



Planning, Development & Extension Education Committee
Agenda
Kenosha County Center
Wednesday, April 10, 2019

NOTE: UNDER THE KENOSHA COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS. NOTICE OF SUCH MOTIONS TO RECONSIDER OR RESCIND AT FUTURE MEETINGS SHALL BE GIVEN IN ACCORDANCE WITH SECTION 2 C OF THE COUNTY BOARD RULES. FURTHERMORE, ANY MATTER DEEMED BY A MAJORITY OF THE BOARD TO BE GERMANE TO AN AGENDA ITEM MAY BE DISCUSSED AND ACTED UPON DURING THE COURSE OF THIS MEETING AND ANY NEW MATTER NOT GERMANE TO AN AGENDA ITEM MAY BE REFERRED TO THE PROPER COMMITTEE. ANY PERSON WHO DESIRES THE PRIVILEGE OF THE FLOOR PRIOR TO AN AGENDA ITEM BEING DISCUSSED SHOULD REQUEST A COUNTY BOARD SUPERVISOR TO CALL SUCH REQUEST TO THE ATTENTION OF THE BOARD CHAIRMAN

Notice is hereby given that a meeting will be held by the Kenosha County Planning, Development & Extension Education Committee on **Wednesday, April 10, 2019 at 6:00p.m. in Conference Room A followed by a public hearing at 7:00 p.m. in the Public Hearing Room** at the Kenosha County Center, 19600 75th Street, Bristol, Wisconsin on the following requests:

1. **CERTIFICATION OF COMPLIANCE WITH WISCONSIN OPEN MEETINGS LAW**
2. **FEATURE PROGRAM: "ON-FARM FOOD SAFETY FOR PRODUCE GROWERS"**
3. **UW-EXTENSION EDUCATOR/PROGRAM UPDATES**
4. **UW-EXTENSION DIRECTOR UPDATES**

7:00 p.m. - LAND USE ITEMS HEARINGS - KCC PUBLIC HEARING ROOM

5. **DAVID B. DRISSEL (OWNER), LEANN DRISSEL (AGENT) - COMPREHENSIVE PLAN AMENDMENT - TOWN OF PARIS**

David B. Drissel, 11312 Burlington Rd., Kenosha WI 53144 (Owner), LeAnn Drissel, 11312 Burlington Rd., Kenosha WI 53144 (Agent), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection" & "Isolated Natural Resource Area" to "Rural-Density Residential", "General Agricultural and Open Land" & "Isolated Natural Resource Area" on Tax Parcel #45-4-221-061-0150, located in the NE ¼ of Section 6, T2N, R21E, Town of Paris

Documents:

[0150 - CPA SUBMITTED APP.PDF](#)
[0150 EXHIBIT MAP CPA.PDF](#)

6. **DAVID B. DRISSEL (OWNER), LEANN DRISSEL (AGENT) - REZONING - TOWN OF PARIS**

David B Drissel, 11312 Burlington Rd., Kenosha WI 53144 (Owner), LeAnn Drissel, 11312 Burlington Rd., Kenosha WI 53144 (Agent), requesting a rezoning from A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist. & C-1 Lowland Resource Conservancy Dist. to A-2 General Agricultural Dist., R-1 Rural

Residential Dist., C-2 Upland Resource Conservancy Dist., C-1 Lowland Resource Conservancy Dist. & Agricultural Preservation Planned Unit Development Overlay Dist. on Tax Parcel #45-4-221-061-0150, located in the NE ¼ of Section 6, T2N, R21E, Town of Paris

Documents:

[0150 - REZO SUBMITTED APP.PDF](#)
[0150 EXHIBIT MAP REZO.PDF](#)

7. DAVID B. DRISSEL (OWNER), LEANN DRISSEL (AGENT) - CERTIFIED SURVEY MAP - TOWN OF PARIS

David B Drissel, 11312 Burlington Rd., Kenosha WI 53144 (Owner), LeAnn Drissel, 11312 Burlington Rd., Kenosha WI 53144 (Agent), requesting a Certified Survey Map on Tax Parcel #45-4-221-061-0150, located in the NE ¼ of Section 6, T2N, R21E, Town of Paris

Documents:

[0150 - CSM SUBMITTED APP.PDF](#)

8. TABLED REQUEST OF LILA J. MUHLENBECK/MUHLENBECK TRUST (OWNER), MIKE AND LORI MUHLENBECK (AGENT) - COMPREHENSIVE PLAN AMENDMENT - TOWN OF PARIS

Tabled Request of Lila J. Muhlenbeck/Muhlenbeck Trust, 18216 60th St, Bristol, WI 53104-9748 (Owner), Mike & Lori Muhlenbeck, 1631 Angsley Lane, San Ramon, CA 94582 (Agent), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection" to "General Agricultural and Open Land" & "Suburban-Density Residential" on Tax Parcel #45-4-221-333-0201, located in the SW ¼ of Section 33, T2N, R21E, Town of Paris

Documents:

[0201 - SUBMITTED APP CPA.PDF](#)
[EXHIBIT MAP CPA.PDF](#)

9. TABLED REQUEST OF LILA J. MUHLENBECK/MUHLENBECK TRUST (OWNER), MIKE AND LORI MUHLENBECK (AGENT) - REZONING - TOWN OF PARIS

Tabled Request of Lila J. Muhlenbeck/Muhlenbeck Trust, 18216 60th St, Bristol, WI 53104-9748 (Owner), Mike & Lori Muhlenbeck, 1631 Angsley Lane, San Ramon, CA 94582 (Agent), requesting a rezoning from A-1 Agricultural Preservation Dist. to A-2 General Agricultural Dist., R-2 Suburban Single-Family Residential Dist. & PUD Planned Unit Development Overlay Dist. on Tax Parcel #45-4-221-333-0201, located in the SW ¼ of Section 33, T2N, R21E, Town of Paris

Documents:

[0201 - SUBMITTED APP REZO.PDF](#)
[EXHIBIT MAP REZO.PDF](#)

10. TABLED REQUEST OF LILA J. MUHLENBECK/MUHLENBECK TRUST (OWNER), MIKE & LORI MUHLENBECK (AGENT) - CERTIFIED SURVEY MAP - PARIS

Tabled Request of Lila J. Muhlenbeck/Muhlenbeck Trust, 18216 60th St, Bristol, WI 53104-9748 (Owner), Mike & Lori Muhlenbeck, 1631 Angsley Lane, San Ramon, CA 94582 (Agent), requesting a Certified Survey Map on Tax Parcels #45-4-221-333-0201 & 45-4-221-333-0335, located in the SW ¼ of Section 33, T2N, R21E, Town of Paris

Documents:

[0201 - SUBMITTED APP CSM.PDF](#)

11. APPROVAL OF MINUTES

12. CITIZEN COMMENTS

13. ANY OTHER BUSINESS ALLOWED BY LAW

14. ADJOURNMENT

NOTICE TO PETITIONERS

The petitioners: David B. Drissel (Owner), LeAnn Drissel (Agent), Lila J. Muhlenbeck/Muhlenbeck Trust (Owner), Mike & Lori Muhlenbeck (Agent)

NOTICE TO TOWNS

The Town of Paris is asked to be represented at the hearing on **Wednesday, April 10, 2019, at 7:00 p.m.**, at the Kenosha County Center Public Hearing Room, 19600 75th Street, Bristol, Wisconsin. You are requested to either attend or send in your recommendation to the committee.



January 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

JAN 15 2013

Kenosha County
Planning and Development

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

(a) Property Owner's Name:

David Drissel

x David B. Drissel
Signature

Mailing Address:

11312 Burlington Road

City: Kenosha

State: WI

Zip: 53144

Phone Number: 262-496-1863 E-mail (optional): Kitchen-wizard@hotmail.com

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):

LeAnn Drissel

x LeAnn & David Drissel
David B. Drissel
Signature

Mailing Address:

11312 Burlington Road

City: Kenosha

State: WI

Zip: 53144

Phone Number: 262-496-1863 E-mail (optional): Kitchen-wizard@hotmail.com

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

~~A1 with some C1 and A2~~ Farmland Protection & Isolated Natural Resource Area

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

General Agricultural and Open Land, Rural-Density Residential & Isolated Natural Resource Area

change the A1 to 3-A1 lots and the remaining
pc will be A2 (17 acre pc and 2.5 acre pc and 1.29 acre pc)

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

3 pcs R1 for residential use
1 pc A2 for farmette

(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:

Yes it meets Paris goal of keeping farmland
and larger residential parcels

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

Yes, there is both A2 & R1 abutting the property.

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

No, we are requiring the 2 north lots to preserve the natural drainage area between the lots.

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

N/A

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

The lots will be accessed by a private driveway,
natural gas and electric is available.
The lots will require a well and mound systems

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

yes they are.

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

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

Legal Description

PT E 100 ACRES OF NE 1/4 SEC 6 T2 R21 BEG AT NE COR SEC 6 TH S ALG E LN 2357.01 FT TO PT 225 FT N OF E 1/4 COR TH S 88 DEG 08' 56" W 580.80 FT TH S 225 FT TO S LN TH W ALG S LN 1101.35 FT TO W LN E 100 AC TH N ALG W LN 787.29 FT TH N 88 DEG 39' 51" E 1174.77 FT TH N 1 DEG 35' 20" W 1809.85 FT TH E ALG N LN 507.38 FT TO POB SUB TO HYW OVER N & E SUB TO EASEMENT 46.05 AC EX RD SURVEY V1621 P799 (1994 PT 45-4-221-061-0100) V1671 P438 V1683 P992 DOC#1683608 DOC#1689573 ACCESS

(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: 19 County Board Supervisor: Michael Skalitsky

(i) Attach 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) Attach 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](#))

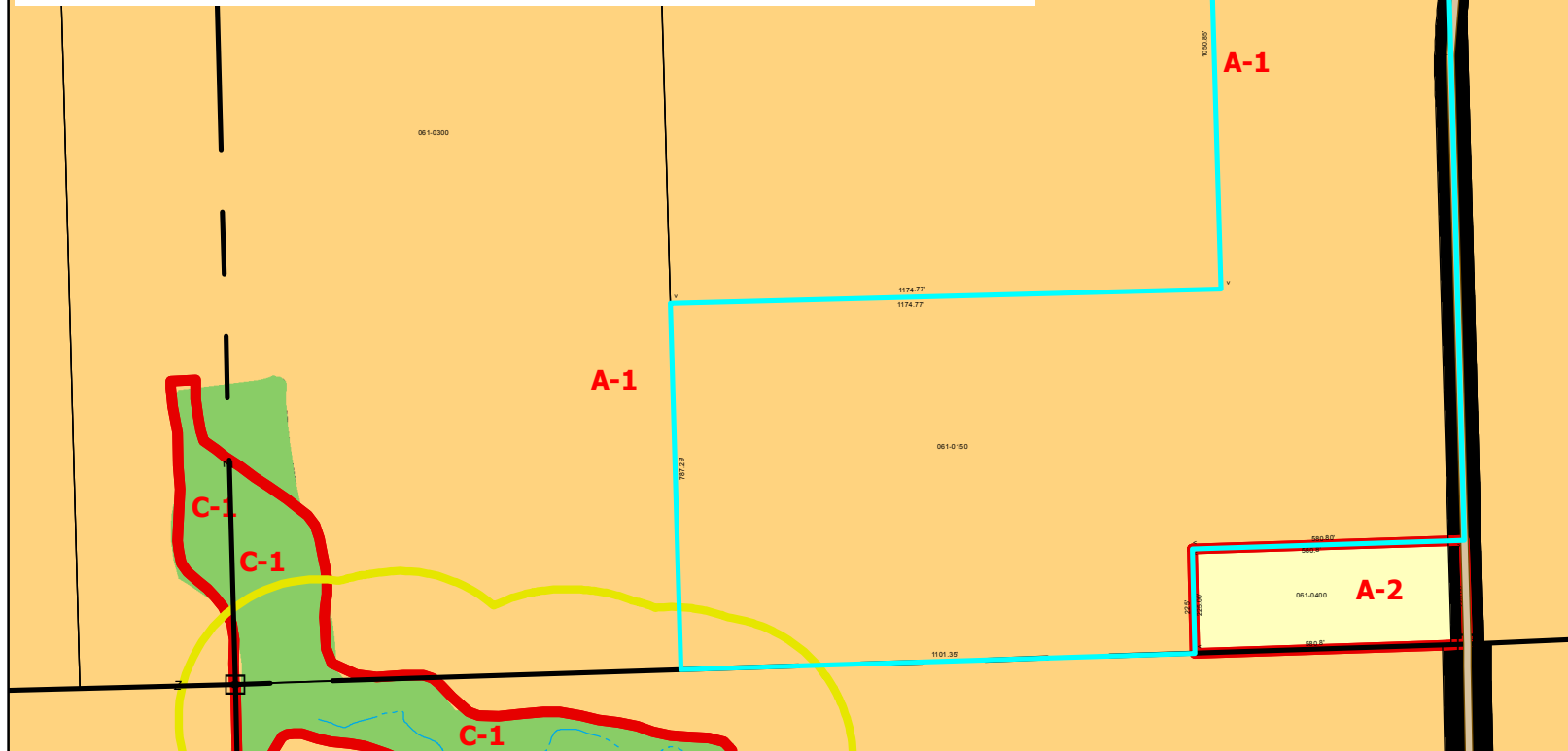


LEGEND

LAND USE PLAN MAP FOR KENOSHA COUNTY: 2035

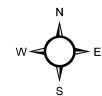
- | | |
|--|--|
| FARMLAND PROTECTION | PARK AND RECREATIONAL |
| GENERAL AGRICULTURAL AND OPEN LAND | STREET AND HIGHWAY RIGHT-OF-WAY |
| RURAL-DENSITY RESIDENTIAL | OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY |
| AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL | EXTRACTIVE |
| SUBURBAN-DENSITY RESIDENTIAL | LANDFILL |
| MEDIUM-DENSITY RESIDENTIAL | PRIMARY ENVIRONMENTAL CORRIDOR |
| HIGH-DENSITY RESIDENTIAL | SECONDARY ENVIRONMENTAL CORRIDOR |
| MIXED USE | ISOLATED NATURAL RESOURCE AREA |
| COMMERCIAL | OTHER CONSERVANCY LAND TO BE PRESERVED |
| OFFICE/PROFESSIONAL SERVICES | NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR, ISOLATED NATURAL RESOURCE AREA, AND OTHER CONSERVANCY LAND TO BE PRESERVED |
| INDUSTRIAL | SURFACE WATER |
| BUSINESS/INDUSTRIAL PARK | |
| GOVERNMENTAL AND INSTITUTIONAL | |

Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and SEWRPC.



Source: Kenosha County Department of Planning and Development

EXISTING Kenosha County



1 inch = 400 feet

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 INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.



LEGEND

LAND USE PLAN MAP FOR KENOSHA COUNTY: 2035

- | | |
|--|--|
| FARMLAND PROTECTION | PARK AND RECREATIONAL |
| GENERAL AGRICULTURAL AND OPEN LAND | STREET AND HIGHWAY RIGHT-OF-WAY |
| RURAL-DENSITY RESIDENTIAL | OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY |
| AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL | EXTRACTIVE |
| SUBURBAN-DENSITY RESIDENTIAL | LANDFILL |
| MEDIUM-DENSITY RESIDENTIAL | PRIMARY ENVIRONMENTAL CORRIDOR |
| HIGH-DENSITY RESIDENTIAL | SECONDARY ENVIRONMENTAL CORRIDOR |
| MIXED USE | ISOLATED NATURAL RESOURCE AREA |
| COMMERCIAL | OTHER CONSERVANCY LAND TO BE PRESERVED |
| OFFICE/PROFESSIONAL SERVICES | NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR, ISOLATED NATURAL RESOURCE AREA, AND OTHER CONSERVANCY LAND TO BE PRESERVED |
| INDUSTRIAL | SURFACE WATER |
| BUSINESS/INDUSTRIAL PARK | |
| GOVERNMENTAL AND INSTITUTIONAL | |

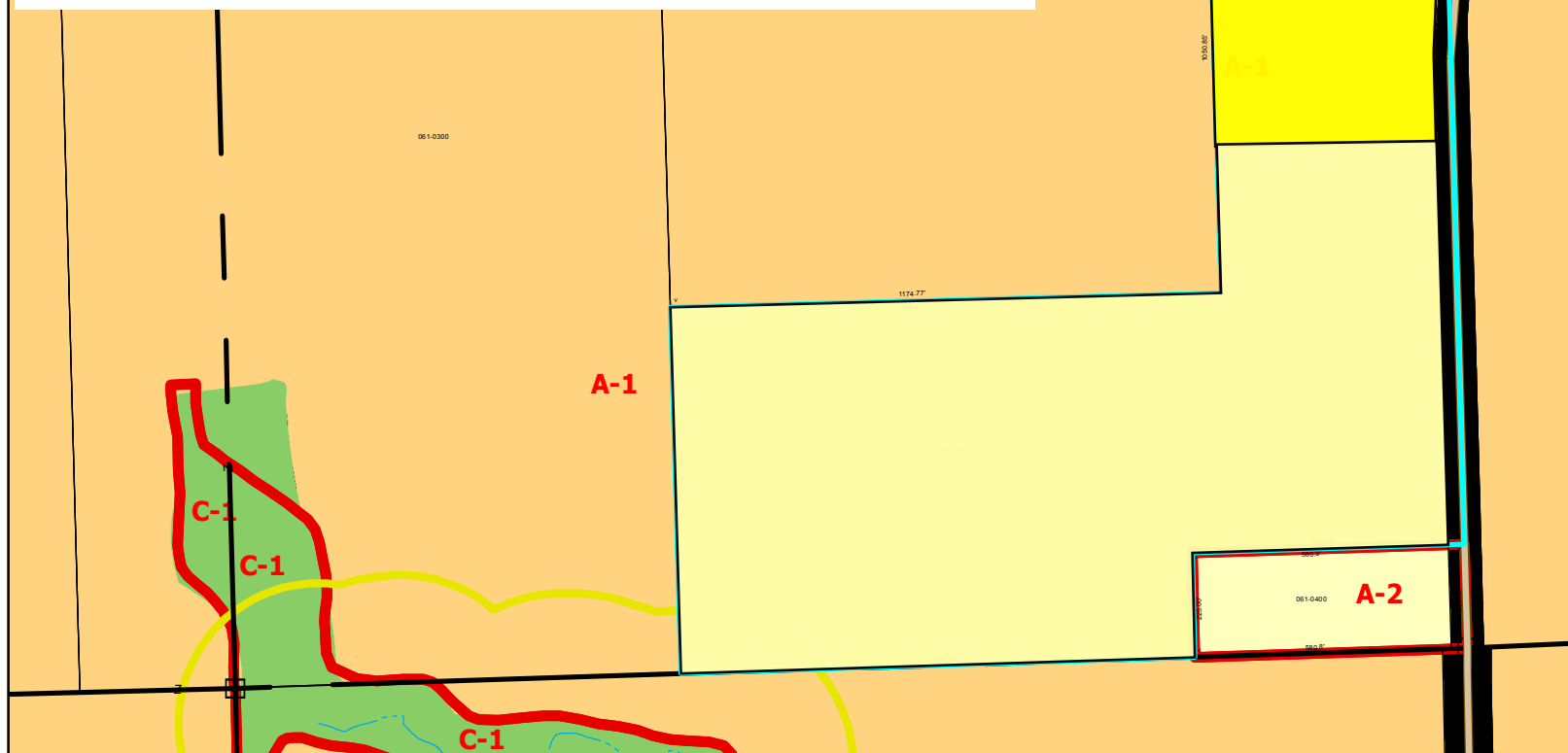
Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and SEWRPC.

PROPOSED Kenosha County



1 inch = 400 feet

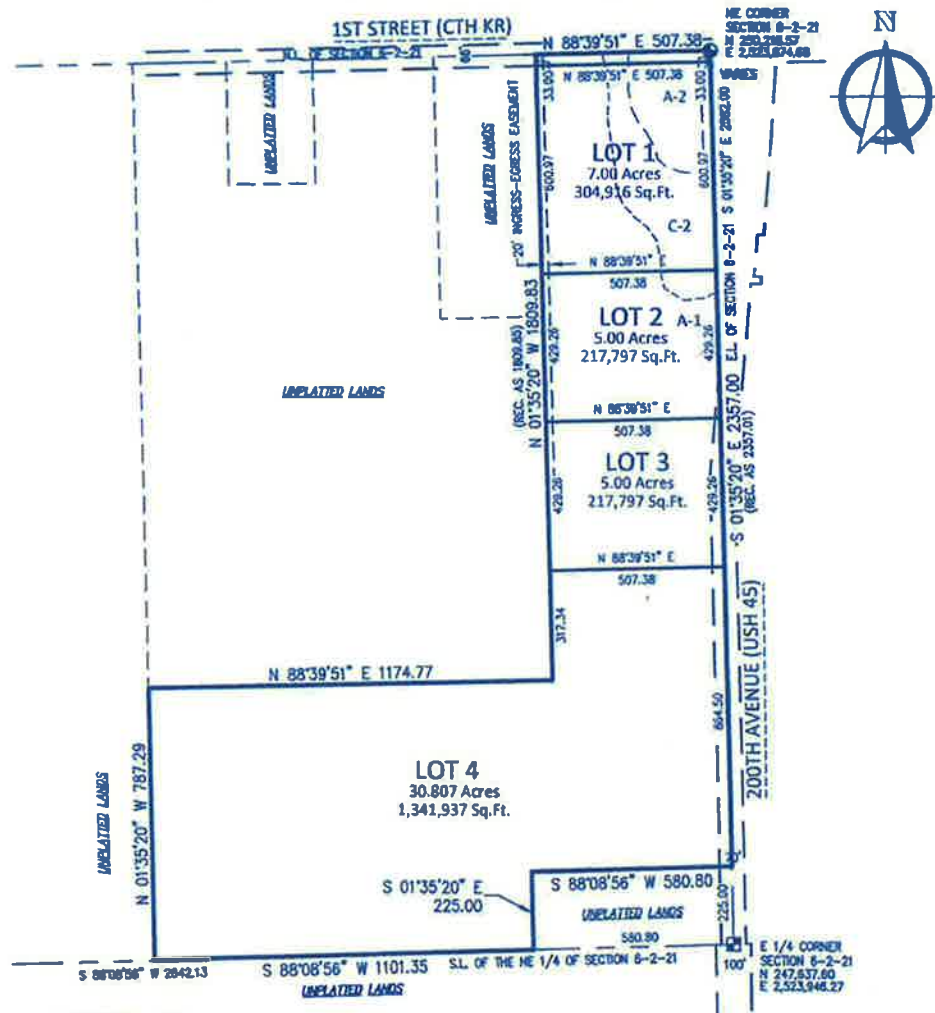
THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY.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



Source: Kenosha County Department of Planning and Development

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 21 EAST, IN THE TOWN OF PARIS, KENOSHA COUNTY, WISCONSIN.



LOCATION MAP



NE 1/4 SECTION 6-2-21



Nielsen Madsen & Barber

CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tel: (262)634-5588 Website: www.nmbc.net

This Instrument was drafted by Mark R. Madsen November 14, 2018

400' 0' 400'

SCALE 1"=400'

NOTES:

ZONING OF PARCELS IS A-1, A-2 and C-2

OWNER/LAND SPLITTER: DAVIS B. DRISSEL
ADDRESS: 11312 BURLINGTON ROAD
KENOSHA, WI. 53144

BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE.
BASED UPON NAD 1927. THE EAST LINE OF THE
NE 1/4 OF SECTION 6-2-21 IS ASSUMED TO BEAR
S 01°35'20" E.

LEGEND:

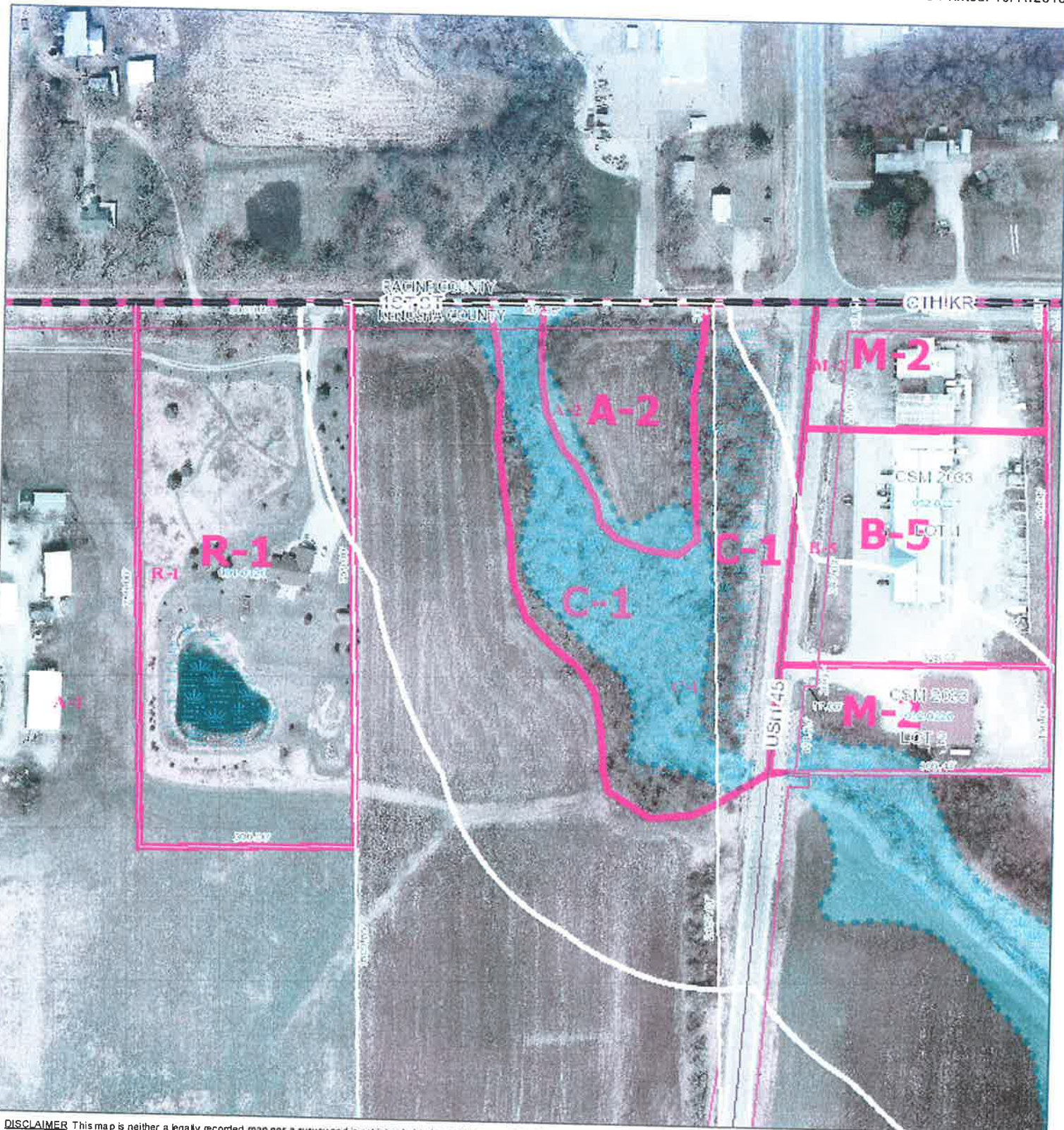
- 1" O.D. IRON PIPE FOUND
- 5/8" O.D.x18" REBAR - 1.68LBS/LIN FT. SET
- ⊕ CONC. MON. W / SEWRPC BRASS CAP FOUND
- ⊞ STANDARD D.O.T. MON. W / ALUM. CAP FOUND

2018.0381.01.DWG
SHEET 1 OF 3 SHEETS

KENOSHA COUNTY
INTERACTIVE MAPPING



1 inch = 188 feet
Date Printed: 10/11/2018



DISCLAIMER 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 inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Racine

1ST ST

A1

A1

A2

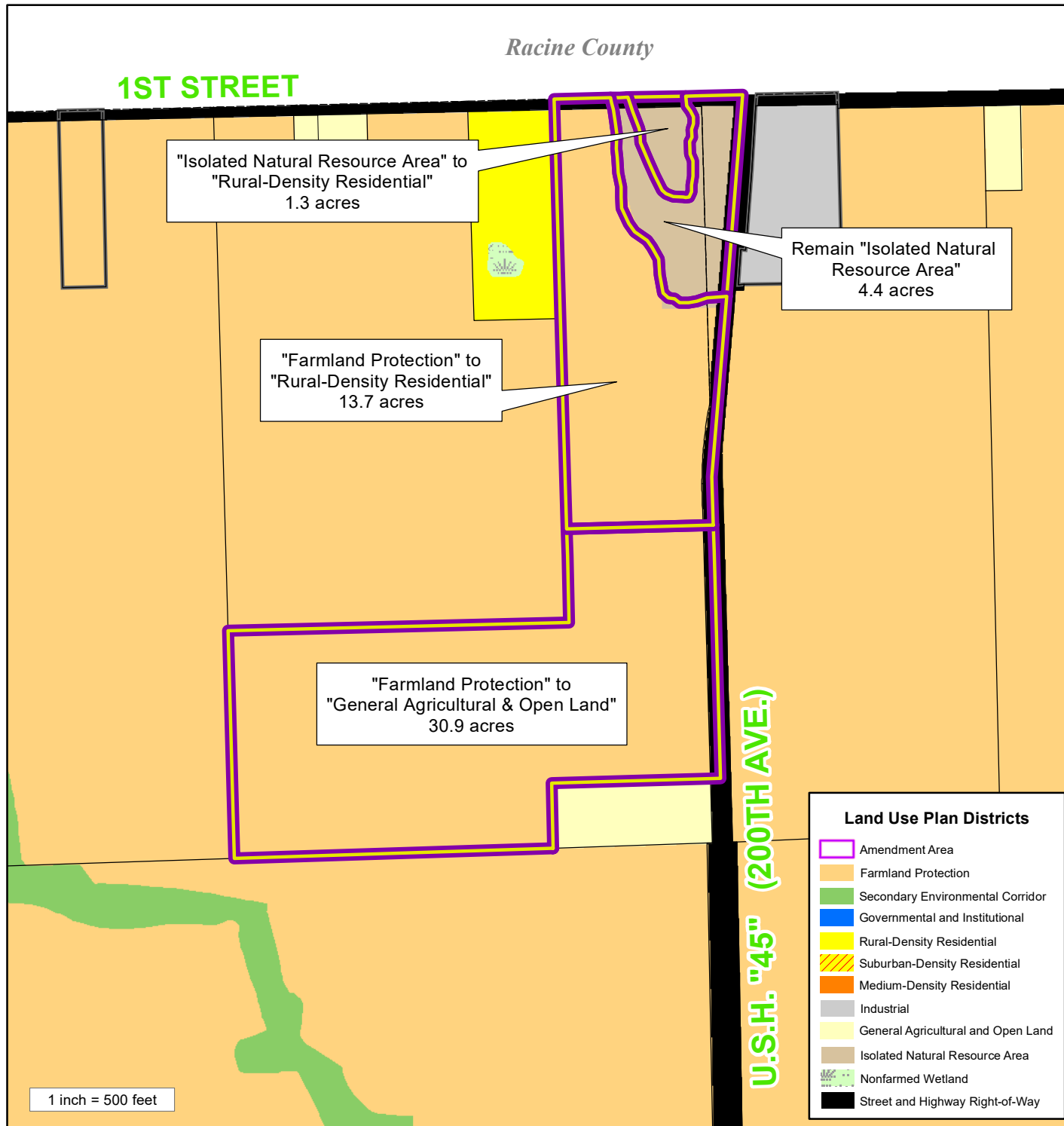
Industrial

US HWY 16

Drissel

A1

A2



COMPREHENSIVE PLAN AMENDMENT SITE MAP

PETITIONER(S):

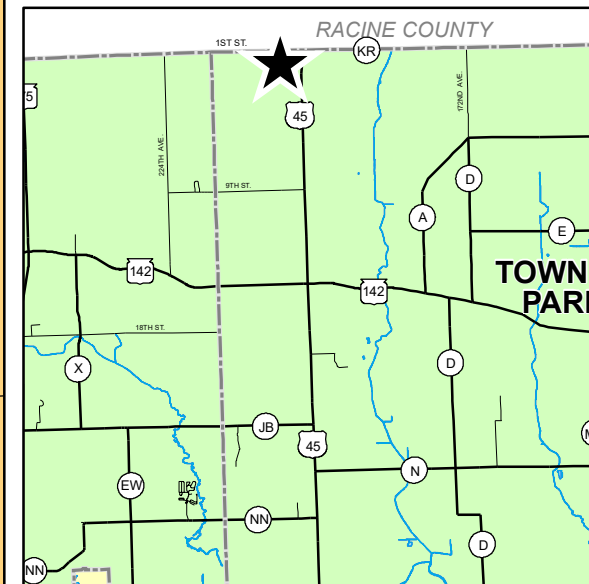
David B. Drissel (Owner),
LeAnn Drissel (Agent)

LOCATION: NE 1/4 of Section 6
Town of Paris

TAX PARCEL(S): #45-4-221-061-0150

REQUEST:

Requesting an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection" and "Isolated Natural Resource Area" to "Rural-Density Residential", "General Agricultural & Open Land" and "Isolated Natural Resource Area".





May 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

REZONING APPLICATION

FEB 12 2019

Kenosha County
Planning and Development

(a) Property Owner's Name:

Print Name: David Drissel Signature: David Drissel
Mailing Address: 11312 Burlington Road
City: Kenosha State: WZ Zip: 53144
Phone Number: 262-496-1863 E-mail (optional): Kitchen-wizard@hotmail.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: _____ Signature: _____
Business Name: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Phone Number: _____ E-mail (optional): _____

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

45-4-221-061-0150

Property Address of property to be rezoned:

N/A

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

1- 7 acre parcel Residential
2- 5 acre parcels Residential
1- 29 acre parcel Agricultural

REZONING APPLICATION

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

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

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

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

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

Supervisory District Number: 19 County Board Supervisor: Michael Skalitsky

(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.

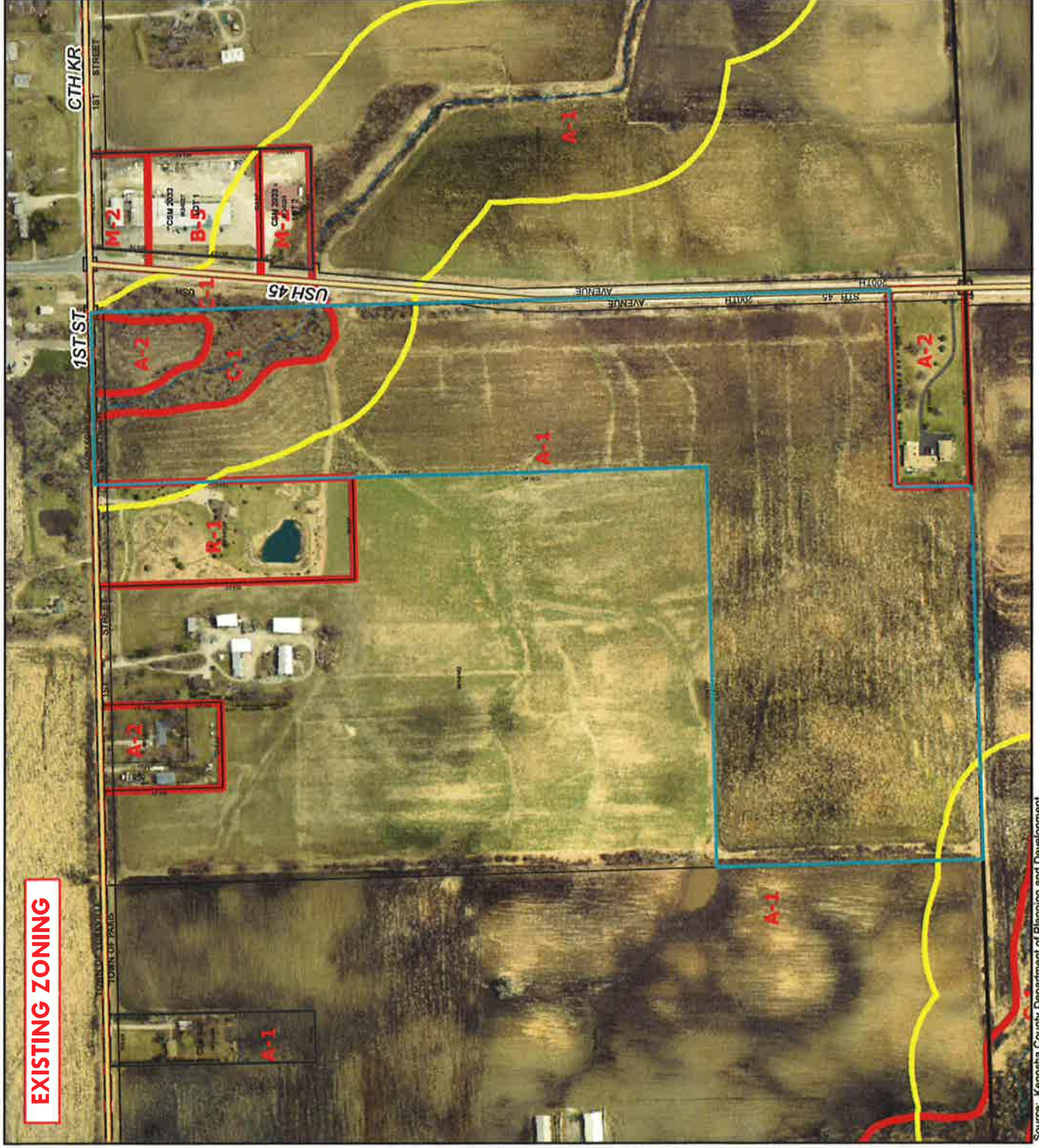
Kenosha County



1 inch = 400 feet

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILE OF RECORD DATA AND INFORMATION FROM THE KENOSHA COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS CONTAINED IN THIS MAP. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.

EXISTING ZONING



Source: Kenosha County Department of Planning and Development

PROPOSED ZONING

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 21 EAST, IN THE TOWN OF PARIS, KENOSHA COUNTY, WISCONSIN.

PROPOSED ZONING*

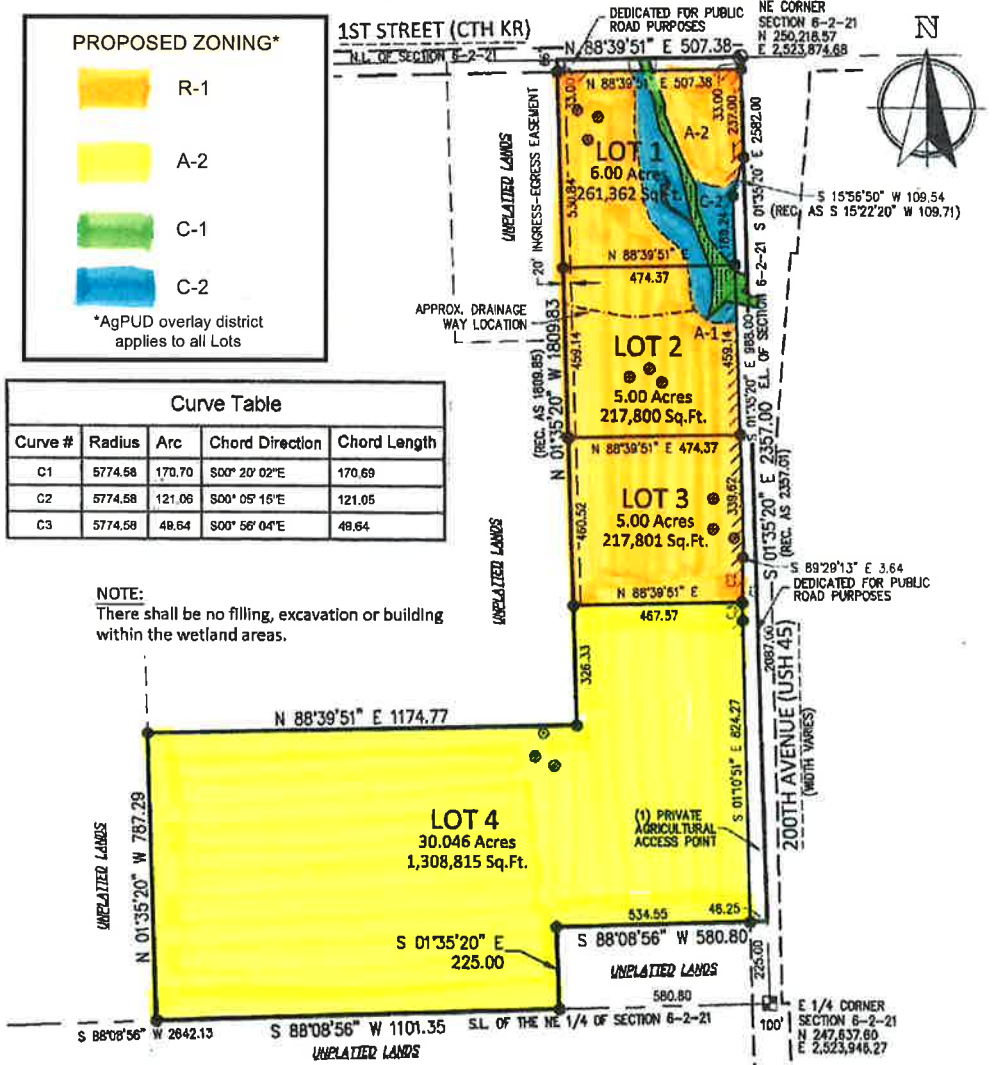


*AgPUD overlay district applies to all Lots

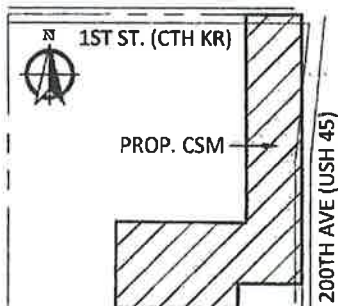
Curve Table

Curve #	Radius	Arc	Chord Direction	Chord Length
C1	5774.58	170.70	S00° 20' 02"E	170.69
C2	5774.58	121.06	S00° 05' 15"E	121.05
C3	5774.58	48.64	S00° 56' 04"E	48.64

NOTE:
There shall be no filling, excavation or building within the wetland areas.



LOCATION MAP



NE 1/4 SECTION 6-2-21



Mark R. Madsen
3-8-19

Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

400' 0' 400'

SCALE 1"=400'

NOTES:

ZONING OF PARCELS IS A-1, A-2 and C-2

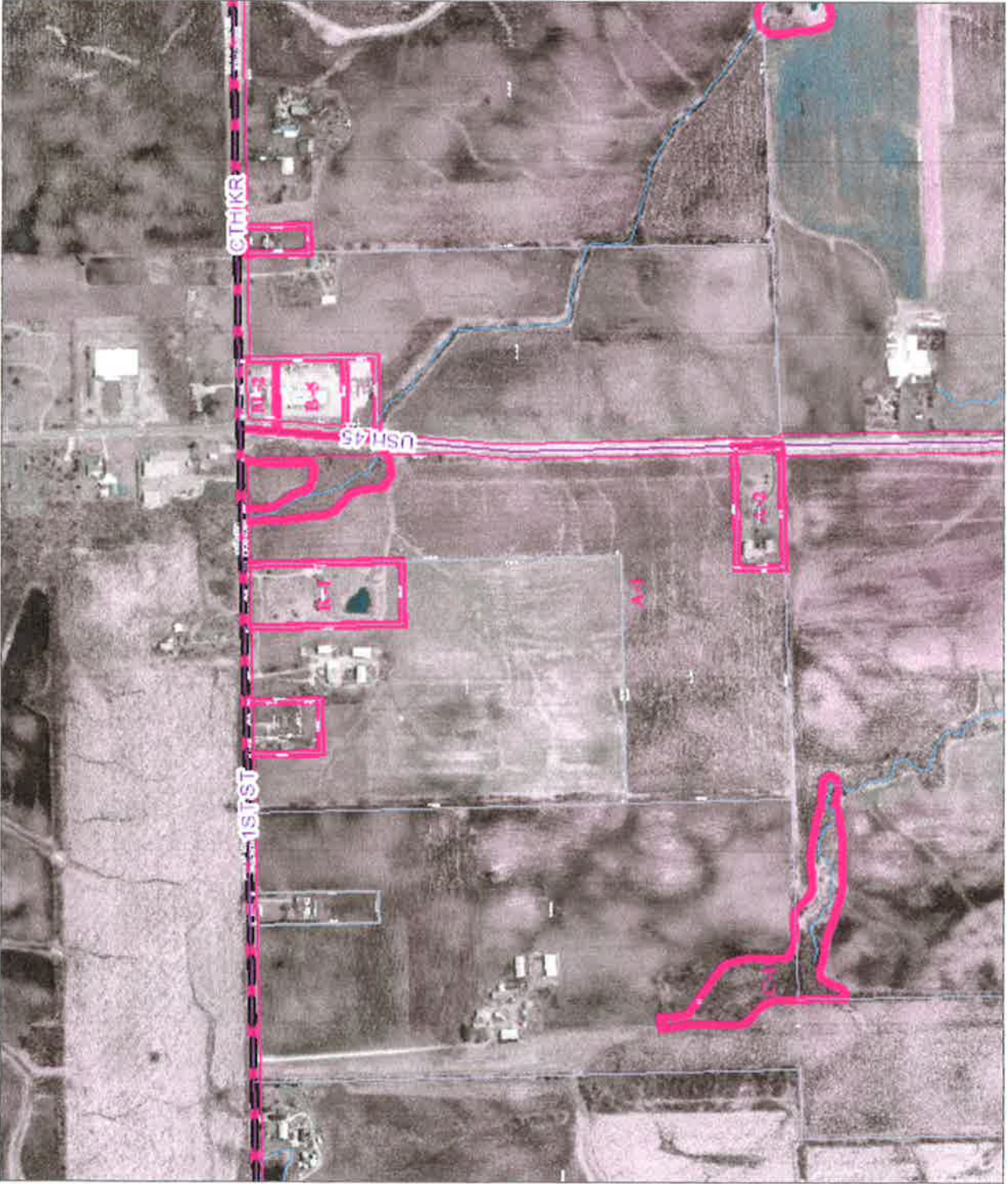
OWNER/LAND SPLITTER: DAVID B. DRISSEL
ADDRESS: 11312 BURLINGTON ROAD
KENOSHA, WI. 53144

BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE.
BASED UPON NAD 1927. THE EAST LINE OF THE
NE 1/4 OF SECTION 6-2-21 IS ASSUMED TO
BEAR S 01°35'20" E.

LEGEND:

- 1" O.D. IRON PIPE FOUND
- 5/8" O.D.x18" REBAR - 1.13LBS/LIN FT. SET
- CONC. MON. W / SEWRPC BRASS CAP FOUND
- STANDARD D.O.T. MON. W / ALUM. CAP FOUND
- SOIL BORING
- WETLANDS (PROVIDED BY SEH, INC.)
- /// NO VEHICULAR ACCESS

2018.0381.01.DWG
SHEET 1 OF 3 SHEETS



Legend

- Street Centerlines
- Right-of-Ways
- Water Features
- Parcels
- Certified Survey Maps
- Condominiums
- Subdivisions
- Municipal Boundaries
- Zoning (Unincorporated Areas)



1 inch = 708 feet

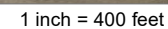
DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 2/10/2019

REZONING SITE MAP
PETITIONER(S): David B. Drissel (Owner), LeAnn Drissel (Agent)

LOCATION: NE 1/4 of Section 6,
Town of Paris

REQUEST:



04102019 Drissel Rezone.mxd





January 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

FEB 12 2019

Kenosha County
Planning and Development

LAND DIVISION APPLICATION

In order for applications to be processed, all information, drawings, application signatures, and fees required shall be submitted at time of application.

Please check the appropriate box below for the type of application being submitted:

- ☒ Certified Survey Map
☐ Subdivision Preliminary Plat
☐ Subdivision Final Plat
☐ Condominium Plat

Applicant is: ☒ Property Owner ☐ Subdivider ☐ Other _____

Applicant Name: David Orissel Date 2/10/19

Mailing Address: 11312- Burlington Road Phone # 262-496-1863
Kenosha, WI 53144 Phone # 262-620-3282

Tax Parcel Number(s): 45-4-221-061-0150

_____ Acreage of Project: 46.05

Location of Property (including legal description):

NE 1/4 of Section 6, T2N, R21E, town of Paris, Kenosha
county, SW corner of HWY 45 and county line Rd

Legal Description

PT E 100 ACRES OF NE 1/4 SEC 6 T2 R21 BEG AT NE COR SEC 6 TH S ALG E LN 2381.01 FT TO PT 225 FT N OF E 1/4 COR TH S 88 DEG 02' 56" W 580.80 FT TH S 225 FT TO S LN TH W ALG S LN 1101.35 FT TO W LN E 100 AC TH W ALG W LN 727.29 FT TH N 88 DEG 38' 51" E 1174.77 FT TH N 1 DEG 35' 20" W 1809.85 FT TH E ALG N LN 507.38 FT TO POB SUB TO PYW OVER N & E SUB TO EASEMENT 46.05 AC EX RD SURVEY V1621 P799 (1994 PT 45-4-221-061-0100) V1671 P438 V1683 P892 DOC#1683000 DOC#1688573 ACCESS

Subdivision/Development Name (if applicable): _____

Existing Zoning: A1/A2/C1 Proposed Zoning: 3-R1 and 1-A2
C1

Town Land Use Plan District Designation(s) (if applicable):

Present FARMLAND PROTECTION

Proposed LOTS 1-2: 3 - RURAL-DEN RESIDENTIAL
LOT 4, FARMLAND PROTECTION

Present Use(s) of Property: Agricultural / FARMLAND PROTECTION

Proposed Use(s) of Property: Residential and Agricultural
LOTS 1, 2: 3 LOT 4

The subdivision abuts or adjoins a state trunk highway..... Yes ☒ No ()

The subdivision will be served by public sewer Yes () No ☒

The subdivision abuts a county trunk highway Yes () No ☒

The subdivision contains shoreland/floodplain areas Yes () No ☒

The subdivision lies within the extra-territorial plat (ETP) authority
area of a nearby Village or City Yes () No ☒

*Applicant is responsible for submitting to the ETP authority any fees and documentation
needed to obtain a recommendation.

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

David B. Dineen
Property Owner's Signature

2/10/19
Date

Property Owner's Signature

Date

REQUIRED APPLICABLE SIGNATURES:

David B. Dineen
Applicant's Signature

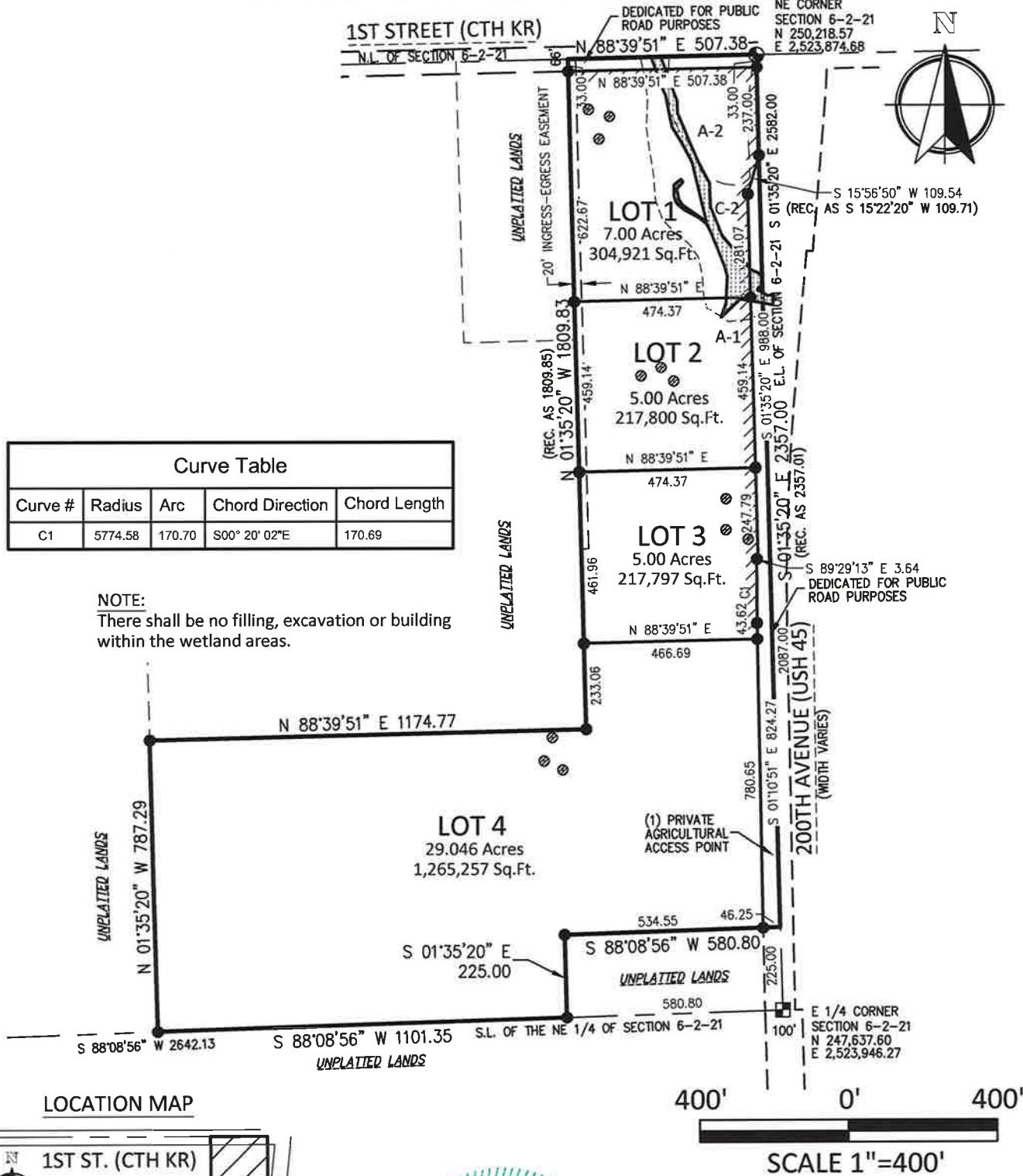
2/10/19
Date

Developer's Signature

Date

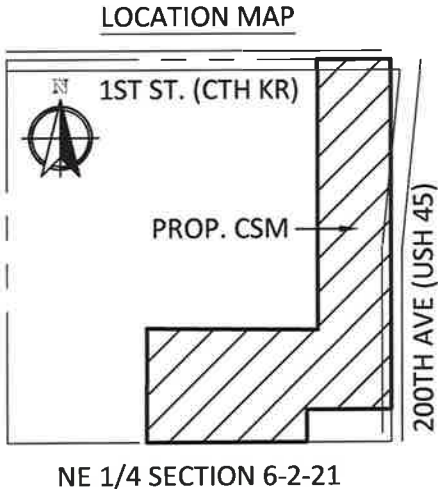
CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 21 EAST, IN THE TOWN OF PARIS, KENOSHA COUNTY, WISCONSIN.



Curve Table				
Curve #	Radius	Arc	Chord Direction	Chord Length
C1	5774.58	170.70	S00° 20' 02"E	170.69

NOTE:
There shall be no filling, excavation or building within the wetland areas.



- NOTES:
ZONING OF PARCELS IS A-1, A-2 and C-2
OWNER/LAND SPLITTER: DAVID B. DRISSEL
ADDRESS: 11312 BURLINGTON ROAD
KENOSHA, WI. 53144
BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE.
BASED UPON NAD 1927, THE EAST LINE OF THE NE 1/4 OF SECTION 6-2-21 IS ASSUMED TO BEAR S 01°35'20" E.
LEGEND:
○ 1" O.D. IRON PIPE FOUND
● 5/8" O.D.x18" REBAR - 1.13LBS/LIN FT. SET
■ CONC. MON. W / SEWRPC BRASS CAP FOUND
⊙ STANDARD D.O.T. MON. W / ALUM. CAP FOUND
⊗ SOIL BORING
▨ WETLANDS (PROVIDED BY SEH, INC.)
//// NO VEHICULAR ACCESS

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

This Instrument was drafted by Mark R. Madsen February 7, 2019

2018.0381.01.DWG
SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 21 EAST, IN THE
TOWN OF PARIS, KENOSHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of David B. Drissel, Owner; THAT such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: That part of the Northeast ¼, the Southeast ¼ and the Southwest ¼ of the Northeast ¼ of Section 6, Township 2 North, Range 21 East in the Town of Paris, Kenosha County, Wisconsin, bounded as follows: Begin at the Northeast ¼ corner of said Section 6; run thence S01°35'20"E 2357.00 feet along the East line of the Northeast ¼ of said Section 6; thence S88°08'56"W 580.80 feet parallel with the South line of said Northeast ¼ of said Section 6; thence S01°35'20"E 225.00 feet parallel with the East line of said Northeast ¼ of said Section 6 to the South line of said Northeast ¼ of said Section 6; thence S88°08'56"W 1101.35 feet along the South line of said Northeast ¼ of said Section 6; thence N01°35'20"W 787.29 feet parallel with the East line of said Northeast ¼ of said Section 6; thence N88°39'51"E 1174.77 feet; thence N01°35'20"W 1809.83 feet parallel with the East line of said Northeast ¼ of said Section 6 to the North line of the Northeast ¼ of said Section 6; thence N88°39'51"E 507.38 feet along said North line of the Northeast ¼ of said Section 6 to the point of beginning. Containing 48.191 acres.

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Title 14 of the Code of General Ordinances for the Town of Paris and the Kenosha County Subdivision Control Ordinance. THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made;

February 07, 2019



Mark R. Madsen, P.E., P.L.S. (S-2271)
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd. Suite 200
Racine, WI 53406
(262)634-5588



OWNERS' CERTIFICATE

I, David B. Drissel as Owner hereby certify that we have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also do further certify that this Certified Survey Map is required to be submitted to the the following for approval or objection: Town Board of the Town of Paris.

IN WITNESS WHEREOF the said _____ has caused these presents to be signed by
David B. Drissel as Owner at _____ Wisconsin on this _____ day of _____ 2018.

David B. Drissel
11312 Burlington Road
Kenosha, WI 53144



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 21 EAST, IN THE
TOWN OF PARIS, KENOSHA COUNTY, WISCONSIN.

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2019, _____ of
the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me
known to be such _____ of said corporation, and acknowledged that he executed the
foregoing as such officer as the deed of said corporation, by its authority.

Notary Public, _____
My commission expires: _____

TOWN CERTIFICATE
APPROVED as a Certified Survey Map this _____ day of _____, 2019.

_____	Attest:	_____
Virgil, Gentz, Chairman		Diana Coughlin, Clerk/Treasurer
TOWN OF PARIS		TOWN OF PARIS

KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE APPROVAL
This certified survey map was hereby approved by Kenosha County Planning, Development & Extension
Education Committee on this _____ day of _____, 2019.

Erin Decker - Chairperson



Mark R. Madsen
2-7-2019



Nielsen Madsen & Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbosc.net



January 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

FEB 05 2019

Kenosha County
Planning and Development

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

(a) Property Owner's Name:

Lila Muhlenbeck

x Lila Muhlenbeck
Signature

Mailing Address:

18216 - 60th St

City: Bristol

State: WI

Zip: 53104

Phone Number: 262-857-7196 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):

Mike and Lori Muhlenbeck

x [Signature]
Signature

Mailing Address:

11631 Angsky Lane

City: San Ramon

State: CA

Zip: 94582

lori.muhlenbeck@gilead.com

Phone Number: 262 206 6222

E-mail (optional): lorimuhlenbeck@gmail.com

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

currently - farmland protection

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

Proposed ~ 2 acre parcel = Sub. density residential } General ag.
for remaining

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

D) Proposed property division of 45-4-221-333-0201 from one 52 acre parcel to a ~2 acre parcel adjacent to 45-4-221-333-0335 and the remaining acreage (about 50) to remain as agricultural for farming use. The ~2 acre new parcel will be residential and have one, single family, two-story home built on it. This would bring one additional Muhlenbeck family to join the other Muhlenbeck families on properties located on along the same stretch. The value this brings is from a family history/connection stand point.

The proposed use of 18002 60th, remains unchanged. This is a single family home today and that will not change. The proposed land division **does include** an enhancement to the property lines of this home to create a new conformed, north lot line.

(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:

e-1) Yes. This proposed amendment is consistent with goals, objectives etc., laid out by Paris and Kenosha County in that this proposal maintains a very large percentage of land that is and remains agricultural land. The proposed land division would bring immediate and long term benefits to the area including (but not limited to: 1) an improved north lot line on existing parcels and new parcel 2) keep and protect approximately 50 acres of land that is farmed today by a local farmer and will continue to be farmed by a local farmer.

This new residential parcel is in line with an existing residential pattern that serves other immediate family members and brings emotional value to the family. There is no desire to alter anything other than to enhance it by allowing one additional family to benefit from this connection and continued farm use of the main acreage.

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

e-2) Proposed division is compatible with surrounding land uses. This proposal would create an approximately 2 acre parcel that would be in line (used as same) as other **residential properties** that exist along 60th in the immediate area. For example, 18002 and 18102 are residential homes (occupied by Muhlenbeck families). The proposed two acre parcel would be the last property to the east of 18002 and adjacent to that property. The **remaining farm land** would remain untouched and continue to be farmed.

The lot line improvement for 18002 as part of this proposal does not change the property use, only change is to conform the lot lines.

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

e-3) Proposed property division of 45-4-221-333-0201 does not bring any detrimental environment effects forward. This proposal is to add one single family home to the area that intends to live on the family property in this home, long term. This family is also keen to be environmentally responsible in the way that they conduct themselves in their daily lives. There is no intention to add any additional pollutants to the are other than from daily living, in fact this family would bring forward some green living habits learned from their time living in California including use of recycling centers, limiting use of plastics, limiting over use of garbage dump located near by, etc.

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

e-4) This proposal does not impact the greater public, as it there is not a significant change to Paris or to Kenosha County. The parcel division is quite small and allows for continued farming of the original parcel in large part. The benefit that is substantial however is that this allows for a family who had 40+ years in Kenosha County to move back and re-establish their roots on a family owned property.

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

e-5) To date, the homes previously mentioned, including the 18002 60th property are serviced by 60th (K). There is no change to this. The infrastructure that is in place would not change either. One additional driveway would be placed and maintained by the home owner in a location agreed upon/recommended by the Kenosha County Highway Department.

Utilities are already available to line of existing homes as well and no impact is known, examples include WE Energies, providers for internet, etc. In addition, the home owner would make responsible use of the nearby garbage and recycling facility located on 60th.

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

e-6) There are adequate services available today that provide service to existing homes in line in that immediate area – and one additional home will not create a burden. The new home will include a well and mound system. The mound system will follow recommendations agreed upon by Billingsley Engineering and Kenosha County.

Additionally, this land division proposal brings improvements in that the property with address 18002 60th will be installing a new mound system (submitted with this complete package).

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

e-7) There is not any additional significant data to support the proposal other than what has already been provided. In summary, this includes:

- Improved north property lines – across existing homes and new parcel – see survey
- New mound system installation on existing property from outdated system
- Continued agricultural use – farming of large parcel continues in support of local farmer
- Supportive of longtime Kenosha County residents, community members to occupy family land

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

Division of 45-4-221-333-0201 from 52.54 to include :
- 1 residential (new) ~2 acres
- Improve north line on 45-4-221-333-0335
- remaining ~50 acres as agriculture

(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: 19 County Board Supervisor: Michael Skalitzy

(i) Attach 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) Attach 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.

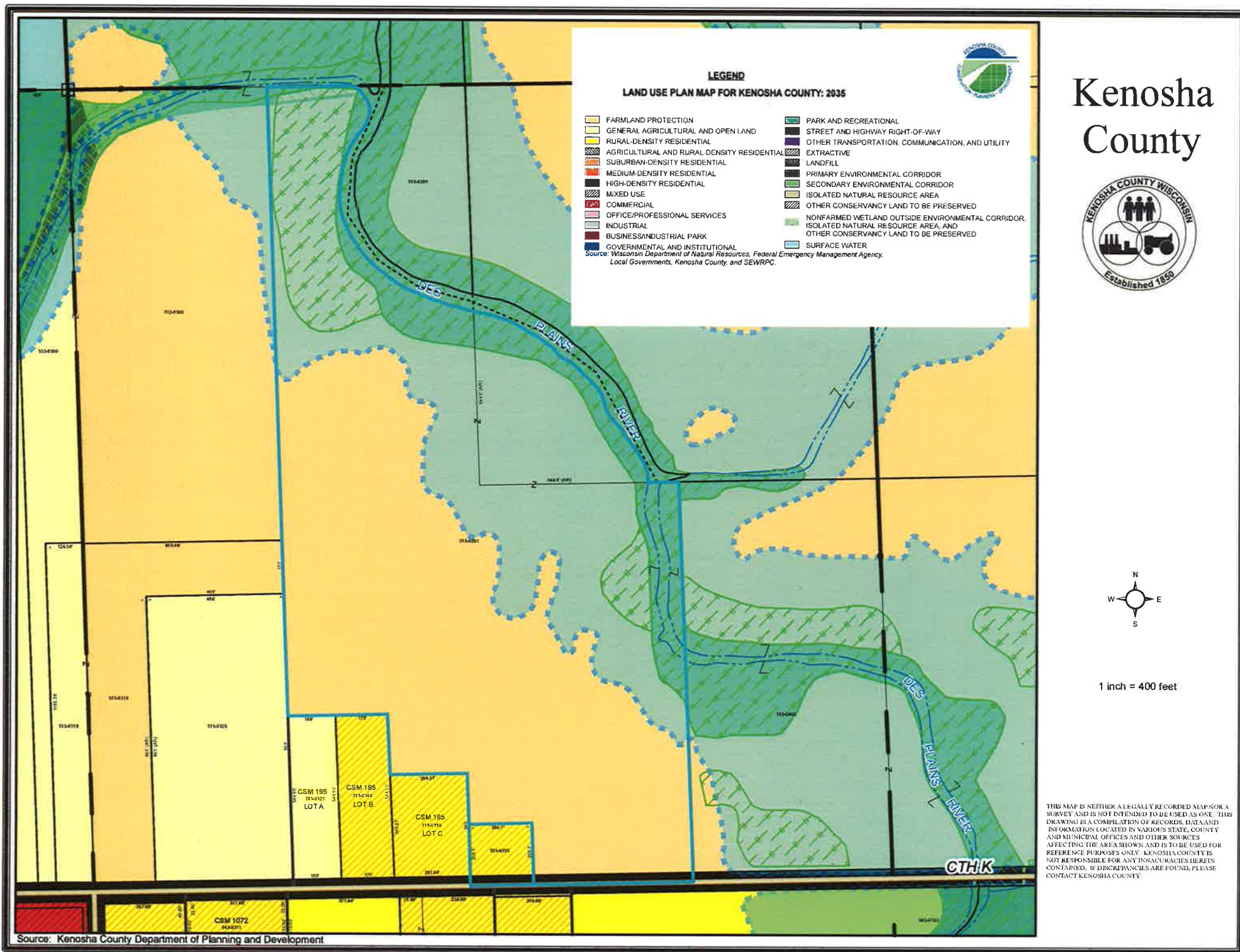
(k) The fee specified in Section 12.05-8 of this ordinance.

Request for Land Use Plan Map Amendment \$250.00 payable to "Kenosha County"

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

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

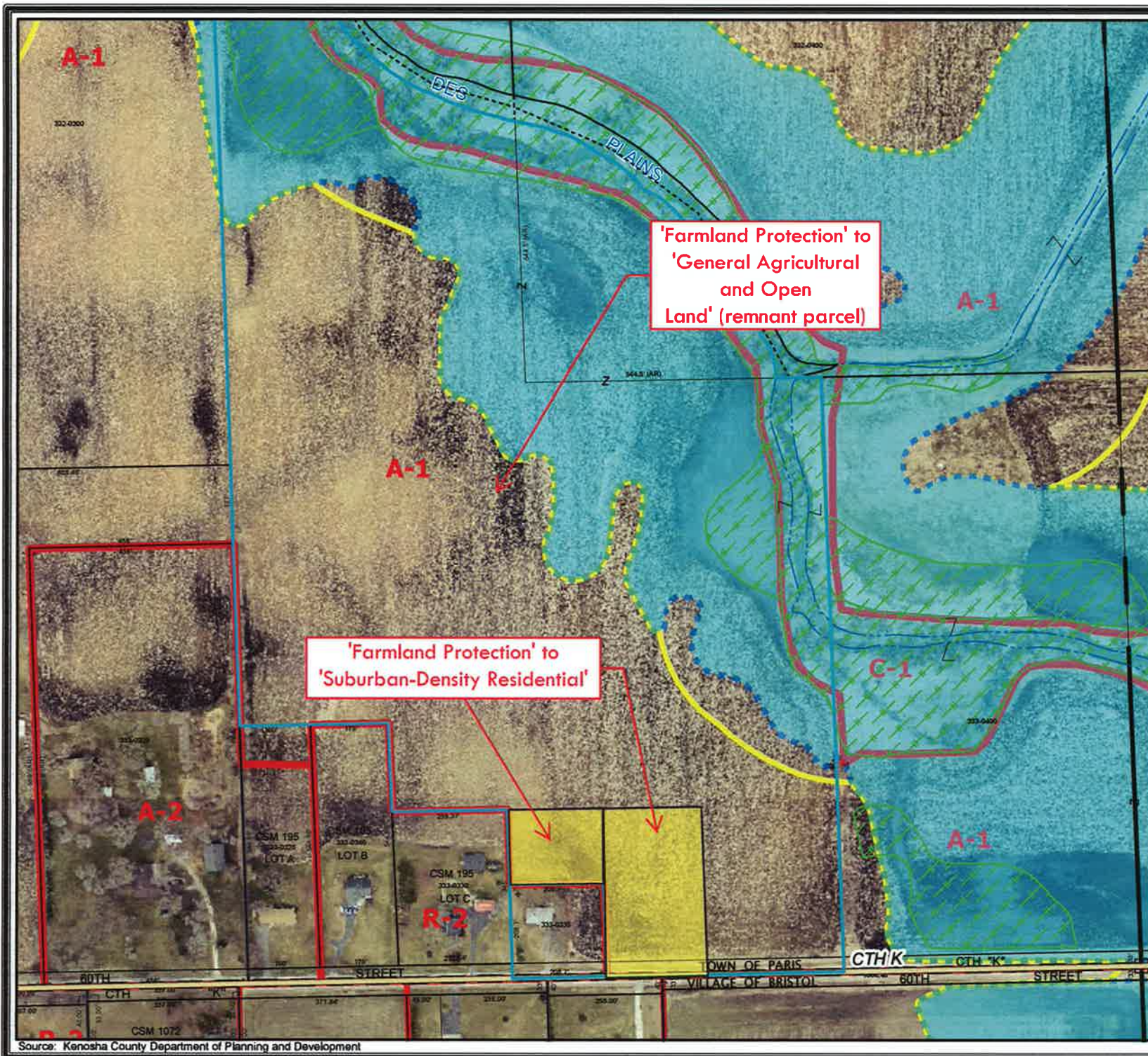


Kenosha County



1 inch = 300 feet

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 INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.



COMPREHENSIVE PLAN
AMENDMENT SITE MAP

PETITIONER(S):

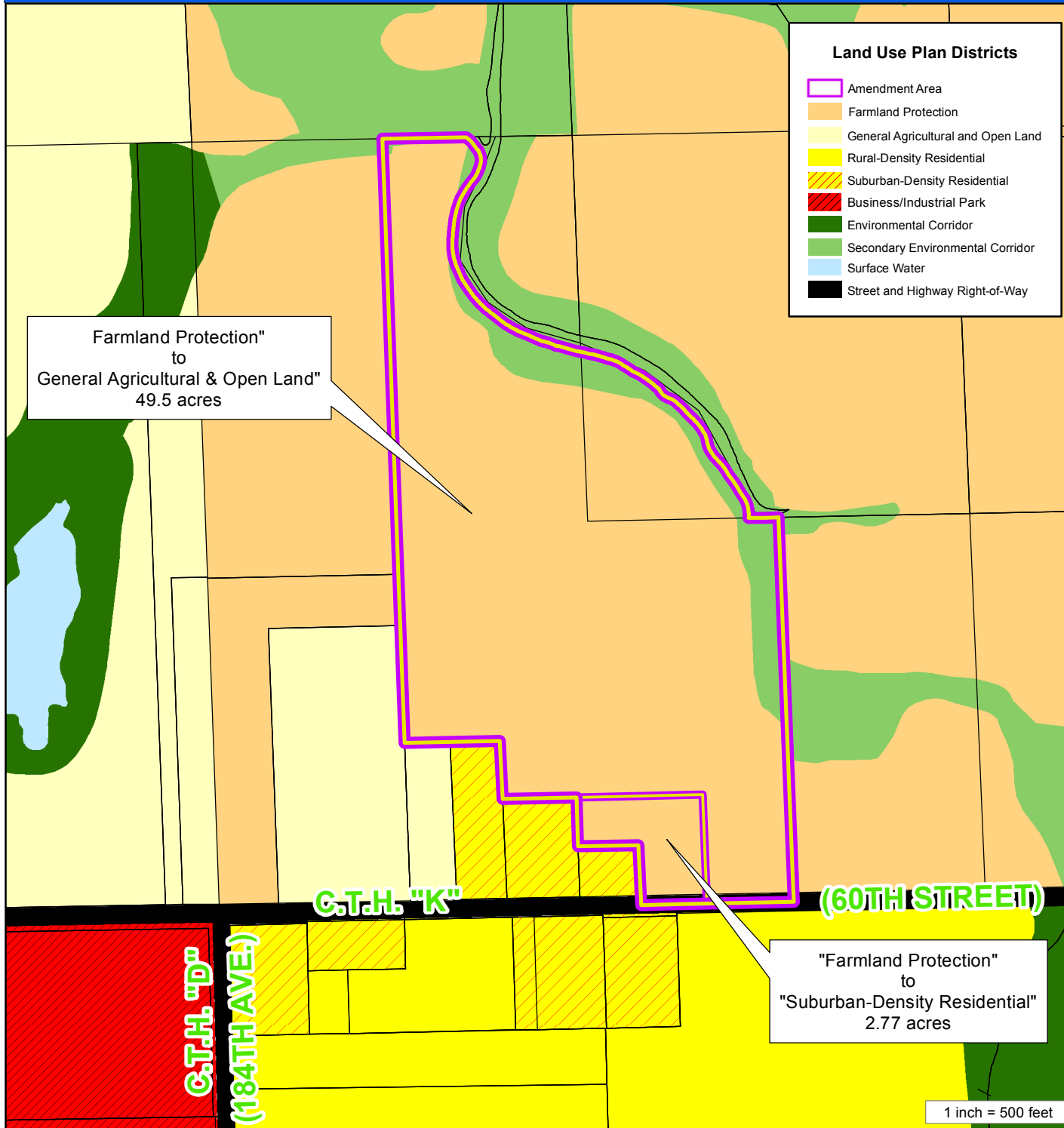
Lila J. Muhlenbeck/Muhlenbeck Trust (Owner),
Mike & Lori Muhlenbeck (Agent)

LOCATION: SW 1/4 of Section 33,
Town of Paris

TAX PARCEL(S): #45-4-221-333-0201

REQUEST:

Requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection" to "General Agricultural & Open Land" and "Suburban-Density Residential".





COUNTY OF KENOSHA

Division of Planning and Development

REZONING APPLICATION

RECEIVED

FEB 05 2019

Kenosha County
Planning and Development

(a) Property Owner's Name:

Lila Muhlenbeck

Print Name: Lila Muhlenbeck

Signature: Lila Muhlenbeck

Mailing Address: 18216 - 60th St.

City: Bristol

State: WI

Zip: 53104

Phone Number: 262-857-7796 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: Mike & Lori Muhlenbeck

Signature: Mike & Lori Muhlenbeck

Business Name: _____

Mailing Address: 11631 Angsley Lane

City: San Ramon

State: CA

Zip: 94582

Phone Number: 262 206 6222 E-mail (optional): lorimuhlenbeck@gmail.com

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

45-4-221-333-0201 from 52 acre to ① ~2 acre res ① ~50 acre ag.

45-4-221-333-0335 Improve north line

Property Address of property to be rezoned:

→ 18002 60th - improve north line only as part of overall plan

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

45-4-221-333-0201 ①-residential use ~2 acre and
~50 acre agriculture

45-4-221-333-0335 ① change-residential

REZONING APPLICATION

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

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

<input type="checkbox"/> A-1 Agricultural Preservation District	<input type="checkbox"/> TCO Town Center Overlay District
<input checked="" type="checkbox"/> A-2 General Agricultural District	<input type="checkbox"/> B-1 Neighborhood Business District
<input type="checkbox"/> A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	<input type="checkbox"/> B-2 Community Business District
<input type="checkbox"/> A-4 Agricultural Land Holding District	<input type="checkbox"/> B-3 Highway Business District
<input type="checkbox"/> AE-1 Agricultural Equestrian Cluster Single-Family District	<input type="checkbox"/> B-4 Planned Business District
<input type="checkbox"/> R-1 Rural Residential District	<input type="checkbox"/> B-5 Wholesale Trade and Warehousing District
<input checked="" type="checkbox"/> R-2 Suburban Single-Family Residential District	<input type="checkbox"/> BP-1 Business Park District
<input type="checkbox"/> R-3 Urban Single-Family Residential District	<input type="checkbox"/> B-94 Interstate Highway 94 Special Use Business District
<input type="checkbox"/> R-4 Urban Single-Family Residential District	<input type="checkbox"/> M-1 Limited Manufacturing District
<input type="checkbox"/> R-5 Urban Single-Family Residential District	<input type="checkbox"/> M-2 Heavy Manufacturing District
<input type="checkbox"/> R-6 Urban Single-Family Residential District	<input type="checkbox"/> M-3 Mineral Extraction District
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<input type="checkbox"/> AO Airport Overlay District	
<input type="checkbox"/> 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".

An associated application has been submitted to amend the land use plan from "Farmland Protection" to "Gen Ag and Open Land" and "Suburban Density Residential"

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

<input checked="" type="checkbox"/> Farmland Protection	<input type="checkbox"/> Governmental and Institutional
<input type="checkbox"/> General Agricultural and Open Land	<input type="checkbox"/> Park and Recreational
<input type="checkbox"/> Rural-Density Residential	<input type="checkbox"/> Street and Highway Right-of-Way
<input type="checkbox"/> Agricultural and Rural Density Residential	<input type="checkbox"/> Other Transportation, Communication, and Utility
<input type="checkbox"/> Suburban-Density Residential	<input type="checkbox"/> Extractive
<input type="checkbox"/> Medium-Density Residential	<input type="checkbox"/> Landfill
<input type="checkbox"/> High-Density Residential	<input type="checkbox"/> Primary Environmental Corridor
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Secondary Environmental Corridor
<input type="checkbox"/> Commercial	<input type="checkbox"/> Isolated Natural Resource Area
<input type="checkbox"/> Office/Professional Services	<input type="checkbox"/> Other Conservancy Land to be Preserved
<input type="checkbox"/> Industrial	<input type="checkbox"/> Nonfarmed Wetland
<input type="checkbox"/> Business/Industrial Park	<input type="checkbox"/> 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: 19 County Board Supervisor: Michael Skalitzky

(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>.

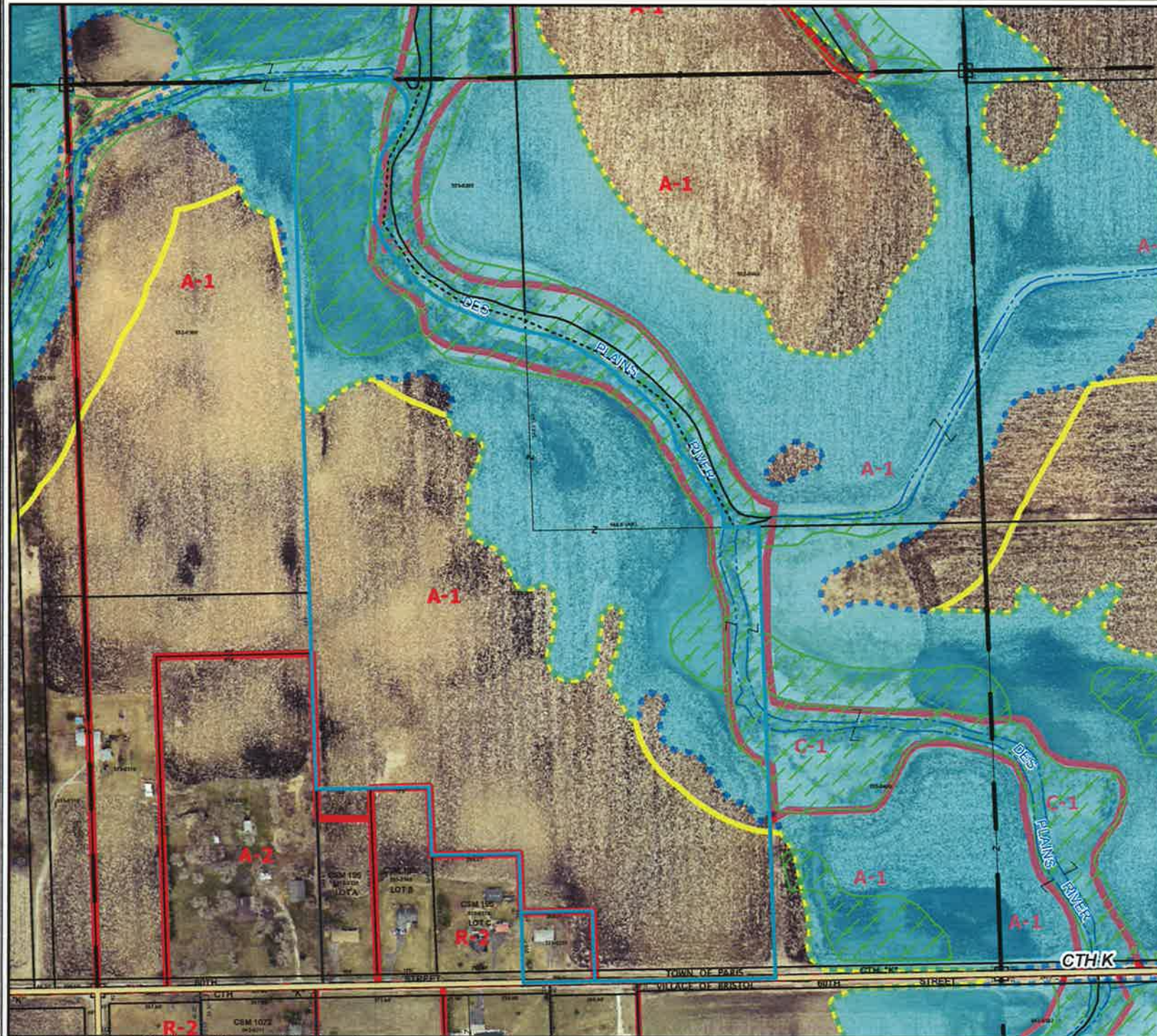
Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

Kenosha County

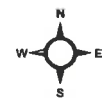


1 inch = 400 feet

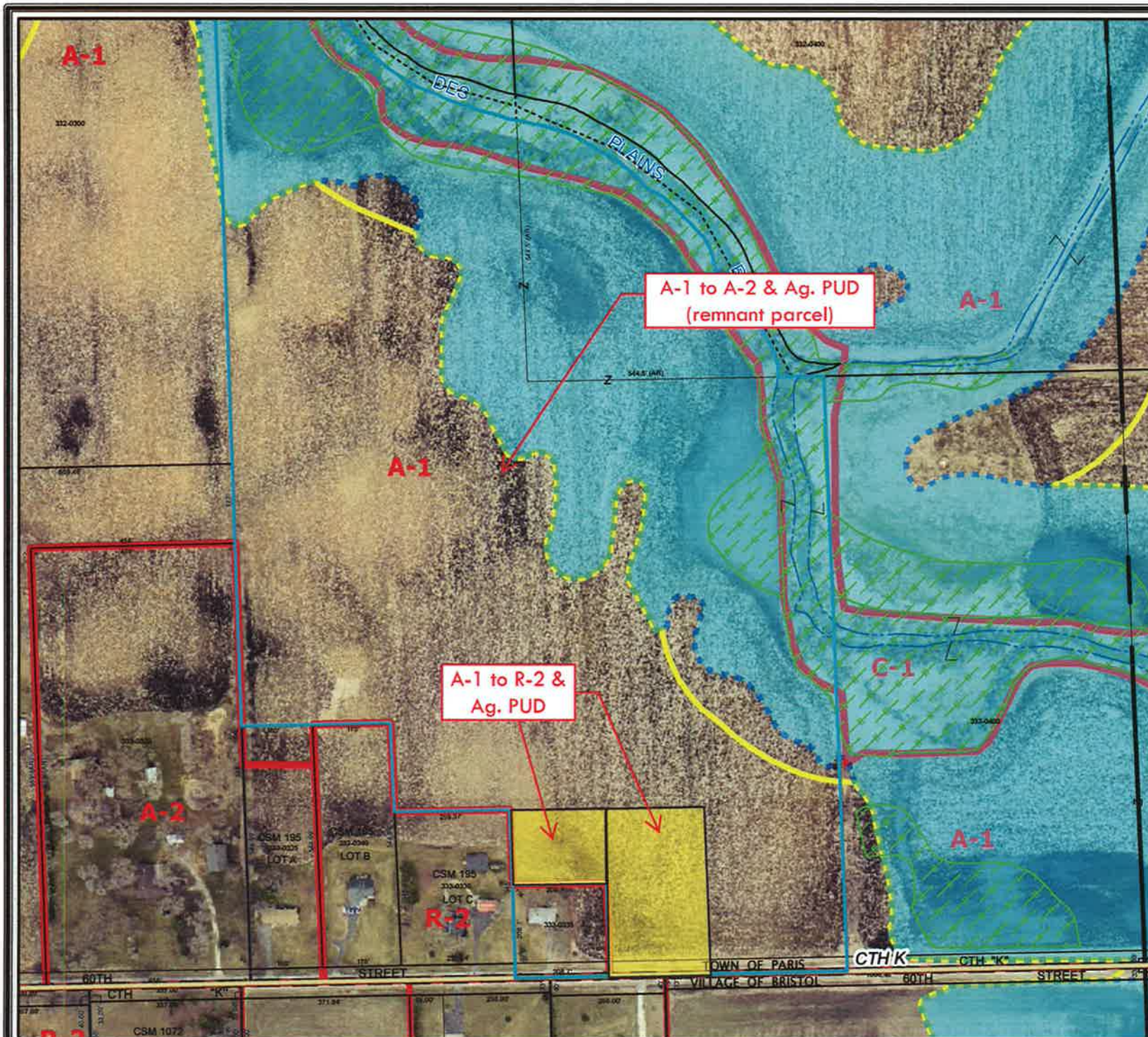
THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY.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



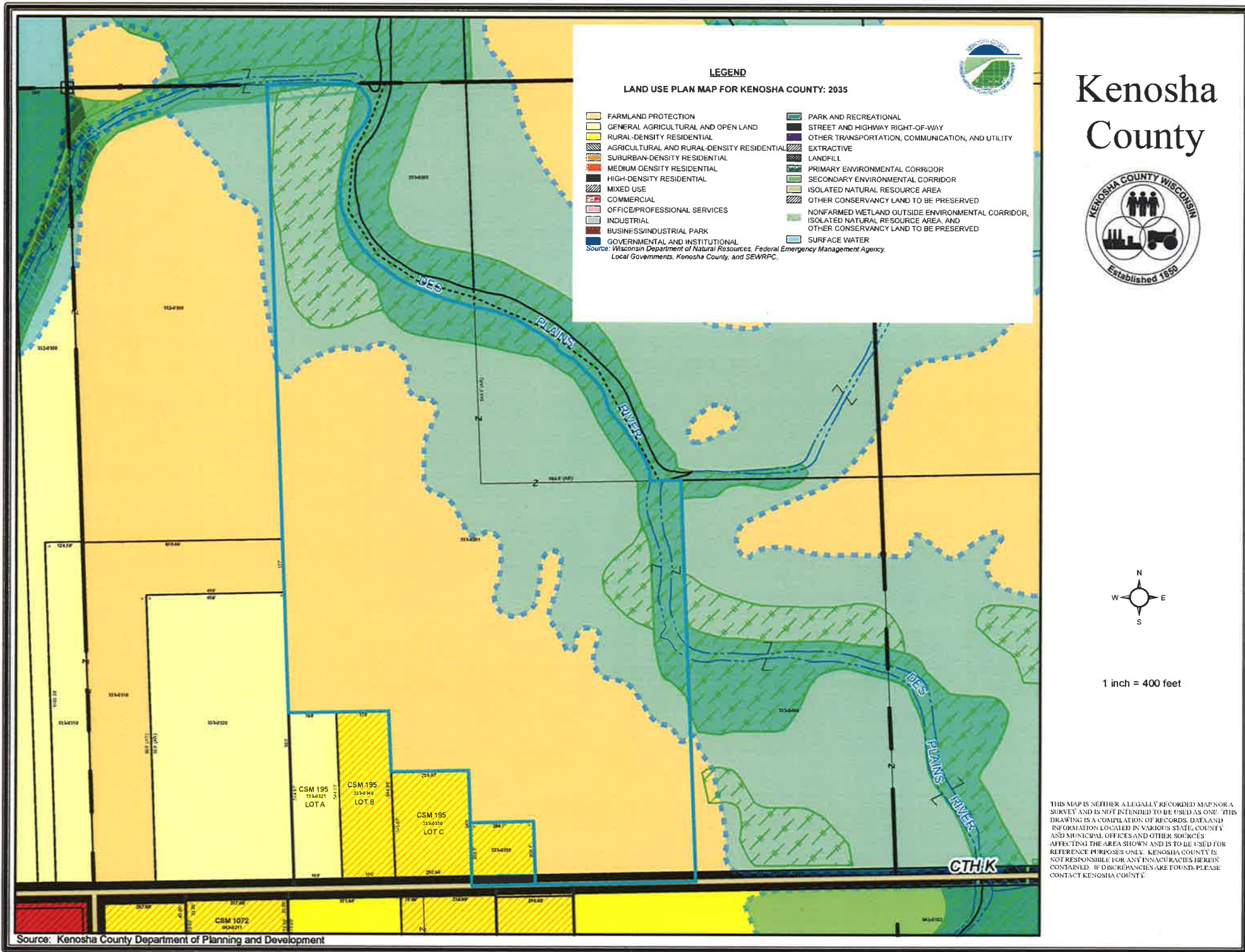
Source: Kenosha County Department of Planning and Development



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 INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.



Source: Kenosha County Department of Planning and Development





Search

Layers

Advanced Tools

Graphics

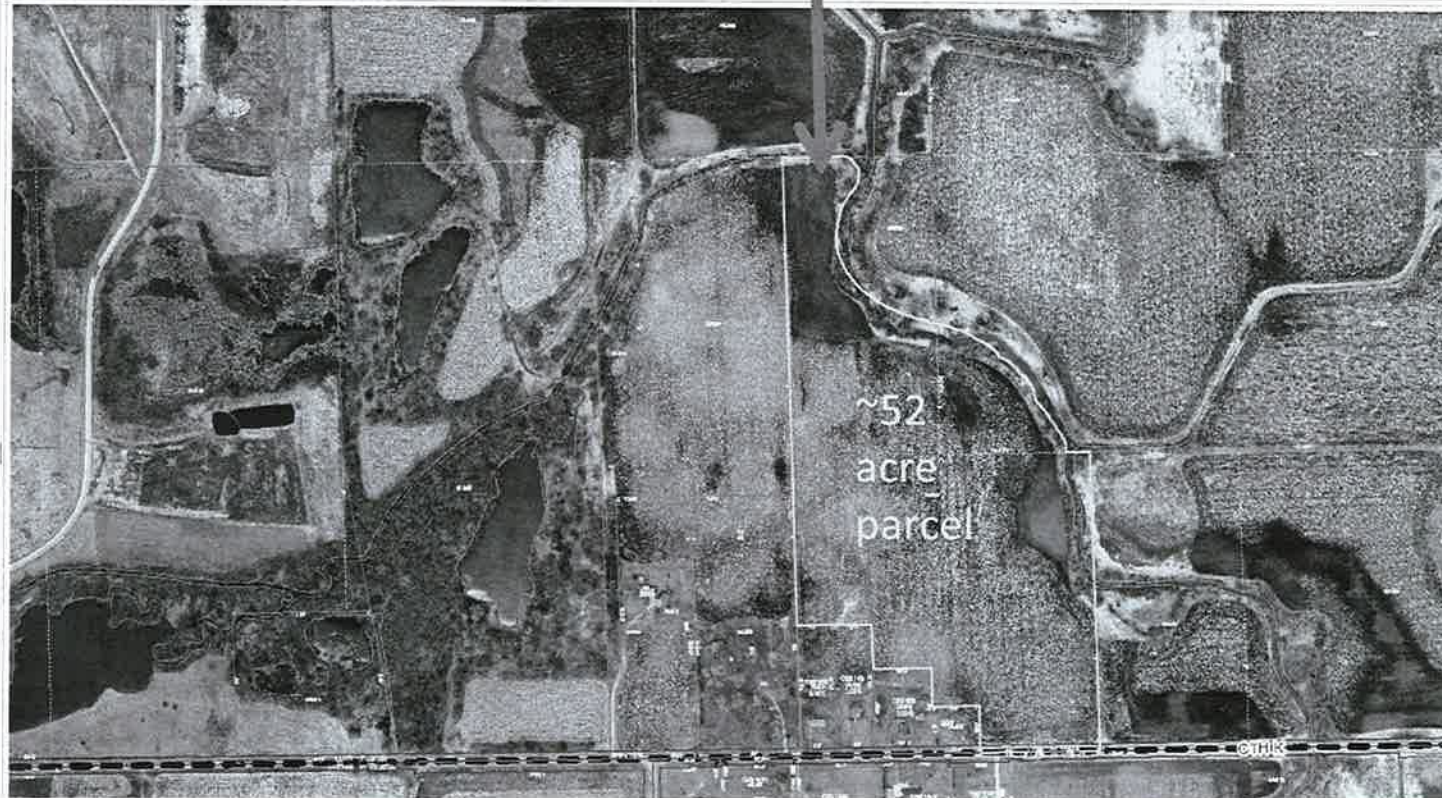
Buffer

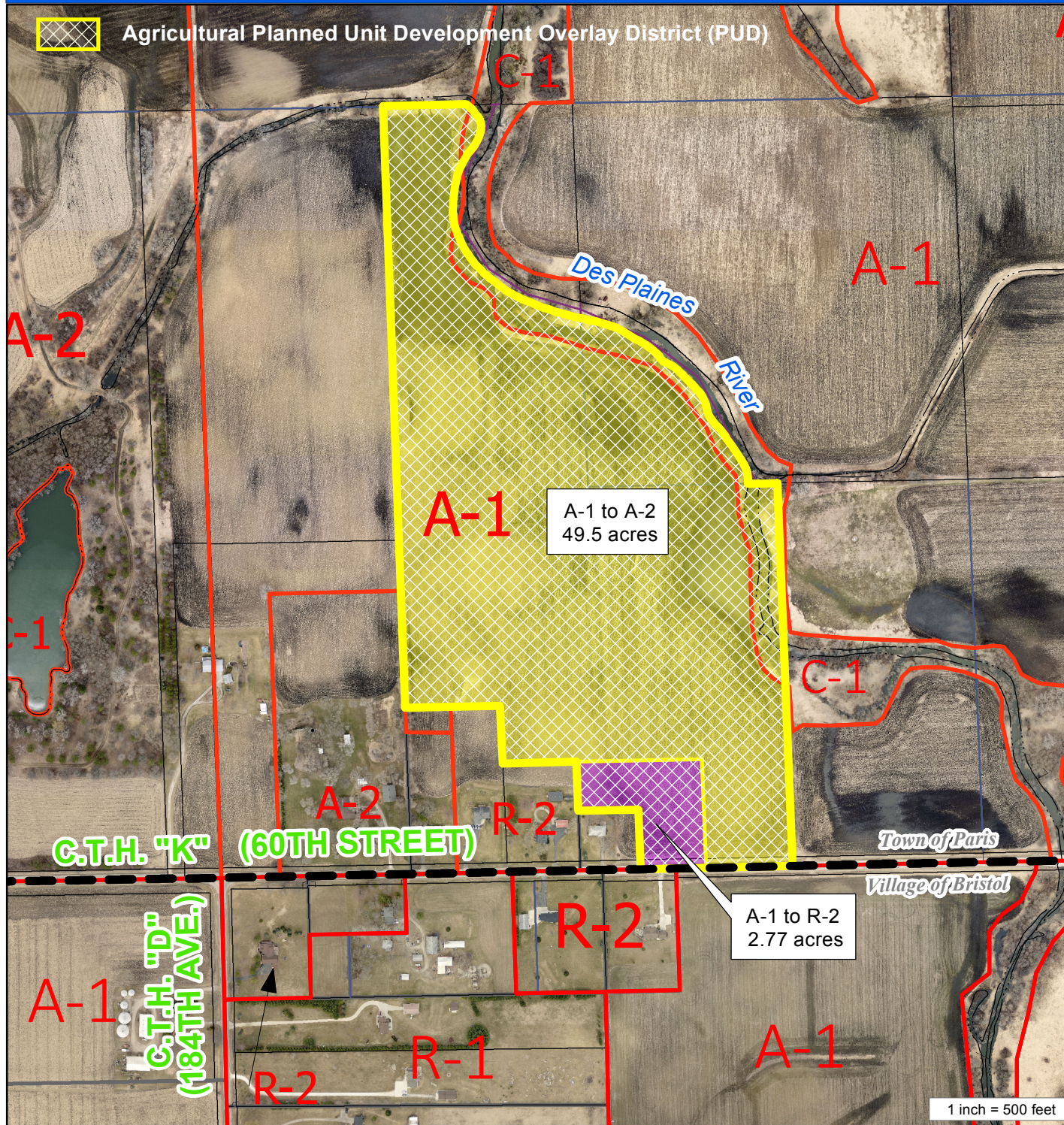
Legend

Results

1 Results Found

Parcel: 45-4-221-333-0201
Name: MUGLENSIECK, LILA J
Addr: 60TH ST
[Zoom To](#) [Property Info](#)





REZONING SITE MAP

PETITIONER(S):

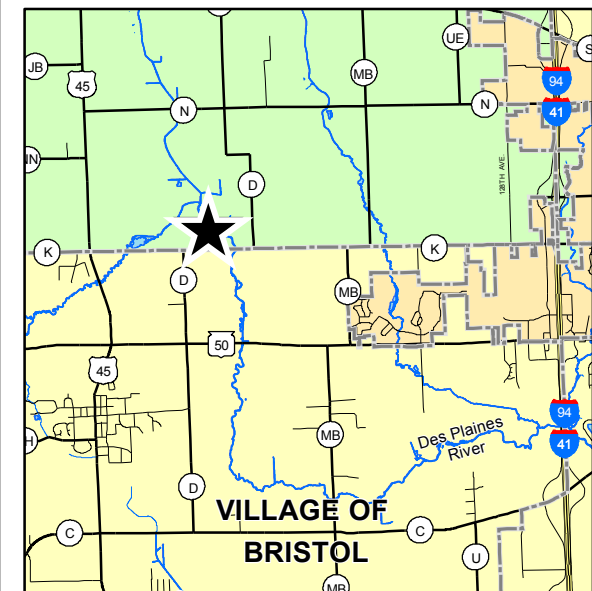
Lila J. Muhlenbeck/Muhlenbeck Trust (Owner),
Mike & Lori Muhlenbeck (Agent)

LOCATION: SW 1/4 of Section 33,
Town of Paris

TAX PARCEL(S): #45-4-221-333-0201

REQUEST:

Requesting a rezoning from A-1 Agricultural Preservation District to A-2 General Agricultural District, R-2 Suburban Single-Family Residential District & PUD Planned Unit Development Overlay District.





January 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

FEB 05 2013

Kenosha County
Planning and Development

LAND DIVISION APPLICATION

In order for applications to be processed, all information, drawings, application signatures, and fees required shall be submitted at time of application.

Please check the appropriate box below for the type of application being submitted:

- ☐ Certified Survey Map
☐ Subdivision Preliminary Plat
☐ Subdivision Final Plat
☐ Condominium Plat

Applicant is: ☒ Property Owner ☐ Subdivider ☐ Other _____

Applicant Name: Lila Muhlentbeck Date _____

Mailing Address: 18216 - 60th St Phone # 262-851-7196

Bristol, WI 53104 Phone # 262-960-2328
(cell)

Tax Parcel Number(s): 45-4-221-333-0201 for division

45-4-221-333-0335 for north line linear conform Acreage of Project: 52.540

Location of Property (including legal description):

60th St in town of Pans. PLS/Tract 33-02N-21E SW -
52⁺ acre parcel for division.

Prop direct east of 18000 60th which will be improved
as well to conform to the ~~the~~ north line to the
west property that will carry east to new ~2 acre parcel

Subdivision/Development Name (if applicable): none

Existing Zoning: agricultural A-1 Proposed Zoning: ~50 acre ag & ~2 acre → residential

A-2 & R-2

Town Land Use Plan District Designation(s) (if applicable):

Present farmland protection

Proposed General Agricultural and open land &
Suburban density residential

Present Use(s) of Property: farm for 45-4-221-333-0201 | residential for 45-4-221-333-0335

Proposed Use(s) of Property: 2 acres for home ~50 farm | 1 ↑ no change

The subdivision abuts or adjoins a state trunk highway.....Yes () No (☒)

The subdivision will be served by public sewerYes () No (☒)

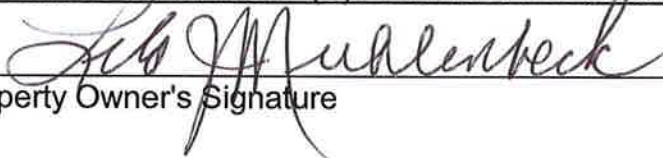
The subdivision abuts a county trunk highwayYes (☒) No ()

The subdivision contains shoreland/floodplain areasYes (☒) No ()

The subdivision lies within the extra-territorial plat (ETP) authority area of a nearby Village or CityYes () No (☒)

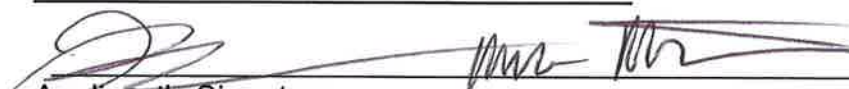
*Applicant is responsible for submitting to the ETP authority any fees and documentation needed to obtain a recommendation.

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

 1/29/19
Property Owner's Signature Date

Property Owner's Signature Date

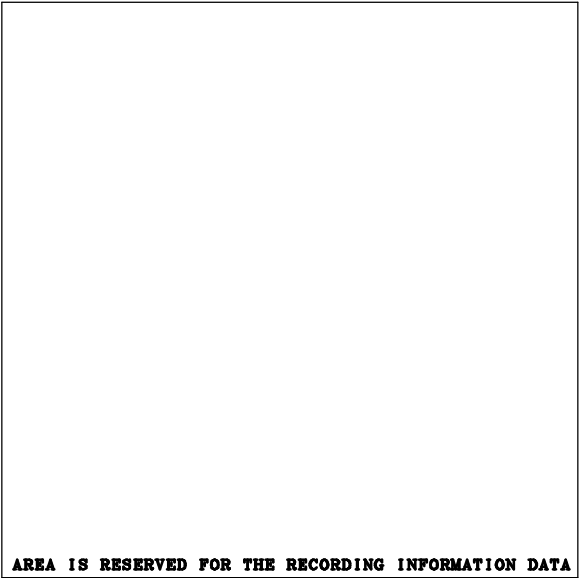
REQUIRED APPLICABLE SIGNATURES:

 1/29/19
Applicant's Signature Date

Developer's Signature Date

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

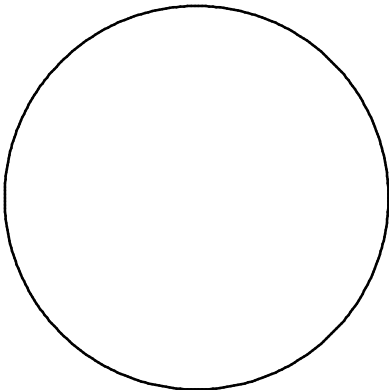
PART OF THE SOUTHWEST, NORTHWEST, NORTHEAST AND THE SOUTHEAST FRACTIONAL QUARTERS
OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE
4TH PRINCIPAL MERIDIAN, TOWN OF PARIS, KENOSHA COUNTY, WISCONSIN



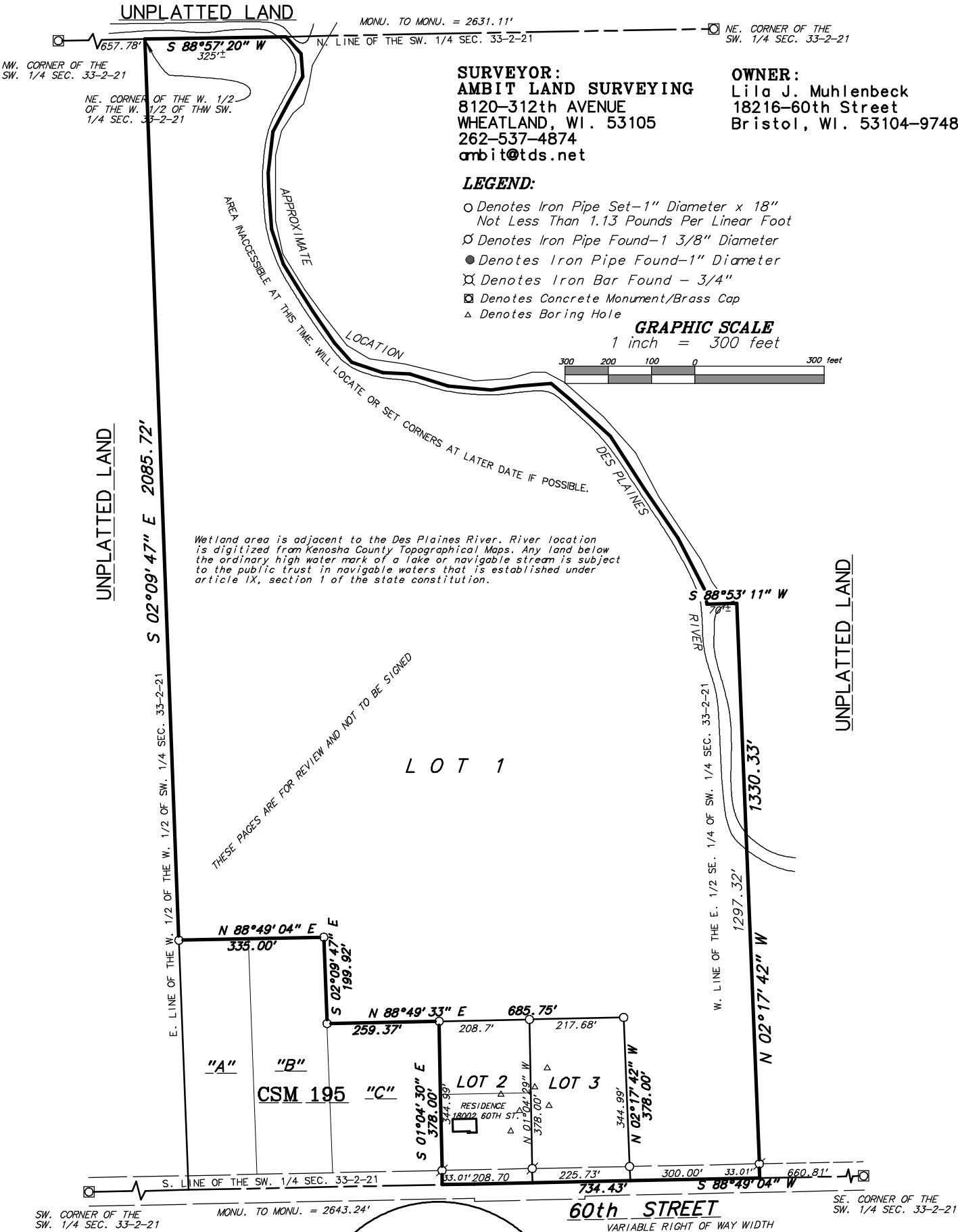
AREA IS RESERVED FOR THE RECORDING INFORMATION DATA

THESE PAGES ARE FOR REVIEW AND NOT TO BE SIGNED

THIS CERTIFIED SURVEY MAP IS FOR CONVEYANCES
PURPOSES ONLY. WETLANDS, ENVIRONMENTAL CORRIDORS,
STREAM NAVIGABILITY AND OTHER ITEMS AS REQUIRED
BY THE TOWN OF PARIS AND KENOSHA COUNTY WILL BE
IDENTIFIED DURING THE DEVELOPMENT REVIEW PROCESS.
NO FILLING, EXCAVATION OR BUILDING WITHIN THE
WETLANDS AREAS.



KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____
PART OF THE SOUTHWEST, NORTHWEST, NORTHEAST AND THE SOUTHEAST FRACTIONAL QUARTERS
OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE
4TH PRINCIPAL MERIDIAN, TOWN OF PARIS, KENOSHA COUNTY, WISCONSIN



TOTAL LAND AREA 2,318,606 sq. ft./53.2 ACRES GROSS
LOT 1 2,155,831 sq. ft./49.5 ACRES GROSS
2,146,028 sq. ft./49.3 ACRES NET
LOT 2 78,883 sq. ft./1.8 ACRES GROSS
71,896 sq. ft./1.65 ACRES NET
LOT 3 83,792 sq. ft./1.92 ACRES GROSS
76,355 sq. ft./1.75 ACRES NET

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST, NORTHWEST, NORTHEAST AND THE SOUTHEAST FRACTIONAL QUARTERS
OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE
4TH PRINCIPAL MERIDIAN, TOWN OF PARIS, KENOSHA COUNTY, WISCONSIN

I, Mark A. Bolender, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped part of the Southwest Fractional Quarter of Section 33, Township 2 North, Range 21 East of the 4th Principal Meridian, Town of Paris, Kenosha County, Wisconsin, described as follows:

COMMENCING at the southeast corner of the Southwest Quarter of said section; THENCE South 88 degrees 49 minutes 04 seconds West, grid bearing from North, Wisconsin Coordinate System, South Zone, NAD 27, along the south line of said section a distance of 660.81 feet to a point on the west line of the East Half of the Southeast Quarter of the Southwest Quarter of said section 33 and the POINT OF BEGINNING of the land to be described; THENCE North 02 degrees 17 minutes 42 seconds West along said line 1,330.33 feet; THENCE South 88 degrees 53 minutes 11 seconds West 70 feet, more or less, to a point in the center line of the Des Plaines River; thence northwesterly along said center line of the Des Plaines River to the point of intersection with the north line of the Southwest Quarter of said section 33, said point being approximately 325 feet North 88 degrees 57 minutes 20 seconds East of the Northeast corner of the West Half of the West Half of the Southwest Quarter of said section 33; THENCE South 88 degrees 57 minutes 20 seconds West along said north line of said southwest quarter 325 feet, more or less, to the northeast corner of the west half of the west half of said southwest quarter; THENCE South 02 degrees 09 minutes 47 seconds East along the east line of the west half of the west half of said southwest quarter 2,085.72 feet to the northwest corner of Parcel "A" of Kenosha County Certified Survey Map No. 195 as recorded in the office of the Kenosha County Register of Deeds; THENCE North 88 degrees 49 minutes 04 seconds East along the north line of said parcel "A" of said Certified Survey Map and parallel with the south line of said southwest quarter of said section 33 a distance of 335.00 feet to the northeast corner of Parcel "B" of said Certified Survey Map; THENCE South 02 degrees 09 minutes 47 seconds West along the east line of said parcel "B" of said Certified Survey Map and parallel with the west line of said Certified Survey Map 199.92 feet to the northwest corner of Parcel "C" of said Certified Survey Map; THENCE North 88 degrees 49 minutes 33 seconds East along the north line of said parcel "C" 259.37 feet to the northeast corner of said parcel "C"; THENCE South 01 degrees 04 minutes 30 seconds East along the east line of said parcel "C" 378.00 feet to a point on the south line of said southwest quarter of section 33; THENCE North 88 degrees 49 minutes 04 seconds East along said section line 734.43 feet to the POINT OF BEGINNING. Said land containing 2,318,606 sq. ft./53.2 acres, more or less.

That I have made such survey, land division, and map by the direction of Lori Muhlenbeck, agent, for owner Lila J. Muhlenbeck of the land described.

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with the provisions of s.236.34, Wisconsin Statutes and the land division ordinances for Kenosha County and the Town of Paris in surveying, dividing and mapping the same.

Dated this _____ day of _____, 2019.

Mark A. Bolender
Wisconsin Professional Land Surveyor S-1784

KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION
COMMITTEE APPROVAL

STATE OF WISCONSIN
SS
COUNTY OF KENOSHA

This Certified Survey Map was hereby approved by the Kenosha County Planning, Development & Extension Education Committee

on this _____ day of _____, 2019.

Chairperson – Erin Decker

TOWN OF PARIS PLAN COMMISSION APPROVAL CERTIFICATE

Approved by the Town of Paris Plan Commission, Kenosha County, Wisconsin, on this _____ day
of _____ 2019.

John Holloway – Plan Commission Chairman
SHEET 3 OF 3 SHEETS





COUNTY OF KENOSHA

Division of Health Services

19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104-9772
Telephone: (262) 857-1910
Facsimile: (262) 857-1920

Page 1 of 2

APPLICATION FOR SOIL TEST REVIEW **FOR PROPOSED CERTIFIED SURVEY MAPS AND SUBDIVISIONS** **TO BE SERVED BY PRIVATE ON-SITE WASTEWATER TREATMENT** **SYSTEMS**

Pursuant to Chapter 15 of the Kenosha County Municipal Code all lots and parcels of land being subdivided in the manner of Certified Survey Maps and Subdivision Plats shall have soil and site evaluations conducted to determine soil suitability for each proposed parcel. Submittal of soil information shall be done at the time of or prior to applying for review of the proposed land divisions by the Kenosha County Division of Health Services. Please complete the applicant information below and include the required review fees. All checks shall be made payable to "Kenosha County."

Owner: Lila Muhlenbeck

Agent: Mike + Lori Muhlenbeck

Address: 18216 60th Bristol WI 53104

Address: 1631 Angley Ln San Ramon CA

Telephone: 262 857-7796

Telephone: 262-266-6222 94582

Parcel Number of Property Being Divided: 45-4-221-333-0201

Proposed Project ~2 acres for one single family home

1. Number of lots/parcels being created (Do not include outlots or the remnant parcel unless it is 35 acres or less) 1 - for one res prop. remaining stays as ag.
2. Review Fee = Number from above x \$75 1
3. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems? Yes No X
4. Are these systems older than July 1, 1980? Yes No N/A
5. 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.
6. 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.

7. 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.

FOR OFFICE USE ONLY

Soil and Site Evaluations received on _____

Proposed land divisions will be scheduled for hearing with the Planning, Development & Extension Education Committee on _____

Comments _____

Soil and Site Evaluations have been reviewed and are compliant with Chapter 15.07 and SPS 385

County Sanitarian _____ Date _____