



Planning, Development & Extension Education Committee  
Agenda  
Kenosha County Center  
Wednesday, June 9, 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COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS.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, June 9, 2021, 2018 at 6:00p.m. in Conference Room B followed by a public hearing at 7:00 p.m. in the Public Hearing Room** at the Kenosha County Center, 19600 75th Street, Bristol, Wisconsin on the following requests:

1. CERTIFICATION OF COMPLIANCE WITH WISCONSIN OPEN MEETINGS LAW
2. FEATURE PROGRAM: "EXTENSION PARTNERSHIPS IN KENOSHA'S UPTOWN, PAST-PRESENT-FUTURE"
3. YOUTH IN GOVERNANCE
4. UW-EXTENSION EDUCATOR/PROGRAM UPDATES
5. UW-EXTENSION DIRECTOR UPDATES

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

6. TABLED REQUEST OF JOHN P. LOURIGAN TRUST (OWNER), HOHN P. LOURIGAN (AGENT) - REZONING - TOWN OF PARIS

Tabled Request of 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

7. TABLED REQUEST OF JOHN P. LOURIGAN TRUST (OWNER), HOHN P. LOURIGAN (AGENT) - PRELIMINARY PLAT FOXTAIL HOLLOW - TOWN OF PARIS

Tabled Request of 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](#)

**8. TABLED REQUEST OF DEBELL DAIRY LLC (OWNER), JASPER DUERIG (AGENT) -  
REZONING - TOWN OF PARIS**

Tabled Request of DeBell Dairy LLC, 27425 31<sup>st</sup> St., Salem, WI 53168 (Owner), Jasper Duerig, 27700 41<sup>st</sup> 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](#)

**9. REVIEW AND POSSIBLE APPROVAL – RESOLUTION TO APPROVE THE  
APPOINTMENT OF JOHN O'DAY TO THE KENOSHA COUNTY LAND INFORMATION  
COUNCIL**

Documents:

[RES ODAY KCLIC 06-2021.PDF](#)

**10. REVIEW AND POSSIBLE APPROVAL – RESOLUTION TO APPROVE THE RE-  
APPOINTMENT OF BARBARA FORD TO THE KENOSHA COUNTY ZONING BOARD OF  
ADJUSTMENTS**

Documents:

[RES FORD BOA 06-2021.PDF](#)

**11. APPROVAL OF MINUTES**

**12. CITIZEN COMMENTS**

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

**14. ADJOURNMENT**

**NOTICE TO PETITIONERS**

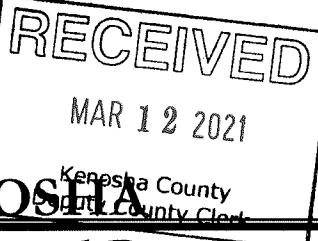
**The petitioners:** John P. Lourigan Trust (Owner), John P. Lourigan (Agent); DeBell Dairy LLC (Owner), Jasper Duerig (Agent)

**NOTICE TO TOWNS**

The Towns of Brighton and Paris are asked to be represented at the hearing on **Wednesday, June 9, 2021, at 7:00 p.m.**, at the Kenosha County Center, Public Hearing Room, 19600 75th Street, Bristol, Wisconsin. You are requested to either attend or send in your recommendation to the committee.



**COUNTY OF KENOSHA**  
Kenosha County  
County Clerk  
**Department of Planning and Development**



RECEIVED

APR 12 2021

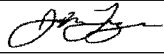
Kenosha County  
Planning and Development

**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 outlet 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.



## REZONING APPLICATION

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

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

(f) Check the box next to any and all of the **proposed** zoning district classifications proposed for the subject property:

A-1 Agricultural Preservation District	TCO Town Center Overlay District
A-2 General Agricultural District	B-1 Neighborhood Business District
A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	B-2 Community Business District
A-4 Agricultural Land Holding District	B-3 Highway Business District
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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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	

## REZONING APPLICATION

**(g)** Your request must be consistent with the existing planned land use category as shown on Map 65 of the adopted "[Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035](#)".

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: \_\_\_\_\_ County Board Supervisor: \_\_\_\_\_

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

Request for Rezoning Petition .....\$750.00

(For other fees see the [Fee Schedule](#))

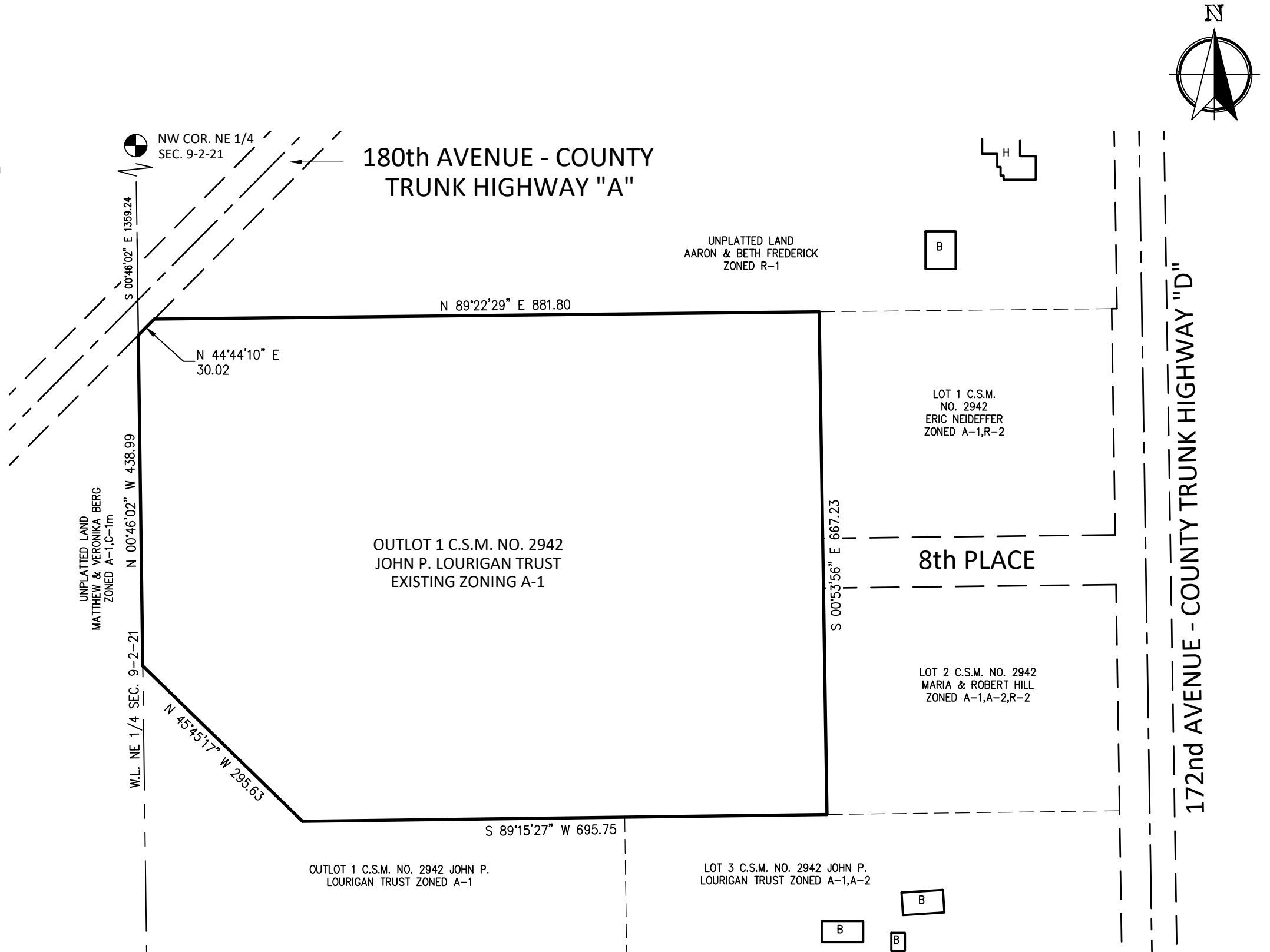
### Note: Agricultural Use Conversion Charge

The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit <http://www.revenue.wi.gov/faqs/slf/useassmt.html>.

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

EXISTING ZONING A-1 (AGRICULTURAL PRESERVATION DISTRICT)

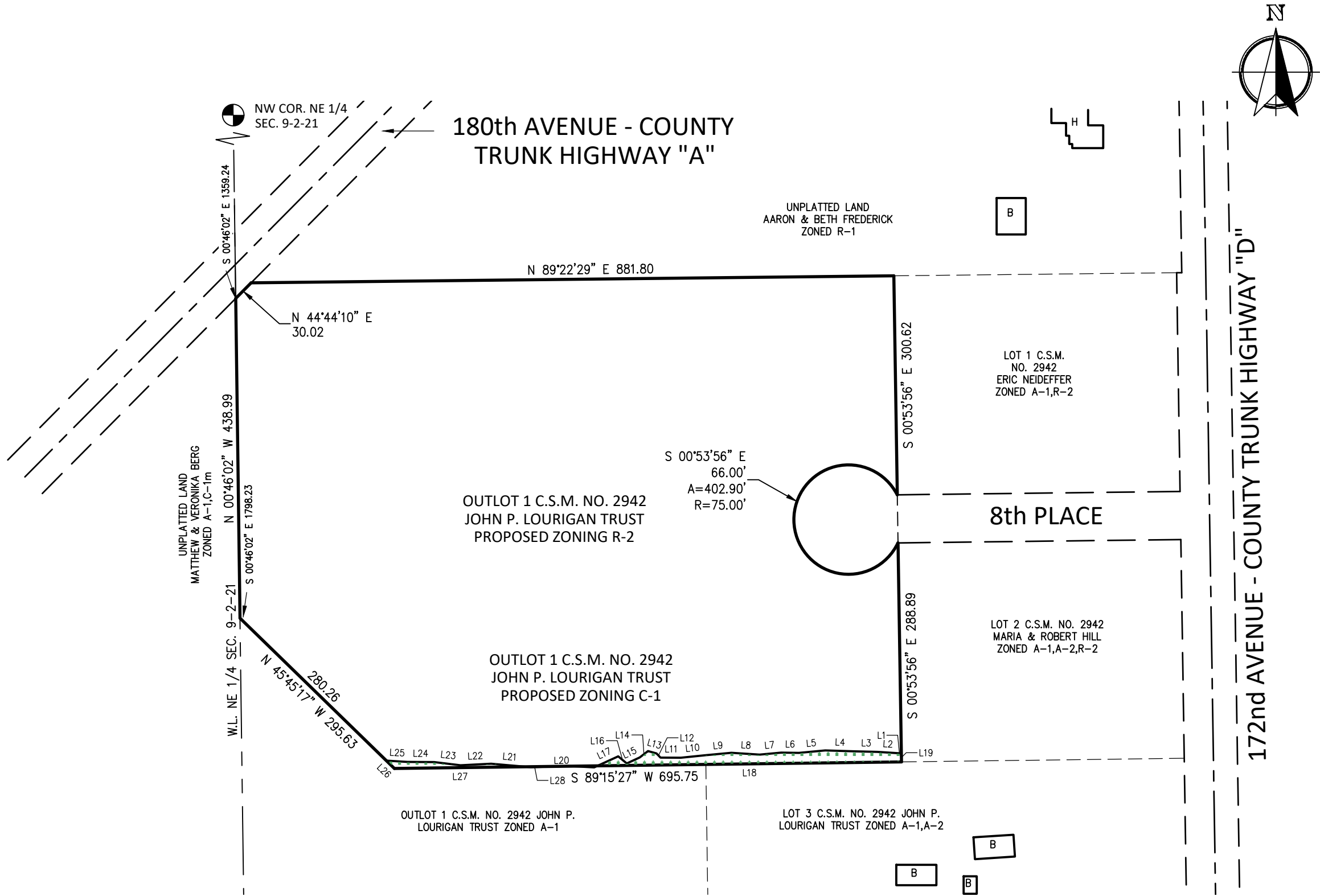
Part of Outlot 1 of Certified Survey Map No. 2942 (CSM 2942), a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on June 04, 2020 as Document No. 1868961. Being part of the Southwest ¼ of the Northeast ¼ of Section 9, Township 2 North, Range 21 East of the Fourth Principal 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.



1:12:18 PM

Monday, April 12, 2021

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



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

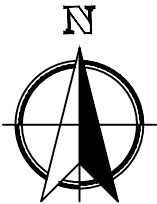
PROPOSED ZONING R-2 (SUBURBAN SINGLE-FAMILY RESIDENTIAL DISTRICT)

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 CONSERVANCY 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; 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 to the point of beginning. Containing 5,413 s.f. of 0.124 acres.

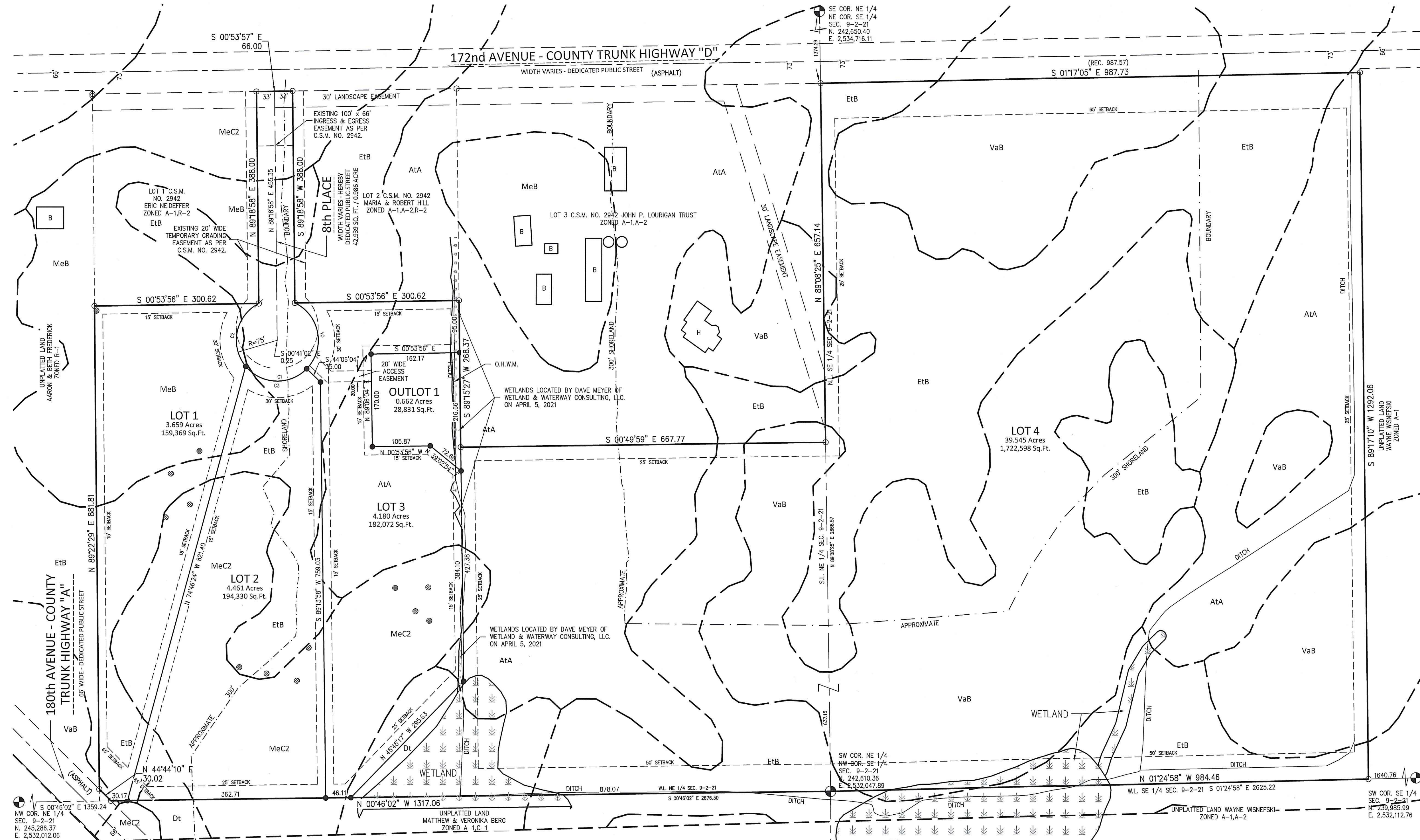
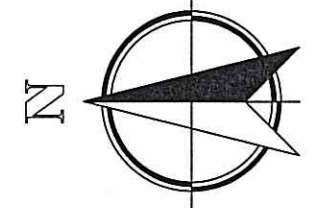




# PRELIMINARY PLAT OF FOXTAIL HOLLOW

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.

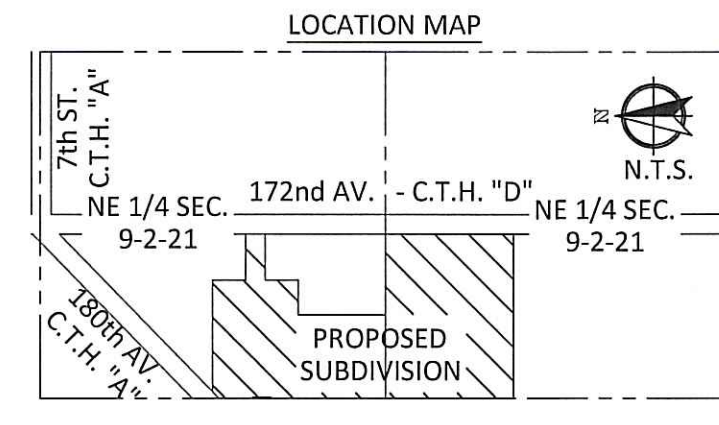
100' 0' 100'  
SCALE 1"=100'



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



- 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.

- SOIL PITS
- B EXISTING BARN
- H EXISTING HOUSE

SEE PAGE 2  
FOR NOTES



Curve Table						
Curve #	Delta	Radius	Arc	Tangent	Chord Direction	Chord Length
C1	30°47'31"	75.00	402.90	36.75	S00°53'56"E	66.00
C2	102°35'52"	75.00	134.30	63.61	N78°18'06"W	117.05
C3	99°17'54"	75.00	126.06	63.73	S02°15'01"W	111.73
C4	108°53'45"	75.00	142.54	104.94	N78°39'11"E	122.04

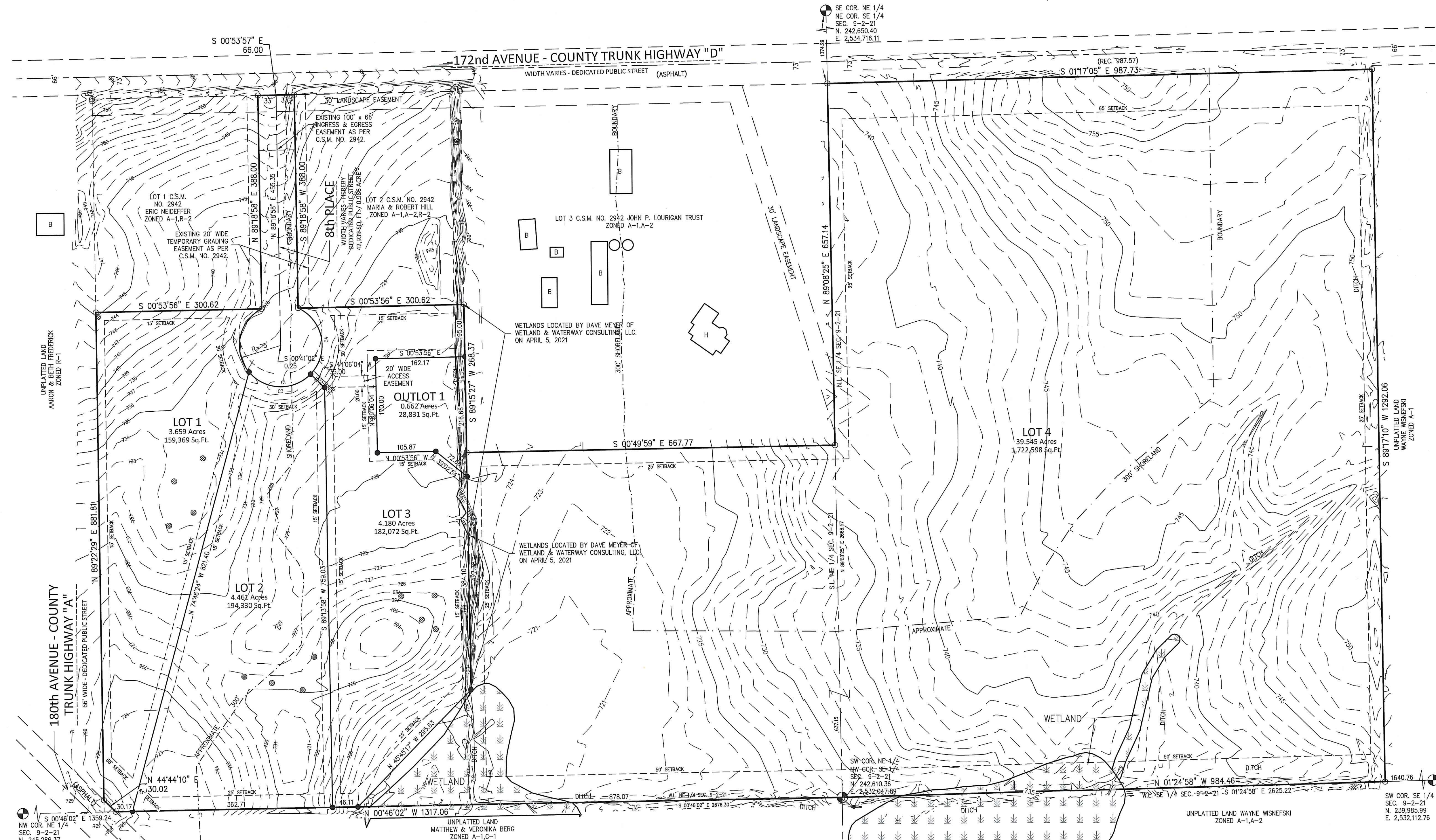
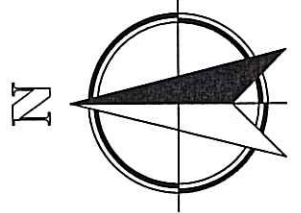
SHEET 1 OF 3 SHEETS



# 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.

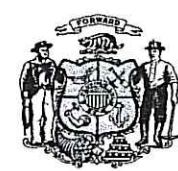
100' 0' 100'  
SCALE 1"=100'



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



## NOTES:

CURRENT ZONING OF PARCELS 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.

ELEVATIONS REFER TO NGVD 29.

ALL DISTANCES MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL ANGLES TURNED TO THE NEAREST SECOND AND COMPUTED TO THE NEAREST HALF SECOND.

SETBACKS: R-2: 65' C.T.H.; 30' FRONT; 25' REAR; 15' SIDE.  
A-1: 65' C.T.H.; 40' FRONT; 50' REAR; 25' SIDE

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. 55059C0040D, which bears an effective date of June 19, 2012 and is not in a Special Flood Hazard Area.



SHEET 2 OF 3 SHEETS



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.

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



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





April 12, 2021

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

RE: Foxtail Hollow Subdivision  
Preliminary Plat & Engineering Submittal  
8<sup>th</sup> Place & 172<sup>nd</sup> 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
- Two (2) paper copies of the Storm Water Management Plan

- Two (2) paper copies of the Rezoning Exhibit
- Two (2) paper copies of the Soil Assessment Report for Infiltration
- 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,

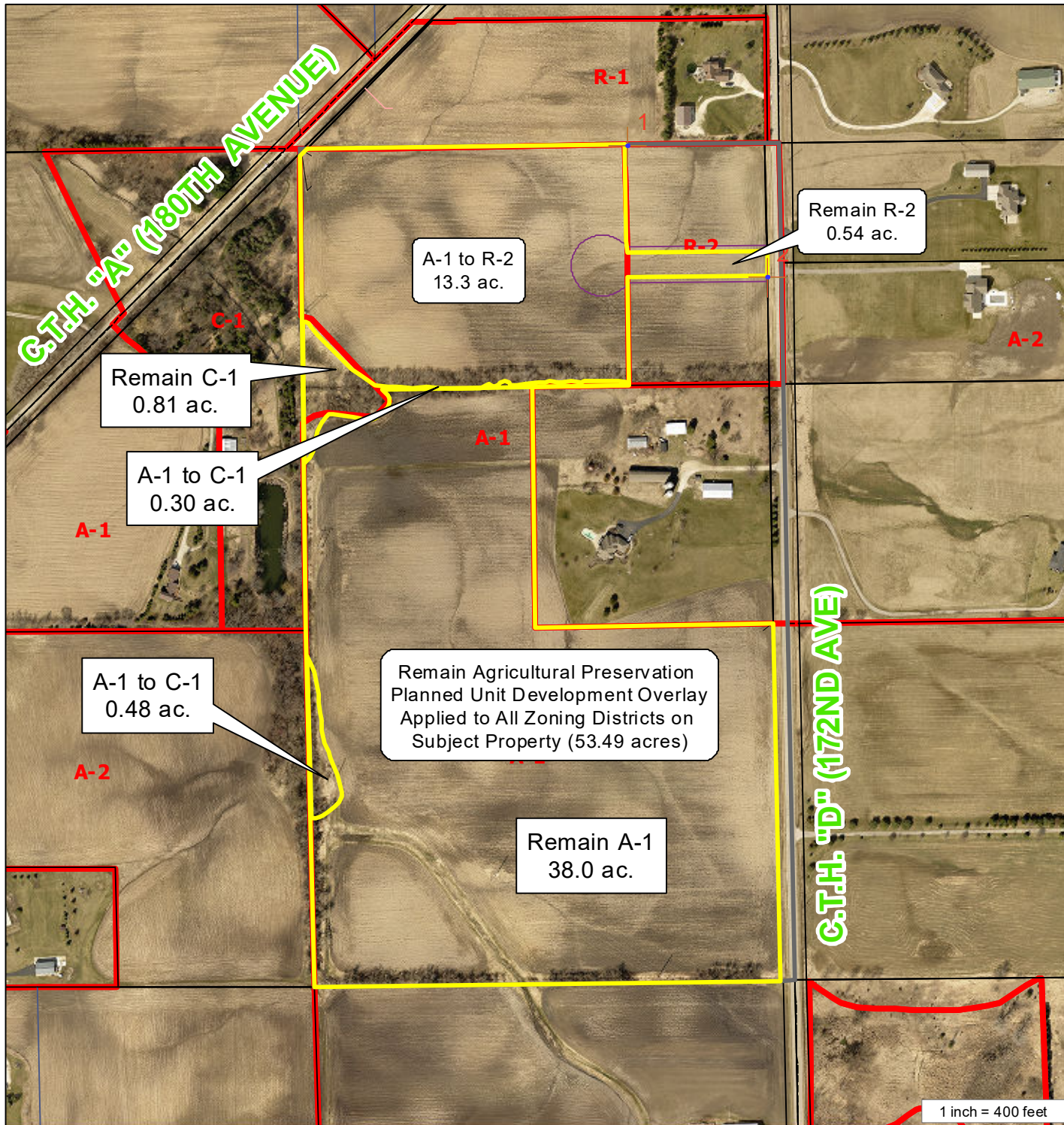


Jason J. Christensen, P.E.

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



## REZONING SITE MAP

### PETITIONER(S):

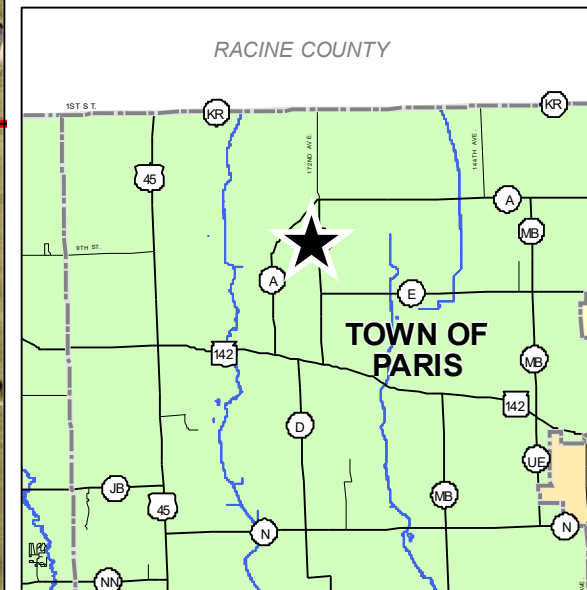
John P. Lourigan Trust (Owner)  
John P. Lourigan (Agent)

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

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

### REQUEST:

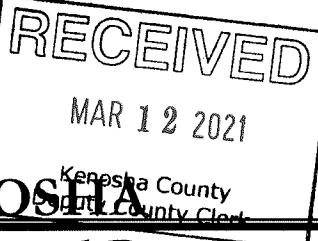
Requesting a rezoning from A-1 Agricultural Preservation Dist., R-2 Suburban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist. & PUD Planned Unit Development Overlay Dist. to A-1 Agricultural Preservation Dist., R-2 Suburban Single-Family Residential Dist., C-1 Lowland Resource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



1 inch = 400 feet



**COUNTY OF KENOSHA**  
Kenosha County  
County Clerk  
**Department of Planning and Development**



RECEIVED

APR 12 2021

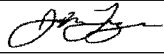
Kenosha County  
Planning and Development

**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.



## REZONING APPLICATION

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

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

(f) Check the box next to any and all of the **proposed** zoning district classifications proposed for the subject property:

A-1 Agricultural Preservation District	TCO Town Center Overlay District
A-2 General Agricultural District	B-1 Neighborhood Business District
A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	B-2 Community Business District
A-4 Agricultural Land Holding District	B-3 Highway Business District
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R-1 Rural Residential District	B-5 Wholesale Trade and Warehousing District
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PUD Planned Unit Development Overlay District	FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
AO Airport Overlay District	
RC Rural Cluster Development Overlay District	

## REZONING APPLICATION

**(g)** Your request must be consistent with the existing planned land use category as shown on Map 65 of the adopted "[Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035](#)".

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: \_\_\_\_\_ County Board Supervisor: \_\_\_\_\_

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

Request for Rezoning Petition .....\$750.00

(For other fees see the [Fee Schedule](#))

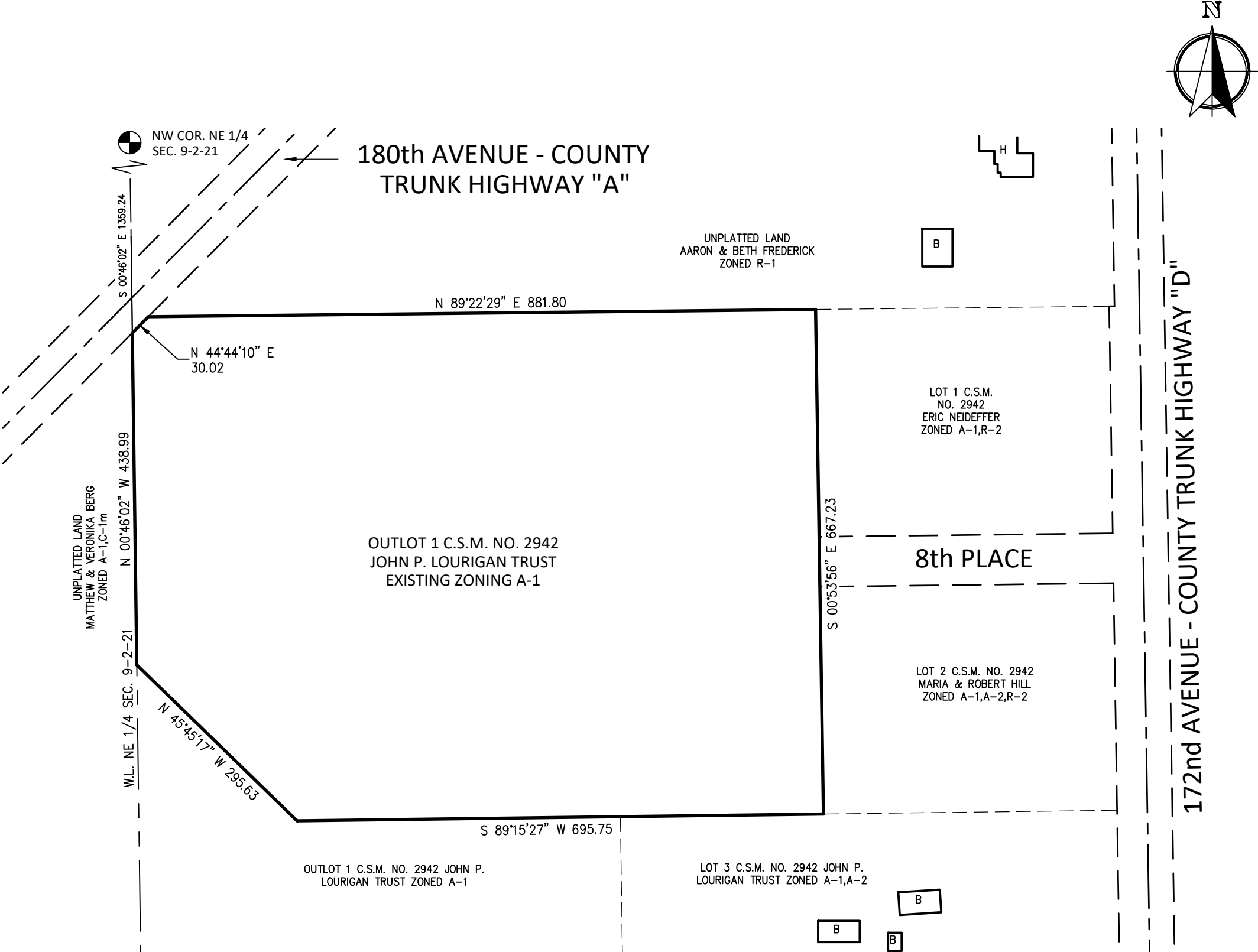
### Note: Agricultural Use Conversion Charge

The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit <http://www.revenue.wi.gov/faqs/slf/useassmt.html>.

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

EXISTING ZONING A-1 (AGRICULTURAL PRESERVATION DISTRICT)

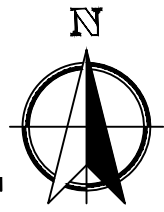
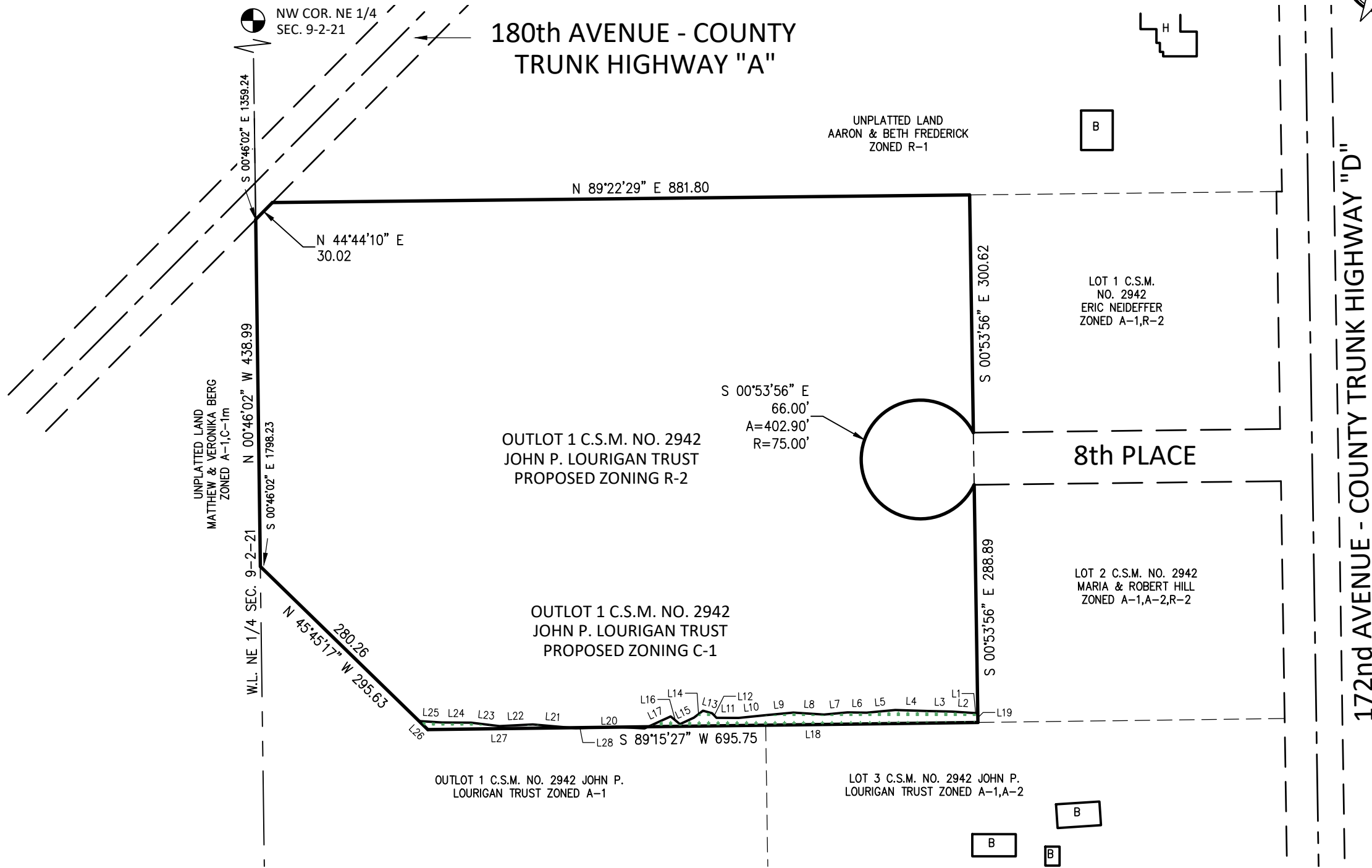
Part of Outlot 1 of Certified Survey Map No. 2942 (CSM 2942), a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on June 04, 2020 as Document No. 1868961. Being part of the Southwest ¼ of the Northeast ¼ of Section 9, Township 2 North, Range 21 East of the Fourth Principal 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.



1:12:18 PM

Monday, April 12, 2021

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



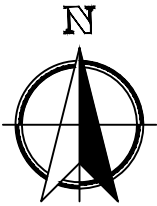
PROPOSED ZONING R-2 (SUBURBAN SINGLE-FAMILY RESIDENTIAL DISTRICT)

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 CONSERVANCY 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; 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 to the point of beginning. Containing 5,413 s.f. of 0.124 acres.

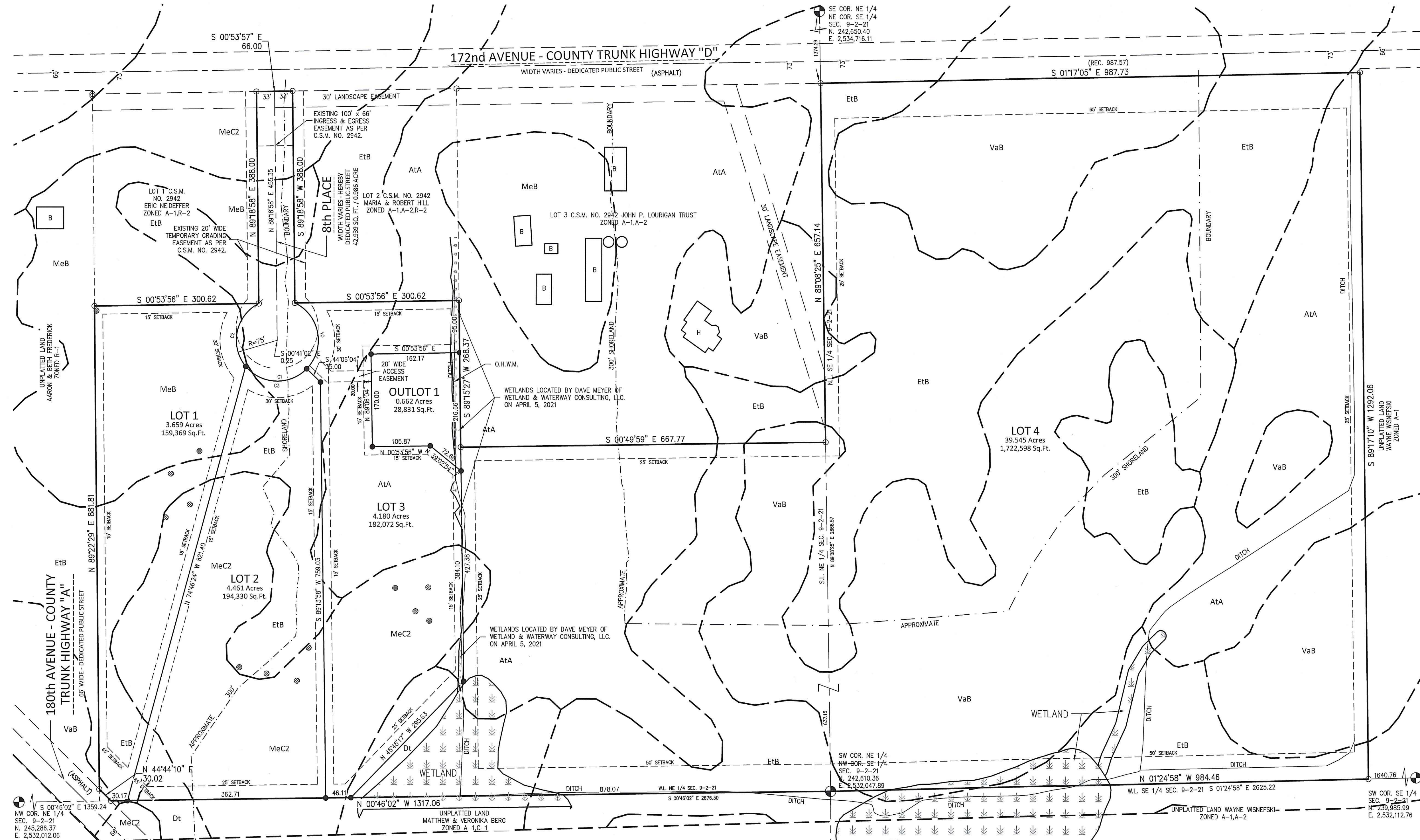
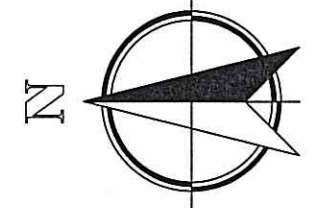




# PRELIMINARY PLAT OF FOXTAIL HOLLOW

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.

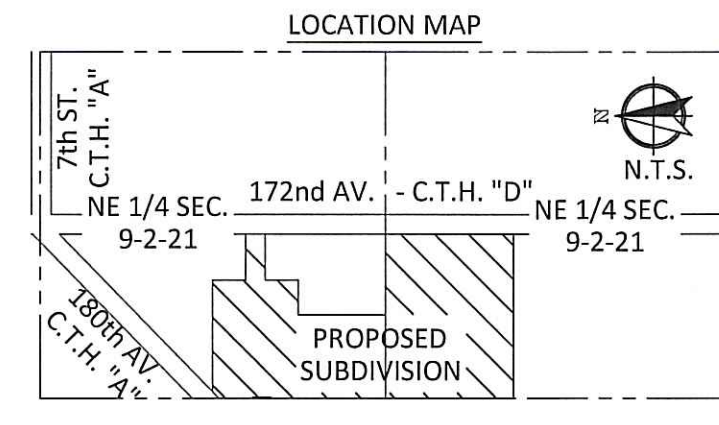
100' 0' 100'  
SCALE 1"=100'



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



- 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.

- SOIL PITS
- B EXISTING BARN
- H EXISTING HOUSE

SEE PAGE 2  
FOR NOTES



Curve Table						
Curve #	Delta	Radius	Arc	Tangent	Chord Direction	Chord Length
C1	30°47'31"	75.00	402.90	36.75	S00°53'56"E	66.00
C2	102°35'52"	75.00	134.30	63.61	N78°18'06"W	117.05
C3	99°17'54"	75.00	126.06	63.73	S02°15'01"W	111.73
C4	108°53'45"	75.00	142.54	104.94	N78°39'11"E	122.04

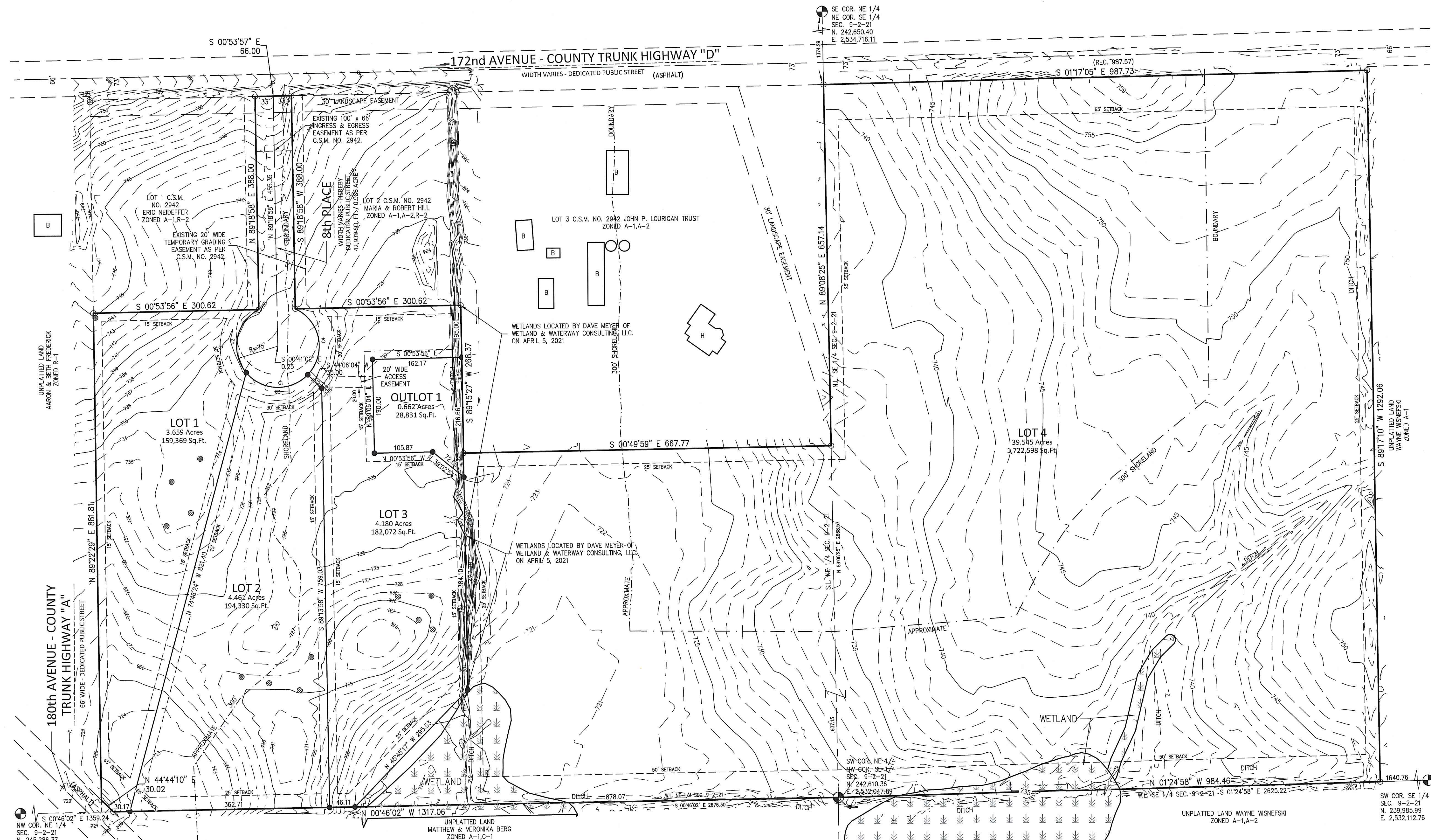
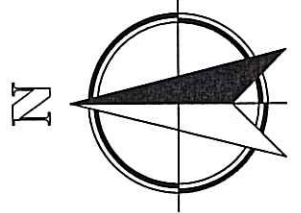
SHEET 1 OF 3 SHEETS



# 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.

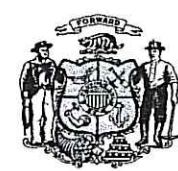
100' 0' 100'  
SCALE 1"=100'



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



## NOTES:

CURRENT ZONING OF PARCELS 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.

ELEVATIONS REFER TO NGVD 29.

ALL DISTANCES MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL ANGLES TURNED TO THE NEAREST SECOND AND COMPUTED TO THE NEAREST HALF SECOND.

SETBACKS: R-2: 65' C.T.H.; 30' FRONT; 25' REAR; 15' SIDE.  
A-1: 65' C.T.H.; 40' FRONT; 50' REAR; 25' SIDE

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. 55059C0040D, which bears an effective date of June 19, 2012 and is not in a Special Flood Hazard Area.



4-12-2021

SHEET 2 OF 3 SHEETS



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.

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



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 75<sup>th</sup> Street, Suite 185-3  
Bristol, Wisconsin 53104

RE: Foxtail Hollow Subdivision  
Preliminary Plat & Engineering Submittal  
8<sup>th</sup> Place & 172<sup>nd</sup> 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
- Two (2) paper copies of the Storm Water Management Plan



- Two (2) paper copies of the Rezoning Exhibit
- Two (2) paper copies of the Soil Assessment Report for Infiltration
- 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,

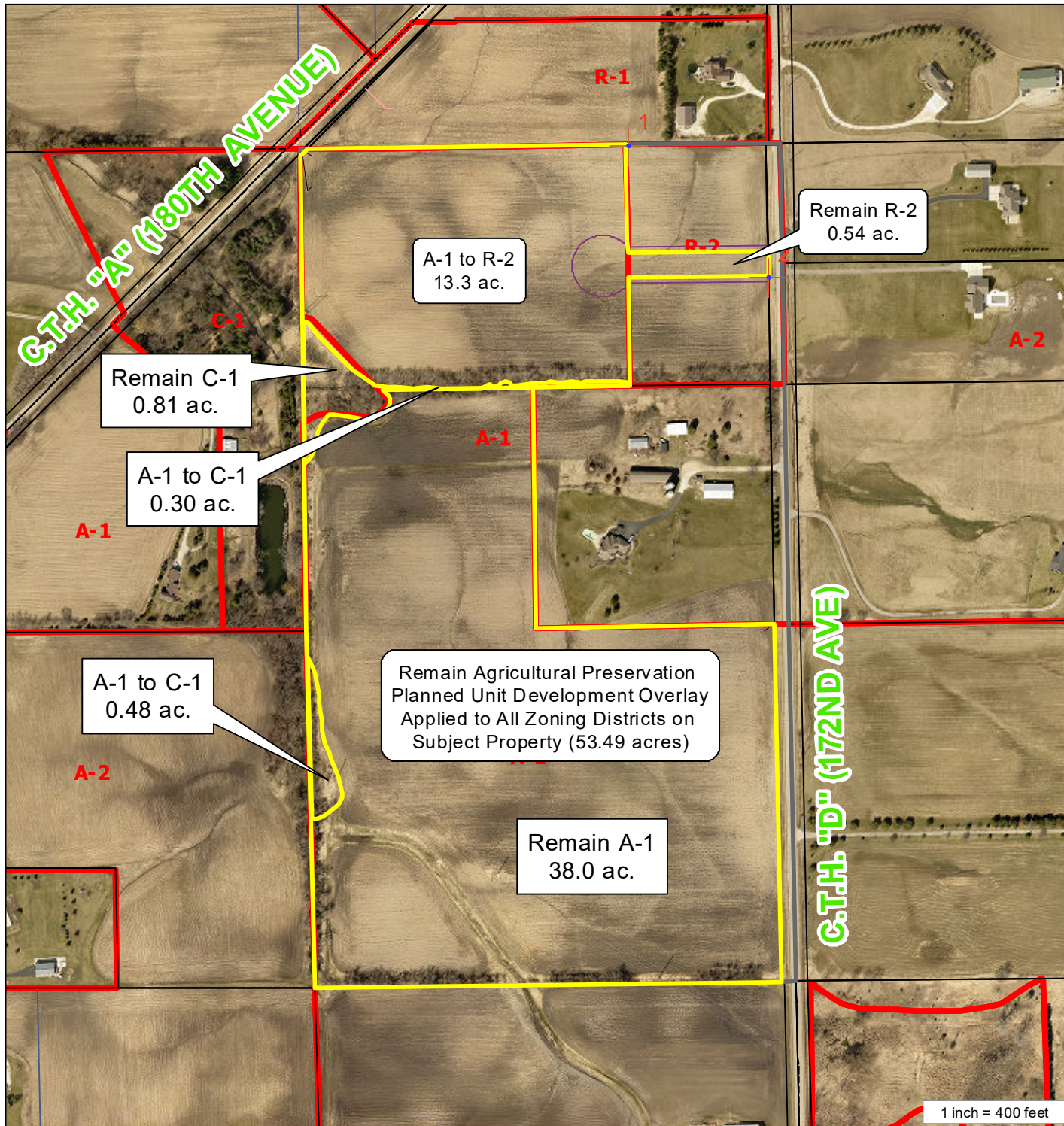


Jason J. Christensen, P.E.

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



## REZONING SITE MAP

### PETITIONER(S):

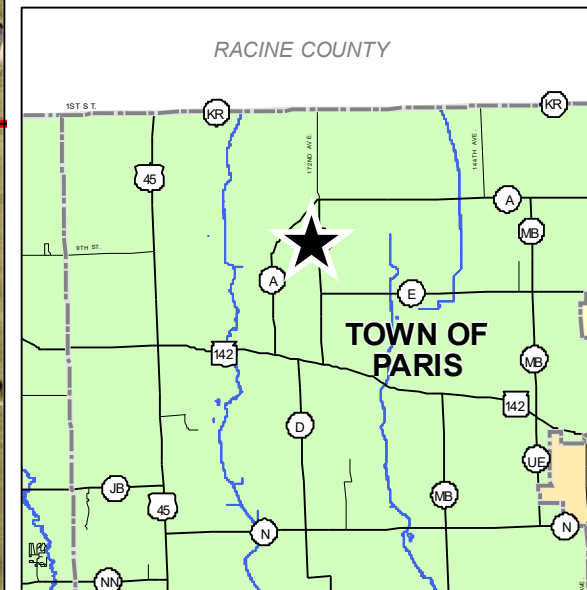
John P. Lourigan Trust (Owner)  
John P. Lourigan (Agent)

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.



1 inch = 400 feet





# COUNTY OF KENOSHA

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## Department of Planning & Development

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### KENOSHA COUNTY REZONING PROCEDURES

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- ☐ 1. Contact the Department of Public Works & Development Services and check with staff to determine if your proposed zoning change meets the requirements for the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance and the Kenosha County Subdivision Control Ordinance. Note: If the proposed rezoning is part of a proposed land division see the Certified Survey Map Information and Procedures.

- ☐ 2. Contact the Department of Public Works & Development Services and schedule a pre-conference meeting, which is required for all rezoning requests.

Meeting Date: \_\_\_\_\_

- ☐ 3. Contact your local Town to determine if your rezoning petition requires preliminary approval.

- ☐ 4. Complete and submit the Kenosha County Rezoning Application by the filing deadline (see Planning, Development & Extension Education Committee Schedule handout).

- ☐ 6. Submit a copy of the date-stamped application to your local township for placement on the agenda of the Town Planning Commission and Town Board, which recommends action to the County Planning, Development & Extension Education Committee. Keep a copy for your records.

- ☐ 7. Attend the Town Planning Commission and the Town Board meetings. **NOTE:** You must attend or the Town will not be able to act on your request.

Town Planning Commission meeting date (tentative): \_\_\_\_\_

Town Board meeting date (tentative): \_\_\_\_\_

- ☐ 8. Attend the Planning, Development & Extension Education Committee public hearing. **NOTE:** You must attend or the Planning, Development & Extension Education Committee will not be able to act on your request. At this meeting you will be asked to brief the Committee on your request.

Kenosha County Planning, Development & Extension Education Committee meeting date: \_\_\_\_\_  
(tentative)

- ☐ 9. Planning, Development & Extension Education Committee recommends either approval and adopts a resolution or denial and transmits recommendation to the Kenosha County Board of Supervisors. No action is required from the applicant at this time.

If approved, County Board of Supervisors either approves or denies the amendment.

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

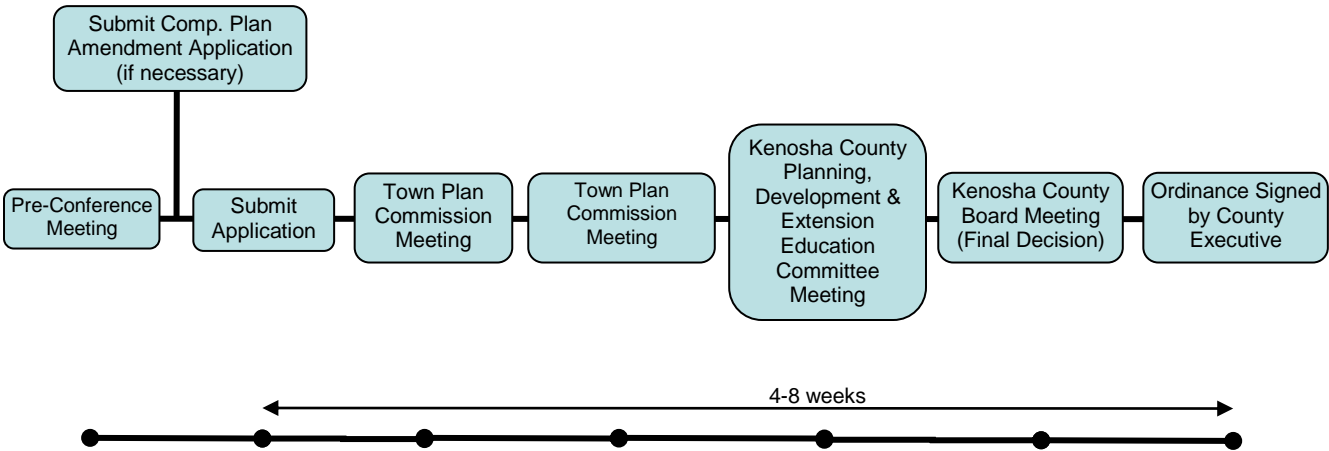
- ☐ 10. After the County Executive has signed the official ordinance document amending the Kenosha County Zoning Map, you will be notified of your approval in writing. Upon notification of approval, you may proceed with recording any necessary deeds.



**IMPORTANT TELEPHONE NUMBERS**

Kenosha County Center	
Department of Public Works & Development Services	
19600 - 75 <sup>th</sup> Street, Suite 185-3	
Bristol, Wisconsin 53104-9772	
Division of Planning & Development (including Sanitation & Land Conservation) .....	<b>857-1895</b>
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

### REZONING APPLICATION

RECEIVED

FEB 24 2021

(a) Property Owner's Name:

Jason DeBell dba DeBell Dairy LLC

Print Name: Jason DeBell

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.



## REZONING APPLICATION

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

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

(f) Check the box next to any and all of the **proposed** zoning district classifications proposed for the subject property:

A-1 Agricultural Preservation District	TCO Town Center Overlay District
A-2 General Agricultural District	B-1 Neighborhood Business District
A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	B-2 Community Business District
A-4 Agricultural Land Holding District	B-3 Highway Business District
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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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
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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	

## REZONING APPLICATION

**(g)** Your request must be consistent with the existing planned land use category as shown on Map 65 of the adopted "[Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035](#)".

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: \_\_\_\_\_ County Board Supervisor: \_\_\_\_\_

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

Request for Rezoning Petition .....\$750.00

(For other fees see the [Fee Schedule](#))

### Note: Agricultural Use Conversion Charge

The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit <http://www.revenue.wi.gov/faqs/slf/useassmt.html>.

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



# Kenosha County

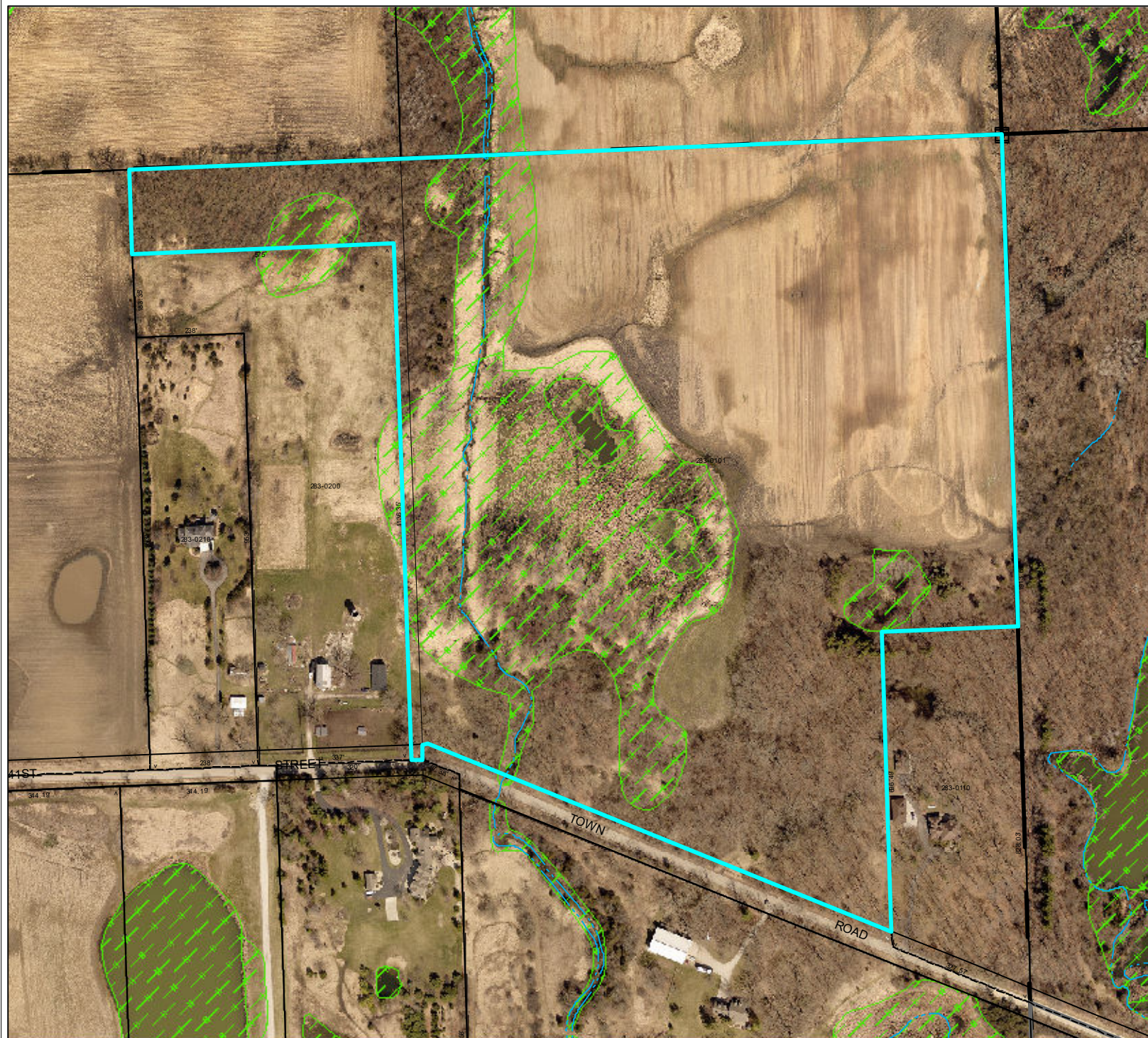


**SUBJECT  
PROPERTY**



1 inch = 300 feet

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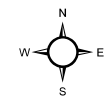




# Kenosha County

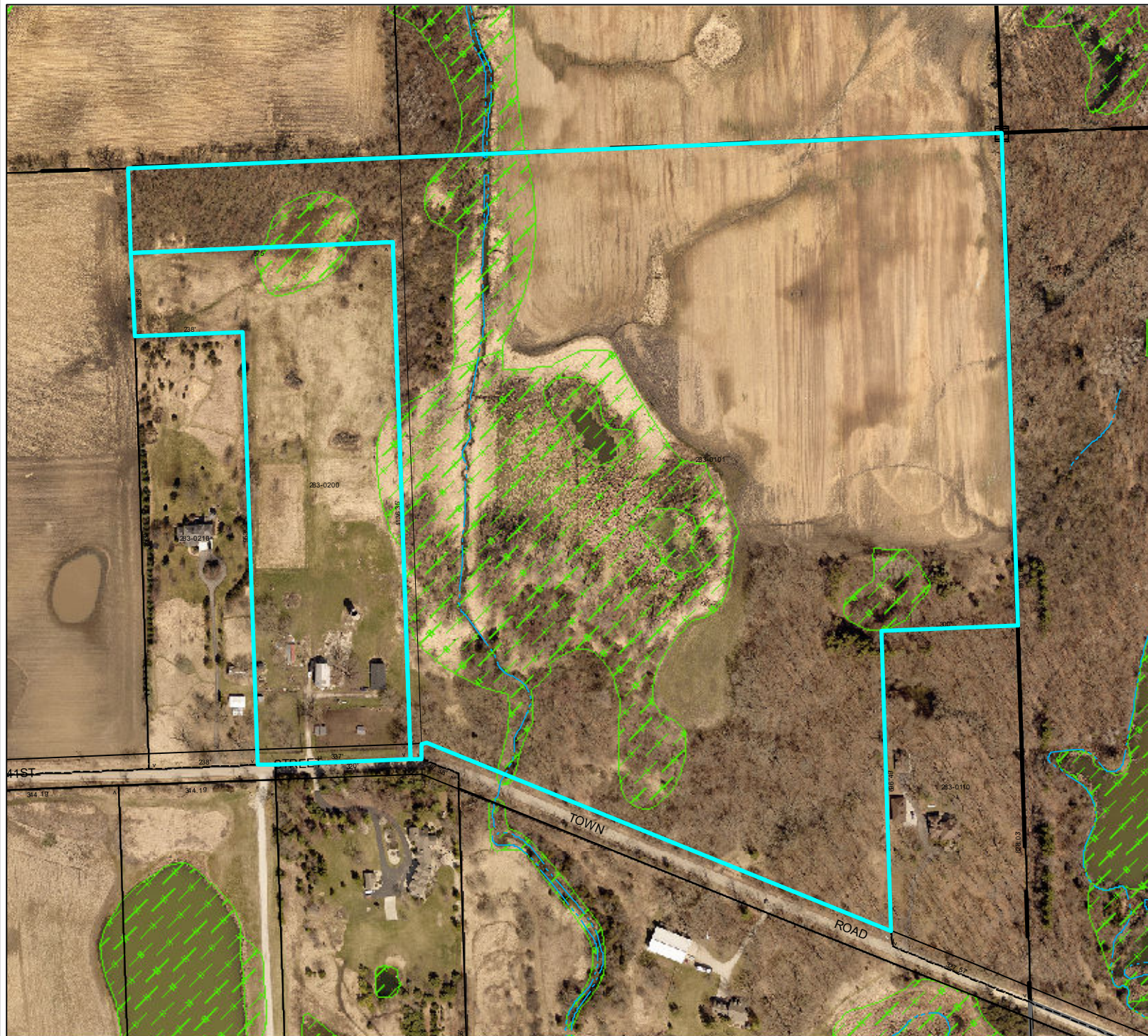


## PROPERTIES SUBJECT TO PROPOSED LOT LINE ADJUSTMENT



1 inch = 300 feet

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# COUNTY OF KENOSHA

Department of Planning & Development

19600 75<sup>th</sup> 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:

<input checked="" type="checkbox"/> Current dimensions of affected properties.	<input type="checkbox"/> Current area of affected properties.
<input type="checkbox"/> Dimensional footprint of all buildings thereon including buildings, decks, fences and sheds.	<input type="checkbox"/> Location of any septic tank (if applicable).
<input type="checkbox"/> Location of any septic field (if applicable).	<input type="checkbox"/> 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:

<input checked="" type="checkbox"/> Proposed dimensions of affected properties.	<input type="checkbox"/> Proposed area of affected properties.
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<input type="checkbox"/> Location of any septic field (if applicable).	<input type="checkbox"/> 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


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

### LOT LINE ADJUSTMENT APPLICATION

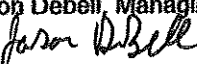
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#### Contact information for affected property #1

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:

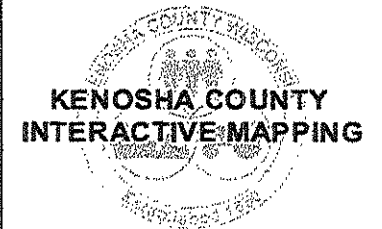
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---	--

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--	---

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**Legend**

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



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

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



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Date Printed: 12/9/2020

Add to  
0200

30-4-120-283-  
0200

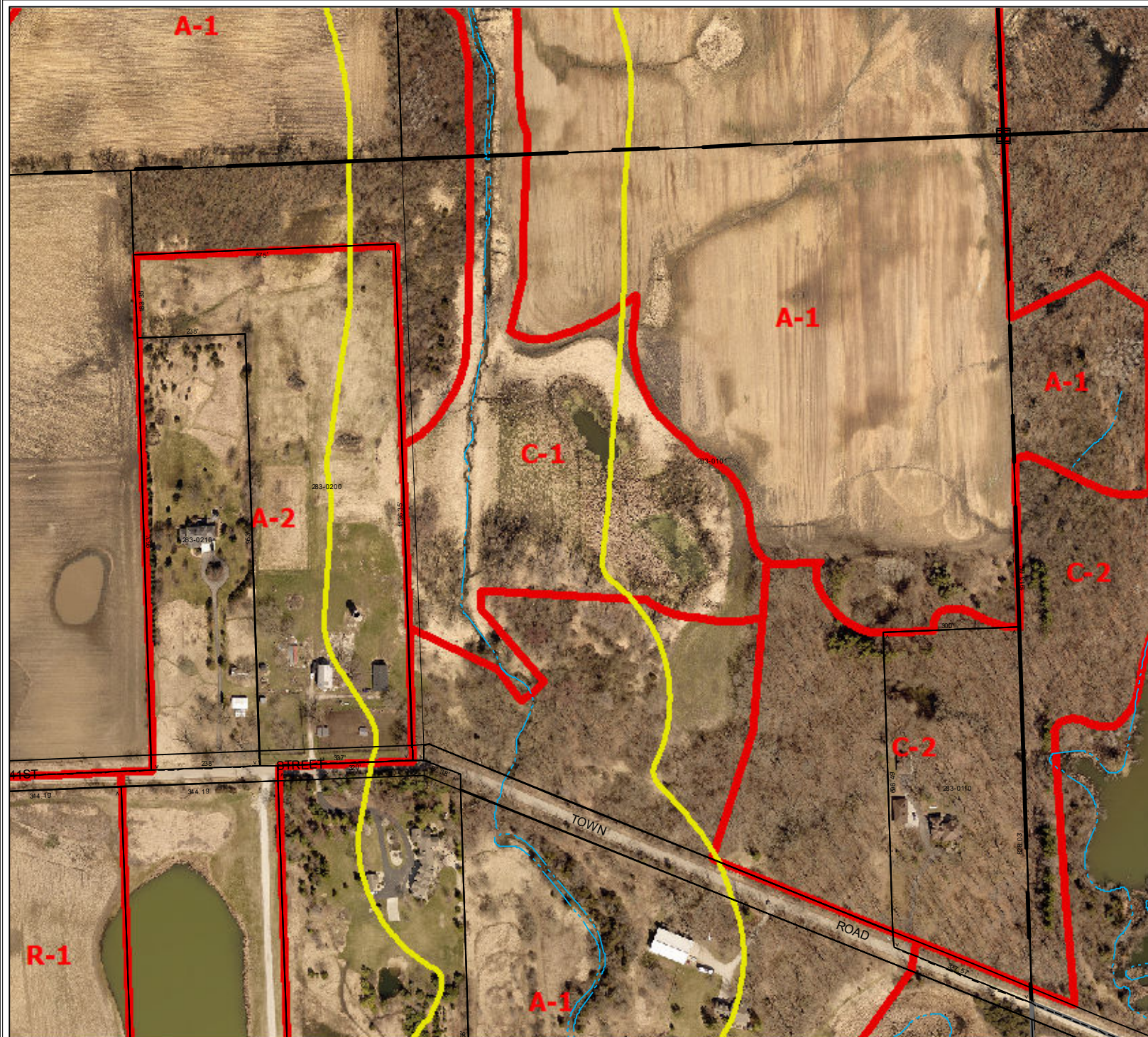
30-4-120-283-0101

41ST ST

TOWN RD



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Source: Kenosha County Department of Planning and Development



AREA SHADED GREEN TO BE REZONED FROM A-1 TO A-2  
AREA SHADED BLUE TO BE REZONED TO C-1 PER WI DNR  
WETLAND INVENTORY LAYER.

RECTANGULAR AREA IS TO BE ATTACHED TO  
30-4-220-283-0200 VIA LOT LINE ADJUSTMENT

# Kenosha County

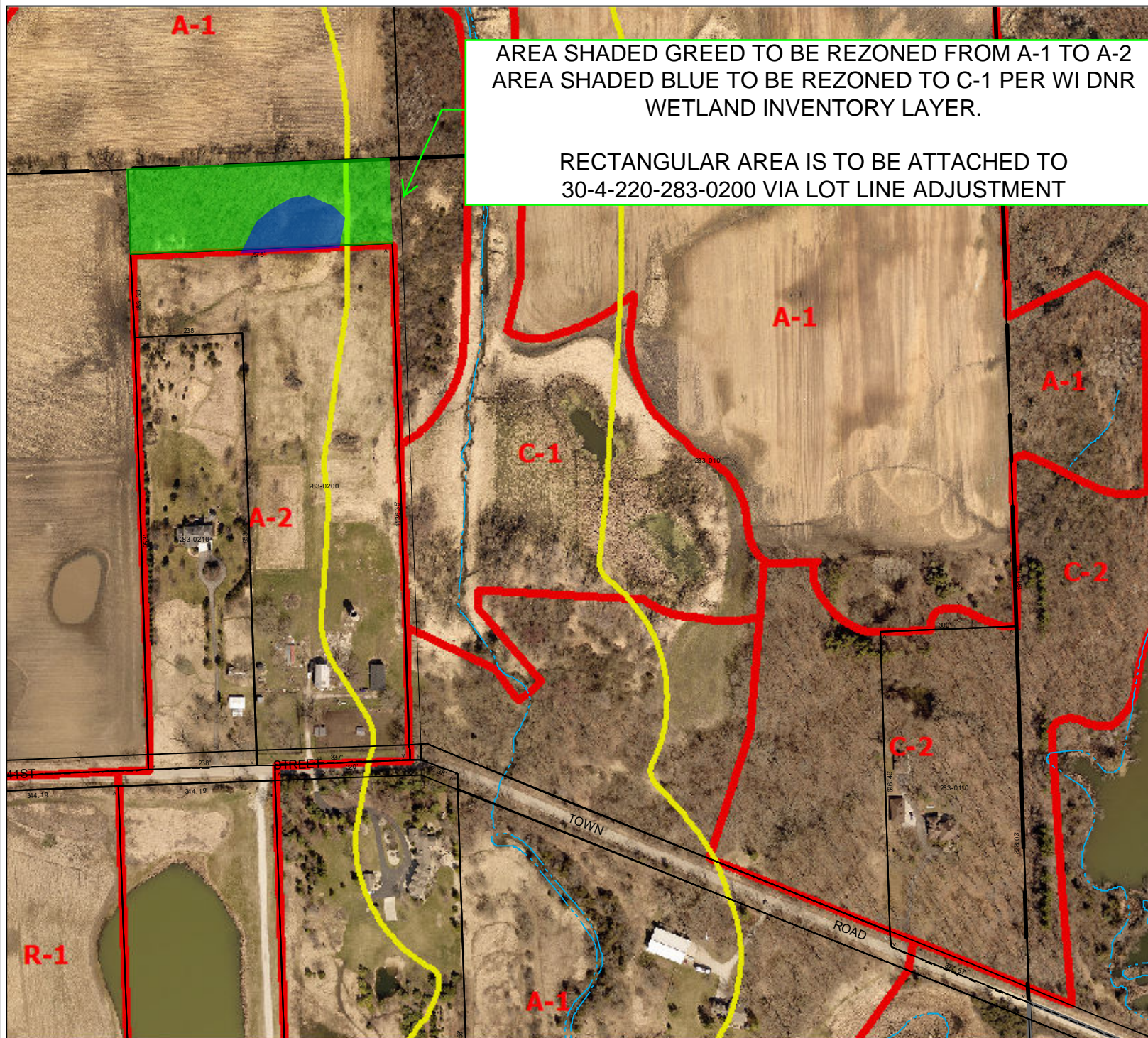


## PROPOSED ZONING CLASSIFICATIONS

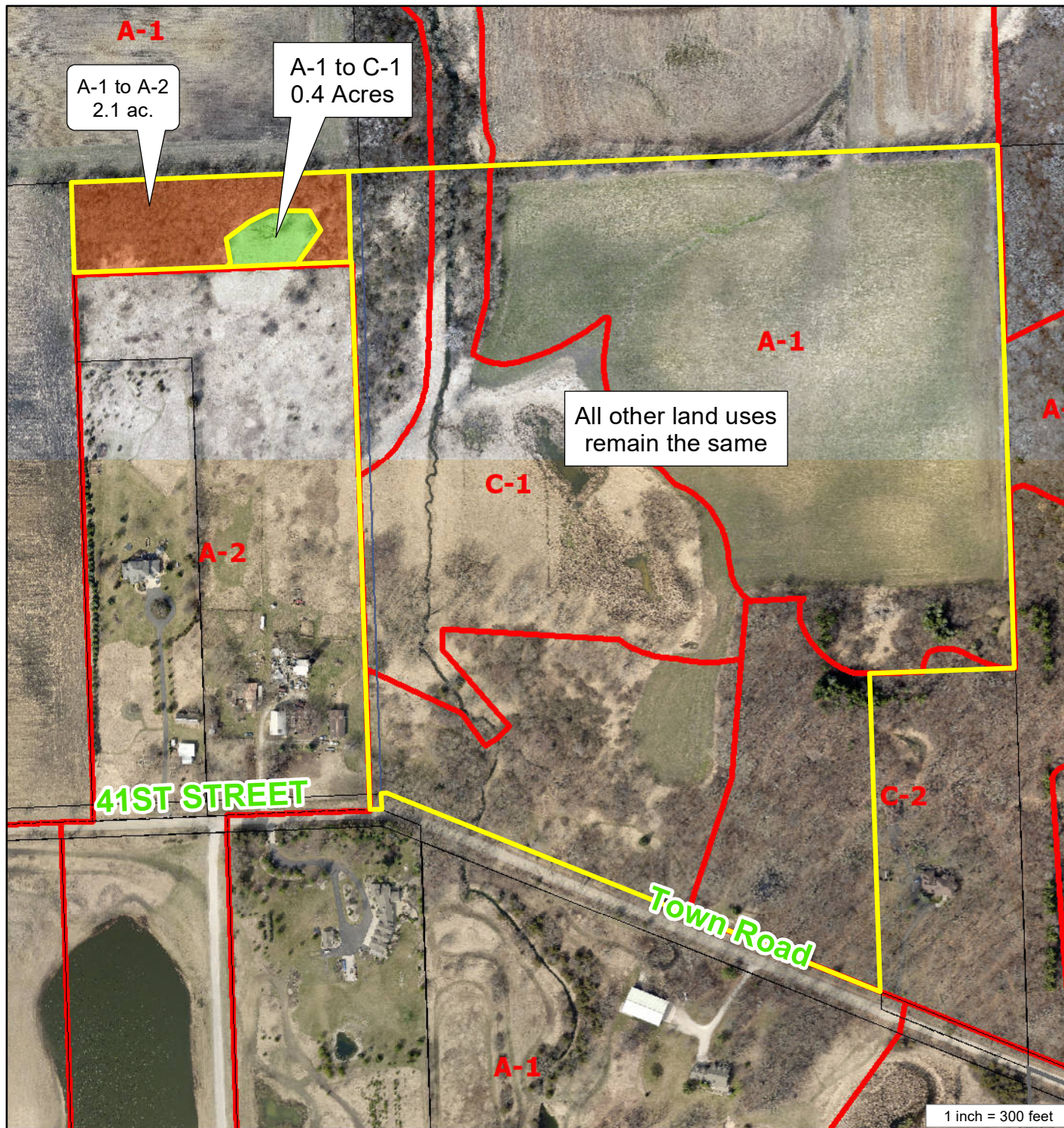


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## REZONING SITE MAP

### PETITIONER(S):

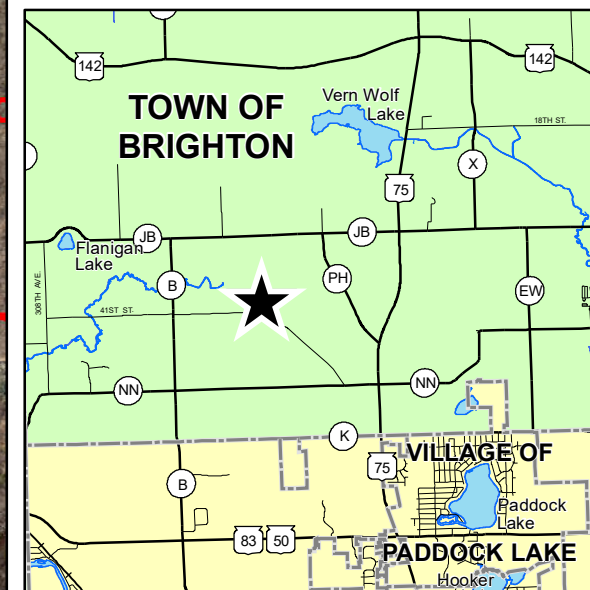
DeBell Dairy LLC (Owner)  
Jasper Duering (Agent)

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**

**BOARD OF SUPERVISORS**

**RESOLUTION NO. \_\_\_\_\_**

<b>Subject: REQUEST TO APPROVE THE APPOINTMENT OF CHAIRMAN JOHN O'DAY TO SERVE ON THE KENOSHA COUNTY LAND INFORMATION COUNCIL.</b>			
Original <input type="checkbox"/>	Corrected <input type="checkbox"/>	2nd Correction <input type="checkbox"/>	Resubmitted <input type="checkbox"/>
Date Submitted: June 15, 2021		Date Resubmitted:	
Submitted By: Planning, Development & Extension Education Committee			
Fiscal Note Attached <input type="checkbox"/>		Legal Note Attached <input type="checkbox"/>	
Prepared By: Andy M. Buehler, Director Planning and Development		Signature:  5E5F88199951407	

WHEREAS, pursuant to County Executive Appointment 2021/22-14, the County Executive has appointed Chairman John O'Day 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 appointment of Chairman John O'Day to the Kenosha County Land Information Council. Chairman O'Day's appointment shall be effective immediately and shall continue until the 1<sup>st</sup> day of July 2024, or until a successor is appointed by the County Executive and confirmed by the Kenosha County Board of Supervisors.

Resolution – O’Day – Land Information Council – June 2021

Approved by:

PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE	<u>Aye</u>	<u>No</u>	<u>Abstain</u>	<u>Excused</u>
<div></div> <div>Daniel Gaschke, Chair</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div></div> <div>Amy Maurer, Vice Chair</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div></div> <div>Sandra Beth</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div></div> <div>Gabe Nudo</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div></div> <div>Zach Rodriguez</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# COUNTY OF KENOSHA

## OFFICE OF THE COUNTY EXECUTIVE

Jim Kreuser, County Executive

1010 – 56<sup>th</sup> Street, Third Floor

Kenosha, Wisconsin 53140

(262) 653-2600

Fax: (262) 653-2817

## ADMINISTRATIVE PROPOSAL

### COUNTY EXECUTIVE APPOINTMENT 2021/22-14

#### 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

Chairman John O'Day  
Kenosha, WI 53142

to serve a four-year term 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 2016, Supervisor O'Day attended 6 of the 9 meetings held. Of the three meetings he missed, one absence was excused and two absences were unexcused.

Supervisor O'Day will serve without pay. Supervisor O'Day will be succeeding himself.

Respectfully submitted this 12<sup>th</sup> day of May 2021.

Jim Kreuser  
Kenosha County Executive

**Kenosha****County****BOARD OF SUPERVISORS****RESOLUTION NO. \_\_\_\_\_**

Subject: Request to Approve the Re-appointment of Barbara K. Ford to the Kenosha County Zoning Board of Adjustments			
Original <input type="checkbox"/>	Corrected <input type="checkbox"/>	2nd Correction <input type="checkbox"/>	Resubmitted <input type="checkbox"/>
Date Submitted: June 15, 2021		Date Resubmitted:	
Submitted By: Planning, Development and Extension Education Committee			
Fiscal Note Attached <input type="checkbox"/>		Legal Note Attached <input type="checkbox"/>	
Prepared By: Andy M. Buehler, Director Division of Planning & Development		Signature:  5E5F88190951407	

WHEREAS, pursuant to County Executive Appointment 2021/22-15, the County Executive has re-appointed Barbara K. Ford 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 her re-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 re-appointment.

NOW, THEREFORE BE IT RESOLVED, that the Kenosha County Board of Supervisors confirms the re-appointment of Barbara K. Ford to the Kenosha County Zoning Board of Adjustments. Ms. Ford's re-appointment shall be effective immediately and continue until the 30<sup>th</sup> day of June 2024 or until a successor is appointed by the County Executive and confirmed by the Kenosha County Board of Supervisors. Ms. Ford will receive a per diem along with mileage reimbursements and will be succeeding herself.



Resolution - Barbara Ford to Kenosha County Zoning Board of Adjustments  
Page 2

Approved by:

PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE	<u>Aye</u>	<u>No</u>	<u>Abstain</u>	<u>Excused</u>
<div></div> <div>Daniel Gaschke, Chairwoman</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div></div> <div>Amy Maurer</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div></div> <div>Sandra Beth</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div></div> <div>Gabe Nudo</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div></div> <div>Zach Rodriguez</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# COUNTY OF KENOSHA

## OFFICE OF THE COUNTY EXECUTIVE

Jim Kreuser, County Executive

1010 – 56<sup>th</sup> Street, Third Floor

Kenosha, Wisconsin 53140

(262) 653-2600

Fax: (262) 653-2817

## ADMINISTRATIVE PROPOSAL

### COUNTY EXECUTIVE APPOINTMENT 2021/22-15

#### RE: KENOSHA COUNTY ZONING BOARD OF ADJUSTMENTS

TO THE HONORABLE KENOSHA COUNTY BOARD OF SUPERVISORS:

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

Ms. Barbara K. Ford  
Bristol, WI 53104

to serve a three-year term on the Kenosha County Zoning Board of Adjustments beginning immediately upon confirmation of the County Board and continuing until the 30<sup>th</sup> day of June 2024, or until a successor is appointed by the County Executive and confirmed by the Kenosha County Board of Supervisors.

Ms. Ford attended 15 of the 26 meetings held since her last appointment in 2018. Of the 11 meetings she missed, all were excused absences.

Ms. Ford will serve without pay but will receive per diem.

Ms. Ford will be succeeding herself.

Respectfully submitted this 12<sup>th</sup> day of May 2021.

Jim Kreuser  
Kenosha County Executive