit Application

General Manager: Kim Blevins
November 27, 2023

5. If you are submitting a Comprehensive Land Use Plan Map Amendment Application (COMP), work with Planning & Development staff to prepare and attach a map of the subject area showing current land use plan map designations and a map of the subject area showing proposed land use plan map designations.
6. If you are submitting a Rezoning Application (REZO), work with Planning & Development staff to prepare and attach a map of the subject area showing current zoning map classifications and a map of the subject area showing proposed zoning map classifications.

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 <https://www.revenue.wi.gov/Pages/SLF/useval-uvindx.aspx> or <https://www.revenue.wi.gov/Pages/FAQS/slf-usevalue.aspx>.

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.

7. If you are submitting a Conditional use Permit Application (CUP), work with Planning & Development staff to prepare and attach a code excerpt from [Section 12.29-8](#) of the Kenosha County General Zoning & Shoreland/Floodplain Zoning Ordinance regarding applicable standards to your proposed use. Any conditional use permit application is subject to formal site plan review pursuant to [Section 12.08-2](#) of the Kenosha County General Zoning & Shoreland/Floodplain Ordinance.
- Proposed Use:
 - Hours of Operation:
 - Number of employees currently onsite during the largest work shift:
 - Number of employees that will be onsite during the largest work shift:
 - Will there be outside entertainment? Yes If so, draw and label total horizontal and vertical extent of proposed outside entertainment on site plan.
 - Will there be outside storage? No If so, draw and label total horizontal and vertical extent of proposed outside storage on site plan.
 - Attach professionally drawn to-scale plan sheets for each of the following as applicable:
 - Building Plan (include floor plans and elevation drawings) ([Section 12.05-1\(h\)3](#) of zoning ordinance)
 - Site Plan ([Section 12.13](#) of zoning ordinance)
 - Traffic, Parking and Access Plan ([Section 12.16](#) of zoning ordinance)
 - Landscape Plan ([Section 12.15](#) of zoning ordinance)
 - Lighting Plan (including photometrics) ([Division II](#) of stormwater ordinance)
 - Storm Water Management Plan
 - Utility Plan
 - Traffic Impact Analysis (TIA) Plan
 - Natural Resources Protection Plan
 - Signage Plan ([Section 12.14](#) of zoning ordinance)
8. If you are submitting an Affidavit of Correction (AFFC), attach the draft affidavit of correction document prepared by your hired professional surveyor.
9. If you are submitting a Certified Survey Map Application, Preliminary Plat Application or Final Plat Application, submit the draft certified survey map document, draft preliminary plat document or draft final plat document prepared by your hired professional surveyor. Draft certified survey map, preliminary plat and/or final plat should be prepared compliant with applicable requirements stated in the [Kenosha County Land Division Ordinance](#).
10. If you are submitting a Comprehensive Land Use Plan Map Amendment (COMP), Rezoning Application (REZO), Land Division Application (CSM or PLAT) or a Conditional Use Permit Application (CUP) your project may be subject to sections of the Kenosha County Sanitary Code and Private Sewage System Ordinance that require a professional evaluation of existing private on-site wastewater treatment system(s) (POWTS) by a hired master plumber and/or professional soil borings by a hired professional soil tester in order to confirm site suitability for a future planned POWTS. Depending on the results of these required hired professional evaluations, existing non-compliant POWTS on the subject property may be required to be replaced or proposed lots may be deemed unbuildable and therefore not be able to be created as part of your land division application.
- Any required POWTS evaluations or required soil borings must be submitted to this office prior to or with the formal submittal of this application document. If an existing non-compliant POWTS must be replaced, then this application document will not be accepted until the required sanitary permit and associated application fees for said sanitary permit are submitted to this office.
- Number of lots/parcels being created (Do not include outlots or the remnant parcel unless it is 35 acres or less)
N/A
 - Review Fee = Number from above x \$75

N/A

- c. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems?
N/A
- d. Are these systems older than July 1, 1980?
N/A
- e. If you answered yes to questions 3 and 4, this existing septic system must go through an evaluation to determine compliance with SPS 383.32 of the Wisconsin Administrative Code or may need to replace the existing system with a code compliant one as part of this land division procedure. The Sanitary Permit for the replacement system must be issued prior to applying for approval of the land division with the Division of Planning & Development.
- f. Certified Survey Maps (CSMs) must have complete soil and site evaluations for all proposed lots including any remnant parcel 35 acres or less. For CSMs involving structures served by private sewage systems the existing system and all treatment tanks shall be located and shown on the survey and must be evaluated for compliance with SPS 383.32, Wisconsin Administrative Code. Existing systems older than July 1, 1980 and in suitable soils shall be required to have a soil and site evaluation conducted to establish a replacement area for a future private sewage system. This area designated for a future system shall be shown on the survey and must meet all setback requirements and be within the boundaries of the newly proposed parcel.
- g. Preliminary plats must follow the soil and site evaluation requirements as stated in Chapter 15.07 of the Kenosha County Sanitary Code and Private Sewage System Ordinance. Final plats on clayey glacial till soils will be required to have complete soil tests conducted and have the soil boring locations on the plat. 8. For further information and details of these procedures you may contact a sanitarian in the Division of Health Services or at 262/857-1910.

11. Application fees will be assessed at time of submittal. See [Fee Schedule](#).

Development Disclosure

It is the property owner and applicant's responsibility to determine if additional permits from other agencies will be required, including but not limited to: Wisconsin State Building Codes, Wisconsin State Department of Natural Resources, FEMA, U.S. Army Corps of Engineers, Wisconsin State Department of Transportation and U.S. Fish and Wildlife. If additional permits are required, it is the responsibility of the property owner/applicant to obtain such permits and comply with their conditions of approval.

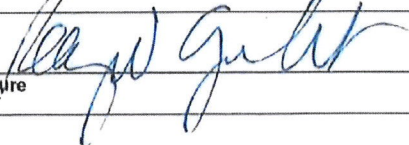
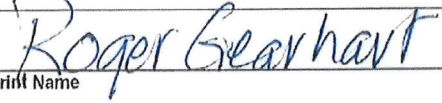
The applicant acknowledges that the County of Kenosha could incur substantial costs throughout the review process and that it is appropriate for the applicant to be financially responsible for costs related to the development process rather than the County residents. Thus the applicant agrees to pay to the County of Kenosha all reasonable costs for engineering, planning, legal and administrative expenses incurred by the County of Kenosha as a result of this application.

Both parties acknowledge that the payment of funds and executing this application does not imply any particular outcome or decision by the staff of the County of Kenosha, the Planning, Development & Extension Education Committee and/or the County Board.



It is the property owner/applicant's responsibility to provide the County of Kenosha all necessary legal documentation related to the property, including but not limited to: proof of ownership, receipts, surveys, deed restrictions, vacation records, easement records, etc.

I acknowledge, understand, and agree, that all relevant documentation will be provided to Kenosha County, and that all required permits and consent will be obtained prior to the start of construction, with all conditions of approval adhered to.

SIGNATURE OF ALL SUBJECT PROPERTY OWNERS (attach separate agent letter if necessary)

 Signature	 Print Name
_____ Signature	_____ Print Name
_____ Signature	_____ Print Name

SIGNATURE OF APPLICANT

 Signature	 Print Name
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IMPORTANT TELEPHONE NUMBERS

Kenosha County Center Department of Public Works & Development Services 19600 - 75 th Street, Suite 185-3 Bristol, Wisconsin 53104	
Division of Planning and Development (including Sanitation & Land Conservation)	(262) 857-1895
Facsimile #	(262) 857-1920
Public Works Division of Highways	(262) 857-1870
Kenosha County Administration Building	
Register of Deeds	(262) 653-2444
Division of Land Information	(262) 653-2622
Wisconsin Department of Transportation, Southeast Region 141 NW Barslow St. Waukesha WI 53187-0798	(262) 548-5902
Wisconsin Department of Natural Resources - Sturtevant Office 9531 Rayne Rd., Suite 4 Sturtevant WI 53177	(262) 884-2300
Brighton, Town of	(262) 878-2218
Paris, Town of	(262) 859-3006
Randall, Town of	(262) 877-2165
Somers Village/Town of	(262) 859-2822
Wheatland, Town of	(262) 537-4340
City of Kenosha Planning & Zoning	(262) 653-4030
City of Kenosha Water Utility	(262) 653-4300
City of Kenosha Airport	(262) 653-4160



Country Thunder Wisconsin 2024

**Kenosha County Conditional Use Permit
Application**

General Manager: Kim Blevins
November 28, 2023

Event Information

Dates of Event:

July 18th – July 21st , 2024

Times: Thursday	2pm – 2am
Friday	1pm – 2am
Saturday	1pm – 2am
Sunday	1pm – 2am

Campground Dates and Times:

Open: Wednesday, July 17th, 2024 – 9:00am

Closes: Monday, July 22nd , 2024 – 5:00pm

2am to 9am : Event site is closed to ingress except security and grounds –cleaning personnel.

General Campground #1	645 campsites available
General Campground #2	Campsites unavailable
Tent Campground	381 campsites available
Preferred Campground	1,551 campsites available
Miller Campground	423 campsites available
Encore Campground	674 campsites available
Crown Campground	25 campsites available
Glamping Campground	22 campsites available

Maximum number of tickets to be sold or distributed:

4-Day Tickets 30,000 maximum

The majority of tickets sold are 4-day tickets, which should reduce the amount of daily traffic in and out of the venue. Limited number of day tickets will be sold.

Assuming that the festival sells out in advance as it has done in the past, Country Thunder will use its radio and print advertisers, website, social media and communication through its sponsors to get the message to the public that the event is sold out and no on-site ticket sales are available.

First Aid:

First Aid will be provided by the licensed medical trained staff with required number of attendants on duty at all times during the event. A 24-hour medical area will be established in the event grounds.

Lighting:

All entries, exits, and walk ways are covered with permanent lighting and/or generated light towers.

Parking:

General Parking – North bound traffic on Hwy P will turn left on 119th Street to Williams Rd. then turn right to Hwy O, then right to the event site. Entrance to parking will be at Main Entrance, Gate 6.

Gate 7 – 600' west of Main Entrance, allowing 1 exit lane.

RSVD/ADA Parking – North bound traffic to enter and exit directly off Hwy P at Gate 1 on Hwy P.

Approximately 50 acres with capacity for up to 10,000 vehicles is reserved for parking. Additional locations for parking are currently being researched, and Country Thunder will update all information as it becomes available.

Parking attendants – Management and parking and traffic directors will be provided by a local vendor. All attendants will be equipped with orange-colored vests. In addition to vests, all night crew directional personnel will carry flashlights.

Camping:

Preferred and General Camping will enter at the Main Entrance, Gate 6. General Camping will exit through the gates off 119th street on the North and South side of roads. Preferred Camping will be allowed to exit from a separate egress point directly onto Hwy O. Once campers from General 1 Camping have checked in at the front gate, they will be allowed access back into the venue through the gates off 119th Street in an effort to alleviate congestion through the front gate.

Security:

Security on festival grounds will be provided by Country Thunder through a contracted vendor.

Security in the campgrounds will be provided by Country Thunder and Kenosha County Sheriff's Department.

Fire Prevention:

A minimum of 30' wide roadways and 20' wide walkways surround the site, allowing for emergency and service vehicles. Portable fire extinguishers are provided in all cooking areas, at all stages, and in existing structures on property. A contracted Fire Department maintains a presence on-site through the duration of the festival with a truck and all needed fire prevention equipment.

Fencing and Barriers:

Entire event site is enclosed with 7' high permanent and rental fence structure with entrance and exit gates allowing for crowd control. Festival grounds have three main entrances and exits for attendees.

Three additional service gates are available. All entrances and exits have security present during hours of operation.

Sound System:

Speakers are located on stages allowing full ground coverage without high volume. All speakers face away from permanent dwellings.

Food and Beverage Concessions:

All food and beverage will be provided by licensed vendors.

Alcoholic Beverages:

Alcoholic beverages sale locations are TBD and will be decided by July 1, 2024. All people entering are required to be pre-checked and wrist banded for proper age. All customers will be required to wear an ID wristband to purchase any alcoholic beverages. Customers will be sold a maximum of (2) two alcoholic beverages at a time.

Attractions:

Attractions and/or amusement rides will be supplied by a licensed amusement vendor to be located at the back of the venue, near the main entrance. The TBD amusement vendor will provide two to three (2-3) rides, including ones geared for a youth market. All rides will be permitted by the supplier.

Event Production Schedule:

An event production schedule will be provided for review by July 1, 2024.

Employees:

Currently there are no full time employees on the festival site grounds.

The number of temporary staff that will be on site for the largest work shift will be approximately 800. This would include Country Thunder staff, Kenosha County Sheriff's department, security, ticket sellers, concession staff, retail and food vendors and their staff, Main Stage

artists and their crew, Main Stage crew, Secondary Stage artists stage crew, sponsorship activation booths and their staff, traffic and parking staff, site maintenance staff, stage crew, medical teams and first responders, etc...

Camping Overview

Campgrounds to be operated as temporary according to Wisconsin Administrative HSS 178

Anticipated Attendance at the Event:

Capacity: 30,000 per day Expected Attendance: 25,000-30,000

Campgrounds Capacity: 3721

Toilet Facilities:

3721 Sites (Approx)	900 Total units
	547 Private units

Two (2) additional units will be provided for each 75 sites over 3,721.
All units are portable with urinals included.

Portable Toilet Services:

Provider of toilet services is Pat's Services, Inc.

Assuming that we follow the same procedure as 2023's festival, pumping of toilets begins at 4:00 a.m. daily with two services daily for campground and one for event grounds, with on-site emergency service from 4:00pm to closing. Number of personnel and trucks will be determined by ticket sales.

Solid Waste Removal

Solid Waste will be removed by TBD during and after the festival.

Assuming we follow the same procedures as 2023's festival, the projected number of box containers:

- Garbage – 4 x 30 yd containers
 - 25 x 6 yd containers
 - curbside service + 150 totes

All roll-offs and dumpsters to be emptied each morning before event site opens. Final schedule to follow by July 1, 2024.

Water Supply:

Provided by four on-site wells with designated drinking and hand wash areas.

Miscellaneous Waste:

Charcoal: All used charcoal and coals are to be placed in designated barrels. Our Shower Waste Disposal provider is TBD.

Campground Information

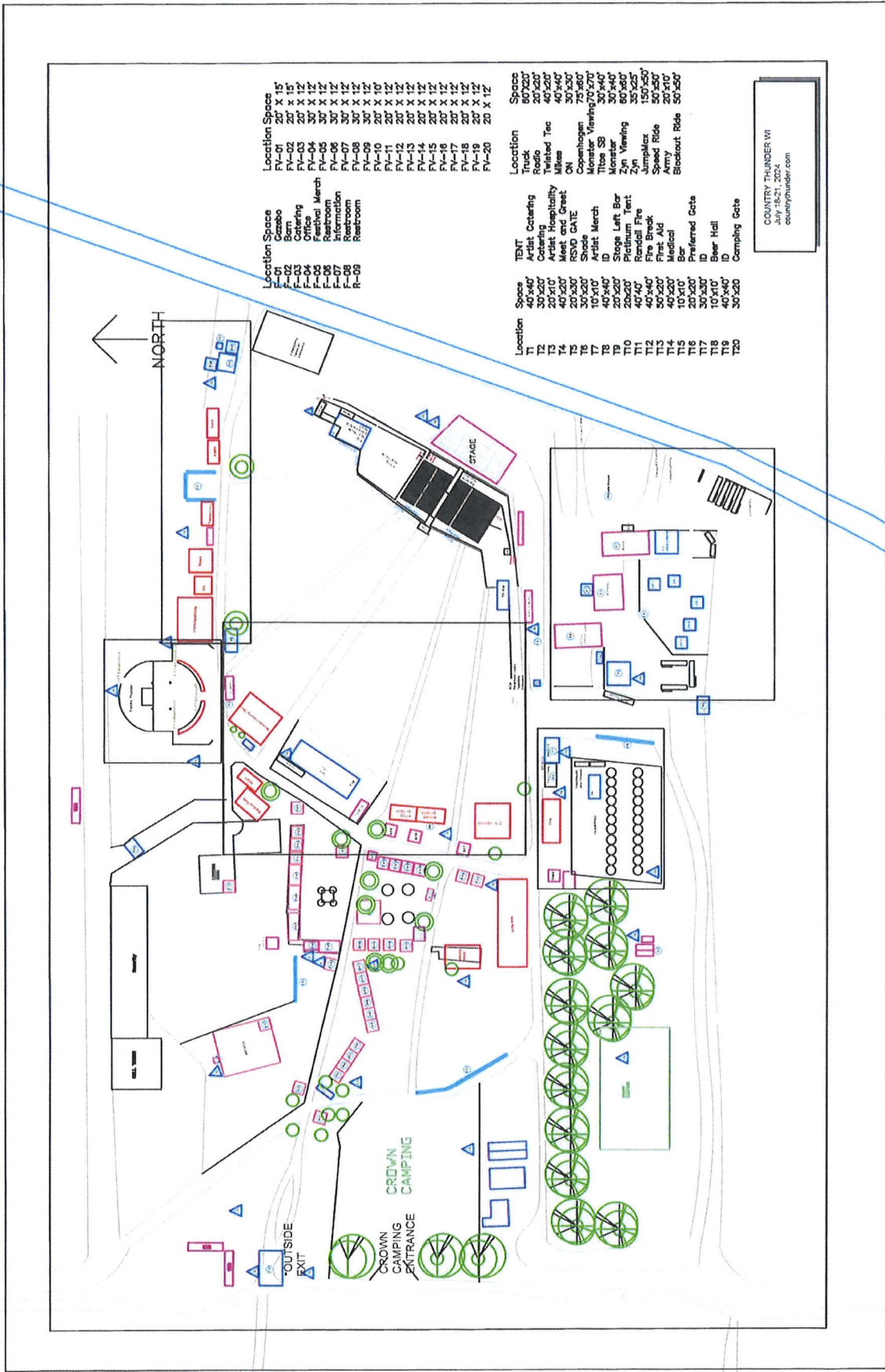
Hours of Operation:

Open – Wednesday, July 17th, 2024 at 9:00am

Close – Monday, July 22nd, 2024 at 12:00pm

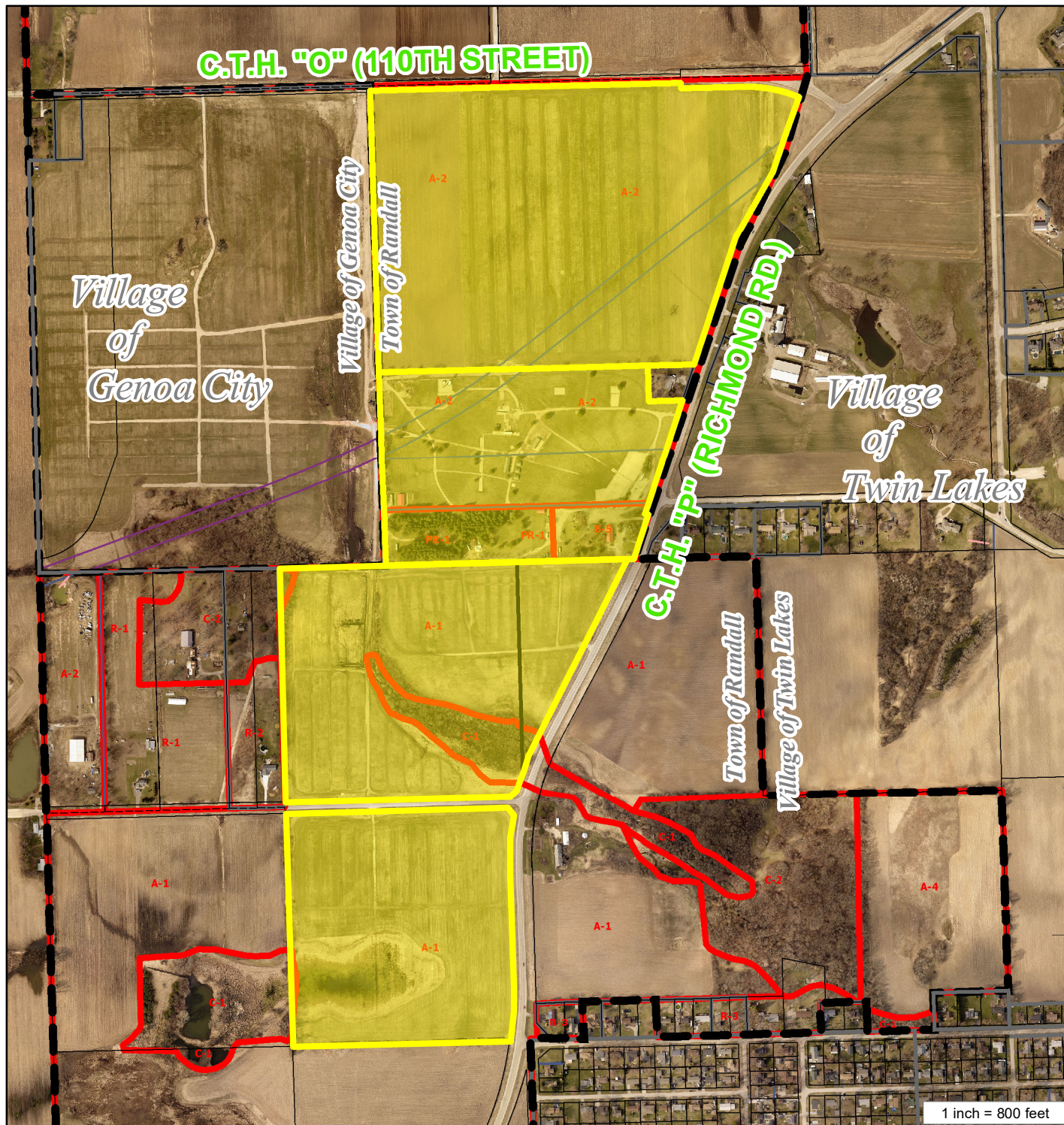
Registration/Drive-in Main Gate:

Wednesday, July 17, 2024	9am – 10pm
Thursday, July 18, 2024	9am – 10pm
Friday, July 19, 2024	9am – 10pm
Saturday, July 20, 2024	9am – 10pm



COUNTRY THUNDER WI
July 15-21, 2024
countrythunder.com





CONDITIONAL USE SITE MAP

PETITIONER(S):

Irving One LLC (Owner),
Diedrich Family Farm LLC (Owner),
Russell Brothers, LLC (Owner),
Kim Blevins (Agent)

LOCATION:

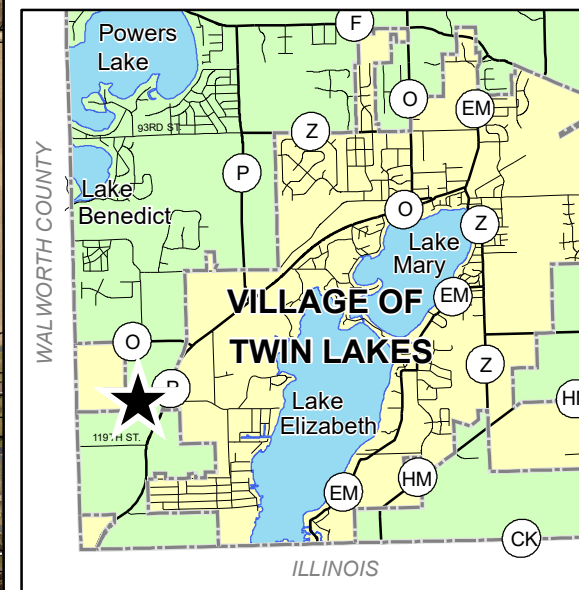
S 1/2 of Section 30 & N 1/2 of Section 31
Town of Randall

TAX PARCEL(S):

#60-4-119-304-0405, #60-4-119-304-0100 &
#60-4-119-311-0200

REQUEST:

Requesting a conditional use permit for a
country music festival (July 18-21, 2024) with
an assembly over 5,000 people



KENOSHA CO. DEPT. OF PLANNING & DEVELOPMENT FEE SCHEDULE
(effective January 8, 2024)

I. ORDINANCES

a. General Zoning and Shoreland/Floodplain Zoning Ordinance	\$ 50.00
b. Subdivision Control Ordinance.....	30.00
c. Sanitary Ordinance	30.00
d. Copies – (black/white - per sheet)	0.01
e. Copies (color or 11 x 17).....	0.06

II. PLANNING AND DEVELOPMENT PERMIT FEES

a. Accessory bldg. over 150 sq. ft. in area	150.00
b. Accessory bldg. addition or alteration	80.00
c. Addition, alteration, or conversion of principal structure:	
Commercial	1,000.00
Industrial	1,000.00
Institutional and Park	1,000.00
Residential	175.00
Any other structure	100.00
d. Advertising signs:	
Portable	200.00
Permanent New Sign ≤ 150sq. ft. total	150.00
151-299 sq. ft. total	250.00
≥ 300sq. ft. total	500.00
Addition or alteration to Permanent Sign (Does not include re-facing of existing sign)	
≤ 150sq. ft. total	100.00
151-299 ft. total	150.00
≥ 300sq. ft. total	300.00
e. Appeal to Board of Adjustments of administrative decision	
not related to a variance request	500.00
f. Certificate of Compliance	250.00
g. Conditional Use Permit (excluding M-3 and M-4 Districts).....	780.00
h. Conditional Use Permit Renewal (excluding M-3 and M-4 Districts)	330.00
i. Conditional Use Permit in M-3 and M-4 Districts	5,000.00
j. Decks.....	(each) 60.00
k. Fences	(each) 50.00
l. Planned Unit Development/Condominium Review Fee	(per building) 325.00
m. Principal Structure:	
Commercial	2,000.00
Industrial	2,000.00
Institutional and Park	2,000.00
Residential:	
Single-Family	300.00
Two-Family	600.00
Multi-Family	(per building) 300.00
Plus \$50 per unit - Minimum \$900.00 – Maximum \$2,000.00	
n. Rezoning (map or text amendments)	750.00
o. Comprehensive Plan Amendment.....	250.00
p. Stipulated Shoreland Permit (not including hydraulic Analysis).....	250.00
q. Swimming Pool	60.00
r. Mobile Towers	
Siting & Construction of a New Mobile Service Support Structure & Facility	\$3,000.00
Class 1 Collocation.....	\$1,500.00
Class 2 Collocation.....	\$500.00
s. Variances/Temporary Use	550.00
t. All Other Permits	200.00

III. **BUILDING PERMIT FEES**

PROPERTY RECORD MAINTENANCE FEES (Brighton and Salem Lakes) – RES. CONDOMINIUM UNITS (4+ UNITS PER BLDG.)

a. New Residential Dwellings	600.00 + 75.00 350.0 + 50.00 PER UNIT
b. Structural Addition	<u>135.00</u> 80.00
c. Structural Alteration	<u>135.00</u> 80.00
d. Non-structural Alterations	<u>135.00</u> 80.00
e. Accessory Structures	<u>55.00</u> 30.00
f. Porch/Deck/Patio/Canopy/Gazebo	<u>55.00</u> 30.00
g. Plumbing Addition/Upgrade	<u>35.00</u> 15.00
h. HVAC Addition/Upgrade	<u>35.00</u> 15.00
i. Electrical Addition/Upgrade	<u>35.00</u> 15.00
j. Fireplace	<u>35.00</u> 15.00
k. Exterior Siding/Roofing	<u>35.00</u> 15.00
l. Swimming Pool	<u>35.00</u> 15.00
m. Building Demolition	<u>35.00</u> 15.00

PROPERTY RECORD MAINTENANCE FEES (Brighton and Salem Lakes) MULTI-FAMILY RES. (4+ UNITS PER BLDG.)

a. New Residential Dwellings	625.00 + 75.00 400.00 + 50.00 PER UNIT
b. Structural Addition	<u>135.00</u> 80.00
c. Structural Alteration	<u>135.00</u> 80.00
d. Non-structural Alterations	<u>135.00</u> 80.00
e. Accessory Structures	<u>55.00</u> 30.00
f. Porch/Deck/Patio/Canopy/Gazebo	<u>55.00</u> 30.00
g. Plumbing Addition/Upgrade	<u>35.00</u> 15.00
h. HVAC Addition/Upgrade	<u>35.00</u> 15.00
i. Electrical Addition/Upgrade	<u>35.00</u> 15.00
j. Fireplace	<u>35.00</u> 15.00
k. Exterior Siding/Roofing	<u>35.00</u> 15.00
l. Swimming Pool	<u>35.00</u> 15.00
m-l. Building Demolition	<u>35.00</u> 15.00

PROPERTY RECORD MAINTENANCE FEES (Brighton and Salem Lakes) COMMERCIAL BLDGS.

a. New Commercial Buildings	<u>625.00</u> 400.00
b. Structural Addition	<u>260.00</u> 165.00
c. Structural Alteration	<u>175.00</u> 110.00
d. Non-structural Alterations	<u>175.00</u> 110.00
e. Accessory Structures	<u>80.00</u> 50.00
f. Porch/Deck/Patio/Canopy/Gazebo	<u>80.00</u> 30.00
g. Plumbing Addition/Upgrade	<u>35.00</u> 20.00
h. HVAC Addition/Upgrade	<u>35.00</u> 20.00
i. Electrical Addition/Upgrade	<u>35.00</u> 20.00
j. Fireplace	<u>35.00</u> 20.00
k. Exterior Siding/Roofing	<u>35.00</u> 20.00
l. Swimming Pool	<u>35.00</u> 20.00
m. Building Demolition	<u>35.00</u> 15.00

PROPERTY RECORD MAINTENANCE FEES (Brighton, and Salem Lakes) RES./AG. (UP TO 3 UNITS PER BLDG.)

a. New Residential Dwellings	<u>300.00</u> 200.00
b. Structural Addition	<u>135.00</u> 80.00
c. Structural Alteration	<u>135.00</u> 80.00
d. Non-structural Alterations	<u>135.00</u> 80.00
e. Accessory Structures	<u>55.00</u> 30.00
f. Porch/Deck/Patio/Canopy/Gazebo	<u>55.00</u> 15.00

g. Plumbing Addition/Upgrade	35.00 45.00
h. HVAC Addition/Upgrade.....	35.00 45.00
i. Electrical Addition/Upgrade.....	35.00 45.00
j. Fireplace	35.00 45.00
k. Exterior Siding/Roofing	35.00 45.00
l. Swimming Pool	35.00 45.00
m. Building Demolition.....	35.00 45.00
n.	

BUILDING FEES – BUILDING, RESIDENTIAL (Brighton, Paris, Salem Lakes)

a. Performance Bond.....	2500.00
b. Minimum Permit Fee for All Building Permits.....	50.00
c. New Structure (1-2 Family Residence) And Attached Garage	34/sq. ft.
d. Additions	34/sq. ft.
e. Remodels, Repairs and Alterations	34/sq. ft.
f. Remodels, Repairs and Alterations (Cannot Determine Sq. Ft.).....	11.50 per 1,000 valuation
g. Plan Review – 1-2 Family Residence.....	230.00
g. Plan Review – Additions and Alterations	80.00
h. Plan Review – Decks, Swimming Pools	45.00
i. Plan Review – Detached Garages and Accessory Structures	50.00
j. Early Start Permit (1-2 Family Residence)	200.00
k. Razing or Wrecking.....	80.00 plus .10/sq. ft. (900 max.)
l. Moving of Building Over Public Right-Of-Way.....	210.00 plus .12/sq. ft.
m. Detached Garage and Accessory Building	28/sq. ft.
n. Shed.....	55.00
o. Decks, Patios	75.00
p. Driveways (Not on County Highway).....	50.00
q. Fences.....	65.00
r. Culvert.....	90.00
s. Impact Fee	1935.58
t. Occupancy Permit	80.00
u. Temporary Occupancy Permit.....	80.00
v. WI Uniform Building Permit Seal.....	State Chg. + 25
w. Pools – Above Ground, Spas and Hot Tubs	11.50 per 1,000 evaluation (75 min.)
x. Pools – In-Ground	11.50 per 1,000 evaluation (75 min.)
y. Re-Roof, Siding, Trim.....	65.00
z. Re-Inspection.....	75.00
aa. Erosion Control – 1-2 Family Residence	160.00
bb. Erosion Control – Detached Garage, Accessory Structure, Addition	75.00
cc. Erosion Control – Decks, Patios, Swimming Pools	50.00
dd. Failure to Call for Required Inspection	75.00
ee. Renewal Extension of Existing Permit.....	% of original fee
ff. Signage	110.00
gg. Change of Use	45.00

BUILDING FEES – BUILDING, COMMERCIAL (Brighton, Paris, Salem Lakes)

a. Performance Bond.....	2500.00
b. Minimum Permit Fee for All Building Permits.....	100.00
c. New Structure.....	32/sq. ft.
d. Additions	32/sq. ft.
e. Remodels, Repairs and Alterations	32/sq. ft.
f. Remodels, Repairs and Alterations (Cannot Determine Sq. Ft.).....	11.50 per 1,000 valuation
g. Plan Review – Commercial	280.00 + 25/unit
h. Early Start Permit (1-2 Family Residence)	250.00
i. Razing or Wrecking.....	100.00 plus .10/sq. ft. (1000 max.)
j. Moving of Building Over Public Right-Of-Way.....	210.00 plus .12/sq. ft.

k. Driveways (Not on County Highway).....	100.00 minimum
l. Fences	100.00 minimum
m. Occupancy Permit	200.00
n. Re-Roof, Siding, Trim.....	11.50 per 1000 (300.00 max.)
o. Re-Inspection.....	75.00
p. Renewal Extension of Existing Permit.....	% of original fee

BUILDING FEES – ELECTRIC, RESIDENTIAL (Brighton, Paris, Salem Lakes)

a. Minimum Permit Fee for All Electrical Permits	50.00
b. New Structures, Additions and Remodels.....	50.00 + .05/sq. ft.
c. Temporary Service.....	75.00
d. Permanent Service.....	75.00
e. Service Update/Rewire (Per Individual Service)	75.00
f. Generator, Transfer Switch, Emergency Panel	75.00
g. Pools – Above Ground, Spas, Hot Tubs.....	65.00
h. Pools – In-Ground	55.00
i. Landscape, Water Features	50.00
j. Re-Inspection	75.00

BUILDING FEES – ELECTRIC, COMMERCIAL (Brighton, Paris, Salem Lakes)

a. Minimum Permit Fee for All Electrical Permits	100.00
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BUILDING FEES – PLUMBING, RESIDENTIAL (Brighton, Paris, Salem Lakes)

a. Minimum Permit Fee for All Plumbing Permits	50.00
b. Manhole.....	50.00 each
c. Catch Basin	50.00 each

BUILDING FEES – POSSIBLE PLUMBING ADD-ONS – (REPLACE, ALTER, MODIFY, RESIDENTIAL), RESIDENTIAL (Brighton, Paris, Salem Lakes)

a. New Building	50.00 + .05/sq. ft.
b. Irrigation System or Water Features (Connected to Municipal System).....	50.00
c. A/C Unit Connected to Water/Sewer System	9.00
d. Automatic Washer	9.00
e. Backflow Prevention Device.....	15.00
f. Bathtub/Shower (All Kinds).....	9.00
g. Dishwasher	9.00
h. Drinking Fountains.....	9.00
i. Ejectors or Pumps.....	9.00
j. Exterior Water Hose Connections	9.00
k. Fire Suppression System	75.00 + .05/sq. ft.
l. Floor Drain	9.00
m. Garbage Grinder	9.00
n. Grease Interceptor	50.00
o. House Drain Extension (Where Fixtures Installed).....	50.00
p. Hot Tub/Whirlpool	12.00
q. Laundry Tub.....	9.00
r. Lavatory	9.00
s. Pressure Boiler	25.00
t. Slightdrain	9.00
u. Sillcock.....	9.00
v. Sink/Basin (All Kinds)	9.00
w. Sprinkler Head.....	5.00 each (200.00 max.)
x. Studer Vent.....	25.00
y. Sump Pump	9.00
z. Urinal.....	9.00
aa. Wash Fountain.....	9.00
bb. Water Closet	9.00

cc. Water Heater.....	9.00
dd. Water Softener.....	9.00
ee. Failure to Call for Required Inspection.....	75.00
ff. Re-Inspection Fee.....	75.00

BUILDING FEES – PLUMBING, COMMERCIAL (Brighton, Paris, Salem Lakes)

a. Minimum Permit Fee for All Plumbing Permits	100.00
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BUILDING FEES – POSSIBLE PLUMBING ADD-ONS – (REPLACE, ALTER, MODIFY), COMMERCIAL (Brighton, Paris, Salem Lakes)

a. New Building	100.00 + .08/sq. ft.
b. Irrigation System or Water Feature (Connected to Municipal System)	100.00

BUILDING FEES – HVAC, RESIDENTIAL (Brighton, Paris, Salem Lakes)

a. Minimum Fee for All HVAC Permits	50.00
b. Fee for All Project Types	50.00 + .05/sq. ft.
c. A/C and New Furnaces (New or Replacement)	65.00
d. Fireplaces, Heating, Incinerators, Wood Burning Appliance – New or Replace	65.00
e. Electric Baseboard or Permanent Wall Units – New or Replace	75.00
f. Fire Suppression System	75.00
g. Re-Inspection Fee.....	75.00

BUILDING FEES – HVAC, COMMERCIAL (Brighton, Paris, Salem Lakes)

a. Minimum Fee for All HVAC Permits	100.00
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IV. SANITATION FEES

a. Inground Gravity System – With or Without a Lift Chamber	475.00
b. Inground Gravity or Dosed System Consisting of a Sand Blanket Dispersal Cell	475.00
c. Inground Gravity – Out of Component Design System	475.00
d. Inground Pressure System	475.00
e. Pressurized Out of Component Design System	575.00
f. Mound System	775.00
g. At-Grade System.....	775.00
h. Holding Tank (less than 1000 gal/day)	800.00
i. Holding Tank with a Lift Chamber	850.00
j. Holding Tank (replacement only) In Lieu of any other Waste Dispersal System	1,825.00
k. Drip-Line Effluent Dispersal System.....	675.00
l. Single-Pass Sand Filter System.....	625.00
m. Recirculating Sand Filter System.....	725.00
n. Split-Bed Re-Circulating Sand Filter System	725.00
o. Segregated Wastewater System	1,025.00
p. Experimental System	1,025.00
q. Vault Privies	250.00
r. Permit Transfer - Installer.....	150.00
s. Permit Transfer - Owner.....	150.00
t. Renewal of a Sanitary Permit.....	150.00
u. Non-Plumbing Sanitation Systems – Interior Fixtures	100.00
v. Replacement of Filter Medium on an Existing Pre-Treatment Unit	250.00
w. Private Interceptor Sewer and Other building Sewer Connecting to an Existing POWTS.....	150.00
x. Repairs to an Existing POWTS as Permitted in Chapter 15 of the Kenosha County Municipal Code.....	150.00
y. Re-Connection to an Existing POWTS.....	150.00
z. On-Site Renovation/Treatment.....	150.00
aa. Re-inspections	100.00
bb. Sanitary Board of Appeals Request.....	500.00
cc. Wisconsin Fund Grant Application Processing	200.00

dd.	Plan Review for Holding Tanks (Department of Commerce agent status).....	100.00
ee.	Soil and Site Evaluation Review for all Parcels being Subdivided and Included in a Plat or Certified Survey Map (fees per parcel or lot).....	75.00
ff.	Septic Tank, Anaerobic Treatment Tank or Pump Chamber Replacement or Additional Tank	325.00
gg.	Primary Treatment Component added to a Complete System (This fee is added to the Sanitary Permit Fee of the Complete System)	200.00
hh.	Re-Construction of a Mound Absorption Area and Replacement of Sand Medium	425.00
ii.	Aerobic Treatment Unit Only	475.00
jj.	Peat Bio-Filter Only	425.00
kk.	Fixed Media Component Only	475.00
ll.	Contained Wetland Treatment Tank Only	475.00
mm.	Base Sanitary Permit Fee	325.00
nn.	Cancellation of Sanitary Permit Fee (deducted from original permit fee)	150.00
oo.	Plan Revision of a Holding Tank (Agent Status).....	50.00
pp.	Wastewater Re-use/Recycling System.....	1025.00
qq.	Maximum Onsite Field Absorption System Fee.....	6000.00
rr.	Maximum Onsite Holding Tank Permit Fee.....	3000.00
ss.	Multi-Onsite System Type POWTS	
	Holding Tank with Aerobically Treated Inground Trench System.....	1,575.00
	Holding Tank with Aerobically Treated Mound System	1,775.00
	Holding Tank with Aerobically Treated At-Grade System.....	1,775.00
	Holding Tank with At-Grade system	1,575.00
	Holding Tank with Inground Trench System	1,375.00
	Holding Tank with Mound System	1,575.00
	Sand Filter with At-Grade System	1,400.00
	Sand Filter with Inground Trench System	1,100.00
	Sand Filter with Mound System	1,400.00
	Aerobically Treated Sand Filter with Mound System	1,600.00
	Aerobically Treated Sand Filter with At-Grade System.....	1,600.00
	Aerobically Treated Sand Filter with Inground Trench System	1,300.00

Note: Systems with daily wastewater flows exceeding 800 gallons per day will have additional fees added to the base fee. Holding tanks exceeding daily wastewater flows of 1,000 gallons per day will have additional fees added to the base fee. Additional fees will be \$75.00 per each 100 gallons above minimum flows. Rounded to the nearest 100 gallons. If the maximum permit fee is achieved via the aforementioned process, then the maximum permit fee shall apply.

IV. SUBDIVISION AND LAND DIVISION FEES

a.	Preliminary Plat or Condo Plat:	
	Base Fee	3,000.00
	Plus Fee per Lot (includes lots and stormwater outlots)	25.00
b.	Final Plat or Condo Plat:	
	Base Fee	3,000.00
	Plus Fee per Lot (includes buildable lots and stormwater outlots)	25.00
c.	Certified Survey Review (Requires Stormwater Review Pursuant to 14.08-8).....	400.00
d.	Subdivision Plat Approval Extension	750.00
e.	Recording Fees (set by Deeds Office)	30.00

V. DEVELOPMENT REVIEW FEES

a.	Buildability, Re-Buildability, Zoning Verification and Floodplain Review Letters	65.00
	additional parcels	(each) 10.00
b.	Lot Line Adjustment Application	50.00
c.	Release of Waiver of Liability	20.00
d.	Site Plan Review (does not include stormwater)	
	3,000 or less square feet per building area.....	750.00
	3,001 to 10,000 square feet per building area.....	1,000.00
	10,001 to 50,000 square feet per building area.....	1,250.00

50,001 to 100,000 square feet per building area.....	1,500.00
100,001 – 200,000 sq. ft.	1,750.00
200,001 – 400,000 sq. ft.	2,000.00
400,001 – 800,000 sq. ft.	2,250.00
Over 800,000 sq. ft.	2,500.00
e. Erosion Control Plan Review (no engineered stormwater management required)	250.00
f. Stormwater Management and Erosion Control Plan Review.....(quote basis)	
Administrative Fee	(10% of quote)
Preliminary Scoping Meeting.....	200.00
g. Hydraulic Analysis Engineering Review.....	varies
h. FEMA (Conditional) Letter of Map Revision (CLOMR/LOMR) Submittal	varies
i. FEMA CLOMR/LOMR Application Processing ¹	200.00
j. FEMA Letter of Map Amendment-Out as Shown (LOMA-OAS):	
Application Processing Service.....	50.00

VI. NON-METALLIC MINING RECLAMATION FEES

a. Plan Review Fee (mines size rounded to the nearest whole acre):	
1-25 acres.....	1,045.00
26-50 acres.....	1,400.00
51 acres or larger	1,750.00
b. Annual Fee – including local transportation related mines	
(mine size rounded to the nearest whole acre):	
No Non-Metallic mining has taken place during the calendar year.....	100.00
1-5 acres (does not include mines < 1 acres).....	175.00
6-10 acres.....	350.00
11-15 acres.....	525.00
16-25 acres.....	700.00
26-50 acres.....	810.00
51 acres or larger	870.00
c. DNR Annual Fee - collected by county (mine size rounded to the nearest whole acre):	
(This is in addition to “b” above in accordance with NR 135.39(3))	
No Non-Metallic mining has taken place during the calendar year.....	15.00
1-5 acres (does not include mines < 1 acres).....	35.00
6-10 acres.....	70.00
11-15 acres.....	105.00
16-25 acres.....	140.00
26-50 acres.....	160.00
51 acres or larger	175.00

VII. VILLAGE OF SALEM LAKES

a. Rezone (includes \$75 Publication).....	1,325.00
b. Comprehensive Plan Amendment (includes \$75 Publication).....	1,825.00
c. Conditional Use Permit (includes \$75 Publication)	1,325.00
d. Certified Survey Map (includes \$75 Publication)	525.00
e. Variances/Temporary Use (includes \$75 Publication).....	875.00

VIII. VILLAGE OF SOMERS

f. Rezone (includes \$100 Publication).....	1,450.00
g. Comprehensive Plan Amendment (includes \$85 Publication).....	1,435.00
h. Conditional Use Permit	1,350.00
i. Certified Survey Map (includes \$150 Publication)	1,150.00
j. Variances/Temporary Use (includes \$85 Publication).....	985.00

¹ In accordance with National Flood Insurance Program (NFIP) Regulations