Kenosha County

Planning, Development & Extension Education Committee
Agenda
Kenosha County Job Center
8600 Sheridan Road, Kenosha, WI
(Use Entrance D)
Wednesday, May 12, 2021

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COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS.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 on **Wednesday, May 12, 2021, at 6:00p.m. followed by a public hearing at 7:00 p.m. in the Public Hearing Room** at the Kenosha County Job Center, 8600 Sheridan Road, Kenosha, Wisconsin (Use Entrance D) on the following requests:

1. **CERTIFICATION OF COMPLIANCE WITH WISCONSIN OPEN MEETINGS LAW**
2. **FEATURE PROGRAM: "HEALTHY COMMUNITIES PROMOTE HEALTHY CHOICES"**
3. **YOUTH IN GOVERNANCE**
4. **UW-EXTENSION EDUCATOR/PROGRAM UPDATES**
5. **UW-EXTENSION DIRECTOR UPDATES**

7:00 p.m. - LAND USE ITEMS HEARINGS

6. **DANIEL J. & KAREN U. HELBLING (OWNER) - COMPREHENSIVE PLAN MAP AMENDMENT - TOWN OF PARIS**

   Daniel J. & Karen U. Helbling, 1051 N. Beaumont Ave., Kansasville, WI 53182 (Owner), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Industrial" to "Industrial" & "Commercial" on Tax Parcel #45-4-221-052-0227, located in the northwest ¼ of Section 5, T2N, R21E, Town of Paris.

   Documents:

   SUBMITTED APP CPA.PDF
   EXHIBIT MAP CPA.PDF

7. **DANIEL J. & KAREN U. HELBLING (OWNER) - REZONING - TOWN OF PARIS**

   Daniel J. & Karen U. Helbling, 1051 N. Beaumont Ave., Kansasville, WI 53182 (Owner), requesting a rezoning from M-2 Heavy Manufacturing Dist. & B-5 Wholesale Trade & Warehousing Dist. to B-5 Wholesale Trade & Warehousing Dist. & B-3 Highway Business Dist. on Tax Parcel #45-4-221-052-0227, located in the northwest ¼ of Section

5, T2N, R21E, Town of Paris.

Documents:

SUBMITTED APP REZO.PDF
EXHIBIT MAP REZO.PDF

8. **JOHN P. LOURIGAN TRUST (OWNER), HOHN P. LOURIGAN (AGENT) - REZONING - TOWN OF PARIS**

John P. Lourigan Trust, 844 172nd Ave., Union Grove, WI 53182 (Owner), John P. Lourigan, 844 172nd Ave., Union Grove, WI 53182 (Agent), requesting a rezoning from A-1 Agricultural Preservation Dist., R-2 Suburban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist. & PUD Planned Unit Development Overlay Dist. to A-1 Agricultural Preservation Dist., R-2 Suburban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist. & PUD Planned Unit Development Overlay Dist. on Tax Parcel #45-4-221-091-0314, located in the east ½ of Section 9, T2N, R21E, Town of Paris.

Documents:

SUBMITTED APP.PDF
EXHIBIT MAP REZO.PDF

9. **JOHN P. LOURIGAN TRUST (OWNER), HOHN P. LOURIGAN (AGENT) - PRELIMINARY PLAT OF FOXTAIL HOLLOW - TOWN OF PARIS**

John P. Lourigan Trust, 844 172nd Ave., Union Grove, WI 53182 (Owner), John P. Lourigan, 844 172nd Ave., Union Grove, WI 53182 (Agent), requesting a Preliminary Plat of Foxtail Hollow on Tax Parcel #45-4-221-091-0314, located in the east ½ of Section 9, T2N, R21E, Town of Paris.

Documents:

SUBMITTED APP PLAT.PDF
EXHIBIT MAP.PDF

10. **TABLED REQUEST OF DEBELL DAIRY LLC (OWNER), JASPER DUERIG (AGENT) - REZONE - TOWN OF BRIGHTON**

Tabled Request of DeBell Dairy LLC, 27425 31st St., Salem, WI 53168 (Owner), Jasper Duerig, 27700 41st St., Salem, WI 53168 (Agent), requesting a rezoning from A-1 Agricultural Preservation Dist., C-2 Upland Resource Conservancy Distr. & C-1 Lowland Resource Conservancy Dist. to A-1 Agricultural Preservation Dist., A-2 General Agricultural District, C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #30-4-220-283-0101, located in the southwest ¼ of Section 28, T2N, R20E, Town of Brighton.

Documents:

SUBMITTED APP.PDF
EXHIBIT MAP.PDF

11. **REVIEW AND POSSIBLE APPROVAL - RE-APPOINTMENT OF DAVID N. DEVITO TO THE KENOSHA COUNTY ZONING BOARD OF ADJUSTMENTS**

Documents:

RES DEVITO APPT BOA 2021.PDF

12. **REVIEW AND POSSIBLE APPROVAL – RE-APPOINTMENT OF LT. HORACE STAPLES TO THE KENOSHA COUNTY LAND INFORMATION COUNCIL**

    Documents:

    RES STAPLES LAND INFO COUNCIL 05-2021.PDF

13. **APPROVAL OF MINUTES**

14. **CITIZEN COMMENTS**

15. **ANY OTHER BUSINESS ALLOWED BY LAW**

16. **ADJOURNMENT**

NOTICE TO PETITIONERS

The petitioners: Daniel J. & Karen U. Helbling (Owner); John P. Lourigan Trust (Agent), John P. Lourigan (Agent); DeBell Dairy LLC (Owner), Jasper Duerig (Agent)

NOTICE TO TOWNS

The Towns of Brighton and Paris are asked to be represented at the hearing on **Wednesday, May 12, 2021 at 7:00 p.m.** at the Kenosha County Job Center, 8600 Sheridan Road, Kenosha, Wisconsin. You are requested to either attend or send in your recommendation to the committee.

COUNTY OF KENOSHA
Department of Planning and Development

RECEIVED
FEB 22 2021
Kenosha County
Deputy County Clerk

RECEIVED
FEB 22 2021
Kenosha County
Planning and Development

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

☐ **1.** Read the section entitled "Procedure for Amending the Multi-Jurisdictional Comprehensive Plan" of Chapter XV of the Kenosha County comprehensive plan, entitled "A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035".

☐ **2.** Contact the Kenosha County Department of Planning and Development to determine if your proposed land use change requires an amendment of the Kenosha County comprehensive plan map (Map 65 Land Use Plan Map for Kenosha County: 2035).

☐ **3.** Contact Kenosha County Department of Planning and Development to schedule a joint pre-conference meeting with your town and Kenosha County Department of Planning and Development staff; this is required for all comprehensive plan map amendment requests.

Meeting Date: 10-29-2020

☐ **4.** Complete the comprehensive plan map amendment application form (A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 Map Amendment Application) as well as any other necessary applications; such as the Kenosha County Zoning Map Amendment Application, Kenosha County Conditional Use Permit Application, or Kenosha County Land Division Application.

☐ **5.** Submit your completed comprehensive plan map amendment application form (A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 Map Amendment Application) and all associated documents to the Kenosha County Department of Planning and Development. Your application must receive a date stamp from the Kenosha County Department of Planning and Development prior to moving on to step six below. After you have received a date stamp from the Kenosha County Department of Planning and Development, you will be provided with two copies of your application documents.

Note: Any petitioner has the right to simultaneously file any other necessary applications (such as the Kenosha County Zoning Map Amendment Application, Kenosha County Conditional Use Permit Application and/or Kenosha County Land Division Application) in conjunction with the proposed comprehensive plan map amendment, however let it be known that should the comprehensive plan map amendment petition be denied or withdrawn, refunds for the additional formal petitions will not be issued.

☐ **6.** Keep one copy of the completed application for your records and deliver the second copy to your local town clerk for notice of public hearing (per section 66.1001(4)(d) of Wisconsin State Statutes) and placement on the Town Planning Commission and Town Board meeting agendas. Note: **The town may not accept/process your application unless it has been stamped received by the Kenosha County Department of Planning and Development**. The town clerk will provide you with the three following dates. Note: these meetings may be held on the same or different days, depending on your respective town's meeting schedule.

Town Plan Commission Meeting/Public Hearing Date: _____

Town Board Meeting Date: _____

Attend the Town Plan Commission/Public Hearing and the Town Board meetings. **NOTE:** You must attend or the Town will not be able to act on your request. If you fail to attend these required meetings, your approval process may be delayed.

☐ **7.** Submit to the Kenosha County Department of Planning and Development a copy (original newspaper page or certified copy from the Town) of the notice of public hearing (per section 66.1001(4)(d) of Wisconsin State Statutes) that was published by your Town at least 30 days before the public hearing is held.

Note: See item (i) on the comprehensive plan map amendment application form (A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 Map Amendment Application).

☐ **8.** Submit to the Kenosha County Department of Planning and Development a copy of the enacted town resolution and ordinance (per section 66.1001(4)(b) and (c) of Wisconsin State Statutes) adopting the amendment to the Kenosha County comprehensive plan map.

Note: See item (j) on the comprehensive plan map amendment application form (A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 Map Amendment Application).

☐ **9.** Attend the Kenosha County Planning, Development & Extension Education Committee meeting/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. The Planning, Development & Extension Education Committee cannot act on your application until a recommendation is received from the Town Board.

Kenosha County Planning, Development & Extension Education Committee meeting date: _____

☐ **10.** 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.

☐ **11.** The Kenosha County Board of Supervisors either approves or denies the amendment.

If approved, County Board enacts an ordinance that adopts 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.

☐ **12.** After the County Executive has signed the official Ordinance document amending the Kenosha County comprehensive plan (A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035), you will be notified in writing. You may then follow through with filing any other required paperwork such as but not limited to:

Kenosha County Zoning Map Amendment – Filing, review, approval.
Minor Land Divisions – Filing, review, approval and recordation of certified survey map document.
Major Land Divisions – Filing, review, approval and recordation of subdivision plat document.

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Planning & Development
19600 - 75th Street, Post Office Box 520
Bristol, Wisconsin 53104-0520

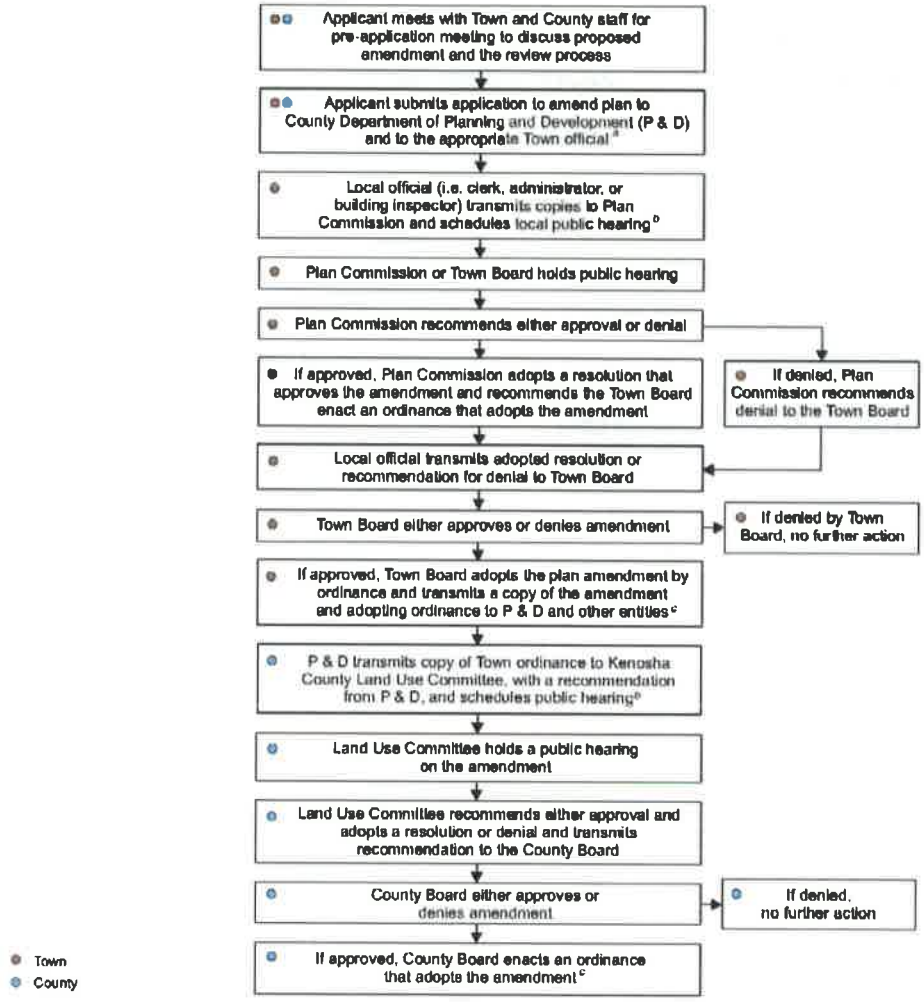
Division of County Development (including Sanitation & Land Conservation)	**857-1895**
Facsimile #	857-1920
Public Works Division of Highways	857-1870

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

Figure XV-1

KENOSHA COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AMENDMENT PROCESS FOR TOWNS



[a] *If Town has adopted a separate Town comprehensive plan, applicant files an application to amend the Town plan. If Town has adopted the multi-jurisdictional comprehensive plan, applicant files application for Town Board approval of amendment to the multi-jurisdictional plan.*

[b] *A notice of public hearing must be published and distributed in accordance with Section 66.1001(4) of the Wisconsin Statutes and the community or County public participation plan.*

[c] *A copy of the amendment and adopting ordinance must be distributed in accordance with Section 66.1001(4) of the Wisconsin Statutes and the community or County public participation plan.*

Source: Kenosha County and SEWRPC.

January 2013

COUNTY OF KENOSHA
Department of Planning and Development

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

(a) Property Owner's Name:

Daniel J. & Karin U. Helbling x Daniel J. Helbling Karin U. Helbling
Signature

Mailing Address:

1051 N. Beaumont Ave

City: Kansasville State: WI Zip: 53139

Phone Number: 262-989-6916 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:

"Industrial".

(c) Proposed land use category (must be a land use category included in the legend for Map 65 of the Kenosha County comprehensive plan):

"Industrial" & "Commercial".

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

(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:

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

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

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

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

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

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

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

45-4-221-052-0227

(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: Sandra Beth

(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)

IMPORTANT TELEPHONE NUMBERS

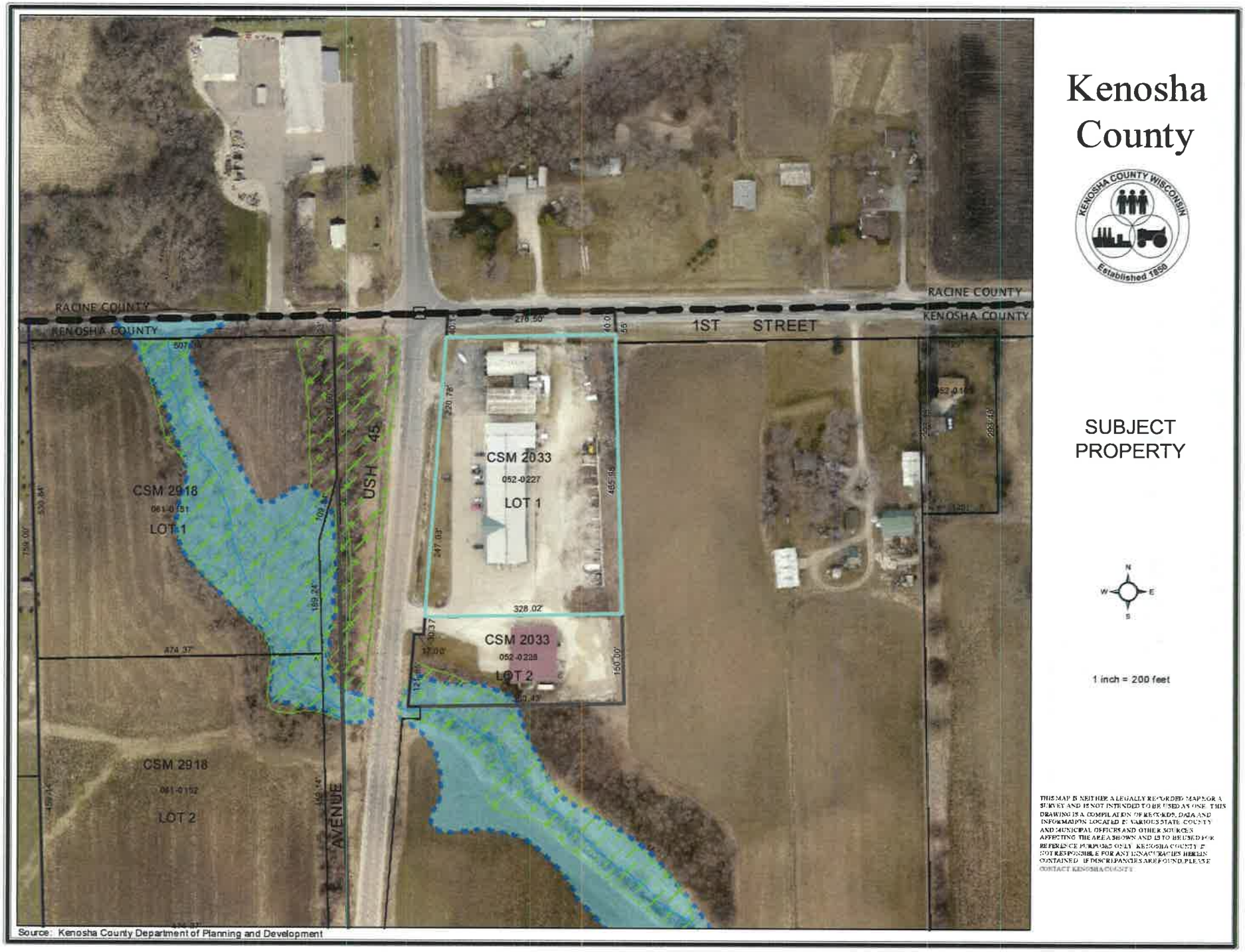
Kenosha County Center
Department of Planning & Development
19600 - 75th Street, Post Office Box 520
Bristol, Wisconsin 53104-0520

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

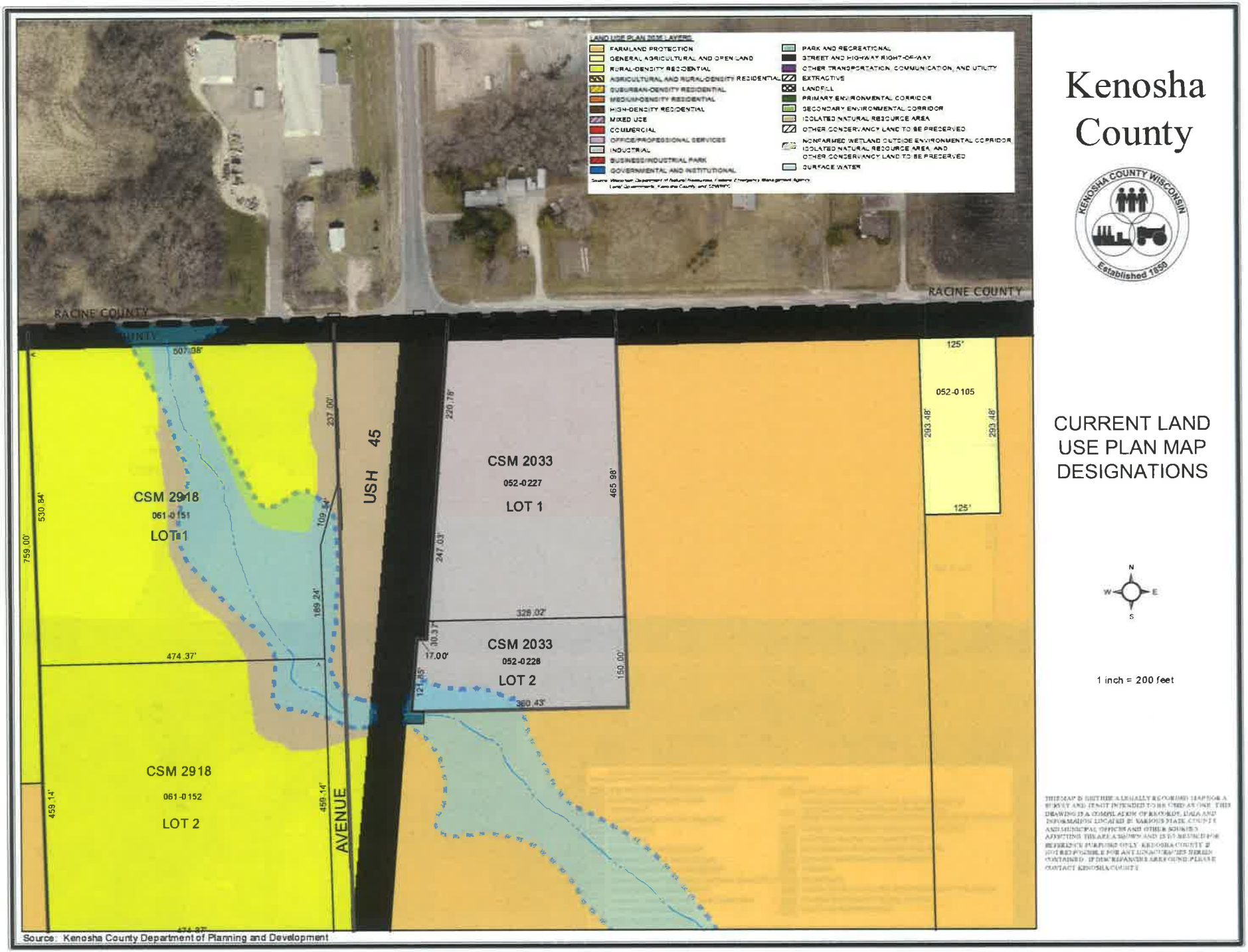


Kenosha County

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



Kenosha County

KENOSHA COUNTY WISCONSIN
Established 1850

CURRENT LAND USE PLAN MAP DESIGNATIONS

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1 inch = 200 feet

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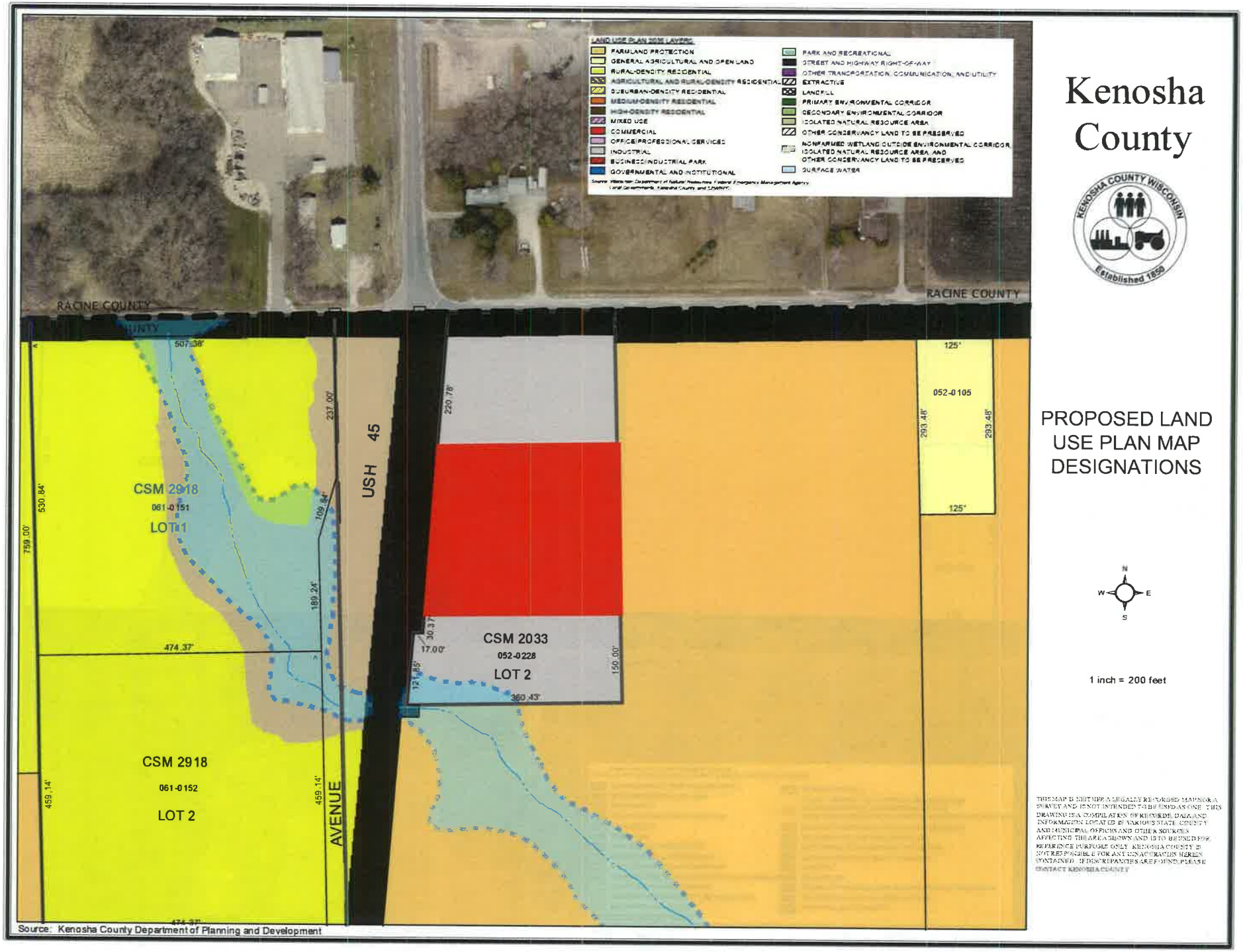


Source: Kenosha County Department of Planning and Development

Kenosha County

KENOSHA COUNTY WISCONSIN
Established 1850

PROPOSED LAND USE PLAN MAP DESIGNATIONS

N
W E
S

1 inch = 200 feet

THIS MAP IS NOT TO BE A LEGALLY RECORDED MAP OR 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.

COMPREHENSIVE PLAN AMENDMENT SITE MAP

PETITIONER(S):

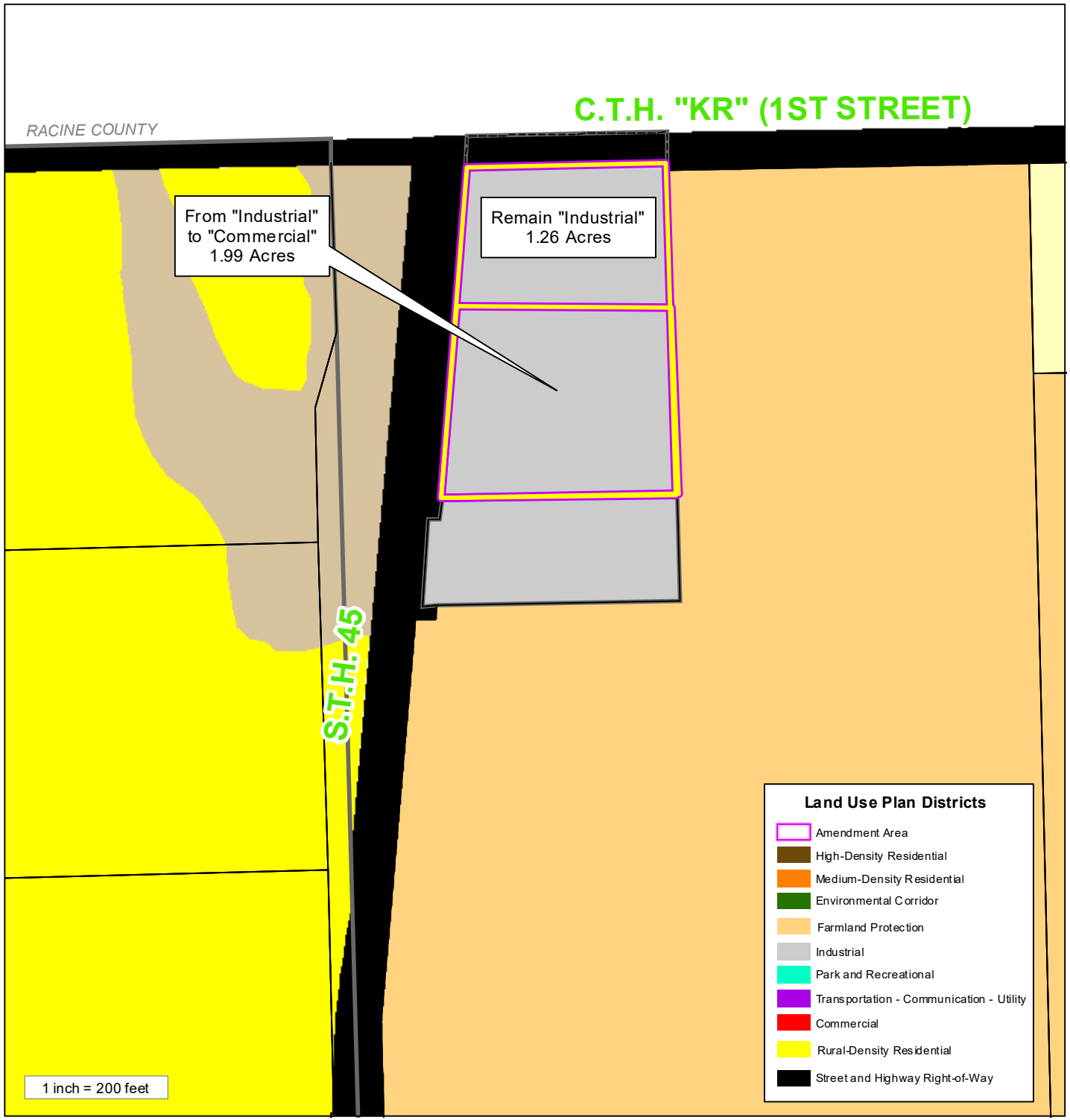
Daniel J. & Karen U. Helbing (Owner)

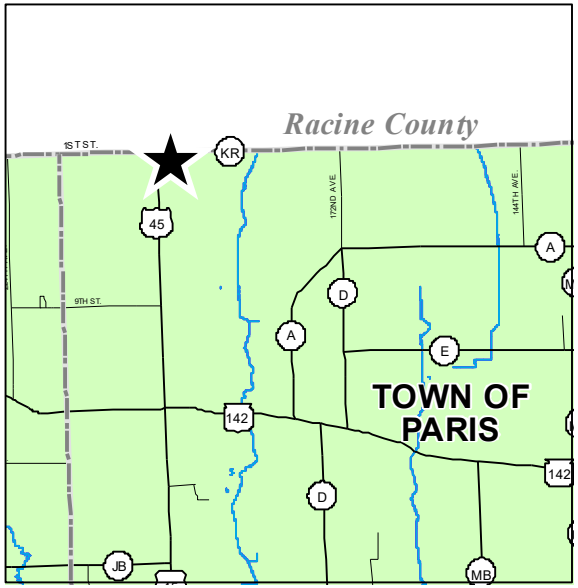
LOCATION: NE 1/4 of Section 05
Town of Paris

TAX PARCEL(S): #45-4-221-052-0227

REQUEST:

Requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from “Industrial” to “Industrial” & “Commercial”.





KENOSHA COUNTY
CONSERVATION · PLANNING · DEVELOPMENT

COUNTY OF KENOSHA
Department of Planning & Development

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FEB 22 2021
Kenosha County
Deputy County Clerk

RECEIVED
FEB 22 2021
Kenosha County
Planning and Development

KENOSHA COUNTY REZONING PROCEDURES

☐ 1. Contact the Department of Public Works & Development Services and check with staff to determine if your proposed zoning change meets the requirements fo the Kenosha County General Zoning and Shorelnad/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 Public Works & Development Services and schedule a pre-conference meeting, which is required for all rezoning requests.

Meeting Date: 10-29-2020

☐ 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 Public Works & Development Services
19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104-9772

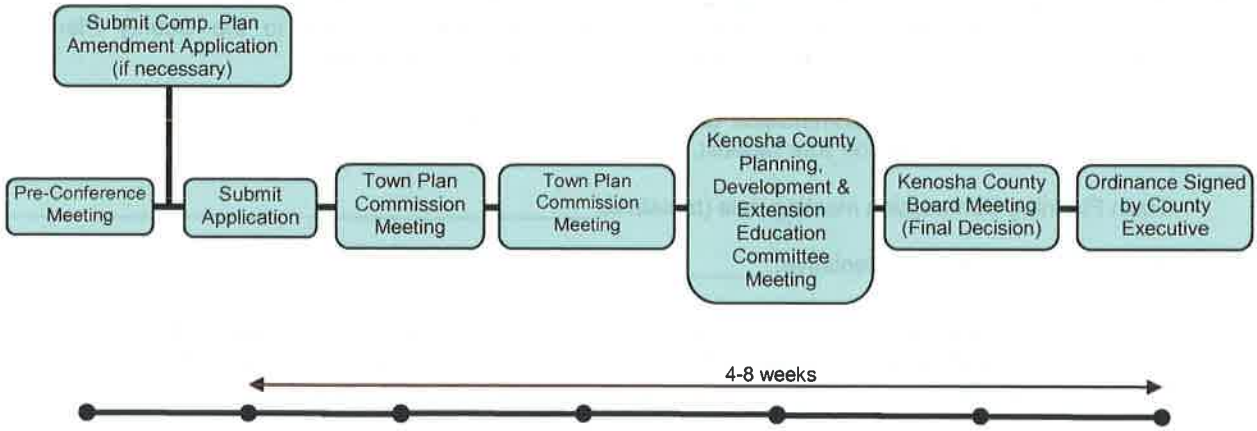
Division of Planning & Development (including Sanitation & Land Conservation)	**857-1895**
Facsimile #	857-1920
Public Works Division of Highways	857-1870

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

COUNTY OF KENOSHA
Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:

Daniel J. & Karin U. Helbling

Print Name: Dan Helbling Signature: Dan Helbling

Mailing Address: 1051 N. Beaumont Ave

City: Kansasville State: WI Zip: 53139

Phone Number: 262-989-6916 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: _____ Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

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

45-4-221-052-0227 _____

_____ _____

_____ _____

Property Address of property to be rezoned:

103 200th Avenue

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

To rezone the property to accommodate a proposed new use (event center).

(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
☐ 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	

(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".

* A COMP. PLAN AMENDMENT IS PENDING *
SIMULTANEOUS TO THIS REZONING 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.

(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: Sandra Beth

(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.

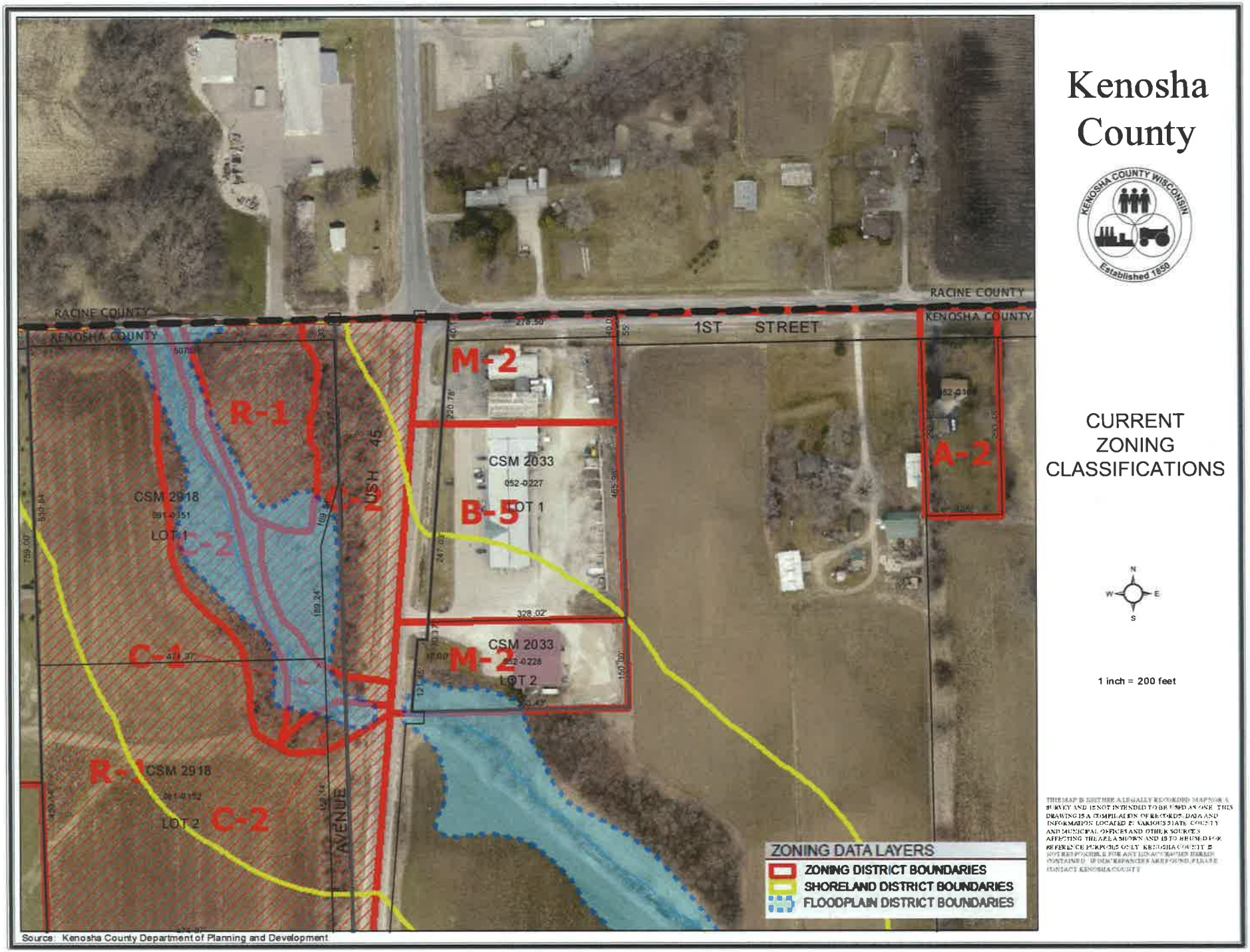
Kenosha County

SUBJECT PROPERTY

1 inch = 200 feet

Source: Kenosha County Department of Planning and Development

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.



Kenosha County

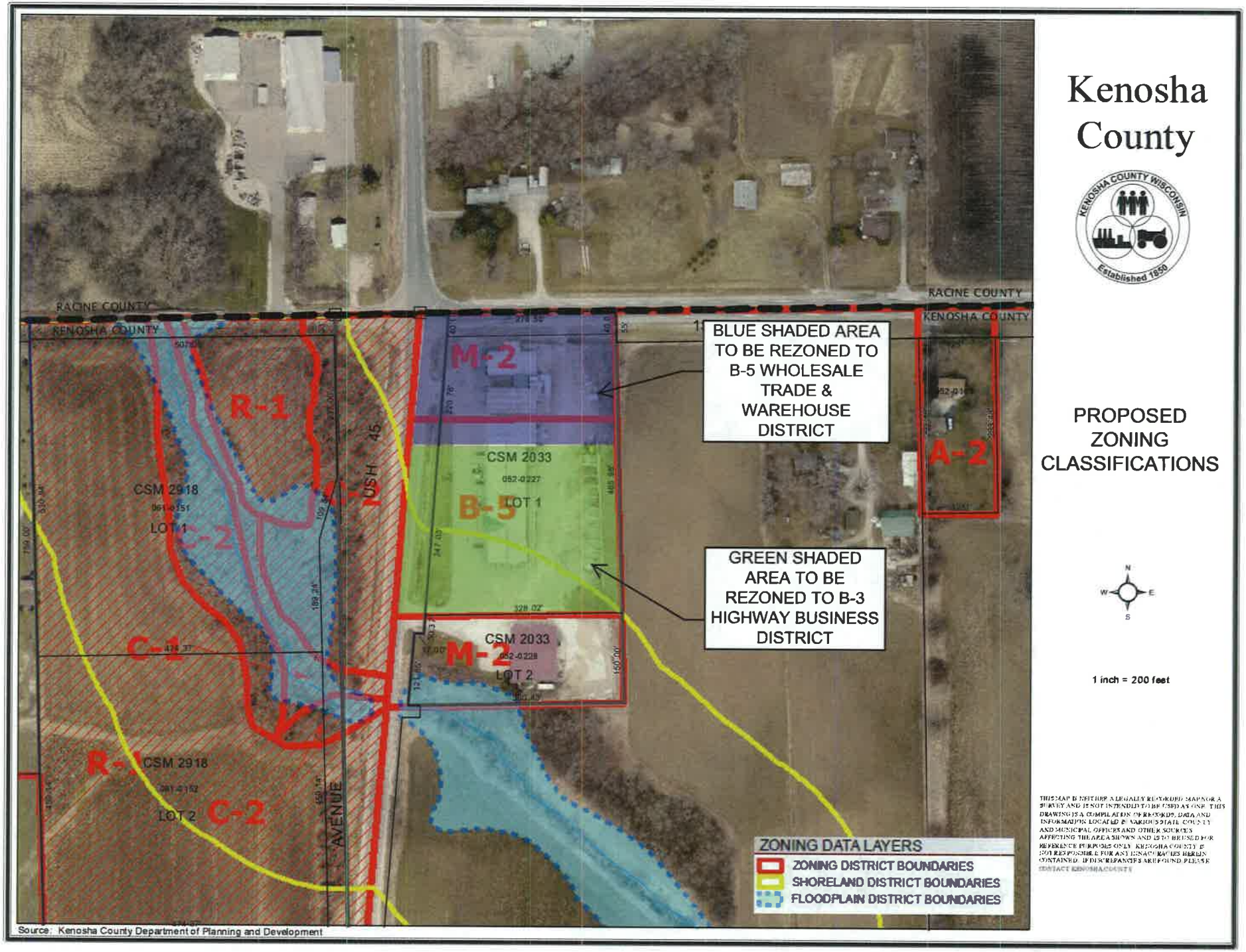
KENOSHA COUNTY WISCONSIN
Established 1850

CURRENT ZONING CLASSIFICATIONS

N
W E
S

1 inch = 200 feet

THIS MAP IS NOT A LEGALLY RECORDED MAP OR 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.



Kenosha County

KENOSHA COUNTY WISCONSIN Established 1850

PROPOSED ZONING CLASSIFICATIONS

N W E S

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

Helbling Rezoning.mxd

REZONING SITE MAP

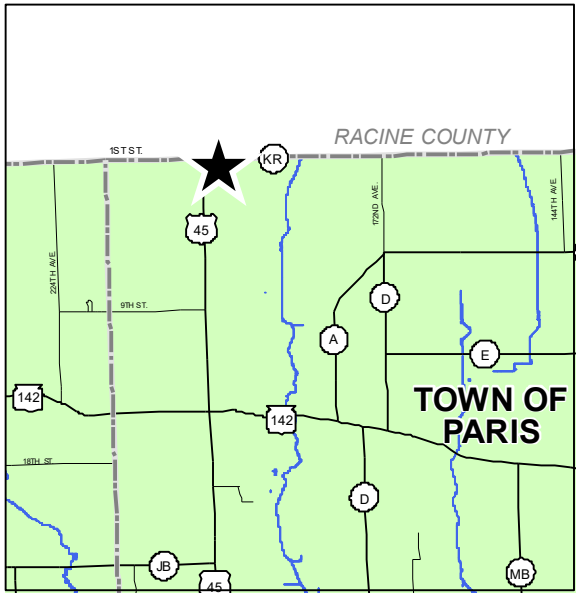
PETITIONER(S):
Daniel J. & Karen U. Helbling (Owner)

LOCATION: NW 1/4 of Section 05
Town of Paris

TAX PARCEL(S): #45-4-221-052-0227

REQUEST:

Requesting a rezoning from M-2 Heavy Manufacturing Dist. & B-5 Wholesale Trade & Warehousing Dist. to B-5 Wholesale Trade & Warehousing Dist. & B-3 Highway Business Dist.



KENOSHA COUNTY
CONSERVATION · PLANNING · DEVELOPMENT

RECEIVED
MAR 12 2021
Kenosha County
County Clerk

RECEIVED
APR 12 2021
Kenosha County
Planning and Development

COUNTY OF KENOSHA
Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:

John P. Lourigan Trust

Print Name: John Lourigan Signature: _____

Mailing Address: 844 172nd Avenue

City: Union Grove State: WI Zip: 53182

Phone Number: (262) 893-6537 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: _____ Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

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

45-4-221-091-0314

Property Address of property to be rezoned:

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

The Foxtail Hollow Subdivision will create three (3) new residential lots and an outlot for storm water management. The project will include the dedication / construction of a new public roadway (8th Place).

A legal description of the lands to be rezoned is attached.

(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
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☐ 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
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☐ 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
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(i) The Kenosha County Department of Planning and Development may ask for additional information.

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☐ 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: Sandra Beth

(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

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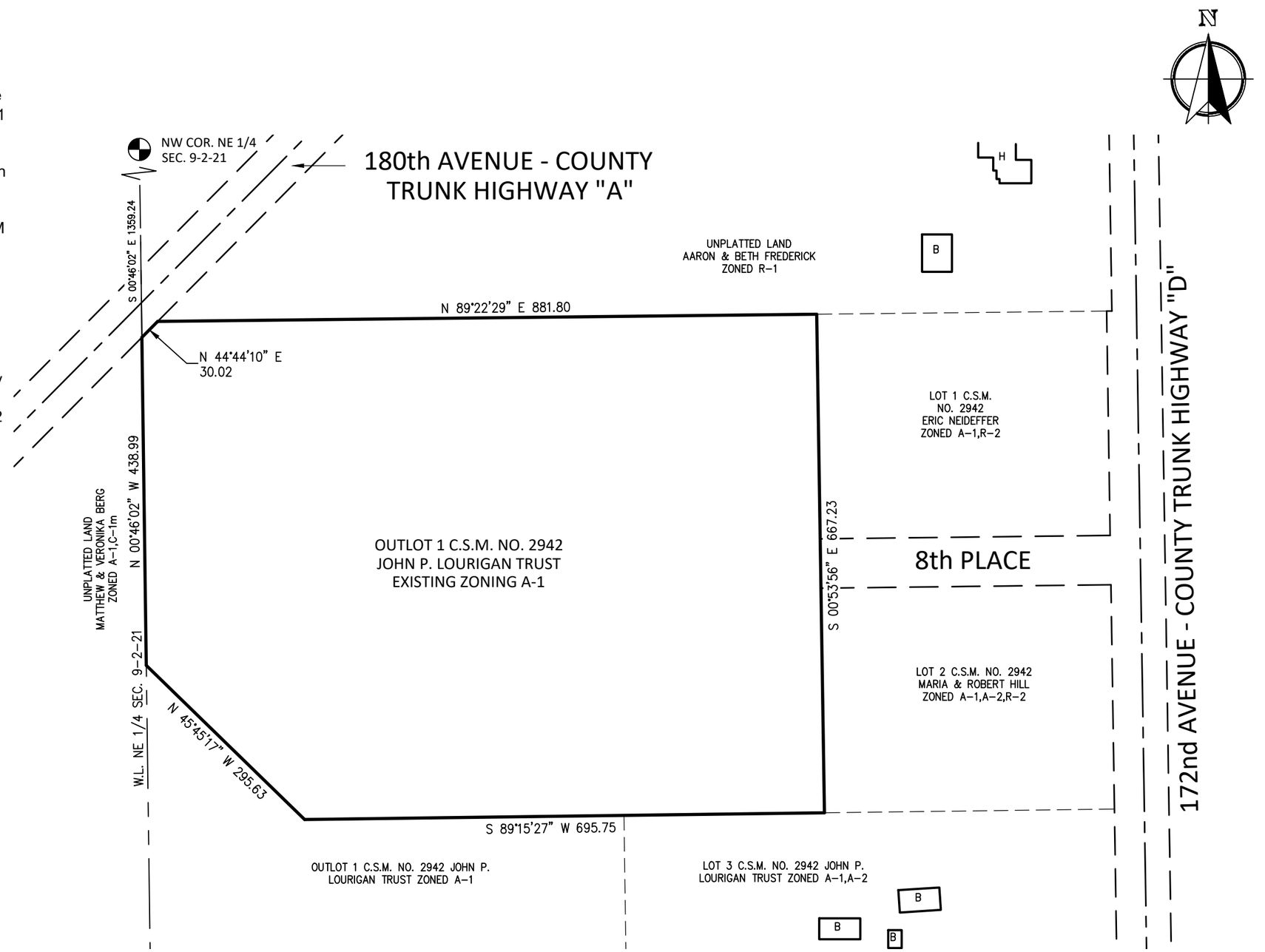
Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

EXISTING ZONING A-1 (AGRICULTURAL PRESERVATION DISTRICT)

Part of Outlot 1 of Certified Survey Map No. 2942 (CSM 2942), a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on June 04, 2020 as Document No. 1868961. Being part of the Southwest ¼ of the Northeast ¼ of Section 9, Township 2 North, Range 21 East of the Fourth Principal Meridian, in the Town of Paris, County of Kenosha and State of Wisconsin, being more particularly described as: Begin at the Northwest corner of Outlot 1 of said CSM 2942 and a point on the Southeasterly right-of-way line of 180th Avenue - County Trunk Highway "A"; run thence N89°22'29"E, 881.80 feet along the North line of Outlot 1 of said CSM 2942 to the Northeast corner of Outlot 1 of said CSM 2942; thence S00°53'56"E, 667.23 feet along the East line of Outlot 1 of said CSM 2942 to the North line of Lot 3 of said CSM 2942; thence S89°15'27"W, 695.75 feet along the North line of Lot 3 of said CSM 2942 extended Westerly; thence N45°45'17"W, 295.63 feet to the West line of the Northeast ¼ of said Section 9 and the West line of Outlot 1 of said CSM 2942; thence N00°46'02"W, 438.99 feet along the West line of the Northeast ¼ of said Section 9 and the West line of Outlot 1 of said CSM 2942 to the North line of Outlot 1 of said CSM 2942 and the Southeasterly right-of-way line of 180th Avenue - County Trunk Highway "A"; thence N44°44'10"E, 30.02 feet along the North line of Outlot 1 of said CSM 2942 and the Southeasterly right-of-way line of 180th Avenue - County Trunk Highway "A" to the point of beginning. Containing 581,933 s.f. of 13.359 acres.

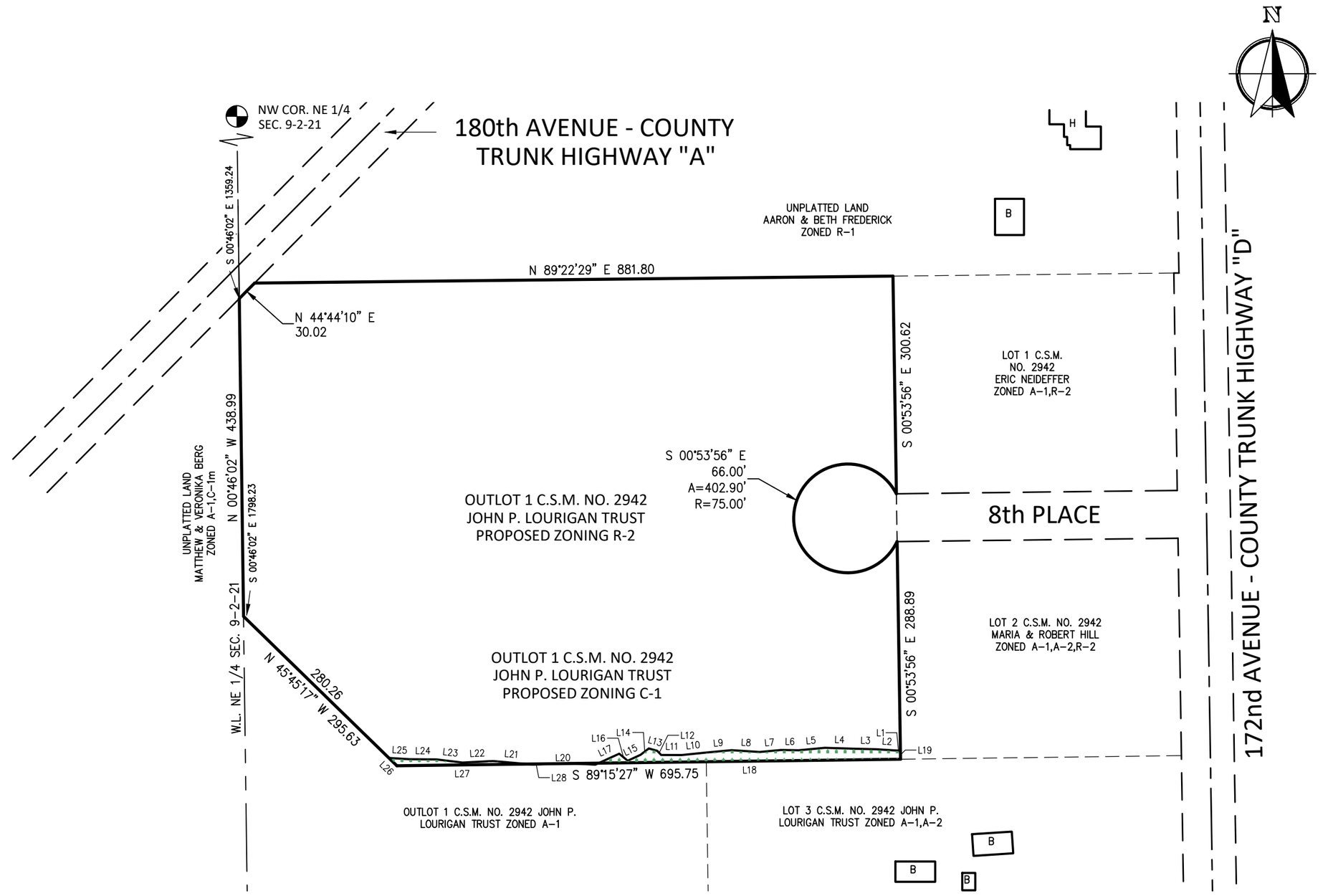


Scale: 1" = 150'
Drawn By: SCB
DATE: 4-12-2021
2020.0234.01
Existing A-1 Zoning Exhibit
John P. Lourigan Trust
Paris, Wisconsin

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

Monday, April 12, 2021 1:12:18 PM

Parcel Line Table		
Line #	Length	Direction
L1	5.18	N87° 07' 37"W
L2	27.70	N86° 20' 24"W
L3	31.08	N88° 28' 57"W
L4	40.48	N88° 17' 44"W
L5	36.29	S84° 42' 14"W
L6	24.34	N89° 11' 16"W
L7	29.71	S84° 42' 44"W
L8	38.80	N86° 24' 03"W
L9	34.91	S84° 39' 37"W
L10	34.61	S84° 23' 29"W
L11	28.01	N89° 50' 55"W
L12	7.96	N43° 58' 39"W
L13	12.05	N74° 24' 22"W
L14	14.35	S52° 37' 48"W
L15	19.61	S65° 03' 42"W
L16	15.28	N50° 13' 20"W
L17	31.33	S65° 19' 02"W
L18	417.09	N89° 15' 27"E
L19	11.72	N00° 53' 56"W
L20	98.18	S89° 15' 27"W
L21	47.89	N84° 56' 34"W
L22	42.06	S87° 08' 23"W
L23	36.36	N83° 10' 57"W
L24	36.96	N89° 29' 52"W
L25	28.74	N86° 45' 07"W
L26	15.38	S45° 45' 17"E
L27	180.48	N89° 15' 27"E
L28	278.66	N89° 15' 27"E



Monday, April 12, 2021 1:11:30 PM

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

Scale: 1" = 150'
Drawn By: SCB
DATE: 4-12-2021
2020.0234.01
Proposed R-2 & C-1 Zoning Exhibit
John P. Lourigan Trust
Paris, Wisconsin
Sheet 1 of 2

PROPOSED ZONING R-2 (SUBURBAN SINGLE-FAMILY RESIDENTIAL DISTRICT)

Part of Outlot 1 of Certified Survey Map No. 2942 (CSM 2942), a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on June 04, 2020 as Document No. 1868961. Being part of the Southwest ¼ of the Northeast ¼ of Section 9, Township 2 North, Range 21 East of the Fourth Principal Meridian, in the Town of Paris, County of Kenosha and State of Wisconsin, being more particularly described as: Begin at the Northwest corner of Outlot 1 of said CSM 2942 and a point on the Southeasterly right-of-way line of 180th Avenue - County Trunk Highway "A"; run thence N89°22'29"E, 881.80 feet along the North line of Outlot 1 of said CSM 2942 to the Northeast corner of Outlot 1 of said CSM 2942; thence S00°53'56"E, 300.62 feet along the East line of Outlot 1 of said CSM 2942 to a point on a curve of Westerly convexity whose radius is 75.00 feet and whose chord bears S00°53'56"E, 66.00 feet; thence Northwesterly 402.90 feet along the arc of said curve to the East line of Outlot 1 of said CSM 2942; thence S00°53'56"E, 288.89 feet along the East line of Outlot 1 of said CSM 2942; thence N87°07'37"W, 5.18 feet; thence N86°20'24"W, 27.70 feet; thence N88°28'57"W, 31.08 feet; thence N88°17'44"W, 40.48 feet; thence S84°42'14"W, 36.29 feet; thence N89°11'16"W, 24.34 feet; thence S84°42'44"W, 29.71 feet; thence N86°24'03"W, 38.80 feet; thence S84°39'37"W, 34.91 feet; thence S84°23'29"W, 34.61 feet; thence N89°50'55"W, 28.01 feet; thence N43°58'39"W, 7.96 feet; thence N74°24'22"W, 12.05 feet; thence S52°37'48"W, 14.35 feet; thence S65°03'42"W, 19.61 feet; thence N50°13'20"W; 15.28 feet; thence S65°19'02"W; 31.33 feet; thence S89°15'27"W; 98.18 feet; thence N84°56'34"W, 47.89 feet; thence S87°08'23"W, 42.06 feet; thence N83°10'57"W; 36.36 feet; thence N89°29'52"W, 36.96 feet; thence N86°45'07"W; 28.74 feet; thence N45°45'17"W, 280.26 feet to the West line of the Northeast ¼ of said Section 9 and the West line of Outlot 1 of said CSM 2942; thence N00°46'02"W, 438.99 feet along the West line of the Northeast ¼ of said Section 9 and the West line of Outlot 1 of said CSM 2942 to the North line of Outlot 1 of said CSM 2942 and the Southeasterly right-of-way line of 180th Avenue - County Trunk Highway "A"; thence N44°44'10"E, 30.02 feet along the North line of Outlot 1 of said CSM 2942 and the Southeasterly right-of-way line of 180th Avenue - County Trunk Highway "A" to the point of beginning. Containing 558,162 s.f. of 12.814 acres.

PROPOSED ZONING C-1 (LOWLAND RESOURCE CONCERVANCY DISTRICT)

Part of Outlot 1 of Certified Survey Map No. 2942 (CSM 2942), a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on June 04, 2020 as Document No. 1868961. Being part of the Southwest ¼ of the Northeast ¼ of Section 9, Township 2 North, Range 21 East of the Fourth Principal Meridian, in the Town of Paris, County of Kenosha and State of Wisconsin, being more particularly described as: Commence at a point on the West line of said Northeast ¼ of Section 9 and the West line of Outlot 1 of said CSM 2942 located S00°46'02"E, 1798.23 feet from the Northwest corner of said Northeast ¼ of Section 9; thence S45°45'17"E, 280.26 feet to the point of beginning of this description; continue thence S45°45'17"E, 15.38 feet; thence N89°15'27"E, 180.48 feet; thence N84°56'34"W, 47.89 feet; thence S87°08'23"W, 42.06 feet; thence N83°10'57"W; 36.36 feet; thence N89°29'52"W, 36.96 feet; thence N86°45'07"W; 28.74 feet to the point of beginning. Containing 1,028 s.f. of 0.024 acres.

ALSO: Part of Outlot 1 of Certified Survey Map No. 2942 (CSM 2942), a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on June 04, 2020 as Document No. 1868961. Being part of the Southwest ¼ of the Northeast ¼ of Section 9, Township 2 North, Range 21 East of the Fourth Principal Meridian, in the Town of Paris, County of Kenosha and State of Wisconsin, being more particularly described as: Commence at a point on the West line of said Northeast ¼ of Section 9 and the West line of Outlot 1 of said CSM 2942 located S00°46'02"E, 1798.23 feet from the Northwest corner of said Northeast ¼ of Section 9; thence S45°45'17"E, 295.63 feet; thence N89°15'27"E, 278.66 feet to the point of beginning of this description; continue thence N89°15'27"E, 417.09 feet to the East line of Outlot 1 of said CSM 2942; thence N00°53'56"W, 11.72 feet along the East line of Outlot 1 of said CSM 2942; thence N87°07'37"W, 5.18 feet; thence N86°20'24"W, 27.70 feet; thence N88°28'57"W, 31.08 feet; thence N88°17'44"W, 40.48 feet; thence S84°42'14"W, 36.29 feet; thence N89°11'16"W, 24.34 feet; thence S84°42'44"W, 29.71 feet; thenceN86°24'03"W, 38.80 feet; thence S84°39'37"W, 34.91 feet; thence S84°23'29"W, 34.61 feet; thence N89°50'55"W, 28.01 feet; thence N43°58'39"W, 7.96 feet; thence N74°24'22"W, 12.05 feet; thence S52°37'48"W, 14.35 feet; thence S65°03'42"W, 19.61 feet; thence N50°13'20"W; 15.28 feet; thence S65°19'02"W; 31.33 feet to the point of beginning.
Containing 5,413 s.f. of 0.124 acres.

N

1:11:30 PM

Monday, April 12, 2021

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

Scale: 1" = 150'
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DATE: 4-12-2021
2020.0234.01
Proposed R-2 & C-1 Zoning Exhibit
John P. Lourigan Trust
Paris, Wisconsin
Sheet 2 of 2

PRELIMINARY PLAT OF

FOXTAIL HOLLOW

A DIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 2942, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF PARIS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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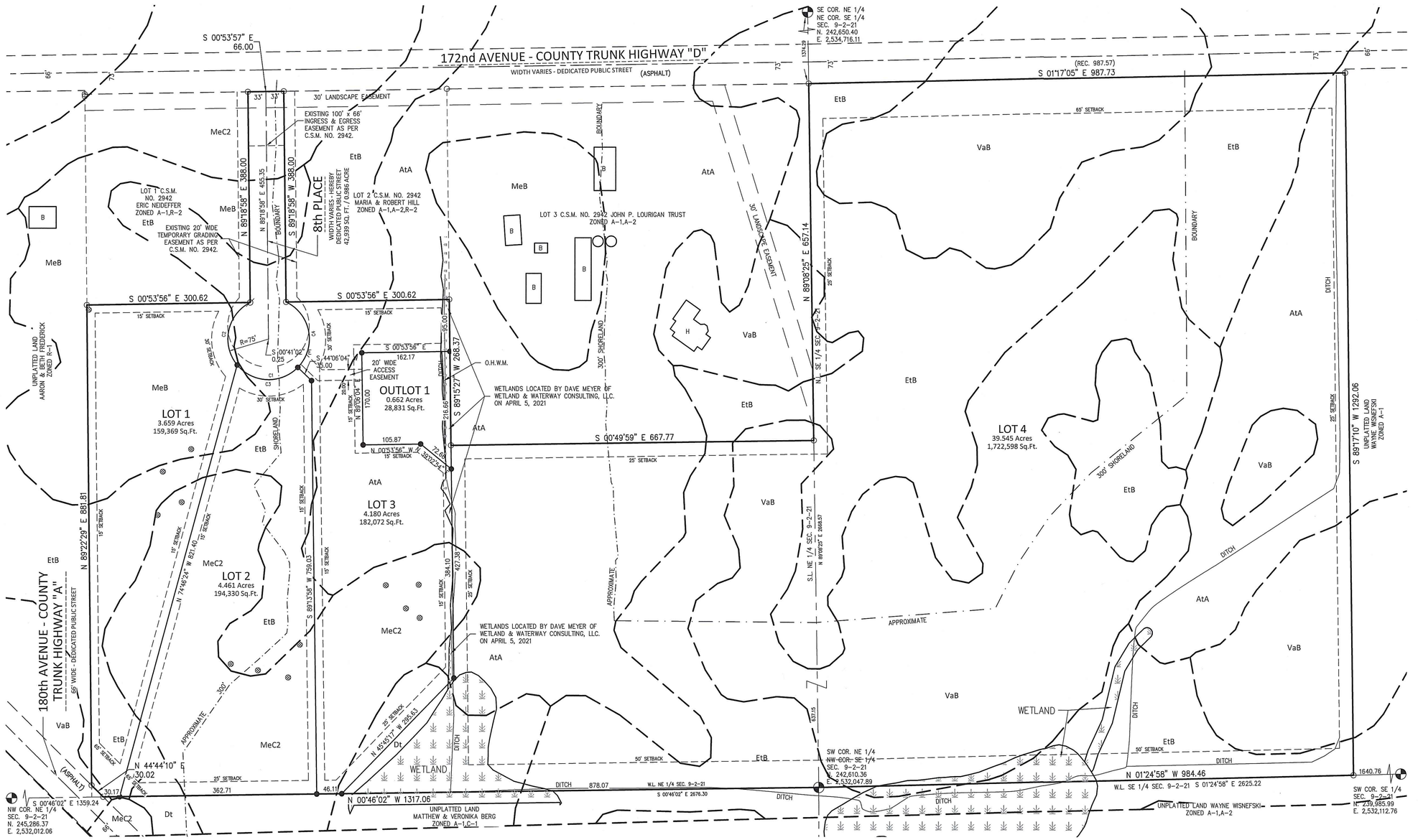

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Certified _____, 20____

Department of Administration

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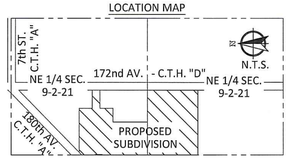

LEGEND:

- ○ DENOTES A FOUND 1" O.D. IRON PIPE STAKE.
- ⌀ DENOTES A FOUND 3/4" REBAR.
- ● DENOTES A SET 3/4" O.D. REBAR, 18" IN LENGTH, WEIGHT OF 1.50 LBS. / LIN. FT. - ALL OTHER LOT CORNERS ARE FOUND AS NOTED.
- ⊕ DENOTES A FOUND CONCRETE MONUMENT WITH BRASS CAP.
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- B EXISTING BARN
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SEE PAGE 2 FOR NOTES

WISCONSIN MARK R. MADSEN S-2271 RACINE, WI LAND SURVEYOR

4-12-2021

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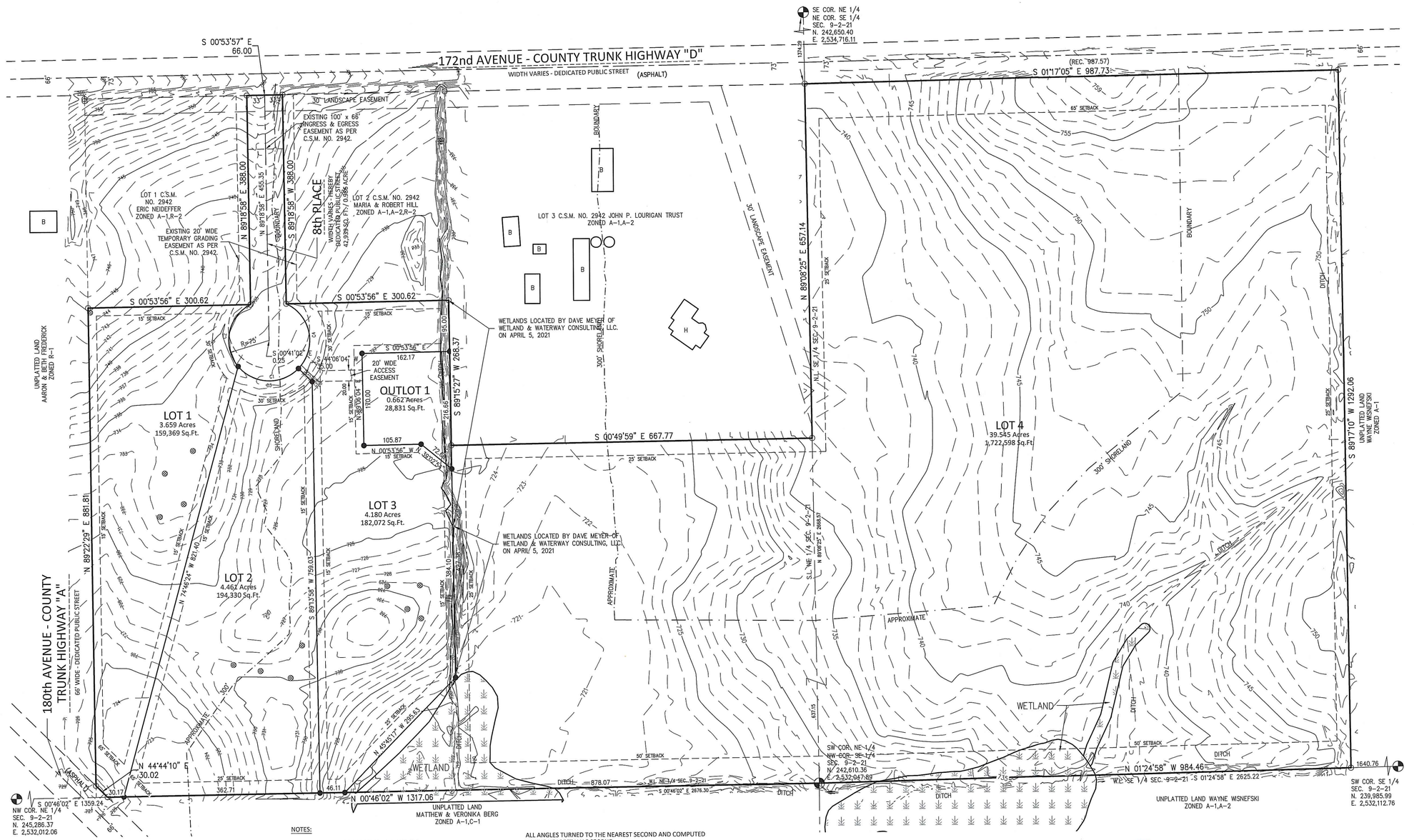

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Certified _____, 20_____

Department of Administration

NOTES:

CURRENT ZONING OF PARCEL IS: A-1 AND C-1.

PROPOSED ZONING OF PARCELS IS: LOTS 1 AND 2 ARE R-2; LOT 3 AND OUTLOT 1 ARE R-2 AND C-1; LOT 4 IS A-1 AND C-1.

OWNER / DEVELOPER: JOHN P. LOURIGAN TRUST
844 - 172nd AVENUE, UNION GROVE, WI 53182.

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 27. THE WEST LINE OF THE NE 1/4 OF SECTION 9-2-21 IS ASSUMED TO BEAR N00°46'02" W, AS PER CERTIFIED SURVEY MAP NO. 2942.

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SETBACKS: R-2; 65' C.T.H.; 30' FRONT; 25' REAR; 15' SIDE.
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WETLANDS NOT NOTED AS BEING DELINEATED ARE FROM THE NATIONAL WETLAND INVENTORY MAP DATED JUNE OF 2020.

THERE ARE NO PRIMARY OR SECONDARY ENVIRONMENTAL CORRIDORS ON THIS PROPERTY AS PER THE KENOSHA COUNTY GIS MAP.

SURVEYOR: MARK R. MADSEN, PLS
ADDRESS: NIELSEN, MADSEN & BARBER, 1458 HORIZON BOULEVARD, SUITE 200, RACINE, WI 53406

LAND AREA: 2,330,139 SQUARE FEET OR 53.493 ACRES.

This property is located within an area having a Zone designation "X" by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Map, Community Panel No. 55059C0044D, which bears an effective date of June 19, 2012 and is not in a Special Flood Hazard Area.

WISCONSIN
MARK R. MADSEN
S-2271
RACINE, WI
LAND SURVEYOR

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SHEET 2 OF 3 SHEETS

NMP JOB 2020

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SURVEYOR'S CERTIFICATE

State of Wisconsin)
) ss
County of Kenosha)

I, Mark R. Madsen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped "Foxtail Hollow", described as: Outlot 1 of Certified Survey Map No. 2942, a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on June 04, 2020 as Document No. 1868961. Said land being in the Town of Paris, County of Kenosha and State of Wisconsin. Containing 2,330,139 square feet or 53.493 acres.

That I have made such Survey, land division and map by the direction of the John P. Lorigan Trust, Owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Statutes of the State of Wisconsin and the subdivision regulations, Chapter 13 of the Town of Paris Municipal Codes in surveying, dividing, mapping and dedicating the same.

April 12, 2021

Mark R. Madsen, S-2271
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd., Suite 200
Racine, WI 53406
(262) 634-5588

WISCONSIN MARK R MADSEN S-2271 RACINE, WI LAND SURVEYOR

TOWN BOARD CERTIFICATE

We hereby certify that the final plat of Foxtail Hollow, in the Town of Paris, submitted for approval by the John P. Lorigan Trust, Owner of said lands, was approved by the Town Board of the Town of Paris on _____ by Resolution No. _____, and that any and all conditions of such approval have been satisfied.

By: _____
John Holloway, Chairman

Attested By: _____
Diana Coughlin, Clerk / Treasurer

STATE OF WISCONSIN)
) ss
COUNTY OF KENOSHA)

Personally came before me this _____ day of _____, 2021, John Holloway, Chairman, and Diana Coughlin, Clerk / Treasurer, and acknowledged that they executed the foregoing instrument as Town Chairman and Village Clerk / Treasurer of the Town of Paris and by its authority.

Signed: _____ _____
Print Name

Notary Public, State of Wisconsin
My commission expires/is permanent: _____

KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE APPROVAL

This Plat was hereby approved by Kenosha County Planning, Development and Extension Education Committee on this _____ day of _____, 2021.

_____
Daniel Gaschke, Chair

COUNTY TREASURER'S CERTIFICATE

I, Teri Jacobson, being the duly elected, qualified and acting Kenosha County Treasurer, do hereby certify that the records of my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____, affecting the lands included in the plat of Foxtail Hollow.

By: _____
Teri Jacobson, Kenosha County Treasurer

TOWN CLERK / TREASURER'S CERTIFICATE

I, Diana Coughlin, being the duly qualified and acting Town Clerk / Treasurer of the Town of Paris, do hereby certify that the records of my office show no unpaid taxes or special assessments as of _____, affecting the lands included in this plat of Foxtail Hollow.

By: _____
Diana Coughlin, Clerk / Treasurer

OWNER'S CERTIFICATE OF DEDICATION

The John P. Lorigan Trust, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said John P. Lorigan Trust caused the land described on the this plat to be surveyed, divided, mapped and dedicated as represented on this plat. John P. Lorigan Trust, does further certify that this plat is required to be submitted to the following for approval: the Town of Paris; the Kenosha County Planning, Development and Extension Education Committee; and the Wisconsin Department of Administration.

IN WITNESS WHEREOF the said John P. Lorigan Trust has caused these presents to be signed by _____, Trustee, at _____, Wisconsin, and its seal affixed hereunto this _____ day of _____, 2021 In the presence of:

John P. Lorigan Trust

_____ _____ _____
WITNESS:

Print Name _____, Trustee

STATE OF WISCONSIN)
) ss
COUNTY OF KENOSHA)

Personally came before me this _____ day of _____, 2021, _____, Trustee of the above-named John P. Lorigan Trust, to me known to be the person who executed the foregoing and acknowledged the same.

Signed: _____ _____
Print Name

Notary Public, State of Wisconsin
My commission expires/is permanent: _____

S E A L

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS

April 12, 2021

Mr. Andy Buehler
Director of Planning & Development
Kenosha County
19600 75th Street, Suite 185-3
Bristol, Wisconsin 53104

RE: Foxtail Hollow Subdivision
Preliminary Plat & Engineering Submittal
8th Place & 172nd Avenue
File No. 2020.0234.01

Dear Andy,

Enclosed please find the following documents for the above-referenced project:

- 30 copies of the completed and signed Land Division Application
- A completed and signed Stormwater & Erosion Control Permit Application
- A completed and signed Stormwater Management Plan Requirements Checklist
- A completed and signed Erosion Control Plan Requirements Checklist
- A completed Site Plan Map Requirements Checklist
- A completed and signed Rezoning Application
- 30 paper copies of the Preliminary Plat
- Two (2) paper copies of the Site Grading, Drainage & Pavement Improvements Plans
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- Two (2) paper copies of the Rezoning Exhibit
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- Two (2) paper copies of the Soil Evaluation Reports for Each Proposed Lot
- Two (2) paper copies of the Soil Loss & Sediment Discharge Calculations
- Two (2) paper copies of Stormwater Maintenance Agreement and Exhibits
- Application fee in the amount of $2,700.
    - Rezoning Application $750 (already paid)
    - Soil Boring Review Fee $225 (already paid)
    - Engineering Review Fee $5,140 (already paid)
    - Preliminary Plat Fee $2,725 ($3,125 minus $400 CSM review fee already paid)

All digital files will be emailed to you as well.

The documents have been prepared in accordance with Town of Paris, WDNR and Kenosha County requirements and are being submitted on behalf of John P Lourigan Trust for your review and comment.

Please contact our office with any questions you may have or if additional information is required to complete your review.

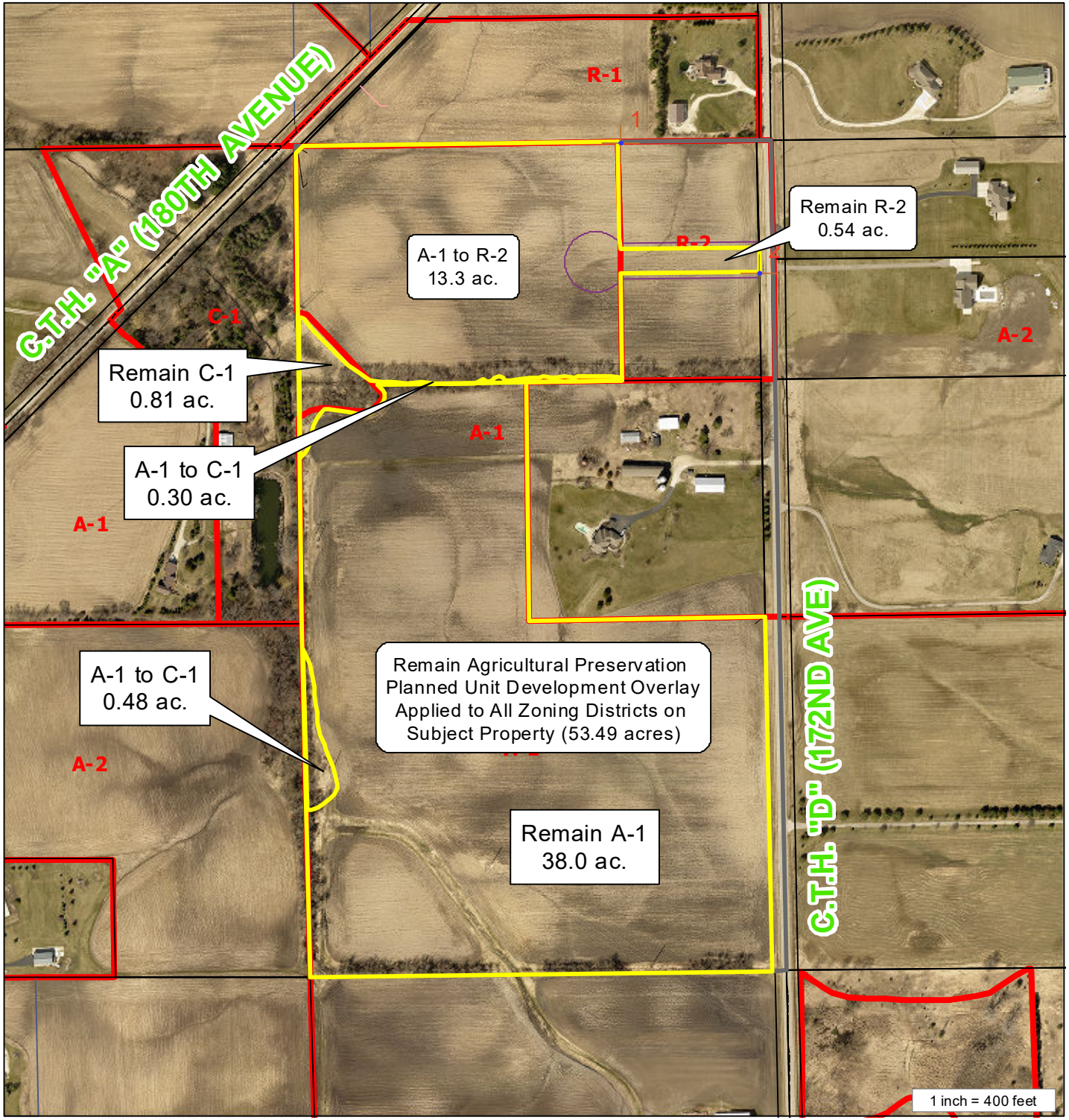
Sincerely,

Jason J. Christensen, P.E.

cc: John Lourigan, Owner (email only)
John Holloway, Chairman, Town of Paris (email only)

Enclosures

Z:\2020\2020.0234.01\Design Documents\Correspondence\NMB\2020.0234.01 - Kenosha County Submittal 4-12-2021.docx



Lourigan Trust Rezoning.mxd

REZONING SITE MAP

PETITIONER(S):

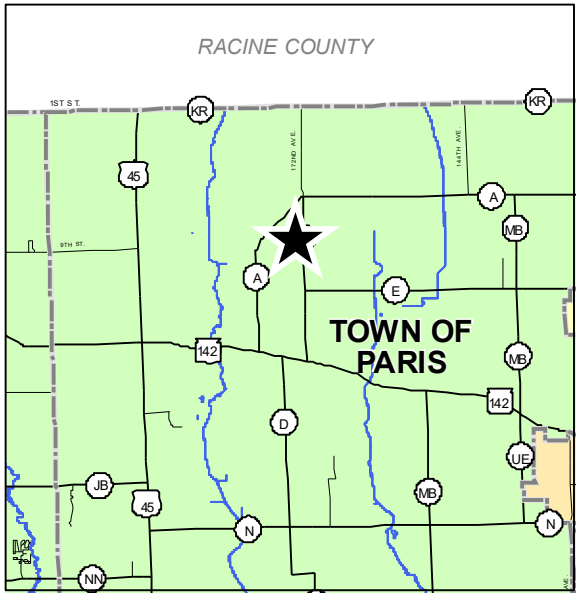
John P. Lourigan Trust (Owner)
John P. Lourigan (Agent)

LOCATION: E 1/2 of Section 9
Town of Paris

TAX PARCEL(S): #45-4-221-091-0314

REQUEST:

Requesting a rezoning from A-1 Agricultural Preservation Dist., R-2 Suburban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist. & PUD Planned Unit Development Overlay Dist. to A-1 Agricultural Preservation Dist., R-2 Suburban Single-Family Residential Dist.,C-1 Lowland Resource Conservancy Dist. & PUD Planned Unit Development Overlay Dist.



KENOSHA COUNTY
CONSERVATION · PLANNING · DEVELOPMENT

January 2013

COUNTY OF KENOSHA
Department of Planning and Development

RECEIVED
APR 12 2021
Kenosha County
Planning & Development

RECEIVED
MAR 12 2021
Kenosha County
Department of Planning & 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 P. Lourigan Trust Date 3-26-2021

Mailing Address: 844 172nd Avenue Phone # (262) 893-6537

Union Grove, Wisconsin 53182 Phone # _____

Tax Parcel Number(s): 45-4-221-091-0314

Acreage of Project: 53.492 Ac

Location of Property (including legal description):

1,500' south of the intersection of CTH's A and D. See plat for legal description.

Subdivision/Development Name (if applicable): Foxtail Hollow

Existing Zoning: Res R-2/ Ag A-1 / Shoreland C-1 Proposed Zoning: Residential /Shoreland

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

Present Residential

Proposed Residential

Present Use(s) of Property: Agricultural

Proposed Use(s) of Property: Residential

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:

4/12/2021

Property Owner's Signature Date

Property Owner's Signature Date

REQUIRED APPLICABLE SIGNATURES:

4/12/2021

Applicant's Signature Date

4/12/2021

Developer's Signature Date

Nielsen Madsen + Barber
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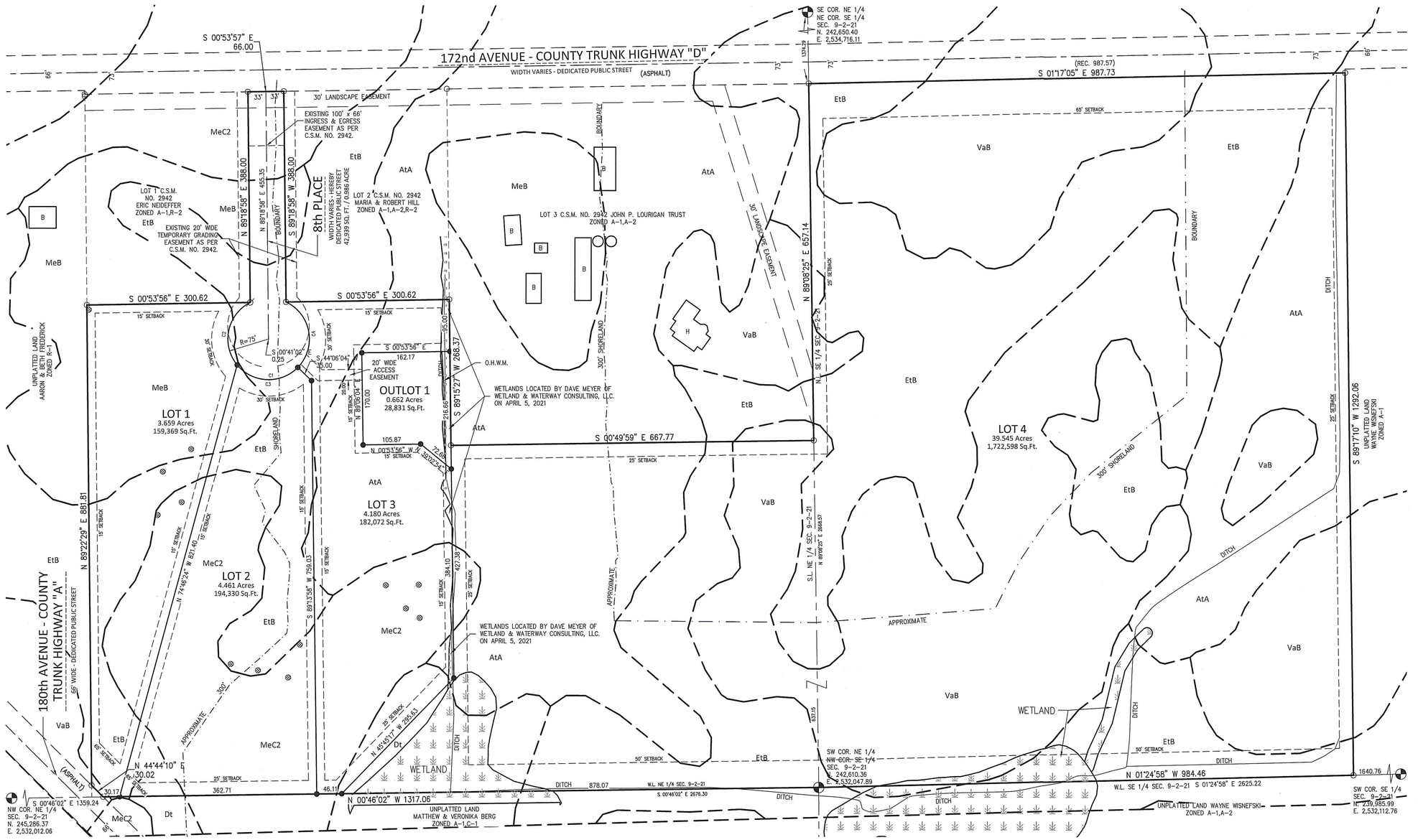

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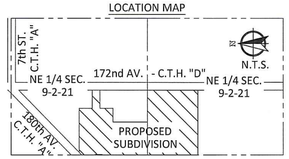

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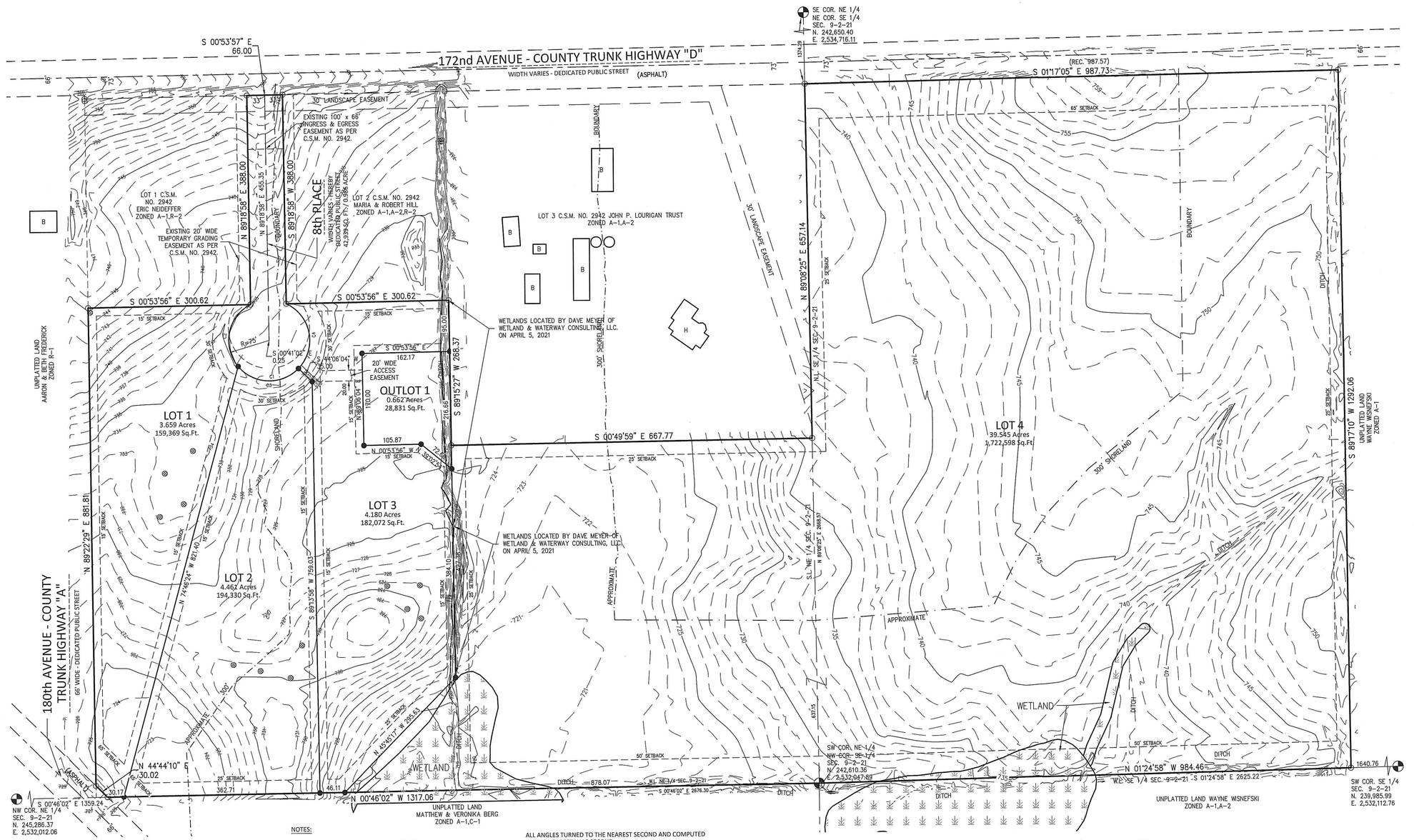

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John Holloway, Chairman

Attested By: _____
Diana Coughlin, Clerk / Treasurer

STATE OF WISCONSIN)
) ss
COUNTY OF KENOSHA)

Personally came before me this _____ day of _____, 2021, John Holloway, Chairman, and Diana Coughlin, Clerk / Treasurer, and acknowledged that they executed the foregoing instrument as Town Chairman and Village Clerk / Treasurer of the Town of Paris and by its authority.

Signed: _____ _____
Print Name

Notary Public, State of Wisconsin
My commission expires/is permanent: _____

KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE APPROVAL

This Plat was hereby approved by Kenosha County Planning, Development and Extension Education Committee on this _____ day of _____, 2021.

_____
Daniel Gaschke, Chair

COUNTY TREASURER'S CERTIFICATE

I, Teri Jacobson, being the duly elected, qualified and acting Kenosha County Treasurer, do hereby certify that the records of my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____, affecting the lands included in the plat of Foxtail Hollow.

By: _____
Teri Jacobson, Kenosha County Treasurer

TOWN CLERK / TREASURER'S CERTIFICATE

I, Diana Coughlin, being the duly qualified and acting Town Clerk / Treasurer of the Town of Paris, do hereby certify that the records of my office show no unpaid taxes or special assessments as of _____, affecting the lands included in this plat of Foxtail Hollow.

By: _____
Diana Coughlin, Clerk / Treasurer

OWNER'S CERTIFICATE OF DEDICATION

The John P. Lorigan Trust, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said John P. Lorigan Trust caused the land described on the this plat to be surveyed, divided, mapped and dedicated as represented on this plat. John P. Lorigan Trust, does further certify that this plat is required to be submitted to the following for approval: the Town of Paris; the Kenosha County Planning, Development and Extension Education Committee; and the Wisconsin Department of Administration.

IN WITNESS WHEREOF the said John P. Lorigan Trust has caused these presents to be signed by _____, Trustee, at _____, Wisconsin, and its seal affixed hereunto this _____ day of _____, 2021 In the presence of:

John P. Lorigan Trust

_____ _____ _____
WITNESS:

Print Name _____, Trustee

STATE OF WISCONSIN)
) ss
COUNTY OF KENOSHA)

Personally came before me this _____ day of _____, 2021, _____, Trustee of the above-named John P. Lorigan Trust, to me known to be the person who executed the foregoing and acknowledged the same.

Signed: _____ _____
Print Name

Notary Public, State of Wisconsin
My commission expires/is permanent: _____

S E A L

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

Wisconsin Department of Safety and Professional Service
Division of Industry Services

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County	Parcel I.D.	Reviewed by	Date
Kenosha	45-4-221-091-0314		

Property Owner	Property Location					
John P Lourigan Trust	Govt. Lot SW ¼ NE¼ S 9 T 2 N R 21					☒ E (or) ☐ W
Property Owner's Mailing Address	Lot #	Block #	Subd. Name or CSM#			
844 172nd Ave	1					
City / State / Zip Code / Phone Number	☐City	☐Village	☒Town	Nearest Road		
Union Grove / WI / 53182 / ( )	-----	-----	Paris	172nd Ave		

☒New Construction Use: ☒ Residential / Number of bedrooms: 4 Code derived design flow rate 600 GPD

☐Replacement ☐ Public or commercial – Describe: _____

Parent material Glacial Till Flood Plan elevation if applicable ------ ft.

General comments and recommendations: Prop. Mound site Established

Site Suitable For:
☐ Conventional
☐ At-Grade
☒ Mound
☐ Holding Tank
☐

1 Boring # ☐Boring ☒Pit Ground surface elev. 89.0 ft Depth to limiting factor 18 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
1	0-9	10yr3/2	----------	SiCL	2csbk	Mfr	AS	1VF	0.4	0.6
2	9-18	10yr4/4	----------	CL	2msbk	Mfr	GW	-------	0.4	0.6
3	18-32	10yr4/4	fif10yr5/6	CL	1fsbk	Mfr	GW	-------	0.2	0.3
4	32-39	10yr5/4	c2d10yr 5/6 6/8	SiCL	0M	Mfr	-----	-------	0.0	0.0

2 Boring # ☐Boring ☒Pit Ground surface elev. 88.8 ft. Depth to limiting factor 16 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
1	0-9	10yr3/2	----------	SiCL	1csbk	Mfr	AS	1VF	0.2	0.3
2	9-16	10yr4/4	----------	CL	2msbk	Mfr	GW	-------	0.4	0.6
3	16-20	10yr4/4	fif10yr5/6	CL	1fsbk	Mfr	GW	-------	0.2	0.3
4	20-28	10yr5/4	c2d10yr 5/6 6/8	SiCL	0M	Mfr	-----	-------	0.0	0.0

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

CST Name (Please Print)	Signature	CST Number
Logan Mohr	Logan Mohr ORIGINAL Professional Septic Services and ASSOCIATES	1410637
Address	Date Evaluation Conducted	Telephone Number
W4644 Pine Creek Drive Elkhorn WI 53121	12/16/2020	262 495 7004

3 Boring # ☐Boring ☒ Pit Ground surface elev. 89.2 ft. Depth to limiting factor 14 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
1	0-8	10yr3/2	----------	SiCL	1csbk	Mfr	AS	1VF	0.2	0.3
2	8-14	10yr4/4	----------	CL	2msbk	Mfr	GW	-------	0.4	0.6
3	14-20	10yr4/4	fif10yr5/6	CL	1fsbk	Mfr	GW	-------	0.2	0.3
4	20-26	10yr5/4	c2d10yr 5/6 6/8	SiCL	0M	Mfr	-----	-------	0.0	0.0

4 Boring # ☐Boring ☒ Pit Ground surface elev. 89.2 ft. Depth to limiting factor 17 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
1	0-9	10yr3/2	----------	SiCL	2csbk	Mfr	AS	1VF	0.4	0.6
2	9-17	10yr4/4	----------	CL	2fsbk	Mfr	GW	-------	0.4	0.6
3	17-20	10yr4/4	fif10yr5/6	CL	1fsbk	Mfr	GW	-------	0.2	0.3
4	20-30	10yr5/4	c2d10yr 5/6 6/8	SiCL	0M	Mfr	-----	-------	0.0	0.0

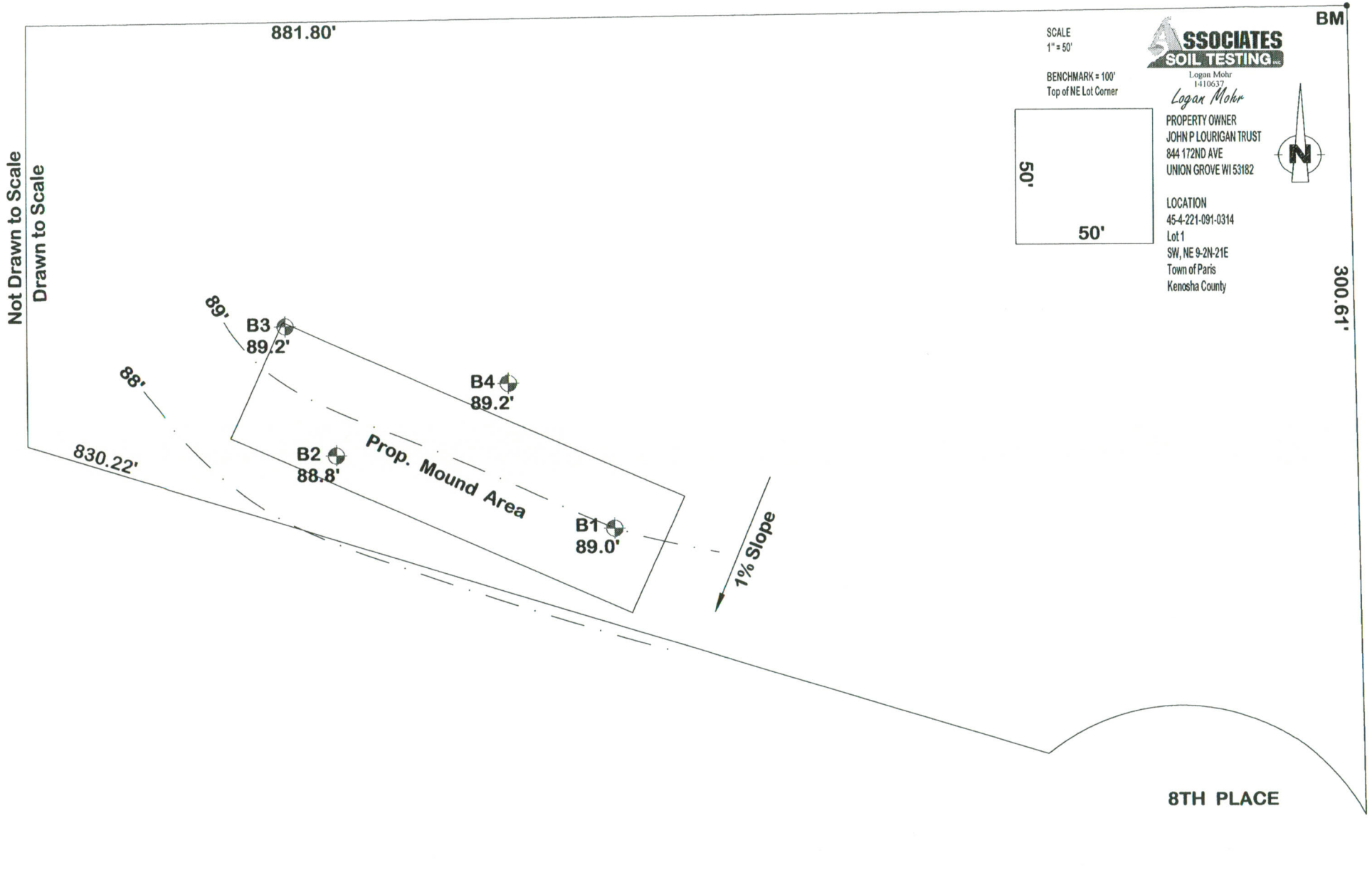
5 Boring # ☐Boring ☐Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

ORIGINAL


881.80'
BM
SCALE
1" = 50'
BENCHMARK = 100'
Top of NE Lot Corner
ASSOCIATES SOIL TESTING
Logan Mohr
1410637
Logan Mohr
50'
50'
PROPERTY OWNER
JOHN P LOURIGAN TRUST
844 172ND AVE
UNION GROVE WI 53182
LOCATION
45-4-221-091-0314
Lot 1
SW, NE 9-2N-21E
Town of Paris
Kenosha County
N
Not Drawn to Scale
Drawn to Scale
300.61'
89'
B3
89.2'
88'
B4
89.2'
830.22'
B2
88.8'
Prop. Mound Area
B1
89.0'
1% Slope
8TH PLACE

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County	
Kenosha	
Parcel I.D.	
45-4-221-091-0314	
Reviewed by	Date

Property Owner	Property Location						
John P Lourigan Trust	Govt. Lot SW ¼ NE¼ S 9 T 2 N R 21					☒ E (or)	☐ W
Property Owner's Mailing Address: 844 172nd Ave	Lot #: 2	Block #:	Subd. Name or CSM#:				
City: Union Grove	State: WI	Zip Code: 53182	Phone Number: ( )	☐City: -----	☐Village: -----	☒Town: Paris	Nearest Road: 172nd Ave

☒New Construction Use: ☒ Residential / Number of bedrooms: 4 Code derived design flow rate 600 GPD

☐Replacement ☐ Public or commercial – Describe: _____

Parent material Glacial Till Flood Plan elevation if applicable ------- ft.

General comments and recommendations: Prop. Mound Site established

Site Suitable For:
☐ Conventional
☐At-Grade
☒Mound
☐ Holding Tank
☐

1 Boring # ☐Boring ☒Pit Ground surface elev. 99.9 ft Depth to limiting factor 21 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
1	0-12	10yr3/2	----------	SiL	1csbk	Mfr	AS	1VF	0.4	0.6
2	12-21	10yr4/4	----------	CL	2msbk	Mfr	GW	-------	0.4	0.6
3	21-26	10yr4/4	fif10yr5/6	CL	1fsbk	Mfr	GW	-------	0.2	0.3
4	26-33	10yr5/4	c2d10yr 5/6 6/8	SiCL	1fsbk	Mfr	-----	-------	0.2	0.3

2 Boring # ☐Boring ☒Pit Ground surface elev. 100.0 ft. Depth to limiting factor 17 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
1	0-9	10yr3/2	----------	SiCL	2msbk	Mfr	AS	1VF	0.4	0.6
2	9-17	10yr4/4	----------	CL	2msbk	Mfr	GW	-------	0.4	0.6
3	17-21	10yr4/4	fif10yr5/6	CL	1fsbk	Mfr	GW	-------	0.2	0.3
4	21-28	10yr5/4	c2d10yr 5/6 6/8	SiCL	0M	Mfr	-----	-------	0.0	0.0

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

CST Name (Please Print)		CST Number
Logan Mohr	Logan Mohr ORIGINAL Signature Associates Septic Services and ASSOCIATES SOIL TESTING	1410637
Address: W4644 Pine Creek Drive Elkhorn WI 53121	Date Evaluation Conducted: 12/16/2020	Telephone Number: 262 495 7004

3 Boring #

☐Boring
☒ Pit

Ground surface elev. 100.6 ft.

Depth to limiting factor 19 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft²	
									*Eff#1	*Eff#2
1	0-12	10yr3/2	----------	SiCL	2csbk	Mfr	AS	1VF	0.4	0.6
2	12-19	10yr4/4	----------	CL	2msbk	Mfr	GW	-------	0.4	0.6
3	19-24	10yr4/4	fif10yr5/6	CL	1fsbk	Mfr	GW	-------	0.2	0.3
4	24-30	10yr5/4	c2d10yr 5/6 6/8	SiCL	0M	Mfr	-----	-------	0.0	0.0

4 Boring #

☐Boring
☒ Pit

Ground surface elev. 99.9 ft.

Depth to limiting factor 19 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft²	
									*Eff#1	*Eff#2
1	0-10	10yr3/3	----------	SiCL	2msbk	Mfr	AS	1VF	0.4	0.6
2	10-19	10yr4/4	----------	CL	2fsbk	Mfr	GW	-------	0.4	0.6
3	19-20	10yr4/4	fif10yr5/6	CL	1fsbk	Mfr	GW	-------	0.2	0.3
4	20-22	10yr5/4	c2d10yr 5/6 6/8	SiCL	0M	Mfr	-----	-------	0.0	0.0

5 Boring #

☐Boring
☐Pit

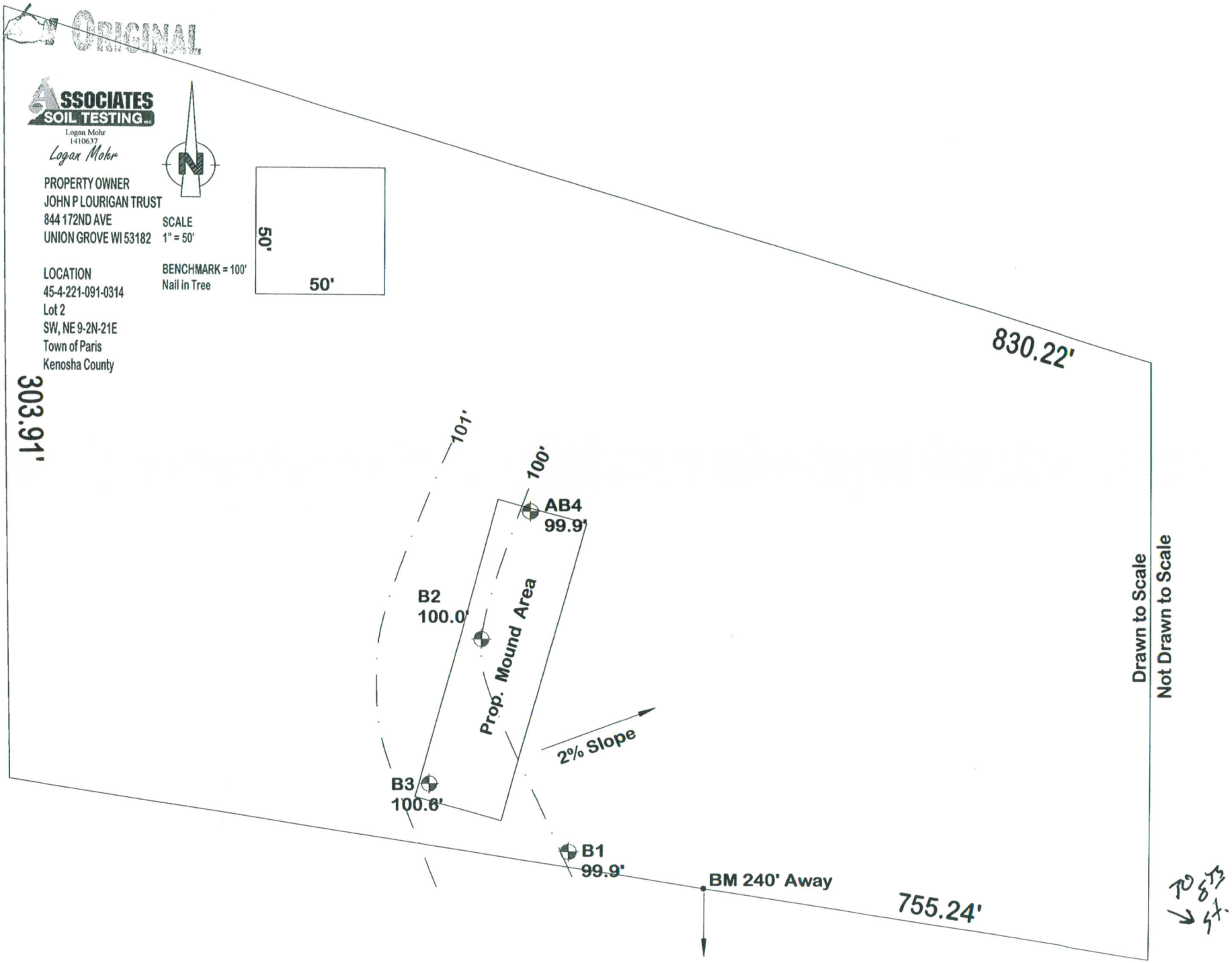
Ground surface elev. _____ ft.

Depth to limiting factor _____ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

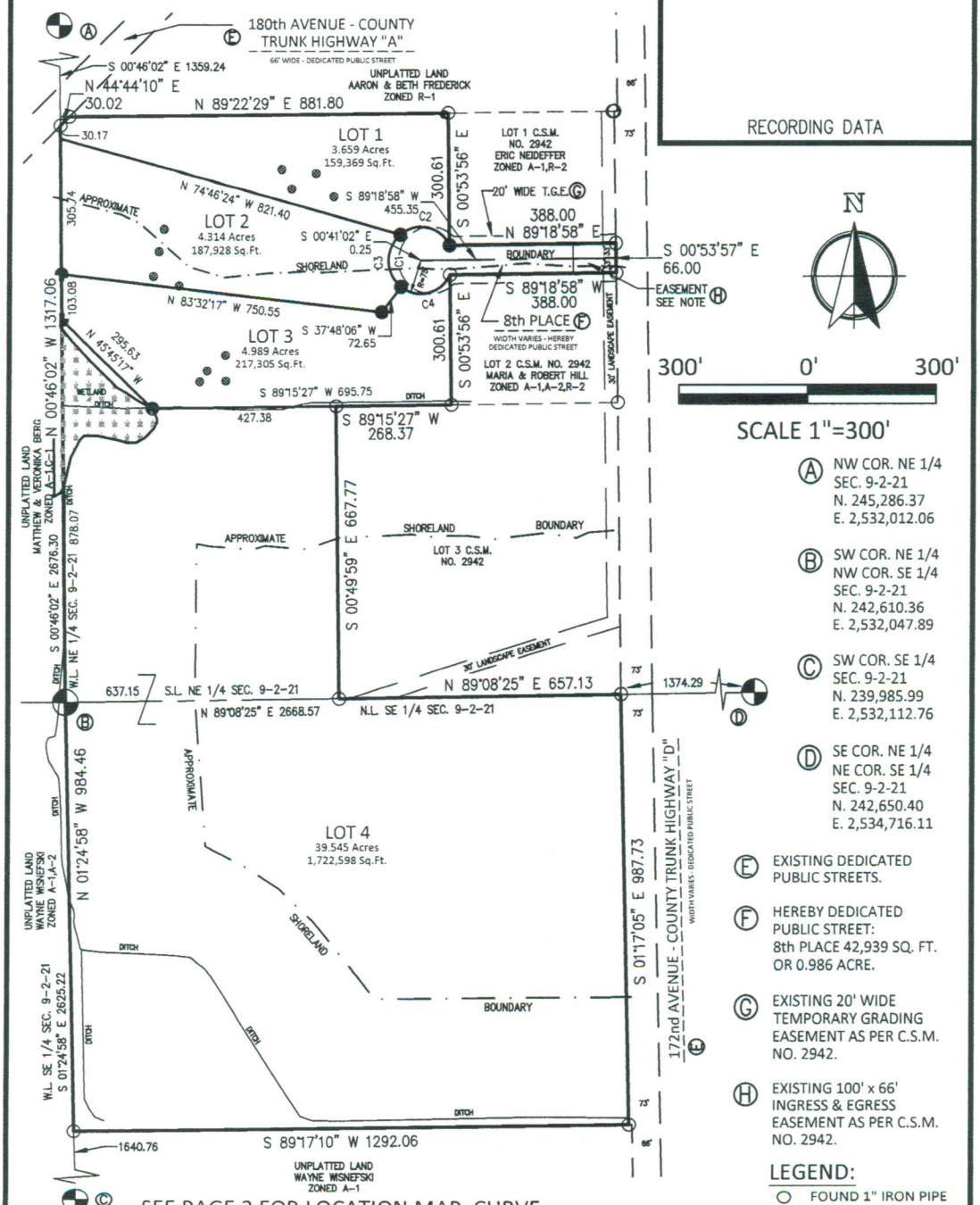

ORIGINAL
ASSOCIATES SOIL TESTING INC
Logan Mohr
1410637
Logan Mohr
PROPERTY OWNER
JOHN P LOURIGAN TRUST
844 172ND AVE
UNION GROVE WI 53182
SCALE
1" = 50'
BENCHMARK = 100'
Nail in Tree
LOCATION
45-4-221-091-0314
Lot 2
SW, NE 9-2N-21E
Town of Paris
Kenosha County
N
50'
50'
830.22'
303.91'
101'
100'
AB4
99.9'
B2
100.0'
Prop. Mound Area
2% Slope
B3
100.6'
B1
99.9'
BM 240' Away
755.24'
Drawn to Scale
Not Drawn to Scale
TO 8TH ST.

Q 4024

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 2942, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF PARIS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

RECORDING DATA



Ⓐ NW COR. NE 1/4
SEC. 9-2-21
N. 245,286.37
E. 2,532,012.06

Ⓑ SW COR. NE 1/4
NW COR. SE 1/4
SEC. 9-2-21
N. 242,610.36
E. 2,532,047.89

Ⓒ SW COR. SE 1/4
SEC. 9-2-21
N. 239,985.99
E. 2,532,112.76

Ⓓ SE COR. NE 1/4
NE COR. SE 1/4
SEC. 9-2-21
N. 242,650.40
E. 2,534,716.11

Ⓔ EXISTING DEDICATED PUBLIC STREETS.

Ⓕ HEREBY DEDICATED PUBLIC STREET:
8th PLACE 42,939 SQ. FT.
OR 0.986 ACRE.

Ⓖ EXISTING 20' WIDE TEMPORARY GRADING EASEMENT AS PER C.S.M. NO. 2942.

Ⓗ EXISTING 100' x 66' INGRESS & EGRESS EASEMENT AS PER C.S.M. NO. 2942.

LEGEND:

- ○ FOUND 1" IRON PIPE
- ● SET 3/4" REBAR
- ⊗ SOIL BORINGS
- ⊕ FOUND CONCRETE MONUMENT WITH A BRASS CAP

SEE PAGE 2 FOR LOCATION MAP, CURVE TABLE, AND ADDITIONAL NOTES.

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

This Instrument was drafted by Mark R. Madsen December 30, 2020

2020.0234.01 - CSM.DWG
SHEET 1 OF 3 SHEETS

Wisconsin Department of Safety and Professional Service
Division of Industry Services

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County	
Kenosha	
Parcel I.D.	
45-4-221-091-0314	
Reviewed by	Date

Property Owner	Property Location					
John P Lourigan Trust	Govt. Lot SW ¼ NE¼ S 9 T 2 N R 21				☒ E (or) ☐ W	
Property Owner's Mailing Address	Lot #	Block #	Subd. Name or CSM#			
844 172nd Ave	3					
City	State	Zip Code	Phone Number	☐City	☐Village	☒Town	Nearest Road
Union Grove	WI	53182	( )	-----	-----	Paris	172nd Ave

☒New Construction Use: ☒ Residential / Number of bedrooms: 4 Code derived design flow rate 600 GPD

☐Replacement ☐ Public or commercial – Describe: _____

Parent material Glacial Till Flood Plan elevation if applicable ------ ft.

General comments and recommendations: Prop. Mound Site Established

Site Suitable For:
☐ Conventional
☐ At-Grade
☒ Mound
☐ Holding Tank
☐

1 Boring # ☐Boring ☒Pit Ground surface elev. 99.8 ft Depth to limiting factor 16 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
1	0-8	10yr3/3	----------	SiCL	2msbk	Mfr	AS	1VF	0.4	0.6
2	8-16	10yr4/4	----------	CL	2msbk	Mfr	GW	-------	0.4	0.6
3	16-21	10yr4/4	fif10yr5/6	CL	1fsbk	Mfr	GW	-------	0.2	0.3
4	21-28	10yr5/4	c2d10yr 5/6 6/8	SiCL	0M	Mfr	-----	-------	0.0	0.0

2 Boring # ☐Boring ☒Pit Ground surface elev. 99.5 ft. Depth to limiting factor 23 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
1	0-9	10yr3/2	----------	SiCL	1msbk	Mfr	AS	1VF	0.2	0.3
2	9-23	10yr4/4	----------	CL	2msbk	Mfr	GW	-------	0.4	0.6
3	23-25	10yr4/4	fif10yr5/6	CL	1fsbk	Mfr	GW	-------	0.2	0.3
4	25-32	10yr5/4	c2d10yr 5/6 6/8	SiCL	0M	Mfr	-----	-------	0.0	0.0

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

CST Name (Please Print)		CST Number
Logan Mohr	ORIGINAL Logan Mohr Signature	1410637
Address	Date Evaluation Conducted	Telephone Number
W4644 Pine Creek Drive Elkhorn WI 53121	12/16/2020	262 495 7004

SBD-8330 (R04/15)

3 Boring #

☐ Boring
☒ Pit

Ground surface elev. 99.6 ft.

Depth to limiting factor 17 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft²	
									*Eff#1	*Eff#2
1	0-8	10yr3/2	----------	SiCL	1msbk	Mfr	AS	1VF	0.2	0.3
2	8-17	10yr4/4	----------	CL	2msbk	Mfr	GW	-------	0.4	0.6
3	17-20	10yr4/4	fif10yr5/6	CL	1fsbk	Mfr	GW	-------	0.2	0.3
4	20-26	10yr5/4	c2d10yr 5/6 6/8	SiCL	0M	Mfr	-----	-------	0.0	0.0

4 Boring #

☐ Boring
☒ Pit

Ground surface elev. 101.4 ft.

Depth to limiting factor 17 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft²	
									*Eff#1	*Eff#2
1	0-10	10yr3/3	----------	SiCL	2msbk	Mfr	AS	1VF	0.4	0.6
2	10-17	10yr4/4	----------	CL	2fsbk	Mfr	GW	-------	0.4	0.6
3	17-23	10yr4/4	fif10yr5/6	CL	1fsbk	Mfr	GW	-------	0.2	0.3
4	23-30	10yr5/4	c2d10yr 5/6 6/8	SiCL	0M	Mfr	-----	-------	0.0	0.0

5 Boring #

☐ Boring
☐ Pit

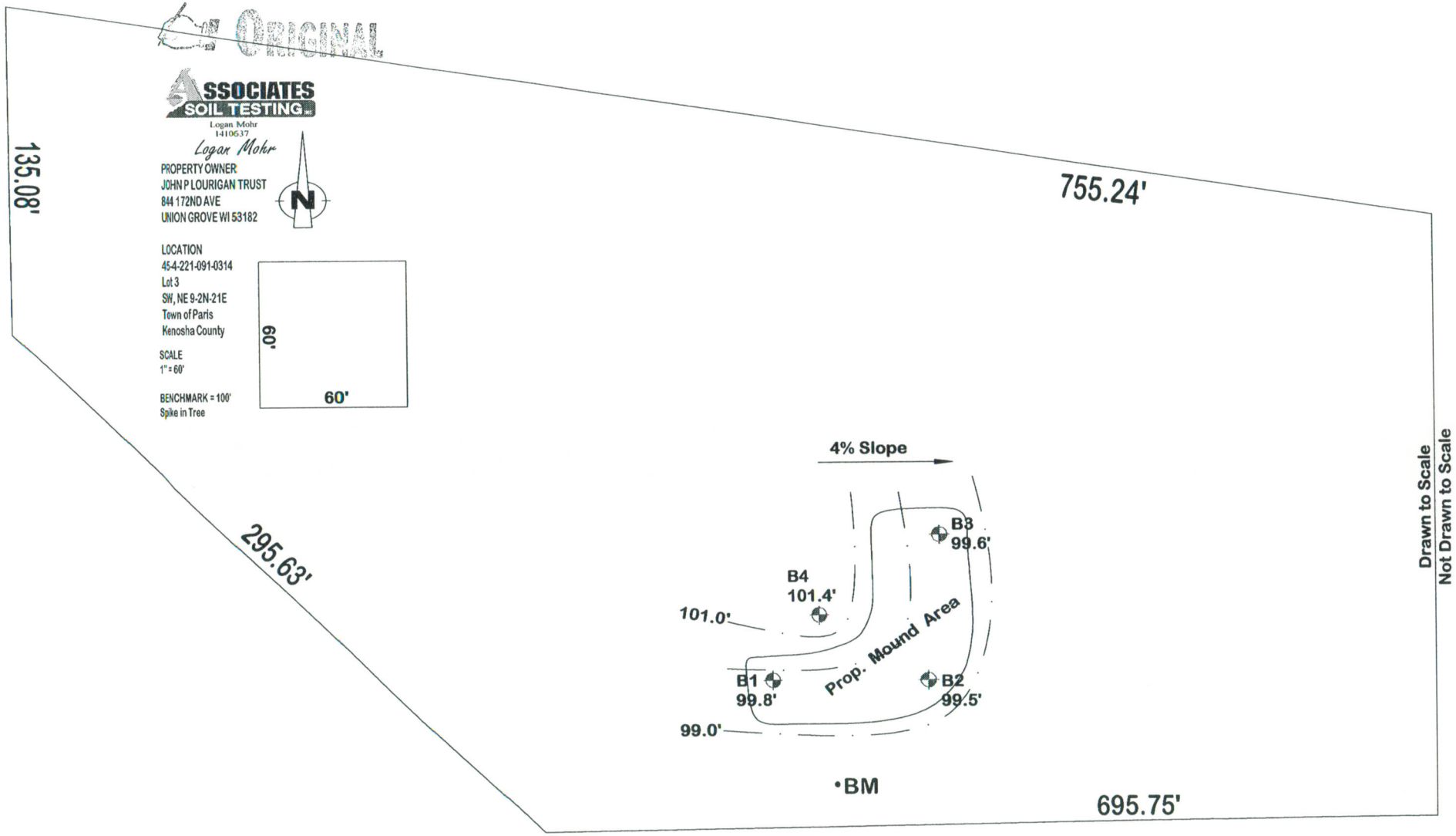
Ground surface elev. _____ ft.

Depth to limiting factor _____ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

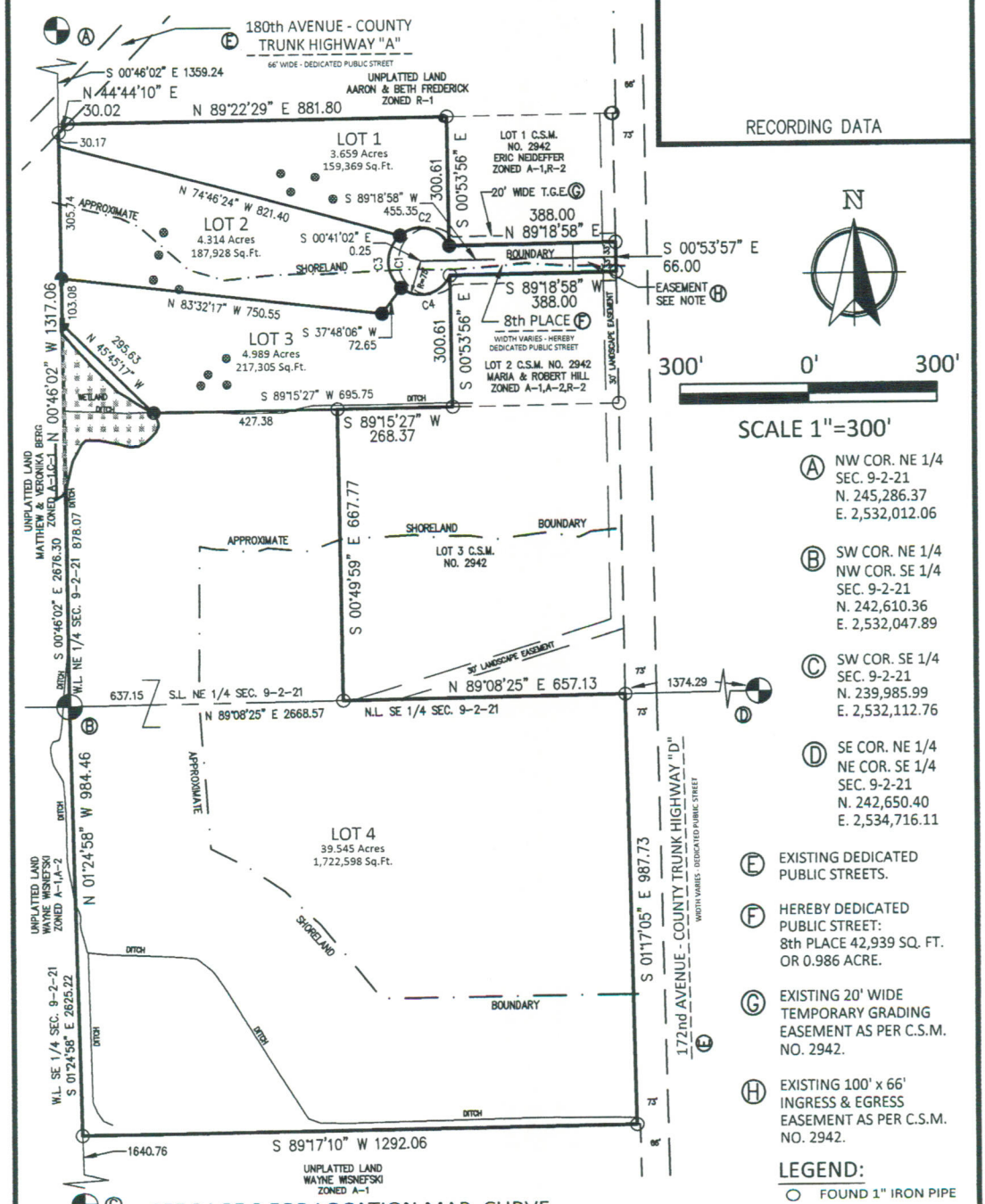
* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L


ORIGINAL
ASSOCIATES SOIL TESTING
Logan Mohr
1410637
Logan Mohr
PROPERTY OWNER
JOHN P LOURIGAN TRUST
844 172ND AVE
UNION GROVE WI 53182
N
LOCATION
45-4-221-091-0314
Lot 3
SW, NE 9-2N-21E
Town of Paris
Kenosha County
SCALE
1" = 60'
BENCHMARK = 100'
Spike in Tree
60'
60'
135.08'
755.24'
295.63'
695.75'
4% Slope
B3
99.6'
B4
101.4'
101.0'
Prop. Mound Area
B1
99.8'
B2
99.5'
99.0'
•BM
Drawn to Scale
Not Drawn to Scale

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 2942, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF PARIS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

RECORDING DATA



Ⓐ NW COR. NE 1/4 SEC. 9-2-21 N. 245,286.37 E. 2,532,012.06

Ⓑ SW COR. NE 1/4 NW COR. SE 1/4 SEC. 9-2-21 N. 242,610.36 E. 2,532,047.89

Ⓒ SW COR. SE 1/4 SEC. 9-2-21 N. 239,985.99 E. 2,532,112.76

Ⓓ SE COR. NE 1/4 NE COR. SE 1/4 SEC. 9-2-21 N. 242,650.40 E. 2,534,716.11

Ⓔ EXISTING DEDICATED PUBLIC STREETS.

Ⓕ HEREBY DEDICATED PUBLIC STREET: 8th PLACE 42,939 SQ. FT. OR 0.986 ACRE.

Ⓖ EXISTING 20' WIDE TEMPORARY GRADING EASEMENT AS PER C.S.M. NO. 2942.

Ⓗ EXISTING 100' x 66' INGRESS & EGRESS EASEMENT AS PER C.S.M. NO. 2942.

LEGEND:

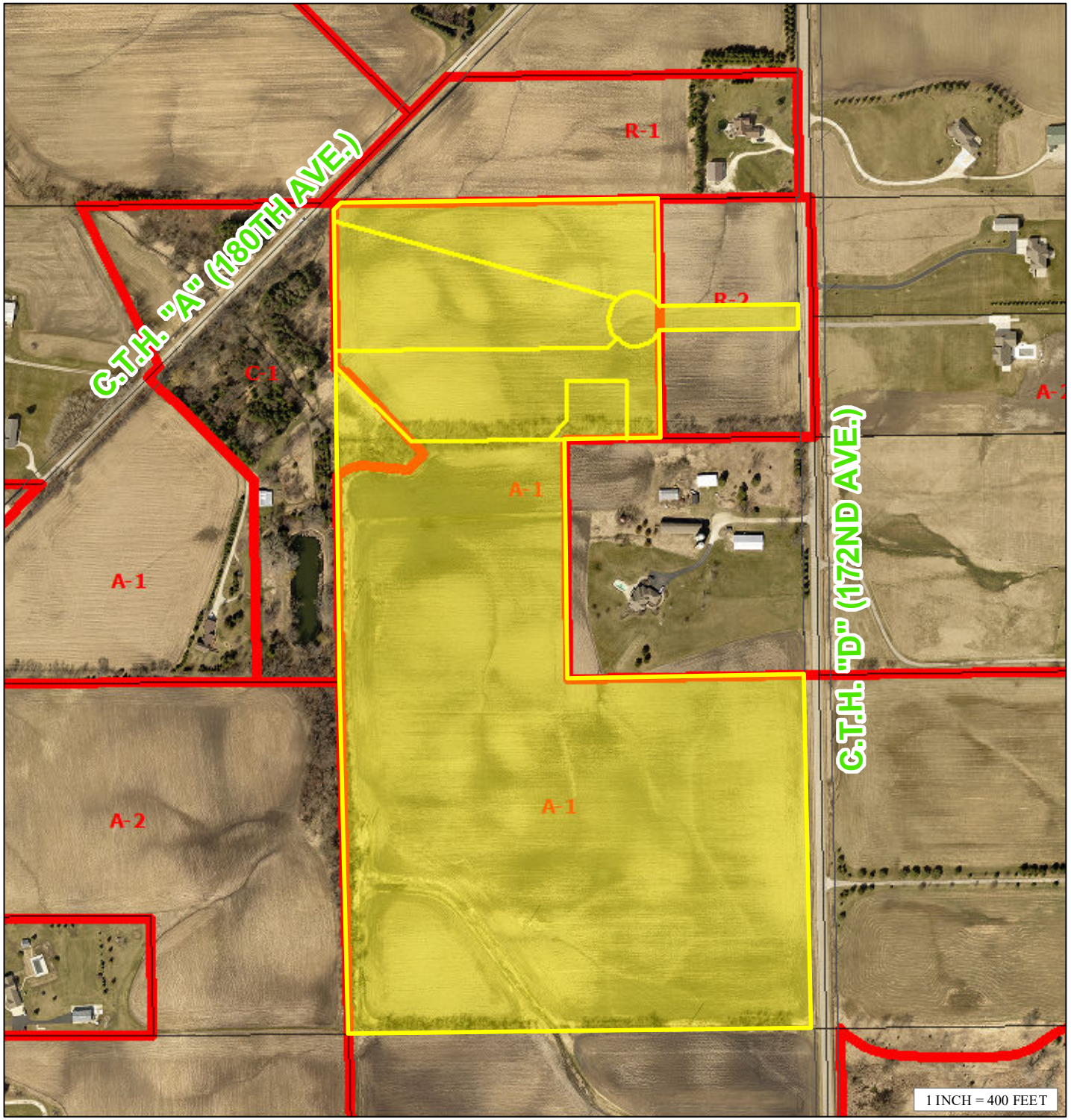
- ○ FOUND 1" IRON PIPE
- ● SET 3/4" REBAR
- ⊗ SOIL BORINGS
- ◒ FOUND CONCRETE MONUMENT WITH A BRASS CAP

SEE PAGE 2 FOR LOCATION MAP, CURVE TABLE, AND ADDITIONAL NOTES.

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

This Instrument was drafted by Mark R. Madsen December 30, 2020

2020.0234.01 - CSM.DWG
SHEET 1 OF 3 SHEETS



041320161TheReservePreliminaryPlat.mxd

PRELIMINARY PLAT SITE MAP

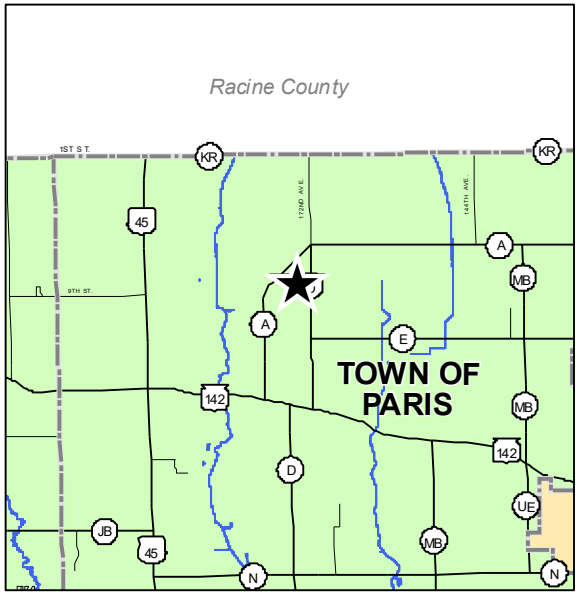
PETITIONER(S):
John P. Lourigan Trust (Owner)
John P. Lourigan (Agent)

LOCATION: E 1/2 of Section 9, Town of Paris

TAX PARCEL(S): #45-4-221-091-0314

REQUEST:

Requesting approval of the Preliminary Plat of Foxtail Hollow Subdivision



KENOSHA COUNTY
CONSERVATION · PLANNING · DEVELOPMENT

COUNTY OF KENOSHA
Department of Planning & Development

KENOSHA COUNTY REZONING PROCEDURES

☐ **1.** Contact the Department of Public Works & Development Services and check with staff to determine if your proposed zoning change meets the requirements fo the Kenosha County General Zoning and Shorelnad/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 Public Works & Development Services and schedule a pre-conference meeting, which is required for all rezoning requests.

Meeting Date: NA_____

☐ **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 Public Works & Development Services
19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104-9772

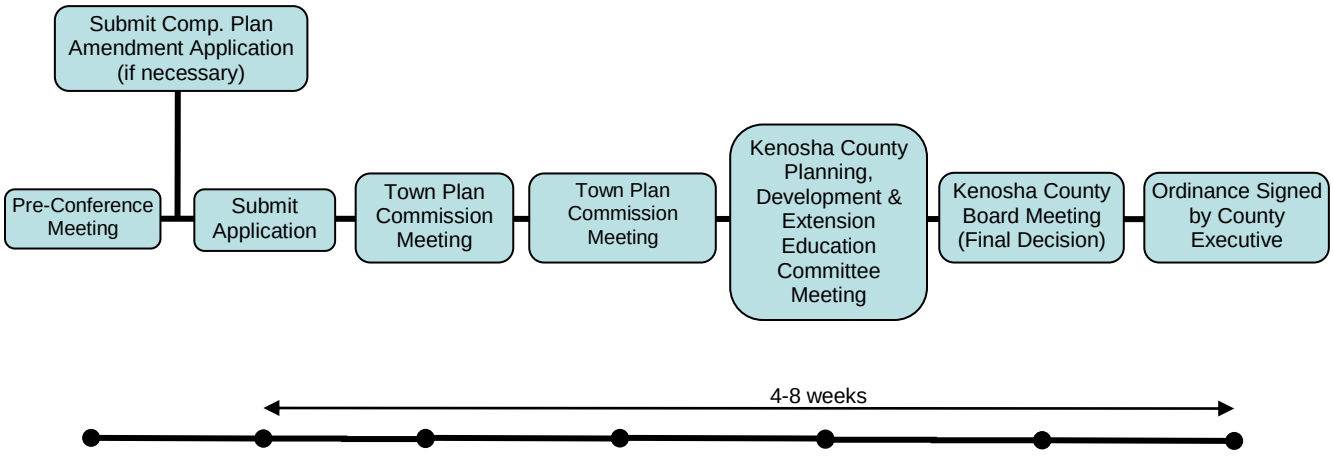
Division of Planning & Development (including Sanitation & Land Conservation) **857-1895**
Facsimile # 857-1920

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

COUNTY OF KENOSHA
Department of Planning and Development

RECEIVED

FEB 24 2021

Kenosha County
Planning and Development

REZONING APPLICATION

RECEIVED
FEB 24 2021
Kenosha County
Deputy County Clerk

(a) Property Owner's Name:

Jason DeBell dba DeBell Dairy LLC

Print Name: Jason DeBell Signature: _____

Mailing Address: 27425 31st Street

City: Salem State: WI Zip: 53168

Phone Number: (262) 492-2636 E-mail (optional): gbell@tds.net

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: David T. Smith / Jasper Duerig Signature: _____

Business Name: Law Offices of Smith & Janik, LLC / Property Owner (224-645-6663)

Mailing Address: PO Box 268 / 27700 41st Street

City: Twin Lakes / Salem State: WI/WI Zip: 53181 / 53168

Phone Number: (262) 877-8484 E-mail (optional): lodts@yahoo.com / jasperrr210@yahoo.com

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

30-4-220-283-0101

Property Address of property to be rezoned:

Town Road

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

To "square off" the adjoining parcel to enable the recordation of a lot line adjustment.

(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
☐ 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
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☐ 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	

(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:

☑ 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.

(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: Sandra Beth

(k) The fee specified in Section 12.05-8 of this ordinance.

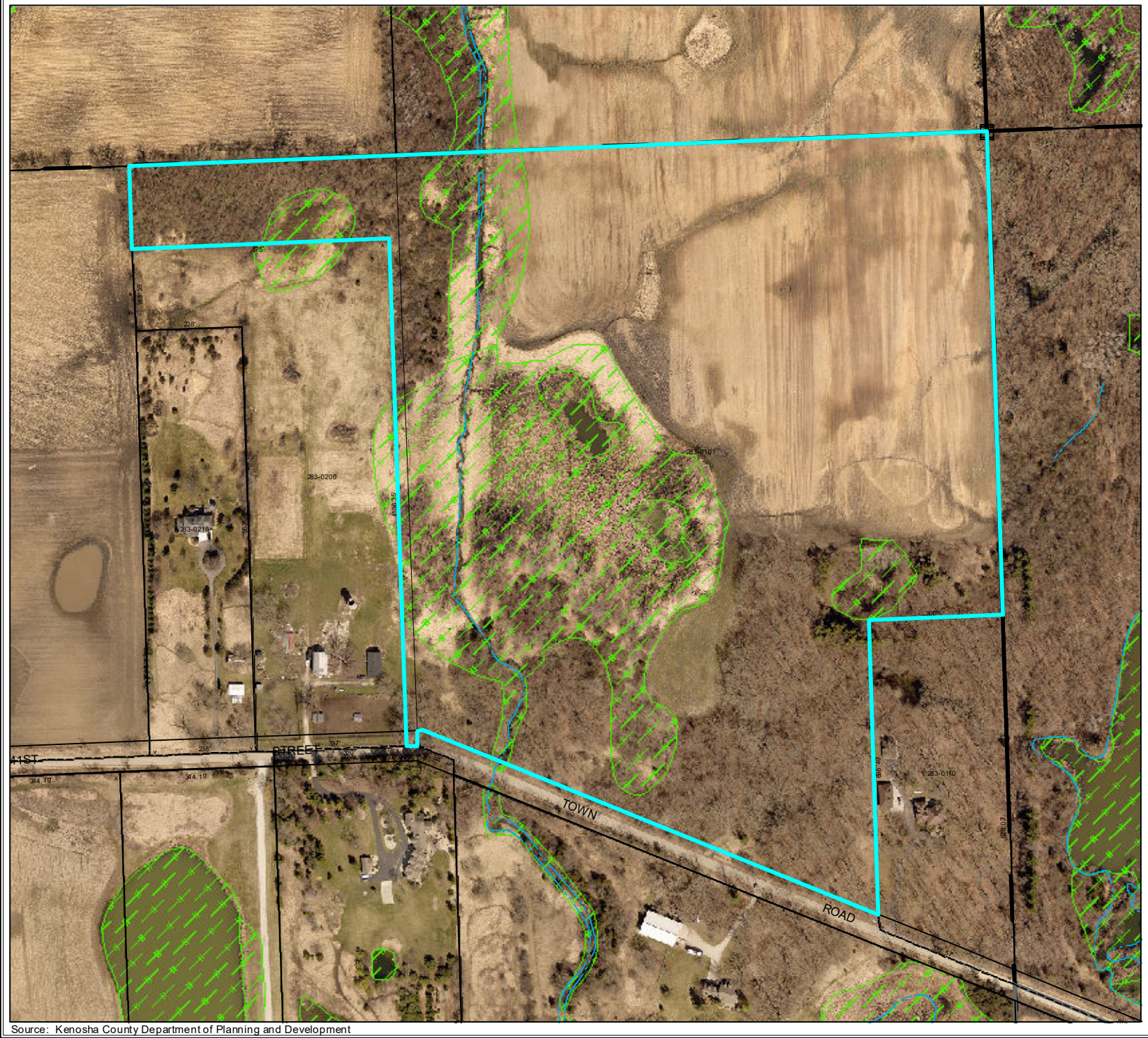
Request for Rezoning Petition $750.00

(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

KENOSHA COUNTY WISCONSIN
Established 1850

SUBJECT PROPERTY

N
W E
S

1 inch = 300 feet

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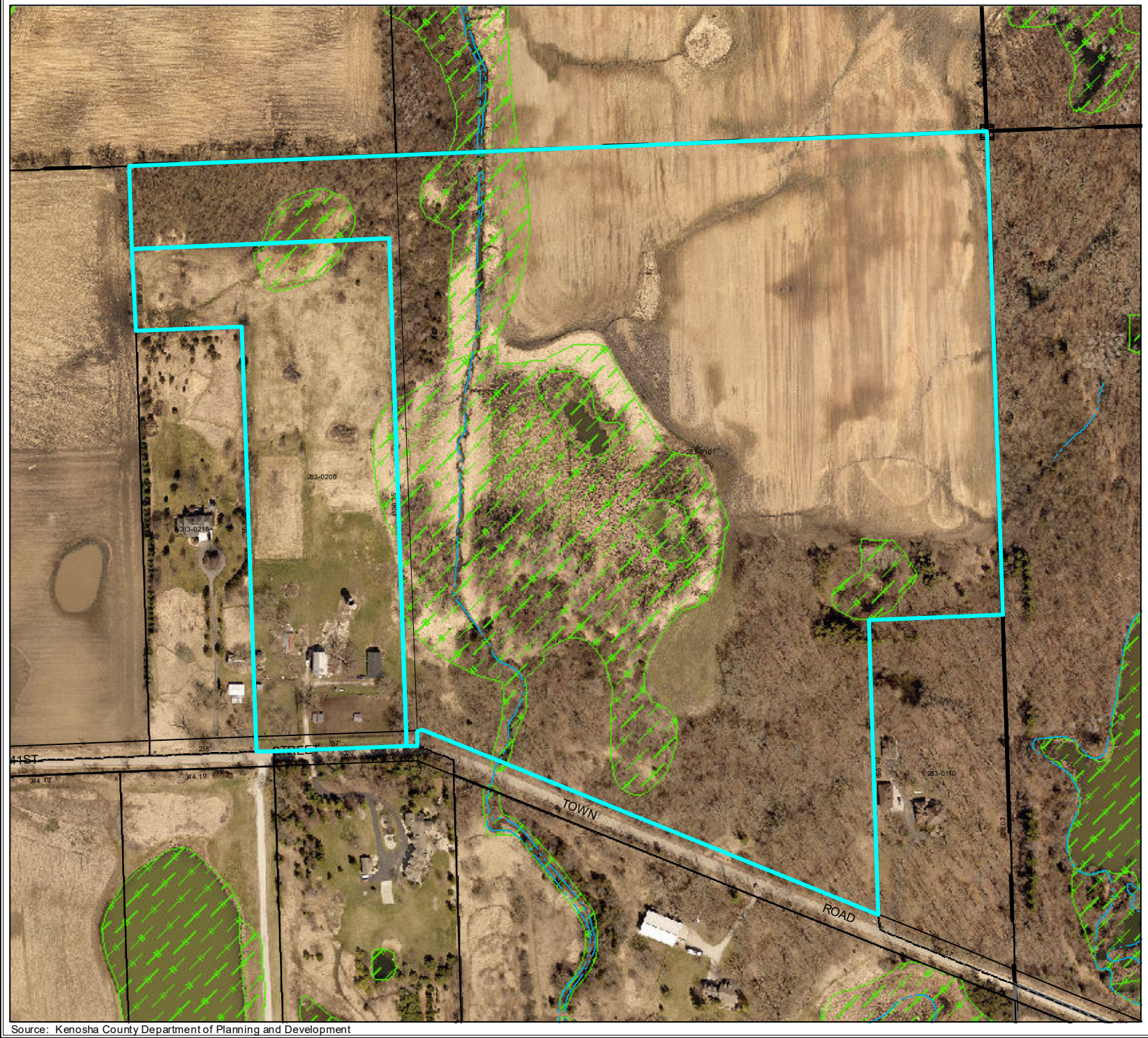
Source: Kenosha County Department of Planning and Development



Kenosha County

KENOSHA COUNTY WISCONSIN
Established 1850

PROPERTIES SUBJECT TO PROPOSED LOT LINE ADJUSTMENT

1 inch = 300 feet

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Source: Kenosha County Department of Planning and Development

COUNTY OF KENOSHA
Department of Planning & Development

19600 75th Street, Suite 185-3
Bristol, WI 53104-9772
Phone: (262) 857-1895
Fax: (262) 857-1920

LOT LINE ADJUSTMENT APPLICATION

Pursuant to Section II. 14.02-2 (d) 3 of the Kenosha County Land Division Ordinance the sale or exchange of parcels of land between owners of adjoining property is subject to County review and approval for compliance with the standards in this Ordinance and County zoning requirements, provided additional lots are not created and the lots resulting are not reduced below the minimum size required by these regulations, the County zoning ordinance, or other applicable laws or ordinances.

1. What is the reason for the proposed lot line adjustment?
   To "square off" the subject parcels.

2. Affected parcel information of all the affected tax key parcels (properties) involved in the proposed lot line adjustment?

Contact information for affected property #1

Tax Key Parcel # or Full Property Address: 30-4-220-283-0200
Municipal Sewer or Septic System: Septic
Property Owner Name: Jasper T. Duerig
Property Owner Signature:
Property Owner Mailing Address: 27700 41st Street, Salem WI 53168
Property Owner Phone Number: 224-645-6663
Property Owner Email Address: jasperrr210@yahoo.com

Contact information for affected property #2

Tax Key Parcel # or Full Property Address: 30-4-220-283-0101
Municipal Sewer or Septic System: Septic
Property Owner Name: Jason Debell, Managing Member of Debell Dairy LLC
Property Owner Signature:
Property Owner Mailing Address: 27245 31st Street, Salem, WI 53168
Property Owner Phone Number: 262-4922636
Property Owner Email Address:

Attach a to-scale survey or to-scale site plan showing the current lot layout and following information:

☑ Current dimensions of affected properties.	☐ Current area of affected properties.
☐ Dimensional footprint of all buildings thereon including buildings, decks, fences and sheds.	☐ Location of any septic tank (if applicable).
☐ Location of any septic field (if applicable).	☐ Location of any well heads (if applicable).

Attach a to-scale survey or to-scale site plan showing the proposed lot layout and following information:

☑ Proposed dimensions of affected properties.	☐ Proposed area of affected properties.
☐ Dimensional footprint of all buildings thereon including buildings, decks, fences and sheds.	☐ Location of any septic tank (if applicable).
☐ Location of any septic field (if applicable).	☐ Location of any well heads (if applicable).

If you are unable to prepare a to-scale survey or to-scale site plan document showing the required information, then you need to hire a professional surveyor or architect to prepare one. You can find a list of local professional surveyors on our website at https://www.kenoshacounty.org/540/Survey-Information.

COUNTY OF KENOSHA
Department of Planning & Development

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Bristol, WI 53104-9772
Phone: (262) 857-1895
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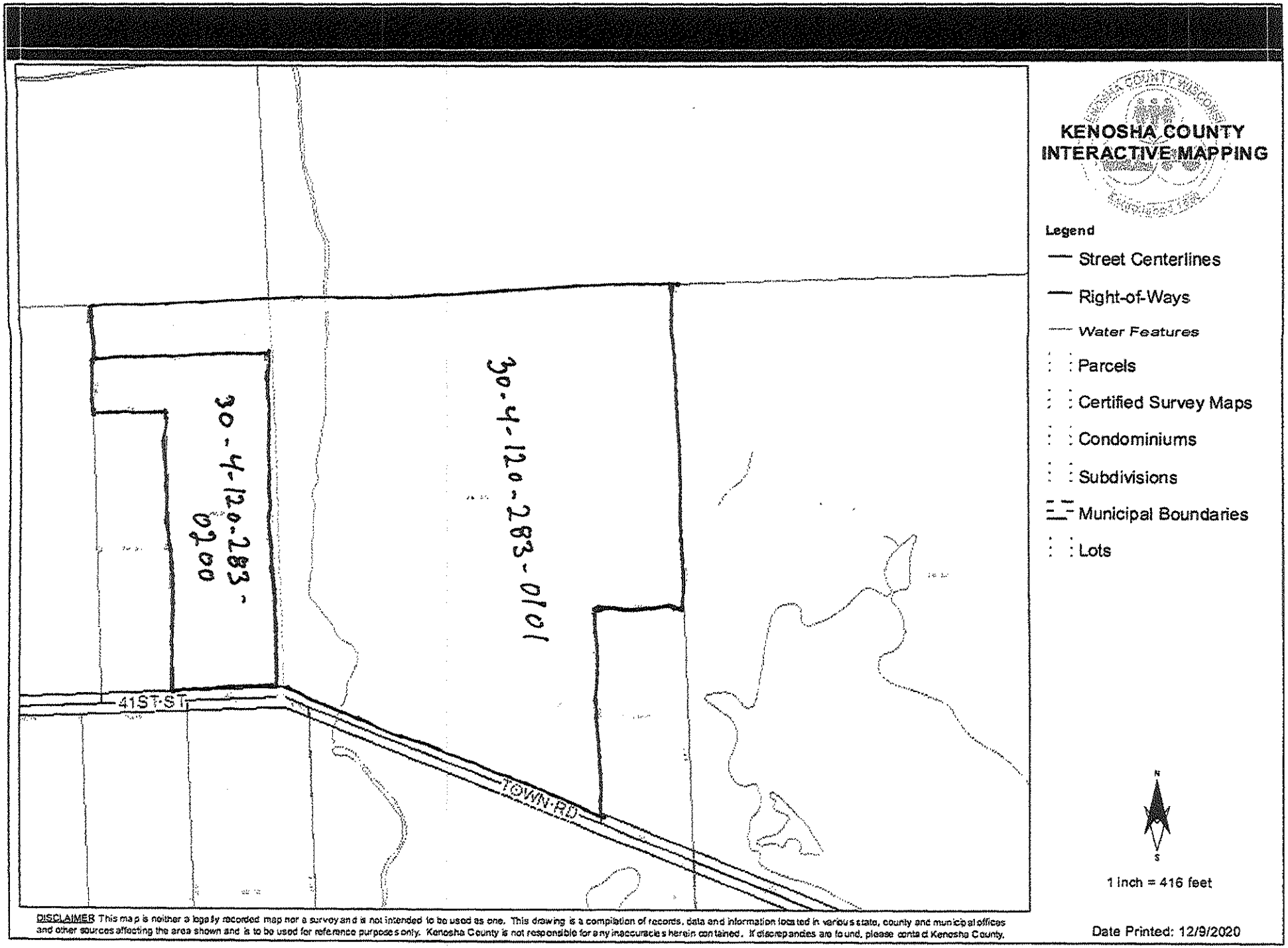


KENOSHA COUNTY INTERACTIVE MAPPING

Legend

- Street Centerlines
- Right-of-Ways
- *Water Features*
- Parcels
- Certified Survey Maps
- Condominiums
- Subdivisions
- Municipal Boundaries
- Lots

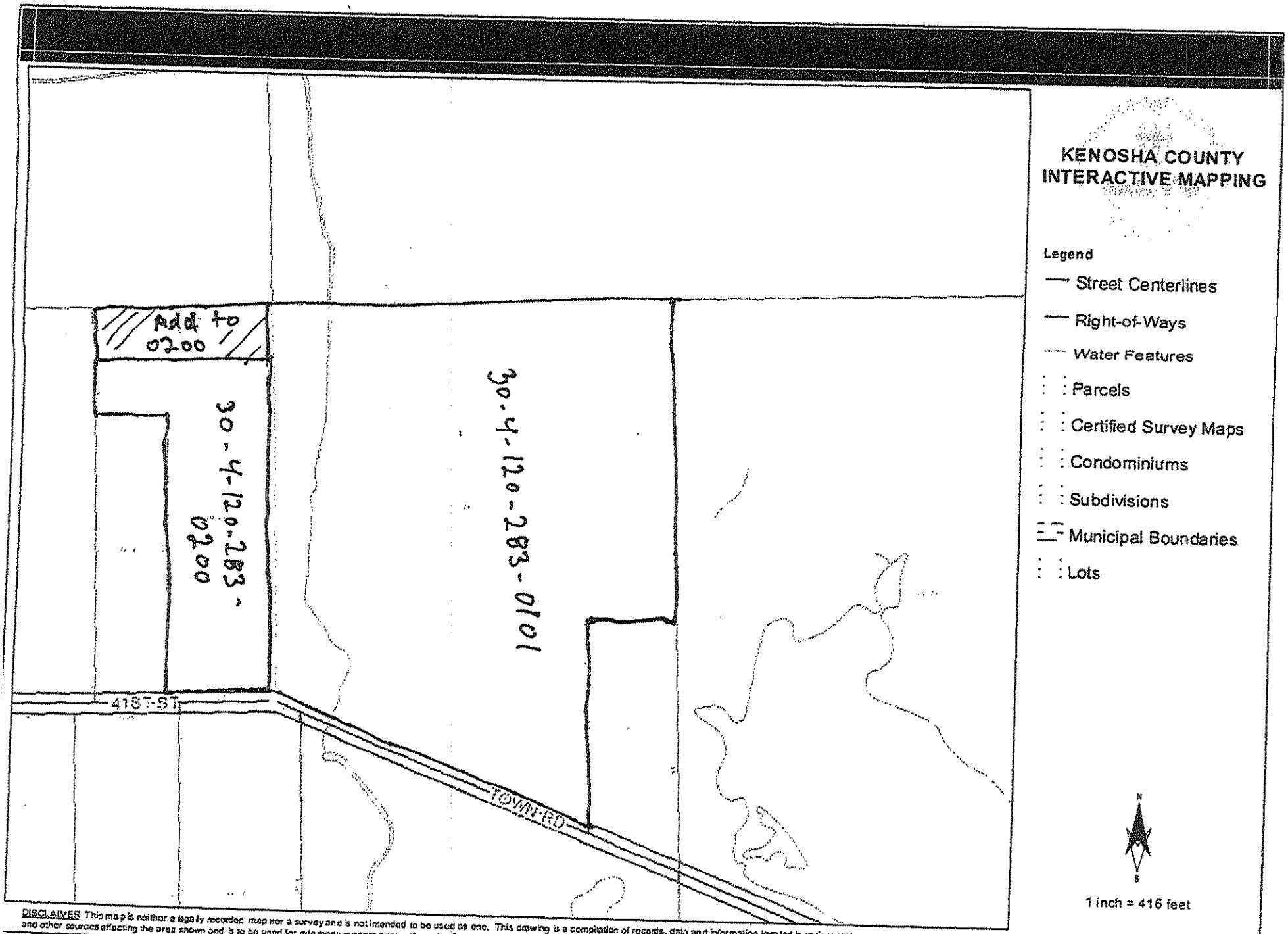
N

S

1 Inch = 416 feet

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.

Date Printed: 12/9/2020



KENOSHA COUNTY
INTERACTIVE MAPPING

Legend

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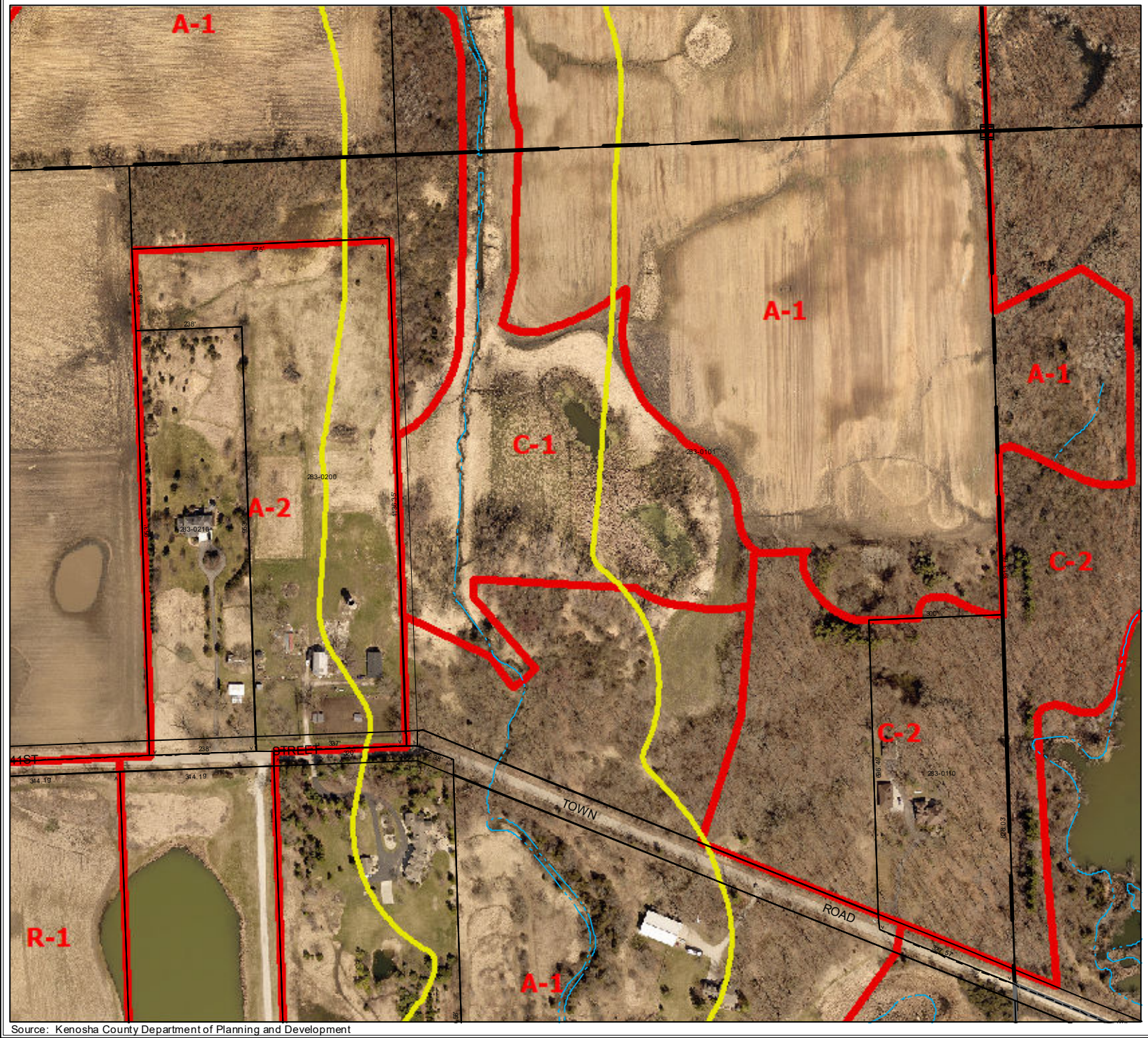

Kenosha County

KENOSHA COUNTY WISCONSIN
Established 1850

CURRENT ZONING CLASSIFICATIONS

1 inch = 300 feet

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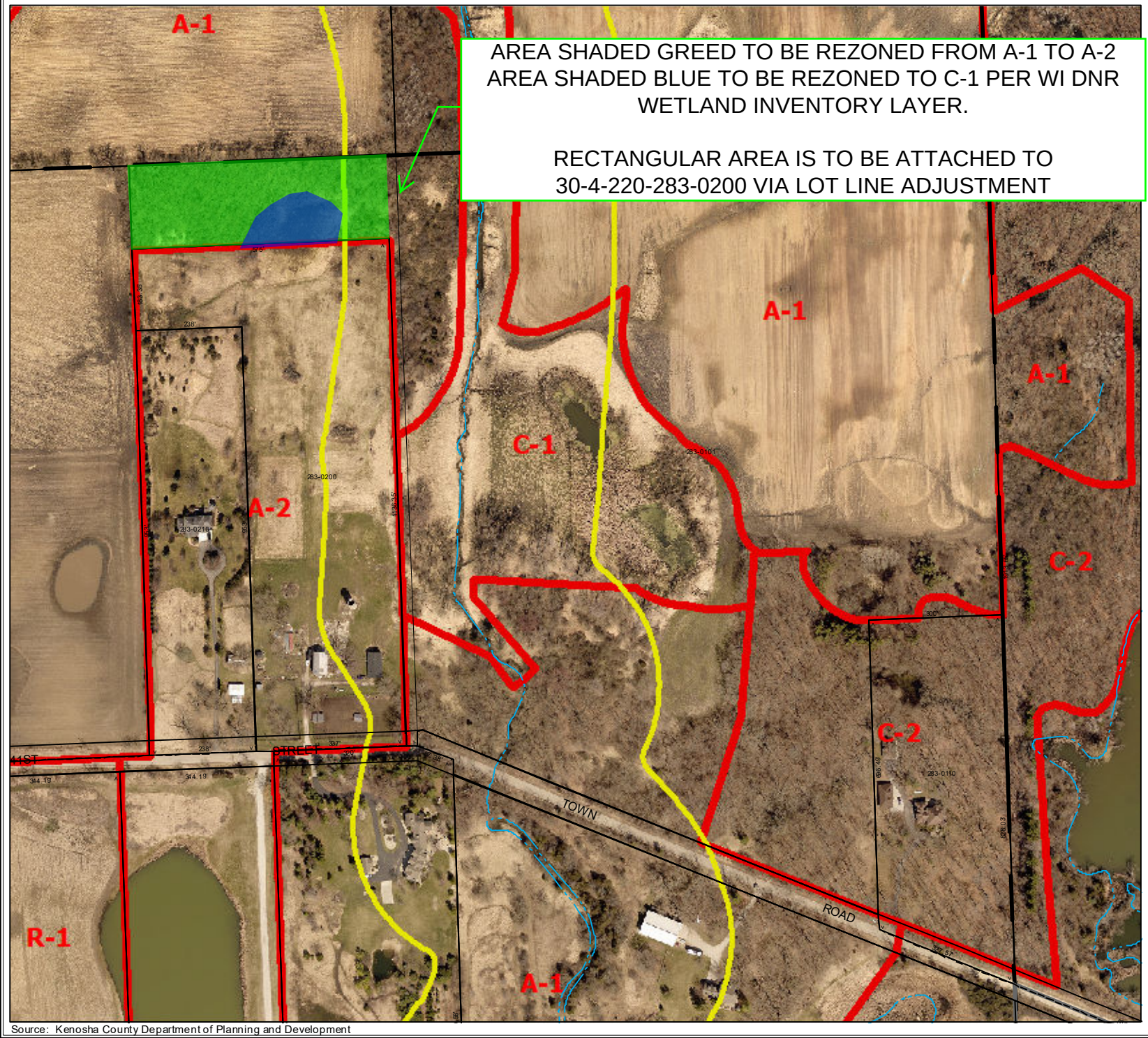
Source: Kenosha County Department of Planning and Development



Kenosha County

KENOSHA COUNTY WISCONSIN
Established 1850

PROPOSED ZONING CLASSIFICATIONS

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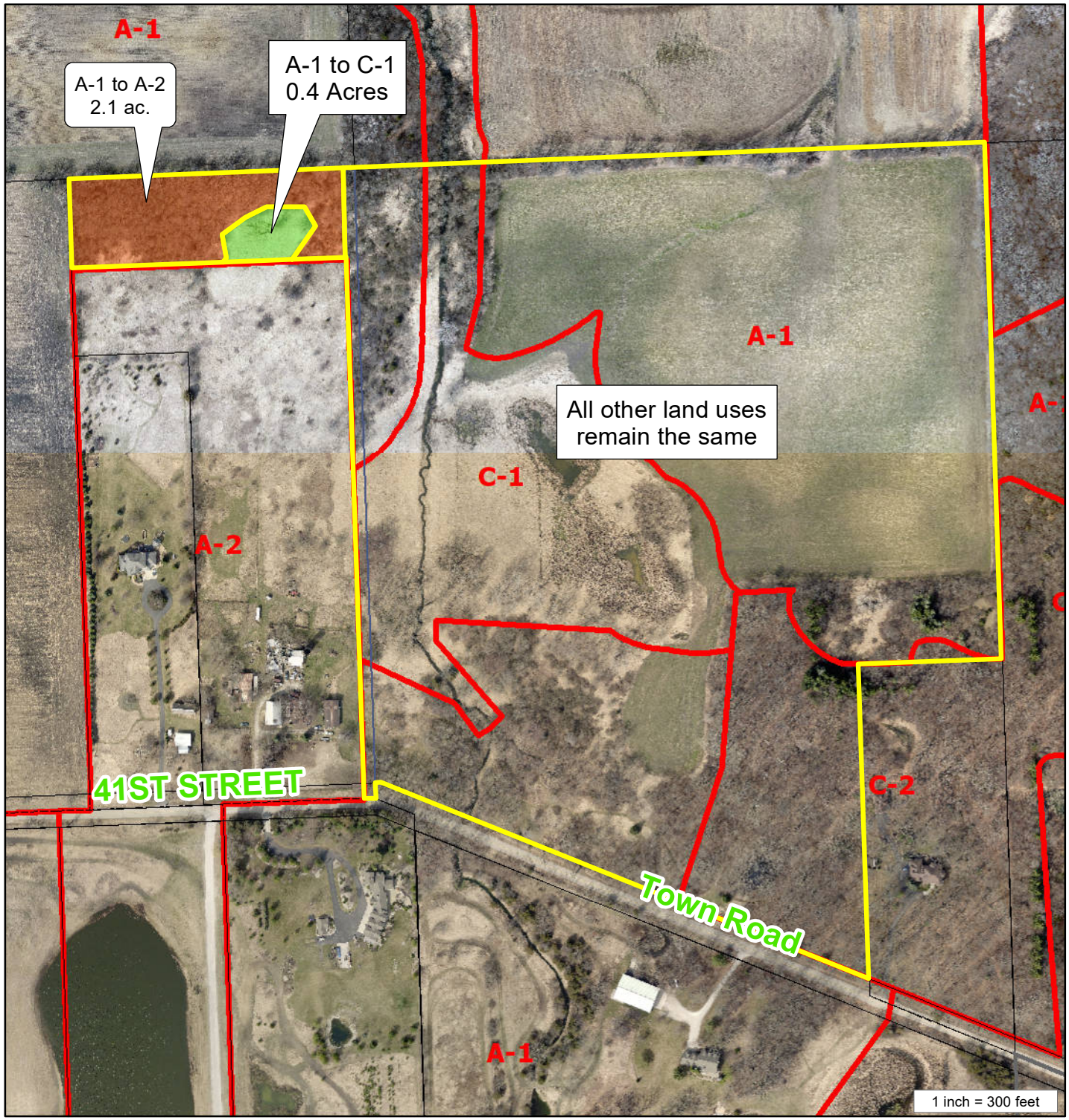


DeBell Dairy LLC Rezoning.mxd

REZONING SITE MAP

PETITIONER(S):

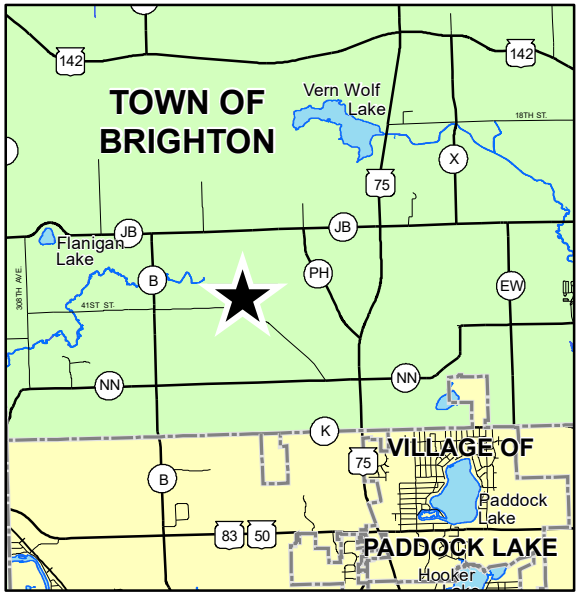
DeBell Dairy LLC (Owner)
Jasper Duering (Agent)

LOCATION: SW 1/4 of Section 28
Town of Brighton

TAX PARCEL(S): #30-4-220-283-0101

REQUEST:

Requesting a rezoning from A-1 Agricultural Preservation Dist., C-2 Upland Resource Conservancy Distr. & C-1 Lowland Resource Conservancy Dist. to A-1 Agricultural Preservation Dist., A-2 General Agricultural District, C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist.



KENOSHA COUNTY
CONSERVATION · PLANNING · DEVELOPMENT

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Kenosha County

BOARD OF SUPERVISORS

RESOLUTION NO._____

Subject: Request to Approve the Re-Appointment of David N. DeVito to the Kenosha County Zoning Board of Adjustments.			
Original ☐	Corrected ☐	2nd Correction ☐	Resubmitted ☐
Date Submitted: May 18, 2021		Date Resubmitted:	
Submitted By: Planning, Development & Extension Education Committee			
Fiscal Note Attached ☐		Legal Note Attached ☐	
Prepared By: Andy M. Buehler, Director Division of Planning and Development		Signature: DocuSigned by: Andy M. Buehler 5E5F88199951407...	

WHEREAS, pursuant to County Executive Appointment 2021/22-4, the County Executive has appointed David N. DeVito to serve on the Kenosha County Zoning Board of Adjustments; and

WHEREAS, the Planning, Development & Extension Education Committee has reviewed the request of the County Executive for confirmation of his appointment of the above-named to serve on the Kenosha County Zoning Board of Adjustments and is recommending to the County Board the approval of the appointment.

NOW, THEREFORE BE IT RESOLVED, that the Kenosha County Board of Supervisors confirms the re-appointment of David N. DeVito to the Kenosha County Zoning Board of Adjustments. Mr. DeVito's re-appointment shall be effective immediately and continue until the 30th day of June, 2023 or until a successor is appointed by the County Executive and confirmed by the Kenosha County Board of Supervisors. Mr. DeVito will serve without pay, but will receive a per diem along with mileage reimbursements. Mr. DeVito will be succeeding himself.

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Approved by:

PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE	Aye	No	Abstain	Excused
_____ Daniel Gaschke, Chair	☐	☐	☐	☐
_____ Amy Maurer, Vice Chair	☐	☐	☐	☐
_____ Sandra Beth	☐	☐	☐	☐
_____ Gabe Nudo	☐	☐	☐	☐
_____ Zach Rodriguez	☐	☐	☐	☐

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COUNTY OF KENOSHA

OFFICE OF THE COUNTY EXECUTIVE
Jim Kreuser, County Executive

1010 – 56th Street, Third Floor
Kenosha, Wisconsin 53140
(262) 653-2600
Fax: (262) 653-2817

ADMINISTRATIVE PROPOSAL

COUNTY EXECUTIVE APPOINTMENT 2021/22-4

RE: KENOSHA COUNTY ZONING BOARD OF ADJUSTMENTS

TO THE HONORABLE KENOSHA COUNTY BOARD OF SUPERVISORS

Placing special trust in his judgment and based upon his qualifications, I hereby submit to the Honorable Kenosha County Board of Supervisors for its review and approval the name of

Mr. David DeVito
Salem, WI 53168

to serve on the Kenosha County Zoning Board of Adjustments beginning immediately upon confirmation of the County Board and continuing until the 30th day of June, 2023 or until a successor is appointed by the County Executive and confirmed by the Kenosha County Board of Supervisors.

During his last term, between June 30, 2017 and June 30, 2020, Mr. DeVito attended 20 of the 22 meetings held. Of the two meetings he missed, one absence was excused and one was unexcused.

Mr. DeVito will serve without pay but will receive a per diem.

Mr. DeVito will be succeeding himself.

Respectfully submitted this 14th day of April 2021.

Jim Kreuser
Kenosha County Executive

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Kenosha County

BOARD OF SUPERVISORS

RESOLUTION NO._____

Subject: **REQUEST TO APPROVE THE RE-APPOINTMENT OF LT. HORACE STAPLES TO SERVE ON THE KENOSHA COUNTY LAND INFORMATION COUNCIL**	
Original ☐ Corrected ☐ 2nd Correction ☐ Resubmitted ☐	
Date Submitted: May 18, 2021	Date Resubmitted:
Submitted By: Planning, Development & Extension Education Committee	
Fiscal Note Attached ☐	Legal Note Attached ☐
Prepared By: Andy M. Buehler, Director - Division of Planning and Development	Signature: DocuSigned by: Andy M. Buehler 5E5F88199951407...

WHEREAS, pursuant to County Executive Appointment 2021/22-3, the County Executive has appointed Lt. Horace Staples to serve on the Kenosha County Land Information Council; and

WHEREAS, the Planning, Development & Extension Education Committee of the Kenosha County Board of Supervisors has reviewed the request of the County Executive for confirmation of the above-named to serve on the Kenosha County Land Information Council and is recommending to the County Board the approval of the appointment,

NOW, THEREFORE, BE IT RESOLVED that the Kenosha County Board of Supervisors confirms the re-appointment of Lt. Horace Staples to the Kenosha County Land Information Council. Lt. Staples' re-appointment shall be effective immediately and shall continue until the 1st day of July 2024, or until a successor is appointed by the County Executive and confirmed by the Kenosha County Board of Supervisors. Mr. Staples will serve without pay and will be succeeding himself.

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Approved by:

PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE	Aye	No	Abstain	Excused
_____ Daniel Gaschke, Chair	☐	☐	☐	☐
_____ Amy Maurer, Vice Chair	☐	☐	☐	☐
_____ Sandra Beth	☐	☐	☐	☐
_____ Gabe Nudo	☐	☐	☐	☐
_____ Zach Rodriguez	☐	☐	☐	☐

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COUNTY OF KENOSHA

OFFICE OF THE COUNTY EXECUTIVE
Jim Kreuser, County Executive

1010 – 56th Street, Third Floor
Kenosha, Wisconsin 53140
(262) 653-2600
Fax: (262) 653-2817

ADMINISTRATIVE PROPOSAL

COUNTY EXECUTIVE APPOINTMENT 2021/22-3

RE: KENOSHA COUNTY LAND INFORMATION COUNCIL

TO THE HONORABLE KENOSHA COUNTY BOARD OF SUPERVISORS:

Placing special trust in his judgment and based upon his qualifications, I hereby submit to the honorable Kenosha County Board of Supervisors for its review and approval the name of

Lt. Horace Staples
1000 55th Street
Kenosha, WI 53140

to serve on the Kenosha County Land Information Council beginning immediately upon the confirmation of the County Board and continuing until the 1st day of July, 2024 or until a successor is appointed by the County Executive and confirmed by the Kenosha County Board of Supervisors.

Since his last appointment in April of 2017, Lt. Stapes attended 7 of the 8 meetings held. He was excused from the one meeting he missed.

Lt. Staples will serve without pay. Lt. Staples will be succeeding himself.

Respectfully submitted this 14th day of April 2021.

Jim Kreuser

Jim Kreuser
Kenosha County Executive