



May 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

REZONING APPLICATION

APR 04 2019

Kenosha County
Planning and Development

(a) Property Owner's Name:

Thomas and Mary Paige Thelen
Print Name: Mary Paige Thelen Signature: Mary Paige Thelen
Mailing Address: 34202-116th Street
City: Twin Lakes State: WI Zip: 53181
Phone Number: 262-877-3718 (home) 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):

Timothy K Gaffron Signature: Tim
Business Name:
Mailing Address: 10615 336th Ave
City: Twin Lakes State: WI Zip: 53181
Phone Number: 224-804-7335 E-mail (optional): tim.gaffron@thelensg.com

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

60-4-19-273-0503

Property Address of property to be rezoned:

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

Build a single family home in the front (South) Piece

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 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
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<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 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 checked="" 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 checked="" 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: 21 County Board Supervisor: Mark Nordgian

(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>.

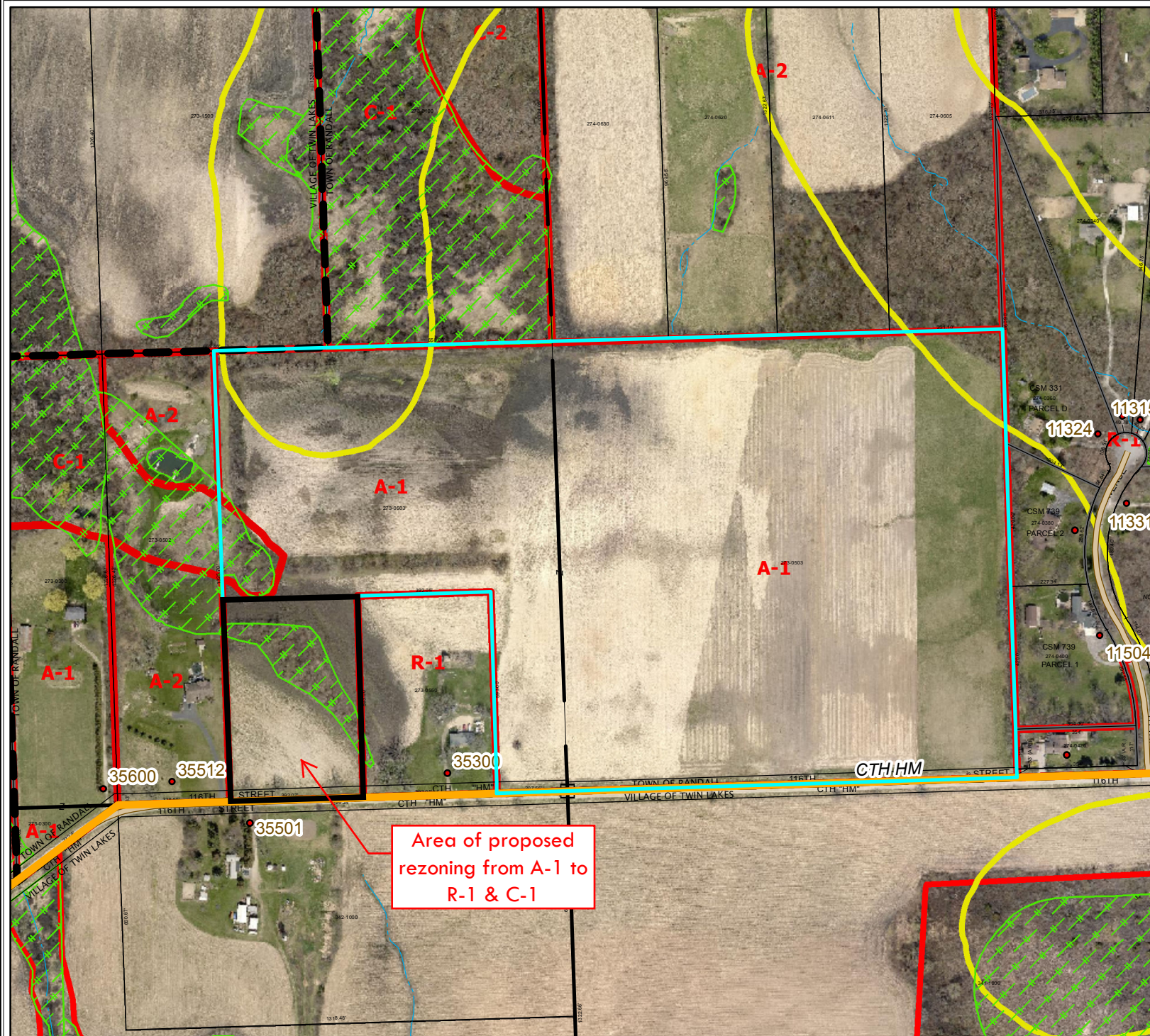
Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

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



Source: Kenosha County Department of Planning and Development

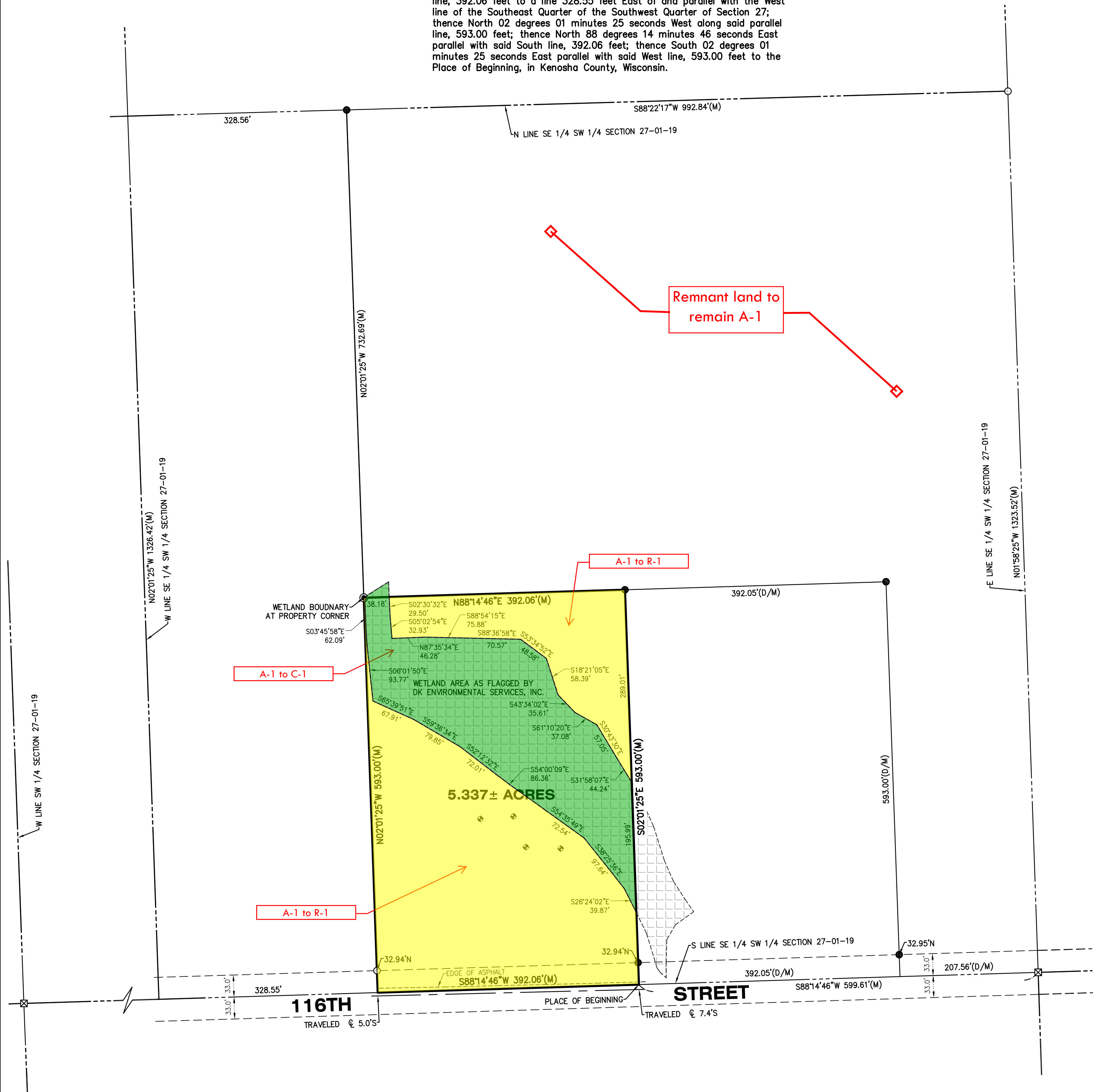


Vanderstappen
Land Surveying, Inc.

www.vandersinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

PLAT OF SURVEY

Part of the Southeast Quarter of the Southwest Quarter of Section 27, Township 1 North, Range 19 East of the Fourth Principal Meridian, being described as follows: Commencing at the Southeast corner of said Southeast Quarter of the Southwest Quarter; thence South 88 degrees 14 minutes 46 seconds West along the South line of said Southeast Quarter of the Southwest Quarter, 599.61 feet to the Place of Beginning; thence continuing South 88 degrees 14 minutes 46 seconds West along said South line, 392.06 feet to a line 328.55 feet East of and parallel with the West line of the Southeast Quarter of the Southwest Quarter of Section 27; thence North 02 degrees 01 minutes 25 seconds West along said parallel line, 593.00 feet; thence North 88 degrees 14 minutes 46 seconds East parallel with said South line, 392.06 feet; thence South 02 degrees 01 minutes 25 seconds East parallel with said West line, 593.00 feet to the Place of Beginning, in Kenosha County, Wisconsin.



LEGEND

●	FOUND IRON BAR
○	FOUND IRON PIPE
⊠	FOUND MONUMENT
⊙	SET IRON BAR
(D)	DEED
(R)	RECORD
(M)	MEASURE
⊕	PERCOLATOR HOLE

CLIENT: TOM THELEN

DRAWN BY: SES CHECKED BY: WJV

SCALE: 1"=100' SEC. 27 T. 1 R. 19 E.

BASIS OF BEARING: W STATE PLANE S ZONE (NAD-27)

P.I.N.: 60-4-119-273-0503

JOB NO.: 180851 I.D. MBS

FIELDWORK COMP.: 11/13/18 BK. PG.

ALL DISTANCES SHOWN IN FEET AND DECIMAL REF: PARTS THEREOF CORRECTED TO 68° F.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

- * No distance should be assumed by scaling.
- * No underground improvements have been located unless shown and noted.
- * No representation as to ownership, use, or possession should be hereon implied.
- * This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

12/19/18 - ADDED SOIL BORING HOLE LOCATIONS. GMJ

4/2/19 - ADDED WETLAND DELINEATION. APG

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify that the above described property has been surveyed under my direction and that the above map is a true representation thereof and shows the size and location of all visible structures, and dimensions of all principle buildings thereon, boundary fences, apparent easements, roadways, and visible encroachments, if any. 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 year from the date hereof.

Dated at Woodstock, McHenry County, Illinois 11/15 A.D., 2018.

Vanderstappen Land Surveying, Inc.
Design Firm No. 184-002792

By: Wisconsin Registered Land Surveyor No. S1777

Tim Gaffron

tim_g_1983@hotmail.com

March 18, 2019

Preliminary Wetland Investigation and Field Reconnaissance Summary

Vacant Agricultural Site – 5.3 acres

116th Street, Town of Randall, WI

PIN#: 60-4-119-273-0503 SW ¼ Section 27 - Township 1 – Range 19E

INTRODUCTION

This preliminary wetland summary follows a review of source materials, including topographic survey and environmental resource mapping tools, and is based on observations of field conditions at the time of the site visit by DK Environmental Services, Inc. (DKES). On March 16, 2019, DKES staff conducted a wetland field inspection and of the ±5.3 acre AG property described above. A total of one (1) regulatory wetlands/waters of the U.S. (WOUS) was identified within or adjacent to the boundaries of the study site, and is marked with numbered pink stakes and ribbon flags affixed to live vegetation for survey by others.

RESULTS

DKES identified a total of one area of wetland/WOUS at the within the subject property. The channel originates south of 116th street, entering the site via a culvert, and drains northwest through the subject parcel. The drainageway and wetland complex expands and then continues off-site to the northwest.

The wetland was not found to be a high-quality aquatic resource (HQAR). The approximate wetland location and extent are depicted on Exhibit 1 (Page 2), and is summarized in the table below:

WETLAND AREA	TYPE	MAPPED SOIL SERIES	JURISDICTION*	HQAR	FLAG #'s	Approx. size (ac.) on site
A	emergent marsh /creek, seasonally inundated	Ph Pella silty clay loam 0 to 2% slopes poorly-drained hydric	USACE	No	A1 – A33 ribbon flags	1.0 ac.
<i>*Note: Jurisdiction must be confirmed by USACE and/or WDNR</i>						

Exhibit 1: Location Map

Vacant Agricultural Site – 5.3 acres
116th Street, Town of Randall, WI
PIN#: 60-4-119-273-0503 SW ¼ Section 27 - Township 1 – Range 19E

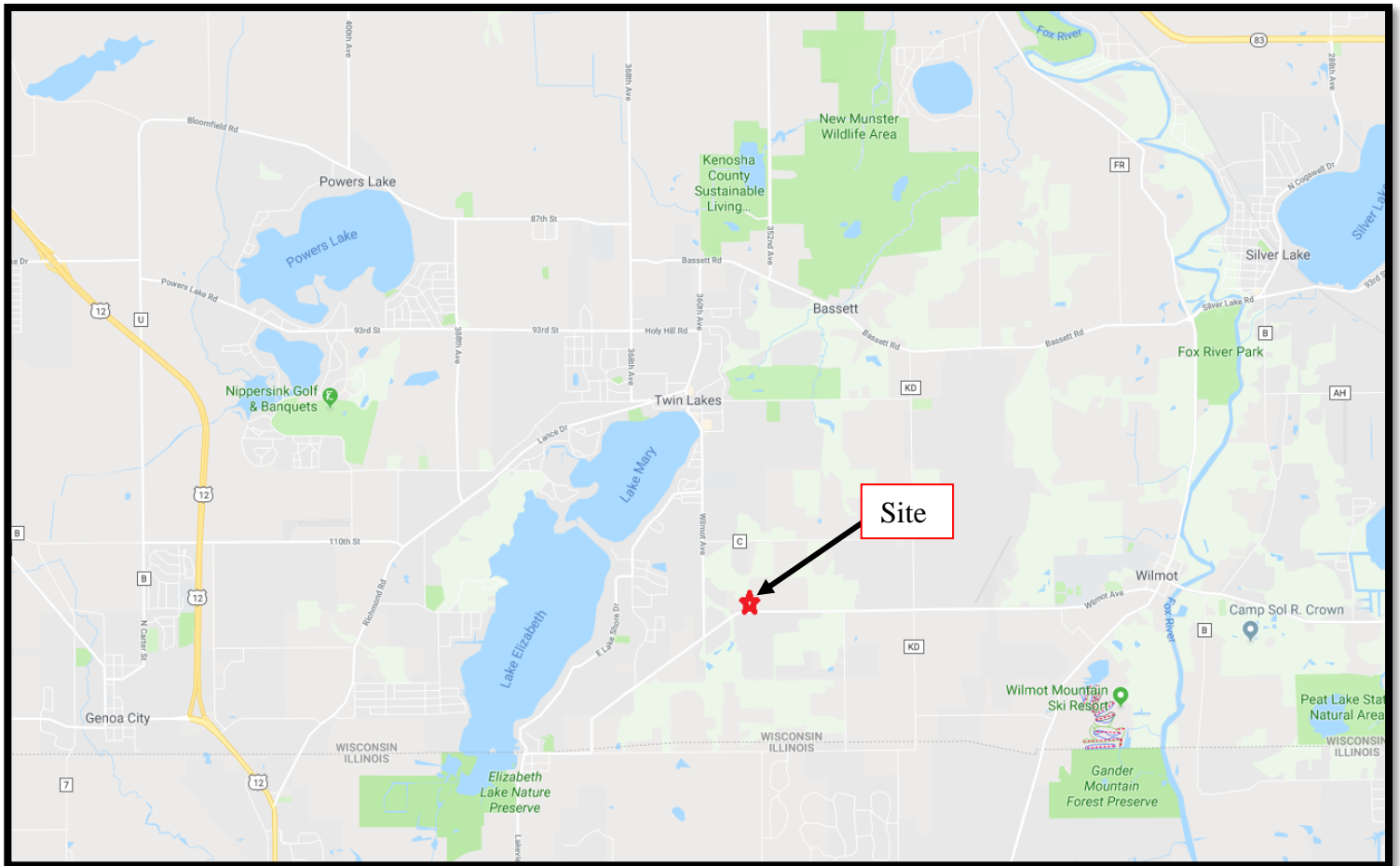


Exhibit 2: NRCS Soil Survey

The following soils are mapped within the area studied:

Ph: Pella silt loam (hydric), poorly-drained, 0-2% slopes

MyB: Miami silt loam, (non-hydric), well-drained, 2-6% slopes

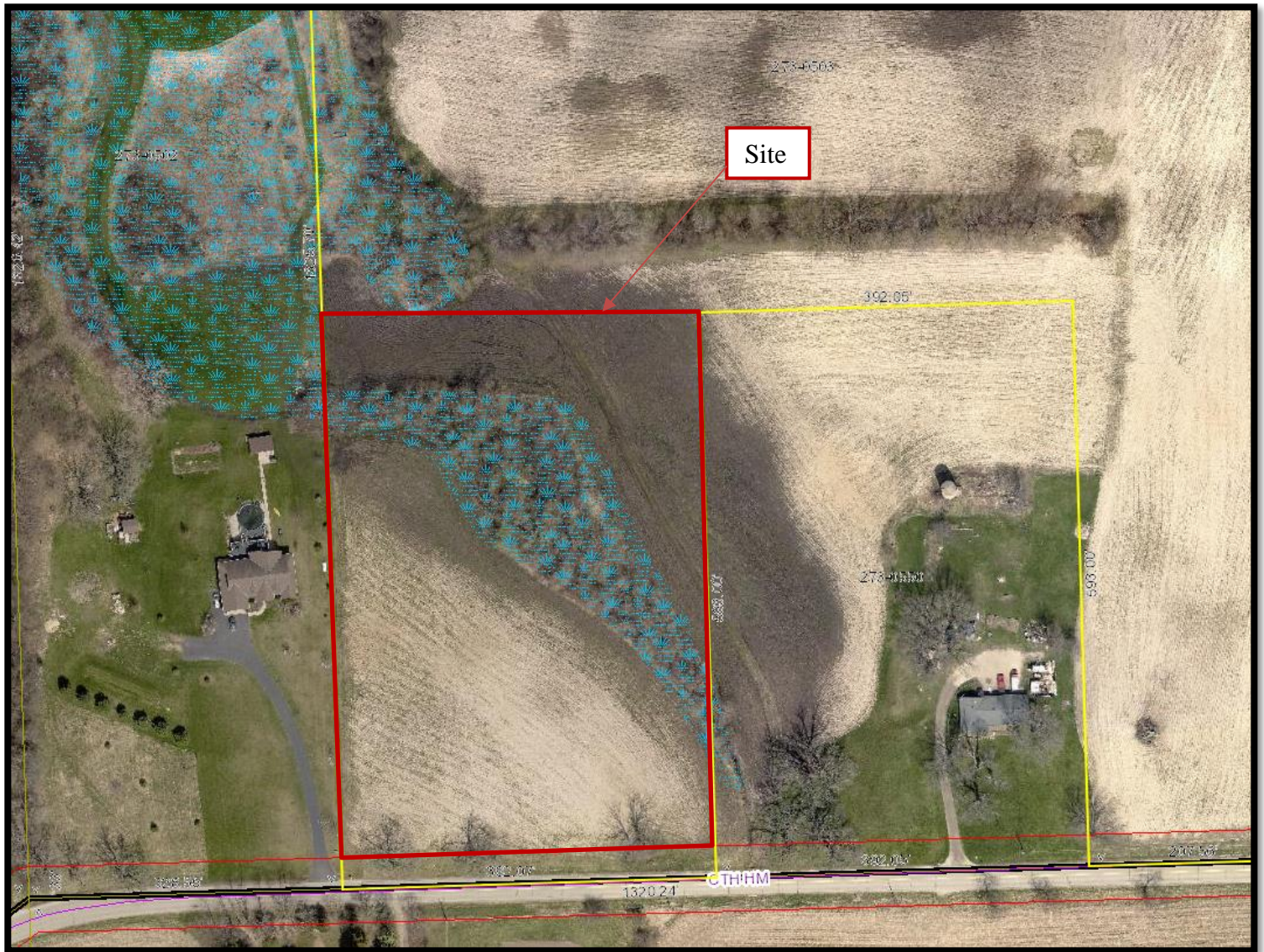


Exhibit 3: Kenosha County Wetlands Inventory

The Kenosha County Wetlands Inventory Map was reviewed to identify the potential for the presence and general extent of mapped wetlands on the subject parcel and surrounding properties. Locations of potential wetlands and open water are shaded blue to indicate that wetlands may be present in the areas shown.

Wetlands/Waters are identified within the area of the study site. There are no known high quality aquatic resources or advanced identification (ADID) wetlands identified on the map in the vicinity of the property.

[Note: The map serves only as a large-scale guide and the actual locations of wetlands identified on-site vary.]



Description of wetland:

Wetlands dominated by trees, shrubs, persistent emergent vegetation, Characterized by erect, rooted, herbaceous hydrophytes. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants. Dominated by species that normally remain standing at least until the beginning of the next growing season

Water Regime **Seasonally Flooded:** Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.

Exhibit 4: Approximate Wetland Boundaries Identified – 2015 Aerial Photo

- *Wetland A: Flags A1 – A33*



Please contact our office should you have any questions or if I can be of further assistance.

Sincerely,

Daniel J. Krill CPESC, CWS #002
Principal Wetland Specialist