



COUNTY OF KENOSHA

Department of Planning and Development

REZONING PROCEDURES



KENOSHA COUNTY

DEPARTMENT OF PLANNING
AND DEVELOPMENT



COUNTY OF KENOSHA

Department of Planning & Development

KENOSHA COUNTY REZONING PROCEDURES

- ☐ 1. Contact the Department of Planning & Development 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 Planning & Development 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): _____

Town Board meeting date (tentative): _____

- ☐ 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: _____
(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.

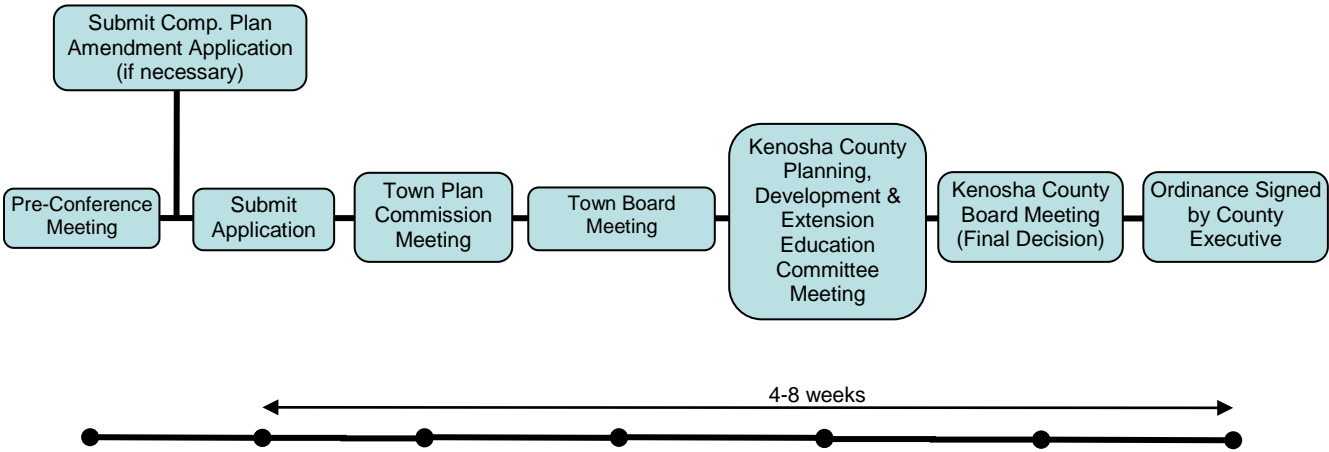
If denied by the Kenosha County Board of Supervisors you have thirty (30) days to file an appeal with circuit court if you so choose.

- ☐ 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 Planning & Development	
19600 - 75 th 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



May 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

DEC - 8 2016

REZONING APPLICATION

DEC 08 2016

(a) Property Owner's Name: Kenosha County Planning and Development

Michael & Linda Gallagher Trustee of Michael & Linda Gallagher Rev. Trust

Print Name: Michael Gallagher

Signature: Michael Gallagher

Mailing Address: 1315 172nd Avenue

City: Union Grove

State: WI

Zip: 53182-9431

Phone Number: 262-331-4398

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: Michael Gallagher

Signature: Michael Gallagher

Business Name: _____

Mailing Address: 1315 172nd Avenue

City: Union Grove

State: WI

Zip: 53182-9431

Phone Number: 262-331-4398

E-mail (optional): _____

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

45-4-221-161-0100

Property Address of property to be rezoned:

1315 172nd Avenue

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

To subdivide said 38.60-acre parcel into A 5.1+ acre parcel and a remnant parcel.

REZONING APPLICATION

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

A-1 Agricultural Preservation District	TCO Town Center Overlay District
A-2 General Agricultural District	B-1 Neighborhood Business District
A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	B-2 Community Business District
A-4 Agricultural Land Holding District	B-3 Highway Business District
AE-1 Agricultural Equestrian Cluster Single-Family District	B-4 Planned Business District
R-1 Rural Residential District	B-5 Wholesale Trade and Warehousing District
R-2 Suburban Single-Family Residential District	BP-1 Business Park District
R-3 Urban Single-Family Residential District	B-94 Interstate Highway 94 Special Use Business District
R-4 Urban Single-Family Residential District	M-1 Limited Manufacturing District
R-5 Urban Single-Family Residential District	M-2 Heavy Manufacturing District
R-6 Urban Single-Family Residential District	M-3 Mineral Extraction District
R-7 Suburban Two-Family and Three-Family Residential District	M-4 Sanitary Landfill and Hazardous Waste Disposal District
R-8 Urban Two-Family Residential District	I-1 Institutional District
R-9 Multiple-Family Residential District	PR-1 Park-Recreational District
R-10 Multiple-Family Residential District	C-1 Lowland Resource Conservancy District
R-11 Multiple-Family Residential District	C-2 Upland Resource Conservancy District
R-12 Mobile Home/Manufactured Home Park-Subdivision District	FPO Floodplain Overlay District
HO Historical Overlay District	FWO Camp Lake/Center Lake Floodway Overlay District
PUD Planned Unit Development Overlay District	FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
AO Airport Overlay District	
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:

A-1 Agricultural Preservation District	TCO Town Center Overlay District
A-2 General Agricultural District	B-1 Neighborhood Business District
A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	B-2 Community Business District
A-4 Agricultural Land Holding District	B-3 Highway Business District
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PUD Planned Unit Development Overlay District	FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
AO Airport Overlay District	
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](#)".

*** PENDING LAND USE PLAN MAP *
APPLICATION**

The existing planned land use category for the subject property is:

Farmland Protection	Governmental and Institutional
General Agricultural and Open Land	Park and Recreational
Rural-Density Residential	Street and Highway Right-of-Way
Agricultural and Rural Density Residential	Other Transportation, Communication, and Utility
Suburban-Density Residential	Extractive
Medium-Density Residential	Landfill
High-Density Residential	Primary Environmental Corridor
Mixed Use	Secondary Environmental Corridor
Commercial	Isolated Natural Resource Area
Office/Professional Services	Other Conservancy Land to be Preserved
Industrial	Nonfarmed Wetland
Business/Industrial Park	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: _____ County Board Supervisor: _____

(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

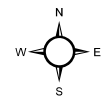
The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may 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



SITE MAP



1 inch = 300 feet

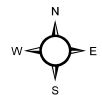
THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY.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



Kenosha County

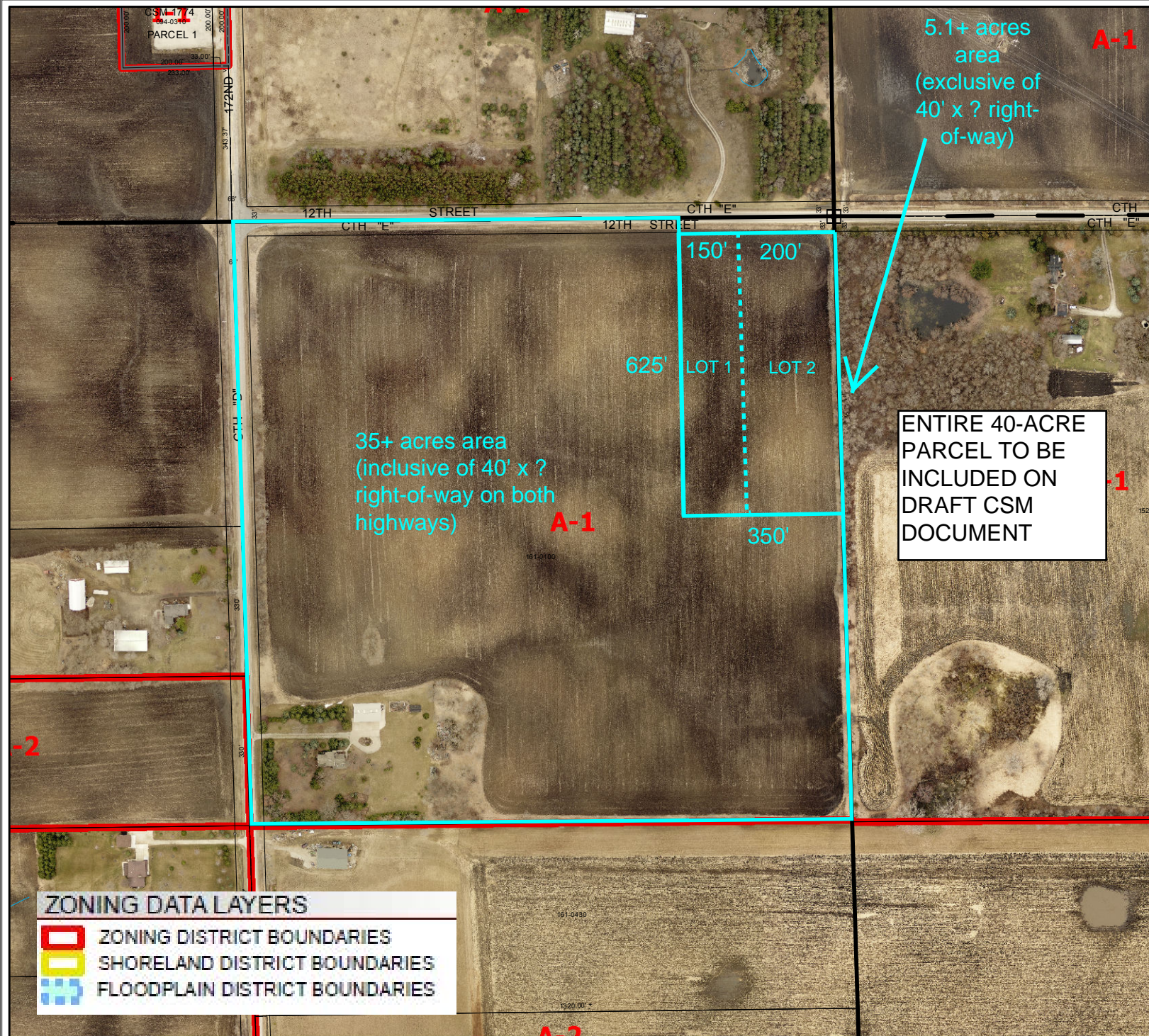


CURRENT ZONING MAP



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



Kenosha County

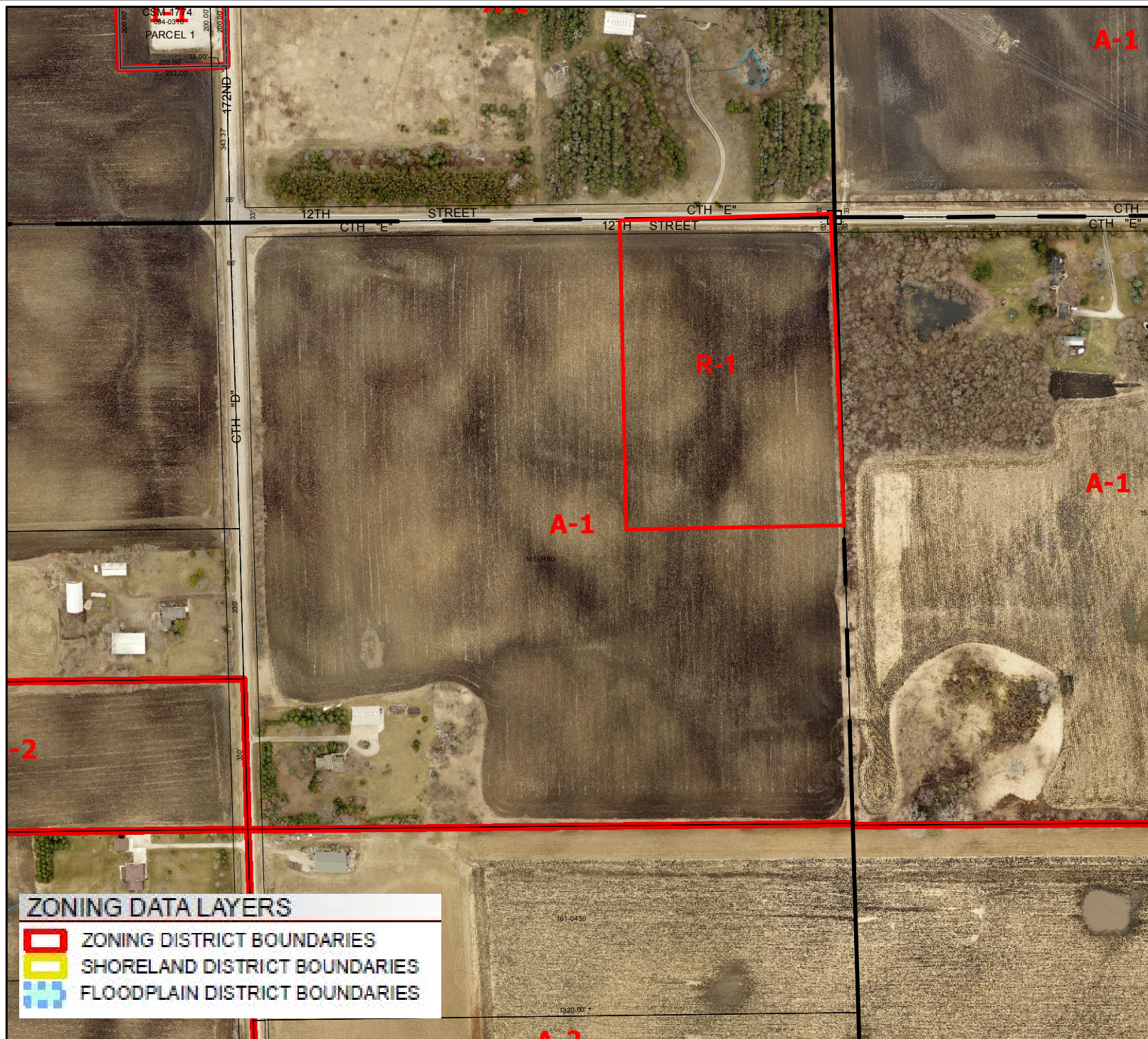


PROPOSED ZONING MAP



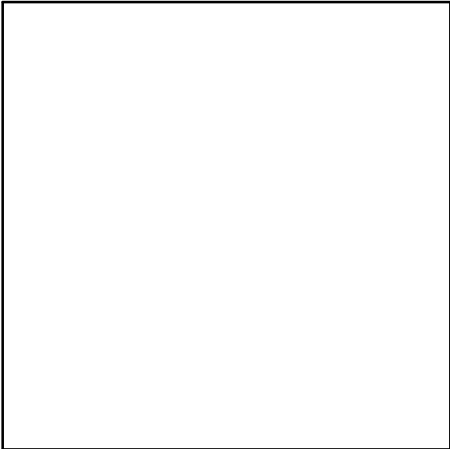
1 inch = 300 feet

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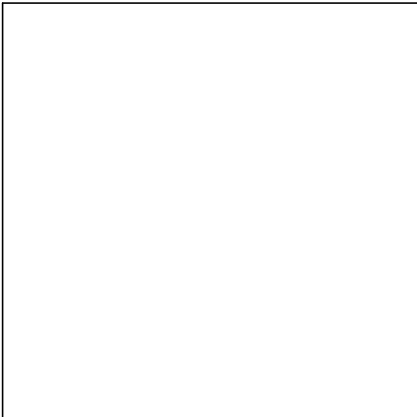
KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

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



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Mark A. Bolender
Wisconsin Professional Land Surveyor S – 1784
December 8, 2016



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

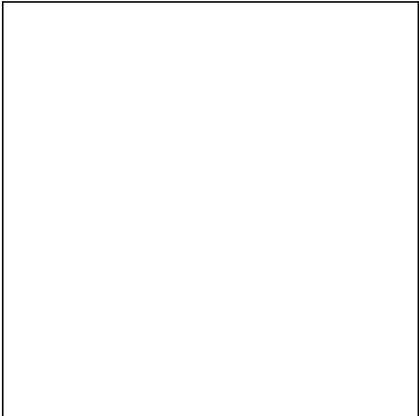
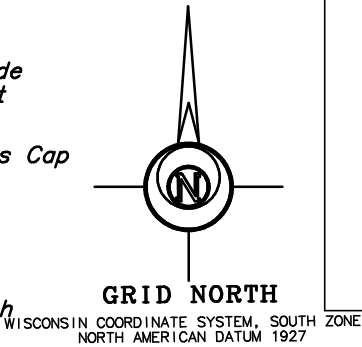
OWNER & SUBDIVIDER:
Michael & Linda Gallagher
1315 172nd Avenue
Union Grove, WI. 53182

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 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 1 North, Range 21 East of the 4th Principal Meridian as N 01°41'24" W



SCALE: 1 inch = 300 feet

NORTH QUARTER CORNER
OF SEC. 16-2-21
239,985.99
2,532,112.76

N 89°31'50" E 2656.71'

240,007.75
2,534,769.35

12th STREET

COUNTY TRUNK HIGHWAY "D" 172nd AVENUE

N 01°40'24" W 1333.75'

1293.64'

LOT 2

GROSS AREA = 35.13 Acres
NET AREA = 33.04 ACRES

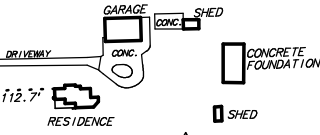
LOT 1

GROSS 5.49 ACRES
NET 5.17 ACRES

RIGHT-OF-WAY
CORNER DETAIL

N 88°44'16" E

UNPLATTED LANDS



S 89°22'48" W 1328.68'

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

UNPLATTED LANDS

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

TOWN OF PARIS PLAN COMMISSION APPROVAL CERTIFICATE

Approved by the Town of Paris Plan Commission, Kenosha County,
Wisconsin, on this _____ day of _____ 2016.

John Holloway – Plan Commission Chairman

Mark A. Bolender
Wisconsin Professional Land Surveyor S – 1784
December 8, 2016

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:

BEGINNING at the northeast corner of the Northeast Quarter of said Section 16; THENCE South 01 degree 41 minutes 24 seconds East, grid bearing from North, Wisconsin Coordinate System, South Zone, NAD 1927, along the east line of the Northeast Quarter of the Northeast Quarter of said Section 16 a distance of 2660.79 feet to the southeast corner of said Northeast Quarter of the Northeast Quarter; THENCE South 89 degrees 22 minutes 48 seconds West along the South line of said Northeast Quarter of the Northeast Quarter 1328.68 feet to the southwest corner of said Northeast Quarter of the Northeast Quarter; THENCE North 01 degree 40 minutes 24 seconds West along the west line of said Northeast Quarter of the Northeast Quarter 1333.75 feet to the northwest corner of said Northeast Quarter of the Northeast Quarter; THENCE North 89 degrees 31 minutes 50 seconds East along the north line of said Northeast Quarter of the Northeast Quarter 1328.36 feet to the POINT OF BEGINNING.

Containing 40.62 acres/1,769,322 square feet, more or less.

That I have made such survey, land division and map at the direction of Michael Gallagher, part 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.

Dated this 8th day of December, 2016.

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

OWNER'S CERTIFICATE

As Owner, I hereby certify that I have caused the lands described herein to be surveyed divided, mapped and dedicated as represented on this map. I also certify that this map is required to be submitted to the Town of Paris for approval.

Michael Gallagher

Dated _____ 2016

STATE OF WISCONSIN }
KENOSHA COUNTY } SS

Personally came before me this _____ day of _____ 2016, the above named Michael Gallagher to me known to be the same person who executed the foregoing certificate and acknowledged the same.

Notary

Notary Public, _____ Wisconsin

KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE APPROVAL

STATE OF WISCONSIN }
COUNTY OF KENOSHA } SS

This Certified Survey Map was hereby approved by the Kenosha County Planning, Development & Extension Education Committee on this _____ day of _____, 2016.

Chairperson – Erin Decker

