Kenosha County

Planning, Development & Extension Education Committee
Agenda
Kenosha County Center
Wednesday, December 11, 2019

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COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS.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, December 11, 2019 at 6:00p.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:

1. **CERTIFICATION OF COMPLIANCE WITH WISCONSIN OPEN MEETINGS LAW**
2. **FEATURE PROGRAM: "THE COMMUNICATION PUZZLE"**
3. **UW-EXTENSION EDUCATOR/PROGRAM UPDATES**
4. **UW-EXTENSION DIRECTOR UPDATES**

7:00 p.m. - LAND USE ITEMS HEARINGS - KCC PUBLIC HEARING ROOM

5. **REVIEW AND POSSIBLE APPROVAL - RESOLUTION TO APPOINT GREG KRUCHKO AS KENOSHA COUNTY REPRESENTATIVE TO THE HOOKER LAKE MANAGEMENT DISTRICT BOARD**

   Documents:

   RES KRUCHKO APPT 12-2019.PDF

6. **REVIEW AND POSSIBLE APPROVAL - RESOLUTION TO APPOINT ROBERT M. STOLL TO THE KENOSHA COUNTY ZONING BOARD OF ADJUSTMENTS**

   Documents:

   RES STOLL APPT 12-2019.PDF

7. **FIDDLEHEAD GARDENS LLC (OWNER), CHARLES HEIDE (AGENT) - CONDITIONAL USE PERMIT - TOWN OF PARIS**

   Fiddlehead Gardens LLC, 4020 Chickory Rd., Racine, WI 53403 (Owner), Charles Heide, 4020 Chickory Rd., Racine, WI 53403 (Agent), requesting a conditional use permit to allow housing for a farm laborer or caretaker in the A-1 Agricultural Preservation District on Tax Parcel #45-4-221-271-0301, located in the N ½ of Section 27, T2N, R21E, Town of

Paris

Documents:

0301 - SUBMITTED APP CUP.PDF
EXHIBIT MAP.PDF

8. **JOHN B. KIEL - COMPREHENSIVE PLAN AMENDMENT - TOWN OF BRIGHTON**

John B. Kiel, PO Box 147, Salem WI 53168-0147 (Owner), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "General Agricultural and Open Land" to "Rural-Density Residential" on Tax Parcel #30-4-220-271-0205, located in the NE ¼ of Section 27, T2N, R20E, Town of Brighton

Documents:

0205 - SUBMITTED APP CPA.PDF
0205 EXHIBIT MAP CPA.PDF

9. **JOHN B. KIEL - REZONE - TOWN OF BRIGHTON**

John B. Kiel, PO Box 147, Salem WI 53168-0147 (Owner), requesting a rezoning from A-2 General Agricultural Dist. to R-1 Rural Residential Dist. and C-1 Lowland Resource Conservancy Dist. on Tax Parcel #30-4-220-271-0205, located in the NE ¼ of Section 27, T2N, R20E, Town of Brighton

Documents:

0205 - SUBMITTED APP REZO.PDF
0205 EXHIBIT MAP REZO.PDF

10. **JOHN B. KIEL - CERTIFIED SURVEY MAP - TOWN OF BRIGHTON**

John B. Kiel, PO Box 147, Salem WI 53168-0147 (Owner), requesting a Certified Survey Map on Tax Parcel #30-4-220-271-0205, located in the NE ¼ of Section 27, T2N, R20E, Town of Brighton

Documents:

0205 - SUBMITTED APP.PDF

11. **NEW LIFE BIBLE CHURCH (OWNER), TRACY B. MCCONNELL (AGENT) - COMPREHENSIVE PLAN AMENDMENT - TOWN OF RANDALL**

New Life Bible Church, 112 W Main Street, Twin Lakes WI 53181 (Owner), Tracy B. McConnell, 112 W Main St., Twin Lakes WI 53181 (Agent), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Governmental and Institutional" to "Governmental and Institutional" and "Suburban-Density Residential" on Tax Parcel #60-4-119-172-1000, located in the NW ¼ of Section 17, T1N, R19E, Town of Randall

Documents:

1000 - SUBMITTED APP CPA.PDF
1000 EXHIBIT MAP CPA.PDF

12. **NEW LIFE BIBLE CHURCH (OWNER), TRACY B. MCCONNELL (AGENT) - REZONE - TOWN OF RANDALL**

New Life Bible Church, 112 W Main Street, Twin Lakes WI 53181 (Owner), Tracy B.

McConnell, 112 W Main St., Twin Lakes WI 53181 (Agent), requesting a rezoning from I-1 Institutional Dist. to I-1 Institutional Dist. and R-2 Suburban Single-Family Residential Dist. on Tax Parcel #60-4-119-172-1000, located in the NW ¼ of Section 17, T1N, R19E, Town of Randall

Documents:

1000 - SUBMITTED APP REZO.PDF
1000 EXHIBIT MAP REZO.PDF

13. **NEW LIFE BIBLE CHURCH (OWNER), TRACY B. MCCONNELL - CERTIFIED SURVEY MAP - TOWN OF RANDALL**

New Life Bible Church, 112 W Main Street, Twin Lakes WI 53181 (Owner), Tracy B. McConnell, 112 W Main St., Twin Lakes WI 53181 (Agent), requesting a Certified Survey Map on Tax Parcel #60-4-119-172-1000, located in the NW ¼ of Section 17, T1N, R19E, Town of Randall

Documents:

1000 - SUBMITTED APP CSM.PDF

14. **APPROVAL OF MINUTES**

15. **CITIZEN COMMENTS**

16. **ANY OTHER BUSINESS ALLOWED BY LAW**

17. **ADJOURNMENT**

NOTICE TO PETITIONERS

The petitioners: Gregory Kruchko, Robert Stoll, Fiddlehead Gardens LLC (Owner), Charles Heide (Agent); John B. Kiel (Owner); New Life Bible Church (Owner), Tracy B. McConnell (Agent)

NOTICE TO TOWNS

The Towns of Brighton, Paris, and Randall are asked to be represented at the hearing on **Wednesday, December 11, 2019, at 7:00 p.m.,** at the Kenosha County Center Public Hearing Room, 19600 75th Street, Bristol, Wisconsin. You are requested to either attend or send in your recommendation to the committee.

Kenosha County

BOARD OF SUPERVISORS

RESOLUTION NO._____

Subject: Appointment of Greg Kruchko as Kenosha County Representative to the Hooker Lake Management District Board	
Original ☐ Corrected ☐ 2nd Correction ☐ Resubmitted ☐	
Date Submitted: January 7, 2019	Date Resubmitted:
Submitted By: Planning, Development & Extension Education Committee	
Fiscal Note Attached ☐	Legal Note Attached ☐
Prepared By: Andy M. Buehler, Director Division of Planning and Development	Signature:

WHEREAS, pursuant to County Executive Appointment 2019/20-21, the County Executive and the Hooker Lake Management District Board has recommended Greg Kruchko to serve as Kenosha County Representative to the Hooker Lake Management District Board; and

WHEREAS, the Kenosha County Land and Water Conservation Committee reviewed Mr. Kruchko's credentials and recommended approval of the appointment at its November 29, 2017, meeting; and

WHEREAS, the Kenosha County Planning, Development & Extension Education Committee recommended approval of the appointment at its December 11, 2019 meeting;

NOW, THEREFORE, BE IT RESOLVED, that the Kenosha County Board of Supervisors confirms the appointment of Greg Kruchko to the Hooker Lake Management District Board as a representative of Kenosha County. Mr. Kruchko's appointment shall be effective immediately and shall be a two (2) year term which will expire on January 31, 2022. Mr. Kruchko will serve without pay.

Approved by:

PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE	Aye	No	Abstain	Excused
_____ Erin Decker, Chair	☐	☐	☐	☐
_____ Michael Skalitzky, Vice Chair	☐	☐	☐	☐
_____ John Poole	☐	☐	☐	☐
_____ Zach Rodriguez	☐	☐	☐	☐
_____ Mark Nordigian	☐	☐	☐	☐

PDDATA\RESOLUTIONS\Resolutions for Appointments\12-2019 Kruchko Hooker Lake Management District Board.doc

COUNTY OF KENOSHA

OFFICE OF THE COUNTY EXECUTIVE
Jim Kreuser, County Executive

1010 – 56th Street, Third Floor
Kenosha, Wisconsin 53140
(262) 653-2600
Fax: (262) 653-2817

APPOINTMENT 2019/20-21

RE: HOOKER LAKE MANAGEMENT DISTRICT BOARD

TO THE HONORABLE KENOSHA COUNTY BOARD OF SUPERVISORS:

Placing special trust in his judgment and based upon his qualifications, I hereby submit to the Honorable Kenosha County Board of Supervisors for its review and approval the name of

Mr. Gregory Kruchko
8116 246th Avenue
Salem, WI 53168

to serve a two-year term as the Kenosha County Representative on the Hooker Lake Management District Board beginning immediately upon confirmation of the County Board and continuing until the 31st day of January, 2022, or until a successor is appointed by the County Executive and confirmed by the Kenosha County Board of Supervisors.

Since his last appointment in February, 2018, Mr. Kruchko has attended 11 of the 12 meetings held. His one absence was excused.

Mr. Kruchko will serve without pay. Mr. Kruchko will be succeeding himself.

Respectfully submitted this 14th day of November, 2019.

Jim Kreuser

Jim Kreuser
Kenosha County Executive

COUNTY OF KENOSHA

Division of Planning & Development

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

December 6, 2017

Mr. Jim Kreuser
Kenosha County Executive
1010 – 56th Street
Kenosha, WI 53140

Dear Mr. Kreuser:

The Kenosha County Land & Water Conservation Committee (LWCC) is in receipt of your letter requesting the committee to consider the nomination of Greg Kruchko as a candidate for the vacant position of county representative to the Hooker Lake Management District Board.

The nomination was presented to the LWCC at their meeting on November 29, 2017 and it is my pleasure to inform you that the Committee supports the nomination of Mr. Kruchko as the county representative on the Hooker Lake Management District Board. The LWCC recommendation will be forwarded to the Kenosha County Planning, Development and Extension, Education Committee for their affirmation to the County Board.

Thank you for presenting this nomination for our consideration.

Sincerely,

Dan Treloar

Dan Treloar
County Conservationist

COUNTY OF KENOSHA
OFFICE OF THE COUNTY EXECUTIVE
JIM KREUSER

APPOINTMENT PROFILE
KENOSHA COUNTY COMMISSIONS, COMMITTEES, & BOARDS

(Please type or print)

Name: Gregory A. Kruchko
First Middle Last

Residence Address: 8116- 246th Avenue

Previous Address if above less than 5 years: _____

Occupation: Just Kitchens and Baths LLC Owner / GM
Company Title

Business Address: Same

Telephone Number: Residence 262-515-3997 Business _____

Daytime Telephone Number: _____

Mailing Address Preference: Business ( ) Residence (X)

Email Address: greg kruchko @ yahoo.com

Do you or have you done business with any part of Kenosha County Government in the past 5 years? Yes ( ) No (X)

If yes, please attach a detailed document.

Affiliations: List affiliations in all service groups, public service organizations, social or charitable groups, labor, business or professional organization, and indicate if it was a board or staff affiliation.

Boy Scouts of America (past), KAFASI (Volunter Transportation)
Hooker Lake Mgnt District

Special Interests: Indicate organizations or activities in which you have a special interest but may not have been actively involved.

*If more space is needed, please attach another sheet.

Kenosha County Commissions, Committees, & Boards
Appointment Profile - Page 2

Nominee's Supervisory District Salem Lakes

Governmental Services: List services with any governmental unit.

Additional Information: List any qualifications or expertise you possess that would benefit the Board, Committee, Commission, etc.

Conflict Of Interest: It would be inappropriate for you, as a current or prospective appointee, to have a member of your immediate family directly involved with any action that may come under the inquiry or advice of the appointed board, commission, or committee. A committee member declared in conflict would be prohibited from voting on any motion where "direct involvement" had been declared and may result in embarrassment to you and/or Kenosha County.

Signature of Nominee

11-8-19
Date

Please Return To: Kenosha County Executive
1010 – 56th Street
Kenosha, WI 53140

(For Office Use Only)

Appointed To: _____
Commission/Committee/Board

Term: Beginning _____ Ending _____

Confirmed by the Kenosha County Board on: _____

New Appointment _____ Reappointment _____

Previous Terms: _____

Kenosha County

BOARD OF SUPERVISORS

RESOLUTION NO._____

Subject: Request to Approve the Re-Appointment of Robert M. Stoll to the Kenosha County Zoning Board of Adjustments.	
Original ☐ Corrected ☐ 2nd Correction ☐ Resubmitted ☐	
Date Submitted: January 7, 2020	Date Resubmitted:
Submitted By: Planning, Development & Extension Education Committee	
Fiscal Note Attached ☐	Legal Note Attached ☐
Prepared By: Andy M. Buehler, Director Division of Planning Operations	Signature:

WHEREAS, pursuant to County Executive Appointment 2019/20-20 the County Executive has appointed Robert M. Stoll to serve on the Kenosha County Zoning Board of Adjustments; and

WHEREAS, the Planning, Development & Extension Education Committee has reviewed the request of the County Executive for confirmation of his appointment of the above-named to serve on the Kenosha County Zoning Board of Adjustments and is recommending to the County Board the approval of the appointment.

NOW, THEREFORE BE IT RESOLVED, that the Kenosha County Board of Supervisors confirms the appointment of Robert M. Stoll to the Kenosha County Zoning Board of Adjustments. Mr. Stoll's appointment shall be effective immediately and continue until the 30th day of June, 2024 or until a successor is appointed by the County Executive and confirmed by the Kenosha County Board of Supervisors. Mr. Stoll will receive a per diem along with mileage reimbursements and will be succeeding himself.

Approved by:

PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE	Aye	Nay	Abstain	Excused
_____ Erin Decker, Chair	☐	☐	☐	☐
_____ Michael J. Skalitzky, Vice Chair	☐	☐	☐	☐
_____ John Poole	☐	☐	☐	☐
_____ Zach Rodriguez	☐	☐	☐	☐
_____ Mark Nordigian	☐	☐	☐	☐

COUNTY OF KENOSHA

OFFICE OF THE COUNTY EXECUTIVE
Jim Kreuser, County Executive

1010 – 56th Street, Third Floor
Kenosha, Wisconsin 53140
(262) 653-2600
Fax: (262) 653-2817

APPOINTMENT 2019/20-20

RE: KENOSHA COUNTY ZONING BOARD OF ADJUSTMENTS

TO THE HONORABLE KENOSHA COUNTY BOARD OF SUPERVISORS

Placing special trust in his judgment and based upon his qualifications, I hereby submit to the Honorable Kenosha County Board of Supervisors for its review and approval the name of

Mr. Robert Stoll
33402 Bassett Road
Burlington, WI 53105

to serve a three-year term on the Kenosha County Zoning Board of Adjustments beginning immediately upon confirmation of the County Board and continuing until the 30th day of June, 2022 or until a successor is appointed by the County Executive and confirmed by the Kenosha County Board of Supervisors.

Since his last appointment in June of 2014, Mr. Stoll has attended 53 of the 63 meetings held. His 10 absences were all excused.

Mr. Stoll will be succeeding himself.

Respectfully submitted this 14th day of November, 2019.

Jim Kreuser

Jim Kreuser
Kenosha County Executive

COUNTY OF KENOSHA
OFFICE OF THE COUNTY EXECUTIVE
JIM KREUSER

APPOINTMENT PROFILE
KENOSHA COUNTY COMMISSIONS, COMMITTEES, & BOARDS

(Please type or print)

Name: Robert M Stoll
First Middle Last

Residence Address:

Previous Address if above less than 5 years: _____

Occupation: Retired
Company Title

Business Address: _____

Telephone Number: Residence Business _____

Daytime Telephone Number: 847-922-1053

Mailing Address Preference: Business ( ) Residence (X)

Email Address: RMStoll@Yahoo.Com

Do you or have you done business with any part of Kenosha County Government in the past 5 years? Yes ( ) No (X)

If yes, please attach a detailed document.

Affiliations: List affiliations in all service groups, public service organizations, social or charitable groups, labor, business or professional organization, and indicate if it was a board or staff affiliation.

Town of Randall Fire Dept, Captain. Twin Lakes Rescue Squad, EMT.

Special Interests: Indicate organizations or activities in which you have a special interest but may not have been actively involved.

~~Town of Randall Fire D~~

*If more space is needed, please attach another sheet.

Kenosha County Commissions, Committees, & Boards
Appointment Profile - Page 2

Nominee's Supervisory District _____

Governmental Services: List services with any governmental unit.
Chairman, Town of Randall, Randall Plan Commission

Additional Information: List any qualifications or expertise you possess that would benefit the Board, Committee, Commission, etc.
Previous BOA Experience

Conflict Of Interest: It would be inappropriate for you, as a current or prospective appointee, to have a member of your immediate family directly involved with any action that may come under the inquiry or advice of the appointed board, commission, or committee. A committee member declared in conflict would be prohibited from voting on any motion where "direct involvement" had been declared and may result in embarrassment to you and/or Kenosha County.

Signature of Nominee

Sept 27, 2019
Date

Please Return To: Kenosha County Executive
1010 – 56th Street
Kenosha, WI 53140

(For Office Use Only)

Appointed To: _____
Commission/Committee/Board

Term: Beginning _____ Ending _____

Confirmed by the Kenosha County Board on: _____

New Appointment _____ Reappointment _____

Previous Terms: _____

COUNTY OF KENOSHA

Division of Planning and Development

CONDITIONAL USE PERMIT PROCEDURES

KENOSHA COUNTY

DEPARTMENT OF PLANNING AND DEVELOPMENT

CONSERVATION • PLANNING • DEVELOPMENT

June 2017

COUNTY OF KENOSHA
Division of Planning and Development

CONDITIONAL USE PERMIT PROCEDURES

☐ **1.** Contact the Department of Planning & Development and check with staff to determine if your proposed use is a permitted use, an accessory use or a conditional use. If it is a conditional use, then a conditional use permit must be applied for and received prior to occupying or using the site for that use. Note: If the proposed conditional use is part of a proposed land division see the Certified Survey Map Information and Procedures. If the proposed conditional use is part of a proposed rezoning petition see the Rezoning Application Form.

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

Meeting Date: 09-09-2019_____

☐ **3.** Complete and submit the Kenosha County Conditional Use Permit Application by the filing deadline (see Planning, Development & Extension Education Committee Schedule handout).

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

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

Town Planning Commission meeting date (tentative): _____

Town Board meeting date (tentative): _____

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

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

☐ **7.** If denied by the Kenosha County Planning, Development & Extension Education Committee you have thirty (30) days to file an appeal with circuit court.

☐ **8.** If approved you may proceed with obtaining site plan approval (site plan layout, stormwater, landscaping, lighting, parking/paving etc…).

☐ **9.** Apply for and obtain any necessary zoning permit(s) for construction (i.e. new buildings, building additions, signage, fencing, etc…) with the Kenosha County Department of Planning and Development.

☐ **10.** Apply for any obtain any necessary building permit(s) for construction (i.e. new buildings, building additions, signage, fencing, etc…) with you respective township.

☐ **11.** Complete any obligations for foundation survey, waiver of liability of foundation survey, stormwater as-built requirement and/or certificate of occupancy.

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Public Works & Development Services
19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104-9772

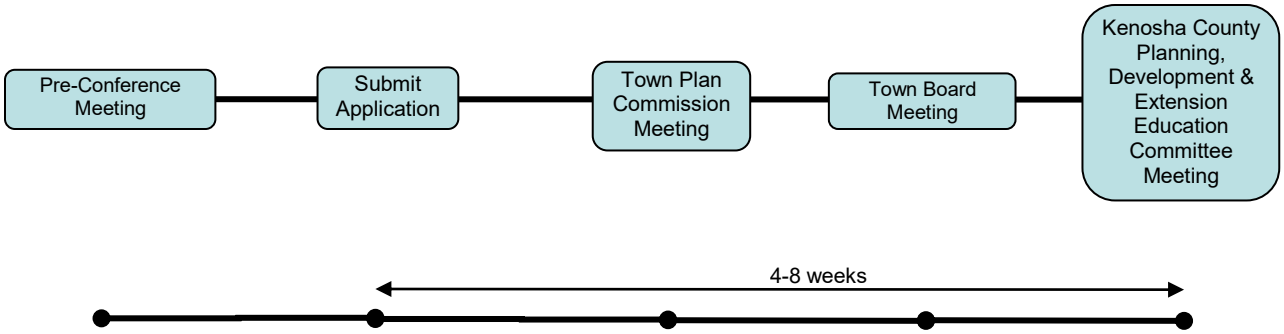
Division of Planning & Development (including Sanitation & Land Conservation) **857-1895**
Facsimile # 857-1920

Public Works Division of Highways 857-1870

Administration Building
Division of Land Information 653-2622

Brighton, Town of 878-2218
Paris, Town of 859-3006
Randall, Town of 877-2165
Somers, Town of 859-2822
Wheatland, Town of 537-4340
Wisconsin Department of Natural Resources - Sturtevant Office 884-2300
Wisconsin Department of Transportation - Waukesha Office 548-8722

Conditional Use Permit Timeline



For Reference Purposes

June 2017

COUNTY OF KENOSHA
Division of Planning and Development

RECEIVED
SEP 11 2018
Kenosha County
Deputy County Clerk

CONDITIONAL USE PERMIT APPLICATION

(a) Property Owner's Name:

Charles Heide

Print Name: Charles Heide Signature: Charles Heide Digitally signed by Charles Heide Date: 2019.09.11 09:55:15 -05'00'

Mailing Address: 4020 Chicory Road

City: Racine State: WI Zip: 53403

Phone Number: 262-880-2019 E-mail (optional): cheide3@wi.rr.com

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

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

Print Name: _____ Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ E-mail (optional): _____

(c) Architect's Name (if applicable):

Print Name: _____ Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ E-mail (optional): _____

(d) Engineer's Name (if applicable):

Print Name: _____ Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ E-mail (optional): _____

(e) Tax key number(s) of subject site:

45-4-221-271-0301

Address of the subject site:

16000 - 38th Street, Town Of Paris, WI 53144

(f) Plan of Operation (or attach separate plan of operation)

Type of structure:

Barn with full-time farm employee caretakers quarters

Proposed operation or use of the structure or site:

Stream Bank restoration and maintenance

Native plant and fauna monitoring/Oak Grove Plantings

"Food" forest and perennial planting zones

Design/Implement and monitor a soil fertility plan with the goal of improving soil organic matter

Adopt a zero-tolerance nutrient run off protocol for row crop plantings, maintain cover cropping at all times.

Design/implement and monitor a pest management program with goals of replacing chemical controls with biological, cultural and other alternate controls.

Seek organic certifications/raising small livestock lots of chickens, ducks, turkeys and/or swine

Number of employees (by shift): 1

Hours of Operation: 07:00 AM - 5:00 PM

Any outdoor entertainment? If so, please explain: None

Any outdoor storage? If so, please explain: None

Zoning district of the property: A-1

(g) Attach a plat of survey prepared by a land surveyor registered by the State of Wisconsin or site plan drawn to scale and approved by the Department of Planning & Development showing all of the information required under section 12.05-1(h)3 for a zoning permit. In addition, the plat of survey or site plan layout 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.

For conditional use permit applications that are made within shoreland and floodland areas, 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 contours 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 Office of Planning and Zoning Administration:

(h) The Kenosha County Department of Planning & Development may ask for additional information.

(i) The fee specified in Section 12.05-8 of this ordinance.
Request for Conditional Use Permit $780.00

(For other fees see the Fee Schedule)

FIDDLEHEAD GARDENS LAND USE PLAN ABSTRACT, 9/10/2019

Fiddlehead Gardens (formerly Chancey Acres, 1964-2007) was acquired in 2009 by Charles and Ann Heide. The original farmhouse was torn down when purchased and now, we are building a modern farmhouse while at the same time deconstruct/reconstructing the barn to its original size, to include a caretakes quarters. While the property sits within an agri-dominant area, intensive farm production is not our goal. Instead, our mission is to retain working open green spaces that compliment these surrounding farmlands through native landscape and habitat re-creation. The caretakers quarters will house the farm manager(s) and here is a list of the projects he(they) will be undertaking:

- Stream Bank restoration and maintenance
- Native plant and fauna monitoring
- Oak Grove Plantings
- "Food" forest and perineal planting zones
- Design/implement and monitor a soil fertility plan with the goal of improving soil organic matter
- Adopt a zero-tolerance nutrient run off protocol for row crop plantings, maintain cover cropping at all times
- Design/implement and monitor a pest management program with the goal of replacing chemical controls with biological, cultural and other alternate controls.
- Seek organic certifications
- Raising small livestock lots of chickens, ducks, turkeys and/or swine

Wednesday, August 07, 2019 7:44:44 AM

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

PART NE 1/4 AND NW 1/4 SECTION 27-2-21

GRADING PLAN

FOR

REALISTIC BUILDERS

TOWN OF PARIS, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MRM
DRAFTED:	DMB
DATE:	07-29-2019
CHECKED:	MRM
DATE:	- - -

2019.0111.01

SHEET 1 OF 1

B. AGRICULTURAL DISTRICTS

12.20-1 A-1 AGRICULTURAL PRESERVATION DISTRICT

(a) Primary Purpose and Characteristics.

The Kenosha County Board of Supervisors recognizes that the rapid conversion of farm land to urban use has led to increasing public concern over such conversion. This concern centers on the perceived loss of the local agriculture economic base, loss of agricultural land as a valuable natural resource with the attendant loss of the aesthetic and environmental values associated with that resource, and the loss of the rural lifestyle and the unique cultural heritage which emanates from that lifestyle, and the attendant high costs of providing urban services as well as resolving potential urban-rural conflicts which arise as a result of urban encroachment into rural areas. Therefore, the A-1 Agricultural Preservation District is intended to maintain, enhance, and preserve agricultural lands historically utilized for crop production and the raising of livestock. The preservation of such agricultural lands is intended to conserve energy, prevent urban sprawl, maintain open space, retain natural systems and natural processes, control public cost, preserve the local economic base, promote local self-sufficiency, preserve the rural life-style, and maintain regional, state and national agricultural reserves. The District is further intended to prevent the premature conversion of agricultural land to scattered residential, commercial and industrial uses.

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 12.35 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. (8/6/02)

1 Apiculture (Beekeeping)
2 Community living arrangements having a capacity of 8 or fewer persons and which shall be in conformance with all state statutory requirements
3 Contract sorting, grading and packaging of fruits and vegetables
4 Corn shelling
5 Dairy farming and general agriculture
6 Essential Services
7 One single-family dwelling (9/5/06)
8 General farm buildings including agricultural windmills, barns, silos, sheds and storage bins provided, however, that said structures are located at least 100 feet away from any off-premise neighboring residential buildings (6/2/92)
9 Existing residential dwellings remaining after the consolidation of farms with said dwellings not to be considered a non-conforming use, provided that the remaining lot shall conform to the yard requirements of this district and the lot area and width requirements for a second single-family farm dwelling as set forth in section 12.29-8(b)(113) of this ordinance
10 Single-family residence on lots of record created prior to the adoption of this ordinance where said existing lot is less than 35 acres, (see section 12.28-5)
11 Floriculture (cultivation of ornamental flowering plants)

12 Forest and game management
13 Foster family homes having less than 4 foster children and not exceeding 8 total occupants and are in conformance with all state statutory requirements
14 Grazing or Pasturing
15 Greenhouses, not including retail sales of plants and flowers
16 Hay baling
17 Livestock raising, except commercial feed lot and fur farms
18 Orchards
19 Paddocks
20 Pea viners
21 Plant nurseries
22 Poultry raising, except commercial egg production and commercial poultry feed lots
23 Raising of grain, grass, mint and seed crops
24 Raising of tree fruits, nuts and berries
25 Riding stables and indoor riding arenas (private)
26 Sod farming
27 Threshing services
28 Vegetable raising
29 Viticulture (grape growing)

(c) Accessory Uses (8/6/02)
1 Feed lot (not commercial and only for permitted farm uses)
2 Accessory buildings, such as detached garages, sheds and gazebos, and boathouses (see also section 12.27-6)
3 Home occupations and professional home offices
4 Roadside stands (one such stand permitted only for selected farm products produced on the premises and not exceeding 300 square feet in floor area)
5 Small wind energy system
6 Solar energy system
7 Storage, curing, drying, churning and packaging of products and crops produced on the land provided, however, such products are not processed on the land and provided further that such products are not commercially sold as part of a retail business conducted on the land
8 Swimming pools and spas (see also section 12.17)
9 Fences (see also section 12.15-2)
10 Decks and Patios (see also section 12.18.3)

(d) Conditional Uses (see also section 12.29-8) (8/6/02)
1 Air strips, landing fields and hangars for personal or agricultural related uses
2 Community living arrangements having 9 but not more than 15 persons and in conformance with all state statutory requirements
3 Concrete and asphalt batch plants temporarily located on a parcel
4 Event Barns
5 Gas and electric utility uses not requiring authorization under Wisconsin Statutes, section 196.491(3)
6 Housing for farm laborers or caretakers
7 Housing for seasonal or migratory farm workers
8 Kennels (Commercial or noncommercial)

9 A second single-family farm related residential dwelling
10 Large wind energy system
11 Storage of recreational vehicles, boats or snowmobiles
12 Utility substation
13 Bed and breakfast establishments (8/9/94)
14 Riding stables and indoor riding arenas (public)
15 Borrow pits (temporary); stockpiling or filling of clean fill materials

(e) Parcel Area and Width

1 Farm structures hereafter erected, placed, moved or structurally altered and related farm activities shall provide a contiguous area of not less than thirty-five (35) acres and no farm shall have a frontage of less than 600 feet in width.

(f) Building Type, Separation, Number, Height and Area

1 No structure or improvement may be built on any land in the A-1, Agricultural Preservation District unless said structure or improvement is consistent with agricultural uses.
2 For purposes of farm consolidation, farm residences or structures which existed prior to the adoption of this ordinance may be separated from a larger farm parcel.
3 No farm buildings or parts of farm buildings shall exceed 100 feet in height
4 No residential dwelling or part thereof, shall exceed 35 feet in height
5 A total minimum floor area of a residential dwelling shall be a minimum of 1000 square feet with a minimum first floor area of 1000 square feet. All residential dwellings shall be attached to a permanent foundation, be properly connected to all required utilities, have a building footprint of which the dwelling unit is not less than 24-feet in width for at least fifty (50) percent of the length, have a roof pitch of not less than 5/12, and an eave extension of at least twelve (12) inches, except residences with an architectural style defined as Colonial or Greek Revival. (9/5/06)

(g) Yards

1 Street yard - not less than 65 feet from the right-of-way of all Federal, State and County Trunk highways and not less than 40 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 25 feet in width on each side of all structures
4 Rear yard - not less than 50 feet

(h) Authorized Sanitary Sewer System

1 On-site sewage disposal absorption system
2 Public sanitary sewer

(i) Rezoning, Conditional Uses, and Enforcement

Any rezoning of any parcel of land in the A-1 Agricultural Preservation District shall be in accordance with Wisconsin Statute, section 91.48. Furthermore, the Department of Agriculture shall be notified of the approval of any conditional use permits in the A-1 District. Enforcement provisions necessary for the proper administration of the Farmland Preservation Act shall be as specified in Chapter 91 of the Wisconsin Statutes.

C. CONDITIONAL USES

12.29-1 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

12.29-2 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 12.29-5(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.

12.29-3 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)

12.29-4 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 12.05-1(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(1)(e) 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 12.05-8 of this Ordinance.

12.29-5 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 12.06-4 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 12.36-11 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 12.36-11 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 neighbor-hoods.

(h) Unless specifically altered by section 12.29-8 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 12.36 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 12.35 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.

12.29-6 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 non-conforming use and shall be subject to the requirements of section 12.28-1 through 12.28-11 of this ordinance.

12.29-7 REVOCATION OF CONDITIONAL USE PERMIT

Upon a complaint filed alleging non-compliance 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 12.29-5. 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 12.33 of this ordinance. The action of the Committee may be appealed pursuant to section 12.35 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)

12.29-8 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 12.05-3 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 12.29-5(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.

b There shall be sufficient safeguards to insure against pollution and contamination of surrounding areas so as to insure against damage to the surrounding environment and to further insure against health hazards.

c The Department of Planning and Development shall be permitted access to the property and buildings located thereon at any time upon request to determine compliance with the specific conditions set forth by the Planning, Development & Extension Education Committee. (11/5/84)

2 Reserved for future use (3/16/04)

3 Airstrips, landing fields and hangars for personal or agricultural related uses in the A-1, A-2 and A-4 Districts and airports, heliport pads, aircraft hangars for storage and equipment maintenance and aircraft sales and maintenance in the I-1 District.

a The area shall be sufficient and the site otherwise adequate to meet the standards of the federal aviation agency and the Wisconsin Department of Transportation and any other Federal or State agency retaining jurisdiction over such airstrips and landing fields in accordance with their proposed rules and regulations. In no case shall the parcel be less than 35 acres in size.

b Any building, hangar or other structure shall be at least one hundred (100) feet from any street or boundary line.

c Any proposed runway or landing strips shall be situated so that the approach zones are free of any flight obstructions, such as towers, chimneys, other tall structures or natural obstructions outside the airport site.

d There shall be sufficient distance between the end of each usable landing strip to satisfy the requirements of the aforementioned agencies, and no landing strip shall be within 200 feet of any property line. If air rights or easements have been acquired from the owners of abutting properties in which approach zones fall, satisfactory evidence thereof shall be submitted with the application.

e An emergency plan setting forth precautions and procedures (including evacuation) in the event of an accidental spill of material shall be presented to the Planning, Development & Extension Education Committee for review and consideration.

f The transportation and traffic flow plan and the emergency plan shall be reviewed by the Kenosha County Office of Emergency Services.

g All applicable state and federal permits and approvals governing the handling and disposal of medical wastes shall be secured. Copies of all permits shall be submitted with the conditional use permit application.

h No hazardous waste storage or transfer facility shall be located closer than 2,500 feet from a residential district or use, 2,500 feet from a navigable body of water, or within a floodplain. No hazardous waste storage or transfer facility shall be located closer than 5,000 feet to a school, hospital, nursing home or other institution. Minimum separation distances shall be measured from principal building to principal building.

i A performance bond shall be required by the Planning, Development & Extension Education Committee so as to insure compliance with the conditions imposed by the Planning, Development & Extension Education Committee. Such bond shall also cover County monitoring, cleanup and restoration costs for which the applicant shall be responsible as well as for personal injury and property damage caused by the accidental or intentional discharge of an environmentally hazardous substance.

j The County shall be permitted access to the plant at all times for purposes of inspection of operations and records.

k The conditional use permit shall be in effect for a period not to exceed two years and may be renewed upon application for a period of two years by the Planning, Development & Extension Education Committee after review of the performance of the operation. Modifications or additional conditions may be imposed upon application for renewal including an increase in the amount of any bond.

l Violation of federal or state permits or environmental laws, rules, or regulations shall be prima facia evidence of a violation of the conditional use permit and grounds for revocation of the permit.

m The conditional use permit shall not be transferable or assignable without the approval of the Kenosha County Board of Supervisors.

59 Housing for farm laborers or caretakers in the A-1, A-2 and A-4 Districts. (8/6/02)

a A site plan shall be submitted to the Planning, Development & Extension Education Committee. (11/5/84)

b Not more than one dwelling for farm laborers or caretakers shall be permitted per farm.

c The conditional use shall be permitted only so long as the occupants of said dwelling are primarily engaged in farm labor on the farm or management of the farm on which the dwelling is located.

60 Housing for seasonal or migratory farm workers in the A-1 and A-4 Districts.

a Those requirements set forth for the granting of the conditional use permit for housing for farm laborers in the A-1 and A-4 Districts shall be complied with.

61 Housing for the elderly in the R-11 District.

a A site plan shall be submitted to the Planning, Development & Extension Education Committee. (11/5/84)

b Not more than 20 units per acre shall be permitted.

c Adequate lighting on walkways, driveways, and parking areas shall be required.

62 Insulating materials in the M-2 District.

a Those requirements set forth for the granting of a conditional use permit for the manufacture or production of chemicals in the M-2 District shall be complied with.

63 Kennels (commercial or non-commercial) in the A-1 and A-2 Districts. (8/6/02)

a All animals shall be kept within an enclosed structure and no structure or animal enclosure shall be located closer than one hundred (100) feet to a property boundary.

b Adequate provisions shall be made for the proper disposal of animal waste.

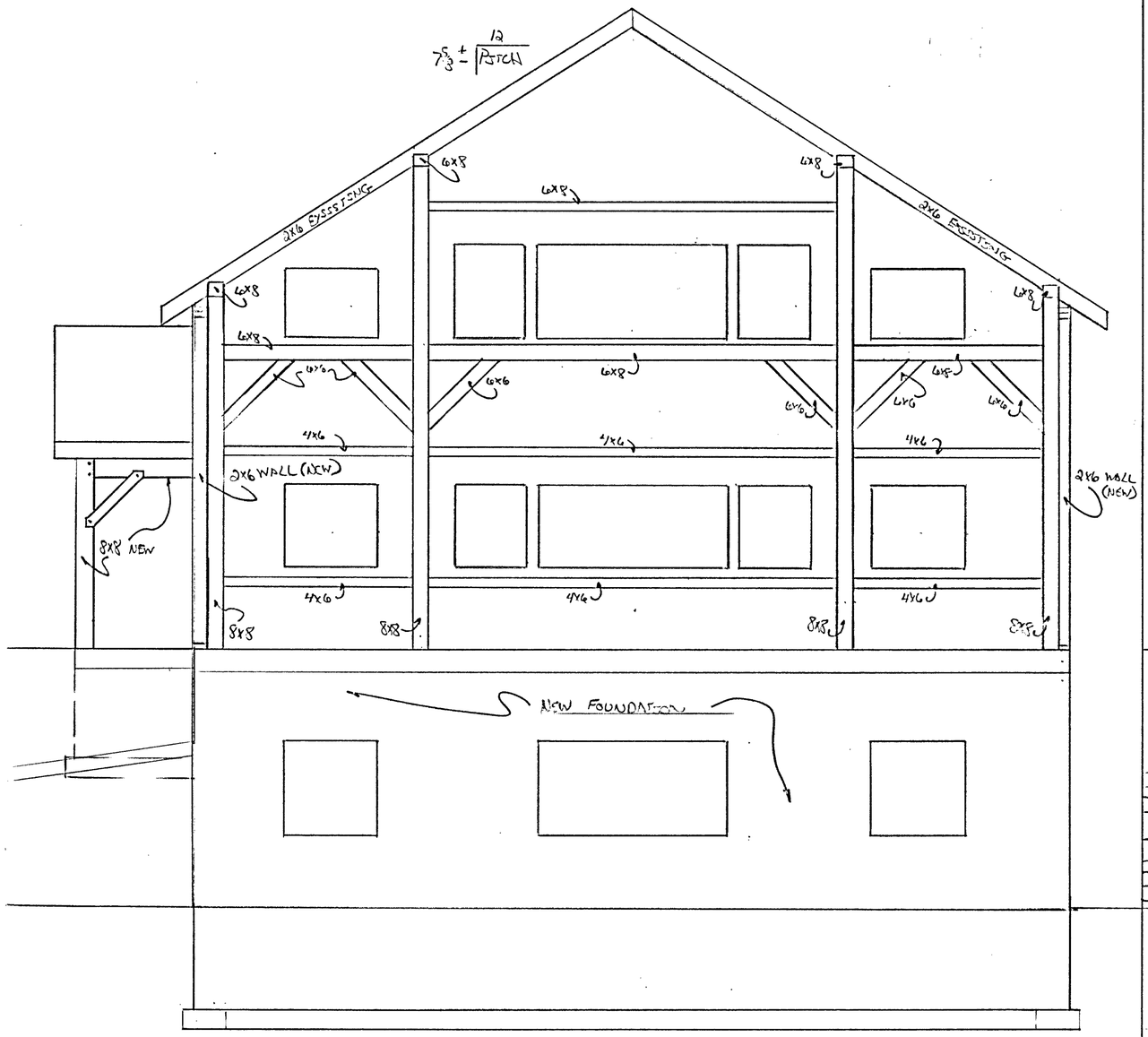
c Buildings to house animals shall be constructed with materials so as to deaden noise, such as concrete, etc.

d In no case shall the parcel be less than ten (10) acres in size.

64 Laboratories in the B-5 and M-2 Districts. (8/9/94)

a The site shall contain a minimum of two acres.

b A plan of operation shall be submitted to the Planning, Development & Extension Education Committee along with a plan for the storage and disposal of chemicals and other hazardous materials. The Planning, Development & Extension Education Committee shall also be informed as to the potential hazards and general areas of experimentation. Furthermore, in the event that those general areas of experimentation are later changed, the Planning, Development & Extension Education Committee shall be so informed. (11/5/84)

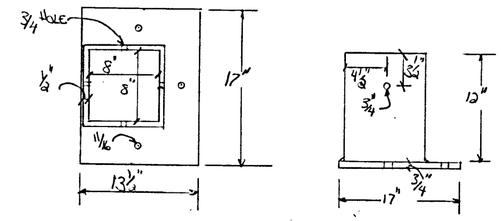


EXISTING TIMBER FRAME SCALE: 1/4" = 1'-0"

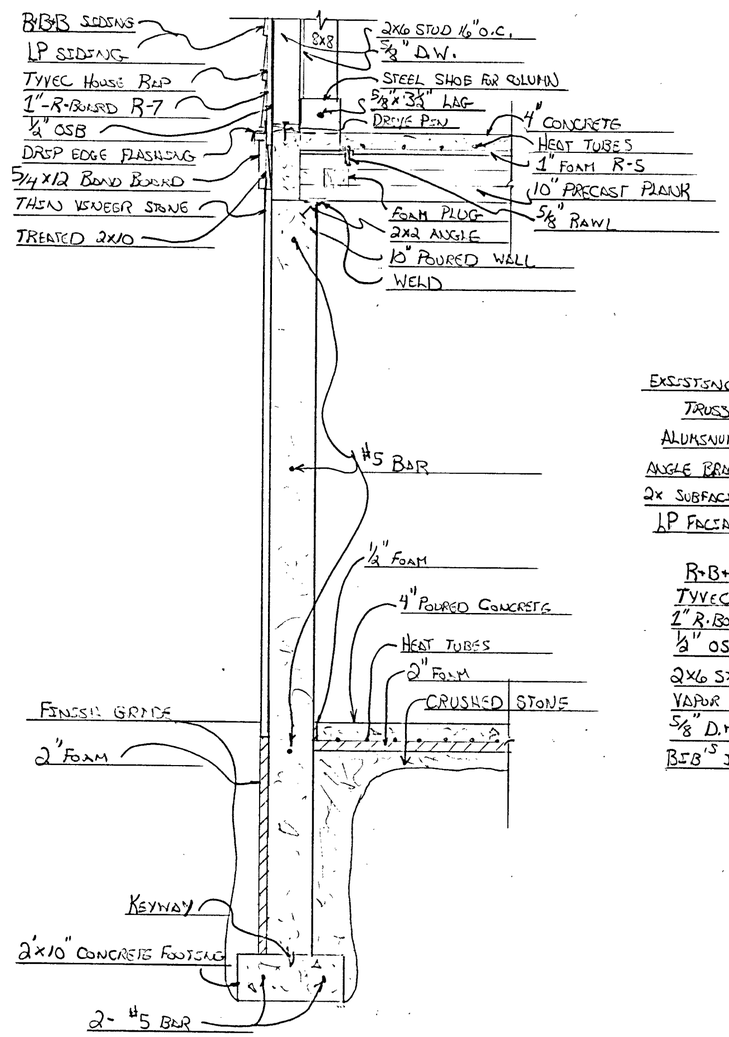
SOUTH ELEVATION SCALE: 1/4" = 1'-0"

RB	REALISTIC BUILDERS
DATE: 7-10-19	
DRAWN BY R.L.D.	FIDDLEHEAD BARN
PAGE 1	

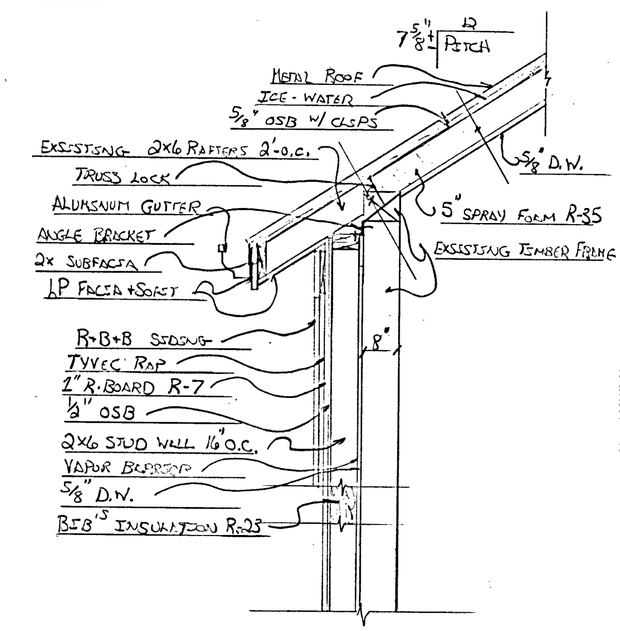
NORTH ELEVATION SCALE: 1/4"=1'-0"



STEEL SHOE SCALE 1"=1'-0"

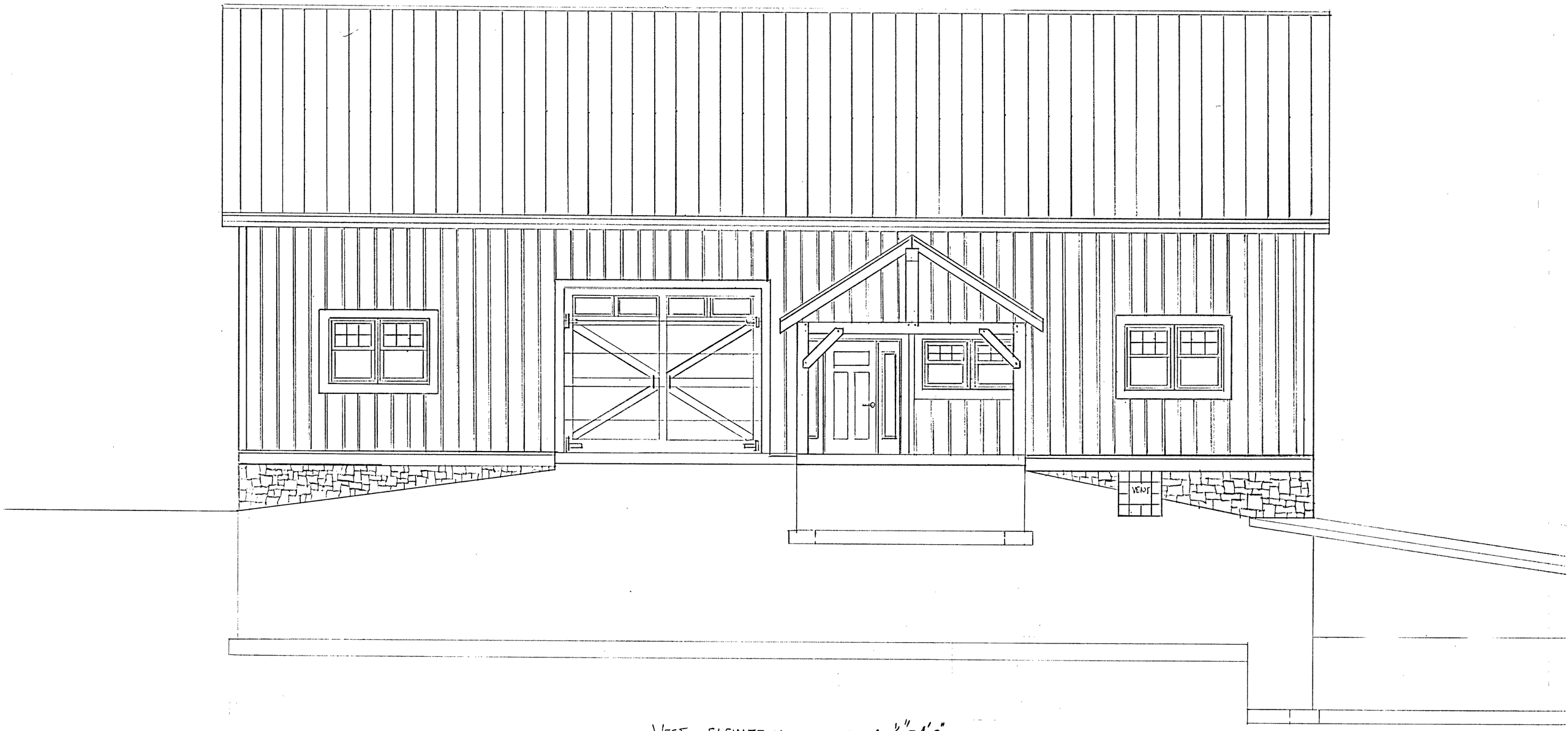


FOUNDATION CROSSECTION SCALE: 1/2"=1'-0"



WALL CROSSECTION SCALE 1/8"=1'-0"

RB	REALISTIC BUILDERS
DATE: 7-10-19	
DRAWN BY R.L.D.	FIDDLEHEAD BARN
PAGE 2	



WEST ELEVATION SCALE: 1/4" = 1'-0"

RB REALISTIC BUILDERS

DATE: 7-10-19

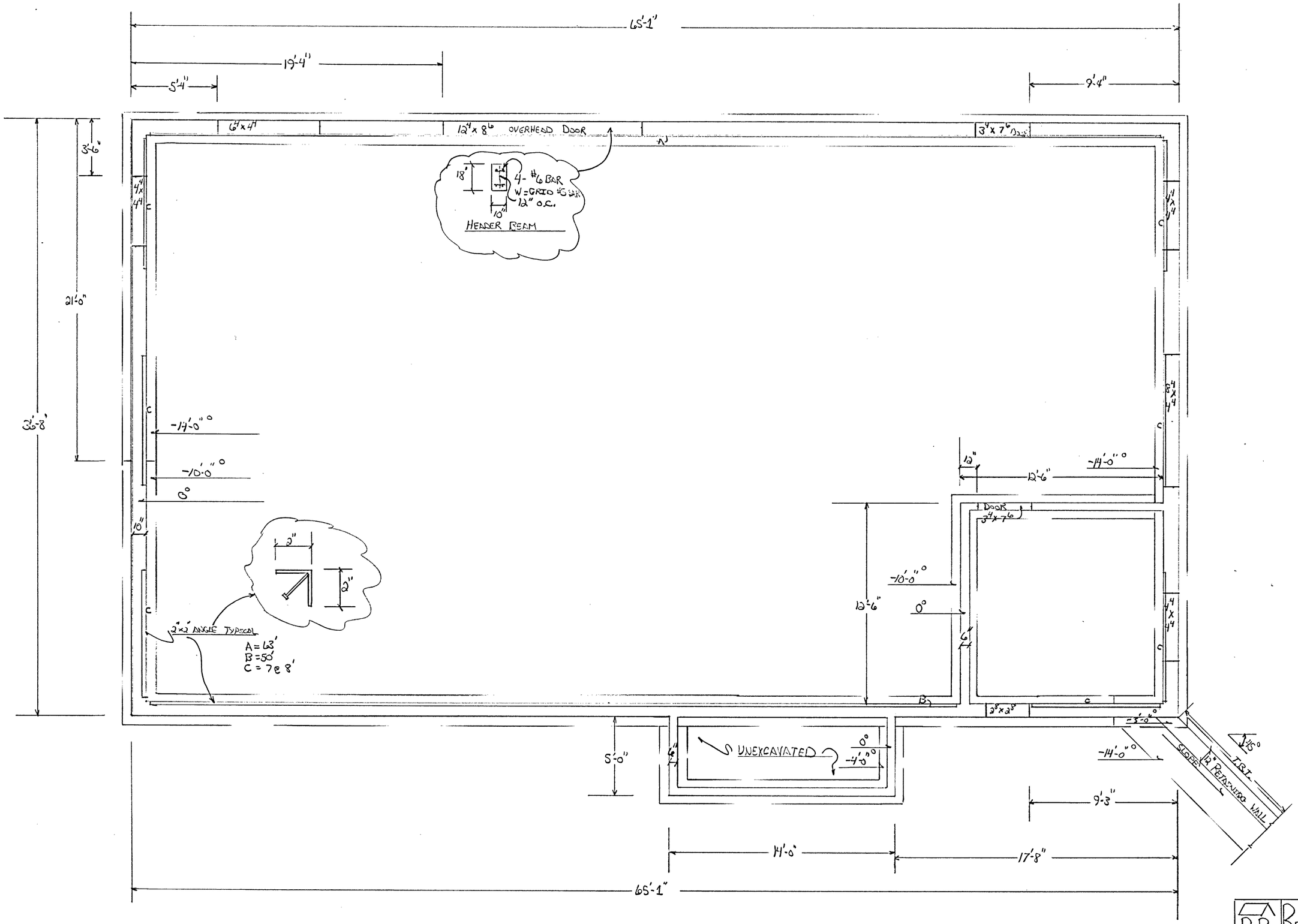
DRAWN BY R.L.D.

FIDDLEHEAD BARN

PAGE 3

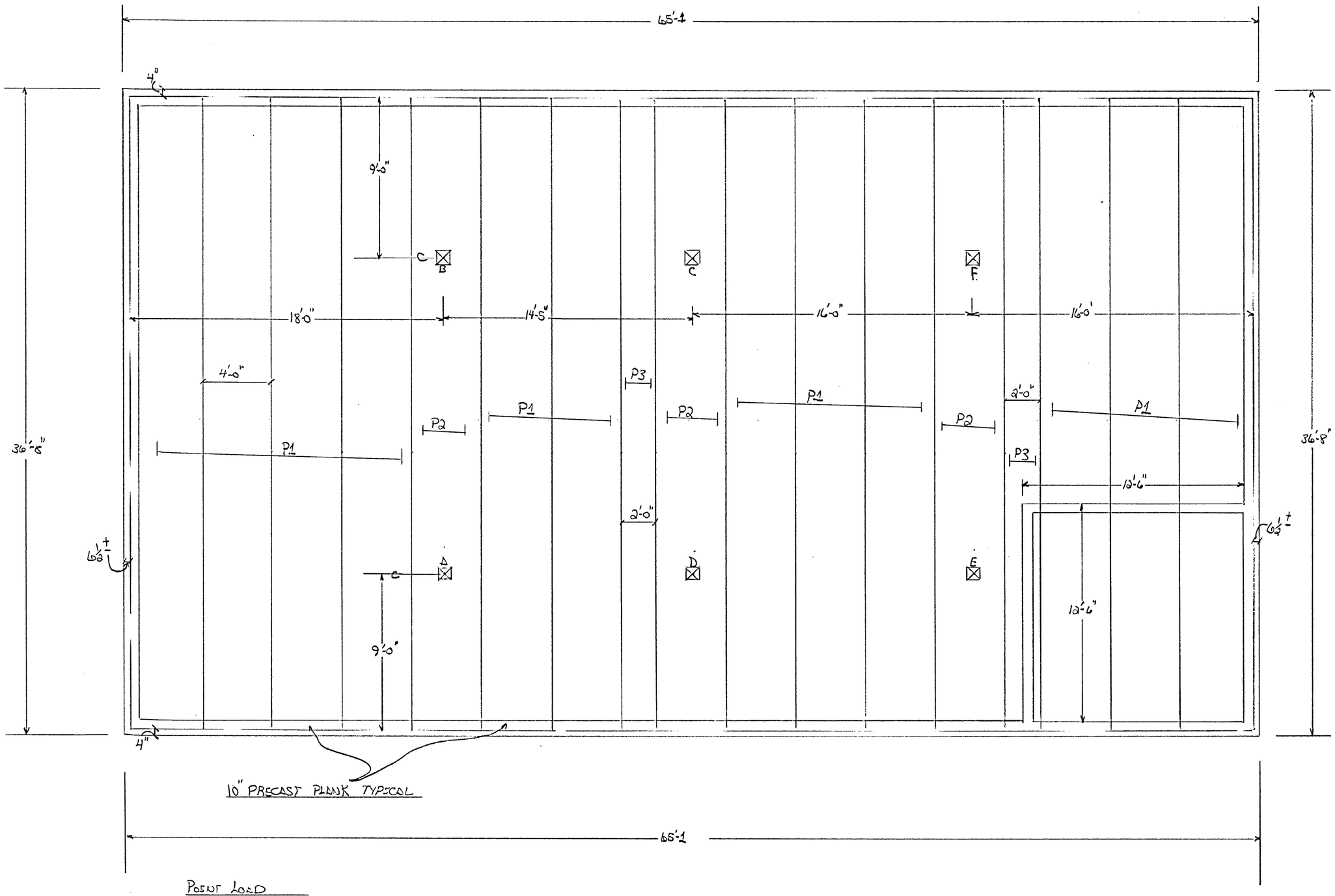
EAST ELEVATION SCALE 1/4" = 1'-0"

RB	REALISTIC BUILDERS
DATE: 7-10-19	
DRAWN BY R. L. D.	FIDDLEHEAD BARN
PAGE 4	



FOUNDATION PLAN SCALE: 1/4" = 1'-0"

RB	REALISTIC BUILDERS
DATE: 7-10-19	
DRAWN BY R.L.D	FIDDLEHEAD BARN
PAGE 5	



POINT LOAD

A = 17,600#
B = 17,600#
C = 10,125#
D = 12,285#
E = 18,900#
F = 18,900#

PRECAST PLANK PLAN SCALE: 1/4" = 1'-0"

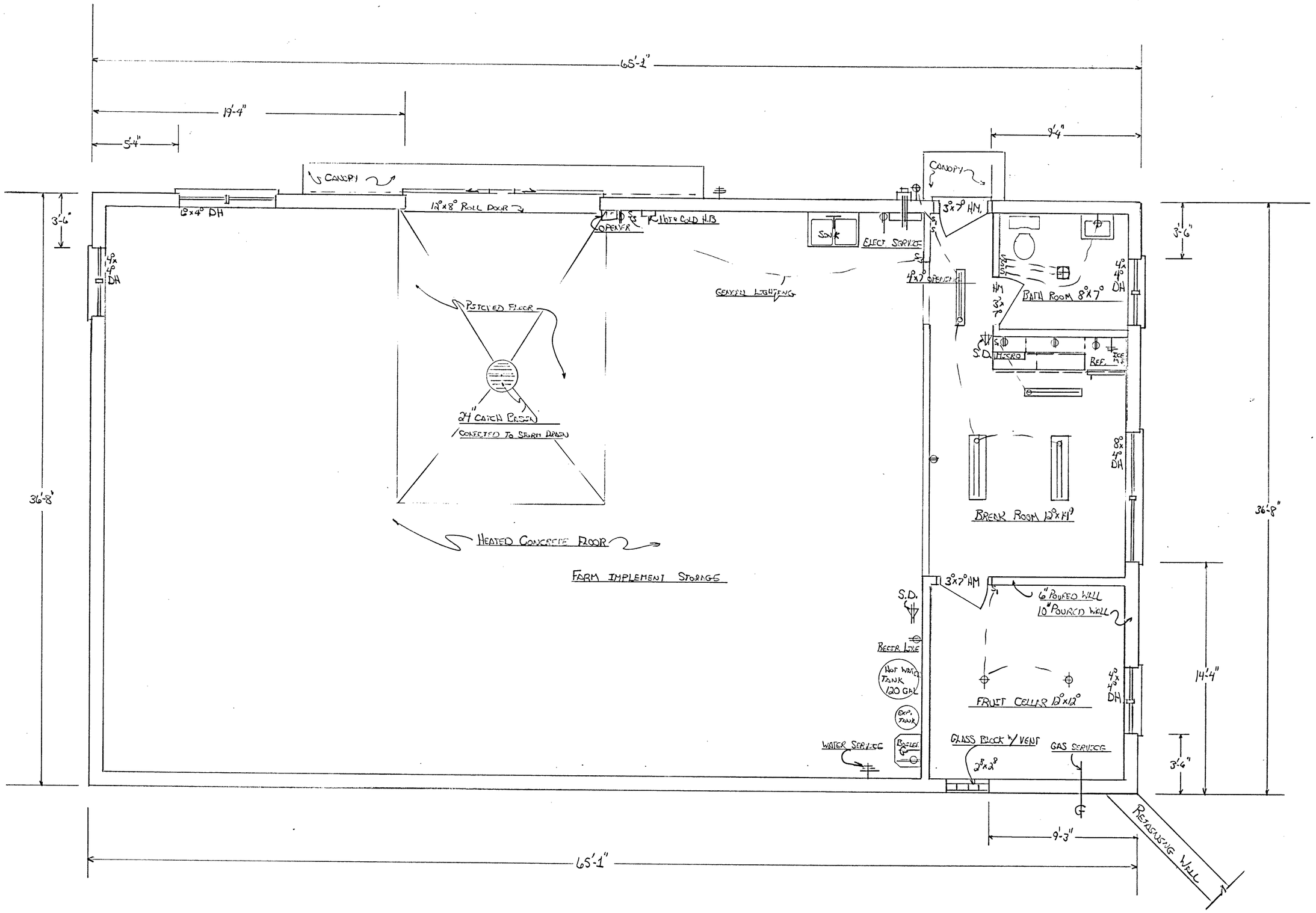
RB REALISTIC BUILDERS

DATE: 7-10-19

DRAWN BY: R.I.D.

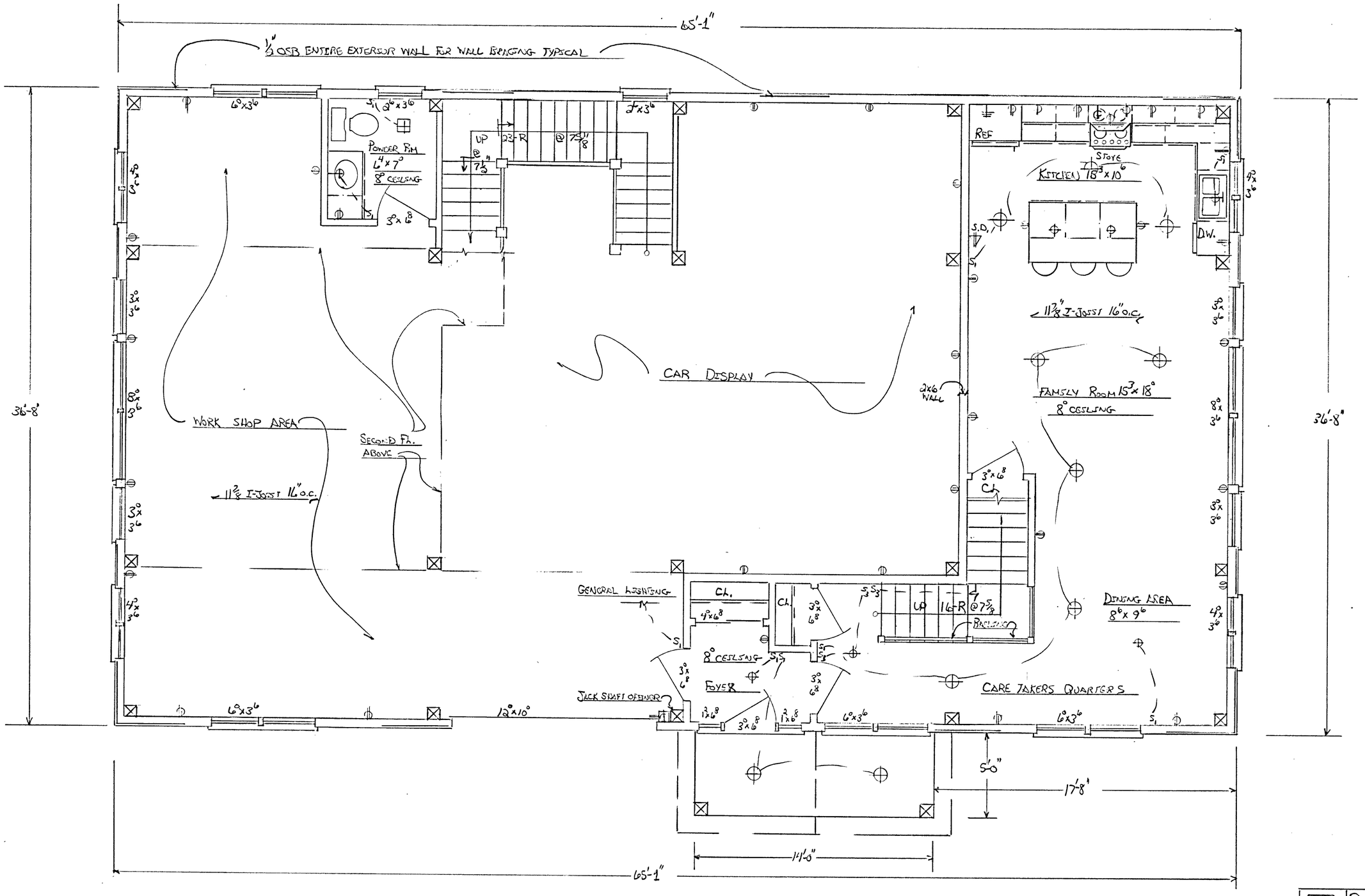
FIDDLEHEAD BARN

PAGE 6



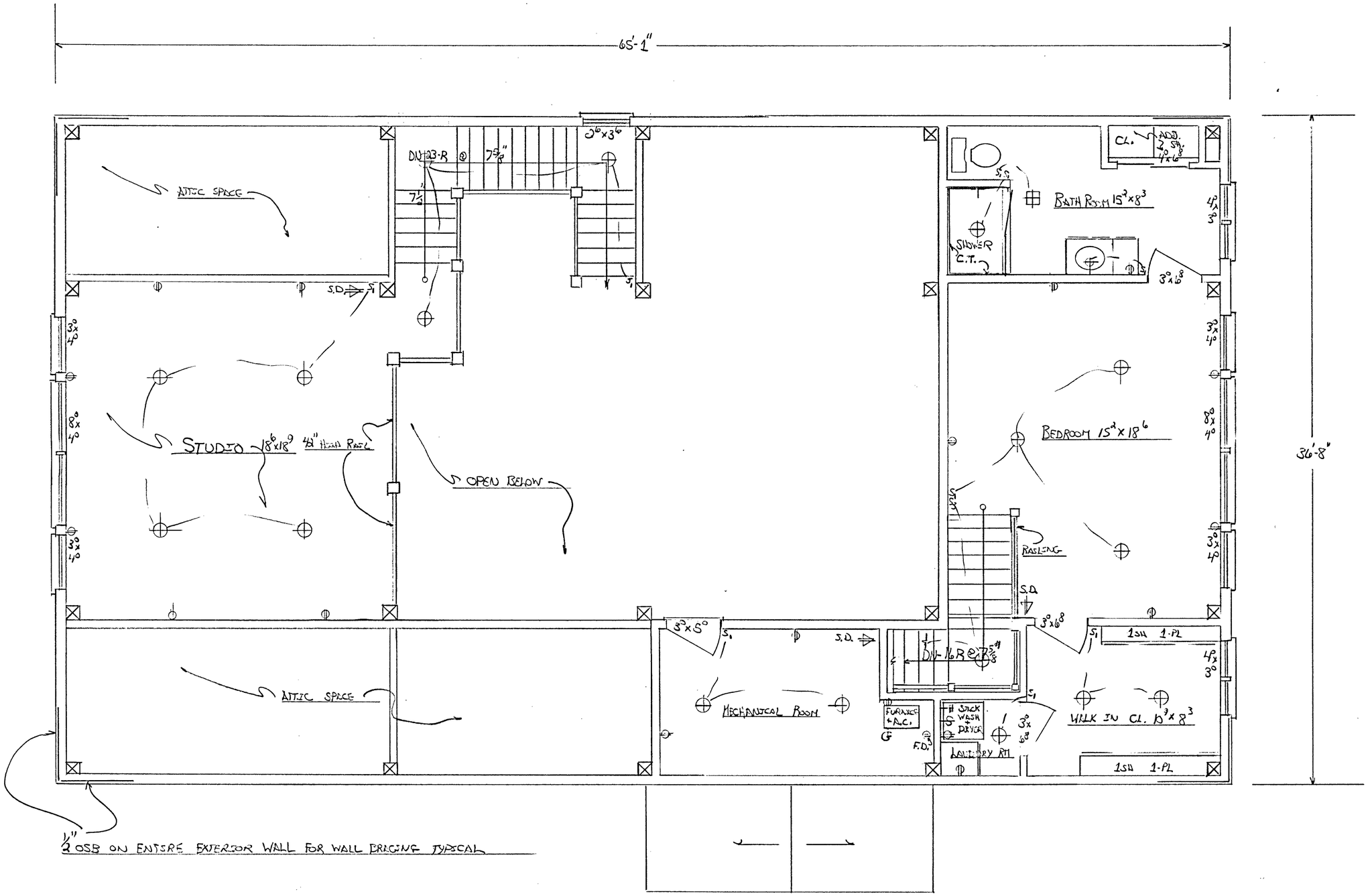
LOWER LEVEL SCALE: 1/4" = 1'-0"

RB	REALISTIC BUILDERS
DATE: 7-10-19	FIDDLEHEAD BARN
DRAWN BY R.L.D.	
PAGE 7	



FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

RB	REALISTIC BUILDERS
DATE: 7-10-19	
DRAWN BY R.L.D.	FIDDLEHEAD BARN
PAGE 8	



SECOND FLOOR PLAN SCALE: ½"=1'-0"

RB	REALISTIC BUILDERS
DATE 7-10-19	
DRAWN BY R.L.D.	FIDDLEHEAD BARN
PAGE 9	

CONDITIONAL USE SITE MAP

PETITIONER(S):

Fiddlehead Gardens LLC (Owner)
Charles Heide (Agent)

LOCATION:

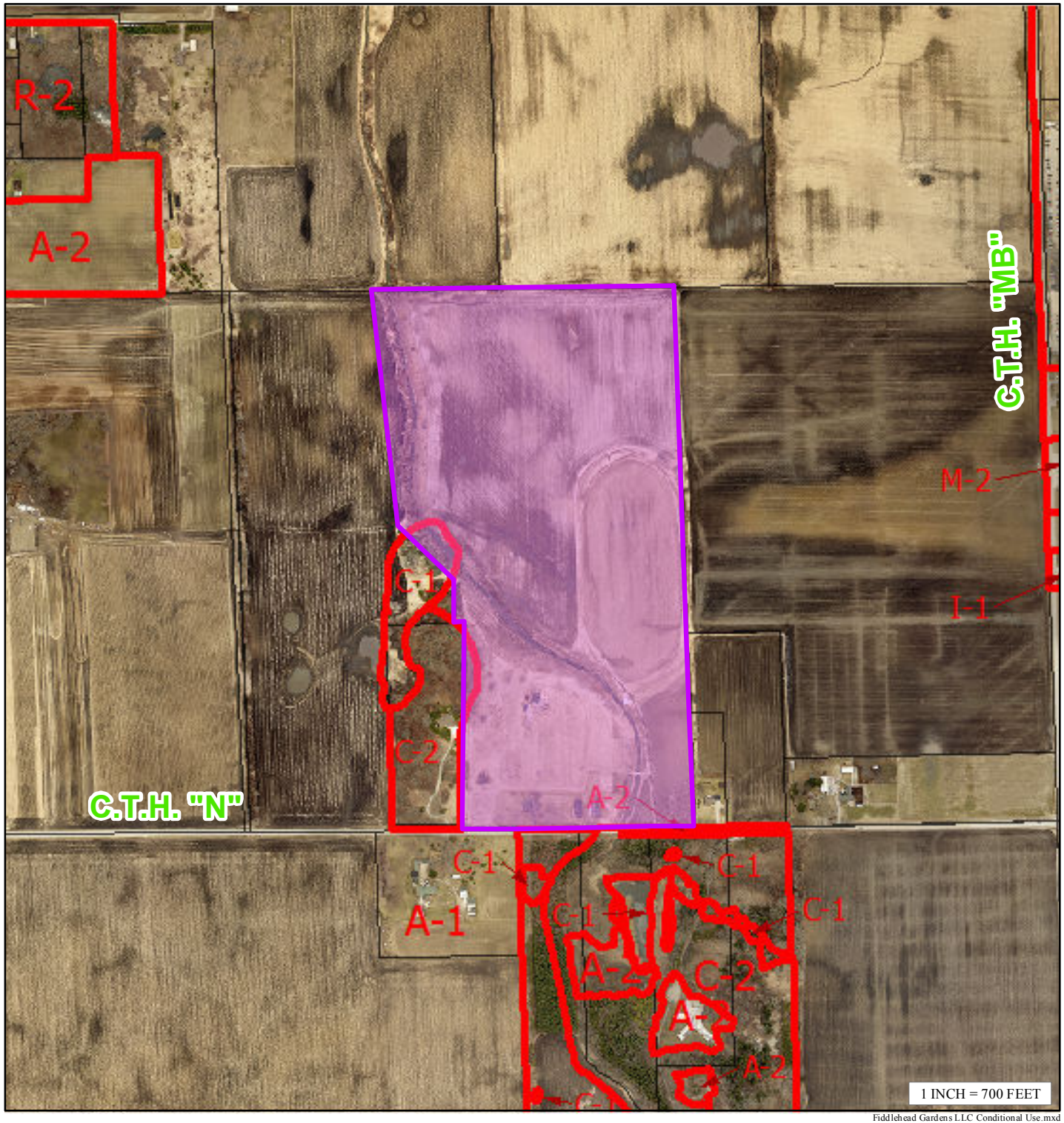
N 1/2 of Section 27
Town of Paris

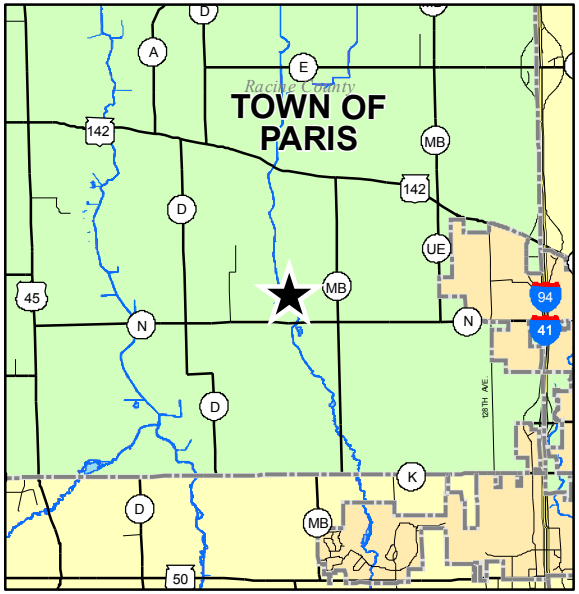
TAX PARCEL(S):

#45-4-221-271-0301

REQUEST:

Requesting a conditional use permit to allow housing for a farm laborer or caretaker in the A-1 Agricultural Preservation District.





Fiddlehead Gardens LLC Conditional Use.mxd

January 2013

COUNTY OF KENOSHA
Department of Planning and Development

RECEIVED
OCT 21 2019
Kenosha County
Planning and Development

A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY: 2035
MAP AMENDMENT APPLICATION

(a) Property Owner's Name:
JOHN B KIEL x Signature

Mailing Address:
PO BOX 147 - 3300-252nd AVE

City: SALEM State: WI Zip: 53168

Phone Number: 262 914 5435 E-mail (optional): GERMAN.COWBOY@YAHOO.COM

Note: If the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if applicable):
JOHN B KIEL x Signature

Mailing Address:
PO BOX 147 - 3300-252nd AVE

City: SALEM State: WI Zip: 53168

Phone Number: 262 914 5435 E-mail (optional): GERMAN.COWBOY@YAHOO.COM

(b) Existing planned land use category as shown on Map 65 of the Kenosha County comprehensive plan:
GENERAL AG - A-2

(c) Proposed land use category (must be a land use category included in the legend for Map 65 of the Kenosha County comprehensive plan):
RURAL DENSITY - RESIDENTIAL

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

1) PROPOSAL IS TO DIVIDE AND REZONE 5 ACRES FROM EXISTING 12.29 ACRES PARCEL # 30-4-220-271-0205

2) THERE ARE NO CURRENT PLANS FOR DEVELOPMENT

3) PROPERTY TO BE SOLD TO ADJACENT LANDOWNER.

(e) Compatibility with the Kenosha County comprehensive plan (address the following questions in detail):

(e-1) Is the proposed amendment consistent with the goals, objectives, policies, and programs of this plan? Explain:

YES - LAND USE REMAINS LARGELY CONSISTENT WITH THE PLAN.

(e-2) Is the proposed amendment compatible with surrounding land uses? Explain its compatibility with both existing and planned land uses:

1) THE AREA SURROUNDING THE PROPOSED LAND DIVISION CONSISTS OF RESIDENTIAL PROPERTIES OF 5 ACRES +/-.

2) THE 5 ACRES THAT ARE TO BE THE SUBJECT OF THE SPLIT WOULD BE CONSISTENT WITH HISTORICAL DEVELOPMENT.

(e-3) Will the proposed amendment have any detrimental environmental effects? Explain:

NONE

(e-4) Has a substantial public benefit been demonstrated by the proposed plan amendment? Explain:

1) THE SPLIT PROPERTY WOULD NOT BE SUBJECT TO FURTHER SPLIT AND WOULD BE CONSISTENT WITH USE IN AREA.

2) PURCHASER HAS NO CURRENT PLANS FOR DEVELOPMENT

(e-5) Are public roads, services, and utilities available, or planned to be available in the near future, to serve the proposed development? Explain:

YES. — PROPERTY IS ON A PUBLIC ROAD. AND ADJOINS PROPERTY OWNED BY PURCHASER

(e-6) Are existing or planned facilities and services adequate to serve the type of development associated with the amendment? Explain:

1) THERE IS CURRENT PLAN FOR DEVELOPMENT.

2) SHOULD DEVELOPMENT OCCOUR IT WOULD BE LIMITED TO A SINGLE HOME SITE.

(e-7) Any additional data or information as requested by the Department of Planning and Development:

NONE

(f) Attach a legal description and provide the tax key number(s) below of property to be amended on the Kenosha County comprehensive plan:

30-4-220-271-0205

(g) Attach plot plan or survey plat of property to be amended on the comprehensive plan (showing location, dimensions, planned land use of adjacent properties, existing uses and buildings of adjacent properties—drawn to scale).

(h) The name of the County Supervisor of the district wherein the property is located:

Supervisory District Number: 19 County Board Supervisor: MICHAEL J. SKALITZKY

(i) Attach a copy (original newspaper clipping or certified copy from the Town) of the notice of public hearing (per section 66.1001(4)(d) of Wisconsin State Statutes) that is published by your Town at least 30 days before the public hearing is held. Include the date of publication with the copy of the notice of public hearing.

Note: Your application will not be processed by Kenosha County until a copy of the notice of public hearing and town approval letter is received by the Kenosha County Department of Planning and Development.

(j) Attach a copy of the enacted town resolution and ordinance (per section 66.1001(4)(c) of Wisconsin State Statutes) adopting the amendment to the Kenosha County comprehensive plan map.

Note: Your application will not be processed by Kenosha County until a copy of the enacted town resolution and ordinance adopting the amendment is received by the Kenosha County Department of Planning and Development.

(k) The fee specified in Section 12.05-8 of this ordinance.
Request for Land Use Plan Map Amendment ..... $250.00 payable to "Kenosha County"

(For other fees see the Fee Schedule)

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Planning & Development
19600 - 75th Street, Post Office Box 520
Bristol, Wisconsin 53104-0520

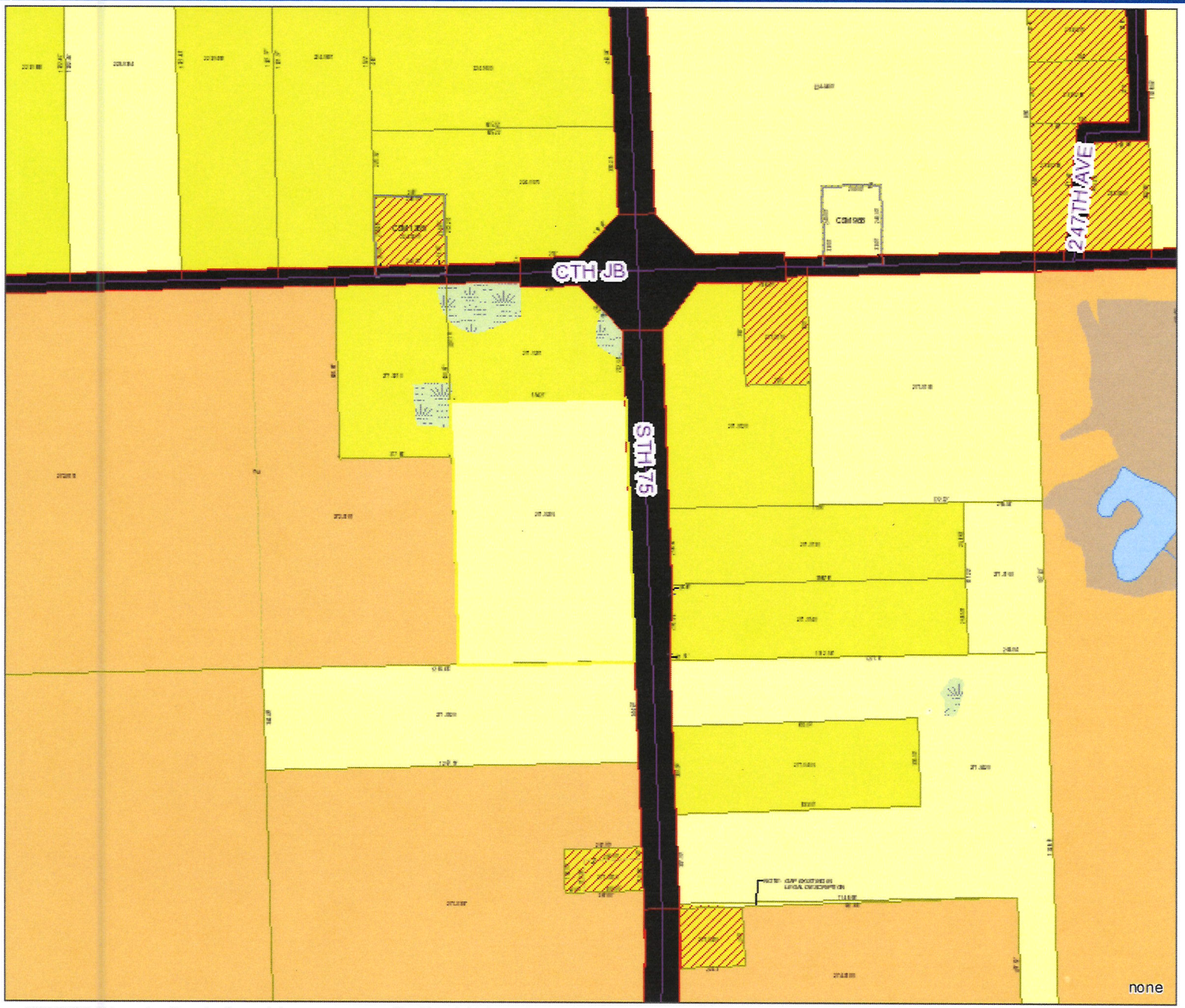
Division of County Development (including Sanitation & Land Conservation) **857-1895**
Facsimile # 857-1920

Public Works Division of Highways 857-1870

Administration Building
Division of Land Information 653-2622

Brighton, Town of 878-2218
Paris, Town of 859-3006
Randall, Town of 877-2165
Salem, Town of 843-2313
Utility District 862-2371
Somers Town of 859-2822
Wheatland, Town of 537-4340
Wisconsin Department of Natural Resources - Sturtevant Office 884-2300
Wisconsin Department of Transportation - Waukesha Office 548-8722

EXISTING LAND USE



KENOSHA COUNTY
INTERACTIVE MAPPING

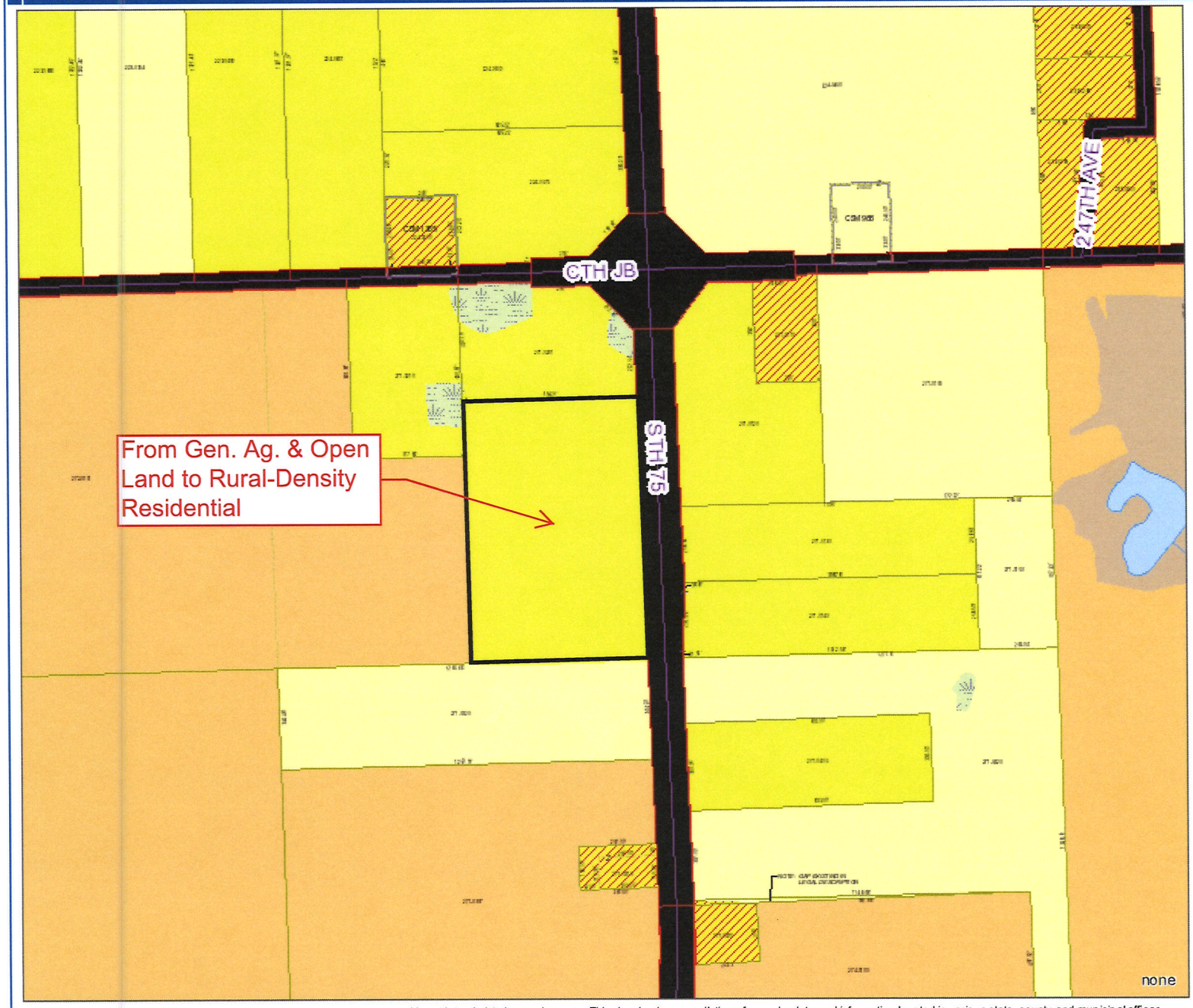
N
S

1 inch = 500 feet

DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 10/21/2019

PROPOSED LAND USE



KENOSHA COUNTY INTERACTIVE MAPPING

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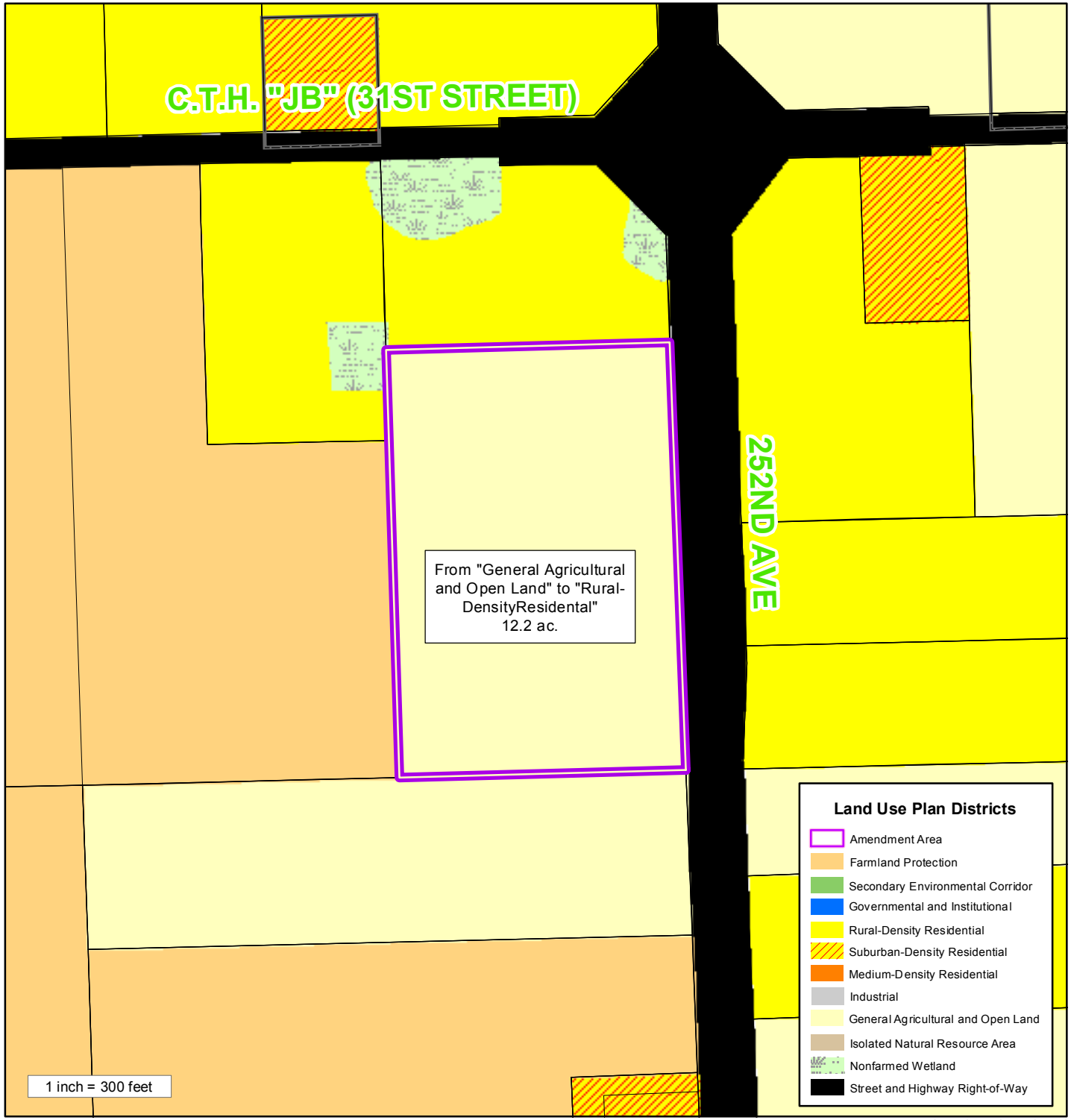
Date Printed: 10/21/2019

KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE



John_B_Kiel_Comp_Plan_Amendment.mxd

COMPREHENSIVE PLAN AMENDMENT SITE MAP

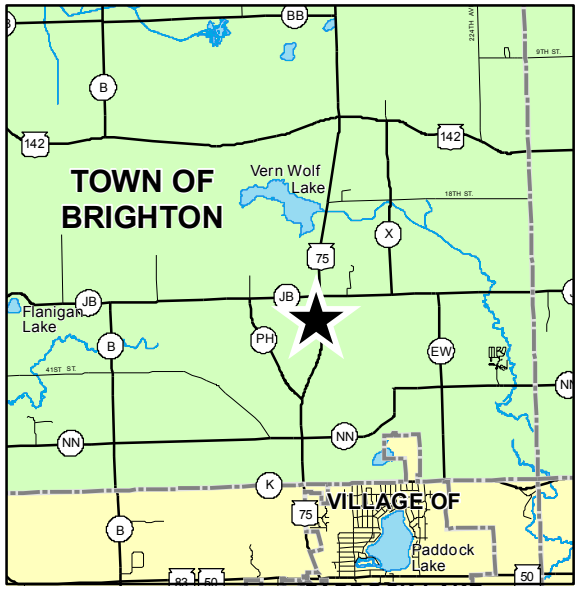
PETITIONER(S):
John B. Kiel (Owner),

LOCATION: NE 1/4 of Section 27
Town of Brighton

TAX PARCEL(S): #30-4-220-271-0205

REQUEST:

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



COUNTY OF KENOSHA
Department of Planning and Development

RECEIVED
OCT 21 2019
Kenosha County
Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:

Print Name: JOHN B KIEL Signature:

Mailing Address: PO BOX 147 3300-252nd AVE

City: SALEM State: WI Zip: 53168

Phone Number: 2629145435 E-mail (optional): GERMANOLOWBOY@YAHOO.COM

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

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

Print Name: Signature:

Business Name:

Mailing Address:

City: State: Zip:

Phone Number: E-mail (optional):

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

30-4-220-271-0205

Property Address of property to be rezoned:

3300-252nd AVE

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

AGRICULTURAL FUTURE SINGLE FAMILY RESIDENTIAL

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

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

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

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

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

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

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

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

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

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

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

☐ Yes ☑ No

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

☐ Yes ☑ No

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

Supervisory District Number: 19 County Board Supervisor: MICHAEL J. SKALITZKY

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

Request for Rezoning Petition $750.00

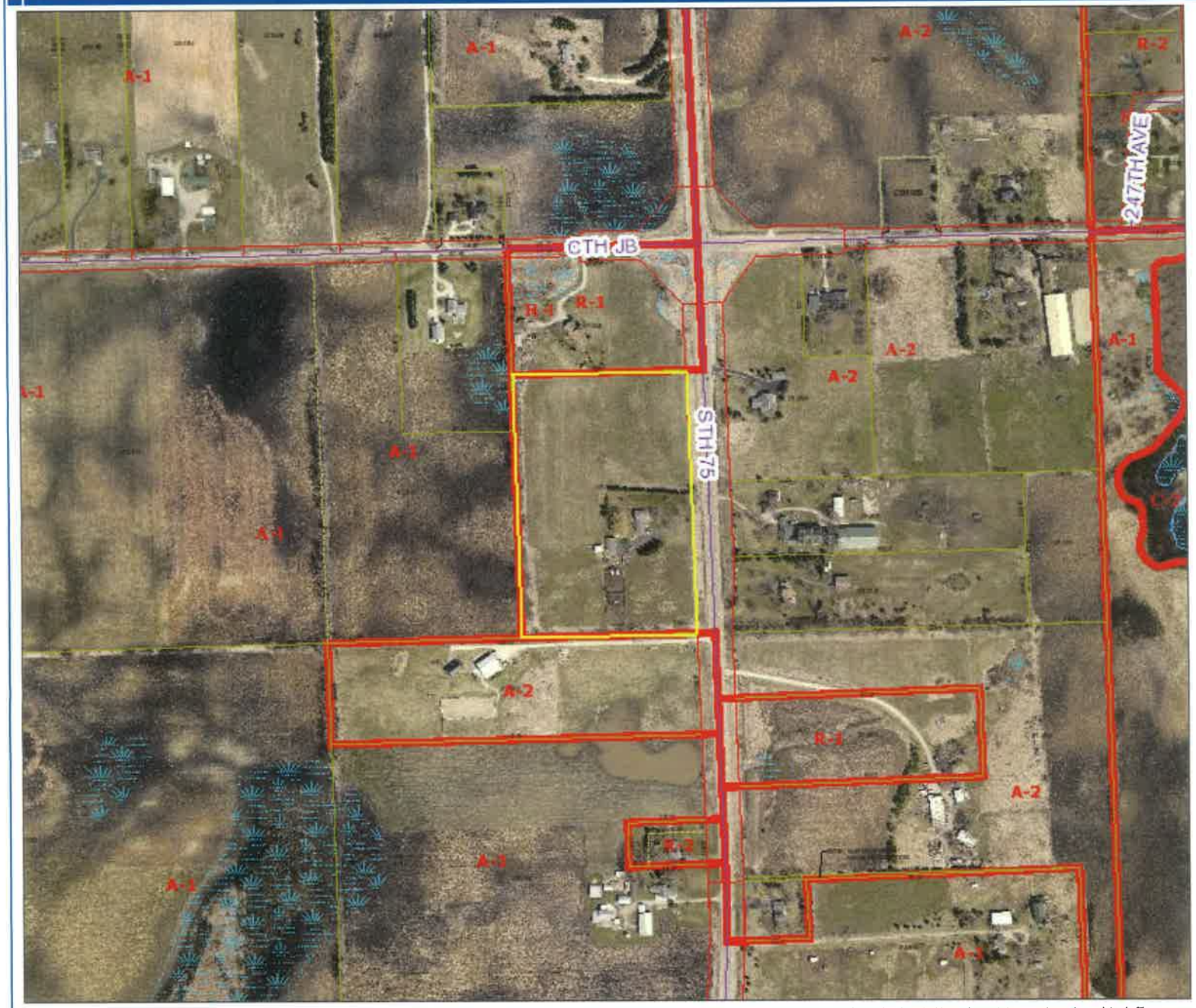
(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

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

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

EXISTING ZONING



KENOSHA COUNTY
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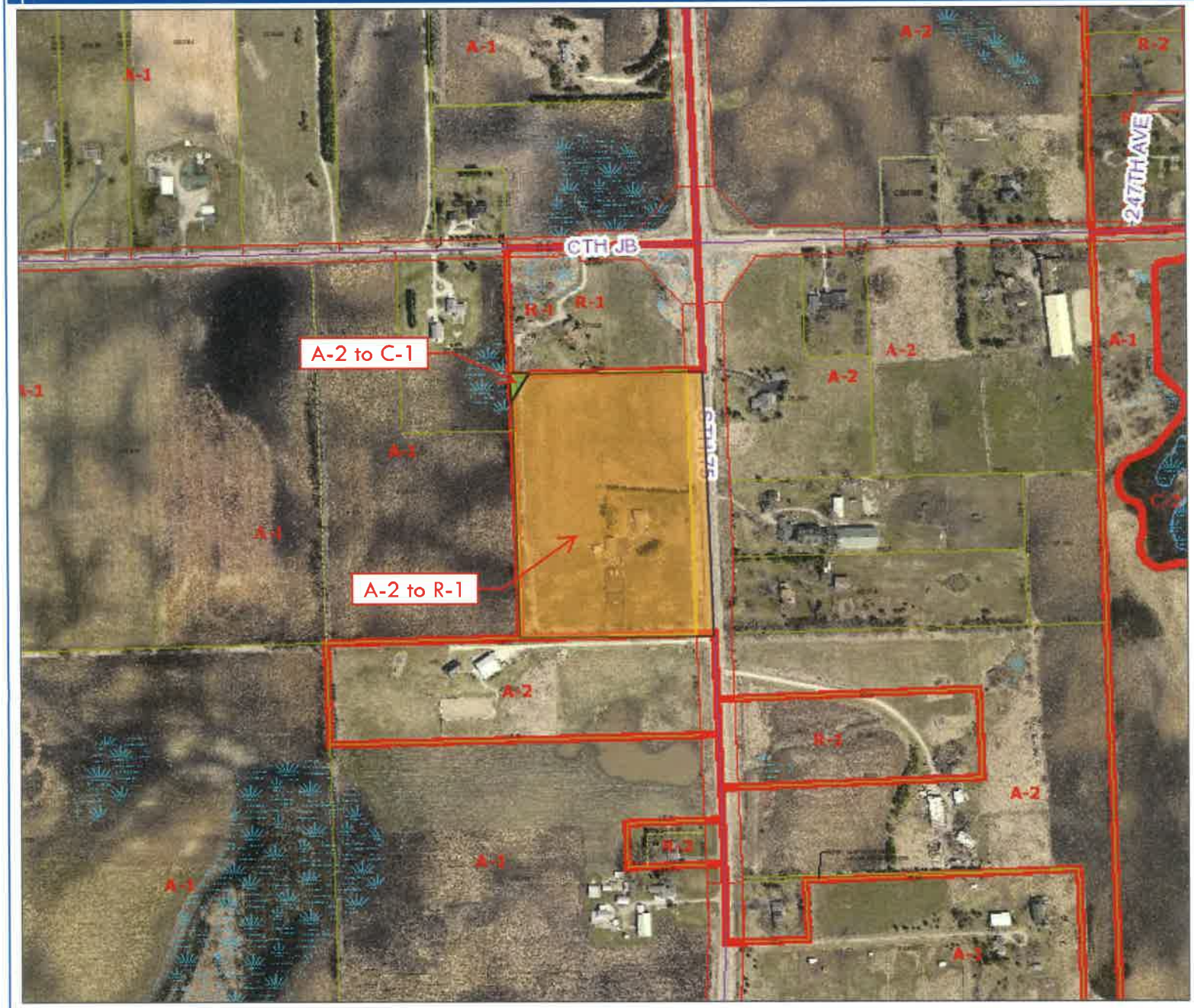
PROPOSED ZONING



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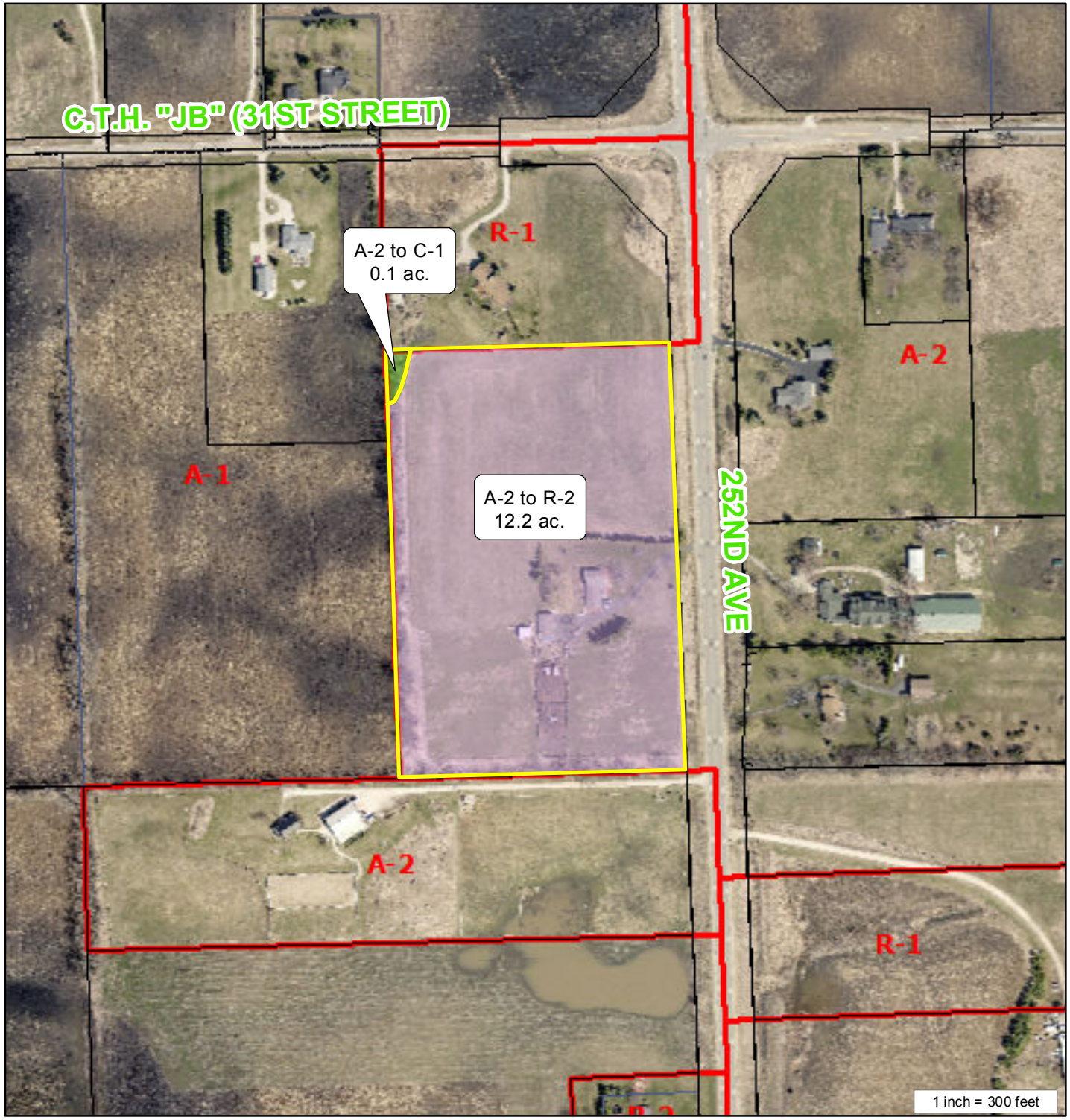


John_B_Kiel_Rezoning_Map.mxd

REZONING SITE MAP

PETITIONER(S):

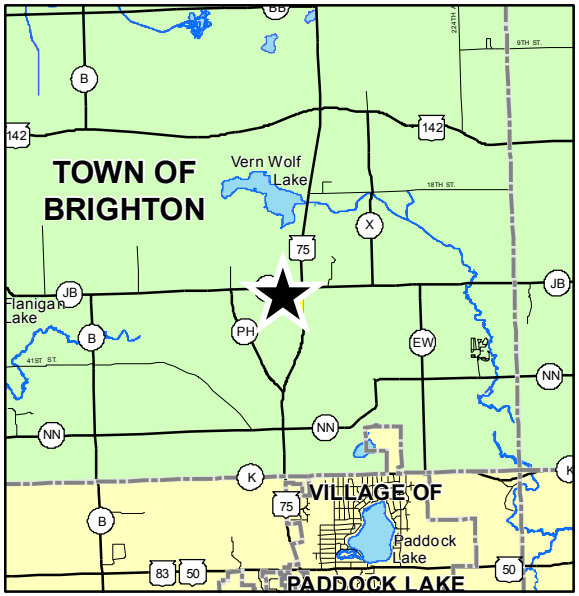
John B. Kiel (Owner),

LOCATION: NE 1/4 of Section 27, Town of Brighton

TAX PARCEL(S): #30-4-220-271-0205

REQUEST:

Requesting a rezoning from A-2 General Agricultural Dist. to R-1 Rural Residential Dist. and C-1 Lowland Resource Conservancy Dist.



January 2013

COUNTY OF KENOSHA
Department of Planning and Development

RECEIVED
OCT 21 2019
Kenosha County
Planning and Development

LAND DIVISION APPLICATION

In order for applications to be processed, all information, drawings, application signatures, and fees required shall be submitted at time of application.

Please check the appropriate box below for the type of application being submitted:

- [x] Certified Survey Map
- [ ] Subdivision Preliminary Plat
- [ ] Subdivision Final Plat
- [ ] Condominium Plat

Applicant is: [x] Property Owner [ ] Subdivider [ ] Other _____

Applicant Name: JOHN B. KIEL Date 10-21-19

Mailing Address: PO BOX 147 Phone # 262 914 5435

3300-252nd AVE SALEM, WI 53168 Phone # _____

Tax Parcel Number(s): 30-4-220-271-0205

_____ Acreage of Project: _____

Location of Property (including legal description):

SEE ATTACHED CSM

Subdivision/Development Name (if applicable): NONE

Existing Zoning: A-2 Proposed Zoning: R-1

Town Land Use Plan District Designation(s) (if applicable):

Present AGRICULTURAL PRESERVATION - GENERAL AG- A-2

Proposed RURAL DENSITY - RESIDENTIAL

Present Use(s) of Property: RESIDENTIAL - AGRICULTURAL

Proposed Use(s) of Property: RESIDENTIAL - AGRICULTURAL

The subdivision abuts or adjoins a state trunk highway.....Yes (✓) No ( )

The subdivision will be served by public sewer .....Yes ( ) No (✓)

The subdivision abuts a county trunk highway .....Yes ( ) No (✓)

The subdivision contains shoreland/floodplain areas .....Yes ( ) No (✓)

The subdivision lies within the extra-territorial plat (ETP) authority area of a nearby Village or City .....Yes ( ) No (✓)

*Applicant is responsible for submitting to the ETP authority any fees and documentation needed to obtain a recommendation.

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

Property Owner's Signature Date

Property Owner's Signature Date

REQUIRED APPLICABLE SIGNATURES:

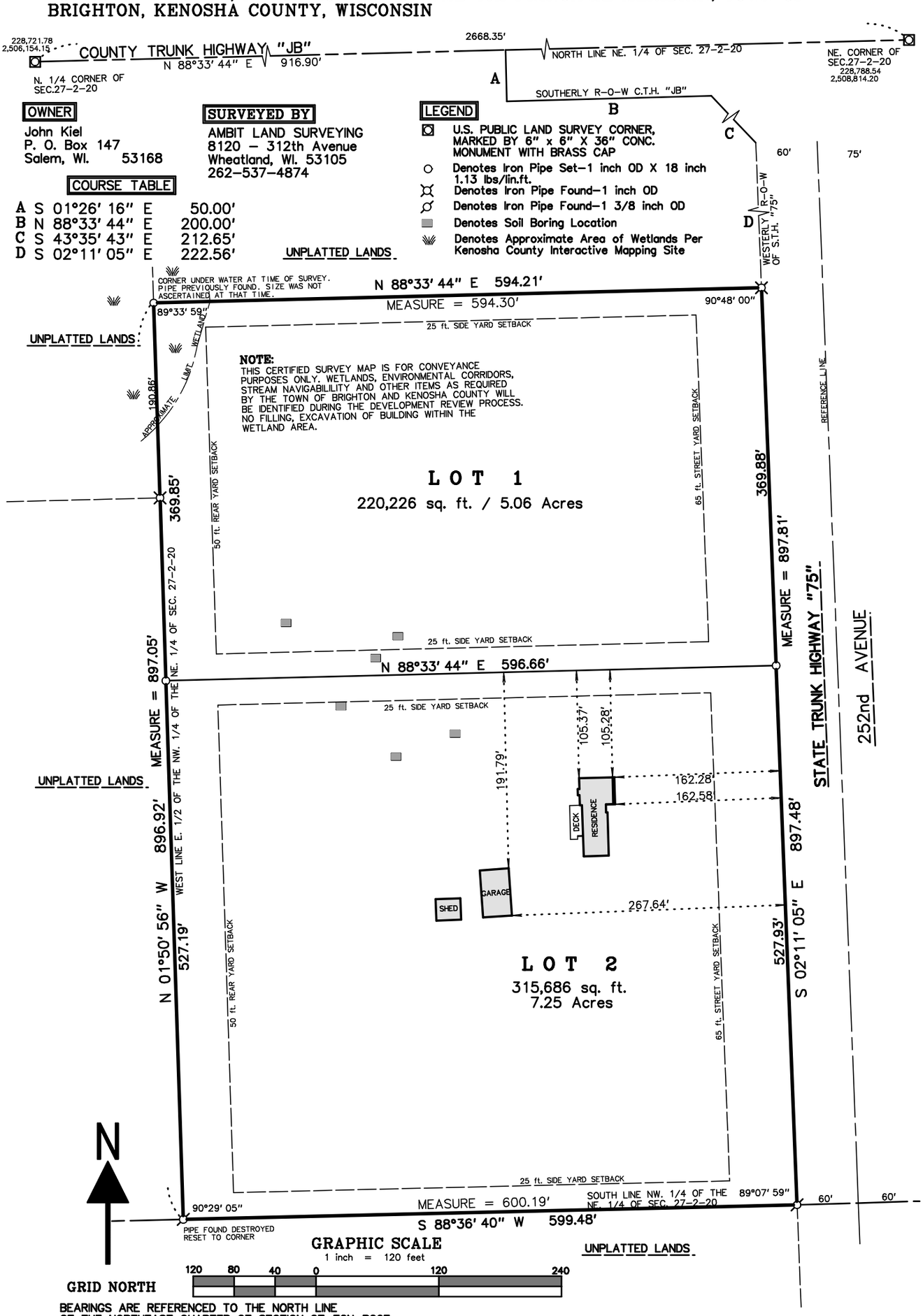
SAME

Applicant's Signature Date

Developer's Signature Date

KENOSHA COUNTY CERTIFIED SURVEY MAP NO._____

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE 4th PRINCIPAL MERIDIAN, TOWN OF BRIGHTON, KENOSHA COUNTY, WISCONSIN



OWNER

John Kiel
P. O. Box 147
Salem, WI. 53168

SURVEYED BY

AMBIT LAND SURVEYING
8120 – 312th Avenue
Wheatland, WI. 53105
262-537-4874

COURSE TABLE

A	S 01°26' 16" E	50.00'
B	N 88°33' 44" E	200.00'
C	S 43°35' 43" E	212.65'
D	S 02°11' 05" E	222.56'

LEGEND

- U.S. PUBLIC LAND SURVEY CORNER, MARKED BY 6" x 6" X 36" CONC. MONUMENT WITH BRASS CAP
- Denotes Iron Pipe Set–1 inch OD X 18 inch 1.13 lbs/lin.ft.
- Denotes Iron Pipe Found–1 inch OD
- Denotes Iron Pipe Found–1 3/8 inch OD
- Denotes Soil Boring Location
- Denotes Approximate Area of Wetlands Per Kenosha County Interactive Mapping Site

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27–T2N–R20E N 88°33' 44" E GRID BEARING FROM NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE (NAD–27)

SHEET ONE OF TWO

INSTRUMENT DRAFTED BY MARK A. BOLENDER, PLS

Mark A. Bolender, P.L.S. S–1784
September 30, 2019

KENOSHA COUNTY CERTIFIED SURVEY MAP NO._____

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE 4th PRINCIPAL MERIDIAN, TOWN OF BRIGHTON, KENOSHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Mark A. Bolender, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a part of the Northwest Quarter of the Northeast Quarter of Section 27, Township 2 North, Range 20 East of the 4th Principal Meridian, Town of Brighton, Kenosha County, Wisconsin, bounded and described as follows:

COMMENCING at the north quarter corner of said Section 27; THENCE North 88 degrees 33 minutes 44 seconds East, grid bearing from North, Wisconsin Coordinate System, South Zone, along the north line of the Northeast Quarter of Section 27 a distance of 916.90 feet; THENCE South 01 degree 26 minutes 16 seconds East 50.00 feet to the southerly right-of-way line of County Trunk Highway "JB"; THENCE North 88 degrees 33 minutes 44 seconds East 200.00 feet along the southerly right-of-way line of said highway to the westerly right-of-way line of State Trunk Highway "75"; THENCE South 43 degrees 35 minutes 43 seconds East along said westerly right-of-way line 212.65 feet; THENCE South 02 degrees 11 minutes 05 seconds East along said westerly right-of-way line 222.56 feet to the POINT OF BEGINNING; THENCE continuing South 02 degrees 11 minutes 05 seconds East along said westerly right-of-way line 897.48 feet to the south line of the Northwest Quarter of the Northeast Quarter of said Section 27; THENCE South 88 degrees 36 minutes 40 seconds West along said south line 599.48 feet to the southwest corner of the East Half Northwest Quarter of the Northeast Quarter; THENCE North 01 degree 50 minutes 56 seconds West 896.92 feet along the west line of the East Half of said Northwest Quarter of the Northeast Quarter; THENCE North 88 degrees 33 minutes 44 seconds East 594.21 feet parallel with the north line of said Northeast Quarter to the POINT OF BEGINNING.

Containing 535,912 square feet/12.31 acres, more or less.

That I have made such survey, land division and map at the direction of John Kiel, owner of the land described.

That such map is a correct representation of the exterior boundary of the land surveyed and the division thereof.

That I have fully complied with the provisions of s. 236.34, Wisconsin Statutes and the land division ordinances of the Town of Brighton, Kenosha County, Wisconsin, in surveying dividing, and mapping the same.

_____ Dated this_____day of_____,2019
Mark A. Bolender, P.L.S. No. S-1784

TOWN OF BRIGHTON APPROVAL

I CERTIFY THAT THIS CERTIFIED SURVEY MAP, JOHN KIEL, OWNER, WAS

APPROVED BY THE TOWN BOARD OF THE TOWN OF BRIGHTON ON THE _____ DAY

OF _____, 2019.

_____ _____
Susan Crane, Town Chairwoman Linda Perona, Town Clerk-Treasurer

KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE APPROVAL

STATE OF WISCONSIN }
COUNTY OF KENOSHA } SS

This Certified Survey Map was hereby approved by the Kenosha County Planning, Development

and Extension Education Committee on this _____ day of _____, 2019.

_____
Chairperson - Erin Decker

January 2013

COUNTY OF KENOSHA
Department of Planning and Development

RECEIVED
OCT 29 2019
Kenosha County
Deputy County Clerk

A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY: 2035
MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

New Life Bible Church x _____
Signature

Mailing Address:

112 W Main Street

City: Twin Lakes State: WI Zip: 53181

Phone Number: 262-949-5433 E-mail (optional): mynlbc@gmail.com

Note: If the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if applicable):

Tracy McConnell x _____
Signature

Mailing Address:

112 W Main Street

City: Twin Lakes State: WI Zip: 53181

Phone Number: 262-949-5433 E-mail (optional): mynlbc@gmail.com

(b) Existing planned land use category as shown on Map 65 of the Kenosha County comprehensive plan:

"Governmental & Institutional"

(c) Proposed land use category (must be a land use category included in the legend for Map 65 of the Kenosha County comprehensive plan):

"Governmental & Institutional" and "Suburban-Denisty Residential"

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

To subdivide the existing appx. 8.25-acre property into two (2) appx. 1-acre properties on the corner to be rezoned to R-2 Suburban Single-Family Residential District and an appx. 5.28-acre remnant property to remain zoned I-1 Institutional District.

(e) Compatibility with the Kenosha County comprehensive plan (address the following questions in detail):

(e-1) Is the proposed amendment consistent with the goals, objectives, policies, and programs of this plan? Explain:

(e-2) Is the proposed amendment compatible with surrounding land uses? Explain its compatibility with both existing and planned land uses:

(e-3) Will the proposed amendment have any detrimental environmental effects? Explain:

(e-4) Has a substantial public benefit been demonstrated by the proposed plan amendment? Explain:

(e-5) Are public roads, services, and utilities available, or planned to be available in the near future, to serve the proposed development? Explain:

(e-6) Are existing or planned facilities and services adequate to serve the type of development associated with the amendment? Explain:

(e-7) Any additional data or information as requested by the Department of Planning and Development:

(f) Attach a legal description and provide the tax key number(s) below of property to be amended on the Kenosha County comprehensive plan:

60-4-119-172-1000

(g) Attach plot plan or survey plat of property to be amended on the comprehensive plan (showing location, dimensions, planned land use of adjacent properties, existing uses and buildings of adjacent properties—drawn to scale).

(h) The name of the County Supervisor of the district wherein the property is located:

Supervisory District Number: 20 County Board Supervisor: John Poole

(i) Attach a copy (original newspaper clipping or certified copy from the Town) of the notice of public hearing (per section 66.1001(4)(d) of Wisconsin State Statutes) that is published by your Town at least 30 days before the public hearing is held. Include the date of publication with the copy of the notice of public hearing.

Note: Your application will not be processed by Kenosha County until a copy of the notice of public hearing and town approval letter is received by the Kenosha County Department of Planning and Development.

(j) Attach a copy of the enacted town resolution and ordinance (per section 66.1001(4)(c) of Wisconsin State Statutes) adopting the amendment to the Kenosha County comprehensive plan map.

Note: Your application will not be processed by Kenosha County until a copy of the enacted town resolution and ordinance adopting the amendment is received by the Kenosha County Department of Planning and Development.

(k) The fee specified in Section 12.05-8 of this ordinance.
Request for Land Use Plan Map Amendment ..... $250.00 payable to "Kenosha County"

(For other fees see the Fee Schedule)

IMPORTANT TELEPHONE NUMBERS

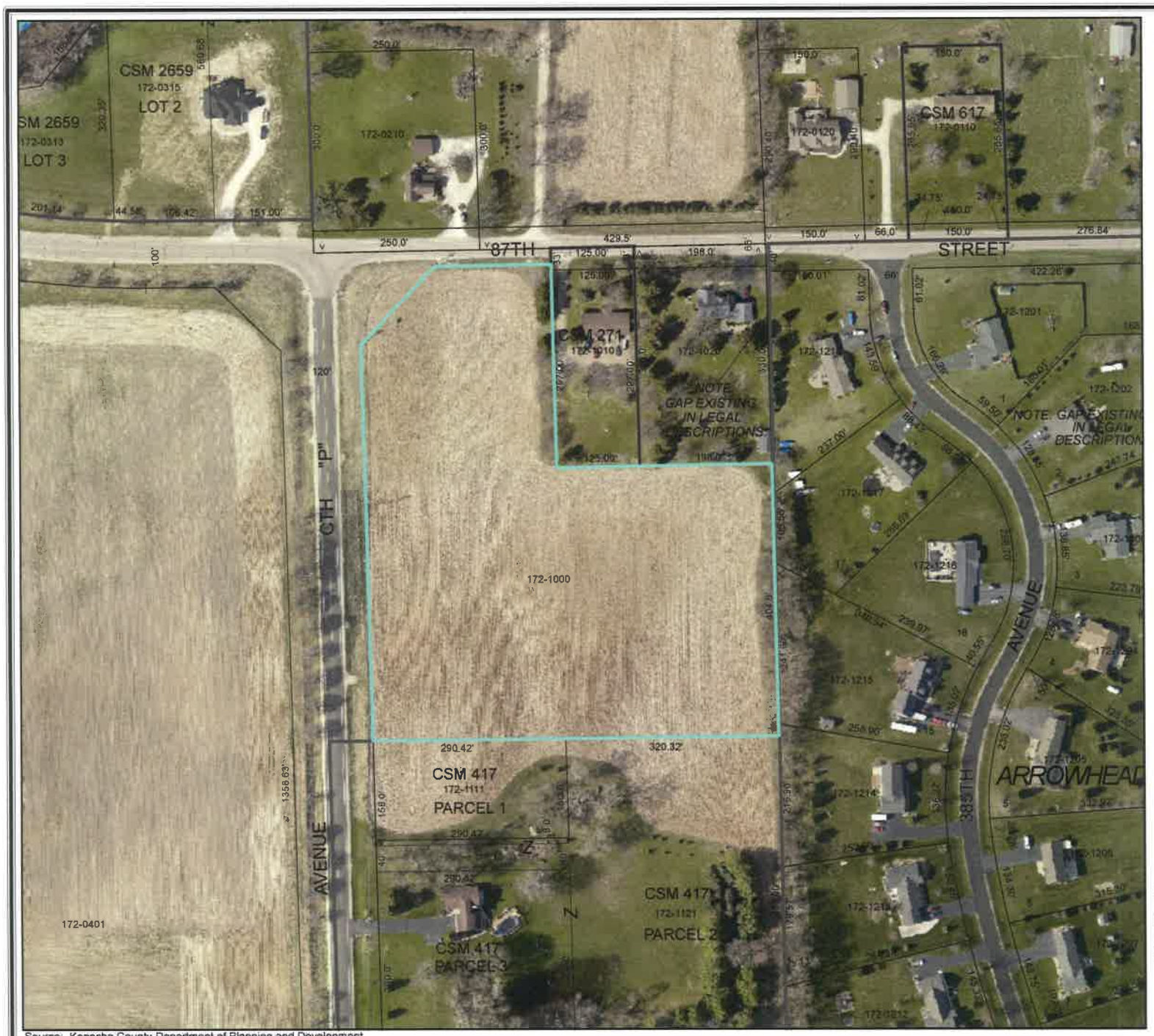
Kenosha County Center
Department of Planning & Development
19600 - 75th Street, Post Office Box 520
Bristol, Wisconsin 53104-0520

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

Public Works Division of Highways..... 857-1870

Administration Building
Division of Land Information 653-2622

Brighton, Town of 878-2218
Paris, Town of 859-3006
Randall, Town of 877-2165
Salem, Town of 843-2313
Utility District 862-2371
Somers Town of 859-2822
Wheatland, Town of 537-4340
Wisconsin Department of Natural Resources - Sturtevant Office 884-2300
Wisconsin Department of Transportation - Waukesha Office 548-8722



Source: Kenosha County Department of Planning and Development

Kenosha County

SUBJECT PROPERTY

1 inch = 200 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 INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.

Source: Kenosha County Department of Planning and Development

Kenosha County

SUBJECT PROPERTY (1-FOOT CONTOURS & WI DNR WETLAND INVENTORY LAYER)

1 inch = 200 feet

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Source: Kenosha County Department of Planning and Development

Kenosha County

PROPOSED LAND DIVISION

1 inch = 200 feet

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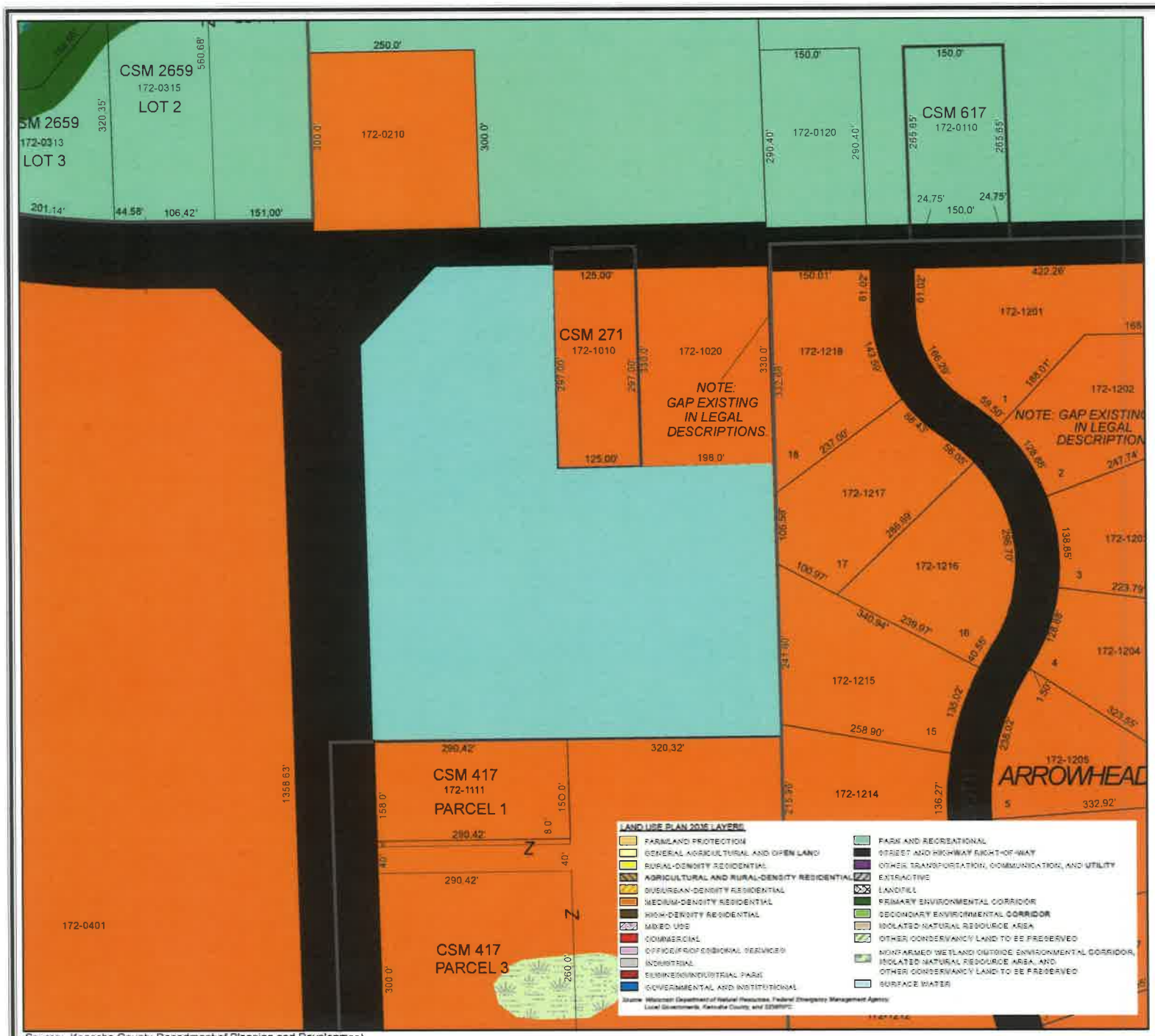
Kenosha County

CURRENT LAND USE PLAN MAP DESIGNATIONS

1 inch = 200 feet



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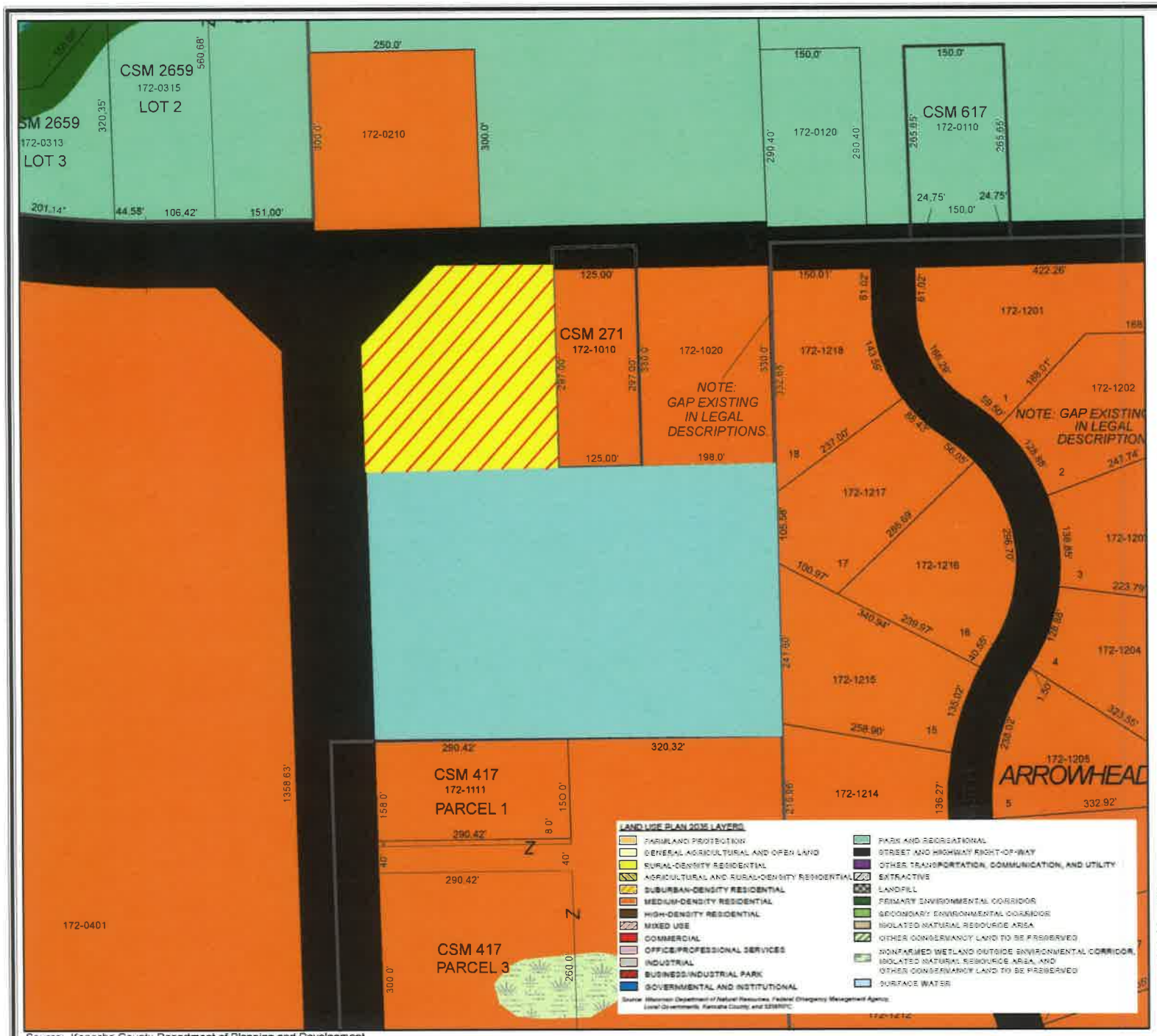
Source: Kenosha County Department of Planning and Development

Kenosha County

PROPSOED LAND USE PLAN MAP DESIGNATIONS

1 inch = 200 feet



Source: Kenosha County Department of Planning and Development

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"Government and Institutional" to "Suburban-Density Residential" 2.28 acres

87TH STREET

388TH AVE

Remain "Government and Institutional" 5.3 acres

Land Use Plan Districts

- Amendment Area
- Farmland Protection
- Secondary Environmental Corridor
- Governmental and Institutional
- Rural-Density Residential
- Suburban-Density Residential
- Medium-Density Residential
- Industrial
- General Agricultural and Open Land
- Isolated Natural Resource Area
- Nonfarmed Wetland
- Street and Highway Right-of-Way

1 inch = 300 feet

New_Life_Bible_Church_Comp_Plan_Amendment.mxd

COMPREHENSIVE PLAN AMENDMENT SITE MAP

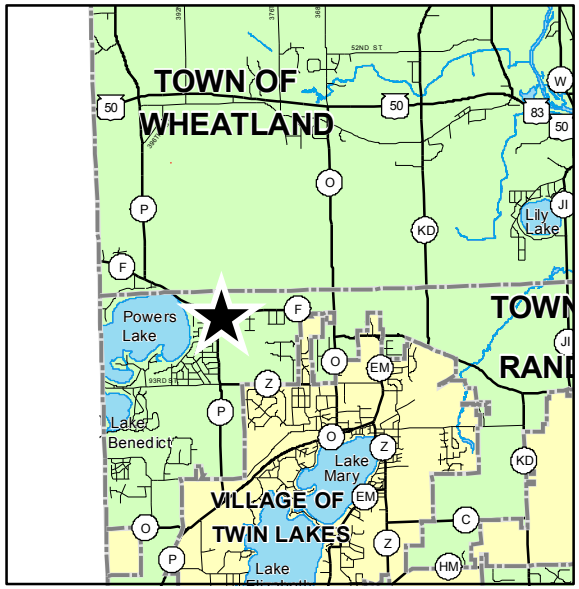
PETITIONER(S):
New Life Bible Church(Owner),
Tracy McConnell (Agent)

LOCATION: NW 1/4 of Section 17
Town of Randall

TAX PARCEL(S): #60-4-119-172-1000

REQUEST:

Requesting an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Governmental and Institutional" to "Governmental and Insitutional" and "Suburban-Density Residental".



KENOSHA COUNTY CONSERVATION · PLANNING · DEVELOPMENT

COUNTY OF KENOSHA
Department of Planning & Development

RECEIVED

OCT 29 2019

Kenosha County
Deputy County Clerk

KENOSHA COUNTY REZONING PROCEDURES

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

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

Meeting Date: _____

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

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

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

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

Town Planning Commission meeting date (tentative): _____

Town Board meeting date (tentative): _____

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

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

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

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

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

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

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Public Works & Development Services
19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104-9772

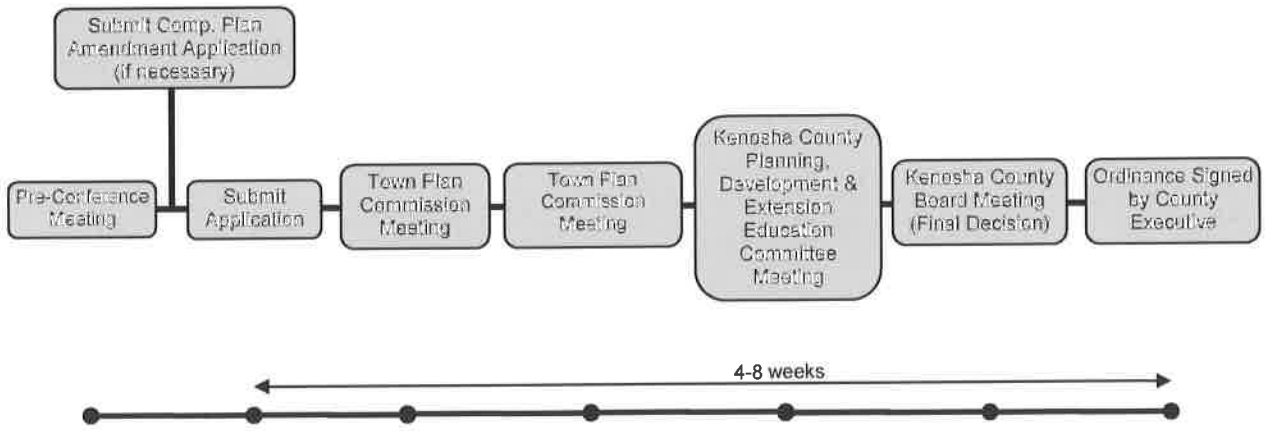
Division of Planning & Development (including Sanitation & Land Conservation) **857-1895**
Facsimile # 857-1920

Public Works Division of Highways 857-1870

Administration Building
Division of Land Information 653-2622

Brighton, Town of 878-2218
Paris, Town of 859-3006
Randall, Town of 877-2165
Salem, Town of 843-2313
Utility District 862-2371
Somers Town of 859-2822
Wheatland, Town of 537-4340
Wisconsin Department of Natural Resources - Sturtevant Office 884-2300
Wisconsin Department of Transportation - Waukesha Office 548-8722

Rezoning Procedure Timeline



For Reference Purposes

COUNTY OF KENOSHA
Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:

New Life Bible Church

Print Name: _____ Signature: _____

Mailing Address: 112 W Main Street

City: Twin Lakes State: WI Zip: 53181

Phone Number: 262-949-5433 E-mail (optional): mynlbc@gmail.com

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

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

Print Name: Tracy McConnell Signature: _____

Business Name: _____

Mailing Address: 112 W Main Street

City: Twin Lakes State: WI Zip: 53181

Phone Number: 262-949-5433 E-mail (optional): mynlbc@gmail.com

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

60-4-119-172-1000

Property Address of property to be rezoned:

388th Avenue

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

To subdivide the existing appx. 8.25-acre property into two (2) appx. 1-acre properties on the corner to be rezoned to R-2 Suburban Single-Family Residential District and an appx. 5.28-acre remnant property to remain zoned I-1 Institutional District.

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

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

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

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

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

A COMP. PLAN AMENDMENT APPLICATION IS PENDING

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

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

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

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

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

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

☐ Yes ☑ No

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

☐ Yes ☑ No

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

Supervisory District Number: 20 County Board Supervisor: John Poole

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

Request for Rezoning Petition $750.00

(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

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

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

Source: Kenosha County Department of Planning and Development

Kenosha County

SUBJECT PROPERTY

1 inch = 200 feet

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Source: Kenosha County Department of Planning and Development

Kenosha County

SUBJECT PROPERTY (1-FOOT CONTOURS & WI DNR WETLAND INVENTORY LAYER)

1 inch = 200 feet

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Source: Kenosha County Department of Planning and Development

Kenosha County

KENOSHA COUNTY WISCONSIN Established 1850

PROPOSED LAND DIVISION

N W E S

1 inch = 200 feet

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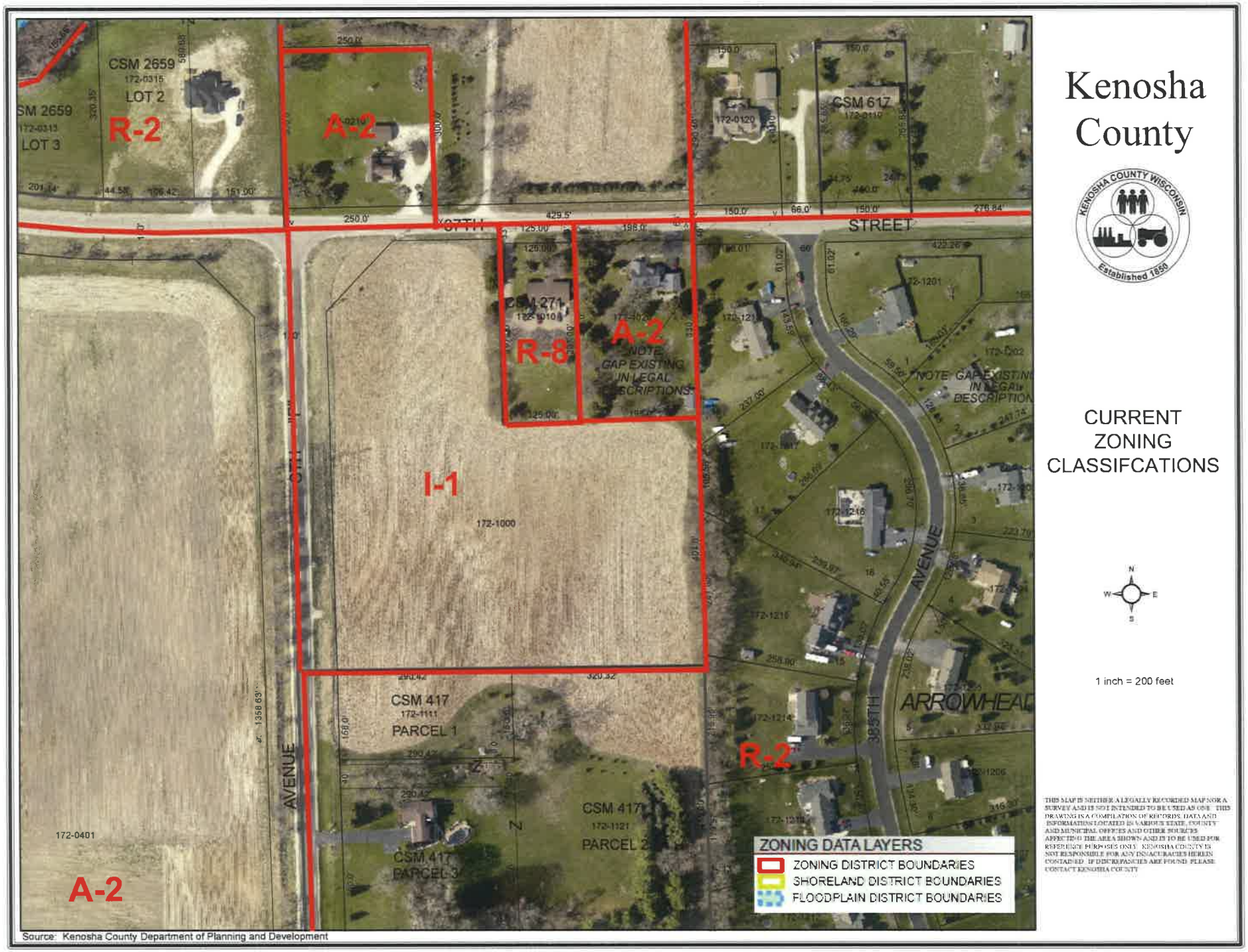
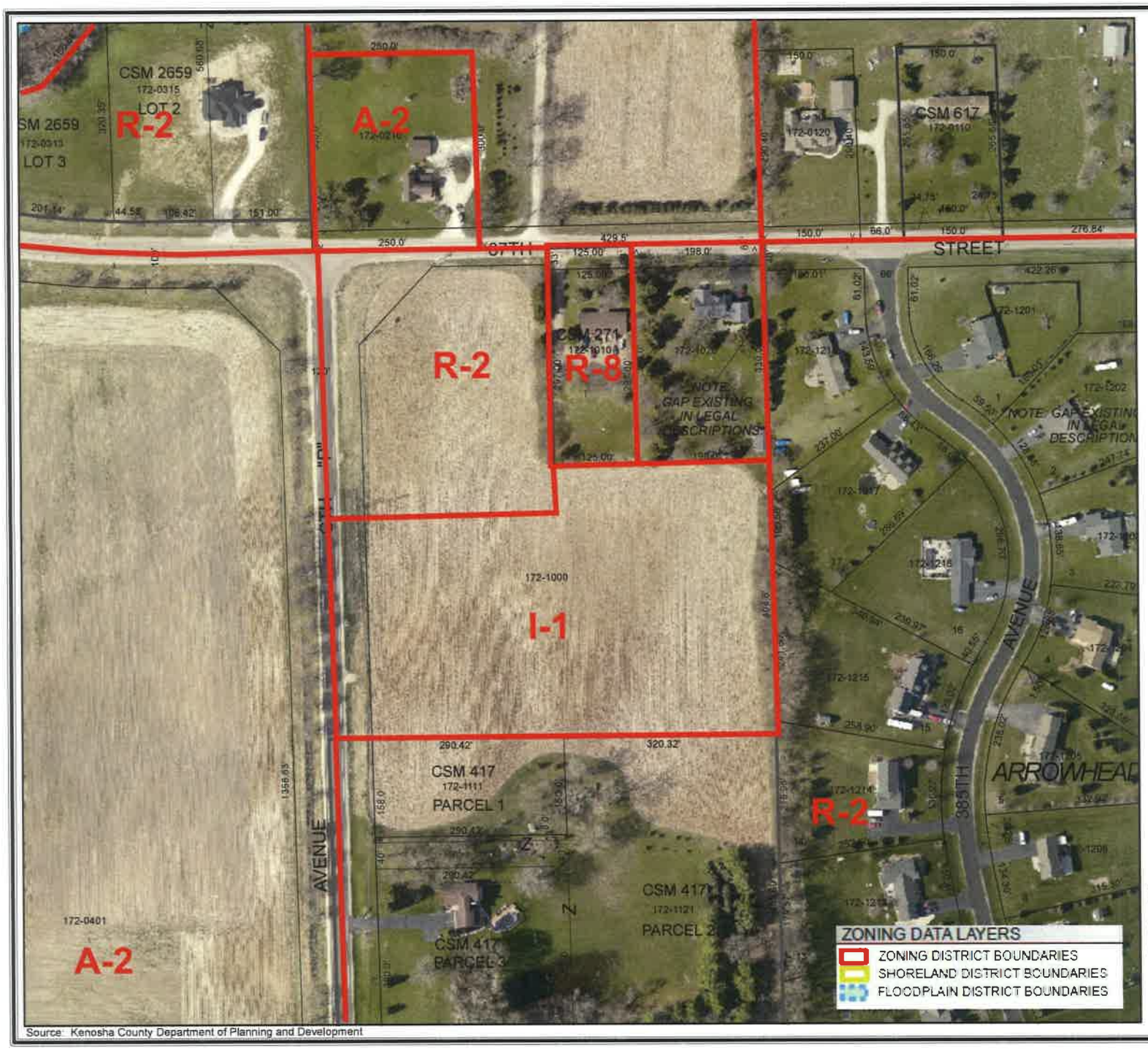

Kenosha County
CURRENT ZONING CLASSIFCATIONS
1 inch = 200 feet
CSM 2659
172-0315
LOT 2
LOT 3
R-2
A-2
CSM 617
STREET
CSM 271
R-8
NOTE: GAP EXISTING IN LEGAL DESCRIPTIONS
I-1
172-1000
AVENUE
CSM 417
172-1111
PARCEL 1
CSM 417
172-1121
PARCEL 2
CSM 417
PARCEL 3
ARROWHEAD
172-0401
ZONING DATA LAYERS
ZONING DISTRICT BOUNDARIES
SHORELAND DISTRICT BOUNDARIES
FLOODPLAIN DISTRICT BOUNDARIES
THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.
Source: Kenosha County Department of Planning and Development



Source: Kenosha County Department of Planning and Development

Kenosha County

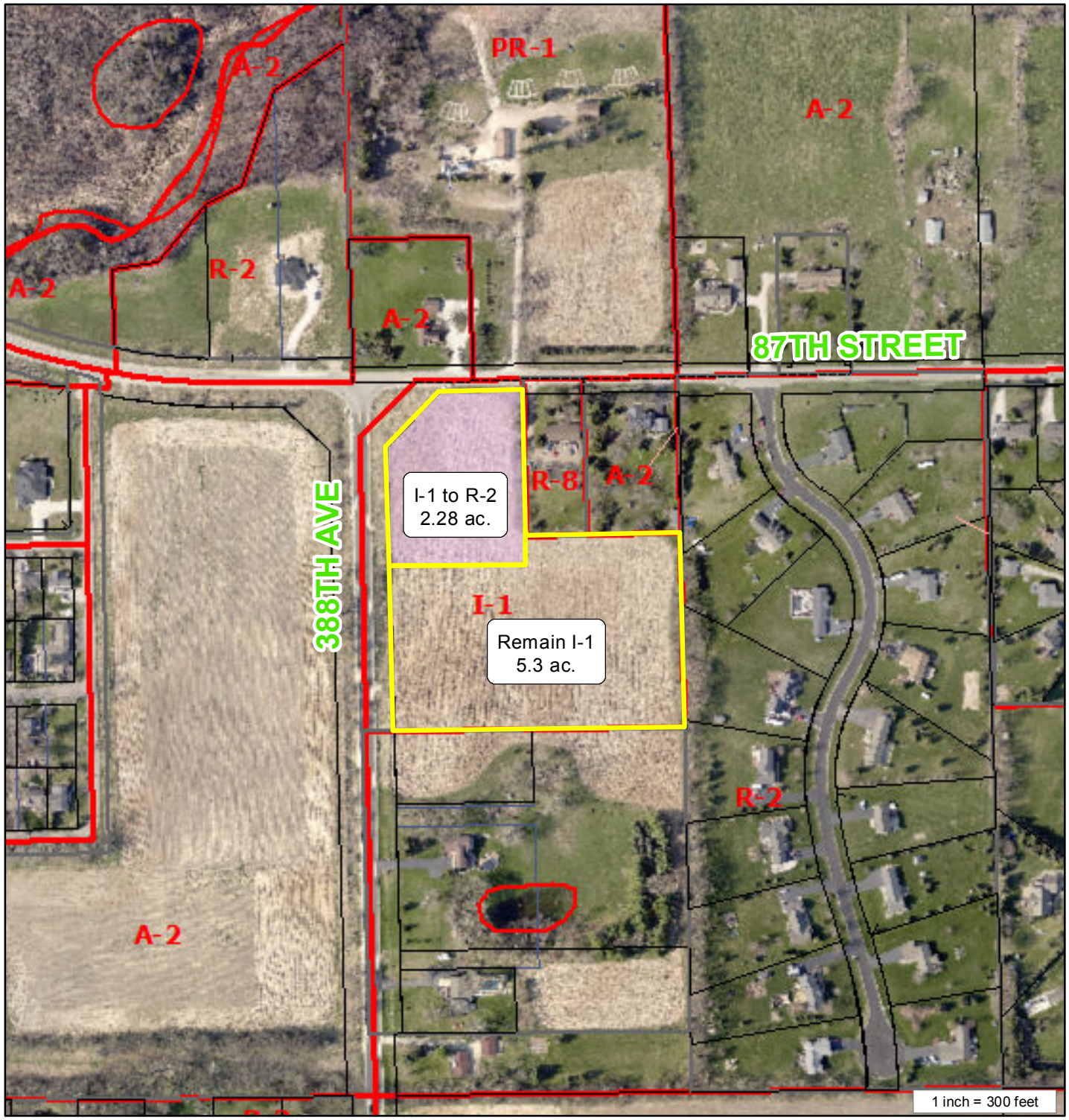
KENOSHA COUNTY WISCONSIN
Established 1850

PROPOSED ZONING CLASSIFCATIONS

N
W E
S

1 inch = 200 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 INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.



New_Life_Bible_Church_Rezoning_Map.mxd

REZONING SITE MAP

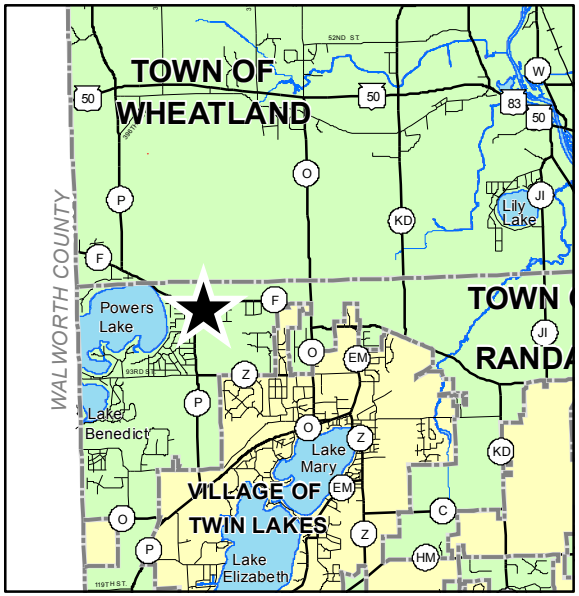
PETITIONER(S):
New Life Bible Church(Owner),
Tracy McConnell (Agent)

LOCATION: NW 1/4 of Section 17
Town of Randall

TAX PARCEL(S): #60-4-119-172-1000

REQUEST:

Requesting a rezoning from I-1 Institutional Dist. to I-1 Institutional Dist. and R-2 Suburban Single-Family Residential Dist.



January 2013

COUNTY OF KENOSHA
Department of Planning and Development

RECEIVED
OCT 29 2019
Kenosha County
Deputy County Clerk

LAND DIVISION APPLICATION

In order for applications to be processed, all information, drawings, application signatures, and fees required shall be submitted at time of application.

Please check the appropriate box below for the type of application being submitted:

- [x] Certified Survey Map
- [ ] Subdivision Preliminary Plat
- [ ] Subdivision Final Plat
- [ ] Condominium Plat

Applicant is: [x] Property Owner [ ] Subdivider [ ] Other _____

Applicant Name: New Life Bible Church, Tracy McConnell Date 10-28-2019

Mailing Address: 112 W Main Street Phone # 262-949-5433

Twin Lakes WI 53181 Phone # _____

Tax Parcel Number(s): 60-4-119-172-1000

Acreage of Project: Appx. 8.25 acres

Location of Property (including legal description):

See attached draft certified survey map document.

Subdivision/Development Name (if applicable): Not applicable.

Existing Zoning: I-1 Proposed Zoning: I-1 & R-2

Town Land Use Plan District Designation(s) (if applicable):

Present "Governmental & Institutional"

Proposed "Governmental & Institutional" and "Suburban-Denisty Residential"

Present Use(s) of Property: Vacant farmland

Proposed Use(s) of Property: To subdivide the existing appx. 8.25-acre property into two (2) appx. 1-acre properties on the corner to be rezoned to R-2 Suburban Single-Family Residential District and an appx. 5.28-acre remnant property to remain zoned I-1 Institutional District.

The subdivision abuts or adjoins a state trunk highway.....Yes ( ) No (✓)

The subdivision will be served by public sewer .....Yes ( ) No (✓)

The subdivision abuts a county trunk highway .....Yes (✓) No ( )

The subdivision contains shoreland/floodplain areas .....Yes ( ) No (✓)

The subdivision lies within the extra-territorial plat (ETP) authority area of a nearby Village or City .....Yes (✓) No ( )

*Applicant is responsible for submitting to the ETP authority any fees and documentation needed to obtain a recommendation.

Village of Twin Lakes ETP area

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

Property Owner's Signature — Date 10/29/19

Property Owner's Signature — Date

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature — Date

Developer's Signature — Date

COUNTY OF KENOSHA

Division of Health Services

19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104-9772
Telephone: (262) 857-1910
Facsimile: (262) 857-1920

APPLICATION FOR SOIL TEST REVIEW FOR PROPOSED CERTIFIED SURVEY MAPS AND SUBDIVISIONS TO BE SERVED BY PRIVATE ON-SITE WASTEWATER TREATMENT SYSTEMS

Pursuant to Chapter 15 of the Kenosha County Municipal Code all lots and parcels of land being subdivided in the manner of Certified Survey Maps and Subdivision Plats shall have soil and site evaluations conducted to determine soil suitability for each proposed parcel. Submittal of soil information shall be done at the time of or prior to applying for review of the proposed land divisions by the Kenosha County Division of Health Services. Please complete the applicant information below and include the required review fees. All checks shall be made payable to "Kenosha County."

Owner: New Life Bible Church
Agent: Tracy McConnell
Address: 112 W Main Street, Twin Lakes WI 53181
Address: 112 W Main Street, Twin Lakes WI 53181
Telephone: 262-949-5433
Telephone: 262-949-5433
Parcel Number of Property Being Divided: 60-4-119-172-1000
Proposed Project To subdivide the existing appx. 8.25-acre property into two (2) appx. 1-acre properties on the corner to be rezoned to R-2 Suburban Single-Family Residential District and an appx. 5.28-acre remnant property to remain zoned I-1 Institutional District.

1. Number of lots/parcels being created (Do not include outlots or the remnant parcel unless it is 35 acres or less) 2.
2. Review Fee = Number from above x $75 150.
3. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems? Yes [ ] No [✓].
4. Are these systems older than July 1, 1980? Yes [ ] No [✓].
5. 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.
6. 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.

7. 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.

FOR OFFICE USE ONLY

Soil and Site Evaluations received on _____

Proposed land divisions will be scheduled for hearing with the Planning, Development &

Extension Education Committee on _____

Comments_____

Soil and Site Evaluations have been reviewed and are compliant with Chapter 15.07 and SPS 385

County Sanitarian_____ Date _____

G:\SANITARY\Forms\App Soil Test Review.doc

KENOSHA COUNTY CERTIFIED SURVEY MAP NO._____

PART OF THE SOUTHEAST AND NORTHEAST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE 4TH PRINCIPAL MERIDIAN, TOWN OF RANDALL, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

OWNER & SUBDIVIDER:
New Life Bible Church
Pastor Tracy McConnell
112 W. Main Street
Twin Lakes, Wisconsin, 53181

SURVEYED AND MAPPED BY:
Ambit Land Surveying
8120-312th Avenue
Wheatland, Wisconsin 53105-8394

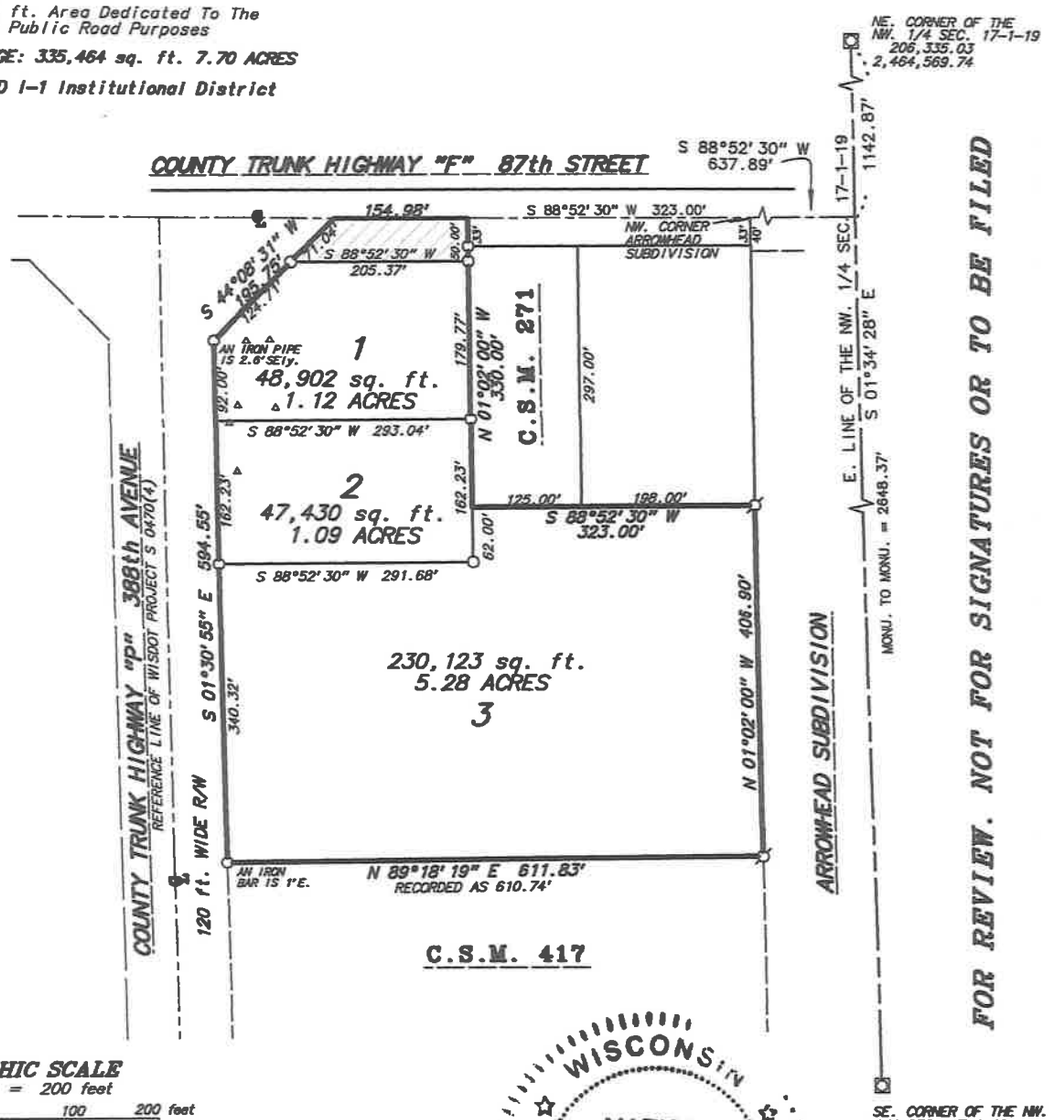
AREA RESERVED FOR REGISTER OF DEEDS OFFICIAL RECORDING DATA

LEGEND:

- ○ Denotes Iron Pipe Set-1" Diameter x 18" Length Not Less Than 1.13 Pounds Per Linear Foot
- Denotes Iron Pipe Found-1" Diameter
- Denotes Iron Bar Found-5/8" Diameter
- Denotes Concrete Monument Found
- △ Denotes Boring
- Denotes 50 ft. Area Dedicated To The Public For Public Road Purposes

TOTAL GROSS ACERAGE: 335,464 sq. ft. 7.70 ACRES

CURRENTLY ZONED I-1 Institutional District



FOR REVIEW. NOT FOR SIGNATURES OR TO BE FILED

GRAPHIC SCALE
1 inch = 200 feet
100 75 50 25 0 100 200 feet

WISCONSIN
MARK A. BOLENDER
S-1784
WHEATLAND
WI.
LAND SURVEYOR

GRID NORTH
WISCONSIN COORDINATE SYSTEM
SOUTH ZONE - NAD 1927
Bearings are referenced to the east line of the NW. 1/4 of Sec. 17-1-19

Mark A. Bolender
Wisconsin Professional Land Surveyor - 1784

October 10, 2019

SHEET 1 OF 3 SHEETS *Instrument drafted by John A. Ryan*

KENOSHA COUNTY CERTIFIED SURVEY MAP NO._____

PART OF THE SOUTHEAST AND NORTHEAST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE 4TH PRINCIPAL MERIDIAN, TOWN OF RANDALL, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

I, Mark A. Bolender, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped part of the Southeast Quarter of the Northwest Quarter of Section 17, Township 1 North, Range 19 East of the 4th Principal Meridian, described as follows: COMMENCING at the northeast corner of the Northwest Quarter of said section; THENCE South 01 degree 34 minutes 28 seconds East, grid bearing from North, Wisconsin Coordinate System, South Zone, along the east line of said quarter section 1,142.87 feet to the northeast corner of Arrowhead Subdivision, as recorded in the office of the Kenosha County Register of Deeds Office on June 2, 2000 as Document 1183665 and identified as the center line of County Trunk Highway "F", also known as 87th Street; THENCE South 88 degrees 52 minutes 30 seconds West along said center line 637.89 feet to the northwest corner of said subdivision as shown on the subdivision plat of Arrowhead; THENCE continue South 88 degrees 52 minutes 30 seconds West along said center line 323.00 feet to the PLACE OF BEGINNING; THENCE continue South 88 degrees 52 minutes 30 seconds West along said center line 154.98 feet; THENCE South 44 degrees 08 minutes 31 seconds West 195.75 feet to a point on the east right of way of County Trunk Highway "P", also known as 388th Avenue; THENCE South 01 degree 30 minutes 55 seconds East along said east right of way 594.55 feet to the northwest corner of Lot 1 of Kenosha County Certified Survey Map Number 417 as recorded in the Office of the Register of Deeds on June 9, 1977 in Volume 989, pages 828 and 829 as Document 617329; THENCE North 89 degrees 18 minutes 19 seconds East along the north line of said Certified Survey Map 417 and parallel with the south line of the Northwest Quarter of said section 17, 611.83 feet to the northeast corner of Lot 2 of said Certified Survey Map 417 being a point on the west line of Arrowhead Subdivision; THENCE North 01 degree 02 minutes 00 seconds West along the west line of said subdivision 406.90 feet; THENCE South 89 degrees 52 minutes 30 seconds West parallel with the center line of County Trunk Highway "F" 323.00 feet to the southwest corner of Kenosha County Certified Survey Map Number 271 as recorded in the Office of the Register of Deeds on October 9, 1975 in Volume 948, page 505 as Document 591955; THENCE North 01 degree 02 minutes 00 seconds West along the west line of said Certified Survey Map 271, 330.00 feet to the PLACE OF BEGINNING. Being in the Town of Randall, County of Kenosha, State of Wisconsin.

Dated at Wheatland, Wisconsin, this 10th *day of* October *2019.*

Mark A. Bolender – Wisconsin Registered Land Surveyor S – 1784
*AMBIT LAND SURVEYING * 8120–312th Ave. * Wheatland, WI.53105*

WISCONSIN
MARK A. BOLENDER
S-1784
WHEATLAND
WI.
LAND SURVEYOR

TOWN OF RANDALL APPROVAL

STATE OF WISCONSIN }
COUNTY OF KENOSHA } SS

Resolved that this Certified Survey Map, in the Town of Randall, Wisconsin, is hereby approved by the Town Board of the Town of Randall on this_____ day of_____, 2019.

Town Clerk – Callie Rucker

KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE APPROVAL

STATE OF WISCONSIN }
COUNTY OF KENOSHA } SS

This Certified Survey Map was hereby approved by the Kenosha County Planning, Development & Extension Education Committee on this _____ day of _____, 2019.

Chairperson – Erin Decker

FOR REVIEW. NOT FOR SIGNATURES OR TO BE FILED

KENOSHA COUNTY CERTIFIED SURVEY MAP NO._____

PART OF THE SOUTHEAST AND NORTHEAST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE 4TH PRINCIPAL MERIDIAN, TOWN OF RANDALL, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION

I, Pastor Tracy McConnell, agent for the owner, New Life Bible Church. do hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required by s.236.10 to be submitted to the following for approval or objection:

TOWN OF RANDALL
KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE

_____
Carl Schultz

Dated this _____ day of _____, 2019

STATE OF WISCONSIN }
COUNTY OF KENOSHA } SS

Personally came before me this _____ day of_____, 2019 the above named, Pastor Tracy McConnell, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____, Kenosha County, Wisconsin
Notary Public

My Commission Expires: _____

Witness the hand and seal of said owner this_____ day of_____,2019

FOR REVIEW. NOT FOR SIGNATURES OR TO BE FILED

WISCONSIN
MARK A.
BOLENDER
S-1784
WHEATLAND
WI.
LAND SURVEYOR

Mark A. Bolender
Wisconsin Professional Land Surveyor – 1784
October 10, 2019