



# COUNTY OF KENOSHA

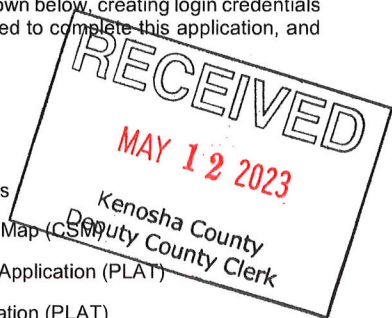
## Division of Planning & Development

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

### KENOSHA COUNTY DEVELOPMENT APPLICATION

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

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



1. Select all application types that apply:

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

2. Enter all contact information:

\* Property Owner Contact Information (1)  
 Company Name: TLS PROPERTY MANAGEMENT LLC  
 Individual's Name: TIM & DEANNA DELIMAT  
 Mailing Address: 34231 HIGH DR, EAST TROY WI 53120  
 Phone Number: (414) 349-2463  
 Email Address: DDELIMAT1@GMAIL.COM

Property Owner Contact Information (2)  
 Company Name: PREMIER WINE & SPIRITS LLC  
 Individual's Name: TIM & DEANNA DELIMAT  
 Mailing Address: 34231 HIGH DR, EAST TROY WI 53120  
 Phone Number: (414) 349-2463  
 Email Address: DDELIMAT1@GMAIL.COM

Property Owner Contact Information (3)  
 Company Name: \_\_\_\_\_  
 Individual's Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Property Owner Contact Information (4)  
 Company Name: \_\_\_\_\_  
 Individual's Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Architect Contact Information  
 Company Name: \_\_\_\_\_  
 Individual's Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Engineer Contact Information  
 Company Name: \_\_\_\_\_  
 Individual's Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Surveyor Contact Information  
 Company Name: \_\_\_\_\_  
 Individual's Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Master Plumber/Soil Tester Contact Information  
 Company Name: \_\_\_\_\_  
 Individual's Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

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

Tax Key Parcel Number	Full Property Address
1. 95-4-119-012-0700	32206 GENEVA RD SALEM 53168
2.	
3.	
4.	

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

Project Number(s): **CUP23-00005**  
 e.g. COMP20-00001, REZO20-00001, CSM20-00001

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

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

**Note: Agricultural Use Conversion Charge**

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

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

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

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

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

\_\_\_\_\_

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



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

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

**Development Disclosure**

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

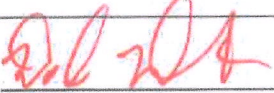
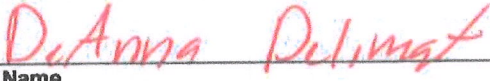
The applicant acknowledges that the County of Kenosha could incur substantial costs throughout the review process and that it is appropriate for the applicant to be financially responsible for costs related to the development process rather than the County residents. Thus the applicant agrees to pay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

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

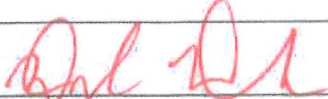
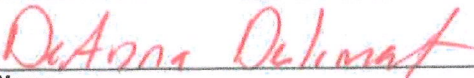
It is the property owner/applicant's responsibility to provide the County of Kenosha all necessary legal documentation related to the property, including but not limited to: proof of ownership, receipts, surveys, deed restrictions, vacation records, easement records, etc.

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

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

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

**SIGNATURE OF APPLICANT**

 _____ Signature	 _____ Print Name
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**Premier Wine & Spirits, LLC**  
32400 Geneva Rd.  
Salem, WI 53168

May 12th, 2023

To Whom it May Concern,

We would like to apply for a Conditional Use Permit for our new business, Premier Wine & Spirits located at 32400 Geneva Rd. Salem, WI. If you are unfamiliar with our business plan, we will be providing a retail wine, beer & spirits store. We also will sell cheese, Amish Chocolates and cigars. We will have a small speakeasy style bar in the rear of our building that will be open 2-9.

We would like to use our deck. During our normal business day (9 A.M. to 9 P.M.) patrons, approximately 20, would be allowed to enjoy their wine or cocktails outdoors on our existing deck. We would also like to host wine & paint events on the deck. We plan to have a lighted seating area using small, hanging lights and lights currently on the wall. Please see attached example. There will also be speakers playing soft background music. This area would be closed by 9 pm every night. Please note the Hwy 50 traffic is very loud and there are no homes near the deck. Deck overlooks the parking lot and river. We would ensure no underage drinking or any other undesirable activities occur by placing cameras outside that our cashier will be observing from inside the building.

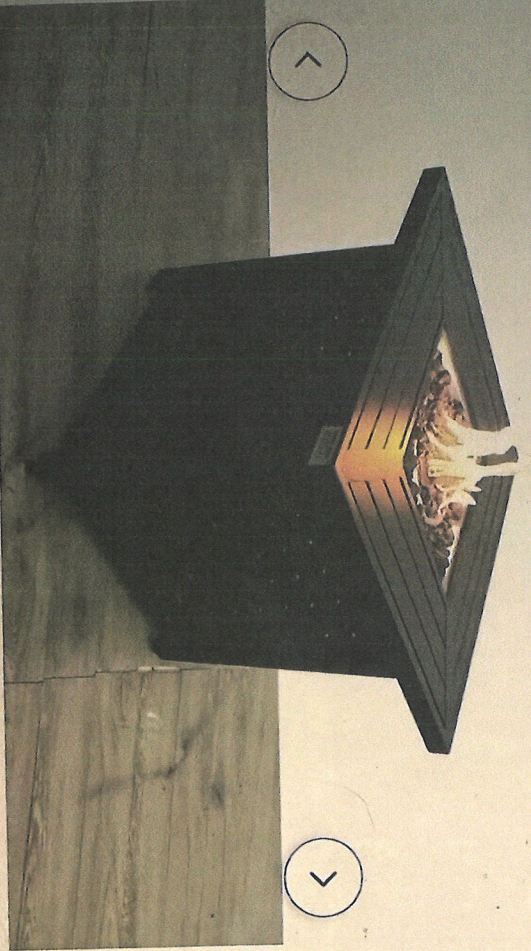
We would also like a small, 8 person seating area (two tables) in the parking lot. Area would be enclosed by big rock boulders and used by patrons. We are selling cigars and think this would be a perfect area for anyone who chooses to smoke. We would like to have a small table with a small gas fire, if allowed. No drinking would be allowed in this area. Please see the example picture. This area would also be monitored by camera, again no drinking or any other undesirable activities occur. Signs would be posted and staff would notify patrons.

Please let us know if you have any questions about our request - we look forward to contributing to the growth of this community in a socially responsible manner. Thanks for your consideration.

Sincerely,

Timothy and DeAnna Delimat





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Black

White



## Dimensions

Assembled Depth (in.)	1.77 in
Assembled Height (in.)	7.95 in
Assembled Width (in.)	576.00 in
Product Length (ft.)	48 ft



24-Light 48 ft. Indoor/Outdoor String Light with S14 Single Filament ...

by Hampton Bay ★★★★★ (2636)

❤️ 5.4k

**\$49<sup>97</sup>** Save \$20.00 (29%)



[Product Details](#)

**[Specifications](#)**

[Questions & Answers](#)

[Customer Reviews](#)

Bulb Shape	Straight Tubular
Color Rendering Index (CRI)	2200
Color Temperature	Warm White
Compatible Bulb Type	LED
Durability	Waterproof
Fixture Color/Finish	Black
Indoor/Outdoor	Indoor, Outdoor
Light Bulb Type Included	Integrated LED
Lighted Length (ft.)	46 ft
Lumens	40
Number of Bulbs	24
Pack Size	1





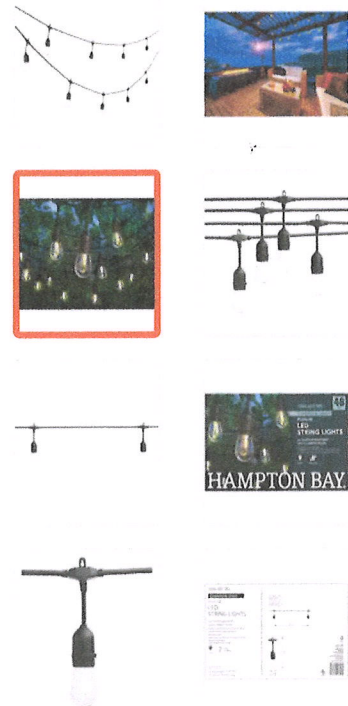
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24-Light 48 ft. Indoor/Outdoor String Light with S14 Single Filament LED Bulbs

by Hampton Bay

Product Images



Hover Image to Zoom

Feedback



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## 6.6 ft. Crowd Control Stanchion Set Black Retractable Belt Line Dividers with Metal Base in Black (6-Pieces)

by **VEVOR** >

- 6.6 ft. belt with 4-way connection, more flexible and secure
- Base with anti-slip strip, more stable and durable
- Heavy duty iron base, filled with concrete, strong enough

Contains 6 units (\$27.38 /unit)

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**Delivery**

Tuesday, May 2

166 available

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20 m

Camera: 438 m 42°34'34"N 88°12'08"W

234 m