



COUNTY OF KENOSHA

Department of Planning & Development

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 for the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance and the Kenosha County Subdivision Control Ordinance. Note: If the proposed rezoning is part of a proposed land division see the Certified Survey Map Information and Procedures.

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

Meeting Date: _____

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

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

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

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

Town Planning Commission meeting date (tentative): _____

Town Board meeting date (tentative): _____

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

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

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

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

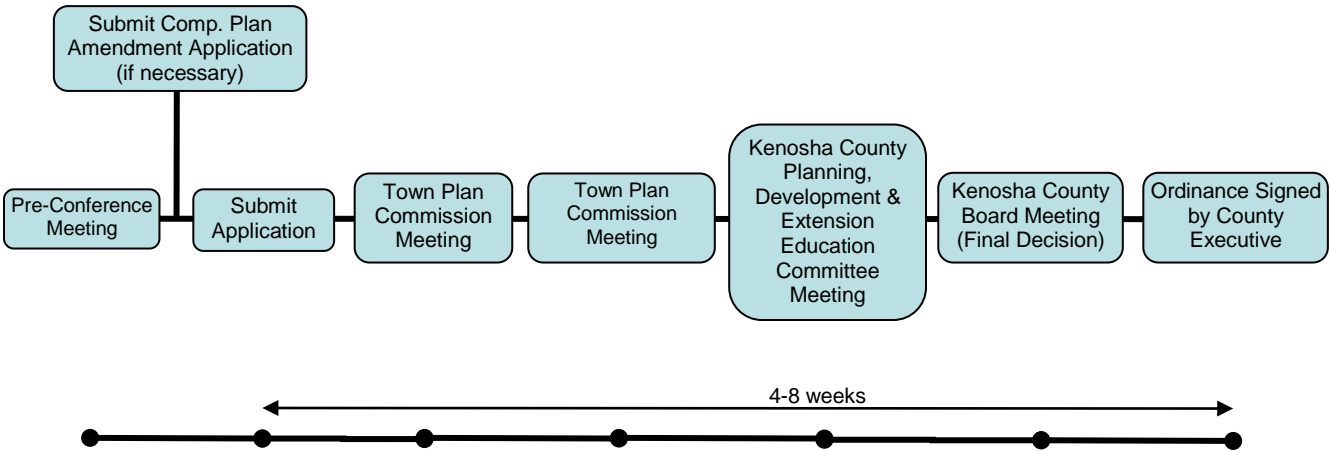
If denied by the Kenosha County Board of Supervisors you have thirty (30) days to file an appeal with circuit court if you so choose.

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

IMPORTANT TELEPHONE NUMBERS

| | |
|---|-----------------|
| Kenosha County Center | |
| Department of Public Works & Development Services | |
| 19600 - 75 th 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

AUG 19 2020

REZONING APPLICATION

RECEIVED

(a) Property Owner's Name
Kenosha County
Deputy County Clerk
Michael D. & Lisa J. Maxon

Print Name: Michael Maxon

Signature: _____

Mailing Address: 1333 136th Avenue

City: Union Grove

State: WI

Zip: 53182-9416

Phone Number: 262-955-9420

E-mail (optional): mike@maxonequipment.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: Michael D. Maxon

Signature: Michael D. Maxon

Business Name: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Phone Number: _____

E-mail (optional): _____

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

45-4-221-132-0305

Property Address of property to be rezoned:

1333 136th Avenue

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

To rezone the appx.86,000 sq. ft. added to the rear (east) end of the property in July 2019 via the recordation of quit claim deed known as document #1845020 recorded the Kenosha County Register of Deeds. Said area is to be rezoned from A-1 Agricultural Preservation District to R-2 Suburban Single-Family Residential District.

REZONING APPLICATION

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

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

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

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

REZONING APPLICATION

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

The following actions are not considered amendments to the multi-jurisdictional plan, and will not require review and approval by the Planning, Development & Extension Education Committee and County Board.

- Minor lot line adjustments between two different, but adjacent, land use districts or categories that do not create substandard or nonconforming lots will not require an amendment to the multi-jurisdictional comprehensive plan.

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

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

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

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

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

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

Yes

No

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

Yes

No

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

Supervisory District Number: _____ County Board Supervisor: _____

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

Request for Rezoning Petition\$750.00

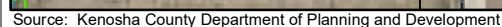
(For other fees see the [Fee Schedule](#))

Note: Agricultural Use Conversion Charge

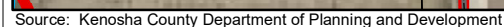
The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may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

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

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



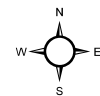
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Kenosha County

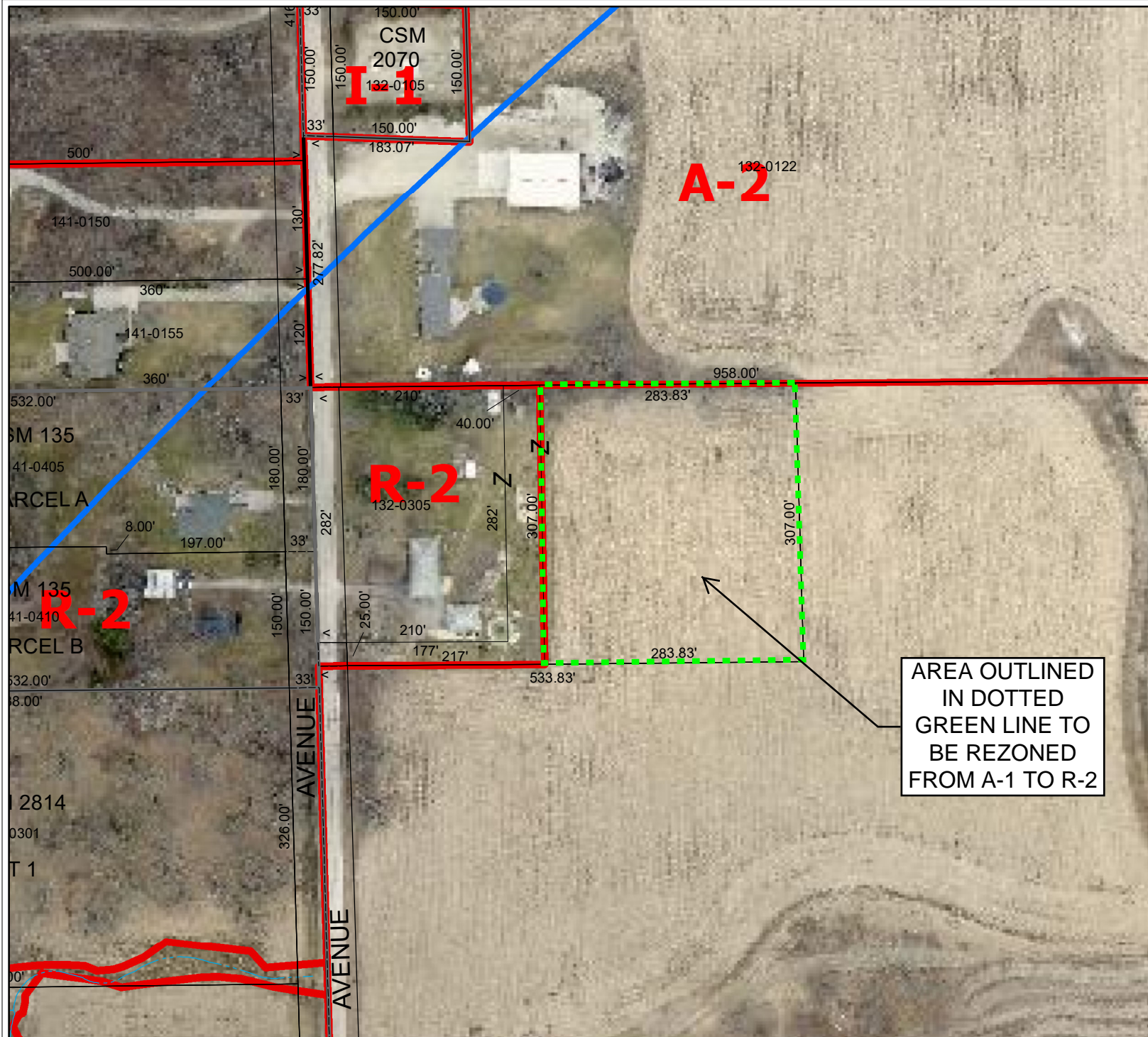


PROPOSED ZONING CLASSIFICATIONS



1 inch = 150 feet

AREA OUTLINED
IN DOTTED
GREEN LINE TO
BE REZONED
FROM A-1 TO R-2



Document Name

* Type name below signatures.

Exhibit "A"

That part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 13, Township 2 North, Range 21 East of the Fourth Principal Meridian bounded and described as follows: Commencing at the Northwest corner of the Northwest $\frac{1}{4}$ of said Section 13, run thence $S01^{\circ}38'44''$ East, 1326.515 feet along the West line of the Northwest $\frac{1}{4}$ of said Section 13 to the North line of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 13; thence $N89^{\circ}26'03''$ East, 250.00 feet along the North line of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 13 to the point of beginning of this description; continue thence $N89^{\circ}26'03''$ East, 283.83 feet along the North line of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 13; thence $S01^{\circ}38'44''$ East, 307.00 feet parallel with the West line of the Northwest $\frac{1}{4}$ of said Section 13; thence $S89^{\circ}26'03''$ West, 283.83 feet parallel with the North line of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 13; thence $N01^{\circ}38'44''$ West, 307.00 feet parallel with the West line of the Northwest $\frac{1}{4}$ of said Section 13, to the North line of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 13 and the point of beginning of this description. Said land being in the Town of Paris, County of Kenosha and State of Wisconsin.

Part of Tax Key No. 45-4-221-132-0300 to Tax Key No. 45-4-221-132-0305