



January 2013

COUNTY OF KENOSHA

Department of Planning and Development

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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

Phone Number: 262 206 6222 E-mail (optional): lori.muhlenbeck@gilead.com
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

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(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.

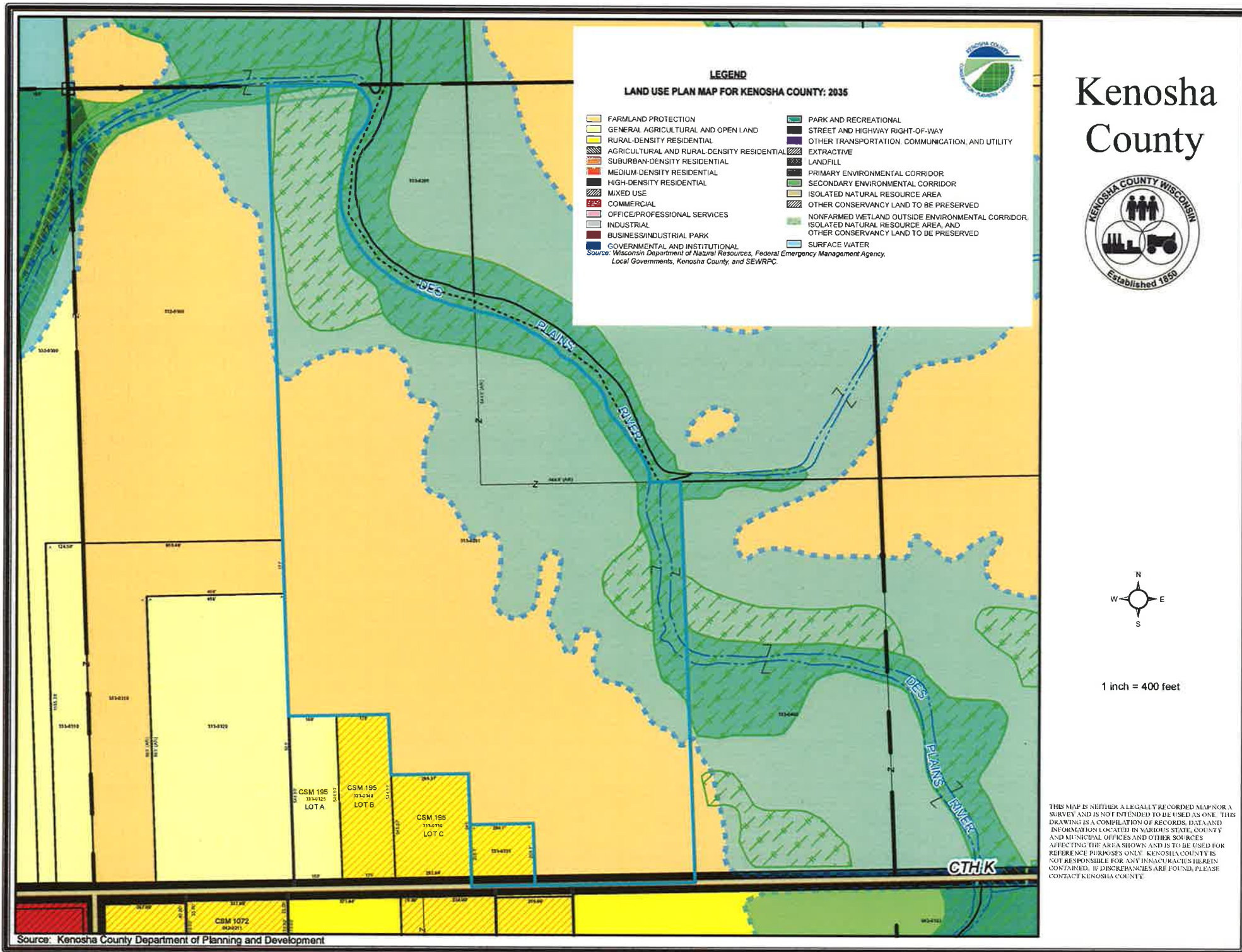
(k) The fee specified in Section 12.05-8 of this ordinance.

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.

