



May 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

SEP 5 2018

REZONING APPLICATION

Kenosha County
Planning and Development

(a) Property Owner's Name:

STEVEN WISNEFSKI

Print Name:

STEVEN WISNEFSKI

Signature:

Steven Wisniefski

Mailing Address: 1036 172ND AVE

City: UNION GROVE

State: WI

Zip: 53182

Phone Number:

(262) 610-6819

E-mail (optional):

wisniefski.farm@aol.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:

45-4-221-161-0102

45-4-221-161-0101

Property Address of property to be rezoned:

1315 172ND AVE., UNION GROVE, WI 53182-9431

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

REZONING APPLICATION

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

<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
<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
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<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 type="checkbox"/> Farmland Protection	<input type="checkbox"/> Governmental and Institutional
<input checked="" 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 checked="" 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 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.

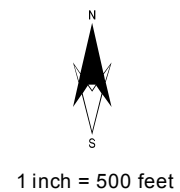
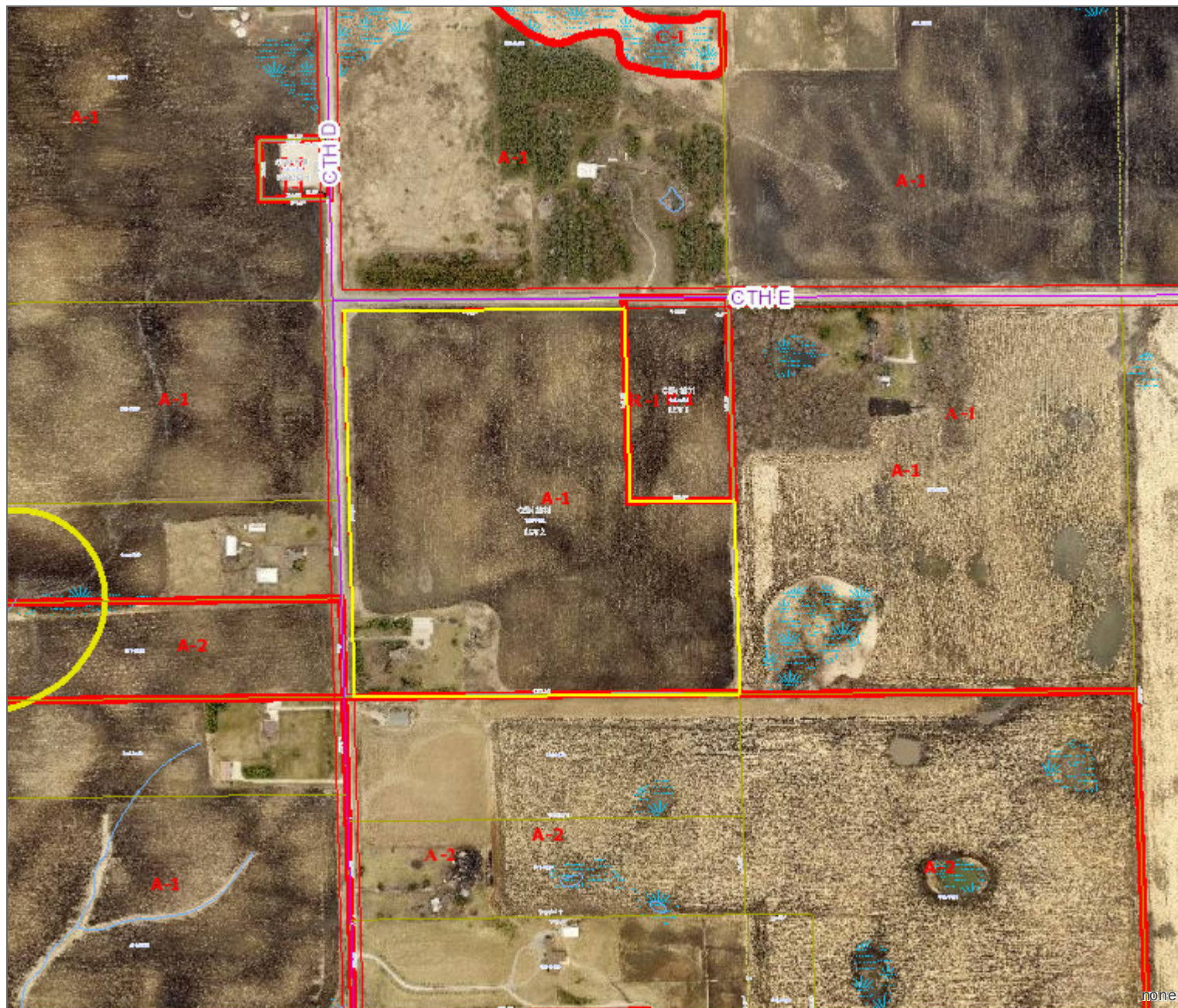
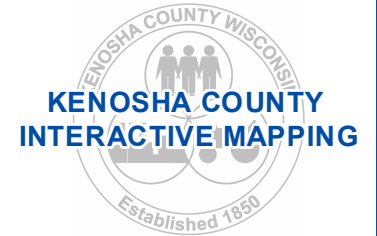
LETTER OF AGENT STATUS

I, Michael Gallagher, do hereby authorize Steven Wisniewski, of 1036 172nd Ave, Union Grove, WI, to act as my agent in relation to an application(s) for rezoning of my parcel, located at 16611 12th Street, Kenosha WI (tax parcel identification number 45-4-221-161-0101) ("Parcel"), from "R-1" zoning to "R-1 with Agricultural Preservation Planned Unit Development Overlay District ("Ag PUD")" zoning. **This grant of agency is strictly limited to authorizing Mr. Wisniewski to include my Parcel on the Ag PUD site plan that he is submitting with respect to the boundaries of Certified Survey Map #2831, pursuant to which my Parcel was created, and further conditioned upon Mr. Wisniewski's Ag PUD showing one additional lot on my Parcel, which I may create in the future by dividing my Parcel from north to south. The Ag PUD site plan must also reflect that the subject parent parcel's final driveway access to County Highway E is reserved for the additional lot that I may create from my Parcel.**

Dated this 14 day of September, 2018.

Name: Michael Gallagher
Address: 16611 12 ST Kenosha 53144

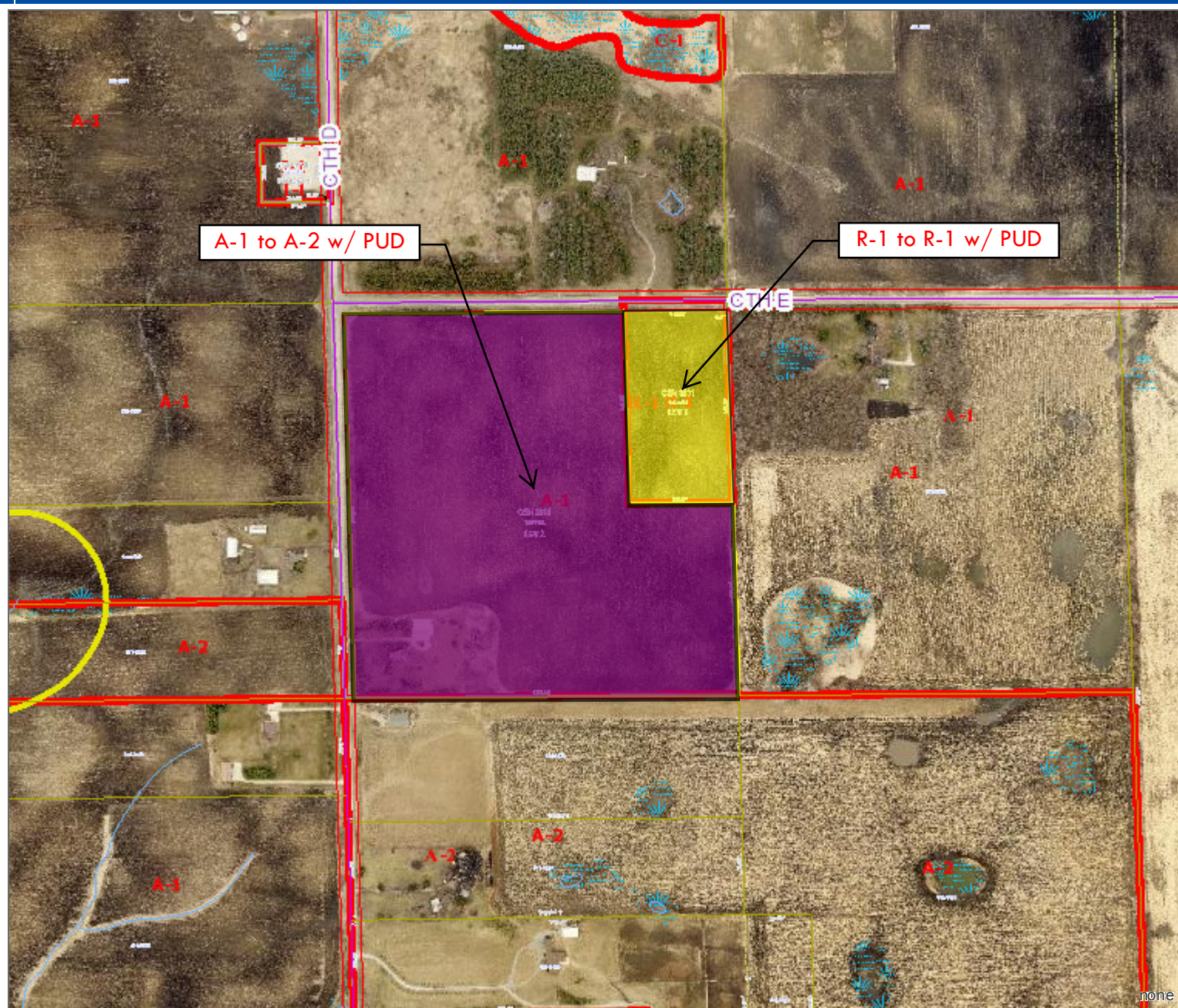
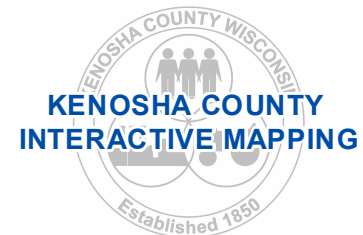
EXISTING ZONING



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: 3/27/2018

PROPOSED ZONING



1 inch = 500 feet

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Date Printed: 3/27/2018

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE 4th PRINCIPAL MERIDIAN, TOWN OF PARIS, KENOSHA COUNTY, WISCONSIN

OWNER & SUBDIVIDER:

Steve Wisniewski
1036 172nd Avenue
Union Grove, WI. 53182

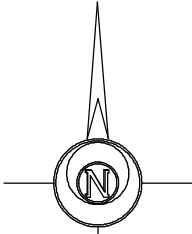
SURVEYOR:

AMBIT LAND SURVEYING
8120 - 312th Avenue
Wheatland, WI. 53105
262-537-4874

LEGEND:

- Denotes Iron Pipe Set, 1 inch outside diameter, 18 inches long, weight not less than 1.3 lbs./ft.
- ⊗ Denotes Iron Pipe Found-1 inch
- Denotes Concrete Monument with Brass Cap
- Denotes Iron Bar Found, 5/8 inch
- △ Denotes Soil Boring Location

Bearings are referenced to the east line of the Northeast Quarter of Section 16, Township 2 North, Range 21 East of the 4th Principal Meridian as N 01°41'24" W



GRID NORTH

WISCONSIN COORDINATE SYSTEM, SOUTH ZONE
NORTH AMERICAN DATUM 1927

Lot intended to be created by future land division, which shall include the remaining allowable driveway access to CTH "E" (12th Street).

GRAPHIC SCALE



SCALE: 1 inch = 300 feet

NORTH QUARTER CORNER OF SEC. 16-2-21
239,085.99
2,532,112.76

N 89°31'50" E 2656.71'

240,007.75
2,534,768.35

12th STREET

50 ft. x 50 ft. VISION TRIANGLE

NOTES:

NO OBSTRUCTIONS, SUCH AS STRUCTURES, FENCES, PARKING OR VEGETATION WITHIN THE VISION TRIANGLE MAY EXCEED TWO (2) FEET IN HEIGHT.

△

△

△

RIGHT-OF-WAY CORNER DETAIL
0.47'
N 88°44'16" E

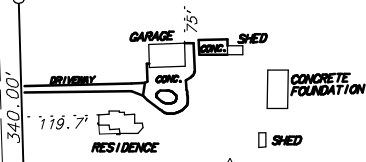
LOT 1

1,014,644 sq. ft.
23.29 ACRES

LOT 1 & 2 CURRENTLY ZONED A-1
AGRICULTURAL PERSERVATION DISTRICT

TO BE REZONED A-2
GENERAL AGRICULTURAL DISTRICT

N 89°22'48" E 1295.58'



LOT 2

440,437 sq. ft.
10.11 ACRES

SOUTH LINE OF THE NE. 1/4 OF THE NE. 1/4 OF SEC. 16-2-21

S 89°22'48" W 1295.68'

UNPLATTED LANDS

EAST QUARTER CORNER OF SEC. 16-2-21
237,348.15
2,534,847.82

Mark A. Bolender
Wisconsin Professional Land Surveyor S - 1784
May 10, 2018

PROPOSED LAND DIVISION

KENOSHA COUNTY CERTIFIED SURVEY MAP NO.

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2
NORTH, RANGE 21 EAST OF THE 4th PRINCIPAL MERIDIAN, TOWN OF PARIS, KENOSHA
COUNTY, WISCONSIN

OWNER & SUBDIVIDER:

Steve Wisniewski
1036 172nd Avenue
Union Grove, WI. 53182

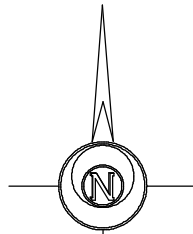
SURVEYOR:

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*Bearings are referenced to the east line
of the Northeast Quarter of Section 16,
Township 2 North, Range 21 East of the 4th
Principal Meridian as N 01°41'24" W*



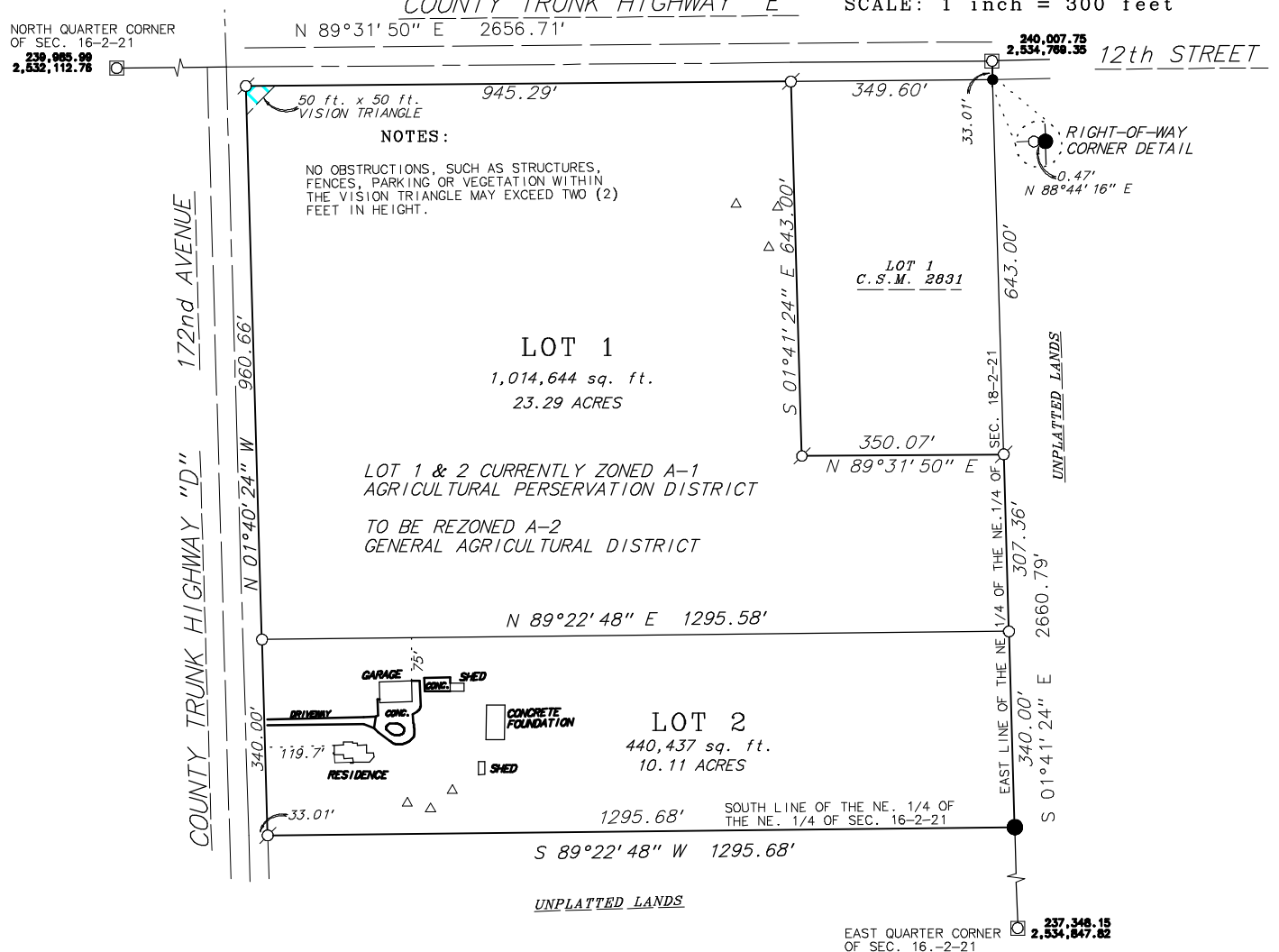
GRID NORTH

WISCONSIN COORDINATE SYSTEM, SOUTH ZONE
NORTH AMERICAN DATUM 1927

GRAPHIC SCALE



SCALE: 1 inch = 300 feet



Mark A. Bolender
Wisconsin Professional Land Surveyor S - 1784
May 10, 2018

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE 4th PRINCIPAL MERIDIAN, TOWN OF PARIS, KENOSHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

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

That I have surveyed, dividied and mapped the Northeast Quarter of the Northeast Quarter of Section 16, Township 2 North, Range 21 East of the 4th Principal Meridian, Town of Paris, Kenosha County, Wisconsin bounded and described as follows: Lot 1 of KENOSHA COUNTY CERTIFIED SURVEY MAP NO. 2831, located in the Northeast Quarter of the Northeast Quarter of Section 16, Township 2 North, Range 21 East of the 4th Principal Meridian, Paris Township, Kenosha County, Wisconsin, recorded in the office of the Kenosha County Register of Deeds, on March 6, 2017, as Document 1791632.

Containing 33.40 acres/1,455,081 square feet, more or less.

That I have made such survey, land division and map at the direction of Steve Wisnefski owner of the land described.

That such map is a correct representation of the exterior boundary 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.

Mark A. Bolender, P.L.S. No. 1784.

Dated this 10th day of May, 2018

TOWN OF PARIS PLAN COMMISSION APPROVAL CERTIFICATE

Approved by the Town of Paris Plan Commission, Kenosha County,
Wisconsin, on this _____ day of _____ 2018.

John Holloway – Plan Commission Chairman