

January 2013



COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

AUG 10 2017

Kenosha County
Deputy County Clerk

A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY: 2035 MAP AMENDMENT APPLICATION

(a) Property Owner's Name:
Neuendank Brighton Land Trust

x *Kenneth Neuendank*
Signature

Mailing Address:
9000 Murphy Lane

City: Skokie State: IL Zip: 60076

Phone Number: 847-366-3741 E-mail (optional): kenneth.neuendank@comed.com

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):

x
Signature

Mailing Address:

City: State Zip:

Phone Number: E-mail (optional):

(b) Existing planned land use category as shown on Map 65 of the Kenosha County comprehensive plan:
"General Agricultural & Open Land", "SEC" & Non-Farmed Wetland"

(c) Proposed land use category (must be a land use category included in the legend for Map 65 of the Kenosha County comprehensive plan):
"General Agricultural & Open Land", "Rural Residential", "SEC" & Non-Farmed Wetland"

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

Development of a Rural Residential
Single Family Residence.

(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:

We are maintaining the rural/
integrity of this property as
best that we can with existing
wetlands. We could have
split into 2-10 acre parcels but
it was suggested by Planning
Office that we propose division
along water way so that it
was more natural.

(e-2) Is the proposed amendment compatible with surrounding land uses? Explain its compatibility with both existing and planned land uses:

Yes, surrounding parcels ARE
Rural Residential properties.

(e-3) Will the proposed amendment have any detrimental environmental effects? Explain:

No,

A wetland delineation has been
completed by SWRA and mapped
by Surveyor and will not be
disturbed.

(e-4) Has a substantial public benefit been demonstrated by the proposed plan amendment? Explain:

MINIMAL - A SINGLE FAMILY RESIDENCE.

(e-5) Are public roads, services, and utilities available, or planned to be available in the near future, to serve the proposed development? Explain:

Yes, A RESIDENTIAL HWY
ACCESS PERMIT WILL BE ISSUED BY
JAN HWY 75.

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

(e-6) Are existing or planned facilities and services adequate to serve the type of development associated with the amendment? Explain:

no services required. well
\$ mound system.

(e-7) Any additional data or information as requested by the Department of Planning and Development:

NO

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

(f) Attach a legal description and provide the tax key number(s) below of property to be amended on the Kenosha County comprehensive plan:

(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: _____ County Board Supervisor: _____

(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](#))

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center

Department of Planning & Development
19600 - 75th 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



SUBJECT PROPERTY



1 inch = 200 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.



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Source: Kenosha County Department of Planning and Development

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 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 DEMWPC.

Kenosha County



EXISTING COMP. PLAN MAP DESIGNATIONS



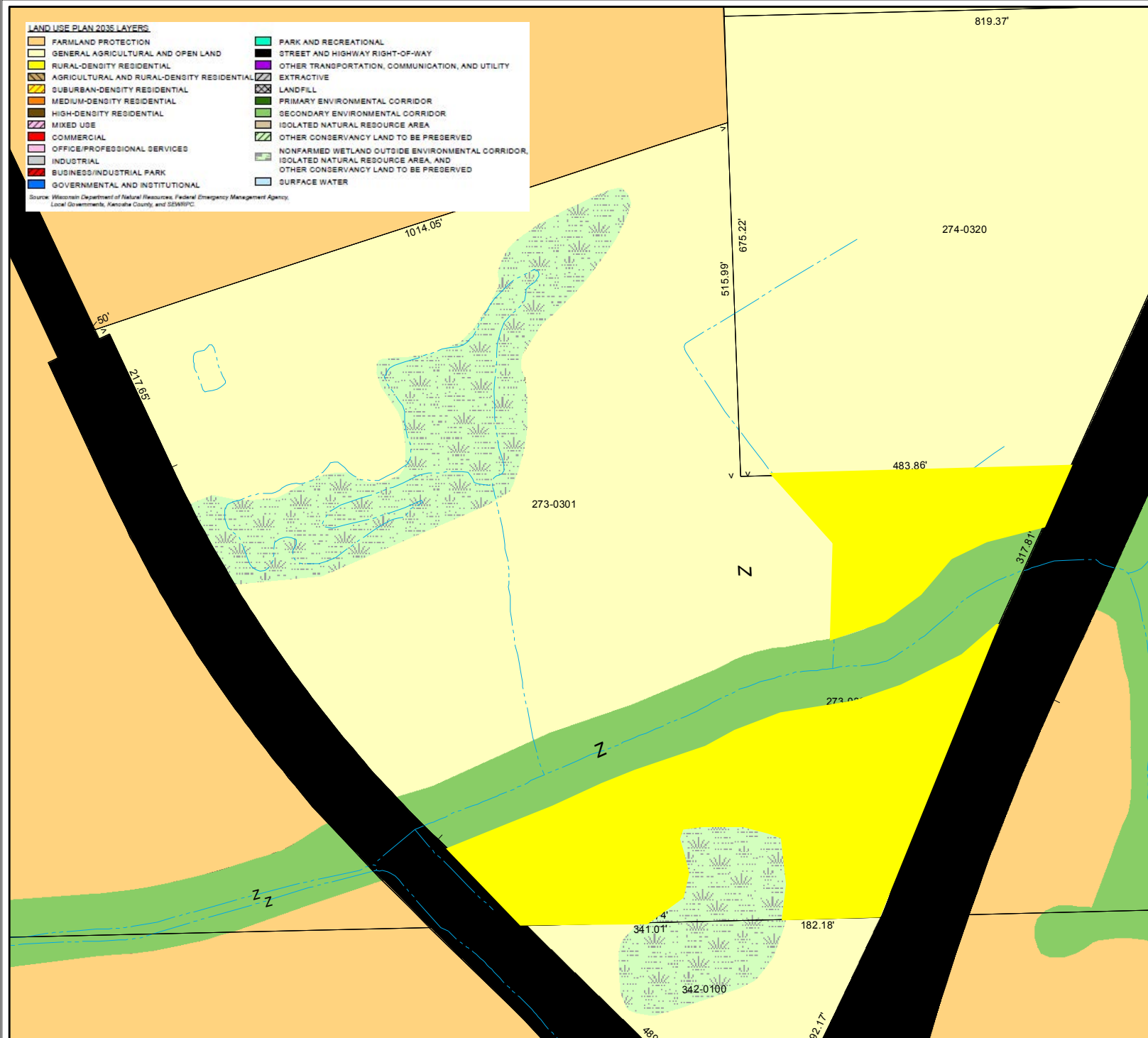
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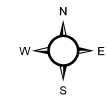
Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and SEWRPC.



Kenosha County



PROPOSED COMP. PLAN MAP DESIGNATIONS



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PARCEL 1:

Part of the Southwest ¼ and the Southeast ¼ of Section 27, Township 2 North, Range 20 East, in the Town of Brighton, Kenosha County, Wisconsin; bounded as follows: Begin at a point on the North-South ¼ line of said Section 27 located N02°07'34"W 652.30 feet from the South ¼ corner of said Section; run thence S40°48'31"E 211.66 feet; thence S00°00'00"E 95.66 feet; thence S66°37'40"W 659.00 feet to the East right-of-way of CTH PH and a point on a curve of Westerly convexity whose radius is 1839.27 feet and whose chord bears N35°39'21"W 646.92 feet; thence Northerly along the arc of said curve and said right-of-way 650.30 feet; thence N23°28'22"W 218.90 feet along said right-of-way; thence S64°23'48"W 50.98 feet; thence N25°03'34"W 13.70 feet; thence N71°50'13"E 34.68 feet; thence N71°50'13"E 979.37 feet to the North-South ¼ line of said Section 27; thence S02°07'34"E 515.98 feet along said North-South ¼ line to the point of beginning. Containing 15.171 acres.

PARCEL 2:

Part of the Southwest ¼ and the Southeast ¼ of Section 27, Township 2 North, Range 20 East, in the Town of Brighton, Kenosha County, Wisconsin; bounded as follows: Begin at the South 1/4 corner of said Section 27; run thence S88°45'35"W 341.11 feet along the South line of said Southwest ¼ to the East right-of-way of CTH PH; thence N46°35'08"W 180.64 feet along said right-of-way to the point of a curvature of a curve of Westerly convexity whose radius is 1839.27 feet and whose chord bears N46°10'50"W 25.40 feet; thence Northerly along the arc of said curve and said right-of-way 25.71 feet; thence N66°37'40"E 659.00 feet; thence N00°00'00"W 95.66 feet; thence N40°48'31"W 211.66 feet to the North-South ¼ line of said Section 27; thence N88°32'14"E 483.86 feet to the West right-of-way of 252nd Avenue (STH 75); thence S24°25'36"W 317.81 feet along said right-of-way to the point of a curvature of a curve of Westerly convexity whose radius is 4039.51 feet and whose chord bears S21°36'11"W 397.98 feet; thence Southerly along the arc of said curve and said right-of-way 398.16 feet to the South line of said Southeast ¼; thence S88°28'55"W 181.62 feet along the South line of said Southeast ¼ to the point of beginning. Containing 6.740 acres.

Mark R. Madsen
August 4, 2017



BEARING BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE.
BASED UPON NAD 1927.

LEGEND:

⊗ SOIL BORING BY ASSOCIATES SEPTIC SERVICES

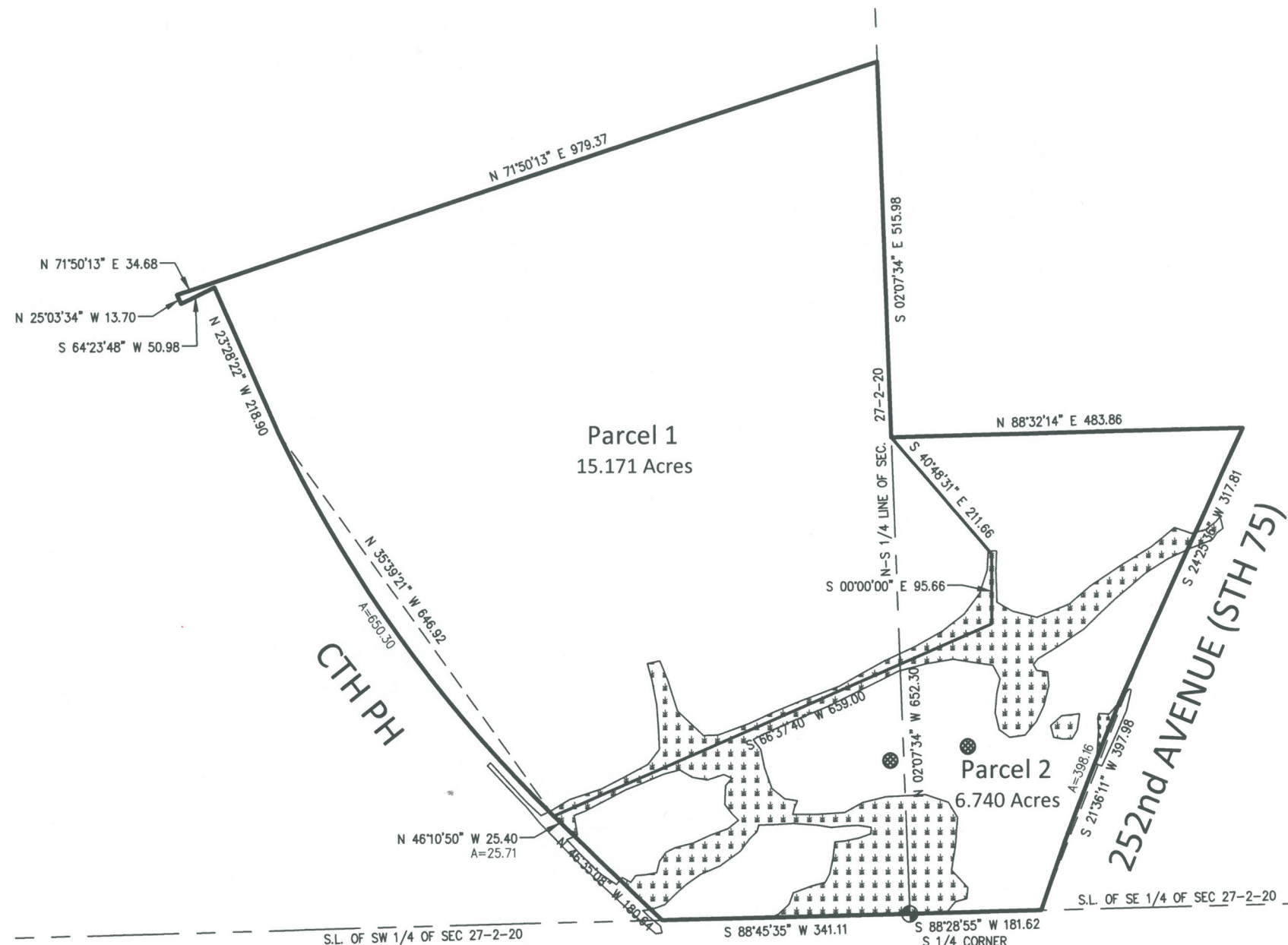
*** WETLAND



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbcsc.net



Scale: 1" = 200'

Drawn By: SCB

DATE: 8-4-2017

2017.0094.01

Parcel Exhibit

Huxhold Builders
Brighton, Wisconsin

PARCEL 2:

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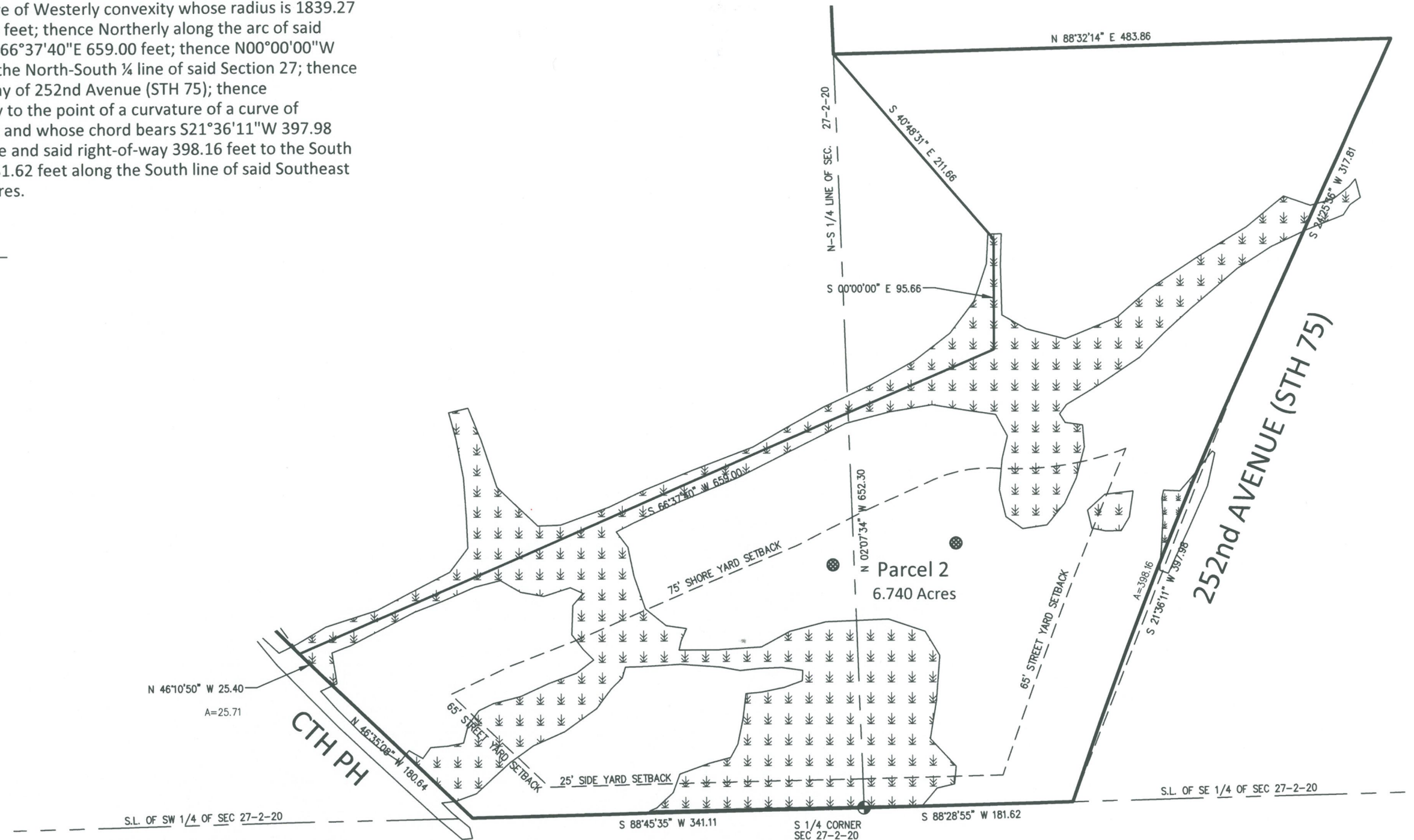
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Scale: 1" = 100'
Drawn By: SCB
DATE: 8-3-2017
2017.0094.01
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Huxhold Builders
Brighton, Wisconsin