



Planning, Development & Extension Education Committee  
Agenda  
Kenosha County Center  
Wednesday, August 14, 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COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS.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, August 14, 2019 at 6:00p.m. in Conference Room B 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: "REGIONAL WORKFORCE DEVELOPMENT PROJECT"**
3. **UW-EXTENSION EDUCATOR/PROGRAM UPDATES**
4. **UW-EXTENSION DIRECTOR UPDATES**

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

5. **BRUCE H. FORD III & BARBARA K. FORD - COMPREHENSIVE PLAN AMENDMENT - PARIS**

Bruce H. Ford III & Barbara K. Ford, 5626 172nd Ave., Bristol WI 53104-9749 (Owner), We Energies – Attn: William Burki, 333 W. Everett St., A252, Milwaukee, WI 53203 (Agent), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection" & "Secondary Environmental Corridor" to "Farmland Protection", "Secondary Environmental Corridor" & "Rural-Density Residential" on Tax Parcel #45-4-221-333-0400, located in the SW ¼ of Section 33, T2N, R21E, Town of Paris

Documents:

[0400 - SUBMITTED APP CPA.PDF](#)  
[EXHIBIT MAP CPA.PDF](#)

6. **BRUCE H. FORD III & BARBARA K. FORD (OWNER), WE ENERGIES (AGENT) - REZONE - PARIS**

Bruce H. Ford III & Barbara K. Ford, 5626 172nd Ave., Bristol WI 53104-9749 (Owner), We Energies – Attn: William Burki, 333 W. Everett St., A252, Milwaukee, WI 53203 (Agent), requesting a rezoning from A-1 Agricultural Preservation Dist. & C-1 Lowland Resource Conservancy Dist. to A-1 Agricultural Preservation Dist.,

C-1 Lowland Resource Conservancy Dist. and R-1 Rural Residential Dist. on Tax Parcel #45-4-221-333-0400, located in the SW ¼ of Section 33, T2N, R21E, Town of Paris

Documents:

[0400 - SUBMITTED APP REZO.PDF](#)  
[EXHIBIT MAP REZO.PDF](#)

**7. BRUCE H. FORD III & BARBARA K. FORD (OWNER), WE ENERGIES (AGENT) - CERTIFIED SURVEY MAP - PARIS**

Bruce H. Ford III & Barbara K. Ford, 5626 172nd Ave., Bristol WI 53104-9749 (Owner), We Energies – Attn: William Burki, 333 W. Everett St., A252, Milwaukee, WI 53203 (Agent), requesting a Certified Survey Map on Tax Parcel #45-4-221-333-0400, located in the SW ¼ of Section 33, T2N, R21E, Town of Paris

Documents:

[0400 - SUBMITTED APP CSM.PDF](#)

**8. APPROVAL OF MINUTES**

**9. CITIZEN COMMENTS**

**10. ANY OTHER BUSINESS ALLOWED BY LAW**

**11. ADJOURNMENT**

**NOTICE TO PETITIONERS**

**The petitioners:** Bruce H. Ford III (Owner), Barbara K. Ford (Owner), WE Energies / William Burki (Agent)

**NOTICE TO TOWNS**

The Town of Paris is requested to be represented at the hearing on **Wednesday, August 14, 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.



# COUNTY OF KENOSHA

## Department of Planning and Development

### A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY: 2035 AMENDMENT PROCEDURES

- ☐ 1. Read the section entitled "Procedure for Amending the Multi-Jurisdictional Comprehensive Plan" of Chapter XV of the Kenosha County comprehensive plan, entitled "A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035".
- ☐ 2. Contact the Kenosha County Department of Planning and Development to determine if your proposed land use change requires an amendment of the Kenosha County comprehensive plan map (Map 65 Land Use Plan Map for Kenosha County: 2035).
- ☐ 3. Contact Kenosha County Department of Planning and Development to schedule a joint pre-conference meeting with your town and Kenosha County Department of Planning and Development staff; this is required for all comprehensive plan map amendment requests.

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

- ☐ 4. Complete the comprehensive plan map amendment application form (A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 Map Amendment Application) as well as any other necessary applications; such as the Kenosha County Zoning Map Amendment Application, Kenosha County Conditional Use Permit Application, or Kenosha County Land Division Application.
- ☐ 5. Submit your completed comprehensive plan map amendment application form (A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 Map Amendment Application) and all associated documents to the Kenosha County Department of Planning and Development. Your application must receive a date stamp from the Kenosha County Department of Planning and Development prior to moving on to step six below. After you have received a date stamp from the Kenosha County Department of Planning and Development, you will be provided with two copies of your application documents.

*Note: Any petitioner has the right to simultaneously file any other necessary applications (such as the Kenosha County Zoning Map Amendment Application, Kenosha County Conditional Use Permit Application and/or Kenosha County Land Division Application) in conjunction with the proposed comprehensive plan map amendment, however let it be known that should the comprehensive plan map amendment petition be denied or withdrawn, refunds for the additional formal petitions will not be issued.*

- ☐ 6. Keep one copy of the completed application for your records and deliver the second copy to your local town clerk for notice of public hearing (per section 66.1001(4)(d) of Wisconsin State Statutes) and placement on the Town Planning Commission and Town Board meeting agendas. **Note: The town may not accept/process your application unless it has been stamped received by the Kenosha County Department of Planning and Development.** The town clerk will provide you with the three following dates. Note: these meetings may be held on the same or different days, depending on your respective town's meeting schedule.

Town Plan Commission Meeting/Public Hearing Date: June 17, 2019

Town Board Meeting Date: June 25, 2019

Attend the Town Plan Commission/Public Hearing and the Town Board meetings. **NOTE:** You must attend or the Town will not be able to act on your request. If you fail to attend these required meetings, your approval process may be delayed.

## KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT PROCEDURES

- ☐ 7. Submit to the Kenosha County Department of Planning and Development a copy (original newspaper page or certified copy from the Town) of the notice of public hearing (per section 66.1001(4)(d) of Wisconsin State Statutes) that was published by your Town at least 30 days before the public hearing is held.

*Note: See item (i) on the comprehensive plan map amendment application form (A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 Map Amendment Application).*

- ☐ 8. Submit to the Kenosha County Department of Planning and Development a copy of the enacted town resolution and ordinance (per section 66.1001(4)(b) and (c) of Wisconsin State Statutes) adopting the amendment to the Kenosha County comprehensive plan map.

*Note: See item (j) on the comprehensive plan map amendment application form (A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 Map Amendment Application).*

- ☐ 9. Attend the Kenosha County Planning, Development & Extension Education Committee meeting/Public Hearing. **NOTE:** You must attend or the Planning, Development & Extension Education Committee will not be able to act on your request. At this meeting you will be asked to brief the Committee on your request. The Planning, Development & Extension Education Committee cannot act on your application until a recommendation is received from the Town Board.

Kenosha County Planning, Development & Extension Education Committee meeting date: July 10, 2019

- ☐ 10. Planning, Development & Extension Education Committee recommends either approval and adopts a resolution or denial and transmits recommendation to the Kenosha County Board of Supervisors. No action is required from the applicant at this time.

- ☐ 11. The Kenosha County Board of Supervisors either approves or denies the amendment.

If approved, County Board enacts an ordinance that adopts the amendment.

If denied by the Kenosha County Board of Supervisors you have thirty (30) days to file an appeal with circuit court if you so choose.

- ☐ 12. After the County Executive has signed the official Ordinance document amending the Kenosha County comprehensive plan (A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035), you will be notified in writing. You may then follow through with filing any other required paperwork such as but not limited to:

Kenosha County Zoning Map Amendment – Filing, review, approval.

Minor Land Divisions – Filing, review, approval and recordation of certified survey map document.

Major Land Divisions – Filing, review, approval and recordation of subdivision plat document.

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## KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT PROCEDURES

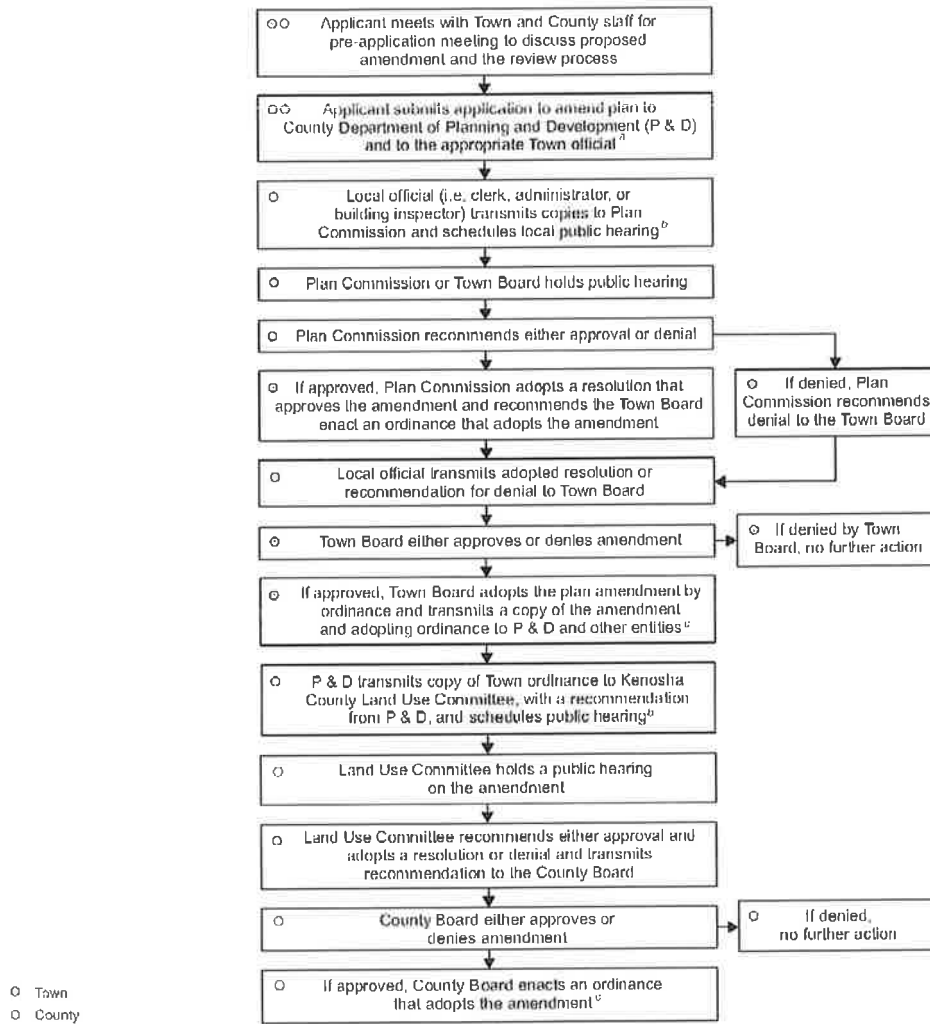
### IMPORTANT TELEPHONE NUMBERS

Kenosha County Center Department of Planning & Development 19600 - 75 <sup>th</sup> 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 COMPREHENSIVE PLAN: 2035 MAP AMENDMENT PROCEDURES

Figure XV-1

## KENOSHA COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AMENDMENT PROCESS FOR TOWNS



<sup>a</sup> If Town has adopted a separate Town comprehensive plan, applicant files an application to amend the Town plan. If Town has adopted the multi-jurisdictional comprehensive plan, applicant files application for Town Board approval of amendment to the multi-jurisdictional plan.

<sup>b</sup> A notice of public hearing must be published and distributed in accordance with Section 66.1001(4) of the Wisconsin Statutes and the community or County public participation plan.

<sup>c</sup> A copy of the amendment and adopting ordinance must be distributed in accordance with Section 66.1001(4) of the Wisconsin Statutes and the community or County public participation plan.

Source: Kenosha County and SEWRPC.



January 2013

# COUNTY OF KENOSHA

## Department of Planning and Development

MAY 10 2018

Kenosha County  
Deputy County Clerk

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

RECEIVED

MAY 10 2019

Kenosha County  
Planning and Development

(a) Property Owner's Name:

Bruce and Barbara Ford

*Bruce H Ford Barbara Ford*  
Signature

Mailing Address:

5626 172nd Avenue

City: Bristol State: WI Zip: 53104

Phone Number: 262-672-1339 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):

We Energies - Attn: William Burki

x *William Burki*  
Signature

Mailing Address:

333 W. Everett Street, A252

City: Milwaukee State: WI Zip: 53203

Phone Number: 414-221-3010 E-mail (optional): william.burki@we-energies.com

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

Farmland Protection, SEC, NON-FARMED WETLAND

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

Rural Density Residential, FARMLAND PROTECTION, SEC, NON-FARMLAND WETLAND

**KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION**

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

There will be no development project. The parcel will be split in two. Separating the current residential portion of the property from the agricultural portion. The residential site will remain as a residential use and the agricultural portion will be used as conservancy.

**(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:**

The proposed amendment is consistent with the comprehensive plan as the use of the property is not changing and no development is taking place. The portion that is residential will continue to be used as residential and the agricultural area will continue to serve a similar purpose as conservancy.

**KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION**

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

The existing surrounding land use is a mix of residential and agricultural which is what the proposed land uses will be in the after.

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

No, there will be no detrimental effect as the current use of the land will remain the same in the after. No development will be taking place.

**KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION**

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

The conservation portion of the project will be offsetting phosphorous output into the Des Plain Watershed.

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

There are currently public roads, services and utilities available. No, development will be taking place.

**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:

The current use of the property will be the same in the after so the existing facilities will be adequate.

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

None

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:

45-4-221-333-0400

(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 J. Skalitzky

(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](#))



## KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

### IMPORTANT TELEPHONE NUMBERS

#### Kenosha County Center

Department of Planning & Development  
19600 - 75<sup>th</sup> 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

#### LEGAL DESCRIPTION:

The Southwest Quarter of the Southeast Quarter of Section 33 and the East 20 acres of the Southeast Quarter of the Southwest Quarter of said Section 33, all in Township 2 North, Range 21 East of the Fourth Principal Meridian, lying and being in the Town of Paris, County of Kenosha and State of Wisconsin. EXCEPT that part described as follows:

A parcel of land in the Southwest Quarter of the Southeast Quarter of Section 33, Township 2 North, Range 21 East, in the Town of Paris, Kenosha County, Wisconsin, said parcel includes all land of the owner contained within the following traverse: Commencing at the South Quarter corner of Section 33; thence North 88 degrees 49 minutes 02 seconds East 147.64 feet along the South line of said Section 33 to the point of beginning; thence North 1 degree 10 minutes 58 seconds West 48.00 feet; thence North 88 degrees 49 minutes 02 seconds East 300.00 feet; thence South 1 degree 10 minutes 58 seconds East and to the South line of the Southeast Quarter of said Section 33, 48.00 feet; thence South 88 degrees 49 minutes 02 seconds West 300.00 feet along said South line to the point of beginning.

Property Address: 5626 172nd Avenue, Bristol, WI 53104

Tax Key Number: 45-4-221-333-0400

# PLAT OF SURVEY

A parcel of land in the Southwest Quarter of the Southeast Quarter of Section 33, Township 2 North, Range 21 East, in the Town of Paris, Kenosha County, Wisconsin, said parcel includes all land of the owner contained within the following traverse: Commencing at the South Quarter corner of Section 33; thence North 88 degrees 49 minutes 02 seconds East 147.64 feet along the South line of said Section 33 to the point of beginning; thence North 1 degree 10 minutes 58 seconds West 48.00 feet; thence North 88 degrees 49 minutes 02 seconds East 300.00 feet; thence South 1 degree 10 minutes 58 seconds East and to the South line of the Southeast Quarter of said Section 33, 48.00 feet; thence South 88 degrees 49 minutes 02 seconds West 300.00 feet along said South line to the point of beginning.

WISCONSIN  
★  
GARY R.  
SPLINTER  
S-2239  
OAK CREEK  
WI  
★  
LAND SURVEYOR

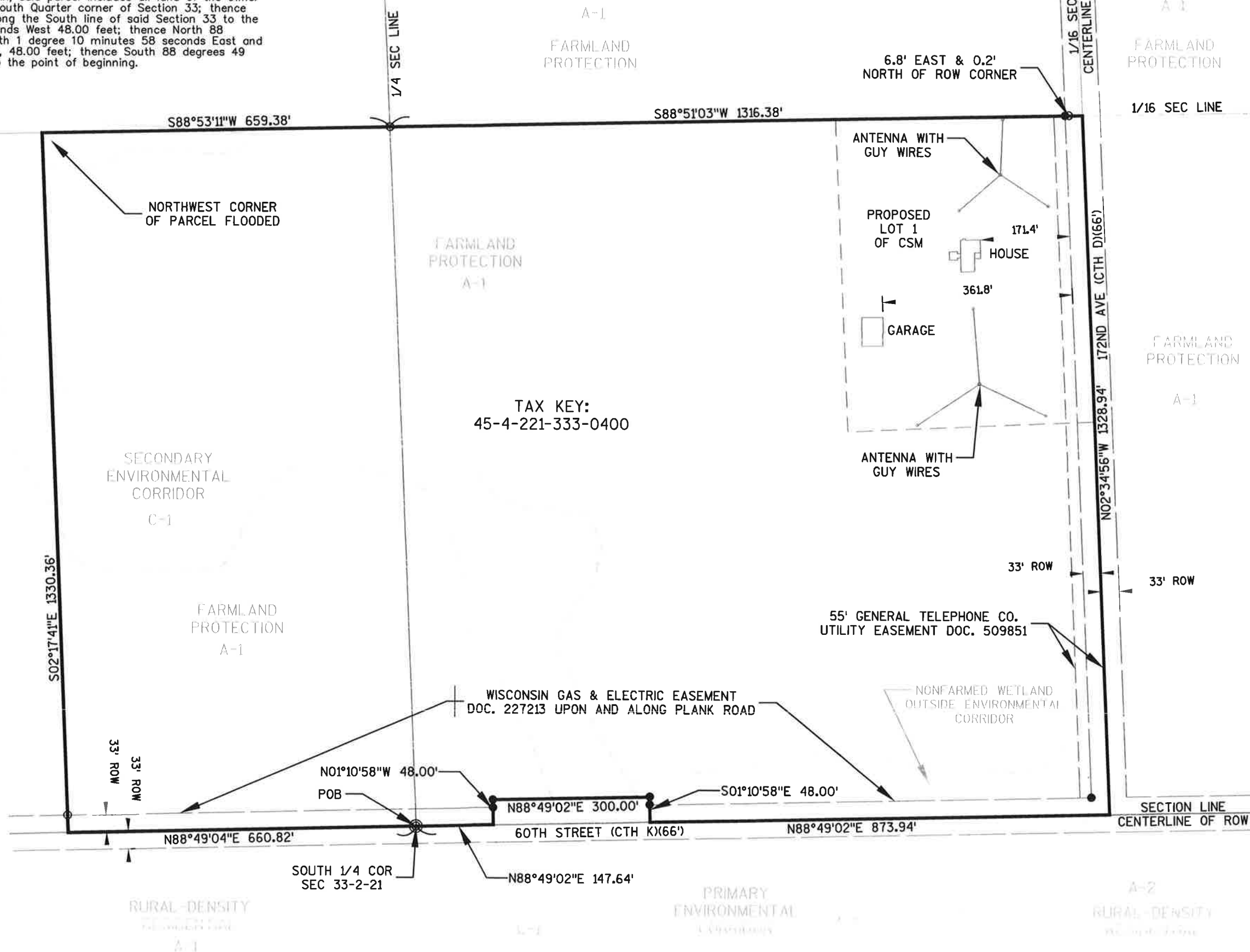
**Z**  
NORTH REFERENCED TO THE STATE PLANE  
COORDINATE SYSTEM (SOUTH ZONE) NAD  
1983/2011, THE SOUTH LINE OF SE ¼ 33-  
ASSUMED TO BEAR N88°49'02"E

GENERAL  
AGRICULTURAL  
AND OPEN LAND  
A-2

○ = FOUND IRON PIPE O.D. 1-5/16"  
● = SET IRON PIPE 1 5/16" O.D. x 18"  
WEIGHING 1.13 LBS/FT.  
(XXX.XX) = RECORD DISTANCE  
= 2035 LAND USE PLAN

I hereby certify that the above-described property has been surveyed under my direction and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries, and the location of the building structures. This survey is made for the use of the present owners of the property and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from the date hereof.

Gary R. Splinter  
S-2239



DESIGNED BY: CLS	NO.	REVISIONS	DATE
DRAWN BY: CLS			
CHECKED BY: GRS			
APPROVED BY: GRS			
DATE: 05/07/2019			
SCALE: 1"=200'			
ACAD. F.			

VERIFY SCALES  
BAR ON ORIGINAL  
DRAWING IS  
ONE INCH  
0 1  
IF NOT ONE INCH ADJUST  
SCALES ACCORDINGLY



**KAPUR & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
BURLINGTON, WISCONSIN  
262.767.2747

PLAT OF SURVEY  
FORD PROPERTY  
VILLAGE OF BRISTOL  
KENOSHA, WI

PROJECT NO. 19.0275
SHEET NO. 1



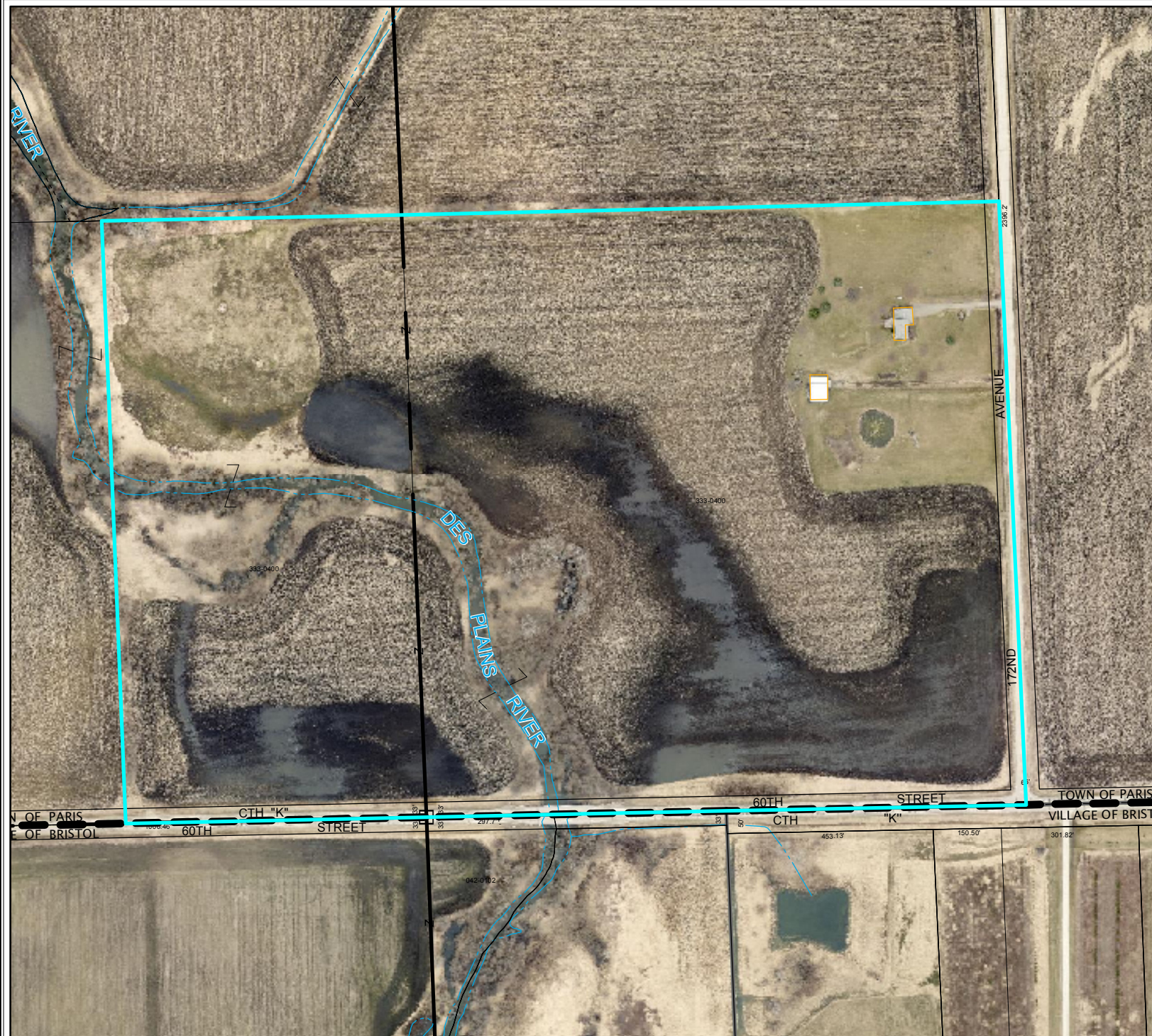
# Kenosha County



**SUBJECT  
PROPERTY**



1 inch = 300 feet



Source: Kenosha County Department of Planning and Development

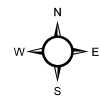
THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY.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



# Kenosha County



## CURRENT LAND USE PLAN MAP CLASSIFICATIONS



1 inch = 300 feet

### LAND USE PLAN 2035 LAYERS

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 SEWTRPC.

Source: Kenosha County Department of Planning and Development

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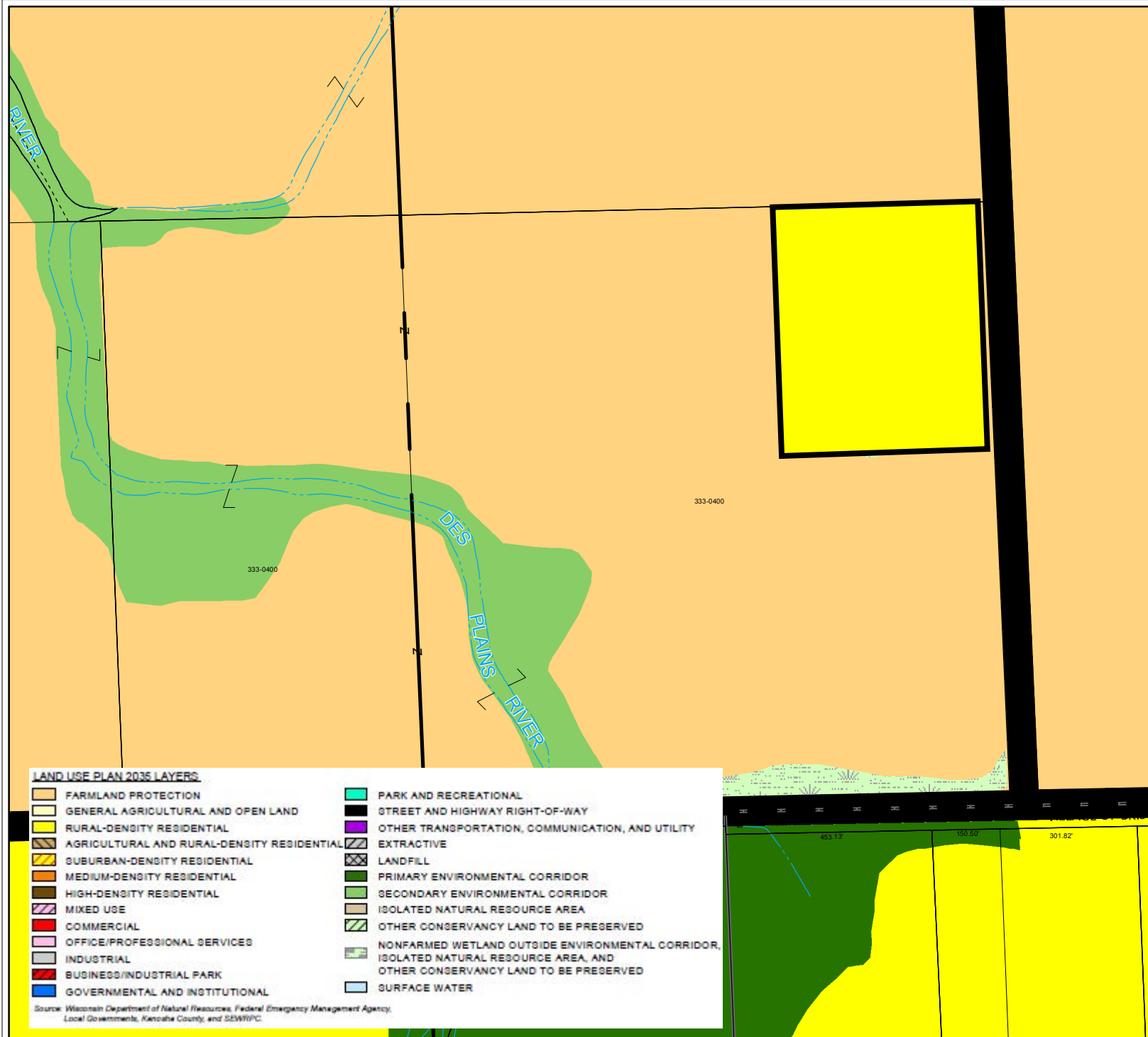
# Kenosha County



## PROPOSED LAND USE PLAN MAP CLASSIFICATIONS

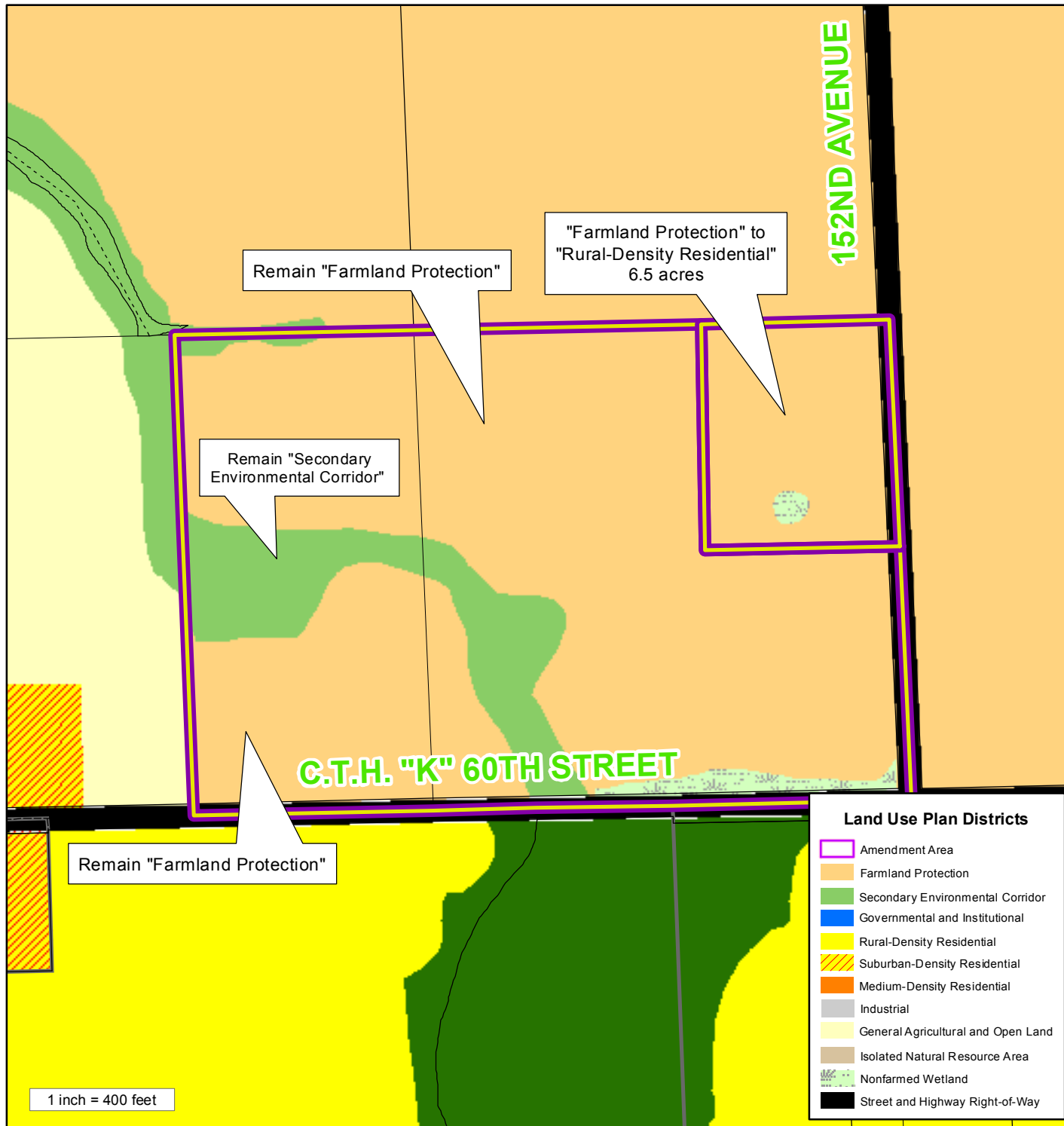


1 inch = 300 feet



Source: Kenosha County Department of Planning and Development

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## COMPREHENSIVE PLAN AMENDMENT SITE MAP

### PETITIONER(S):

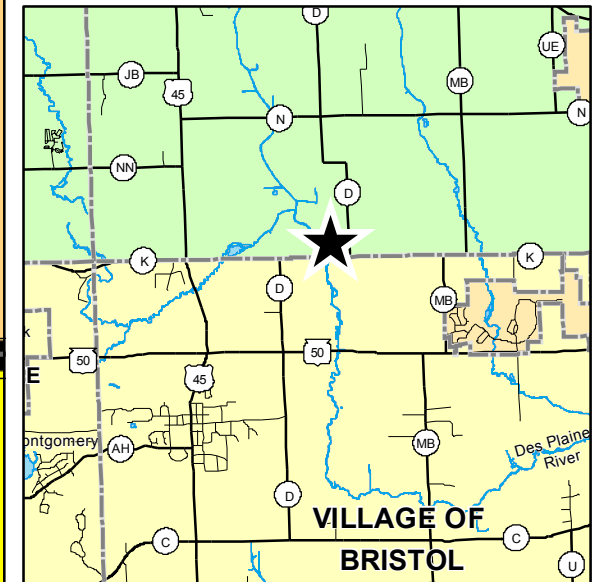
Bruce H. Ford III & Barbara K. Ford (Owner),  
William Burki (Agent)

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

**TAX PARCEL(S):** #45-4-221-333-0400

### REQUEST:

Requesting an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection" & "Secondary Environmental Corridor" to "Farmland Protection", "Secondary Environmental Corridor" & "Rural-Density Residential"





# COUNTY OF KENOSHA

## Department of Planning & Development

### KENOSHA COUNTY REZONING PROCEDURES

- ☐ 1. Contact the Department of Public Works & Development Services and check with staff to determine if your proposed zoning change meets the requirements for the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance and the Kenosha County Subdivision 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 Department of Public Works & Development Services and schedule a pre-conference meeting, which is required for all rezoning requests.  
  
Meeting Date: \_\_\_\_\_
- ☐ 3. Contact your local Town to determine if your rezoning petition requires preliminary approval.
- ☐ 4. Complete and submit the Kenosha County Rezoning Application by the filing deadline (see Planning, Development & Extension Education Committee Schedule handout).
- ☐ 6. Submit a copy of the date-stamped application to your local township for placement on the agenda of the Town Planning Commission and Town Board, which recommends action to the County Planning, Development & Extension Education Committee. Keep a copy for your records.
- ☐ 7. Attend the Town Planning Commission and the Town Board meetings. **NOTE:** You must attend or the Town will not be able to act on your request.  
  
Town Planning Commission meeting date (tentative): June 17, 2019  
  
Town Board meeting date (tentative): June 25, 2019
- ☐ 8. Attend the Planning, Development & Extension Education Committee public hearing. **NOTE:** You must attend or the Planning, Development & Extension Education Committee will not be able to act on your request. At this meeting you will be asked to brief the Committee on your request.  
  
Kenosha County Planning, Development & Extension Education Committee meeting date: July 10, 2019  
(tentative)
- ☐ 9. Planning, Development & Extension Education Committee recommends either approval and adopts a resolution or denial and transmits recommendation to the Kenosha County Board of Supervisors. No action is required from the applicant at this time.  
  
If approved, County Board of Supervisors either approves or denies the amendment.  
  
If denied by the Kenosha County Board of Supervisors you have thirty (30) days to file an appeal with circuit court if you so choose.
- ☐ 10. After the County Executive has signed the official ordinance document amending the Kenosha County Zoning Map, you will be notified of your approval in writing. Upon notification of approval, you may proceed with recording any necessary deeds.



## IMPORTANT TELEPHONE NUMBERS

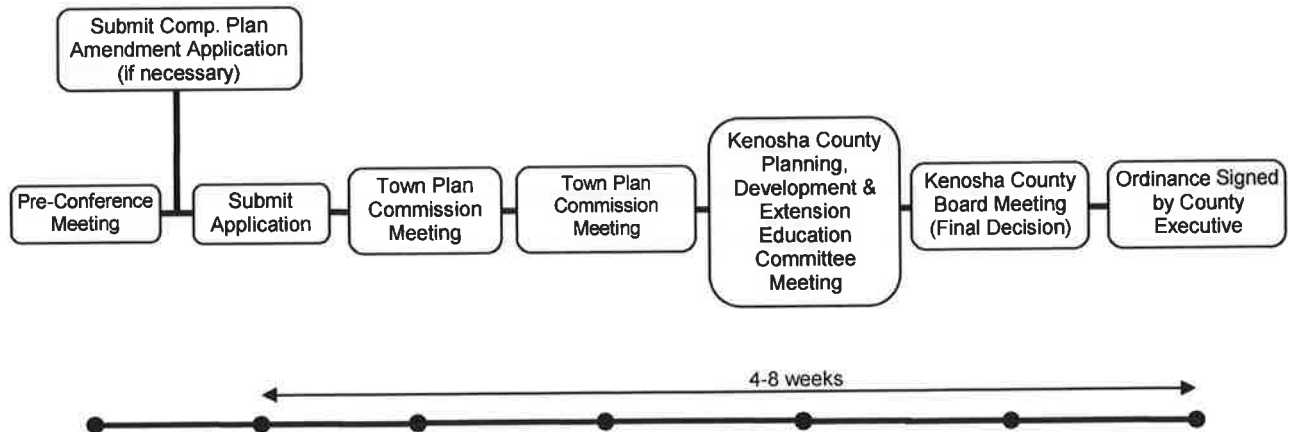
Kenosha County Center  
 Department of Public Works & Development Services  
 19600 - 75<sup>th</sup> Street, Suite 185-3  
 Bristol, Wisconsin 53104-9772

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

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

## Rezoning Procedure Timeline



For Reference Purposes

RECEIVED

MAY 10 2018



Kenosha County  
County Clerk  
**COUNTY OF KENOSHA**

**Department of Planning and Development**

RECEIVED

MAY 10 2018

Kenosha County  
Planning and Development

**REZONING APPLICATION**

(a) Property Owner's Name:

Bruce and Barbara Ford

Print Name: Bruce and Barbara Ford

Signature:

Bruce H Ford Barbara K Ford

Mailing Address: 5626 172nd Avenue

City: Bristol

State: WI

Zip: 53104

Phone Number: 262-672-1339

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:

45-4-221-333-0400

Property Address of property to be rezoned:

5626 172nd Avenue Bristol, WI 53104

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

There will be no development project. The parcel will be split in two. Separating the current residential portion of the property from the agricultural portion. The residential site will remain as a residential use but will need to be rezoned to R-1.

## 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 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 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 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
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<input type="checkbox"/> R-5 Urban Single-Family Residential District	<input type="checkbox"/> M-2 Heavy Manufacturing District
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<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
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<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	

## 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 checked="" 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 J. 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.

# PLAT OF SURVEY

A parcel of land in the Southwest Quarter of the Southeast Quarter of Section 33, Township 2 North, Range 21 East, in the Town of Paris, Kenosha County, Wisconsin, said parcel includes all land of the owner contained within the following traverse: Commencing at the South Quarter corner of Section 33; thence North 88 degrees 49 minutes 02 seconds East 147.64 feet along the South line of said Section 33 to the point of beginning; thence North 1 degree 10 minutes 58 seconds West 48.00 feet; thence North 88 degrees 49 minutes 02 seconds East 300.00 feet; thence South 1 degree 10 minutes 58 seconds East and to the South line of the Southeast Quarter of said Section 33, 48.00 feet; thence South 88 degrees 49 minutes 02 seconds West 300.00 feet along said South line to the point of beginning.

**SURVEYOR'S NOTES:**  
172ND AVENUE RIGHT OF WAY IS  
BASED ON THE 1/16TH LINE,  
PREVIOUS SURVEYS, AND COUNTY  
DIRECTION, NOT THE CENTER OF  
PAVEMENT.



### LEGEND

- SURVEYORS CERTIFICATION FOR TITLE INSURANCE PURPOSES

Dated this 7th day of May, 2019.

South Quarter corner of Section 33; thence  
ing the South line of said Section 33 to the  
nds West 48.00 feet; thence North 88  
h 1 degree 10 minutes 58 seconds East and  
48.00 feet; thence South 88 degrees 49  
the point of beginning.

1/4 SEC LINE

FARMLAND PROTECTION A-1

S88°53'11"W 659.38'

NORTHWEST CORNER OF PARCEL FLOODED

SECONDARY ENVIRONMENTAL CORRIDOR C-1

FARMLAND PROTECTION A-1

TAX KEY:  
45-4-221-333-0400

ANTENNA WITH GUY WIRES

PROPOSED LOT 1 OF CSM

HOUSE 171.4'

361.8'

GARAGE

ANTENNA WITH GUY WIRES

6.8' EAST & 0.2' NORTH OF ROW CORNER

1/16 SEC CENTERLINE

1/16 SEC LINE

172ND AVE (CTH D)(66')

N02°34'56"W 1328.94'

33' ROW

55' GENERAL TELEPHONE CO. UTILITY EASEMENT DOC. 509851

NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR

WISCONSIN GAS & ELECTRIC EASEMENT DOC. 227213 UPON AND ALONG PLANK ROAD

N01°10'58"W 48.00'

POB

N88°49'02"E 300.00'

S01°10'58"E 48.00'

60TH STREET (CTH K)(66')

N88°49'04"E 660.82'

N88°49'02"E 147.64'

SOUTH 1/4 COR SEC 33-2-21

SECTION LINE CENTERLINE OF ROW

DESIGNED BY: CLS	NO.	REVISIONS	DATE
DRAWN BY: CLS			
CHECKED BY: GRS			
APPROVED BY: GRS			
DATE: 05/07/2019			
SCALE: 1"=200'		ACAD F:	

VERIFY SCALES

BAR ON ORIGINAL  
DRAWING IS  
ONE INCH

0 1

IF NOT ONE INCH ADJUST  
SCALES ACCORDINGLY

**KAPUR & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
BURLINGTON, WISCONSIN  
262.767.2747

PLAT OF SURVEY  
FORD PROPERTY  
VILLAGE OF BRISTOL  
KENOSHIA, WI

PROJECT NO.	19.0275
SHEET NO.	

# PLAT OF SURVEY

A parcel of land in the Southwest Quarter of the Southeast Quarter of Section 33, Township 2 North, Range 21 East, in the Town of Paris, Kenosha County, Wisconsin, said parcel includes all land of the owner contained within the following traverse: Commencing at the South Quarter corner of Section 33; thence North 88 degrees 49 minutes 02 seconds East 147.64 feet along the South line of said Section 33 to the point of beginning; thence North 1 degree 10 minutes 58 seconds West 48.00 feet; thence North 88 degrees 49 minutes 02 seconds East 300.00 feet; thence South 1 degree 10 minutes 58 seconds East and to the South line of the Southeast Quarter of said Section 33, 48.00 feet; thence South 88 degrees 49 minutes 02 seconds West 300.00 feet along said South line to the point of beginning.

WISCONSIN  
★ GARY R. SPLINTER ★  
S-2239  
OAK CREEK  
WI  
LAND SURVEYOR

**Z**  
NORTH REFERENCED TO THE STATE PLANE  
COORDINATE SYSTEM (SOUTH ZONE) NAD  
1983/2011, THE SOUTH LINE OF SE ¼ 33-  
ASSUMED TO BEAR N88°49'02"E

### LEGEND

- SURVEYORS CERTIFICATION FOR TITLE INSURANCE  
PURPOSES

Dated this 7th day of May, 2019.

[illegible]

NO.	REVISIONS	DATE
DESIGNED BY: CLS		
DRAWN BY: CLS		
CHECKED BY: GRS		
APPROVED BY: GRS		
DATE: 05/07/2019		
SCALE: 1"=200'		
ACAD F:		

VERIFY SCALES

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IF NOT ONE INCH ADJUST  
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**KAPUR & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
BURLINGTON, WISCONSIN  
262.767.2747

PLAT OF SURVEY  
FORD PROPERTY  
VILLAGE OF BRISTOL  
KENOSHA, WI

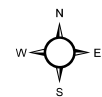
PROJECT NO.	19.0275
SHEET NO.	



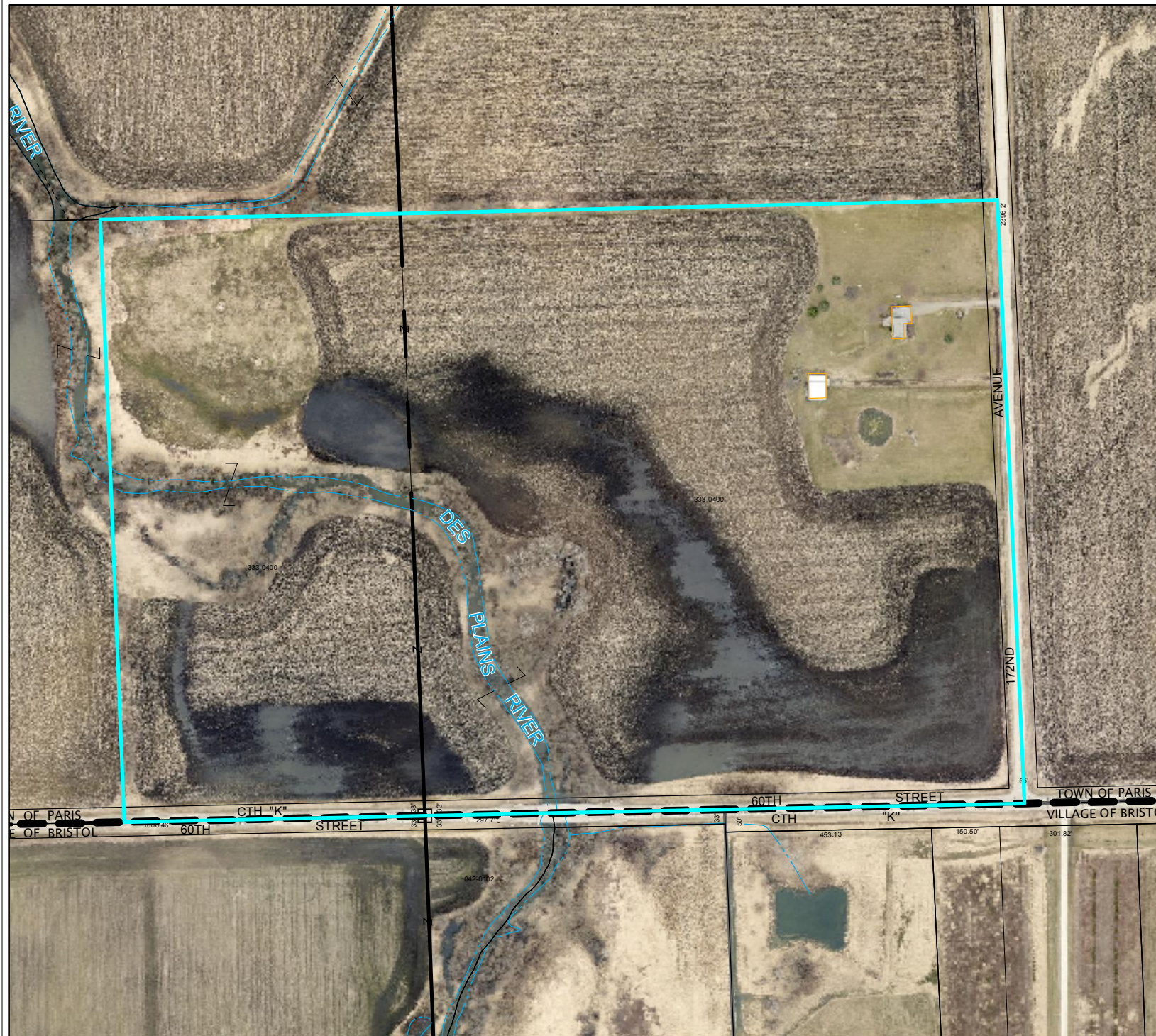
# Kenosha County



**SUBJECT  
PROPERTY**



1 inch = 300 feet



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



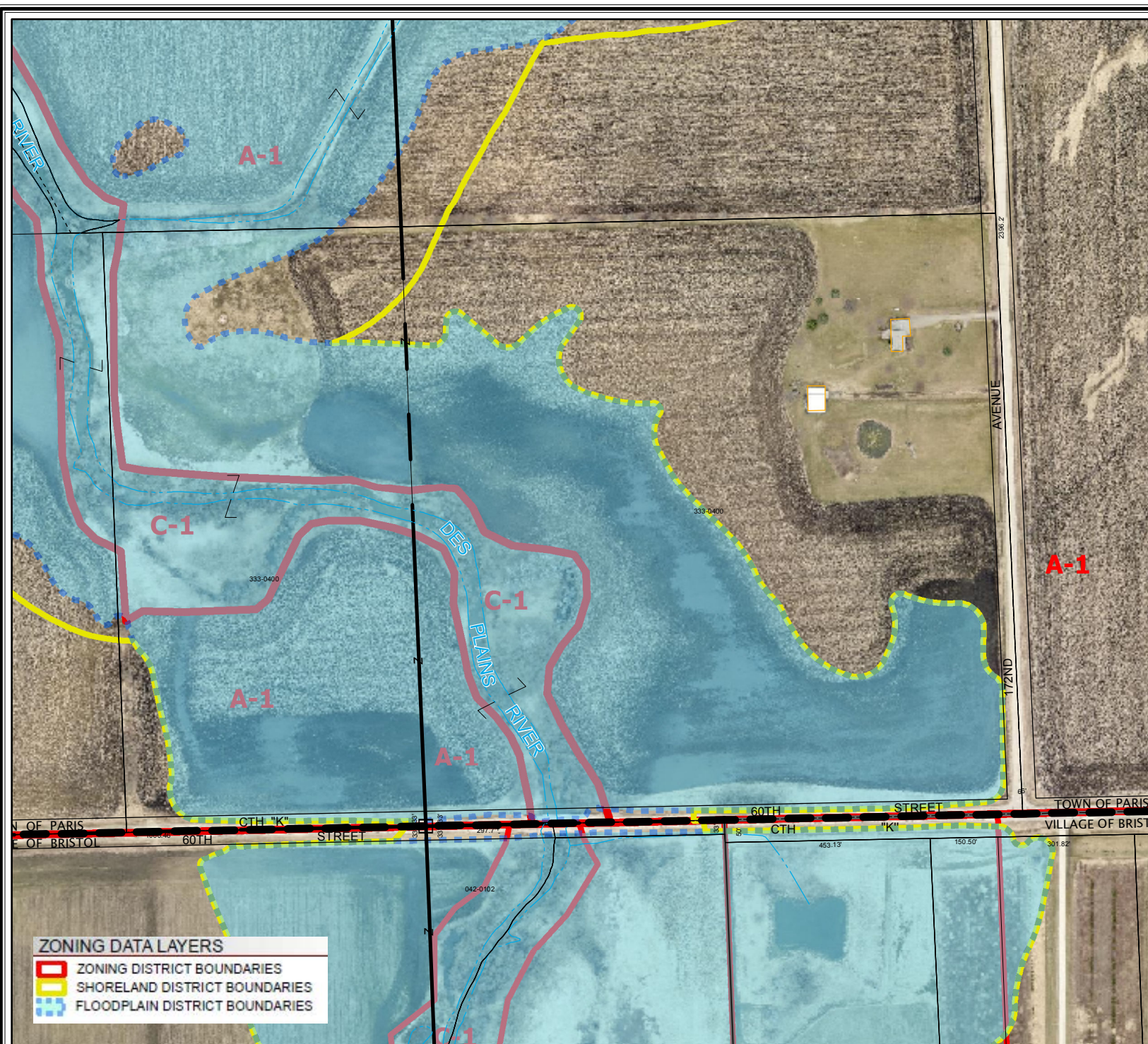
# Kenosha County



## CURRENT ZONING CLASSIFICATIONS



1 inch = 300 feet



### ZONING DATA LAYERS

- ▬ ZONING DISTRICT BOUNDARIES
- ▬ SHORELAND DISTRICT BOUNDARIES
- ▬ FLOODPLAIN DISTRICT BOUNDARIES

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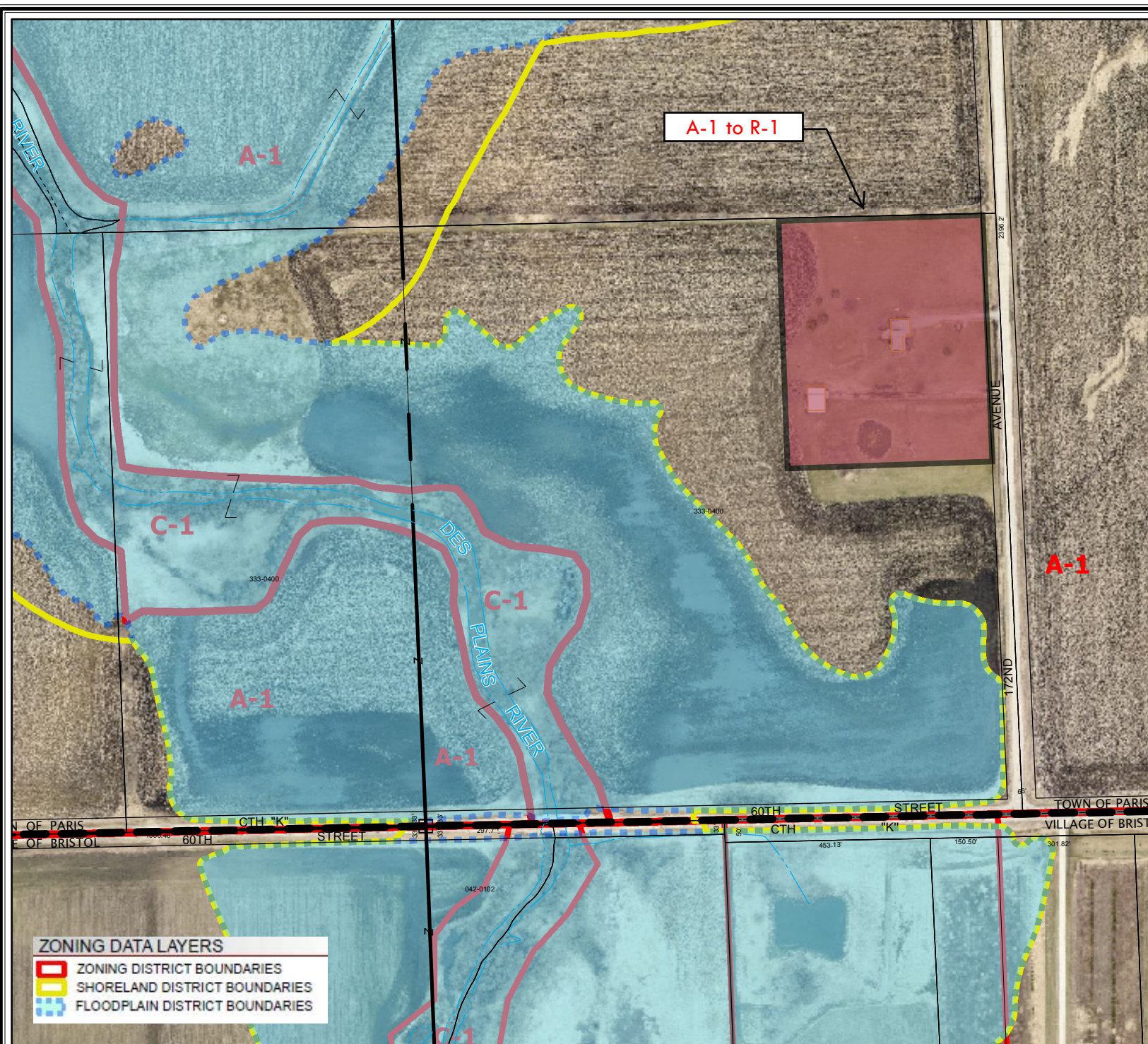
# Kenosha County



## PROPOSED ZONING CLASSIFICATIONS



1 inch = 300 feet



### ZONING DATA LAYERS

- ▬ ZONING DISTRICT BOUNDARIES
- - - SHORELAND DISTRICT BOUNDARIES
- - - FLOODPLAIN DISTRICT BOUNDARIES

Source: Kenosha County Department of Planning and Development

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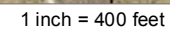


**REZONING SITE MAP**

**PETITIONER(S):**  
Bruce H. Ford III & Barbara K. Ford (Owner),  
William Burki (Agent)

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

REQUEST:







January 2013

# COUNTY OF KENOSHA

## Department of Planning and Development

RECEIVED  
MAY 10 2018  
Kenosha County  
Department of Planning and Development

RECEIVED  
MAY 10 2019  
Kenosha County  
Department of 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: We Energies Date 5/3/19

Mailing Address: 333 W. Everett Street, A252 Phone # 414-221-3010

Milwaukee, WI 53203 Phone # \_\_\_\_\_

Tax Parcel Number(s): 45-4-221-333-0400

\_\_\_\_\_ Acreage of Project: 57.42

Location of Property (including legal description):

5626 172nd Avenue Bristol, WI 53104. (Legal Description Attached)

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

Subdivision/Development Name (if applicable): N/A

\_\_\_\_\_

Existing Zoning: A-1, C-1 Proposed Zoning: A-1, C-1 & R-1

LAND DIVISION  
APPLICATION

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

Present Farmland Protection, SEC

Proposed Farmland Protection and Rural Density Residential, SEC

Present Use(s) of Property: Agricultural and Residential

Proposed Use(s) of Property: Conservancy and Residential

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:

Bruce H. Fickert  
Property Owner's Signature

5/10/19  
Date

Barbara K. Fickert  
Property Owner's Signature

5/10/19  
Date

REQUIRED APPLICABLE SIGNATURES:

William Bushie - WE ENERGIES  
Applicant's Signature

5/8/19  
Date

\_\_\_\_\_  
Developer's Signature

\_\_\_\_\_  
Date

#### LEGAL DESCRIPTION:

The Southwest Quarter of the Southeast Quarter of Section 33 and the East 20 acres of the Southeast Quarter of the Southwest Quarter of said Section 33, all in Township 2 North, Range 21 East of the Fourth Principal Meridian, lying and being in the Town of Paris, County of Kenosha and State of Wisconsin. EXCEPT that part described as follows:

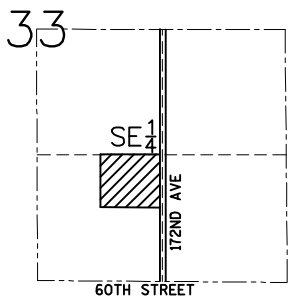
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Property Address: 5626 172nd Avenue, Bristol, WI 53104

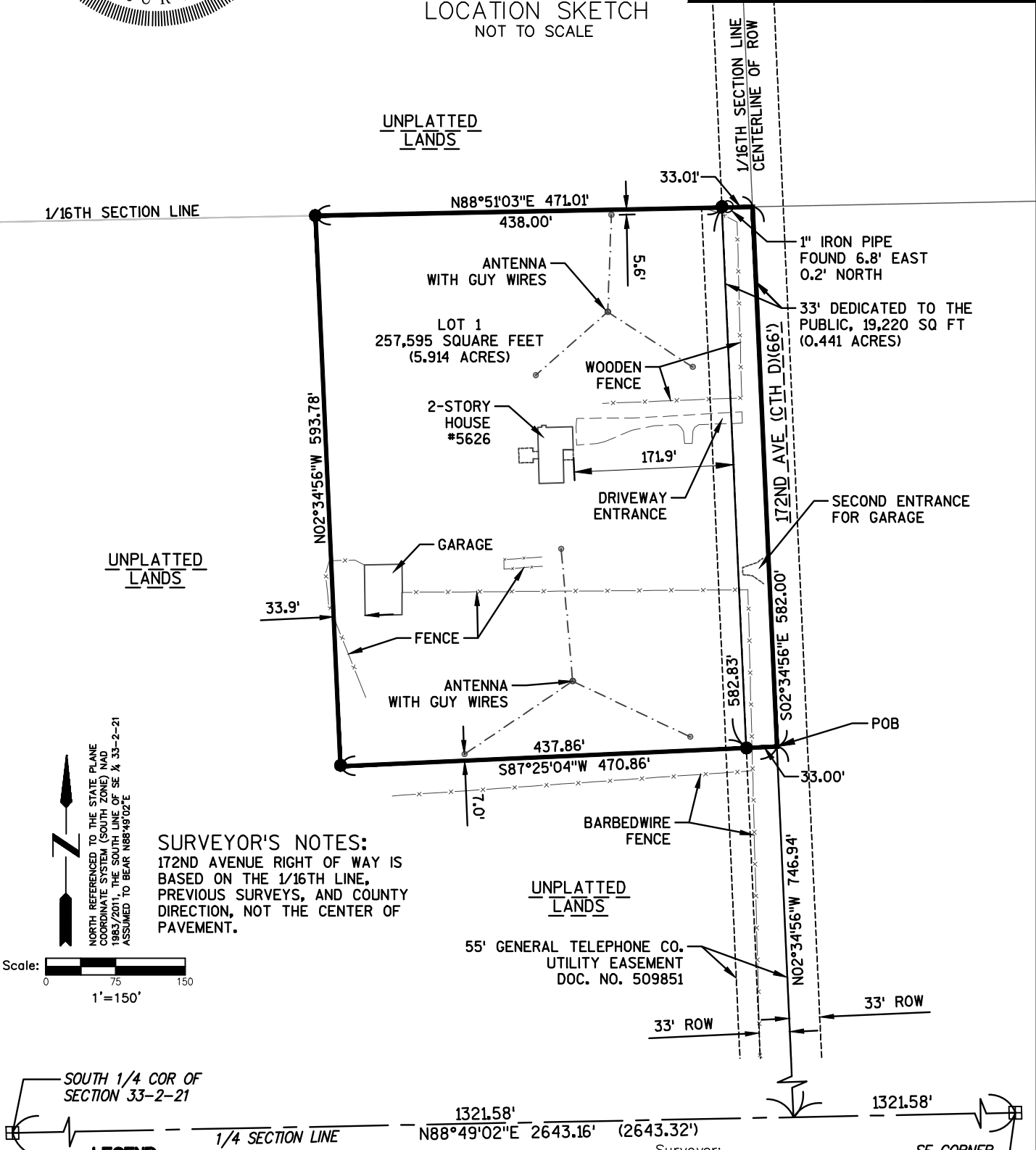
Tax Key Number: 45-4-221-333-0400

CERTIFIED SURVEY MAP NO .

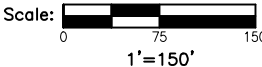
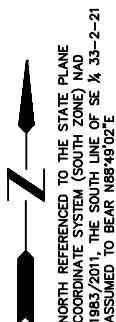
Part of the SW 1/4 of the SE 1/4 of Section 33, Township 2 North, Range 21 East, Town of Paris, Kenosha County, Wisconsin.



LOCATION SKETCH  
NOT TO SCALE



SURVEYOR'S NOTES:  
172ND AVENUE RIGHT OF WAY IS  
BASED ON THE 1/16TH LINE,  
PREVIOUS SURVEYS, AND COUNTY  
DIRECTION, NOT THE CENTER OF  
PAVEMENT.



SOUTH 1/4 COR OF  
SECTION 33-2-21

LEGEND

- O.D. Outside Diameter (XX.XX) RECORD
- 1 5/16" O.D. FOUND IRON PIPE
- 1 5/16" O.D. X 18" IRON PIPE SET WEIGHING 1.13 LBS./FT.
- EXISTING CONC. MON. W/ BRASS CAP
- POB POINT OF BEGINNING
- ROW RIGHT OF WAY
- x- FENCE

Surveyor:  
Kapur & Associates, Inc.  
1224 South Pine Street  
Burlington, WI. 53105  
(262)767-2747  
Owner/Subdivider:  
Bruce H. & Barbara K. Ford  
5626 172nd Avenue  
Bristol, WI 53104  
Date: May 07, 2019  
Sheet 1 of 3  
SE CORNER SECTION 33-2-21  
all in  
BURLINGTON, WISCONSIN  
262.767.2747

CERTIFIED SURVEY MAP NO . \_\_\_\_\_

Part of the SW 1/4 of the SE 1/4 of Section 33, Township 2 North, Range 21  
East, Town of Paris, Kenosha County, Wisconsin.

SURVEYOR’S CERTIFICATE

I, GARY R. SPLINTER, PROFESSIONAL LAND SURVEYOR IN THE STATE OF WISCONSIN, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, THE LAND DIVISIONS ORDINANCE OF THE TOWN OF PARIS, AND KENOSHA COUNTY LAND DIVISION ORDINANCE, AND UNDER THE DIRECTION OF BRUCE H. FORD III AND BARBARA K. FORD, I HAVE SURVEYED, DIVIDED, AND MAPPED A CERTIFIED SURVEY MAP; THAT SUCH MAP CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 21 EAST, TOWN OF PARIS, KENOSHA COUNTY, STATE OF WISCONSIN, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 33; THENCE NORTH 88°49’02” EAST COINCIDENT WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4, 1321.58 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 2°34’56” WEST COINCIDENT WITH SAID EAST LINE, 746.94 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°25’04” WEST 470.86 FEET; THENCE NORTH 2°34’56” WEST COINCIDENT WITH A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 593.78 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 88°51’03” EAST COINCIDENT WITH SAID NORTH LINE, 471.01 FEET TO SAID EAST LINE; THENCE SOUTH 2°34’56” EAST COINCIDENT WITH SAID LINE, 582.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS LOT 1 5.914 ACRES (257,595 SQUARE FEET) AND AN AREA DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES 0.441 ACRES (19,220 SQUARE FEET) TOTALING 6.355 ACRES (276,815 SQUARE FEET) MORE OR LESS.

DATED THIS \_\_\_\_\_DAY OF \_\_\_\_\_.

\_\_\_\_\_  
GARY R. SPLINTER PLS, S-2239



Owner/Subdivider:  
Bruce H. & Barbara K. Ford  
5626 172nd Avenue  
Bristol, WI 53104  
Surveyor:  
Kapur & Associates, Inc.  
1224 South Pine Street  
Burlington, WI. 53105  
(262)767-2747

Date: May 07, 2019  
Sheet 2 of 3



CERTIFIED SURVEY MAP NO . \_\_\_\_\_

Part of the SW 1/4 of the SE 1/4 of Section 33, Township 2 North, Range 21  
East, Town of Paris, Kenosha County, Wisconsin.

OWNER’S CERTIFICATE OF DEDICATION

BRUCE H. FORD III AND BARBARA K. FORD, AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY, s. 236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: TOWN OF PARIS, KENOSHA COUNTY, & VILLAGE OF BRISTOL.

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

IN THE PRESENCE OF:

\_\_\_\_\_  
BRUCE H. FORD III, OWNER

\_\_\_\_\_  
BARBARA K. FORD, OWNER

STATE OF WISCONSIN)  
COUNTY OF KENOSHA) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, THE ABOVE NAMED BRUCE H. FORD II AND BARBARA K. FORD TO ME KNOW TO BE THE PERSONS WHO EXECUTED THE FOREGOING AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC \_\_\_\_\_, WISCONSIN

MY COMMISSION EXPIRES \_\_\_\_\_.

TOWN OF PARIS TOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN BOARD OF THE TOWN OF PARIS ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
DIANA COUGHLIN, TOWN CLERK/TREASURER

\_\_\_\_\_  
JOHN HOLLOWAY, TOWN CHAIRMAN

KENOSHA COUNTY PLANNING, DEVELOPMENT, & EXTENSION EDUCATION COMMITTEE APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE KENOSHA COUNTY PLANNING, DEVELOPMENT, & EDUCATION EXTENSION COMMITTEE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
ERIN DECKER, CHAIRMAN

VILLAGE OF BRISTOL EXTRATERRITORIAL APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE VILLAGE OF BRISTOL ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
AMY KLEMKO, VILLAGE CLERK/TREASURER

\_\_\_\_\_  
MIKE FARRELL, VILLAGE PRESIDENT

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Date: May 07, 2019  
Sheet 3 of 3

