



Planning, Development & Extension Education Committee
Agenda
Kenosha County Center
Wednesday, April 8, 2020 - 6:00 p.m.

NOTE: UNDER THE KENOSHA COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS. NOTICE OF SUCH MOTIONS TO RECONSIDER OR RESCIND AT FUTURE MEETINGS SHALL BE GIVEN IN ACCORDANCE WITH SECTION 2 C OF THE COUNTY BOARD RULES. FURTHERMORE, ANY MATTER DEEMED BY A MAJORITY OF THE BOARD TO BE GERMANE TO AN AGENDA ITEM MAY BE DISCUSSED AND ACTED UPON DURING THE COURSE OF THIS MEETING AND ANY NEW MATTER NOT GERMANE TO AN AGENDA ITEM MAY BE REFERRED TO THE PROPER COMMITTEE. ANY PERSON WHO DESIRES THE PRIVILEGE OF THE FLOOR PRIOR TO AN AGENDA ITEM BEING DISCUSSED SHOULD REQUEST A COUNTY BOARD SUPERVISOR TO CALL SUCH REQUEST TO THE ATTENTION OF THE BOARD CHAIRMAN

Notice is hereby given that a meeting will be held by the Kenosha County Planning, Development & Extension Education Committee land use public hearings on **Wednesday, April 8, 2020, at 6:00p.m., in the Public Hearing Room** at the Kenosha County Center, 19600 75th Street, Bristol, Wisconsin on the following requests:

CANCELLED

1. **CERTIFICATION OF COMPLIANCE WITH WISCONSIN OPEN MEETINGS LAW**
2. **TABLED REQUEST OF JOHN P. LOURIGAN/LOURIGAN TRUST - COMPREHENSIVE PLAN AMENDMENT - PARIS**

Tabled Request of John P. Lourigan/Lourigan Trust, 844 172nd Ave., Union Grove, WI 53182 (Owner), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection" to "Farmland Protection", "General Agricultural & Open Land" and "Suburban-Density Residential" on Tax Parcel # 45-4-221-091-0310 located in the NE ¼ of Section 9, T2N, R21E, Town of Paris.

Documents:

[0310 SUBMITTED APP CPA.PDF](#)
[0310 EXHIBIT MAP CPA.PDF](#)

3. **TABLED REQUEST OF JOHN P. LOURIGAN/LOURIGAN TRUST - REZONE - PARIS**

Tabled Request of John P. Lourigan/Lourigan Trust, 844 172nd Ave., Union Grove, WI 53182 (Owner), requesting a rezoning from A-1 Agricultural Preservation Dist. to A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist., R-2 Suburban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist. & PUD Planned Unit Development Overlay Dist. on Tax Parcel # 45-4-221-091-0310 located in the NE ¼ of Section 9, T2N, R21E, Town of Paris.

Documents:

[0310 SUBMITTED APP REZO.PDF](#)
[0310 EXHIBIT MAP REZO.PDF](#)

4. **TABLED REQUEST OF JOHN P. LOURIGAN/LOURIGAN TRUST - CERTIFIED SURVEY MAP - PARIS**

Tabled Request of John P. Lourigan/Lourigan Trust, 844 172nd Ave., Union Grove, WI 53182 (Owner), requesting a Certified Survey Map on Tax Parcel # 45-4-221-091-0310 located in the NE ¼ of Section 9, T2N, R21E, Town of Paris

Documents:

[0310 SUBMITTED APP CSM.PDF](#)

5. TABLED REQUEST OF MICHAEL J. & ANN M. GROSSMAN - CERTIFIED SURVEY MAP - BRIGHTON

Tabled Request of Michael J. & Ann M. Grossman, 25537 52nd St., Salem, WI 53168 (Owner), requesting a Certified Survey Map on Tax Parcel # 30-4-220-344-0406 located in the SE ¼ of Section 34, T2N, R20E, Town of Brighton

Documents:

[0406 SUBMITTED APP CSM.PDF](#)

6. APPROVAL OF MINUTES

7. CITIZEN COMMENTS

8. ANY OTHER BUSINESS ALLOWED BY LAW

9. ADJOURNMENT

NOTICE TO PETITIONERS

The petitioners: John P. Lourigan/Lourigan Trust (Owner), Michael J. & Ann M. Grossman (Owner)

NOTICE TO TOWNS

The Towns of Brighton and Paris are asked to be represented at the hearing on **Wednesday, April 8, 2020, at 6:00 p.m.** at the Kenosha County Center Public Hearing Room, 19600 75th Street, Bristol, Wisconsin. You are requested to either attend or send in your recommendation to the committee.



January 2013

COUNTY OF KENOSHA

Department of Planning and Development

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

RECEIVED

DEC 23 2019

Kenosha County
Planning and Development

(a) Property Owner's Name:

JOHN P LOURIGAN/LOURIGAN TRUST

[Signature]
Signature

Mailing Address:

844 172ND AVE

City: UNION GROVE State: WI Zip: 53182

Phone Number: 262-893-6537 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):

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:

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):

GENERAL AGRICULTURAL AND OPEN LAND, SUBURBAN-DENSITY RESIDENTIAL

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

Subdivide 71 AC A1 parcel into A1, A2, R2 and Ag PUD

(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:

Yes the goals of the Town of Paris are to allow for gradual growth of residential properties thru the Ag PUD plan

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

Yes, surrounding area has residential properties including A1,A2, R1 and R2

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

No

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

Yes to allow growth in the Town of Paris.

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

Not currently, but under the Ag PUD plan an eventual town road with cul-de-sac will be developed for remaining three R2 lots.

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:

Yes

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

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:

Parcel #: 45-4-221-091-0310

(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 J. Skolitzky

(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)

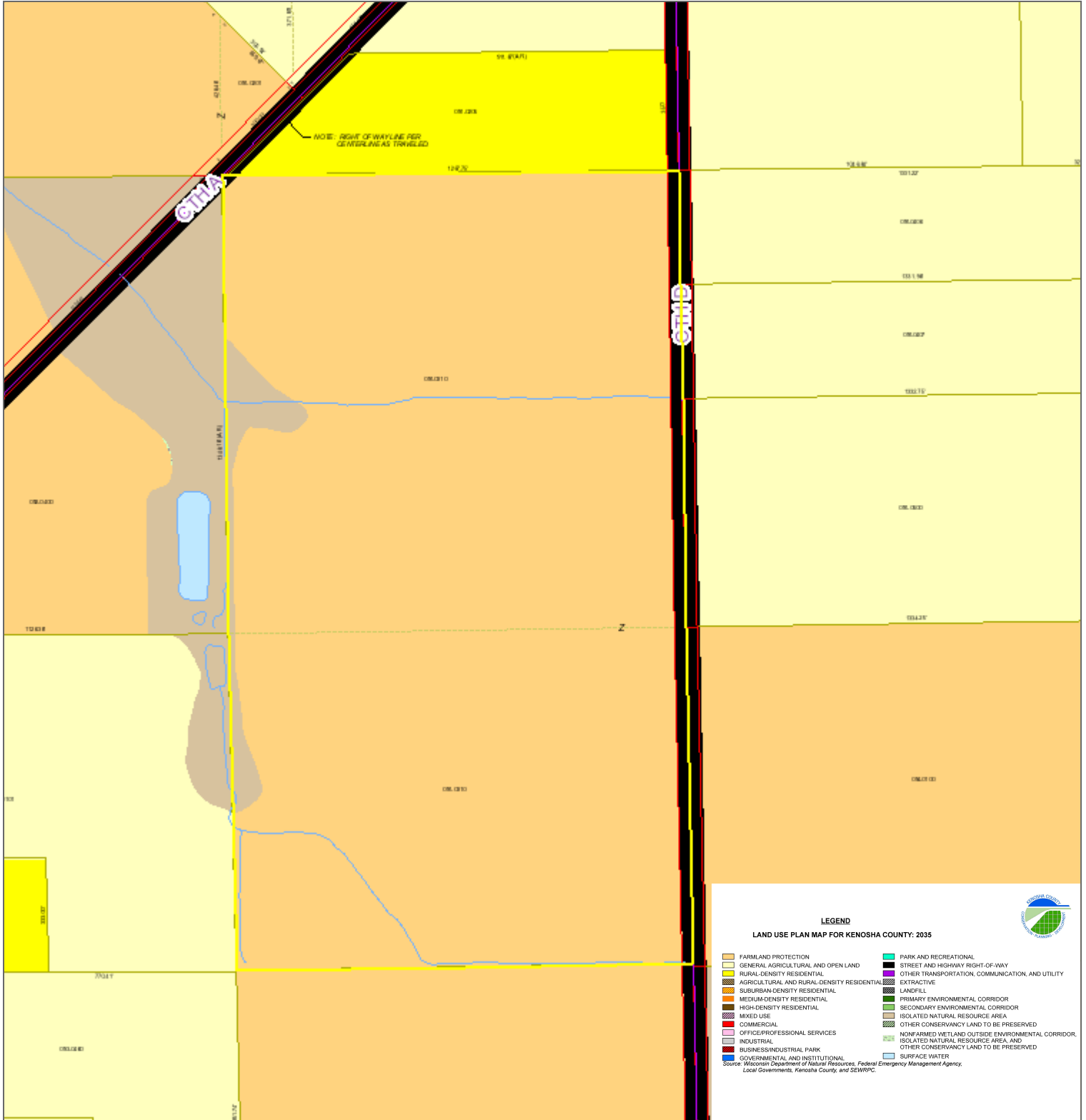
KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center Department of Planning & Development 19600 - 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



1 inch = 400 feet
Date Printed: 12/23/2019



DISCLAIMER 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.

LAND USE PLAN AMENDMENT EXHIBIT:

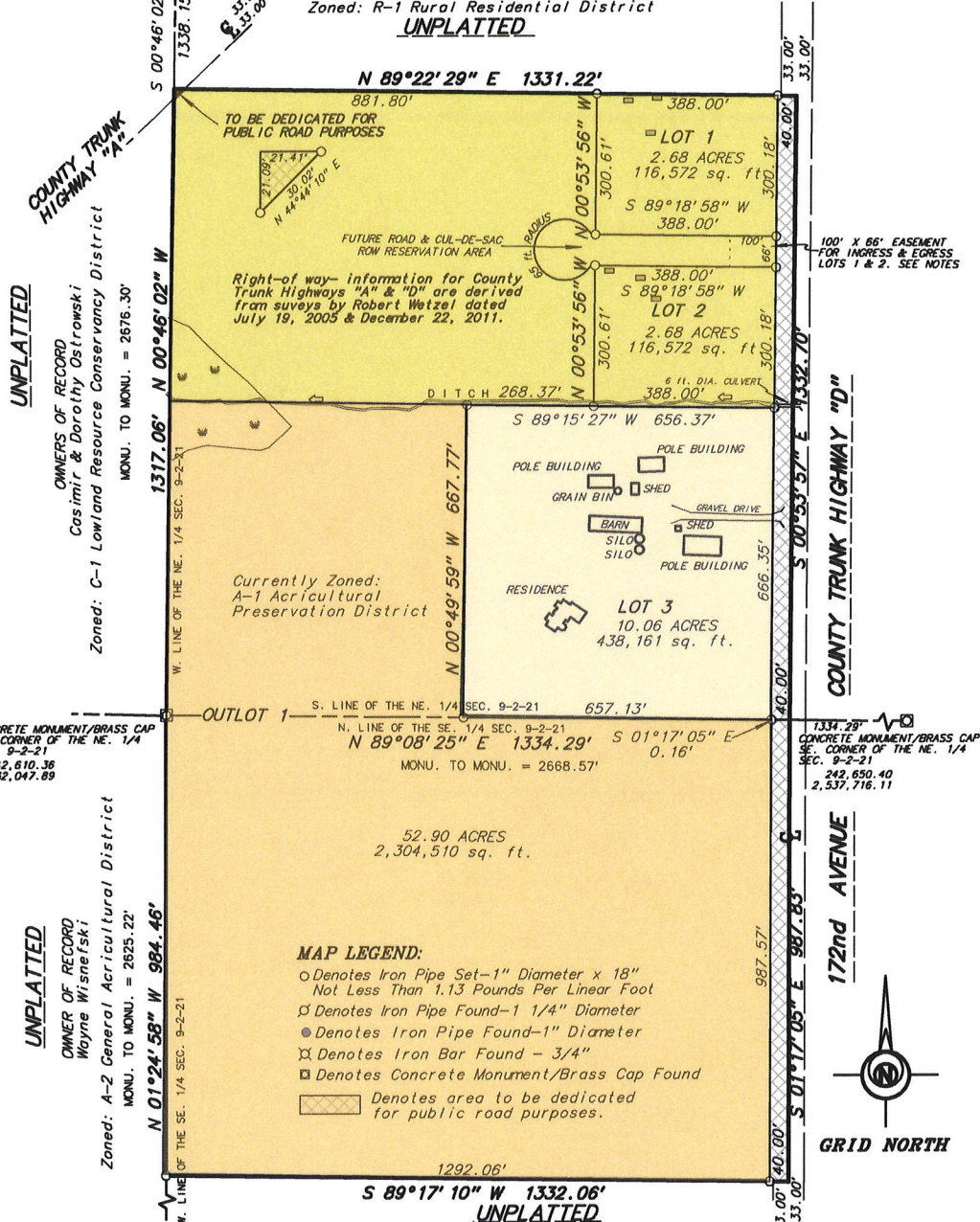
- Farmland Protection to General Ag and Open Land
- Farmland Protection to Suburban-Density Residential
- Remain Farmland Protection

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWN 2 NORTH, RANGE 21 EAST OF THE 4TH PRINCIPAL MERIDIAN, PARIS TOWNSHIP, KENOSHA COUNTY, WISCONSIN

CONCRETE MONUMENT/BRASS CAP
NW CORNER OF THE NE. 1/4
SEC. 9-2-21
245,286.37
2,532,012.06

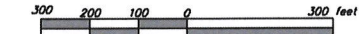
OWNERS OF RECORD
Aaron & Beth Frederick
Zoned: R-1 Rural Residential District
UNPLATTED



CONCRETE MONUMENT/BRASS CAP
SW CORNER OF THE SE. 1/4
SEC. 9-2-21
239,985.99
2,532,112.76

OWNER OF RECORD
Wayne Wisniewski
Zoned: A-1 Agricultural Preservation District

GRAPHIC SCALE
1 inch = 300 feet

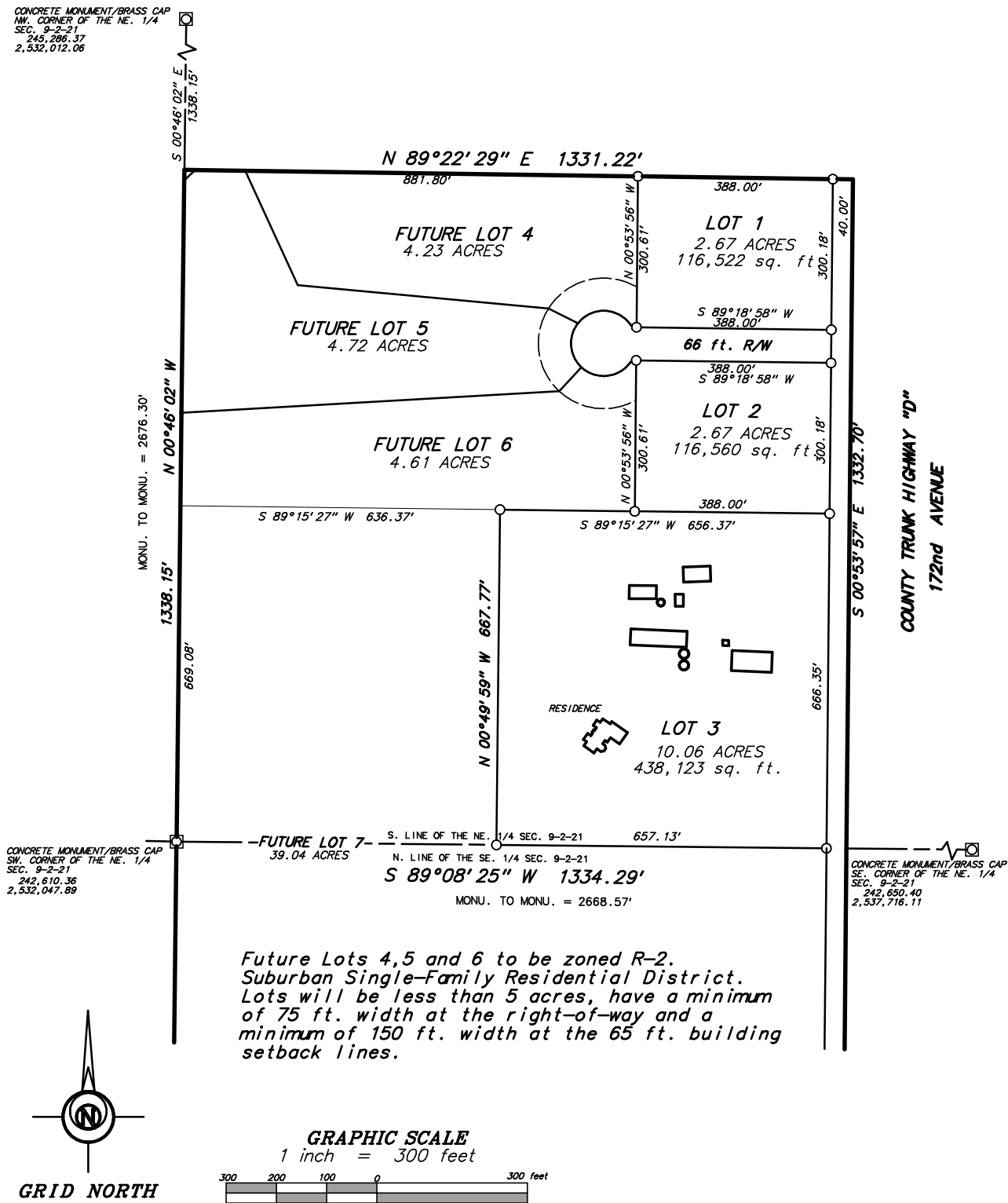


Bearings are referenced to the west line of the NE. 1/4 Sec. 9-2-21 Wisconsin Coordinate System South Zone (NAD-27)

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

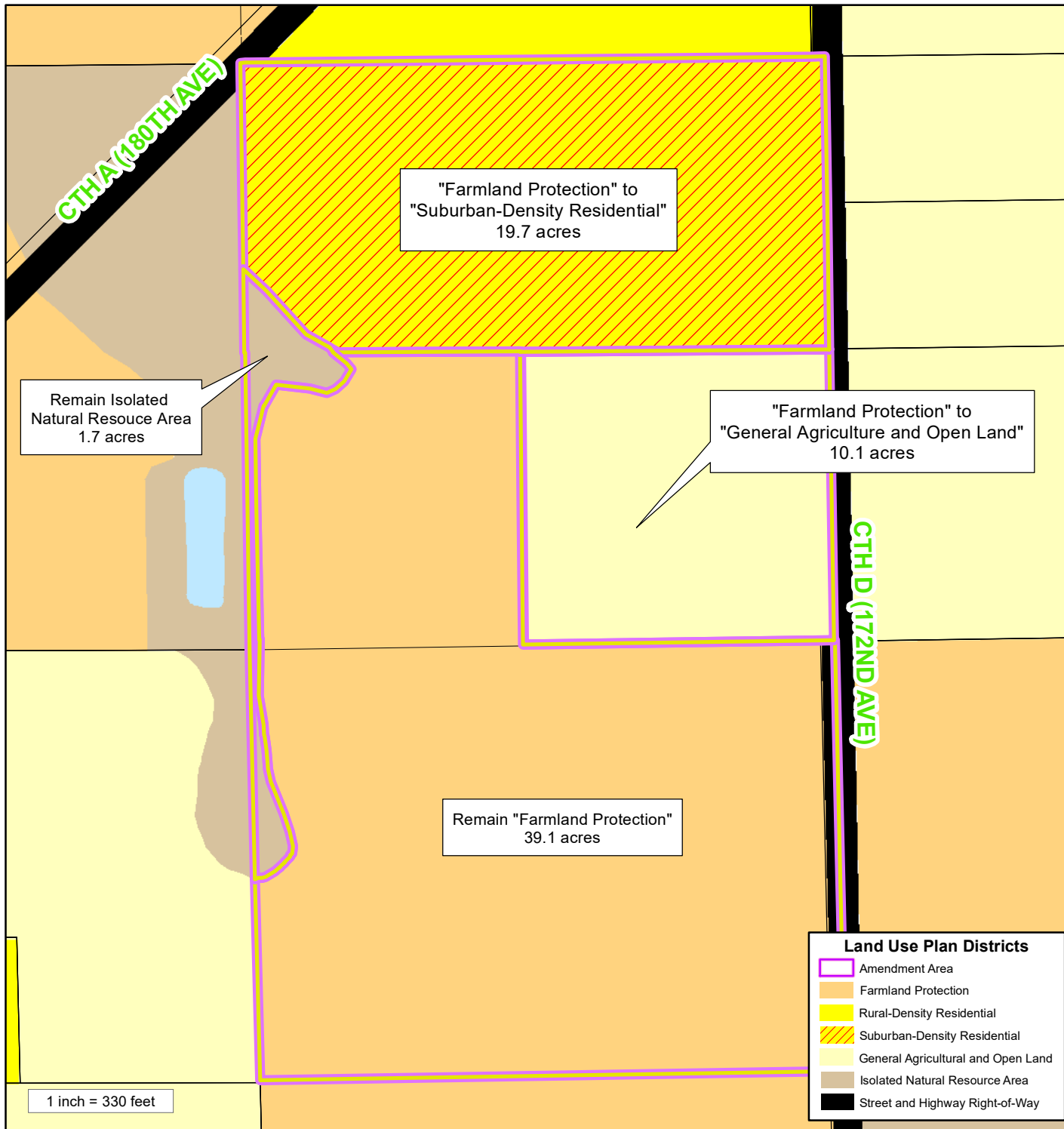
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWN 2 NORTH, RANGE 21
EAST OF THE 4TH PRINCIPAL MERIDIAN, PARIS TOWNSHIP, KENOSHA COUNTY,
WISCONSIN

AgPUD CONCEPT PLAN



Legal Description:

The North 30 acres of the West 1/2 of the Southeast 1/4, and the Southwest 1/4 of the Northeast 1/4, all in Section 9, Town 2 North, Range 21 East of the Fourth Principal Meridian, lying and being in the Town of Paris, County of Kenosha and State of Wisconsin The North 30 acres of the West 1/2 of the Southeast 1/4, and the Southwest 1/4 of the Northeast 1/4, all in Section 9, Town 2 North, Range 21 East of the Fourth Principal Meridian, lying and being in the Town of Paris, County of Kenosha and State of Wisconsin.



COMPREHENSIVE PLAN AMENDMENT SITE MAP

PETITIONER(S):

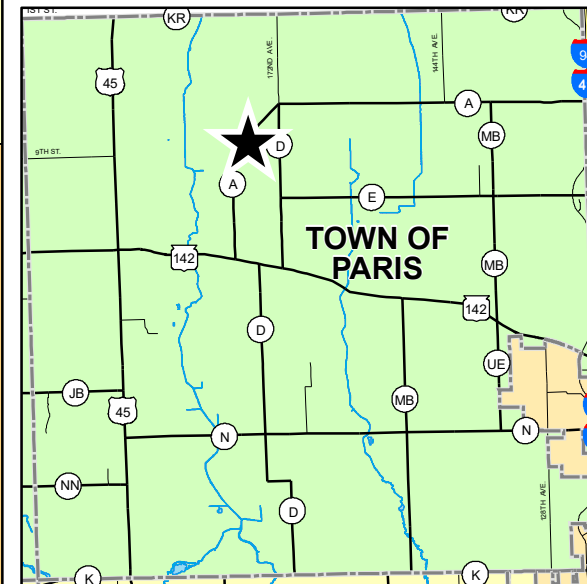
John P. Lourigan/Lourigan Trust (Owner)

LOCATION: NE 1/4 of Section 9
Town of Paris

TAX PARCEL(S): #45-4-221-091-0310

REQUEST:

Requesting an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection" to "Farmland Protection", "General Agricultural & Open Land" and "Suburban-Density Residential"





COUNTY OF KENOSHA

Department of Planning and Development


REZONING APPLICATION

RECEIVED
DEC 23 2019
Kenosha County
Planning and Development

(a) Property Owner's Name:

John Lourigan Trust 3/18/2009

Print Name: John Lourigan

Signature: 

Mailing Address: 844 172nd Ave

City: Union Grove

State: WI

Zip: 53182

Phone Number: 262-893-6537

E-mail (optional): LRNJOHN@Yahoo.com

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: _____

Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ E-mail (optional): _____

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

45-4-221-091-0310

Property Address of property to be rezoned:

844 172nd Ave Union Grove WI 53182

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

Subdivide A-1 parcel into A-1, A-2, R-2 and Ag PUD

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 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 checked="" type="checkbox"/> A-1 Agricultural Preservation District	<input type="checkbox"/> TCO Town Center Overlay District
<input checked="" 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 checked="" 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 checked="" 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 checked="" 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	

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](#)".

*An application to amend the land use plan categories on this parcel has been submitted in conjunction with this rezoning application.

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

<input checked="" type="checkbox"/> Farmland Protection	<input type="checkbox"/> Governmental and Institutional
<input checked="" 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 type="checkbox"/> Agricultural and Rural Density Residential	<input type="checkbox"/> Other Transportation, Communication, and Utility
<input checked="" 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 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 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.

(1) Is this property located within the shoreland area?

Shoreland area is defined as the following: All land, water and air located within the following distances from the ordinary high water mark of navigable waters as defined in section 144.26(2)(d) of the Wisconsin Statutes: 1,000 feet from a lake, pond or flowage; 300 feet from a river or stream or to the landward side of the floodplain, whichever distance is greater. If the navigable water is a glacial pothole lake, the distance shall be measured from the high water mark thereof.

☒

Yes

☐

No

(2) Is this property located within the City of Kenosha Airport affected area as defined in s. 62.23 (6) (am) 1. b.?

☐

Yes

☒

No

(j) The name of the County Supervisor of the district wherein the property is located ([District Map](#)):

Supervisory District Number: 19 County Board Supervisor: Michael J. Skalitzky

(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](#))

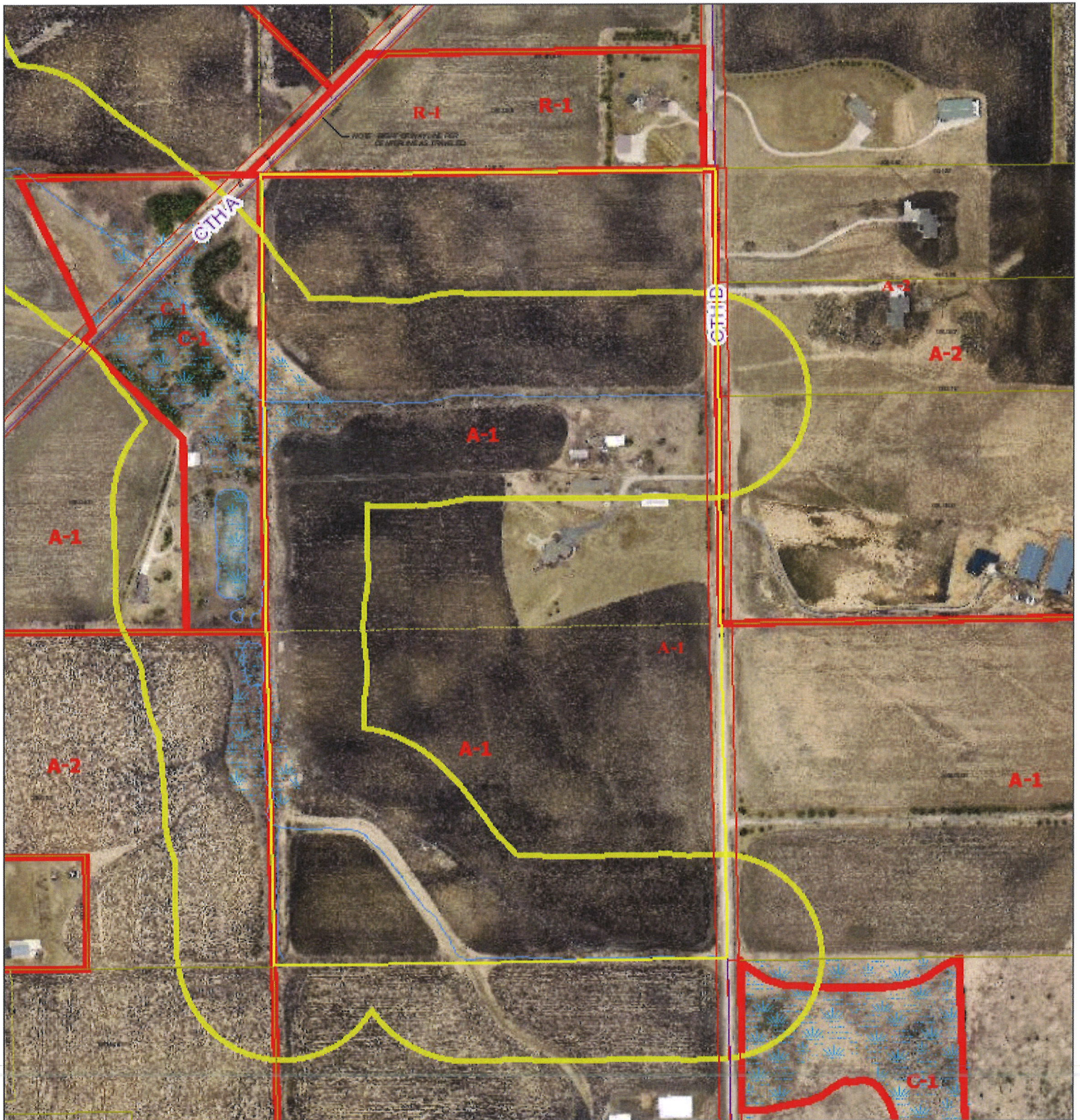
Note: Agricultural Use Conversion Charge

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.



1 inch = 400 feet
 Date Printed: 12/19/2019



DISCLAIMER 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.

REZONING EXHIBIT:

- A-1 to A-2
- A-1 to R-2
- A-1 to C-1
- Remain A-1

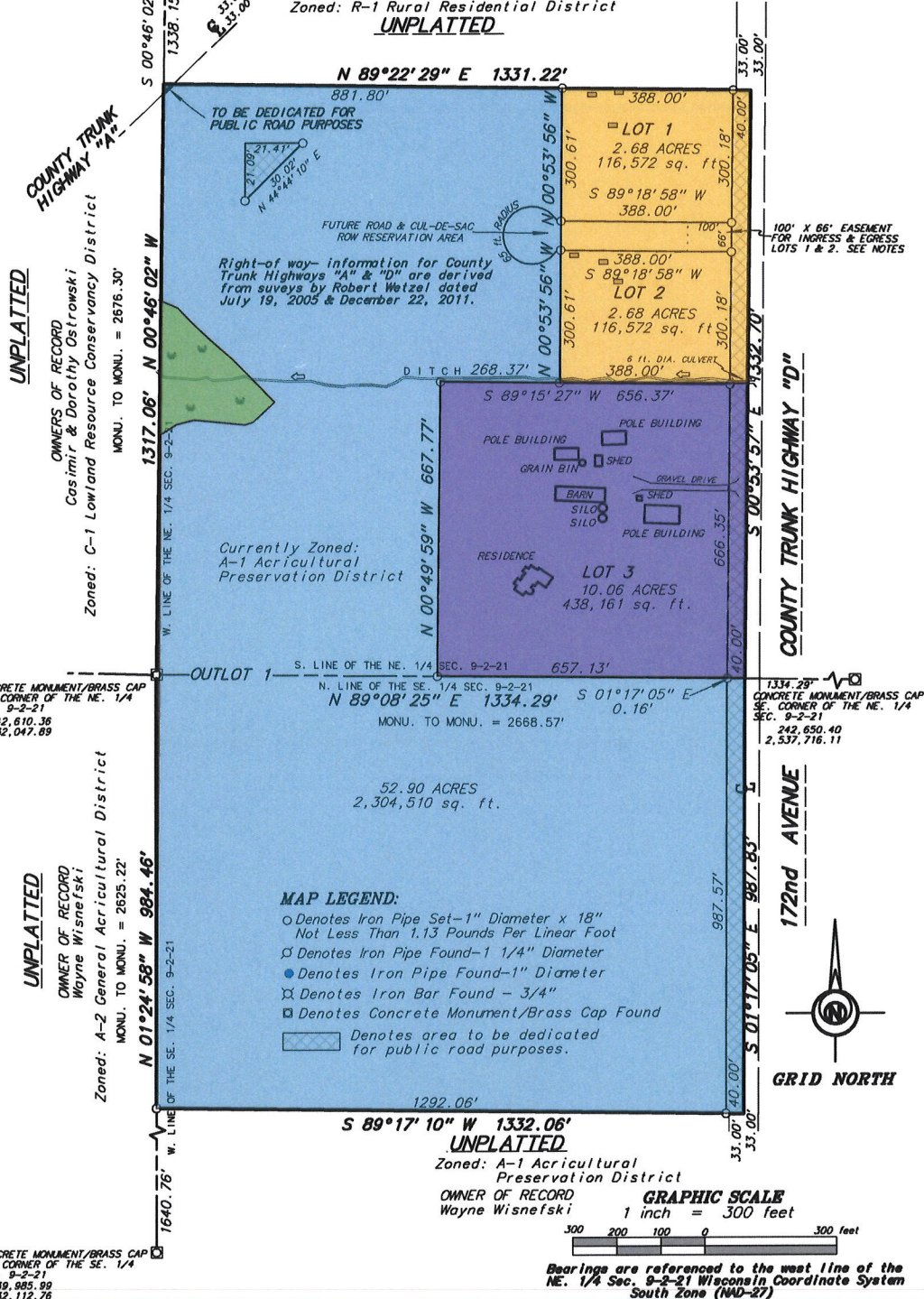
PUD Planned Unit Development Overlay District over entire land division

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWN 2 NORTH, RANGE 21 EAST OF THE 4TH PRINCIPAL MERIDIAN, PARIS TOWNSHIP, KENOSHA COUNTY, WISCONSIN

CONCRETE MONUMENT/BRASS CAP
NW CORNER OF THE NE. 1/4
SEC. 9-2-21
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2,532,012.06

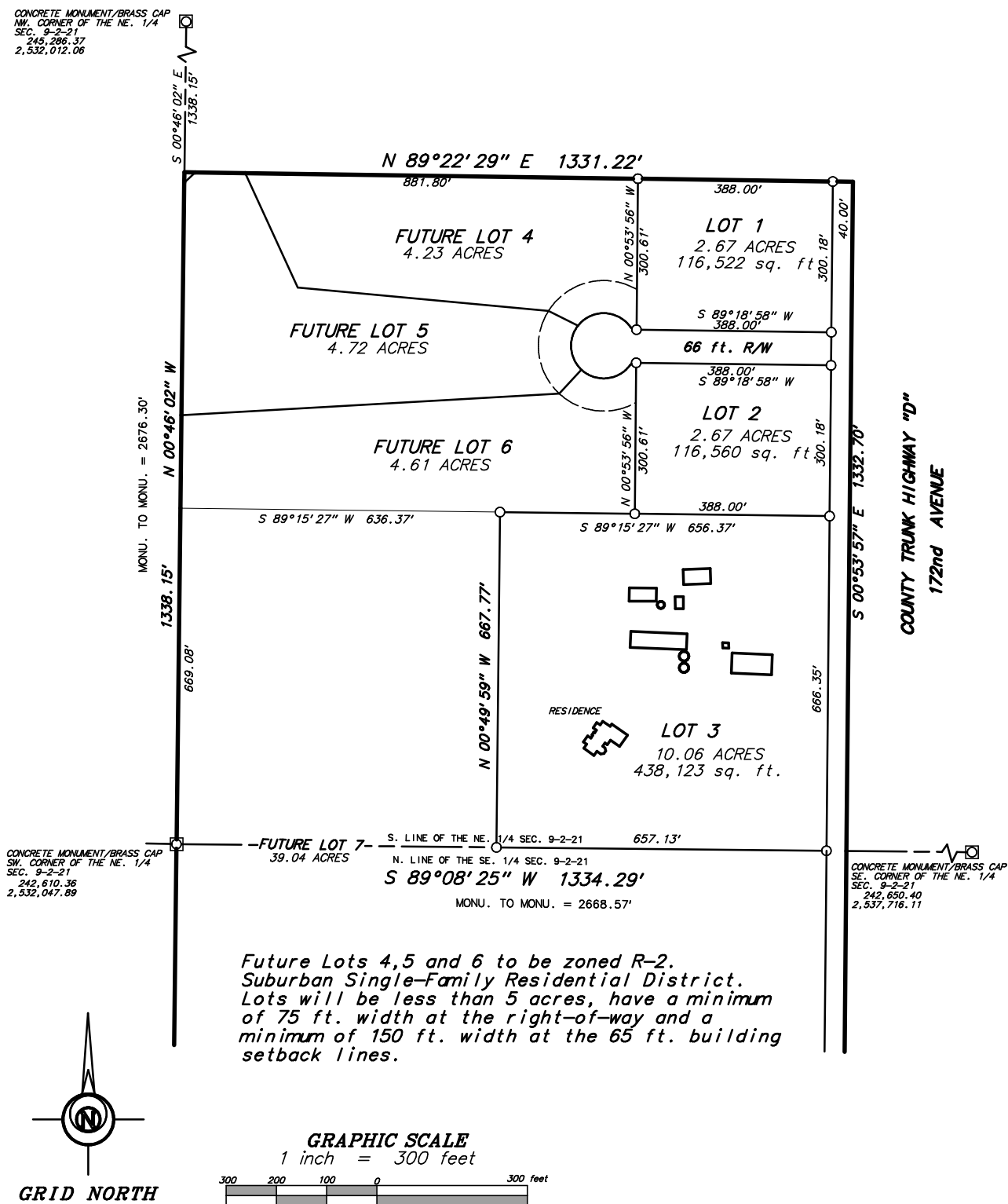
OWNERS OF RECORD
Aaron & Beth Frederick
Zoned: R-1 Rural Residential District
UNPLATTED



KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWN 2 NORTH, RANGE 21
EAST OF THE 4TH PRINCIPAL MERIDIAN, PARIS TOWNSHIP, KENOSHA COUNTY,
WISCONSIN

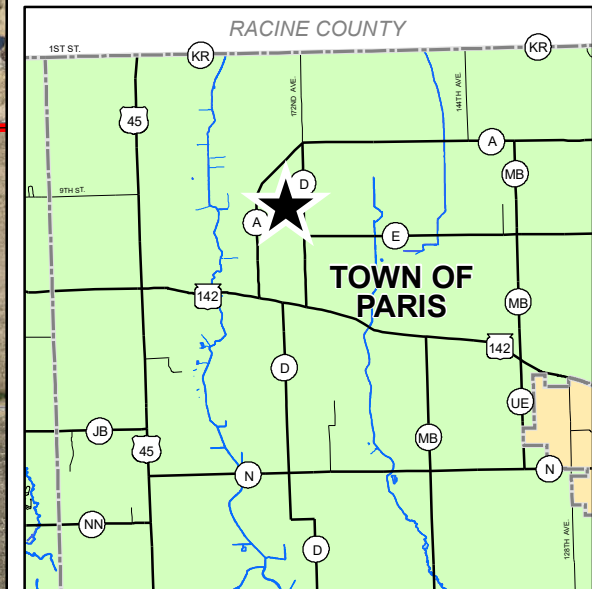
AgPUD CONCEPT PLAN



Mark A. Bolender
Wisconsin Professional Land Surveyor – 1784
July 23, 2019

Legal Description:

The North 30 acres of the West 1/2 of the Southeast 1/4, and the Southwest 1/4 of the Northeast 1/4, all in Section 9, Town 2 North, Range 21 East of the Fourth Principal Meridian, lying and being in the Town of Paris, County of Kenosha and State of Wisconsin The North 30 acres of the West 1/2 of the Southeast 1/4, and the Southwest 1/4 of the Northeast 1/4, all in Section 9, Town 2 North, Range 21 East of the Fourth Principal Meridian, lying and being in the Town of Paris, County of Kenosha and State of Wisconsin.





January 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

DEC 23 2010

Kenosha County
Planning and Development

LAND DIVISION APPLICATION

In order for applications to be processed, all information, drawings, application signatures, and fees required shall be submitted at time of application.

Please check the appropriate box below for the type of application being submitted:

- ☒ Certified Survey Map
☐ Subdivision Preliminary Plat
☐ Subdivision Final Plat
☐ Condominium Plat

Applicant is: ☒ Property Owner ☐ Subdivider ☐ Other _____

Applicant Name: John Lourigan Trust 3/18/2009 Date 12/20/19

Mailing Address: 844 172nd Ave Phone # 262-893-6537

Union Grove WI 53182 Phone # _____

Tax Parcel Number(s): 45-4-221-091-0310

_____ Acreage of Project: 70.85

Location of Property (including legal description):

844 172nd Ave Union Grove WI 53182

Legal description attached

Subdivision/Development Name (if applicable): _____

Existing Zoning: A-1 Proposed Zoning: A-1, A-2, R-2, C-1

LAND DIVISION
APPLICATION

Town Land Use Plan District Designation(s) (if applicable):

Present Farmland Protection

Proposed Farmland Protection, General Agricultural and Open Land, Suburban-Density Residential.

Present Use(s) of Property: Residence and Farm

Proposed Use(s) of Property: Residence and Farm

The subdivision abuts or adjoins a state trunk highway..... Yes () No (✓)

The subdivision will be served by public sewer Yes () No (✓)

The subdivision abuts a county trunk highway Yes (✓) No ()

The subdivision contains shoreland/floodplain areas Yes (✓) No ()

The subdivision lies within the extra-territorial plat (ETP) authority
area of a nearby Village or City Yes () No (✓)

*Applicant is responsible for submitting to the ETP authority any fees and documentation
needed to obtain a recommendation.

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:


Property Owner's Signature

12/23/19
Date

Property Owner's Signature

Date

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature

Date

Developer's Signature

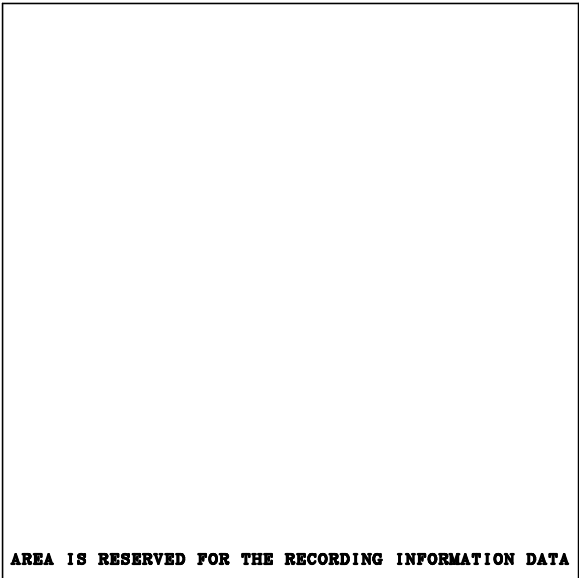
Date

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWN 2 NORTH, RANGE 21
EAST OF THE 4TH PRINCIPAL MERIDIAN, PARIS TOWNSHIP, KENOSHA COUNTY,
WISCONSIN

OWNER & SUBDIVIDER:
John P. Lourigan
844 172nd Avenue
Union Grove, Wisconsin 53182

SURVEYED AND MAPPED BY:
AMBIT LAND SURVEYING
8120-312th Avenue
Wheatland, Wisconsin 53105
262-537-4874
ambit@tds.net



NOTES:

This land division is part of an approved Agricultural Preservation Planned Development (APUD) approved on _____. The overall density approved yields a maximum of seven (7) parcels. No further land divisions may occur on Lots shown on this CSM without further Town of Paris and Kenosha County approvals.

Outlot 1 is approved for agricultural uses only and no building permit for a new residence is allowed until a subsequent land division and rezoning, that meets the originally Approved AgPUD intent, is approved by the Town of Paris and Kenosha County.

100' X 66' EASEMENT FOR INGRESS & EGRESS LOTS 1 & 2 IS FOR DRIVEWAY PURPOSES AND SHALL BE MAINTAINED BY OWNERS OF SAID LOTS 1 & 2. UPON THE AREA BECOMING A RIGHT-WAY FOR FUTURE LOTS THIS EASEMENT WILL BE TERMINATED.

OWNER'S CERTIFICATE OF DEDICATION

I, John Lourigan, owner, do hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as shown. I also certify that this map is required by s.236.34 to be submitted to the Town of Paris Plan Commission and the Kenosha County Planning, Development & Extension Education Committee, for approval.

_____ Dated this _____ day of _____ 2019.
John Lourigan

STATE OF WISCONSIN }
KENOSHA COUNTY } SS

Peronally came before this _____ day of _____, 2019 the aboved named John Lourigan to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ Notary Public, _____, Wisconsin.

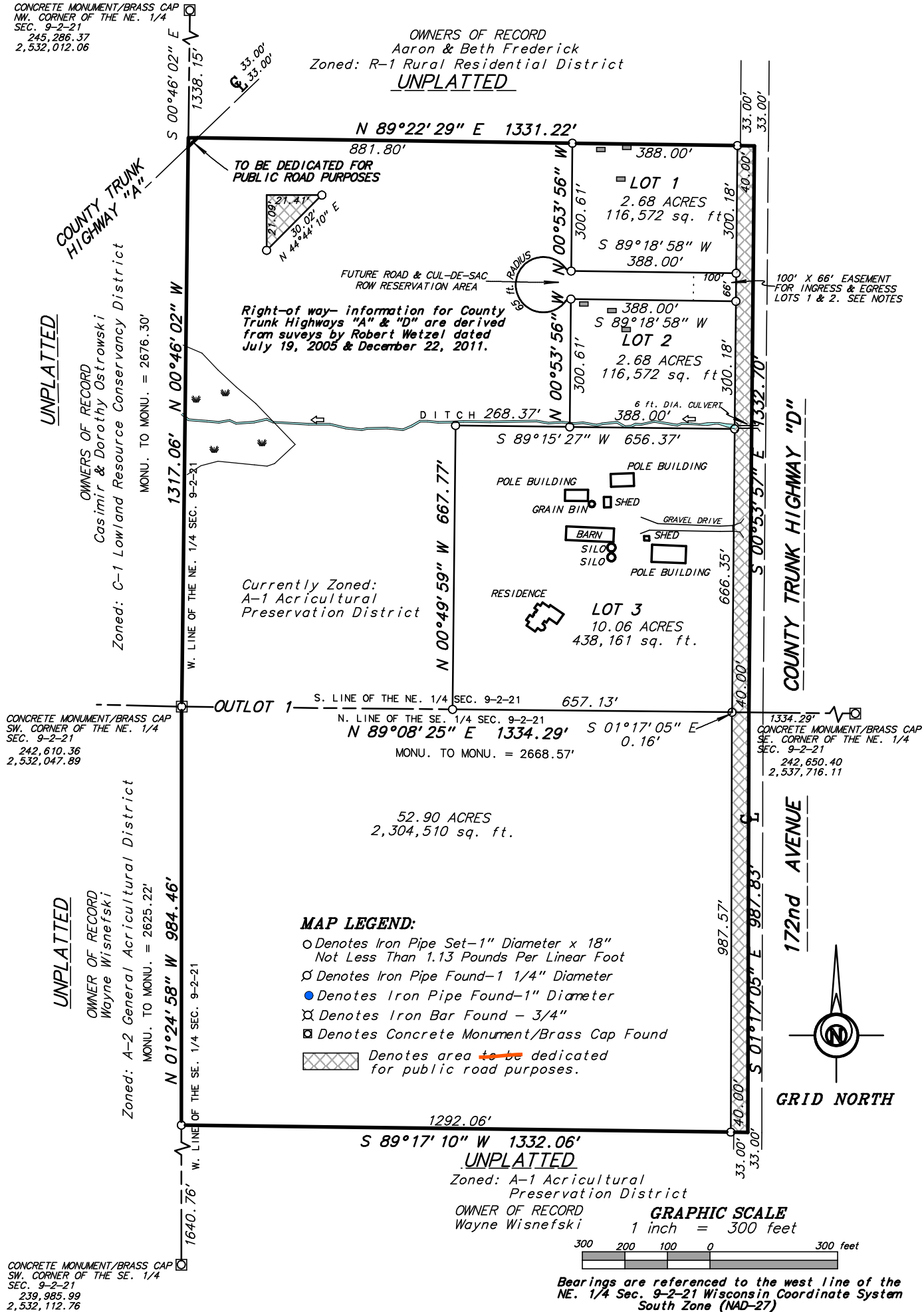
My Commission Expires _____

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWN 2 NORTH, RANGE 21
EAST OF THE 4TH PRINCIPAL MERIDIAN, PARIS TOWNSHIP, KENOSHA COUNTY,
WISCONSIN

CONCRETE MONUMENT/BRASS CAP
NW. CORNER OF THE NE. 1/4
SEC. 9-2-21
245,286.37
2,532,012.06

OWNERS OF RECORD
Aaron & Beth Frederick
Zoned: R-1 Rural Residential District
UNPLATTED



KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWN 2 NORTH, RANGE 21
EAST OF THE 4TH PRINCIPAL MERIDIAN, PARIS TOWNSHIP, KENOSHA COUNTY,
WISCONSIN

I, Mark A. Bolender, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped the North 30 acres of the West Half of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter, all in Section 9, Township 2 North, Range 21 East of the 4th Principal Meridian, Town of Paris, Kenosh County, Wisconsin described as follows: COMMENCING at the northwest corner of the Northeast Quarter of said section; THENCE South 00 degrees 46 minutes 02 seconds East, grid bearing from North, Wisconsin Coordinate System, South Zone, NAD 27, along the west line of said section 1338.15 feet to the POINT OF BEGINNING of the land to be described; THENCE North 89 degrees 22 minutes 29 seconds East 1331.22 feet; THENCE South 00 degrees 53 minutes 57 seconds East 1332.70 feet; THENCE South 01 degrees 17 minutes 05 seconds East 987.83 feet; THENCE South 89 degrees 17 minutes 10 seconds West 1332.06 feet to a point on the west line of the Southeast Quarter of said section; THENCE North 01 degree 24 minutes 58 seconds West 984.46 feet; THENCE North 00 degrees 46 minutes 02 seconds West 1338.15 feet to the POINT OF BEGINNING.

Said land containing 3,094,362 sq. ft./71.04 acres, more or less.

That I have made such survey, land division, and map by the direction of John Lourigan, owner, of the land described.

That such map is a correct representation of the exterior boundaries 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 _____ day of _____, 2019.

Mark A. Bolender
Wisconsin Professional Land Surveyor S-1784

PARIS TOWN BOARD APPROVAL CERTIFICATE

Approved by the Town Board of Paris, Kenosha County, Wisconsin,
on this _____ day of _____ 2019.

John Holloway – Chairman

Diana Coughlin – Clerk

KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE APPROVAL

STATE OF WISCONSIN }
COUNTY OF KENOSHA }

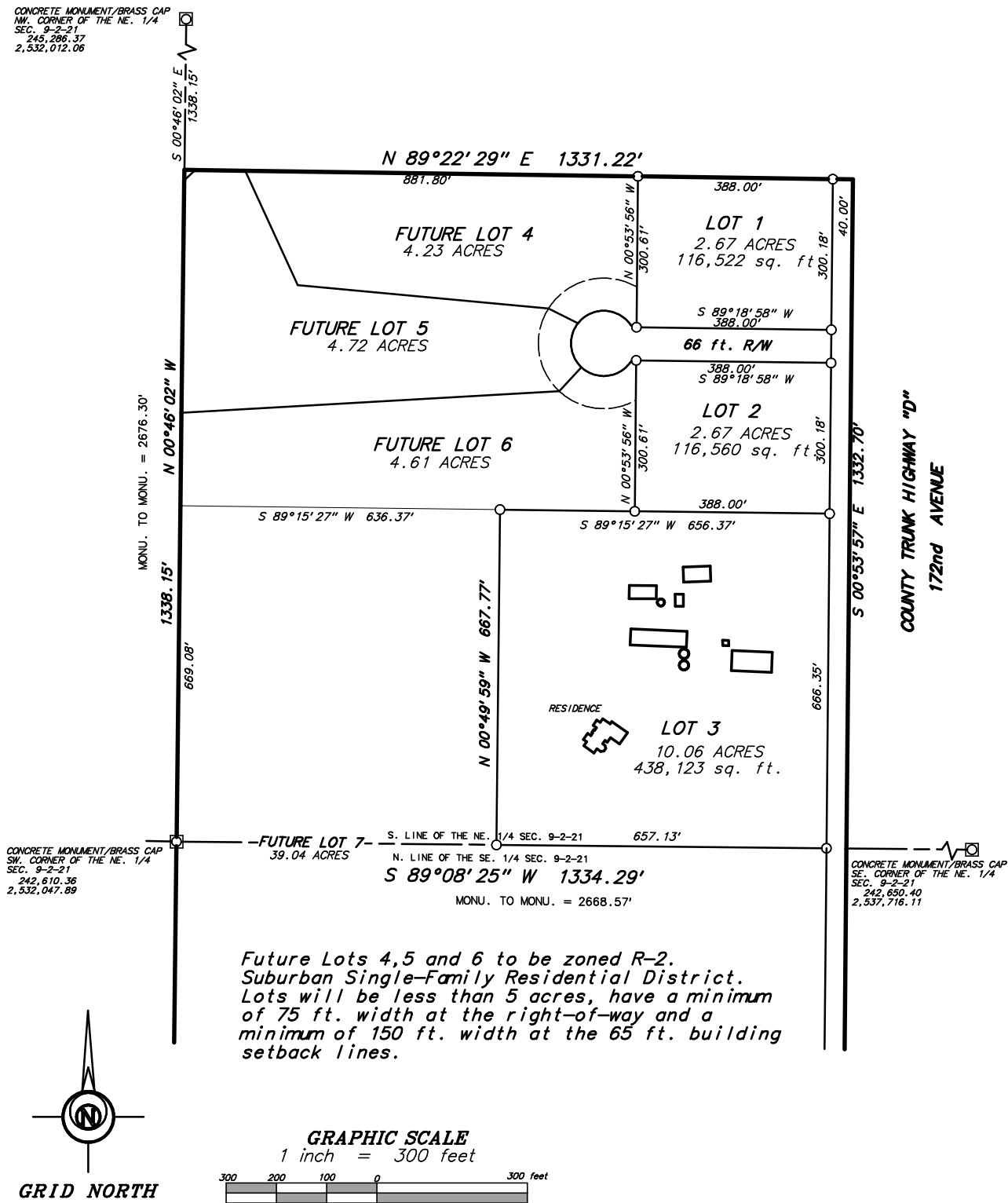
This Certified Survey Map was hereby approved by the Kenosha County Planning, Development
and Extension Education Committee on this _____ day of _____, 2019.

Chairperson – Erin Decker

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST
QAUarter OF THE SOUTHEAST QUARTER OF SECTION 9, TOWN 2 NORTH, RANGE 21
EAST OF THE 4TH PRINCIPAL MERIDIAN, PARIS TOWNSHIP, KENOSHA COUNTY,
WISCONSIN

AgPUD CONCEPT PLAN





January 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

FEB - 7 2020

Kenosha County
Planning and Development

LAND DIVISION APPLICATION

In order for applications to be processed, all information, drawings, application signatures, and fees required shall be submitted at time of application.

Please check the appropriate box below for the type of application being submitted:

- ☒ Certified Survey Map
☐ Subdivision Preliminary Plat
☐ Subdivision Final Plat
☐ Condominium Plat

Applicant is: ☒ Property Owner ☐ Subdivider ☐ Other _____

Applicant Name: Michael & Ann Grossman Date _____

Mailing Address: 25537 52nd St Phone # 262-537-3402

Salem, WI 53168 Phone # _____

Tax Parcel Number(s): 30-4-220-344-0406

_____ Acreage of Project: 20.64

Location of Property (including legal description):

See attached

Subdivision/Development Name (if applicable): _____

Existing Zoning: A-2, C-2, C-1 Proposed Zoning: A-2, C-2, C-1

LAND DIVISION
APPLICATION

Town Land Use Plan District Designation(s) (if applicable):

Present Agricultural

Proposed Agricultural

Present Use(s) of Property: Agricultural

Proposed Use(s) of Property: Agricultural

The subdivision abuts or adjoins a state trunk highway Yes ☒ No ()

The subdivision will be served by public sewer Yes () No ☒

The subdivision abuts a county trunk highway Yes () No ☒

The subdivision contains shoreland/floodplain areas Yes () No ☒

The subdivision lies within the extra-territorial plat (ETP) authority
area of a nearby Village or City Yes () No ☒

*Applicant is responsible for submitting to the ETP authority any fees and documentation
needed to obtain a recommendation.

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

[Signature] 2-6-2020
Property Owner's Signature Date

[Signature] 2-6-2020
Property Owner's Signature Date

REQUIRED APPLICABLE SIGNATURES:

[Signature] 2-6-2020
Applicant's Signature Date

Developer's Signature Date

PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 20 EAST,
IN THE TOWN OF BRIGHTON, KENOSHA COUNTY, WISCONSIN

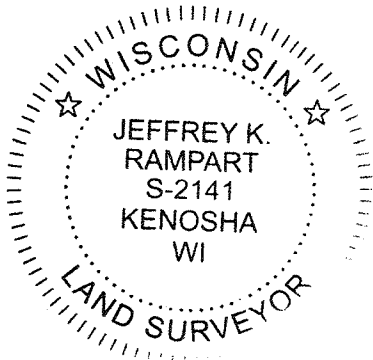


CERTIFIED SURVEY MAP

PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 20 EAST,
IN THE TOWN OF BRIGHTON, KENOSHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, JEFFREY K. RAMPART, hereby certify that I have prepared this Certified Survey Map at the direction of the owners; THAT such map is a correct representation of the exterior boundaries of the land surveyed and described as follows: Part of the Northwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 34, Town 2 North, Range 20 East of the Fourth Principal Meridian; lying and being in the Town of Brighton, Kenosha County, Wisconsin; more particularly described as: Commencing at the northwest corner of said Southeast Quarter of said Section 34; thence S01°48'01"E along the west line thereof 1765.44 feet; thence N88°36'29"E 55.00 feet to the point of beginning; thence continue N88°36'29"E 1268.97 feet to the east line of the southwest quarter of said quarter section; thence N01°41'34"W along said east line 430.00 feet to the south line of the northwest quarter of said quarter section; thence S88°36'29"W along said south line 662.39 feet to the east line of the west half of the northwest quarter of said quarter section; thence N01°44'48"W along said east line 580.44 feet; thence S88°44'10"W parallel to the north line of said quarter section 607.94 feet; thence S01°48'01"E parallel to aforesaid west line of said quarter section 1011.80 feet to the point of beginning.



That I have complied with the provisions of chapter 236.34 of the State Statutes on certified surveys and with Kenosha County Land Division Ordinance and the Town of Brighton Land Division Ordinance.

Dated this 4th day of February, 2020.

SURVEYOR.....JKR.....
JEFFREY K. RAMPART (S-2141)

As owner(s), I (we) hereby certify that I (we) caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat.

OWNER.....Michael J. Grossman.....
MICHAEL J. GROSSMAN

OWNER.....Ann M. Grossman.....
ANN M. GROSSMAN

STATE OF WISCONSIN
KENOSHA COUNTY S.S.

Personally came before me this 4th day of February, 2020, the above named Michael J. and Ann M. Grossman to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires.....7-20-2020.....Jayne B. Ojala.....
NOTARY PUBLIC

PRINT NAME.....Jayne B. Ojala.....

This certified survey map has been submitted to and approved by the Town Board of the Town of Brighton on this day of, 2020.

.....
TOWN CHAIRMAN

.....
TOWN CLERK

KENOSHA COUNTY PLANNING, DEVELOPMENT AND EXTENSION EDUCATION COMMITTEE

This Certified Survey Map is hereby approved by
Kenosha County Planning, Development
and Extension Education Committee on this
..... day of, 20__.

CHAIRPERSON.....
SIGN HERE

PRINT NAME HERE.....

OWNER/SUBDIVIDER

Michael J. & Ann M. Grossman
25537 - 52nd Street
Salem, WI 53168
(262-818-0767)