



# VILLAGE OF SOMERS

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## Department of Planning & Development

### VILLAGE OF SOMERS REZONING PROCEDURES

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1. Contact the Kenosha County Department of Planning & Development and check with staff to determine if your proposed zoning change meets the requirements of the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035, Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance and the Village of Somers Land Division and Platting 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 Kenosha County Department of Planning & Development and schedule a pre-conference meeting, which is required for all rezoning requests.

Meeting Date: \_\_\_\_\_

3. Contact the Village of Somers to determine if your rezoning petition requires concept review by the Village Plan Commission. If so, contact the Village of Somers clerk to schedule a concept meeting with the Village Plan Commission.

Meeting Date: \_\_\_\_\_

4. Complete and submit to the Kenosha County Department of Planning & Development the Village of Somers Rezoning Application by the filing deadline.

Filing Deadline: \_\_\_\_\_

5. Upon submission you will be given two copies of the date-stamped application. Submit 10 copies of the date-stamped application to the Village of Somers clerk for placement on the agendas of the Village of Somers Plan Commission and the Village of Somers Board and keep one for your records.

7. Attend the Village Plan Commission and the Village Board meetings. **NOTE:** You must attend or the Village will not be able to act on your request. At these meetings you will be asked to brief the committee on your request.

Village Plan Commission meeting date (tentative): \_\_\_\_\_

Village Board meeting date (tentative): \_\_\_\_\_

8. Village clerk will provide written notice of final action to property owner/applicant.

**IMPORTANT TELEPHONE NUMBERS**

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

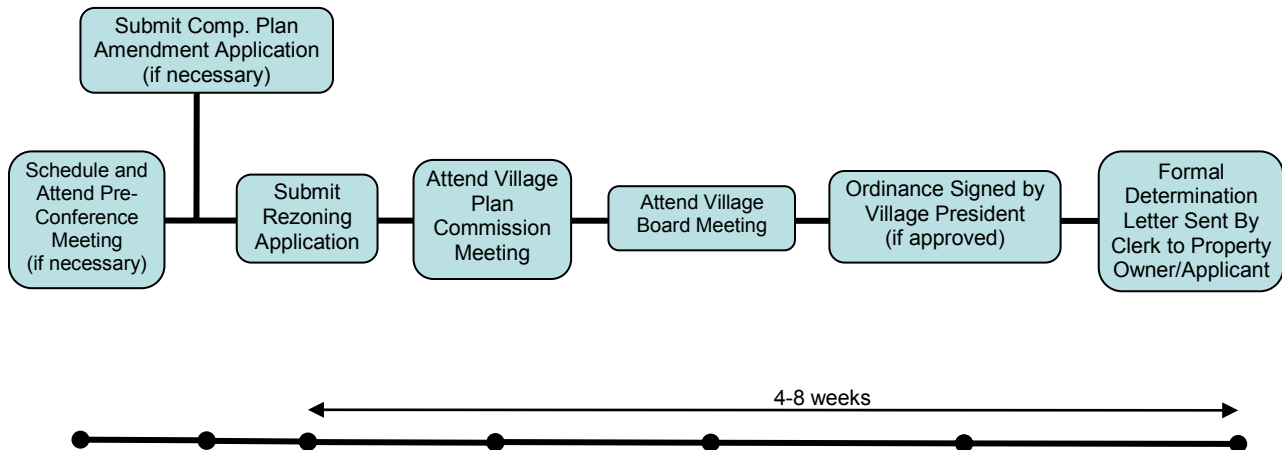
Division of Planning & Development (including Sanitation & Land Conservation)..... **857-1895**  
 Facsimile #..... 857-1920

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

Administration Building  
 Division of Land Information..... 653-2622

Village of Somers ..... 859-2822  
 Wisconsin Department of Natural Resources - Sturtevant Office ..... 884-2300  
 Wisconsin Department of Transportation - Waukesha Office ..... 548-8722

**Rezoning Procedure Timeline**



For Reference Purposes



# VILLAGE OF SOMERS

## Department of Planning and Development

### REZONING APPLICATION

(a) Property Owner's Name:

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail (optional): \_\_\_\_\_

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Address of property to be rezoned:

\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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	B-1 Neighborhood Business District
A-2 General Agricultural District	B-2 Community Business District
A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	B-3 Highway Business District
A-4 Agricultural Land Holding District	B-4 Planned Business District
AE-1 Agricultural Equestrian Cluster Single-Family District	B-5 Wholesale Trade and Warehousing District
R-1 Rural Residential District	BP-1 Business Park District
R-2 Suburban Single-Family Residential District	B-94 Interstate Highway 94 Special Use Business District
R-3 Urban Single-Family Residential District	M-1 Limited Manufacturing District
R-4 Urban Single-Family Residential District	M-2 Heavy Manufacturing District
R-4.5 Urban Single-Family Residential District	M-3 Mineral Extraction District
R-5 Urban Single-Family Residential District	M-4 Sanitary Landfill and Hazardous Waste Disposal District
R-6 Urban Single-Family Residential District	I-1 Institutional District
R-7 Suburban Two-Family and Three-Family Residential District	PR-1 Park-Recreational District
R-8 Urban Two-Family Residential District	C-1 Lowland Resource Conservancy District
R-9 Multiple-Family Residential District	C-2 Upland Resource Conservancy District
R-10 Multiple-Family Residential District	FPO Floodplain Overlay District
R-11 Multiple-Family Residential District	PUD Planned Unit Development Overlay District
R-12 Mobile Home/Manufactured Home Park-Subdivision 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	B-1 Neighborhood Business District
A-2 General Agricultural District	B-2 Community Business District
A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	B-3 Highway Business District
A-4 Agricultural Land Holding District	B-4 Planned Business District
AE-1 Agricultural Equestrian Cluster Single-Family District	B-5 Wholesale Trade and Warehousing District
R-1 Rural Residential District	BP-1 Business Park District
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	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 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 Village of Somers Department of Planning and Development may ask for additional information.

**(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 (payable to “Kenosha County”).....\$1,450.00

(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.

ATTACH TO-SCALE MAP OF  
PROPERTY SHOWING  
EXISTING ZONING  
CLASSIFICATIONS HERE

ATTACH TO-SCALE MAP OF  
PROPERTY SHOWING  
PROPOSED ZONING  
CLASSIFICATIONS HERE