



APRIL 2011

COUNTY OF KENOSHA

Department of Planning and Development

George E. Melcher, Director

Department of Planning and Development

Kenosha County P & D Stamp

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JAN 20 2012

Kenosha County
Planning and Development

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

(a) Property Owner's Name:

NORTH BEACH LLC

x

Signature

Mailing Address:

PO BOX 1006

City: TWIN LAKES

State: WI

Zip: 53181

Phone Number: _____

E-mail (optional): _____

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):

MICHAEL PARTRIDGE

x

Signature

Mailing Address:

918 S. SCHOOL STREET

City: MT. PROSPECT

State: L

Zip: 60056

Phone Number: 847-777-9726

E-mail (optional): MJPDDS@COMCAST.NET

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

95-4-119-074-0972 - "COMMERCIAL"

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

95-4-119-074-0972 - "MEDIUM-DENSITY RESIDENTIAL"

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

PROPERTY IS PRESENTLY A TAVERN AND 14 RENTAL UNITS (ALL DILAPIDATED). WE DESIRE TO DEMOLISH THE LAKE SIDE PROPERTY AND PUT IN 3 RESIDENTIAL UNITS IN CONDOMINIUM. BOTH SIDES OF THE PROPERTY IS RESIDENTIAL. WE PLAN TO KEEP A SINGLE FAMILY HOME ACROSS THE STREET (IT IS ALREADY ZONED R-4).

(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:

WE BELIEVE IT IS COMPATIBLE WITH THE COMP PLAN DUE TO THE FACT THAT MOST OF THE EXISTING PROPERTIES IN THE AREA ARE RESIDENTIAL. THIS PARTICULAR PROPERTY (THE PIT STOP) IS AN EYESORE AND HAS BEEN A PROBLEM FOR KENOSHA COUNTY AND RANDALL AND WHEATLAND TOWNSHIPS FOR YEARS. RARELY DOES A MONTH GO BY THAT THE KENOSHA SHERRIF IS NOT THERE FOR A DOMESTIC DISPUTE OR A DISORDERLY DRUNK.

OVER THE LAST SEVERAL YEARS, GABBY'S RESORT AND BAR (3 PROPERTIES NORTH) HAS CHANGED TO RESIDENTIAL, POWERS LAKE GROCERY IS NOW RESIDENTIAL, AND JIMS BOATS + RENTALS IS THE DNR LAUNCH. WE ARE JUST CONTINUING THIS TREND.

BY DEMOLISHING AND CHANGING THE PIT STOP TO RESIDENTIAL WE WOULD GREATLY INCREASE THIS PROPERTY'S TAX BASE AND INCREASE THE VALUE OF THE SURROUNDING PROPERTIES.

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

SEE E-1.

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

NO, NOT THAT WE ARE AWARE OF. WE WOULD BE SUBJECT TO ANY RESIDENTIAL REQUIREMENTS.

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

1. INCREASED TAX BASE.
2. INCREASED PROPERTY VALUES.
3. SAFER NEIGHBORHOOD
PIT STOP HOUSED PEDOPHILES ON NUMEROUS OCCASSIONS.
MULTIPLE VISITS FROM LAW ENFORCEMENT YEARLY.
TENANT MURDERED BY ANOTHER APPROXIMATELY 5 YEARS AGO.

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

N/A

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

YES. DUE TO THE RESIDENTIAL NEIGHBORHOOD, ALL SERVICES ARE READILY AVAILABLE.

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

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(f) Attach a legal description and provide the tax key number(s) below of property to be amended on the Kenosha County comprehensive plan:
95-4-119-074-0972

(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: 26 County Board Supervisor: BOB HAAS

(i) Provide 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) Provide 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)

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IMPORTANT TELEPHONE NUMBERS

Kenosha County Center Department of Planning & Development 19600 - 75 th 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

