



COUNTY OF KENOSHA

Division of Planning & Development

19600 75th Street, Suite 185-3

Bristol, WI 53104-9772

Phone: (262) 857-1895

Fax: (262) 857-1920

NOV - 8 2023

KENOSHA COUNTY DEVELOPMENT APPLICATION

Kenosha County
Planning and Development

If you would rather apply for your project online and pay fees online without having to travel to and from this office to submit hardcopy documentation and physical payment, you can do so by visiting the Planning & Development Online Portal at the web address shown below, creating login credentials and logging in under said credentials in order to apply for your project. If you submit via the portal, you still need to complete this application, and upload it to the portal.

<https://permitting.kenoshacounty.org/eTrakit/>

1. Select all application types that apply:

- ☒ Comprehensive Land Use Plan Map Amendment Application (COMP)
☒ Rezoning Application (REZO)
☐ Conditional Use Permit Application (CUP)
☐ Affidavit of Correction (AFFC)

Land Division Applications

- ☒ Certified Survey Map (CSM)
☐ Preliminary Plat Application (PLAT)
☐ Final Plat Application (PLAT)

2. Enter all contact information:

Property Owner Contact Information (1)

Company Name: William and Diane Fliess Rev. Trust
Individual's Name: _____
Mailing Address: 2515 200th Ave, Union Grove WI 53182
Phone Number: 262-206-0880
Email Address: fliessfarms4@aol.com

Property Owner Contact Information (2)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Property Owner Contact Information (3)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Property Owner Contact Information (4)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Architect Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Engineer Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Surveyor Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Master Plumber/Soil Tester Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

3. List all subject properties by property address and/or tax key parcel number. If a full property address is not available including a house number, provide the tax key parcel number:

Tax Key Parcel Number	Full Property Address
1. 45-4-221-162-0301	180th Ave
2.	
3.	
4.	

For Office Use Only: Applicants can track status on <https://permitting.kenoshacounty.org/eTrakit/>

Project Number(s):

COMP23-00007, REZO23-00017, CSM23-00011

e.g. COMP20-00001, REZO20-00001, CSM20-00001

4. Provide a written summary of your proposed project and reasons for pursuing said project:

5. If you are submitting a Comprehensive Land Use Plan Map Amendment Application (COMP), work with Planning & Development staff to prepare and attach a map of the subject area showing current land use plan map designations and a map of the subject area showing proposed land use plan map designations.
6. If you are submitting a Rezoning Application (REZO), work with Planning & Development staff to prepare and attach a map of the subject area showing current zoning map classifications and a map of the subject area showing proposed zoning map classifications.

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 <https://www.revenue.wi.gov/Pages/SLF/useval-uvindx.aspx> or <https://www.revenue.wi.gov/Pages/FAQS/slf-usevalue.aspx>.

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.

7. If you are submitting a Conditional use Permit Application (CUP), work with Planning & Development staff to prepare and attach a code excerpt from [Section 12.29-8](#) of the Kenosha County General Zoning & Shoreland/Floodplain Zoning Ordinance regarding applicable standards to your proposed use. Any conditional use permit application is subject to formal site plan review pursuant to [Section 12.08-2](#) of the Kenosha County General Zoning & Shoreland/Floodplain Ordinance.
- Proposed Use:
 - Hours of Operation:
 - Number of employees currently onsite during the largest work shift:
 - Number of employees that will be onsite during the largest work shift:
 - Will there be outside entertainment? _____. If so, draw and label total horizontal and vertical extent of proposed outside entertainment on site plan.
 - Will there be outside storage? _____. If so, draw and label total horizontal and vertical extend of proposed outside storage on site plan.
 - Attach professionally drawn to-scale plan sheets for each of the following as applicable:
 - Building Plan (include floor plans and elevation drawings)
 - Site Plan [\(Section 12.05-1\(h\)3 of zoning ordinance\)](#)
 - Traffic, Parking and Access Plan [\(Section 12.13 of zoning ordinance\)](#)
 - Landscape Plan [\(Section 12.16 of zoning ordinance\)](#)
 - Lighting Plan (including photometrics) [\(Section 12.15 of zoning ordinance\)](#)
 - Storm Water Management Plan [\(Division II of stormwater ordinance\)](#)
 - Utility Plan
 - Traffic Impact Analysis (TIA) Plan
 - Natural Resources Protection Plan
 - Signage Plan [\(Section 12.14 of zoning ordinance\)](#)
8. If you are submitting an Affidavit of Correction (AFFC), attach the draft affidavit of correction document prepared by your hired professional surveyor.
9. If you are submitting a Certified Survey Map Application, Preliminary Plat Application or Final Plat Application, submit the draft certified survey map document, draft preliminary plat document or draft final plat document prepared by your hired professional surveyor. Draft certified survey map, preliminary plat and/or final plat should be prepared compliant with applicable requirements stated in the [Kenosha County Land Division Ordinance](#).
10. If you are submitting a Comprehensive Land Use Plan Map Amendment (COMP), Rezoning Application (REZO), Land Division Application (CSM or PLAT) or a Conditional Use Permit Application (CUP) your project may be subject to sections of the Kenosha County Sanitary Code and Private Sewage System Ordinance that require a professional evaluation of existing private on-site wastewater treatment system(s) (POWTS) by a hired master plumber and/or professional soil borings by a hired professional soil tester in order to confirm site suitability for a future planned POWTS. Depending on the results of these required hired professional evaluations, existing non-compliant POWTS on the subject property may be required to be replaced or proposed lots may be deemed unbuildable and therefore not be able to be created as part of your land division application.

Any required POWTS evaluations or required soil borings must be submitted to this office prior to or with the formal submittal of this application document. If an existing non-compliant POWTS must be replaced, then this application document will not be accepted until the required sanitary permit and associated application fees for said sanitary permit are submitted to this office.

- a. Number of lots/parcels being created (Do not include outlots or the remnant parcel unless it is 35 acres or less)

_____.

- b. Review Fee = Number from above x \$75

75 x 1 = \$75.00-dollars

- c. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems?
No.
- d. Are these systems older than July 1, 1980?
Not applicable.
- e. If you answered yes to questions 3 and 4, this existing septic system must go through an evaluation to determine compliance with SPS 383.32 of the Wisconsin Administrative Code or may need to replace the existing system with a code compliant one as part of this land division procedure. The Sanitary Permit for the replacement system must be issued prior to applying for approval of the land division with the Division of Planning & Development.
- f. Certified Survey Maps (CSMs) must have complete soil and site evaluations for all proposed lots including any remnant parcel 35 acres or less. For CSMs involving structures served by private sewage systems the existing system and all treatment tanks shall be located and shown on the survey and must be evaluated for compliance with SPS 383.32, Wisconsin Administrative Code. Existing systems older than July 1, 1980 and in suitable soils shall be required to have a soil and site evaluation conducted to establish a replacement area for a future private sewage system. This area designated for a future system shall be shown on the survey and must meet all setback requirements and be within the boundaries of the newly proposed parcel.
- g. Preliminary plats must follow the soil and site evaluation requirements as stated in Chapter 15.07 of the Kenosha County Sanitary Code and Private Sewage System Ordinance. Final plats on clayey glacial till soils will be required to have complete soil tests conducted and have the soil boring locations on the plat. 8. For further information and details of these procedures you may contact a sanitarian in the Division of Health Services or at 262/857-1910.

11. Application fees will be assessed at time of submittal. See Fee Schedule.

Development Disclosure

It is the property owner and applicant's responsibility to determine if additional permits from other agencies will be required, including but not limited to: Wisconsin State Building Codes, Wisconsin State Department of Natural Resources, FEMA, U.S. Army Corps of Engineers, Wisconsin State Department of Transportation and U.S. Fish and Wildlife. If additional permits are required, it is the responsibility of the property owner/applicant to obtain such permits and comply with their conditions of approval.

The applicant acknowledges that the County of Kenosha could incur substantial costs throughout the review process and that it is appropriate for the applicant to be financially responsible for costs related to the development process rather than the County residents. Thus the applicant agrees to pay to the County of Kenosha all reasonable costs for engineering, planning, legal and administrative expenses incurred by the County of Kenosha as a result of this application.

Both parties acknowledge that the payment of funds and executing this application does not imply any particular outcome or decision by the staff of the County of Kenosha, the Planning, Development & Extension Education Committee and/or the County Board.

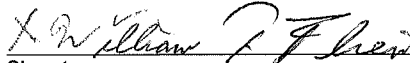
It is the property owner/applicant's responsibility to provide the County of Kenosha all necessary legal documentation related to the property, including but not limited to: proof of ownership, receipts, surveys, deed restrictions, vacation records, easement records, etc.

I acknowledge, understand, and agree, that all relevant documentation will be provided to Kenosha County, and that all required permits and consent will be obtained prior to the start of construction, with all conditions of approval adhered to.

SIGNATURE OF ALL SUBJECT PROPERTY OWNERS (attach separate agent letter if necessary)

_____ Signature	_____ Print Name
_____ Signature	_____ Print Name
_____ Signature	_____ Print Name

SIGNATURE OF APPLICANT

 Signature	<u>William T. Flieso</u> Print Name
--	--

IMPORTANT TELEPHONE NUMBERS

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

Division of Planning and Development (including Sanitation & Land Conservation) (262) 857-1895
Facsimile # (262) 857-1920

Public Works Division of Highways (262) 857-1870

Kenosha County Administration Building
Register of Deeds (262) 653-2444
Division of Land Information (262) 653-2622

Wisconsin Department of Transportation, Southeast Region (262) 548-5902
141 NW Barstow St.
Waukesha WI 53187-0798

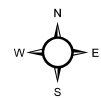
Wisconsin Department of Natural Resources - Sturtevant Office (262) 884-2300
9531 Rayne Rd., Suite 4
Sturtevant WI 53177

Brighton, Town of (262) 878-2218
Paris, Town of (262) 859-3006
Randall, Town of (262) 877-2165
Somers Village/Town of (262) 859-2822
Wheatland, Town of (262) 537-4340
City of Kenosha Planning & Zoning (262) 653-4030
City of Kenosha Water Utility (262) 653-4300
City of Kenosha Airport (262) 653-4160

Kenosha County

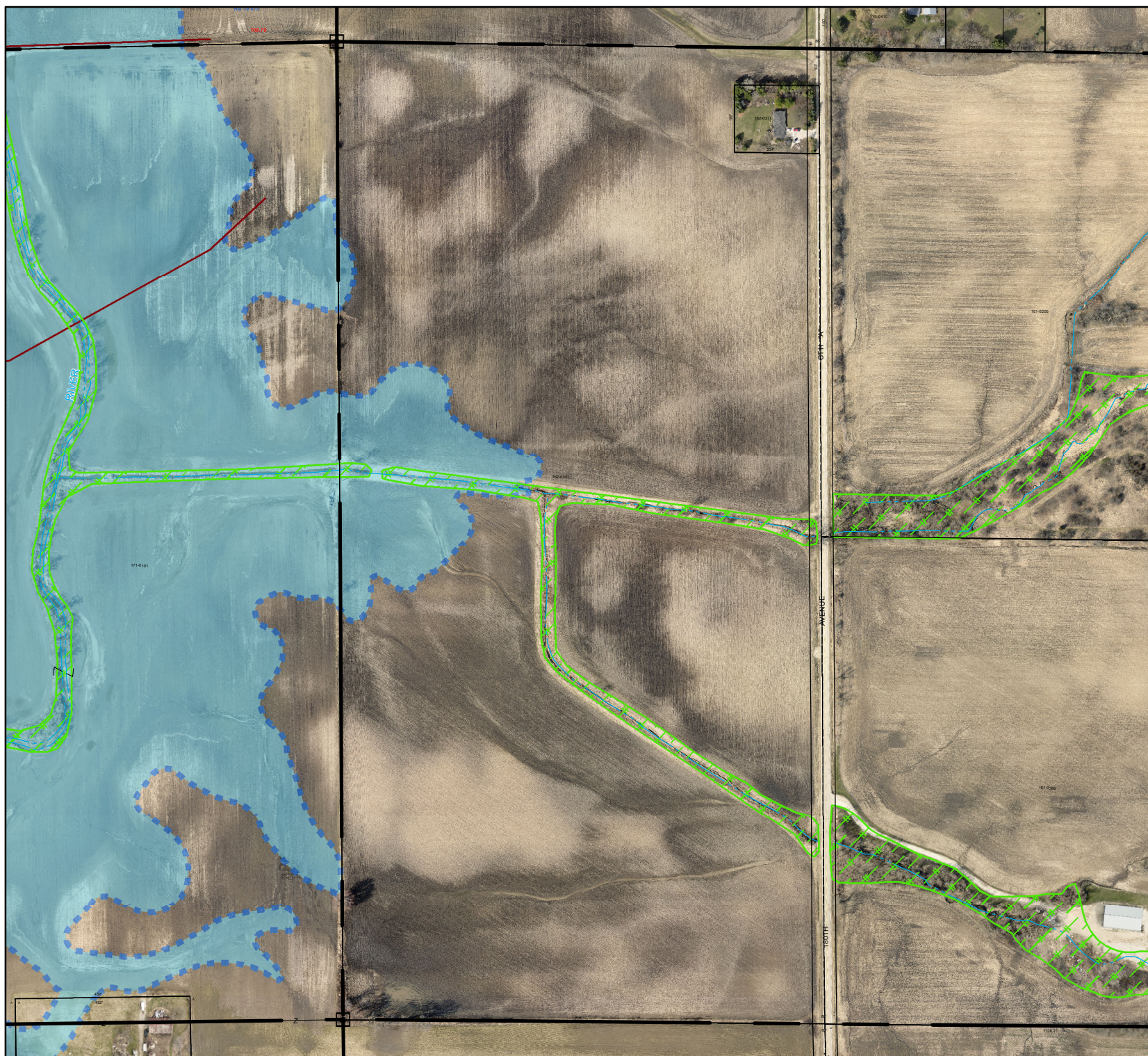


**SUBJECT
PROPERTY**



1 inch = 500 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.



Kenosha County



CURRENT LAND USE PLAN MAP DESIGNATIONS



1 inch = 500 feet

LAND USE PLAN 2036 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 |
| INDUSTRIAL | ISOLATED NATURAL RESOURCE AREA, AND OTHER CONSERVANCY LAND TO BE PRESERVED |
| BUSINESS/INDUSTRIAL PARK | SURFACE WATER |
| GOVERNMENTAL AND INSTITUTIONAL | |

Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and GDS/SPC

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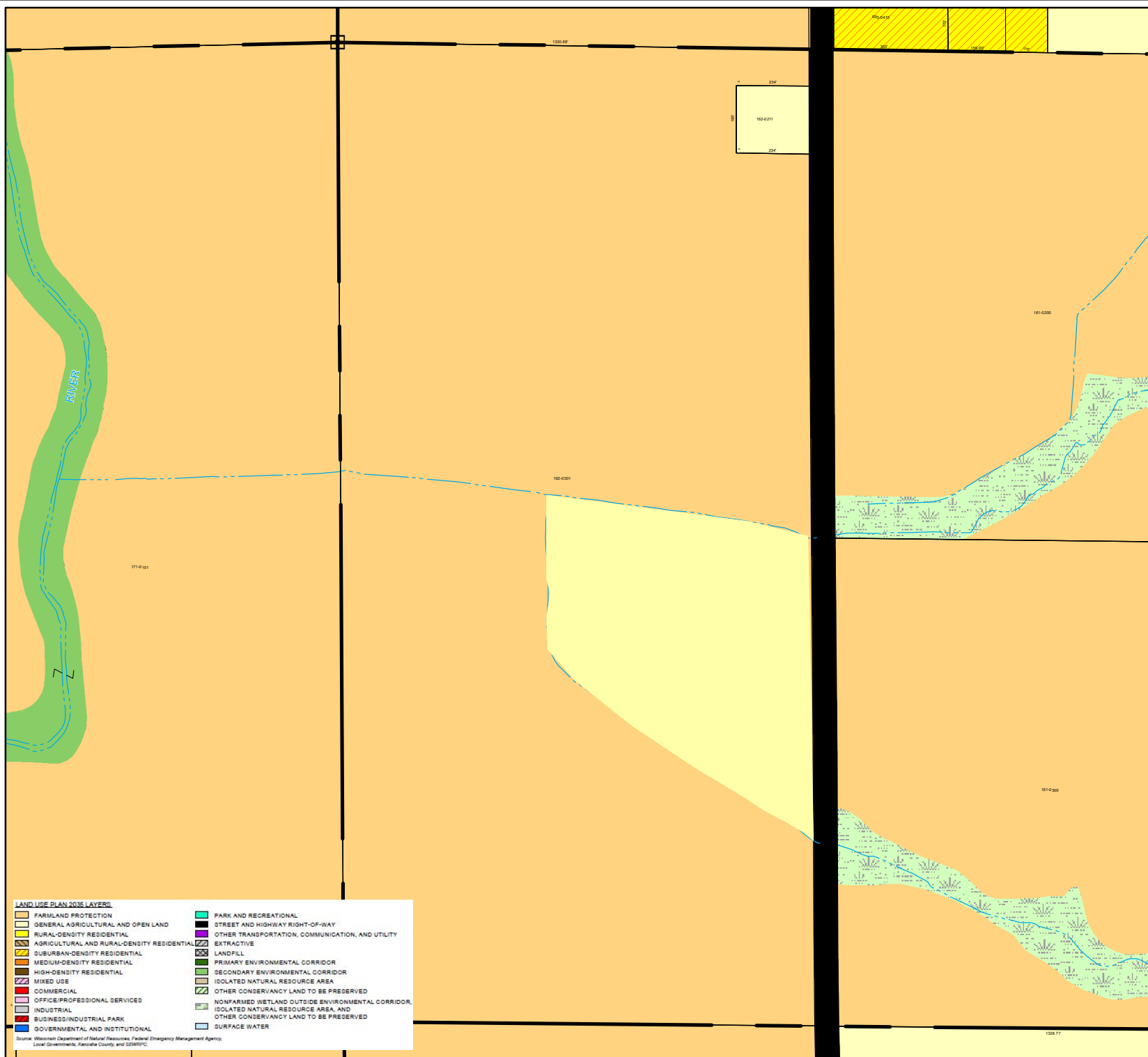
Kenosha County



PROPOSED LAND USE PLAN MAP DESIGNATIONS



1 inch = 500 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
	INDUSTRIAL		ISOLATED NATURAL RESOURCE AREA, AND
	BUSINESS/INDUSTRIAL PARK		OTHER CONSERVANCY LAND TO BE PRESERVED
	GOVERNMENTAL AND INSTITUTIONAL		SURFACE WATER

Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and USFWS/FPC

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Kenosha County

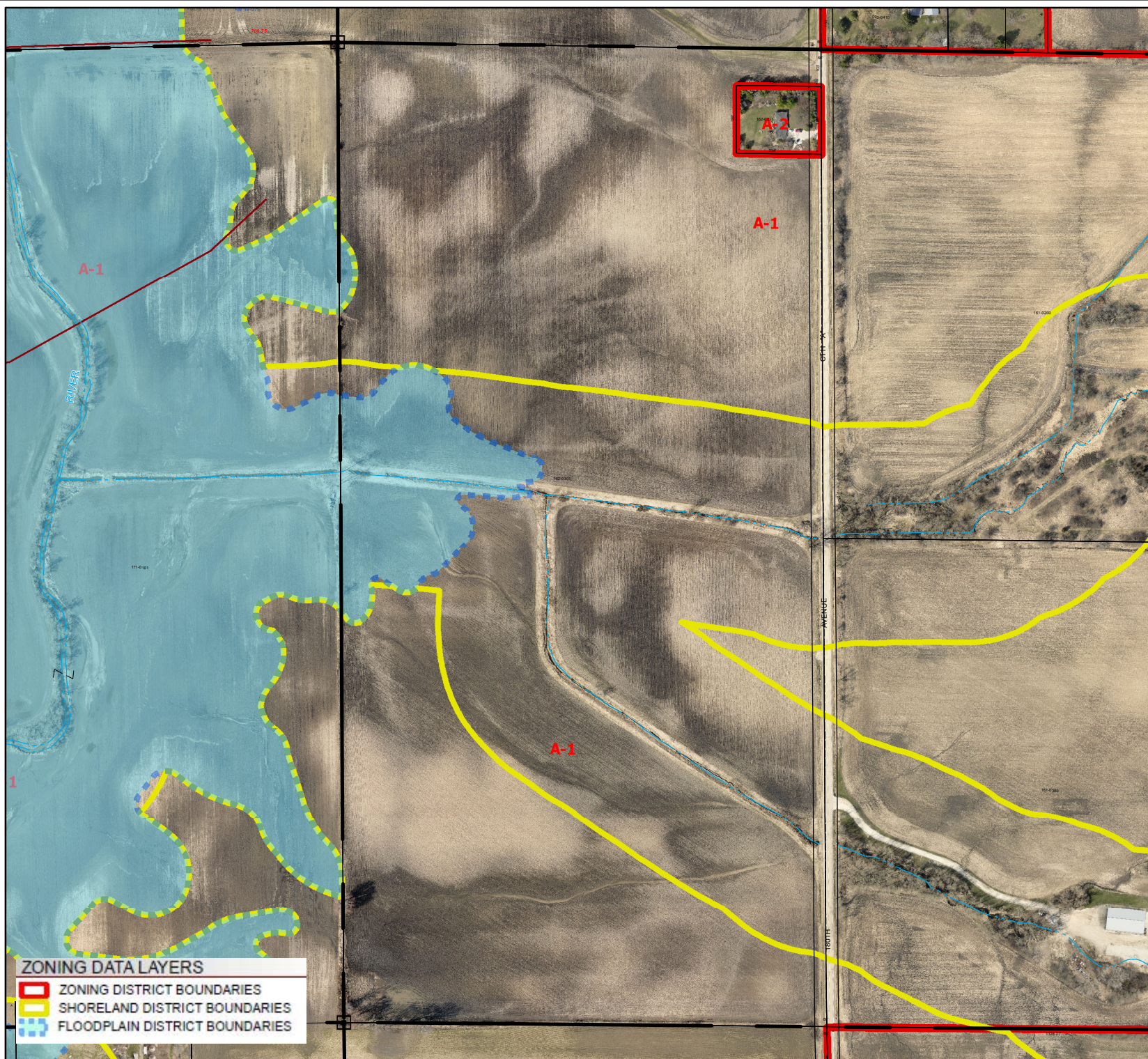


CURRENT ZONING MAP CLASSIFICATIONS



1 inch = 500 feet

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Kenosha County

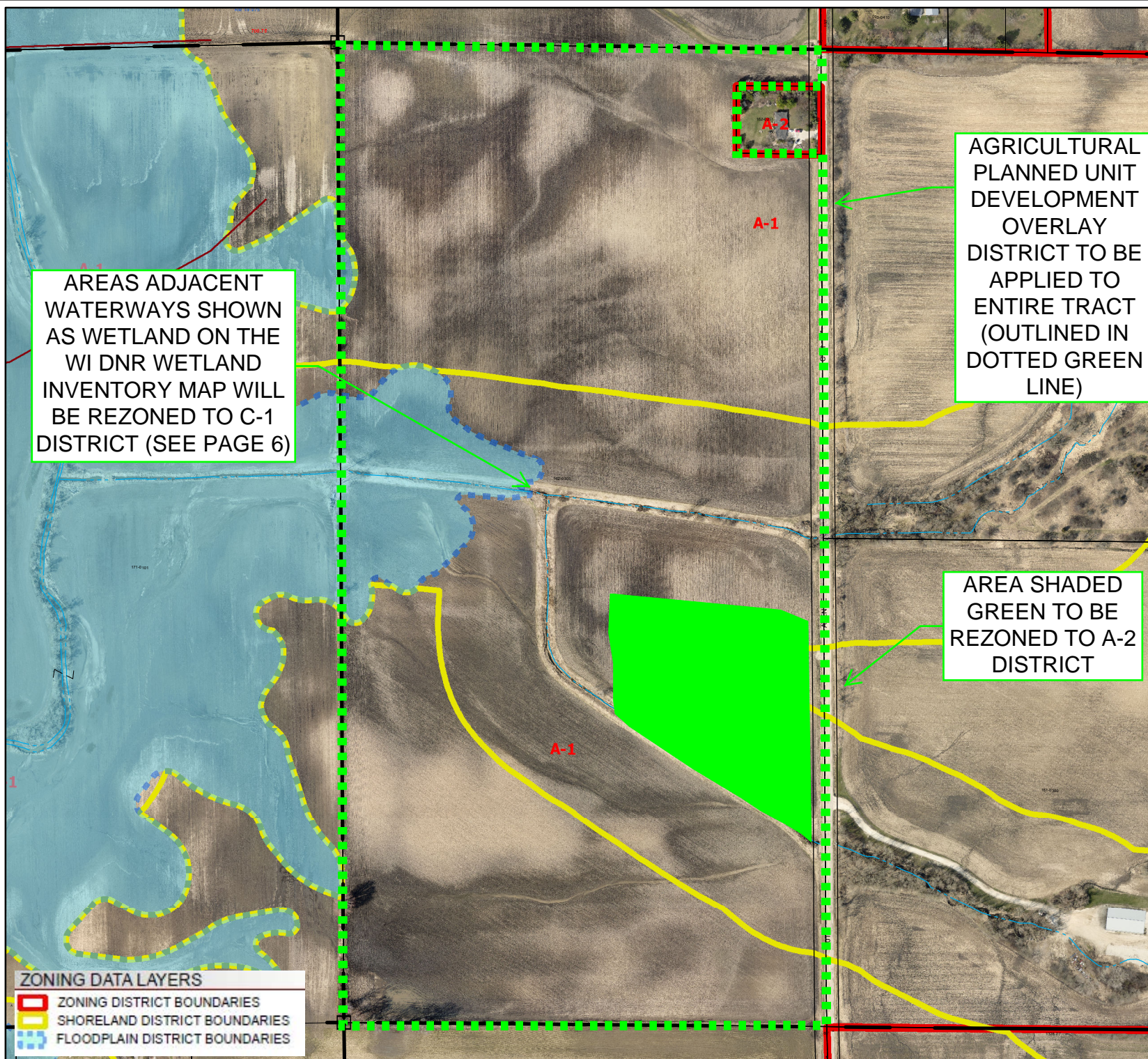


PROPOSED ZONING MAP CLASSIFICATIONS



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CERTIFIED SURVEY MAP NO. _____.

BEING PART OF THE NORTHWEST 1/4 AND THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 16, TOWNSHIP 2 NORTH, RANGE 21 EAST
OF THE FOURTH PRINCIPAL MERIDIAN, IN THE
TOWNSHIP OF PARIS, COUNTY OF KENOSHA
AND STATE OF WISCONSIN.

OWNER/SUBDIVIDERS: WILLIAM AND DIANE FLIESS REVOCABLE TRUST
2515 200TH AVENUE
UNION GROVE, WI 53182

PREPARED BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
262-767-0225
JOB NO. 10717-CSM

LEGAL DESCRIPTION:

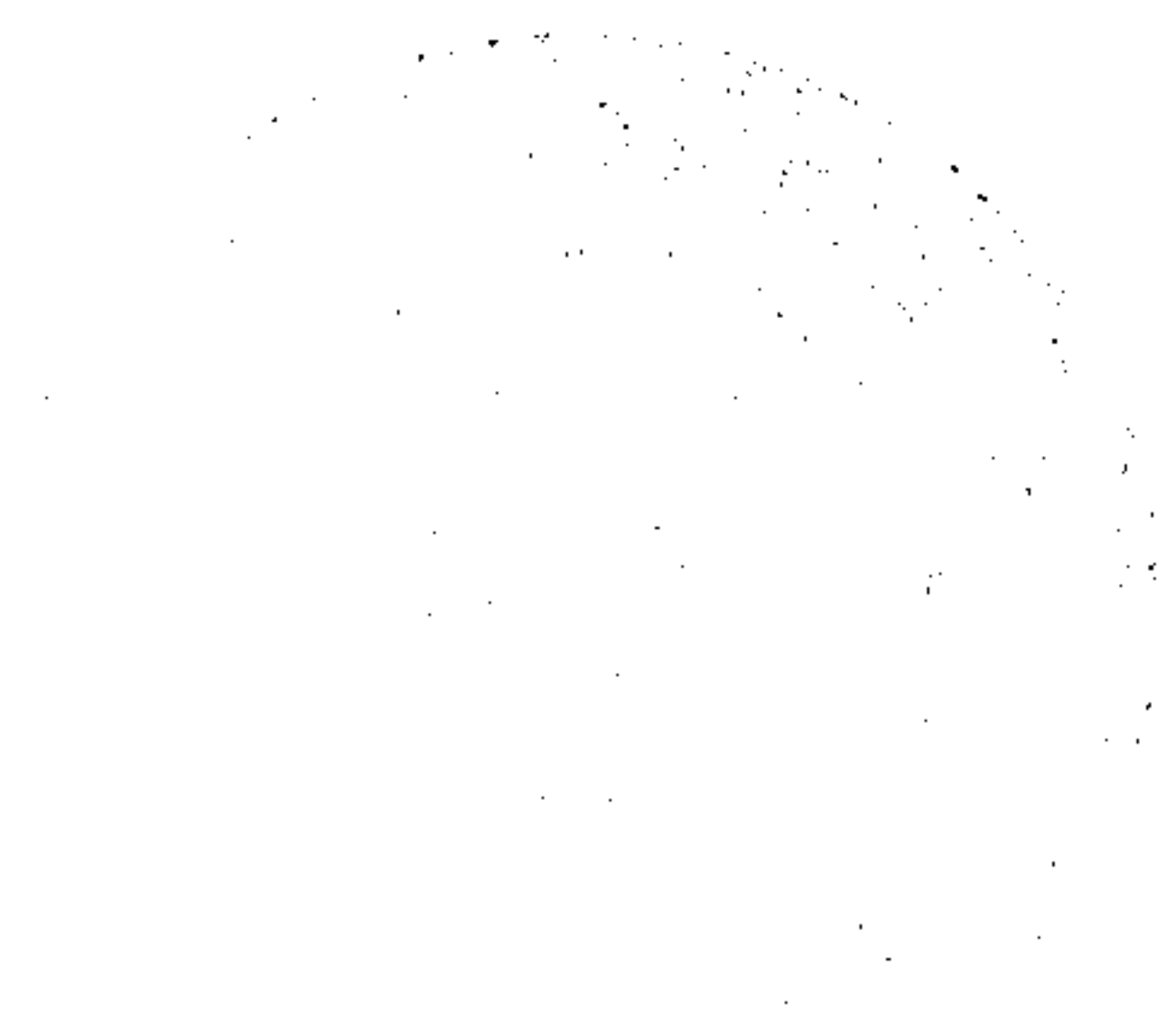
BEING PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF PARIS, COUNTY OF KENOSHA, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE WEST 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 01°42'36" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 SECTION 2689.49 TO THE NORTHWEST CORNER OF SAID SECTION; THENCE NORTH 89°28'27" EAST (RECORDED AS NORTH 89°28'42" EAST) ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION 1330.70 FEET TO A POINT IN THE CENTER LINE OF 180TH AVENUE (a.k.a. C.T.H. "A") ALSO BEING THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE SOUTH 01°40'52" EAST ALONG SAID CENTER LINE 102.73 FEET (RECORDED AS 103.00 FEET); THENCE SOUTH 89°27'47" WEST 234.00 FEET; THENCE SOUTH 01°40'52" EAST 185.15 FEET (RECORDED AS 185.00 FEET); THENCE NORTH 89°27'47" EAST 234.00 FEET; THENCE SOUTH 01°40'52" EAST ALONG SAID CENTER LINE ALSO BEING THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 16, 2394.24 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 SECTION; THENCE SOUTH 89°09'27" WEST ALONG SAID SOUTH LINE 1329.21 FEET TO THE PLACE OF BEGINNING. SUBJECT TO RIGHTS OF THE PUBLIC OVER THE EAST 33 FEET THEREOF FOR ROAD PURPOSES (180TH AVENUE a.k.a. C.T.H. "A"). CONTAINING 69.42 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, ROBERT J. WETZEL, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT AT THE DIRECTION OF WILLIAM AND DIANE FLIESS, AS TRUSTEES OF THE WILLIAM AND DIANE FLIESS REVOCABLE TRUST, THAT I HAVE SURVEYED THE LAND DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT, AND THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES AND WITH THE SUBDIVISION CONTROL ORDINANCE FOR THE TOWN OF PARIS AND WITH THE KENOSHA COUNTY SUBDIVISION ORDINANCE.

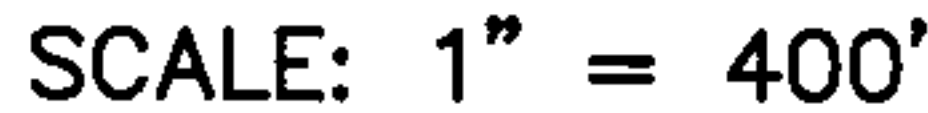
DATED THIS 3RD DAY OF NOVEMBER, 2022.


ROBERT J. WETZEL S-1778

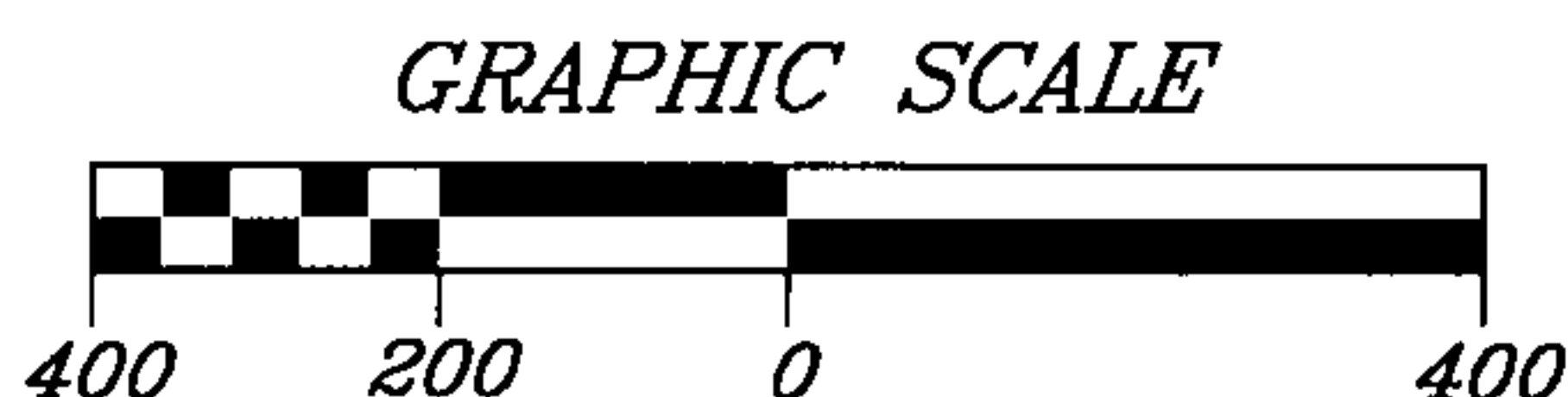


PREPARED FOR: WILLIAM AND DIANE FLEISS REVOCABLE TRUST
2515 200TH AVENUE
UNION GROVE, WI 53182


PREPARED BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225
JOB NO. 10717



NOTE: ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.



SHEET 2 OF 4


ROBERT J. WETZEL
NOVEMBER 3, 2022

CERTIFIED SURVEY MAP NO.

BEING PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWNSHIP OF PARIS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

PREPARED FOR: WILLIAM AND DIANE FLIESS REVOCABLE TRUST
2515 200TH AVENUE
UNION GROVE, WI 53182

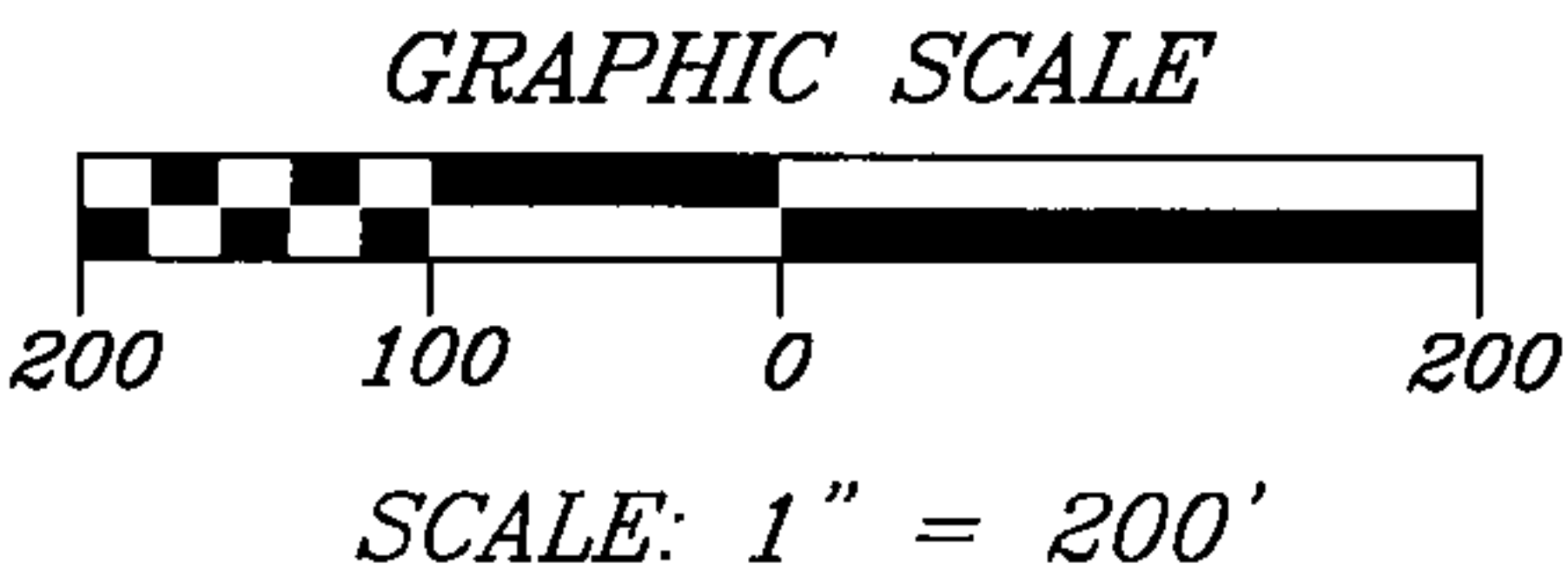
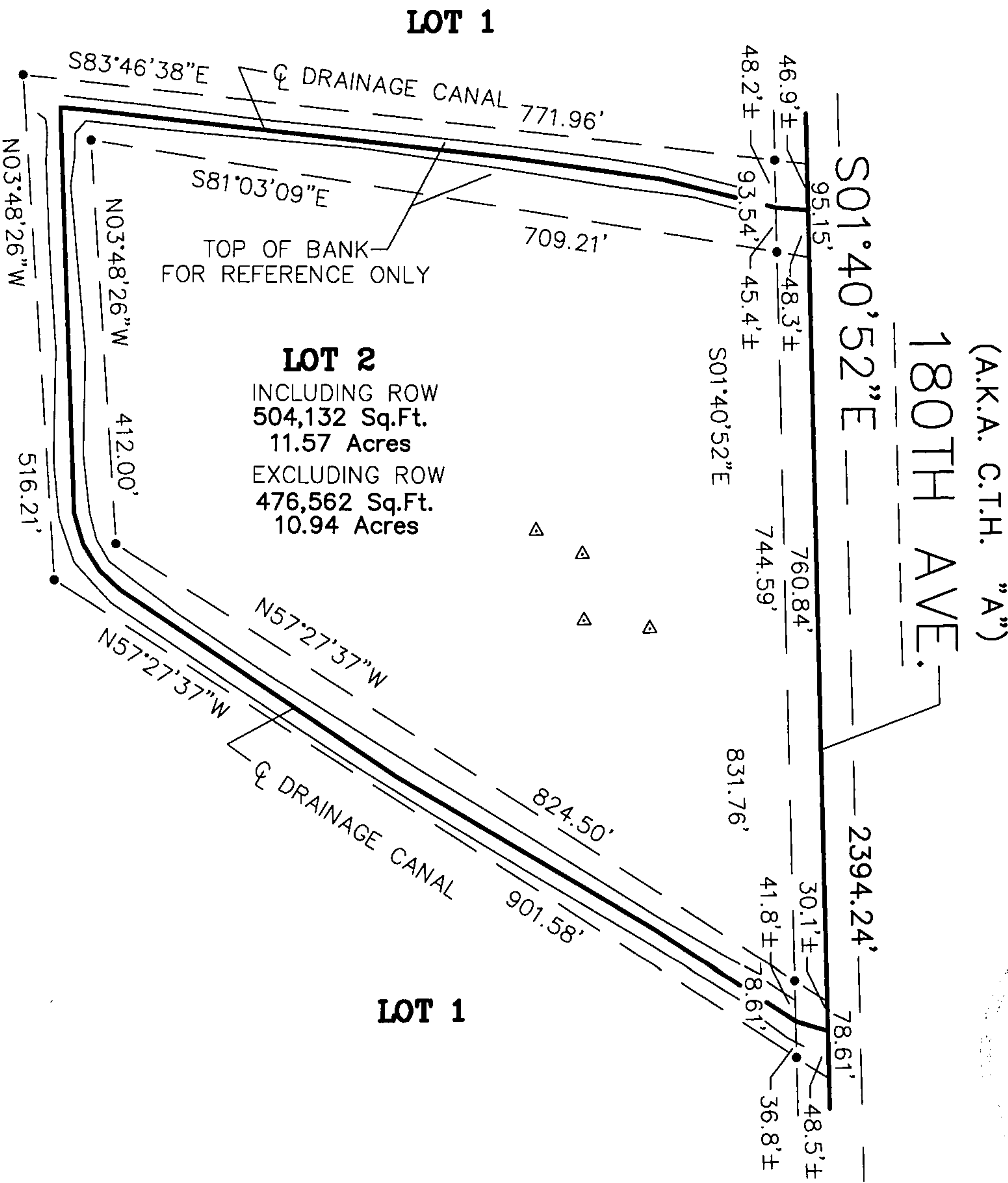
PREPARED BY: B.W. SURVEYING, INC.
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LEGEND

- FOUND KENOSHA COUNTY MONUMENT (CONCRETE/CAP)
- FOUND 1-1/4" O.D. IRON PIPE
- SET 1-1/4" O.D. X 18" IRON PIPE WEIGHING NOT LESS THAN 1.68 POUNDS PER LINEAL FOOT.
- FOUND 1" O.D. IRON PIPE
- SOIL BORING
- RECORDED AS

DETAIL LOTS 1 AND 2



Robert J. Wetzel
ROBERT J. WETZEL S-1778
NOVEMBER 3, 2022

CERTIFIED SURVEY MAP NO. _____.

BEING PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF PARIS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

OWNER'S CERTIFICATE:

WE, WILLIAM AND DIANE FLIESS, AS TRUSTEES OF THE WILLIAM AND DIANE FLIESS REVOCABLE TRUST, 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 MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWNSHIP OF PARIS, AND KENOSHA COUNTY, WISCONSIN.

WILLIAM FLIESS TRUSTEE DIANE FLIESS TRUSTEE

STATE OF WISCONSIN)
KENOSHA COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 202 , THE ABOVE NAMED WILLIAM AND DIANE FLIESS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KENOSHA COUNTY PLANNING, DEVELOPMENT AND EXTENSION EDUCATION COMMITTEE APPROVAL:

THIS CERTIFIED SURVEY MAP WAS HEREBY APPROVED BY THE KENOSHA COUNTY PLANNING, DEVELOPMENT, AND EXTENSION EDUCATION COMMITTEE ON THIS _____ DAY OF _____, 202 .

JEFF BADTKE CHAIRPERSON

TOWN OF PARIS TOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN OF PARIS TOWN BOARD ON THIS _____ DAY OF _____, 202 .

JOHN HOLLOWAY CHAIRPERSON DIANA COUGHLIN TOWN CLERK

DATED THIS 3RD DAY OF NOVEMBER, 2022


ROBERT J. WETZEL S-1778

