Kenosha County

Zoning Board of Adjustment Agenda
Kenosha County Center, Conference Room A
May 19, 2022

Notice is hereby given that a meeting will be held by the Zoning Board of Adjustment Committee on Thursday, May 19, 2022 at 6:00 p.m. at the Kenosha County Center Conference Room A, 19600 75th Street, Bristol, Wisconsin on the following requests:

1. **OMAR CALZADA - TEMPORARY USE PERMIT APPLICATION - TOWN OF BRIGHTON**

   OMAR CALZADA, 28343 41st Street, Salem WI 53168 (Owner), requesting approval of a temporary use (Section III. S. 12.18.7-4: which states that it shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments) to operate temporary commercial bull rodeo events in the A-2 General Agricultural Dist. on Tax Parcel #30-4-220-294-0300, Town of Brighton.

   Documents:
   - [SUBMITTED APPLICATION.PDF](#)
   - [EXHIBIT MAP.PDF](#)

2. **VR WM HOLDINGS LLC - TEMPORARY USE PERMIT APPLICATION - TOWN OF RANDALL**

   VR WM HOLDINGS LLC, 390 Interlocken Cres., Fl. 7, Broomfield CO 80021 (Owner), Dustin Hein, 319 S. Wright St., Delavan WI 53115 (Agent), requesting approval of a temporary use (Section III. S. 12.18.7-4: which states that it shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments) to operate a temporary fireworks sales stand in the PR-1 Park-Recreational Dist. on Tax Parcel #60-4-119-364-0300, Town of Randall.

   Documents:
   - [SUBMITTED APPLICATION.PDF](#)
   - [EXHIBIT MAP.PDF](#)

3. **NEW GENERATION RV - TEMPORARY USE PERMIT APPLICATION - TOWN OF WHEATLAND**

   NEW GENERATION RV, 5712 392nd Ave., Burlington WI 53105 (Owner), Dustin Hein, 319 S. Wright St., Delavan WI 53115 (Agent), requesting approval of a temporary use
(Section III. S. 12.18.7-4: which states that it shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments) to operate a temporary fireworks sales stand in the B-3 Highway Business Dist. on Tax Parcel #95-4-219-314-0640, Town of Wheatland.

Documents:

SUBMITTED APPLICATION.PDF
EXHIBIT MAP.PDF

4. CITIZEN'S COMMENTS

5. OTHER BUSINESS ALLOWED BY LAW

6. APPROVAL OF MINUTES

7. ADJOURNMENT

NOTICE TO PETITIONERS

The petitioners: Omar Calzada, VR WM Holdings LLC and New Generation RV shall be present at the hearing on Thursday, May 19, 2022 at 6:00 p.m. at the Kenosha County Center, Conference Room A, 19600 75th Street, Bristol, Wisconsin. You should also meet with your Town Planning Commission and/or Town Board before the date of this hearing. Petitioners in the Town of Somers will meet with the Town Board of Appeals.

NOTICE TO TOWNS

The Towns of Brighton, Randall and Wheatland are requested to be represented at the hearing on Thursday, May 19, 2022 at 6:00 p.m. at the Kenosha County Center, Conference Room A, 19600 75th Street, Bristol, Wisconsin. You are requested to either attend or send in your recommendation to the Board.
TEMPORARY USE
APPLICATION

Owner: Omar Calzada
Mailing Address: 28343 41st Street
Salem WI 53168
Phone Number(s): 847-652-5187

To the Kenosha County Board of Adjustment:
The Kenosha County Board of Adjustments is required to hear and grant temporary uses by the language set forth in section 12.36-5(a)5 of the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance. The owner or assigned agent seeks approval of a temporary use permit.

Parcel Number: 30-4-220-294-0300  Zoning District: A-2
Property Address: 28343 41st Street  Shoreland: No
Subdivision: Lot(s): Block: 
Current Use:

REQUIRED BY ORDINANCE

Section: VII. B. 12.36-5(a)5 -
To operate a temporary rodeo event
Rides Planet 05/30/22 07/02/22 09/03/22

Temporary Use being requested:
(Note: petitioner must attach a separate site plan drawing showing the layout of the intended use (stand(s), trailer(s), tent(s), container(s), signage, building(s), etc...) along with a business write-up describing dates of operation, hours of operation, parking, sanitation, employment, safety etc...)
TEMPORARY USE APPLICATION

The Kenosha County Board of Adjustments is authorized to hear and grant applications for temporary uses, in any district provided that such uses are of a temporary nature, do not involve the erection of a substantial structure, and are compatible with the neighboring uses and the Department of Planning and Development has made a review and recommendation. The permit shall be temporary, revocable, subject to any conditions required by the Board of Adjustment, and shall be issued for a period not to exceed twelve (12) months. Compliance with all other provisions of this Ordinance shall be required.

The burden will be on you as property owner to provide information upon which the board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. You or your agent must convince the Board to make a ruling in your favor. The board must make its decision based only on the evidence submitted to it at the time of the hearing. The Board will not act on your request unless you or your agent is present.

(1) What would be the effect on this property, the community or neighborhood and the public interest if the temporary use was granted? How can these impacts be mitigated.

These interests are listed as objectives in the purpose statement of an ordinance and may include: drainage, visual impact, parking and fire safety and building code requirements.

MAXIMUM BEYOND

________________________________________
Owner's Signature:  

Agent: _________________________________ Signature: _________________________________

Agents Address: ________________________________________________________________

Phone Number(s): _______________________________________________________________
March 5, 2019

Addressed to:
Brighton Plan Commission
Brighton Town Board
Kenosha County Board of Adjustments

Said temporary use permit application is being made for rodea use for a twelve month period from the date of approval. The event will happen no more 3 times over the course of the twelve month period. Each event will be one-day event.

The events will be held mostly in the open fence arena located in the western central part of the 10-acre property.

We anticipate approximately 500 people in attendance.

Patrons will arrive on site 1:00 p.m and leave the site by 10:00 p.m.

No overnight camping will be permitted on site.

Sanitation:
Sufficient port-o-lets will be provided for patrons on-site.

Food Service:
Food will be served by the petitioners.

Parking:
All parking will be on-site. Parking will be accommodated so as to eliminate the potential for backups onto 41st street.

Hours of Operation:
Saturdays and Sundays (no overnight camping of patrons)
1:00 p.m to 10:00 p.m.

Music:
Music will be from 5:30 p.m to 9:00 p.m (live music)

Sincerely,
Omar Calzada
March 9, 2018

Omar Calzada
28343-41st Street
Salem, WI 53168

RE: Follow Up to March 7, 2018 Informational Meeting

Dear Mr. Calzada:

At the March 7, 2018 meeting of the Town of Brighton Plan Commission you appeared to discuss your request for a temporary use permit (TUP) for a rodeo event involving live music, food and steer tailing on Parcel #30-4-220-294-0300, 28343-31st Street, Salem, Wisconsin 53168.

You had previously solicited suggestions. You indicated your willingness to agree to the conditions described in a February 21, 2018 letter to you with the request that the attendance ceiling be raised to five hundred (500).

Given the history of the previous events and the change in the attendance ceiling the Town Plan Commission would not likely be inclined to support the event unless the criteria below are met. Please note that given your request for a spectator increase from seventy-five (75) to five-hundred (500), law enforcement presence has increased to six (6) officers. In addition, as a matter of clarity, a revocation clause has been included.

Below are the updated minimum criteria I believe necessary to obtain the support of the Town at public hearing. These are to be included in your application. The criteria are:

1. Three events to be held on (INSERT DATES).¹
2. Events to begin no earlier than 11:00 a.m. and conclude no later than 10:00 p.m..
3. Safety and Security will be provided by six (6) on site members of Kenosha County Sheriff’s Department who shall ensure compliance with all applicable laws of the State of Wisconsin. Safety and Security shall be provided during the entire time the event is in operation.² The Town shall be provided with the names and contact numbers of the officers in attendance in advance of the event.

¹ An event is defined as a single day.
² Applicant is responsible for making arrangements with the Kenosha County Sheriff’s Department for such services and shall be responsible for the associated costs.
PLAT OF SURVEY
OF

The West Half of the West Half of the Southeast Quarter of the Southeast Quarter of Section 29, Township 2 North, Range 20 East of the 4th Principal Meridian, lying and being in the Town of Brighton, County of Waukesha and State of Wisconsin.

Legal description from Warranty Deed, Document Number 1387208
Parcel Identification Number: 30-4-230-294-0300

1 inch = 80 feet
O. Gelzda
06183

Wisconsin Registered Land Surveyor 5-1794

F/S
APPROVED

30-4-230-294-0300

08-01-2022
BOARD OF ADJUSTMENTS SCHEDULE FOR 2022 PUBLIC HEARINGS

Third Thursday of each month at 6:00 p.m.
Kenosha County Center, 19600 75th Street, Bristol, Wisconsin
Conference Room A (unless published otherwise)

This schedule includes all areas under general zoning regulations in the following townships:
BRIGHTON, PARIS, RANDALL, SOMERS, WHEATLAND

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CHAPTER 12, KENOSHA COUNTY GENERAL ZONING AND SHORELAND/FLOODPLAIN ZONING ORDINANCE STATES:

12.06-4 LEGAL NOTICE REQUIREMENTS AND TIME LIMITS: Any petition or other matter requiring the publication of a legal notice must be submitted at least one month prior to the requested hearing date as scheduled by the Planning, Development & Extension Education Committee or Board of Adjustments. For purposes on this section, "one month prior to the requested hearing date" shall be defined to mean not later than 4:30 p.m. on the same calendar date of the month preceding the scheduled hearing, or the last day county offices are open prior to the aforementioned deadline. For purposes of the Open Meetings Law, the Planning and Development Administrator shall be delegated the responsibility of informing the county clerk of both scheduled open and closed meetings so that proper notices may be given.
TEMPORARY USE SITE MAP

PETITIONER(S):
Omar Calzada (Owner)

LOCATION:
SE 1/4 of Section 29,
Town of Brighton

TAX PARCEL(S):
#30-4-220-294-0300

REQUEST:
Requesting approval of a temporary use (Section III. S. 12.18.7-4: which states that it shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments) to operate temporary commercial bull rodeo events in the A-2 General Agricultural Dist.
TEMPORARY USE APPLICATION

Owner: VR WM HOLDINGS LLC
Mailing Address: 12301 FOX RIVER ROAD
TWIN LAKES, WI 53181
Phone Number(s): 262-346-4606

To the Kenosha County Board of Adjustment:
The Kenosha County Board of Adjustments is required to hear and grant temporary uses by the language set forth in section 12.36-5(a)5 of the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance. The owner or assigned agent seeks approval of a temporary use permit.

Parcel Number: 60-4-119-364-0300
Zoning District: PR-1
Property Address: 12301 FOX RIVER ROAD, TWIN LAKES 53181
Shoreland: No
Subdivision: N/A
Lot(s): N/A
Block: N/A
Current Use: OUTDOOR WINTER SPORTS RECREATION, SKI & TUBING HILL, RESTAURANT & BAR

REQUIRED BY ORDINANCE

Section: VII. B. 12.36-5(a)5 -

RETAIL SALES OF 1.4G CONSUMER FIREWORKS, 4TH OF JULY NOVELTIES AND WISCONSIN RELATED GIFTS & NOVELTIES.

PLEASE SEE ATTACHED SITE MAP AND SITE NARRATIVE.

Temporary Use being requested:
(Note: petitioner must attach a separate site plan drawing showing the layout of the intended use (stand(s), trailer(s), tent(s), container(s), signage, building(s), etc...) along with a business write-up describing dates of operation, hours of operation, parking, sanitation, employment, safety etc...)
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PLEASE SEE ATTACHED SITE NARRATIVE.

The undersigned hereby attests that the above stated information is true and accurate and further gives permission to Planning & Development staff and Board of Adjustment members to view the premises, in relation to the temporary use request made herein, during reasonable daylight hours.

Owner's Signature: ______________________________

Agent: DUSTIN HEIN  Signature: ______________________________

Agents Address: 319 S. WRIGHT ST., DELAVAN, WI 53115

Phone Number(s): 414-531-7229
BOARD OF ADJUSTMENTS SCHEDULE FOR 2022 PUBLIC HEARINGS

Third Thursday of each month at 6:00 p.m.
Kenosha County Center, 19600 75th Street, Bristol, Wisconsin
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12.06-4 LEGAL NOTICE REQUIREMENTS AND TIME LIMITS: Any petition or other matter requiring the publication of a legal notice must be submitted at least one month prior to the requested hearing date as scheduled by the Planning, Development & Extension Education Committee or Board of Adjustments. For purposes on this section, "one month prior to the requested hearing date" shall be defined to mean not later than 4:30 p.m. on the same calendar date of the month preceding the scheduled hearing, or the last day county offices are open prior to the aforementioned deadline. For purposes of the Open Meetings Law, the Planning and Development Administrator shall be delegated the responsibility of informing the county clerk of both scheduled open and closed meetings so that proper notices may be given.
HWY W
TENT
CONTAINER
4'X8' SIGN
>200'
1" = 100'
SITE PLAN NARRATIVE

● SALES WILL START ON THE FRIDAY JUNE 17TH AND END AT JULY 5TH, 2022.

● HOURS OF OPERATION 9AM-9PM.

● TWO(2) EMPLOYEES WILL BE SCHEDULED DAILY WITH ADDITIONAL EMPLOYEES ADDED DURING PEAK SALES DATES. TWO(2) EMPLOYEE VEHICLES WILL BE PARKED DAILY.

● TYPES OF PRODUCTS SOLD: 1.4G CONSUMER FIREWORKS, 4TH OF JULY NOVELTIES & WISCONSIN RELATED GIFTS & NOVELTIES.

● FIREWORKS WILL BE SOLD IN ACCORDANCE WITH THE LAW OF THE STATE OF WISCONSIN, STATUTE 167.10 AND THE TOWN OF RANDAL.

● PREMISES LIABILITY INSURANCE IN THE AMOUNT OF $3,000,000 WILL BE OBTAINED WITH THE TOWN OF RANDAL AND KENOSHA COUNTY AS ADDITIONAL INSURED.

● SALES WILL BE FROM A RED & WHITE, 30’ X 90’ FIESTA STYLE POLE TENT. TENT WILL BE RENTED FROM A WISCONSIN TENT RENTAL COMPANY AND IS MADE FROM FIRE RETARDANT MATERIAL.

● STORAGE WILL BE FROM A 40’ X 8’ X 8’ (L,W,H) METAL STORAGE CONTAINER. CONTAINER WILL ALSO BE RENTED FROM LOCAL COMPANY. CONTAINER DOORS WILL BE KEPT CLOSED AND LOCKED WHEN NOT IN USE.
- Multiple fire extinguishers will be no more the 35’ apart in the sales tent and one (1) extinguisher will be at the entrance of the storage container.

- No smoking signs with be clearly visible to the public and no smoking will be allowed within 50’ of the sales tent and storage container.

- A 10’ safety barrier will separate the tent & container from the customer parking area.

- The tent with have multiple entrances and exits for the customers to use. Exit signs will be clearly marked and at required height for clear visibility.

- Shelving and products will be no more that 60” in height to allow clear visibility of exits and fire extinguishers.

- Tent will be 10’ from the storage container.

- Two (2) portable restrooms will be rented for use by the customers and employees. Restrooms will be attached to a dumpster via a combo unit rented from a local company.

- One (1) 4’x8’ bidirectional sign will be placed on the property. Please see attached sign site map. Sign will be setback 15’ from the property line. Sign will be 8’ in height.

- Three (3) 10’ flag poles will be lined along Hwy W. Flag poles will be 15’ from the property line.
● PROPERTY LINE WILL BE POLICED DAILY FOR WIND BLOWN TRASH AND DEBRIS.

● OPERATIONS WILL BE KEPT CLEAN AND ORGANIZED WITH A PATRIOTIC THEME.

● THERE WILL BE NO SHOOTING OF ANY FIREWORKS ON THE PROPERTY BY THE EMPLOYEES OR CUSTOMERS.
TEMPORARY USE SITE MAP

PETITIONER(S):
VR WM Holdings LLC (Owner)
Dustin Hein (Agent)

LOCATION: SE 1/4 of Section 36, Town of Randall

TAX PARCEL(S): #60-4-119-364-0300

REQUEST:
Requesting approval of a temporary use (Section III. S. 12.18.7-4: which states that it shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments) to operate a temporary fireworks sales stand in the PR-1 Park-Recreational Dist.
TEMPORARY USE
APPLICATION

Owner: NEW GENERATION RV
Mailing Address: 5712 392ND AVE
BURLINGTON, WI 53105
Phone Number(s): 262-539-3600

To the Kenosha County Board of Adjustment:
The Kenosha County Board of Adjustments is required to hear and grant temporary uses by the language set forth in section 12.36-5(a)5 of the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance. The owner or assigned agent seeks approval of a temporary use permit.

Parcel Number: 95-4-219-314-0640
Zoning District: B-3
Property Address: 5712 392ND AVE, BURLINGTON, WI 53105
Shoreland: No
Subdivision: N/A
Lot(s): N/A
Block: N/A
Current Use: RV SALES & SERVICE

REQUIRED BY ORDINANCE

Section: VII. B. 12.36-5(a)5 -
RETAIL SALES OF CONSUMER FIREWORKS AND 4TH OF JULY NOVELTIES.
PLEASE SEE ATTACHED SITE NARRATIVE.

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Owner’s Signature: [Signature]

Agent: DUSTIN HEIN Signature: [Signature]

Agents Address: 319 S. WRIGHT ST. DELAVAN, WI 53115

Phone Number(s): 414-531-7229
**BOARD OF ADJUSTMENTS SCHEDULE FOR 2022 PUBLIC HEARINGS**

*Third Thursday of each month at 6:00 p.m.*
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*Conference Room A (unless published otherwise)*

*This schedule includes all areas under general zoning regulations in the following townships: BRIGHTON, PARIS, RANDALL, SOMERS, WHEATLAND*

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**CHAPTER 12, KENOSHA COUNTY GENERAL ZONING AND SHORELAND/FLOODPLAIN ZONING ORDINANCE STATES:**

12.06-4 LEGAL NOTICE REQUIREMENTS AND TIME LIMITS: Any petition or other matter requiring the publication of a legal notice must be submitted at least one month prior to the requested hearing date as scheduled by the Planning, Development & Extension Education Committee or Board of Adjustments. For purposes on this section, "one month prior to the requested hearing date" shall be defined to mean not later than 4:30 p.m. on the same calendar date of the month preceding the scheduled hearing, or the last day county offices are open prior to the aforementioned deadline. For purposes of the Open Meetings Law, the Planning and Development Administrator shall be delegated the responsibility of informing the county clerk of both scheduled open and closed meetings so that proper notices may be given.
SITE PLAN NARRATIVE

- **SALES WILL START ON THE FRIDAY JUNE 17TH AND END AT JULY 5TH, 2022.**
- **HOURS OF OPERATION 9AM-9PM.**
- **TWO(2) EMPLOYEES WILL BE SCHEDULED DAILY WITH ADDITIONAL EMPLOYEES ADDED DURING PEAK SALES DATES. TWO(2) EMPLOYEE VEHICLES WILL BE PARKED DAILY.**
- **TYPES OF PRODUCTS SOLD: 1.4G CONSUMER FIREWORKS & 4TH OF JULY NOVELTIES.**
- **FIREWORKS WILL BE SOLD IN ACCORDANCE WITH THE LAW OF THE STATE OF WISCONSIN, STATUTE 167.10 AND THE TOWN OF WHEATLAND, CHAPTER 48.**
- **PREMISES LIABILITY INSURANCE IN THE AMOUNT OF $3,000,000 WILL BE OBTAINED WITH THE TOWN OF WHEATLAND AND KENOSHA COUNTY AS ADDITIONAL INSURED.**
- **SALES WILL BE FROM A RED & WHITE, 30’ X 90’ FIESTA STYLE POLE TENT. TENT WILL BE RENTED FROM A WISCONSIN TENT RENTAL COMPANY AND IS MADE FROM FIRE RETARDANT MATERIAL.**
- **STORAGE WILL BE FROM A 40’ X 8’ X 8’ (L,W,H) METAL STORAGE CONTAINER. CONTAINER WILL ALSO BE RENTED FROM LOCAL COMPANY. CONTAINER DOORS WILL BE KEPT CLOSED AND LOCKED WHEN NOT IN USE.**
• FOURTEEN(14) PARKING STALLS WILL BE AVAILABLE FOR EMPLOYEES AND CUSTOMERS. ONE STALL PER 200SQ’ OF RETAIL SPACE, TENT = 2700SQ’ RETAIL SPACE = 14 STALLS. PARKING STALLS WILL BE 10’X18’ FOR A TOTAL SQUARE FOOTAGE OF 180’. PARKING STALLS WILL BE 20’ FROM THE RIGHT OF WAY.

• MULTIPLE FIRE EXTINGUISHERS WILL BE NO MORE THE 35’ APART IN THE SALES TENT AND ONE(1) EXTINGUISHER WILL BE AT THE ENTRANCE OF THE STORAGE CONTAINER.

• NO SMOKING SIGNS WITH BE CLEARLY VISIBLE TO THE PUBLIC AND NO SMOKING WILL BE ALLOWED WITHIN 50’ OF THE SALES TENT AND STORAGE CONTAINER.

• THE TENT WITH HAVE MULTIPLE ENTRANCES AND EXITS FOR THE CUSTOMERS TO USE. EXIT SIGNS WILL BE CLEARLY MARKED AND AT REQUIRED HEIGHT FOR CLEAR VISIBILITY.

• SHELVING AND PRODUCTS WILL BE NO MORE THAT 60” IN HEIGHT TO ALLOW CLEAR VISIBILITY OF EXITS AND FIRE EXTINGUISHERS.

• TENT WILL BE 20’ FROM THE STORAGE CONTAINER.

• TWO(2) PORTABLE RESTROOMS WILL BE RENTED FOR USE BY THE CUSTOMERS AND EMPLOYEES. RESTROOMS WILL BE ATTACHED TO THE DUMPSTER AS A COMBO UNIT, ALSO RENTED FROM A LOCAL COMPANY.
- PROPERTY LINE WILL BE POLICED DAILY FOR WIND BLOWN TRASH AND DEBRIS.
- OPERATIONS WILL BE KEPT CLEAN AND ORGANIZED WITH A PATRIOTIC THEME.
- THERE WILL BE NO SHOOTING OF ANY FIREWORKS ON THE PROPERTY BY THE EMPLOYEES OR CUSTOMERS.
**TEMPORARY USE SITE MAP**

**PETITIONER(S):**
New Generation RV (Owner)
Dustin Hein (Agent)

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

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

**REQUEST:**
Requesting approval of a temporary use (Section III. S. 12.18.7-4: which states that it shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments) to operate a temporary fireworks sales stand in the B-3 Highway Business Dist.