



Planning, Development & Extension Education Committee
Agenda
Kenosha County Center
Wednesday, July 14, 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COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS.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, July 14, 2021 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: ENCOURAGING FINANCIAL CONVERSATIONS
3. YOUTH IN GOVERNANCE
4. DIVISION OF EXTENSION EDUCATOR/PROGRAM UPDATES
5. DIVISION OF EXTENSION DIRECTOR UPDATES

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

6. ROBERT AND KAY DRISSEL REVOCABLE TRUST (OWNER), DIANE & JOHN MYERS (AGENT) - COMPREHENSIVE PLAN AMENDMENT - TOWN OF BRIGHTON

Robert and Kay Drissel Revocable Trust, 15941 Durand Ave #37D., Union Grove, WI 53182 (Owner), Diane & John Myers, 20307 15th St., Union Grove, WI 53182 (Agent), requests an **amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan)** from "Farmland Protection" to "Farmland Protection" & "Rural-Density Residential" on Tax Parcel #30-4-220-011-0204, located in the northeast ¼ of Section 1, T2N, R20E, Town of **Brighton**.

Documents:

SUBMITTED APP DRISSEL CPA.PDF
EXHIBIT MAP DRISSEL CPA.PDF

7. ROBERT AND KAY DRISSEL REVOCABLE TRUST (OWNER), DIANE & JOHN MYERS (AGENT) - COMPREHENSIVE PLAN AMENDMENT - TOWN OF BRIGHTON

(AGENT) - REZONING - TOWN OF BRIGHTON

Robert and Kay Drissel Revocable Trust, 15941 Durand Ave #37D., Union Grove, WI 53182 (Owner), Diane & John Myers, 20307 15th St., Union Grove, WI 53182 (Agent), requesting a **rezoning** from A-1 Agricultural Preservation Dist. to A-1 Agricultural Preservation Dist. & R-1 Rural Residential Dist. on Tax Parcel #30-4-220-011-0204, located in the northeast ¼ of Section 1, T2N, R20E, Town of **Brighton**.

Documents:

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

8. ROBERT AND KAY DRISSEL REVOCABLE TRUST (AGENT), DIANE & JOHN MYERS (AGENT) - CERTIFIED SURVEY MAP - TOWN OF BRIGHTON

Robert and Kay Drissel Revocable Trust, 15941 Durand Ave #37D., Union Grove, WI 53182 (Owner), Diane & John Myers, 20307 15th St., Union Grove, WI 53182 (Agent), requesting a **Certified Survey Map** on Tax Parcel #30-4-220-011-0204, located in the northeast ¼ of Section 1, T2N, R20E, Town of **Brighton**.

Documents:

[SUBMITTED APP DRISSEL CSM.PDF](#)

9. JEROME N. FLIESS (OWNER) - COMPREHENSIVE PLAN AMENDMENT - TOWN OF PARIS

Jerome N. Fliess, 422 144th Ave., Union Grove, WI 53182 (Owner), requests an **amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan)** from "Farmland Protection" to "Farmland Protection" & "Suburban-Density Residential" on Tax Parcel #45-4-221-023-0100, located in the southwest ¼ of Section 2, T2N, R21E, Town of **Paris**.

Documents:

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

10. JEROME N. FLEISS (OWNER) - REZONING - TOWN OF PARIS

Jerome N. Fliess, 422 144th Ave., Union Grove, WI 53182 (Owner), requesting a **rezoning** from A-1 Agricultural Preservation Dist. to A-1 Agricultural Preservation Dist., R-1 Rural Residential Dist. & PUD Planned Unit Development Overlay Dist. on Tax Parcel #45-4-221-023-0100, located in the southwest ¼ of Section 2, T2N, R21E, Town of **Paris**.

Documents:

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

11. JEROME N. FLEISS (OWNER) - CERTIFIED SURVEY MAP - TOWN OF PARIS

Jerome N. Fliess, 422 144th Ave., Union Grove, WI 53182 (Owner), requesting a **Certified Survey Map** on Tax Parcel #45-4-221-023-0100, located in the southwest ¼ of Section 2, T2N, R21E, Town of **Paris**.

Documents:

[SUBMITTED APP FLIESS CSM.PDF](#)

12. KENNETH R. KAREN M. KERKMAN REV. TRUST (OWNER), BILL GLEMBOCKI, GLEMBOCKI CONCRETE INC. (AGENT) - CONDITIONAL USE PERMIT - TOWN OF WHEATLAND

Kenneth R. & Karen M. Kerkman Rev. Trust, PO Box 923, New Munster, WI 53152 (Owner), Bill Glembocki, Glembocki Concrete Inc., 33911 Geneva Rd., Burlington, WI 53105 (Agent), requesting a **Conditional Use Permit** to allow a contractor business in the B-5 Wholesale Trade & Warehousing Dist. on part of Tax Parcel 95-4-119-032-0411, located in the W ½ of Section 3, T1N, R19E, Town of **Wheatland**.

Documents:

[SUBMITTED APP CUP.PDF](#)
[EXHIBIT MAP CUP.PDF](#)

13. KENNETH R. KAREN M. KERKMAN REV. TRUST (OWNER), BILL GLEMBOCKI, GLEMBOCKI CONCRETE INC. (AGENT) - CERTIFIED SURVEY MAP - TOWN OF WHEATLAND

Kenneth R. & Karen M. Kerkman Rev. Trust, PO Box 923, New Munster, WI 53152 (Owner), Bill Glembocki, Glembocki Concrete Inc., 33911 Geneva Rd., Burlington, WI 53105 (Agent), requesting a **Certified Survey Map** on Tax Parcel #95-4-119-032-0411, located in the W ½ of Section 3, T1N, R19E, Town of **Wheatland**.

Documents:

[SUBMITTED APP CSM.PDF](#)

14. SEWRPC - REVIEW & POSSIBLE APPROVAL - RESOLUTION – ADOPTING THE COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDs) FOR SOUTHEASTERN WISCONSIN: 2021-2025

Documents:

[RES SEWRPC CEDS 07-2021.DOC.PDF](#)
[CEDS 2021-2025 - TRANSMITTAL LETTER TO KENOSHA CO 6.11.21.PDF](#)
[CEDS 2021-2025 - SUMMARY HANDOUT.PDF](#)
[CEDS 2021-2025 - KENOSHA CO PRESENTATION 7.14.21.PDF](#)

15. **TABLED REQUEST OF JOHN P. LOURIGAN TRUST (OWNER), JOHN 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 LOURIGAN REZO.PDF](#)
[EXHIBIT MAP LOURIGAN REZO.PDF](#)

16. **TABLED REQUEST OF JOHN P. LOURIGAN TRUST (OWNER), JOHN 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 **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 PRELMPLAT.PDF](#)
[EXHIBIT MAP PRELMPLAT.PDF](#)

17. **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 DEBELL REZO.PDF
EXHIBIT MAP DEBELL REZO.PDF

18. APPROVAL OF MINUTES
19. CITIZEN COMMENTS
20. ANY OTHER BUSINESS ALLOWED BY LAW
21. ADJOURNMENT

NOTICE TO PETITIONERS

The petitioners: Robert and Kay Drissel Revocable Trust (Owner), Diane and John Myers (Agent); Jerome N. Fliess (Owner); John P. Lourigan Trust (Owner), John P. Lourigan (Agent); Kenneth & Karen Kerkman (Owner), Bill Glembocki (Agent); DeBell Dairy LLC (Owner), Jasper Duerig (Agent)

NOTICE TO TOWNS

The Towns of Brighton, Paris, and Wheatland are asked to be represented at the hearing on 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

Department of Planning and Development

RECEIVED

MAR 11 2021

A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY: 2035

Kenosha County
Deputy County Clerk

AMENDMENT PROCEDURES

MAY 11 2021

Kenosha County
Planning and Development

- ☐ 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: 03-19-2020 (Town staff not present)

- ☐ 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.

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT PROCEDURES

- ☐ 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.

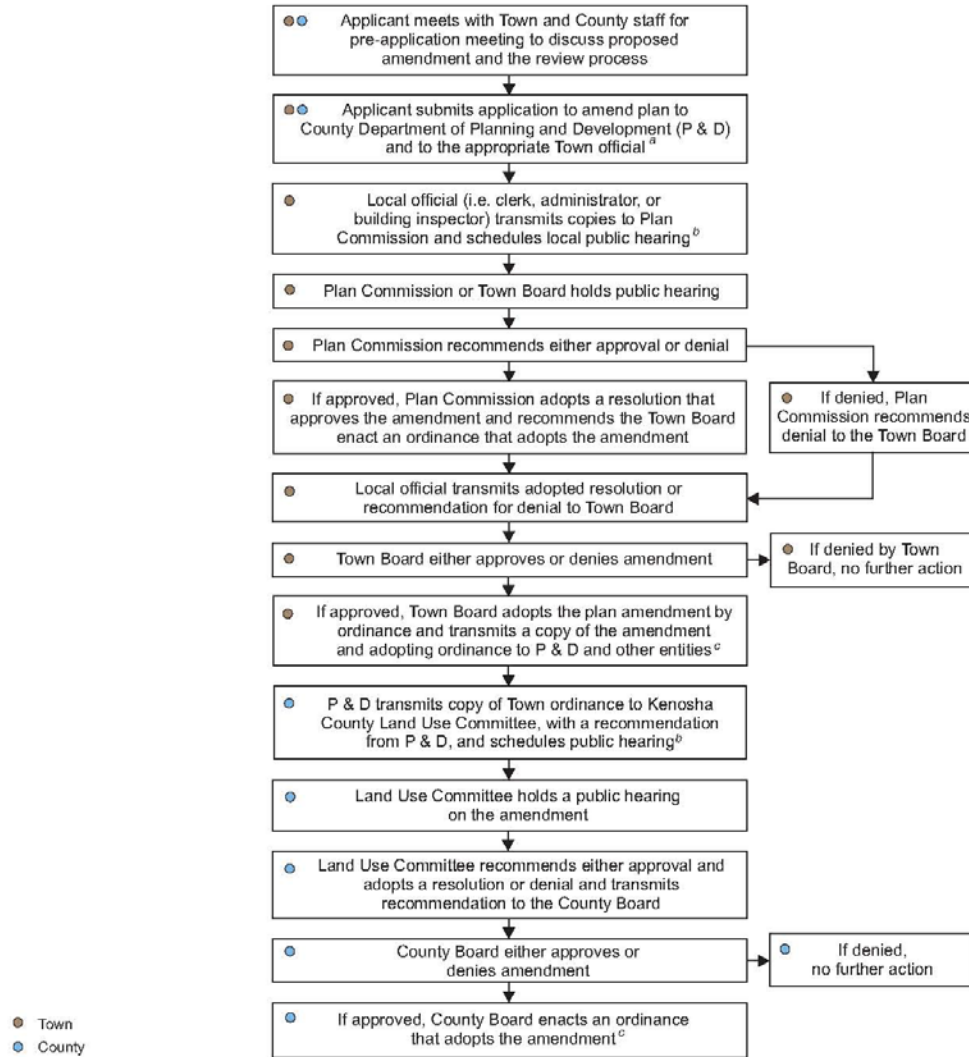
IMPORTANT TELEPHONE NUMBERS

Kenosha County Center	
Department of Planning & Development	
19600 - 75 th Street, Post Office Box 520	
Bristol, Wisconsin 53104-0520	
Division of County Development (including Sanitation & Land Conservation)	857-1895
Facsimile #.....	857-1920
Public Works Division of Highways.....	857-1870
Administration Building	
Division of Land Information	653-2622
Brighton, Town of.....	878-2218
Paris, Town of	859-3006
Randall, Town of	877-2165
Salem, Town of	843-2313
Utility District	862-2371
Somers Town of	859-2822
Wheatland, Town of	537-4340
Wisconsin Department of Natural Resources - Sturtevant Office	884-2300
Wisconsin Department of Transportation - Waukesha Office	548-8722

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT PROCEDURES

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.



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:

Robert & Kay Drissel Revocable Trust

Robert J Drissel

x Signature *Kay Drissel*

Mailing Address:

15941 Durand Ave #37D

City: Union Grove

State: WI

Zip: 53182

Phone Number: 262-770-9692 x E-mail (optional): Kay3477@wi.net.com

Note: If the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if applicable):

Diane Myers & John Myers

John Myers

x Signature *Diane Myers*

Mailing Address:

20307 15th Street

City: Union Grove

State: WI

Zip: 53182

Phone Number: 262-770-7679 E-mail (optional): myers9878@aol.com

(b) Existing planned land use category as shown on Map 65 of the Kenosha County comprehensive plan:

"Farmland Protection"

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

"Farmland Protection" and "Rural-Density Residential"

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

John + Diane would like build a home on this
5+acre piece of property

(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:

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

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

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KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

(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:

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

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

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

(g) Attach plot plan or survey plat of property to be amended on the comprehensive plan (showing location, dimensions, planned land use of adjacent properties, existing uses and buildings of adjacent properties—drawn to scale).

(h) The name of the County Supervisor of the district wherein the property is located:

Supervisory District Number: _____ County Board Supervisor: _____

(i) Attach a copy (original newspaper clipping or certified copy from the Town) of the notice of public hearing (per section 66.1001(4)(d) of Wisconsin State Statutes) that is published by your Town at least 30 days before the public hearing is held. Include the date of publication with the copy of the notice of public hearing.

Note: Your application will not be processed by Kenosha County until a copy of the notice of public hearing and town approval letter is received by the Kenosha County Department of Planning and Development.

(j) Attach a copy of the enacted town resolution and ordinance (per section 66.1001(4)(c) of Wisconsin State Statutes) adopting the amendment to the Kenosha County comprehensive plan map.

Note: Your application will not be processed by Kenosha County until a copy of the enacted town resolution and ordinance adopting the amendment is received by the Kenosha County Department of Planning and Development.

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

Request for Land Use Plan Map Amendment \$250.00 payable to "Kenosha County"

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

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center

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

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

Public Works Division of Highways..... 857-1870

Administration Building

Division of Land Information 653-2622

Brighton, Town of 878-2218

Paris, Town of 859-3006

Randall, Town of 877-2165

Salem, Town of 843-2313

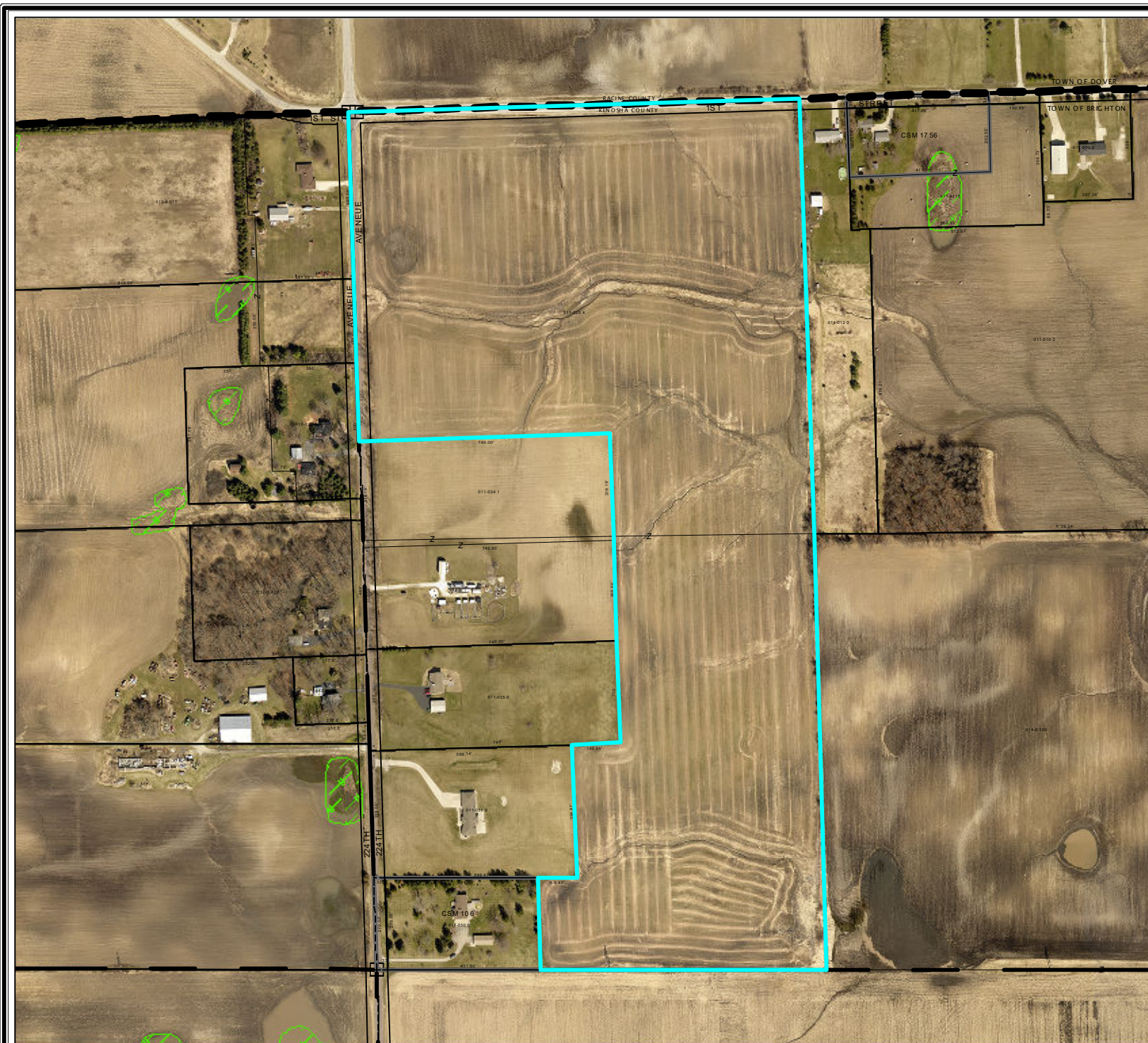
Utility District 862-2371

Somers Town of 859-2822

Wheatland, Town of 537-4340

Wisconsin Department of Natural Resources - Sturtevant Office 884-2300

Wisconsin Department of Transportation - Waukesha Office 548-8722



Kenosha County

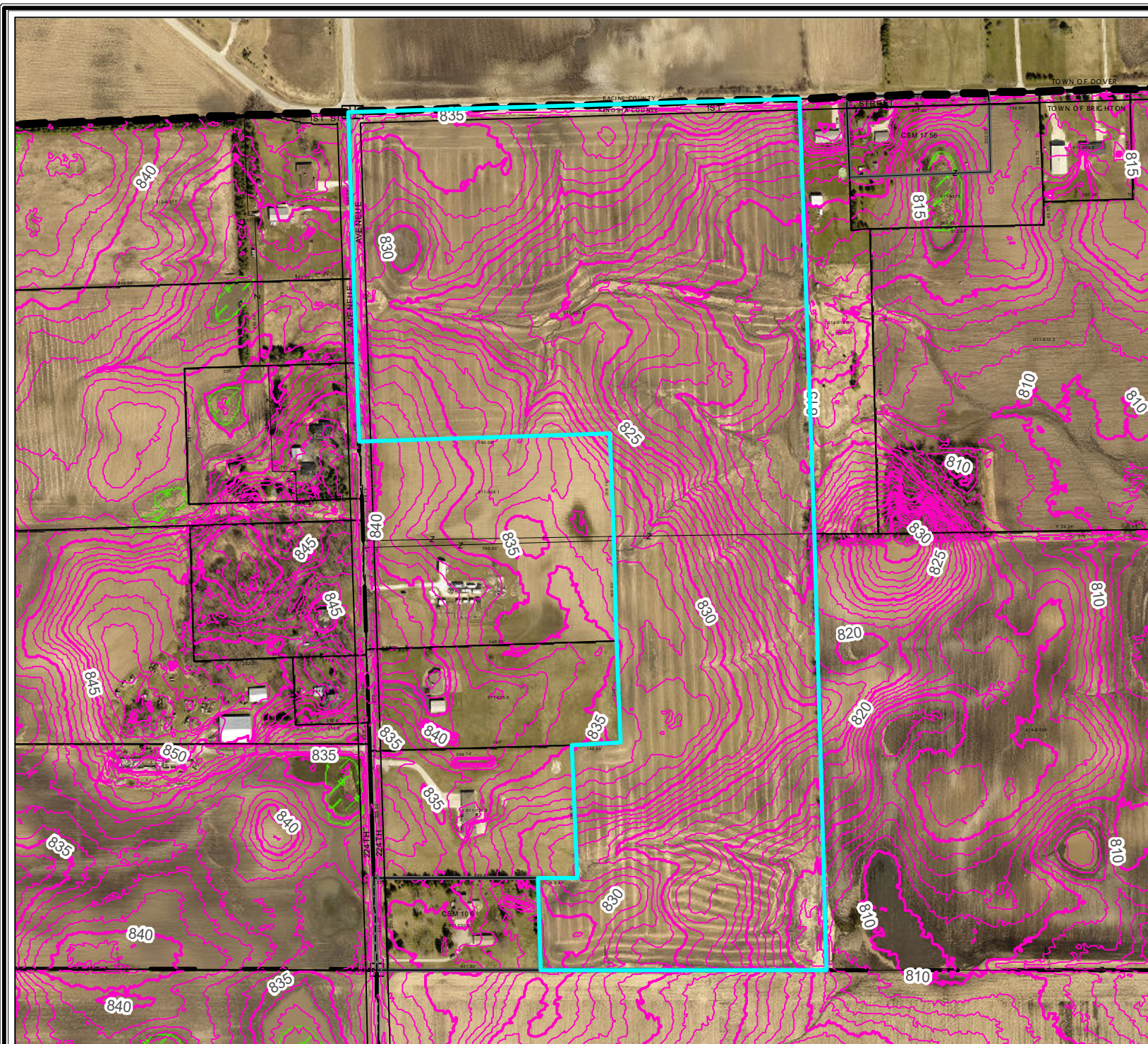


30-4-220-011-0204
1ST STREET



1 inch = 400 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



30-4-220-011-0204
1ST STREET

1-FOOT
CONTOURS



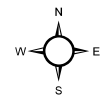
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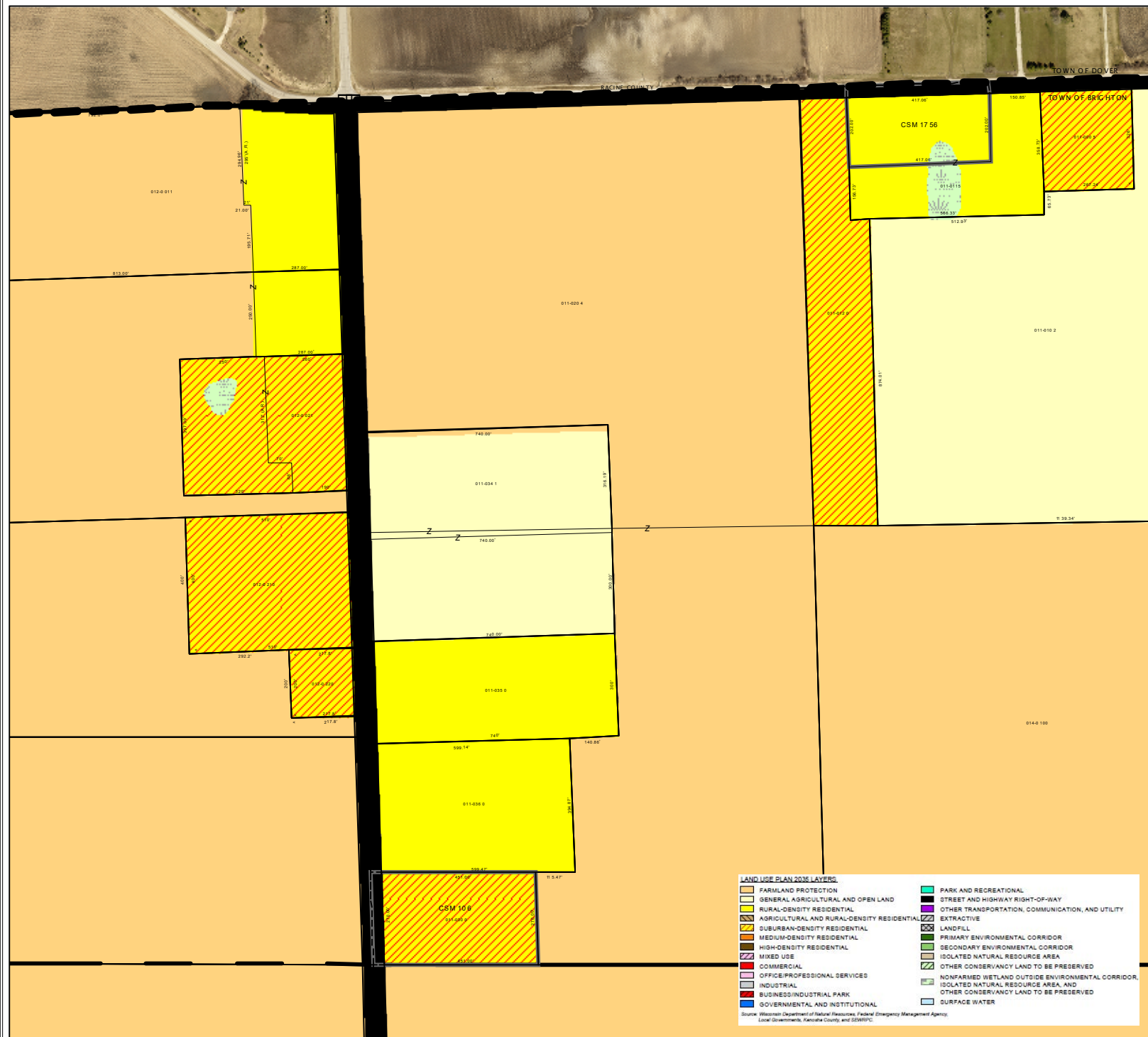
Kenosha County



CURRENT LAND USE PLAN MAP DESIGNATIONS



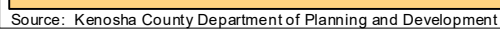
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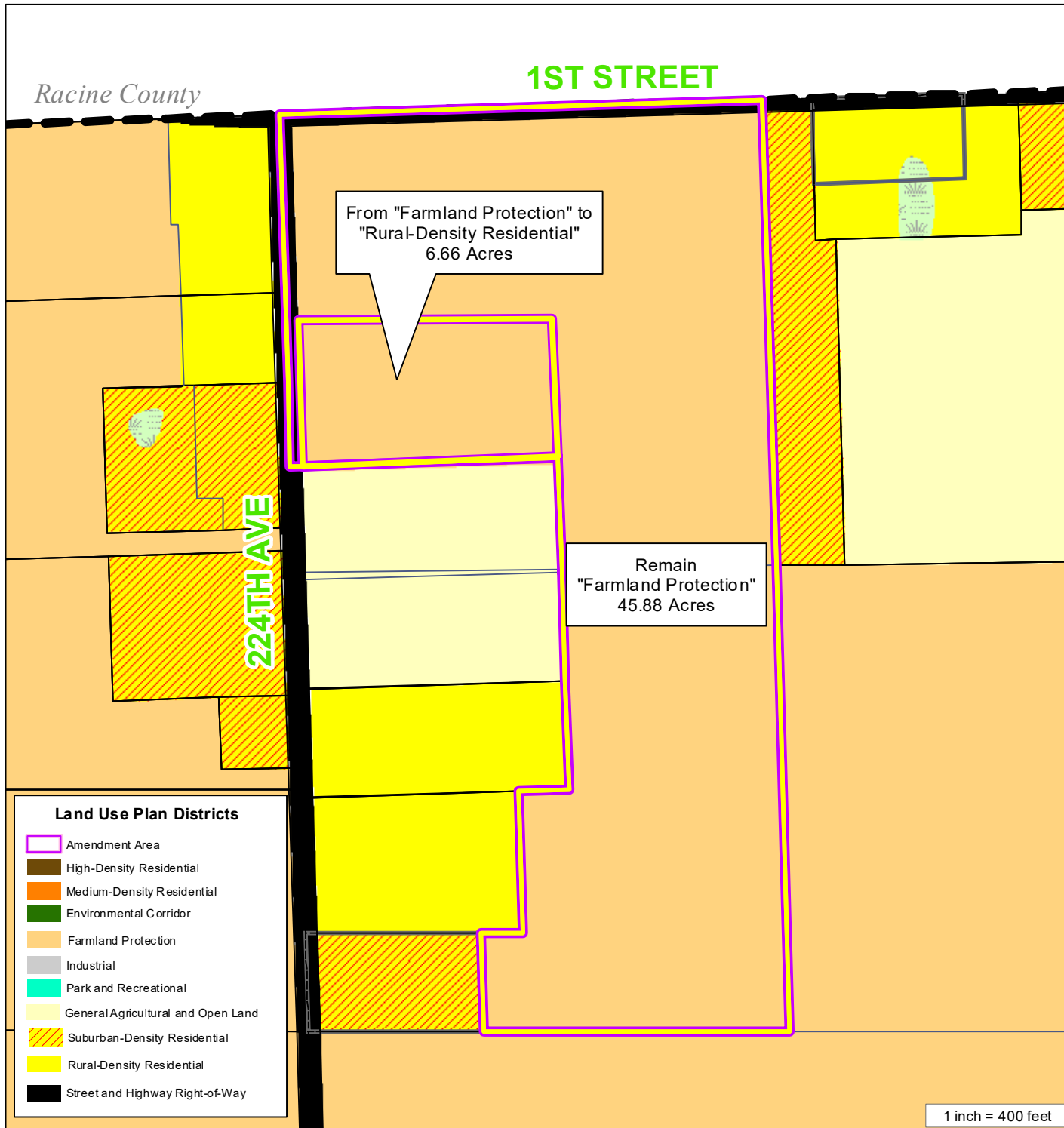


Source: Kenosha County Department of Planning and Development

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COMPREHENSIVE PLAN AMENDMENT MAP

PETITIONER(S):

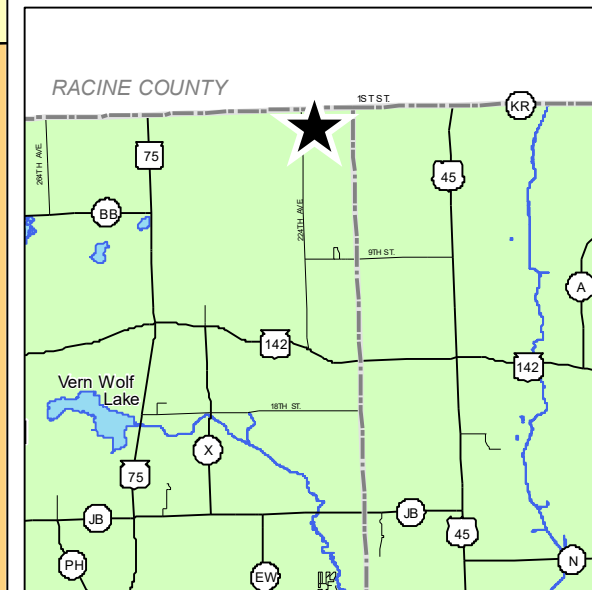
Robert and Kay Drissel (Owner)
Diane & John Myers (Agent)

LOCATION: NE 1/4 of Section 01
Town of Brighton

TAX PARCEL(S): #30-4-220-011-0204

REQUEST:

Requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection" to "Farmland Protection" & "Rural-Density Residential".





COUNTY OF KENOSHA

Department of Planning & Development

RECEIVED

MAY 11 2021

Kenosha County
Planning and Development

RECEIVED
MAR 11 2021

Kenosha County
Deputy County Clerk

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 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: 03-19-2020 (Town staff not present)

- ☐ 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

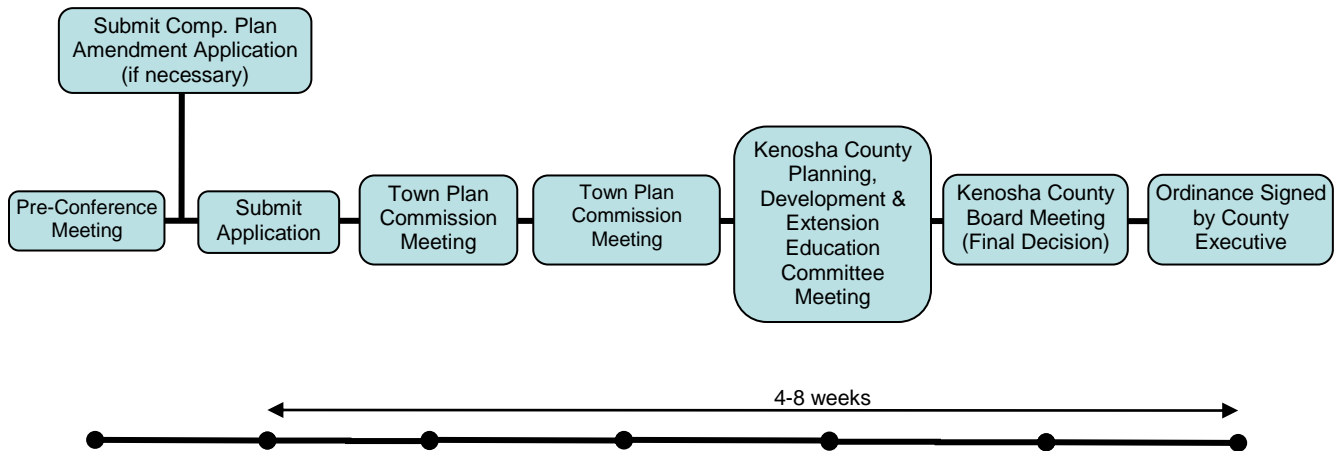
Somers Town of 859-2822

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:

Robert & Kay Drissel Revocable Trust

Print Name: Robert Drissel
KAY DRISSEL

Signature: Robert J Drissel
Kay Drissel

Mailing Address: 15941 Durand Ave #37D

City: Union Grove

State: WI

Zip: 53182

Phone Number: 262-770-9092 E-mail (optional): KAY3477@wi.rr.com

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status **signed** by the legal property owner **must** be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: Diane Myers John Myers

Signature: Diane Myers John Myers

Business Name: _____

Mailing Address: 20307 15th St

City: Union Grove

State: WI

Zip: 53182

Phone Number: 262-770-7679 E-mail (optional): myers 9878@aol.com

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

30-4-220-011-0204

Property Address of property to be rezoned:

1st Street

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

To subdivide/create a 5+ acre lot. Lot will have at least 5 acres exclusive of right-of-way and at least 300 feet of frontage/with.

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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R-6 Urban Single-Family Residential District	M-3 Mineral Extraction 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](#)".

* A COMP. PLAN AMENDMENT APPLICATION IS PENDING
SIMULTANEOUSLY 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: _____ County Board Supervisor: _____

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

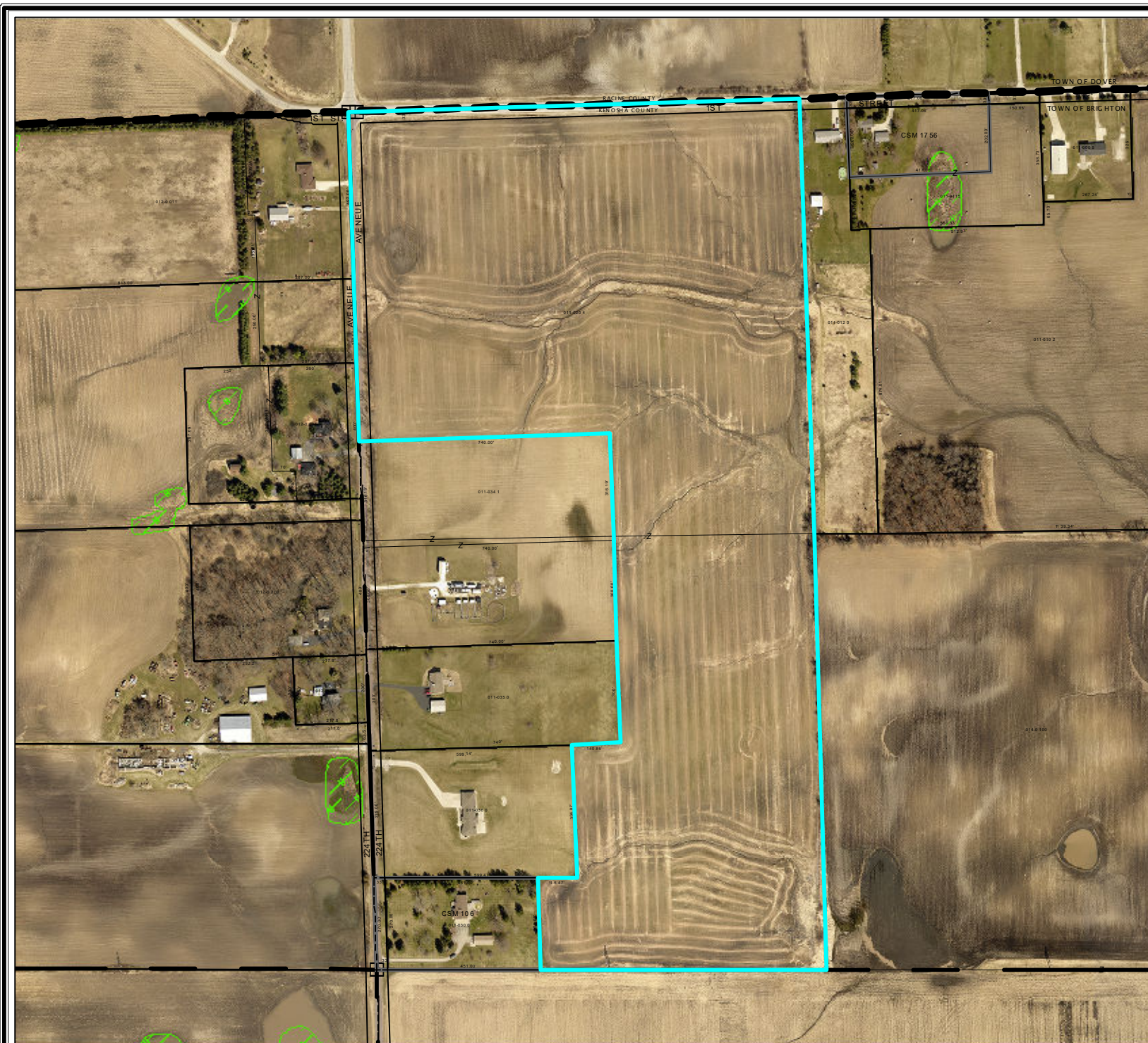
Request for Rezoning Petition\$750.00

(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

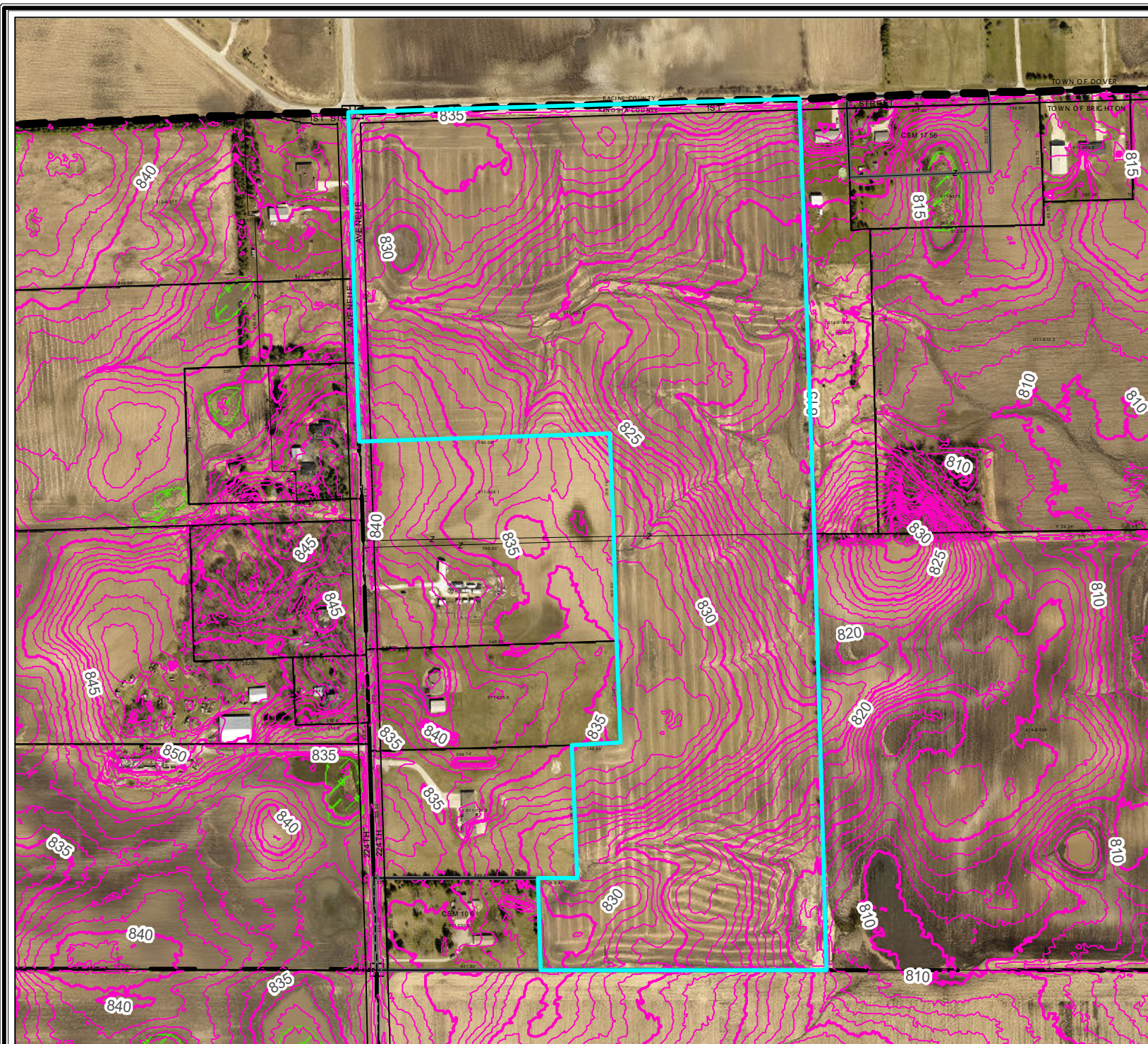


30-4-220-011-0204
1ST STREET



1 inch = 400 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



30-4-220-011-0204
1ST STREET

1-FOOT
CONTOURS



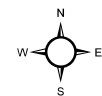
1 inch = 400 feet

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Kenosha County






CURRENT ZONING CLASSIFICATIONS

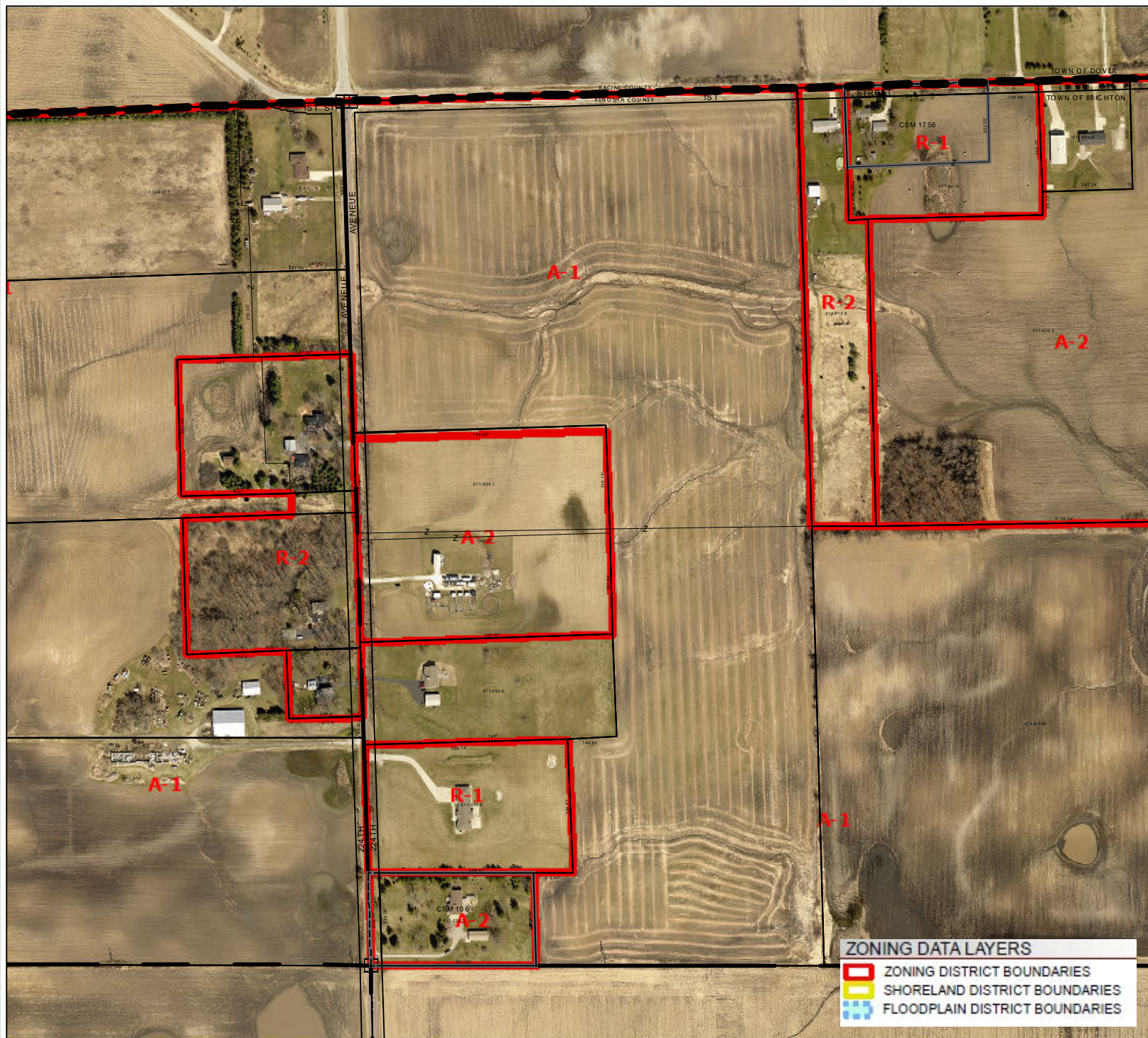


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ZONING DATA LAYERS

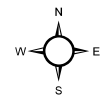
-  ZONING DISTRICT BOUNDARIES
-  SHORELAND DISTRICT BOUNDARIES
-  FLOODPLAIN DISTRICT BOUNDARIES



Kenosha County

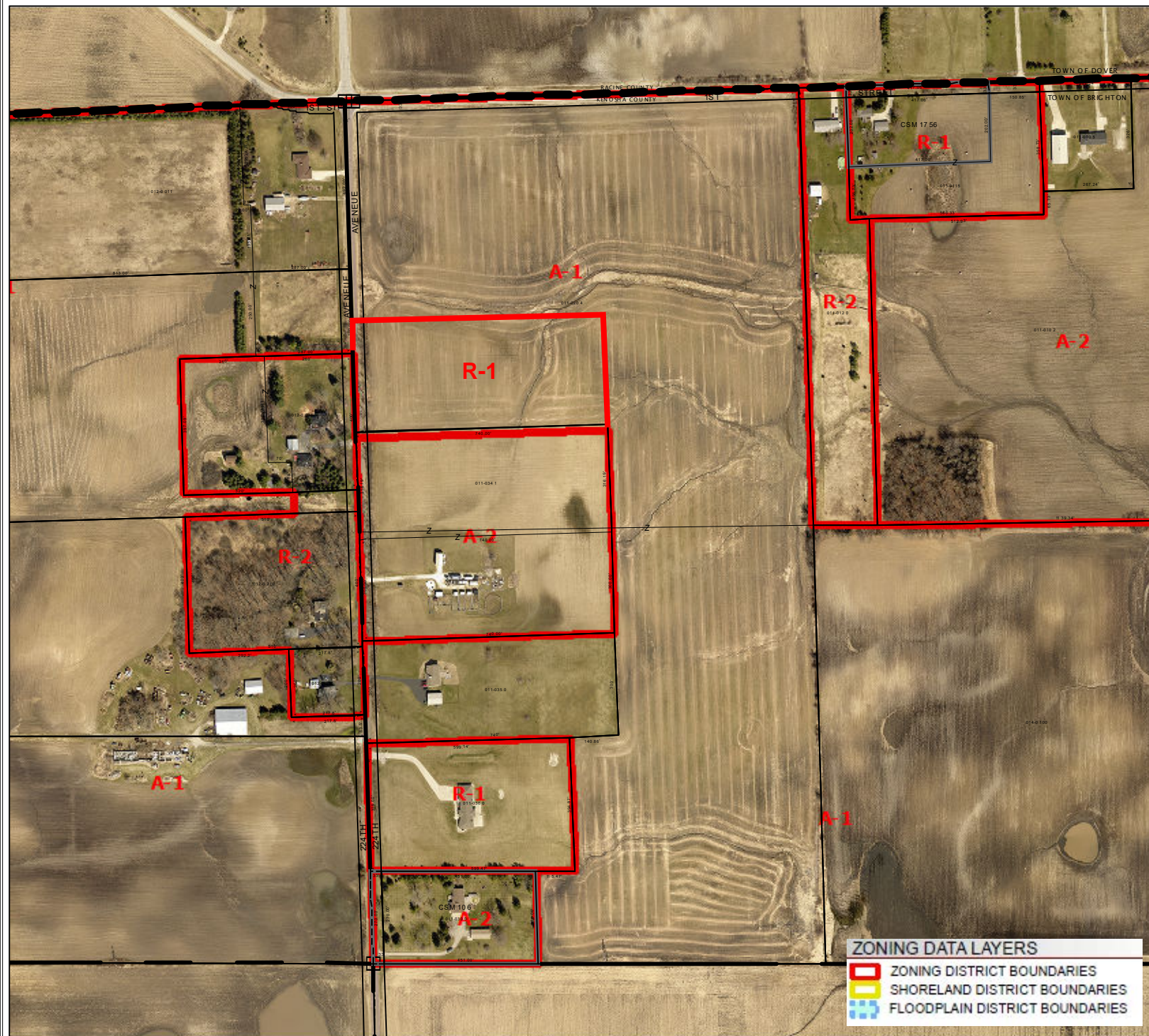


PROPOSED ZONING CLASSIFICATIONS



1 inch = 400 feet

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<p style="text-align: center;">REZONING SITE MAP</p>
<p>PETITIONER(S): Robert and Kay Drissel (Owner) Diane & John Myers (Agent)</p>

LOCATION: NE 1/4 of Section 01
Town of Brighton

REQUEST:

RACINE COUNTY

1ST ST

20TH AVE

75

BB

45

KR

2ND AVE

3RD ST

142

Vern Wolf Lake

16TH ST

X

75

JB

PH

EW

JB

45

N



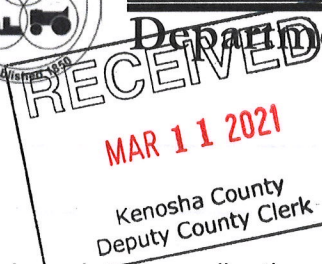
Dissemination and Reasoning in the



January 2013

COUNTY OF KENOSHA

Department of Planning and Development



RECEIVED

MAY 11 2021

Kenosha County
Planning and Development

LAND DIVISION APPLICATION

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

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

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

Applicant is: ☒ Property Owner ☐ Subdivider ☐ Other _____

Applicant Name: Robert & Kay Drissel Revocable Trust Date 03/25/2021

Mailing Address: 15941 Durand Ave #37D Phone # 262-770-9092

_____ Phone # _____

Tax Parcel Number(s): 30-4-220-011-0204

_____ Acreage of Project: Appx. 5 acres

Location of Property (including legal description):

See attached draft certified survey map document...

Subdivision/Development Name (if applicable): Not applicable

Existing Zoning: A-1 Proposed Zoning: A-1 & R-1

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

Present "Farmland Protection"

Proposed "Farmland Protection" and "Rural-Density Residential"

Present Use(s) of Property: Vacant farmland.

Proposed Use(s) of Property: To subdivide off one appx. 5+ acre parcel for construction of new home.

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:

✓ Robert J. Daniel

3/25/21

Property Owner's Signature

Date

✓ Kay Daniel

3/25/21

Property Owner's Signature

Date

REQUIRED APPLICABLE SIGNATURES:

John Myers Diana Myers

3/25/21

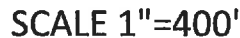
Applicant's Signature

Date

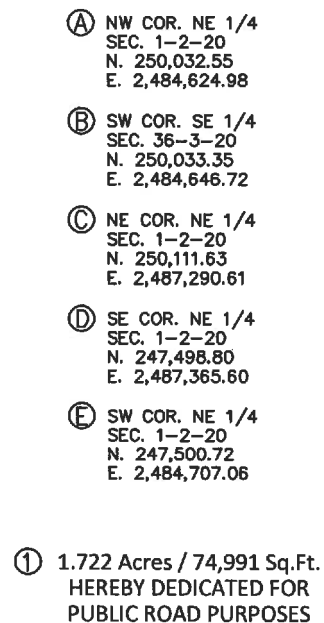
Developer's Signature

Date

**PART OF THE NORTHWEST 1/4 AND PART OF THE
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1,
TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH
PRINCIPAL MERIDIAN, IN THE TOWN OF BRIGHTON,
COUNTY OF KENOSHA, STATE OF WISCONSIN.**



RECORDING DATA



SEE PAGE 2 FOR NOTES,
LEGEND AND LOCATION MAP



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

This Instrument was drafted by Mark R. Madsen May 05, 2021

2021.0097.01 CSM.DWG
SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BRIGHTON, COUNTY OF KENOSHA, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of the Robert and Kay Drissel Revocable Trust, Owner; That such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: Part of the Northwest 1/4 and part of the Southwest 1/4 of the Northeast 1/4 of Section 1, Township 2 North, Range 20 East of the Fourth Principal Meridian, more particularly bounded and described as follows: Beginning at the Northwest corner of the Northeast 1/4 of said Section 1; run thence N87°53'38"E, 21.76 feet along the North line of the Northeast 1/4 of said Section 1 to the Southwest corner of the Southeast 1/4 of Section 36, Township 3 North, Range 20 East; thence N88°18'15"E, 1311.66 feet along the North line of the Northeast 1/4 of said Section 1 to the Northeast corner of the West 1/2 of the Northeast 1/4 of said Section 1; thence S01°44'55"E, 2573.64 feet along the East line of the West 1/2 of the Northeast 1/4 of said Section 1 to the Southeast corner of the West 1/2 of the Northeast 1/4 of said Section 1; thence N89°57'31"W, 845.29 feet along the South line of the Northeast 1/4 of said Section 1 to the Southeast corner of Certified Survey Map No. 106 (C.S.M. No. 106), a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on August 22, 1973 as Document No. 564540; thence N01°51'25"W, 270.00 feet parallel with the West line of the Northeast 1/4 of said Section 1 and along the East line of said C.S.M. No. 106 to the Northeast corner of said C.S.M. No. 106; thence S89°57'31"E, 115.47 feet parallel with the South line of the Northeast 1/4 of said Section 1; thence N01°51'25"W, 394.86 feet parallel with the West line of the Northeast 1/4 of said Section 1; thence N88°08'35"E, 140.86 feet perpendicular to the West line of the Northeast 1/4 of said Section 1; thence thence N01°51'25"W, 916.19 feet parallel with the West line of the Northeast 1/4 of said Section 1; thence S88°08'35"W, 740.00 feet perpendicular to the West line of the Northeast 1/4 of said Section 1 to a point on the West line of the Northeast 1/4 of said Section 1; thence N01°51'25"W, 972.01 feet along the West line of the Northeast 1/4 of said Section 1 to the Northwest corner of the Northeast 1/4 of said Section 1 and the point of beginning of this description. Said land being in the Town of Brighton, County of Kenosha and State of Wisconsin. Containing 2,359,523 square feet or 54.168 acres.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, the land division ordinances for Kenosha County and the Code of General Ordinances for the Town of Brighton;

May 05, 2021

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



NOTES:

CURRENT ZONING OF PARCELS IS A-1.

OWNER/SUBDIVIDER: ROBERT AND KAY DRISSEL
REVOCABLE TRUST, 15941 DURAND AVENUE
#37D, UNION GROVE, WISCONSIN 53182.

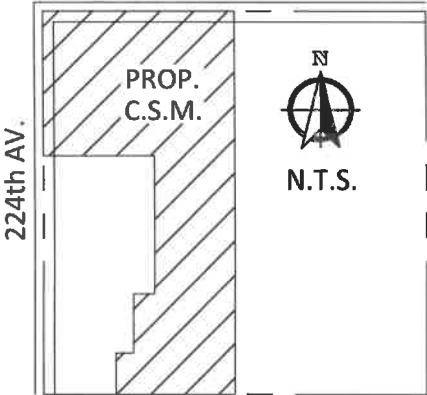
BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE. BASED
UPON NAD 1983/2011. THE NORTH LINE OF THE
NORTHEAST 1/4 OF SECTION 1-2-20 IS ASSUMED
TO BEAR N 88°18'15" E.

LEGEND:

- 1-1/4" O.D. IRON PIPE FOUND
- 3/4" O.D. REBAR - 1.50 LBS. / LIN. FT. 18" IN LENGTH SET
- CONCRETE MONUMENT WITH BRASS CAP FOUND
- ⊙ CAST IRON MONUMENT WITH BRASS CAP FOUND

LOCATION MAP

1st ST. - COUNTY LINE RD.



NE 1/4 SEC. 1-2-20



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

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

This Instrument was drafted by Mark R. Madsen May 05, 2021

2021.0097.01 CSM.DWG
SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BRIGHTON, COUNTY OF KENOSHA, STATE OF WISCONSIN.

OWNERS' CERTIFICATE

The Robert and Kay Drissel Revocable Trust, as Owner, hereby certifies that it has caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. The Robert and Kay Drissel Revocable Trust also further certifies that this Certified Survey Map is required to be submitted to the the following for approval: the Town Board of the Town of Bristol and the Kenosha County Planning, Development and Extension Education Committee.

IN WITNESS WHEREOF the said Robert and Kay Drissel Revocable Trust has caused these presents to be signed by _____, Trustee, at _____ Wisconsin on this _____ day of _____ 2021.

_____, Trustee
Robert and Kay Drissel Revocable Trust
15941 Durand Avenue #37D
Union Grove, Wisconsin 53182

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2021, _____, Trustee of the above-named Robert and Kay Drissel Revocable Trust, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing as such trustee, by its authority.

Notary Public, _____
My commission expires: _____

TOWN CERTIFICATE

APPROVED as a Certified Survey Map this _____ day of _____, 2021.

Susan Crane, Chairwoman

Attest: _____
Linda Perona, Clerk - Treasurer

KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE APPROVAL

This certified survey map was hereby approved by Kenosha County Planning, Development & Extension Education Committee on this _____ day of _____, 2021.

Daniel Gaschke, Chair



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

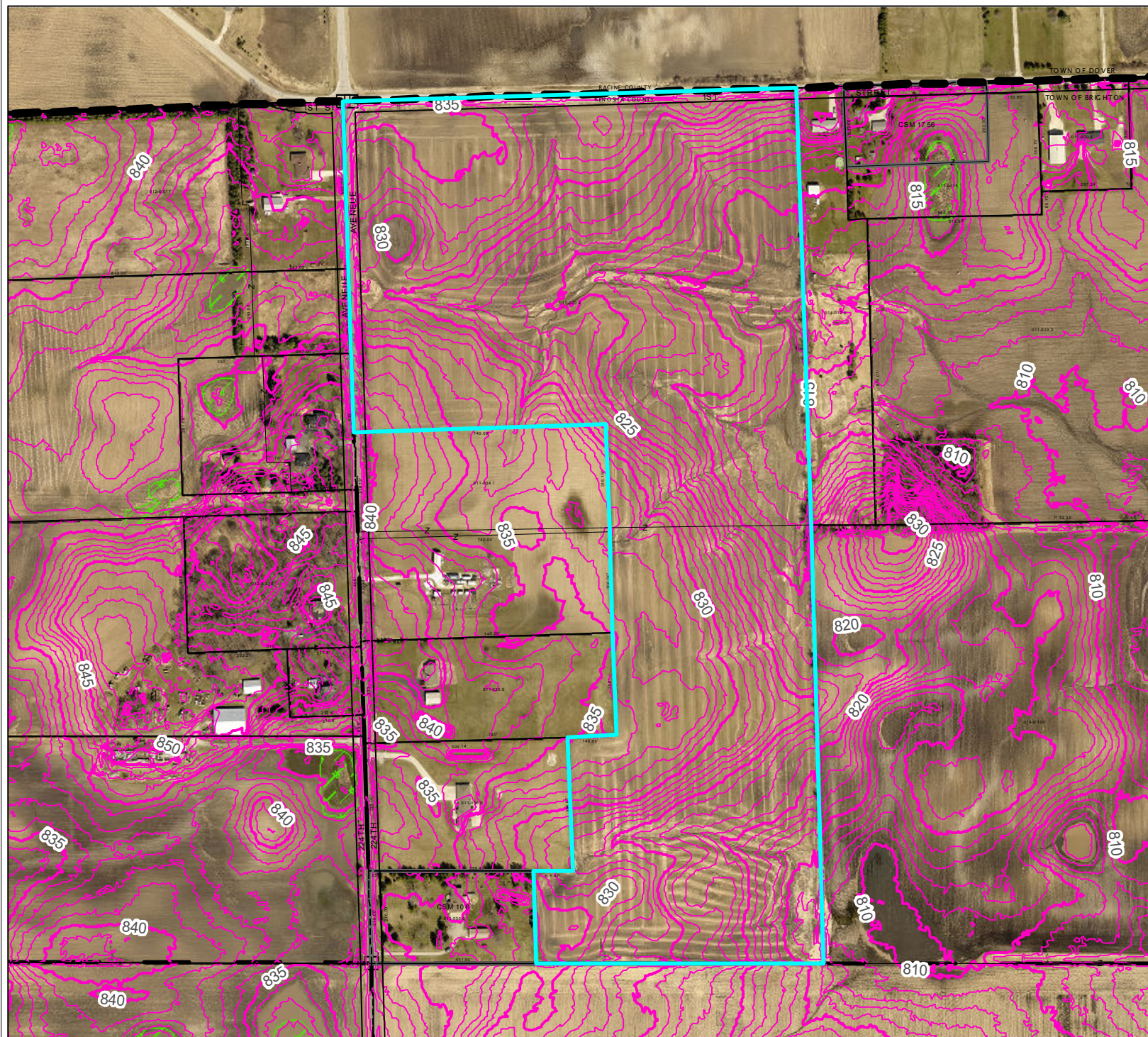
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

This Instrument was drafted by Mark R. Madsen May 05, 2021



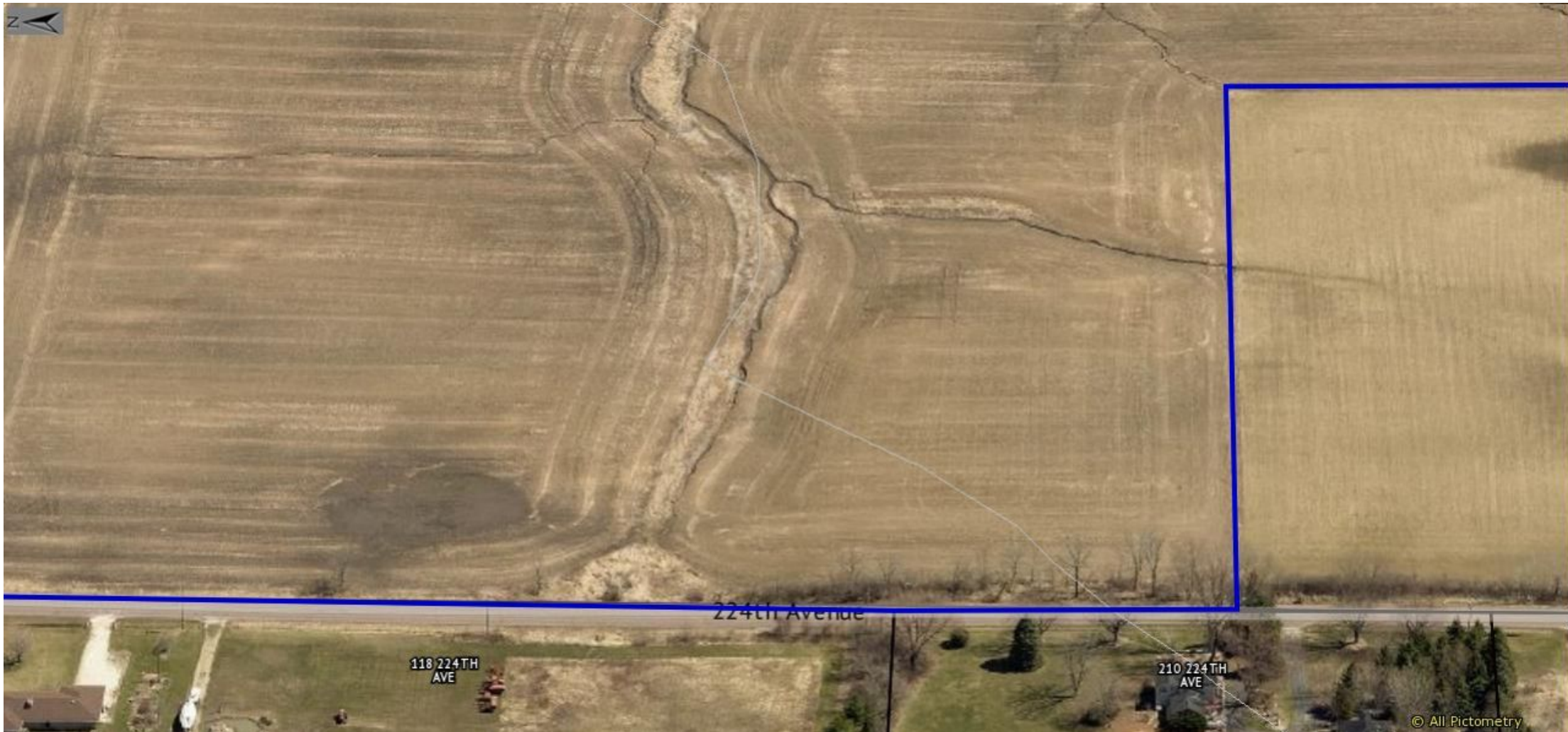
2021.0097.01 CSM.DWG
SHEET 3 OF 3 SHEETS

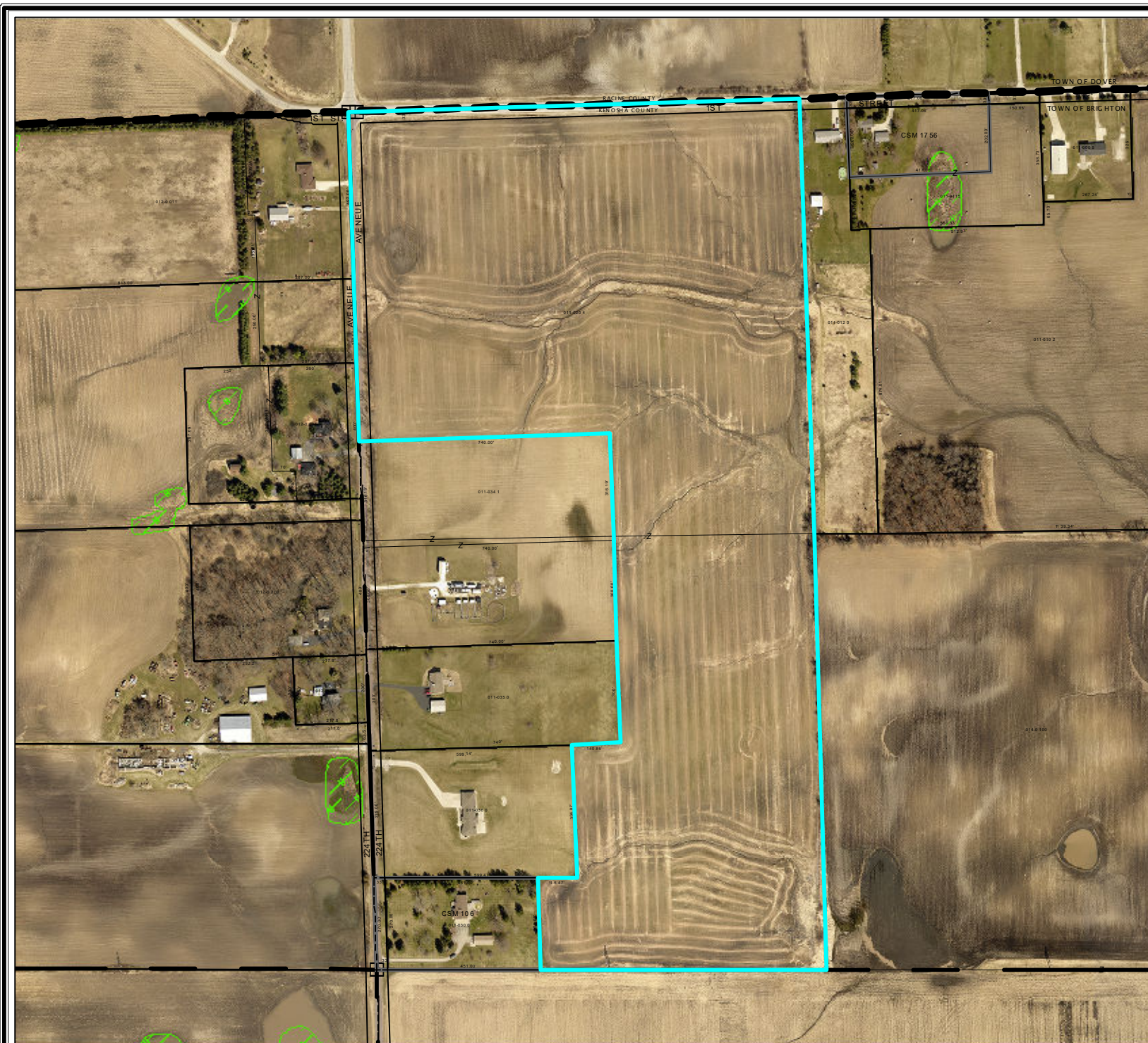
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Source: Kenosha County Department of Planning and Development

04-02-2020 Oblique Air Photo (Looking East)





Kenosha County

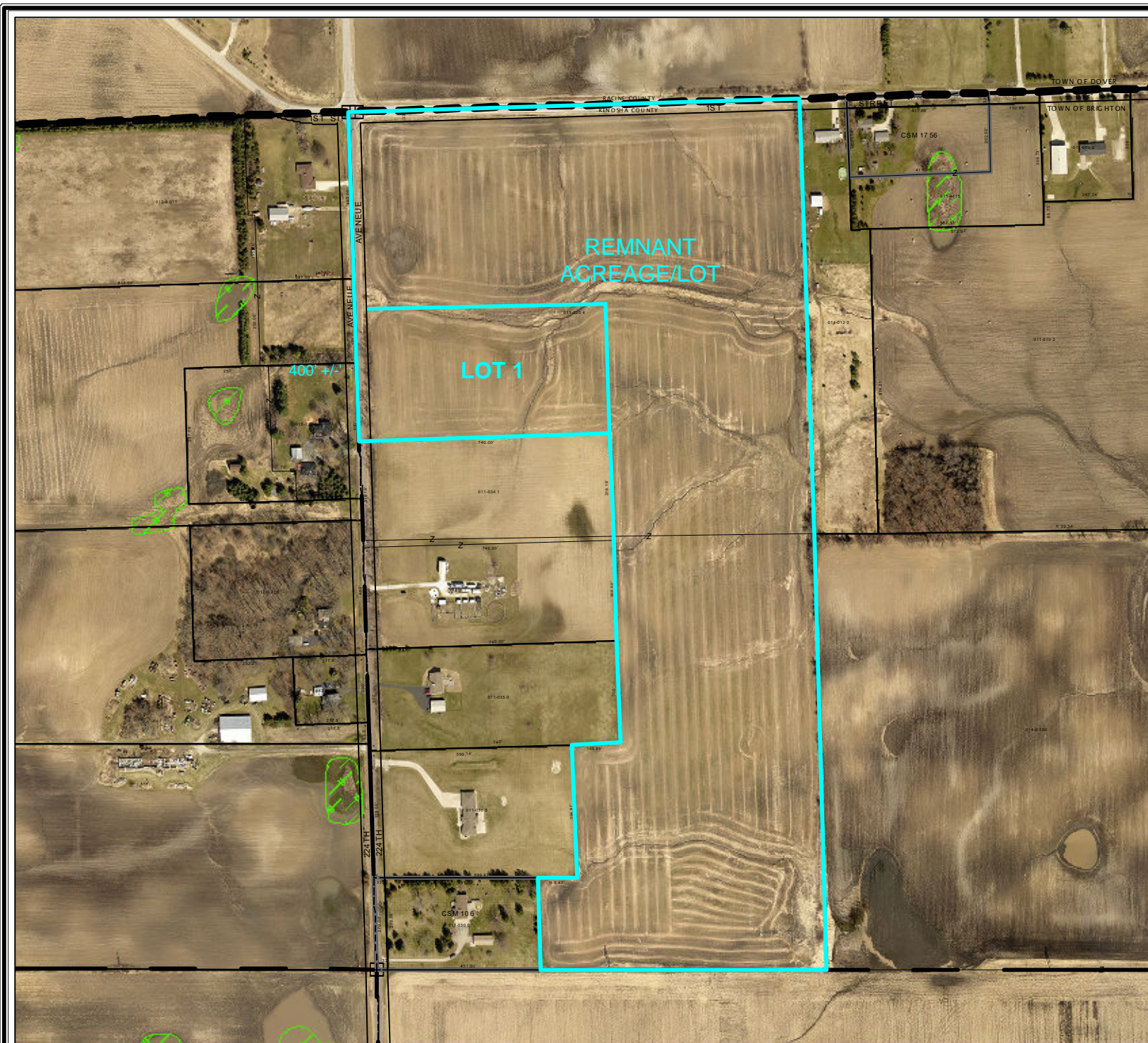


CURRENT LOT LAYOUT



1 inch = 400 feet

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Kenosha County



APPX. PROPOSED LOT LAYOUT



1 inch = 400 feet

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COUNTY OF KENOSHA

Division of Health Services

19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104-9772
Telephone: (262) 857-1910
Facsimile: (262) 857-1920

Page 1 of 2

APPLICATION FOR SOIL TEST REVIEW
FOR PROPOSED CERTIFIED SURVEY MAPS AND SUBDIVISIONS
TO BE SERVED BY PRIVATE ON-SITE WASTEWATER TREATMENT
SYSTEMS

Pursuant to Chapter 15 of the Kenosha County Municipal Code all lots and parcels of land being subdivided in the manner of Certified Survey Maps and Subdivision Plats shall have soil and site evaluations conducted to determine soil suitability for each proposed parcel. Submittal of soil information shall be done at the time of or prior to applying for review of the proposed land divisions by the Kenosha County Division of Health Services. Please complete the applicant information below and include the required review fees. All checks shall be made payable to "Kenosha County."

Owner: _____ Agent: _____

Address: _____ Address: _____

Telephone: _____ Telephone: _____

Parcel Number of Property Being Divided: _____

Proposed Project _____

1. Number of lots/parcels being created (Do not include outlots or the remnant parcel unless it is 35 acres or less) _____.
2. Review Fee = Number from above x \$75 _____.
3. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems? Yes _____ No _____.
4. Are these systems older than July 1, 1980? Yes _____ No _____.
5. If you answered **yes** to questions 3 and 4, this existing septic system must go through an evaluation to determine compliance with SPS 383.32 of the Wisconsin Administrative Code or may need to replace the existing system with a code compliant one as part of this land division procedure. The Sanitary Permit for the replacement system must be issued prior to applying for approval of the land division with the Division of Planning & Development.
6. Certified Survey Maps (CSMs) must have complete soil and site evaluations for all proposed lots including any remnant parcel 35 acres or less. For CSMs involving structures served by private sewage systems the existing system and all treatment tanks shall be located and shown on the survey and must be evaluated for compliance with SPS 383.32, Wisconsin Administrative Code. Existing systems older than July 1, 1980 and in suitable soils shall be required to have a soil and site evaluation conducted to establish a replacement area for a future private sewage system. This area designated for a future system shall be shown on the survey and must meet all setback requirements and be within the boundaries of the newly proposed parcel.

7. Preliminary plats must follow the soil and site evaluation requirements as stated in Chapter 15.07 of the Kenosha County Sanitary Code and Private Sewage System Ordinance. Final plats on clayey glacial till soils will be required to have complete soil tests conducted and have the soil boring locations on the plat.
8. For further information and details of these procedures you may contact a sanitarian in the Division of Health Services or at 262/857-1910.

FOR OFFICE USE ONLY

Soil and Site Evaluations received on _____

Proposed land divisions will be scheduled for hearing with the Planning, Development & Extension Education Committee on _____

Comments _____

Soil and Site Evaluations have been reviewed and are compliant with Chapter 15.07 and SPS 385

County Sanitarian _____ Date _____

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)).

Property Owner ROBERT & KAY DRISSEL REVOCABLE TRUST		Property Location Govt. Lot NW 1/4 NE 1/4 S 1 T 2 NR 20 (or) W	
Property Owner's Mailing Address 15941 DURAND AVE #31D		Lot #	Block #
City UNION GROVE		Subd. Name or CSM#	
State WI	Zip Code 53182	City	Village
Phone Number ()		Town BRIGHTON	Nearest Road 224TH AVE.

☒ New Construction Use: ☒ Residential/Number of bedrooms **4** Code derived design flow rate **600** GPD
☐ Replacement ☐ Public or commercial - Describe:

Parent material **SILT MANTLE OVER CLAYEY TILL**Flood Plan elevation if applicable **NONE**

General comments and recommendations: **BENCHMARK - 100.0' - THE SOUTHWEST CORNER STAKE OF THIS PROPERTY - 1/2 INCH SOLID REBAR WITH A YELLOW PLASTIC CAP TERMINATING APPROXIMATELY 5 INCHES ABOVE GRADE. MEASURED ON THE TOP OF THE CAP. SITE SELECTED BY THE OWNER/BUYER IS LOW IN THE LANDSCAPE AND THEREFORE REFLECTS THE LIMITING FACTOR. A "TEST" HOLE WAS DUG 75± FT. UPSLOPE OF THIS SITE AND SOIL CONDITIONS WERE NOTICEABLY BETTER. THE SITE CURRENTLY TESTED WILL REQUIRE 26 INCHES OF MOUND SAND. NO WELLS ON THIS PARCEL**

1 Boring # **W** ☐ Boring ☒ Pit Ground surface elev. **87.53'** Depth to limiting factor **16"**

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/F ²	
AP	0-12	10YR 3/2	-	SICL	3CABK	MFR	AS	1F	0.4	0.6
2B1t	12-16	10YR 4/4	-	CL	2FSBK	MFR	CW	1F	0.4	0.6
2B3t	16-31	10YR 5/4	M2F 10YR 5/6	SICL	2FSBK	MFR	GW	-	0.4	0.6
2C	31-39	10YR 5/3	C1D 10YR 5/6	SICL	2FSBK	MVFR	-	-	0.4	0.6
			F2D 10YR 4/1							

2 Boring # **E** ☐ Boring ☒ Pit Ground surface elev. **87.53'** Depth to limiting factor **13"**
H₂O @ 46"

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/F ²	
AP	0-9	10YR 3/2	-	SICL	3CABK	MFR	AS	2VF	0.4	0.6
2B1t	9-13	10YR 4/4	-	CL	2FSBK	MFR	CW	1VF	0.4	0.6
2B3t	13-23	10YR 4/3	C1D 10YR 5/6	SICL	2MSBK	MVFR	GW	1VF	0.4	0.6
2C	23-48	10YR 5/4	M3F 10YR 5/6	SICL	2MSBK	MVFR	-	-	0.4	0.6
			M3P 10YR 4/2	-						

* 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

CST Name (Please Print) MARCUS J. MEYER	Signature <i>Marcus J. Meyer</i>	CST Number 224643
Address 4221 54TH AVENUE, KENOSHA, WI 53144	Date 04/07/2021	Phone # 262.705.1124

3

Boring #

5

☐ Boring
☒ Pit
Ground surface elev. 89.04'Depth to limiting factor 10"

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/F ²	
									*Eff#1	*Eff#2
AP	0-6	10 YR 3/3	-	CL	3C ABK	MFI	AS	IF	0.4	0.6
2B.t	6-10	10 YR 4/4	-	CL	2C ABK	MFR	CS	IF	0.4	0.6
2Bst	10-22	10 YR 5/4	F2F 10 YR 5/6	SICL	2M SBK	MFR	CW	-	0.4	0.6
2C	22-32 ⁺	10 YR 6/3	M3D 10 YR 6/6	SICL	2F SBK	MFR	-	-	0.4	0.6
			M3D 10 YR 4/1	-						

Boring #

☐ Boring
☐ Pit

Ground surface elev. _____

Depth to limiting factor _____

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

Boring #

☐ Boring
☐ Pit

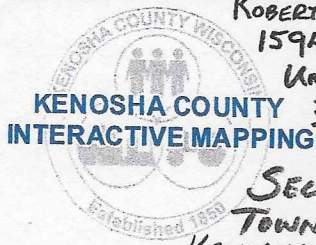
Ground surface elev. _____

Depth to limiting factor _____

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



ROBERT & KAY DRISSEL REVOC. TRST
15941 DURAND AVE. # 31D
UNION GROVE, WI 53182
30-4-220-011-0204
NW 1/4 OF THE NE 1/4 OF
SECTION 1, T. 2 N., R. 20 E.
TOWN OF BRIGHTON,
KENOSHA COUNTY, WISCONSIN

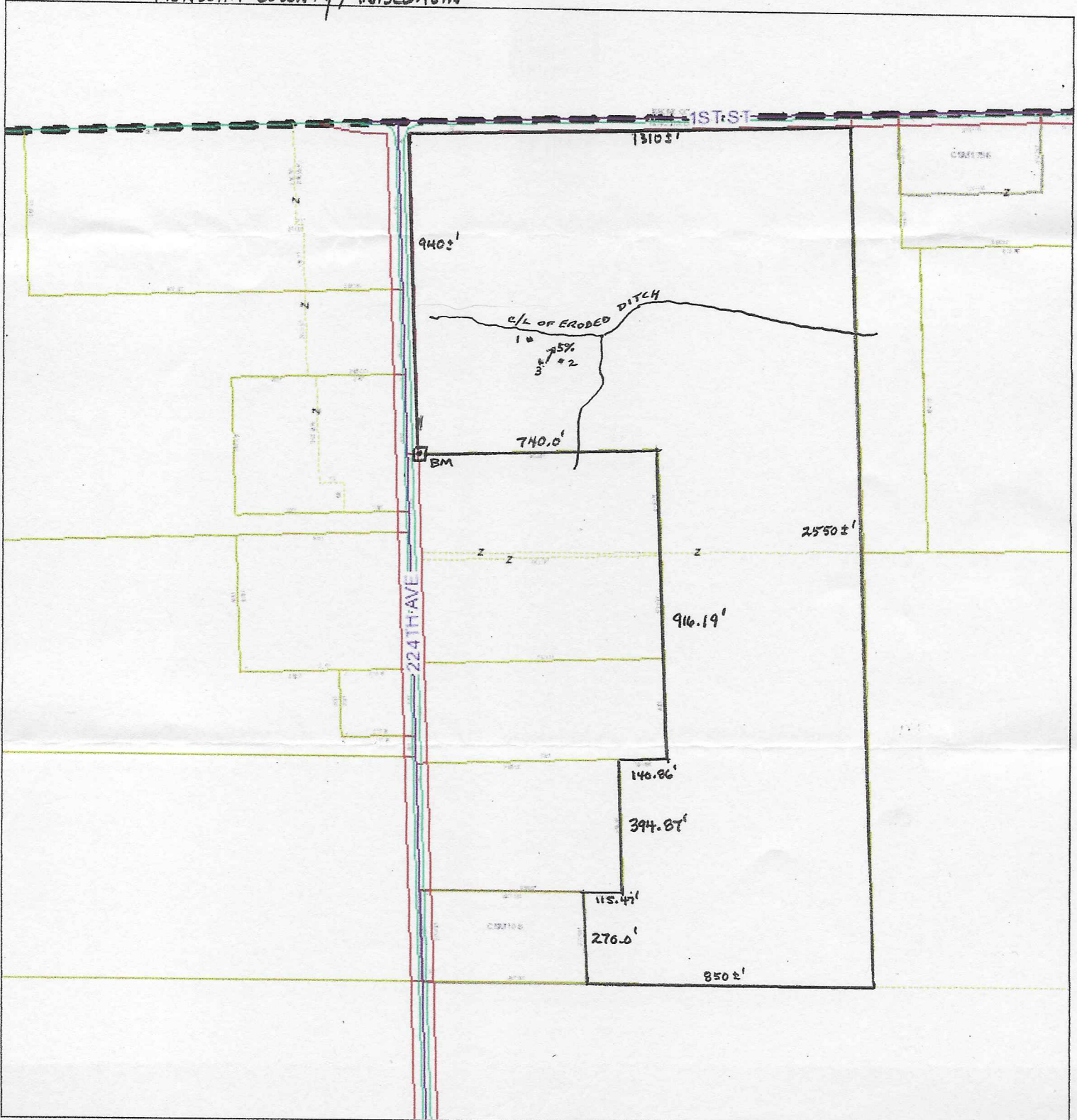
LEGEND

- - SOIL PITS - BACKHOE DUG
- - BENCHMARK - 100.0' - SEE PL. 1 OF 4
- NO WELLS ON THIS PARCEL

PAGE 3 OF 4



1 inch = 400 feet
Date Printed: 4/9/2021



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.



ROBERT & KAY DRISSEL REV. TR.
15941 DURAND AVE. # 37D
UNION GROVE, WI 53182
30-4-220-011-0204
NW 1/4 OF THE NE 1/4 OF
SECTION 1, T. 2 N., R. 20 E.
TOWN OF BRIGHTON,
KENOSHA COUNTY, WISCONSIN

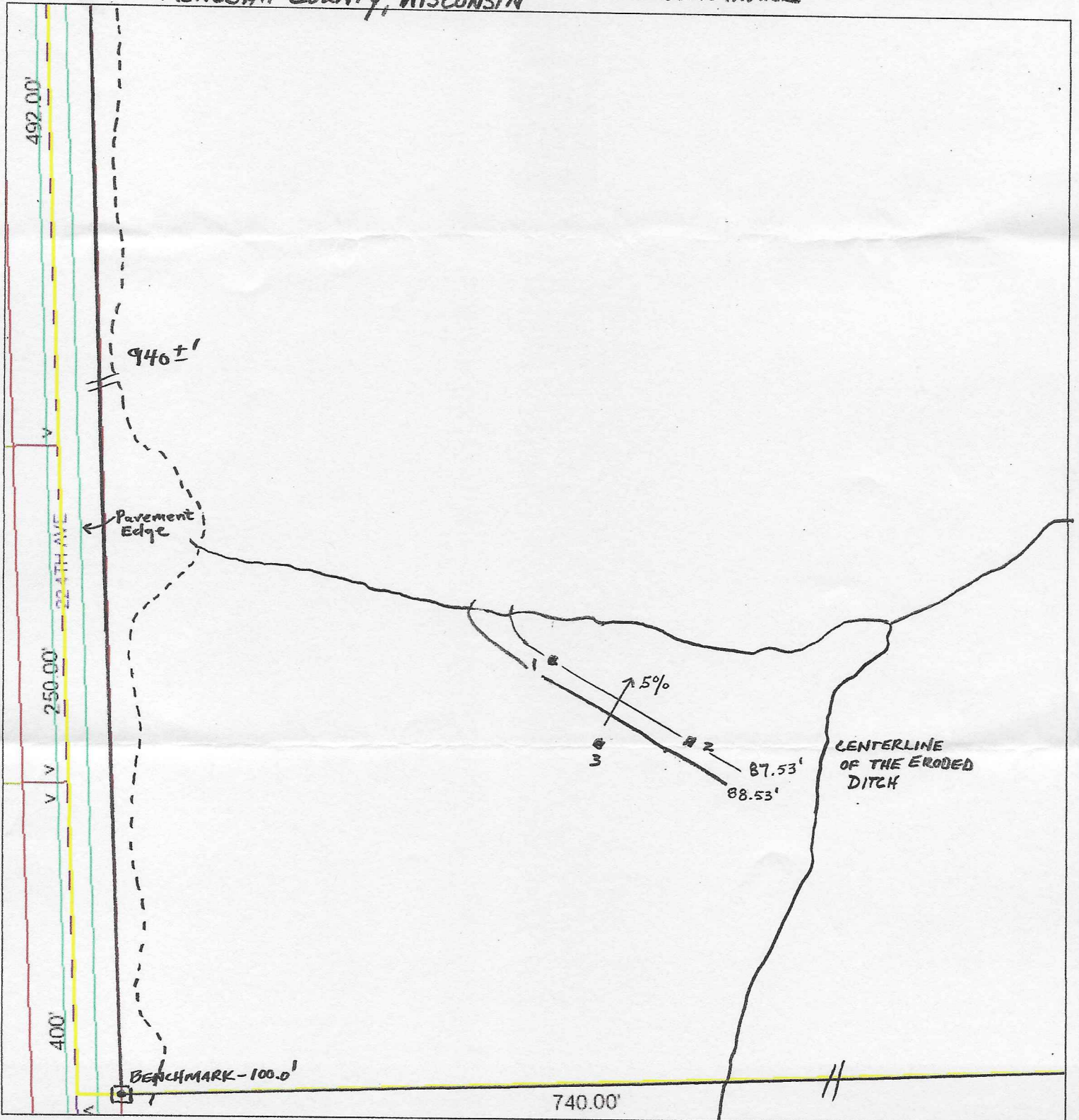
LEGEND

PAGE 4 OF 4

- - SOIL PITS - BACKHOE DUG
 - - BENCHMARK - 100.0' - SEE Pg 1 OF 4
 - - - - - EDGE OF TILLED FIELD
- NO WELLS ON THIS PARCEL
CONTOURS ARE REF. TO
THE BENCHMARK



1 inch = 100 feet
Date Printed: 4/9/2021



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January 2013

COUNTY OF KENOSHA

Department of Planning and Development RECEIVED

RECEIVED

JUN 08 2021

JUN 08 2021

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: 02-02-2021

- ☐ 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.

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT PROCEDURES

- ☐ 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.

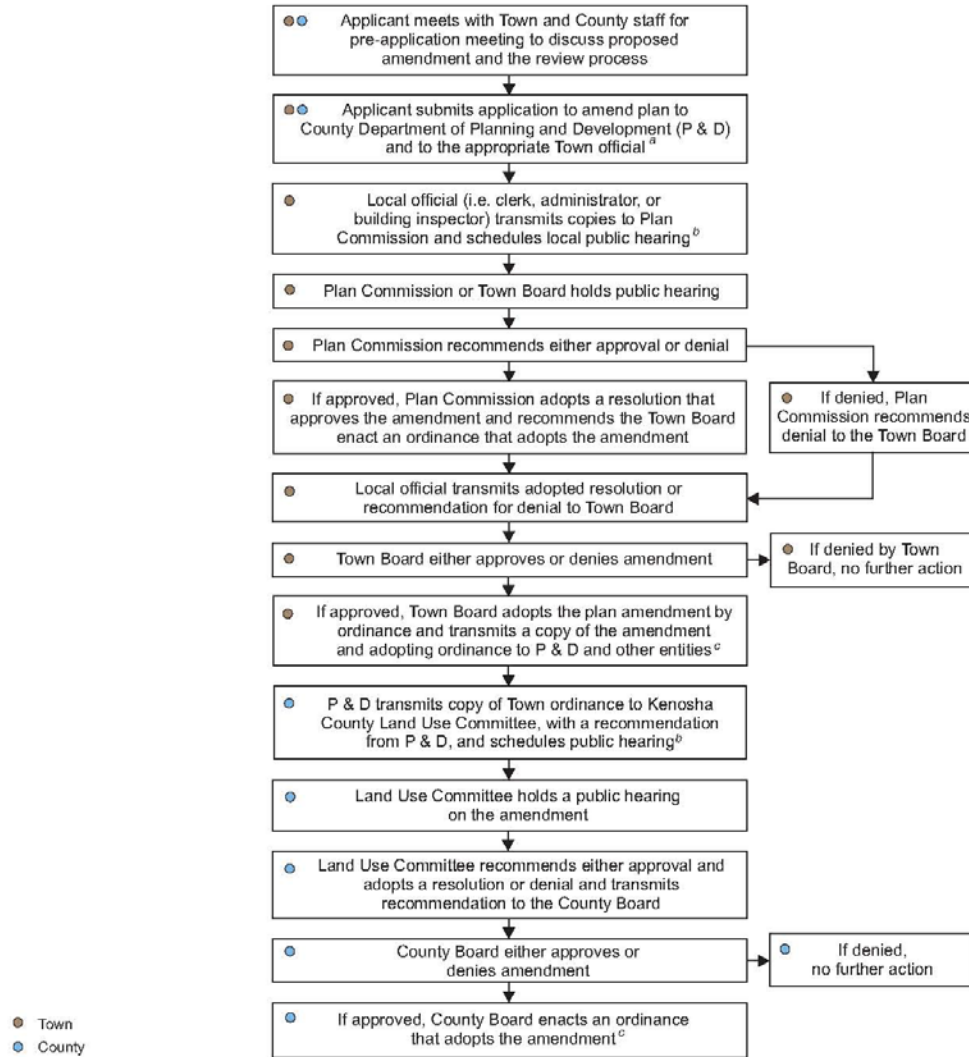
IMPORTANT TELEPHONE NUMBERS

Kenosha County Center	
Department of Planning & Development	
19600 - 75 th Street, Post Office Box 520	
Bristol, Wisconsin 53104-0520	
Division of County Development (including Sanitation & Land Conservation)	857-1895
Facsimile #.....	857-1920
Public Works Division of Highways.....	857-1870
Administration Building	
Division of Land Information	653-2622
Brighton, Town of.....	878-2218
Paris, Town of	859-3006
Randall, Town of	877-2165
Salem, Town of	843-2313
Utility District	862-2371
Somers Town of	859-2822
Wheatland, Town of	537-4340
Wisconsin Department of Natural Resources - Sturtevant Office	884-2300
Wisconsin Department of Transportation - Waukesha Office	548-8722

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT PROCEDURES

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.



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:

Jerome N. Fliess

x 
Signature

Mailing Address:

422 144th Avenue

City: Union Grove State: WI Zip: 53182

Phone Number: 262-497-9415 E-mail (optional): _____

Note: If the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if applicable):

x _____
Signature

Mailing Address:

City: _____ State: _____ Zip: _____

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

(b) Existing planned land use category as shown on Map 65 of the Kenosha County comprehensive plan:

"Farmland Protection"

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

"Farmland Protection" and "Suburban-Density Residential"

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

(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:

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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

[illegible]

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on the right side, suggesting it's resting on a surface.

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

[illegible]

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

[illegible]

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

[illegible]

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

(g) Attach plot plan or survey plat of property to be amended on the comprehensive plan (showing location, dimensions, planned land use of adjacent properties, existing uses and buildings of adjacent properties—drawn to scale).

(h) The name of the County Supervisor of the district wherein the property is located:

Supervisory District Number: _____ County Board Supervisor: _____

(i) Attach a copy (original newspaper clipping or certified copy from the Town) of the notice of public hearing (per section 66.1001(4)(d) of Wisconsin State Statutes) that is published by your Town at least 30 days before the public hearing is held. Include the date of publication with the copy of the notice of public hearing.

Note: Your application will not be processed by Kenosha County until a copy of the notice of public hearing and town approval letter is received by the Kenosha County Department of Planning and Development.

(j) Attach a copy of the enacted town resolution and ordinance (per section 66.1001(4)(c) of Wisconsin State Statutes) adopting the amendment to the Kenosha County comprehensive plan map.

Note: Your application will not be processed by Kenosha County until a copy of the enacted town resolution and ordinance adopting the amendment is received by the Kenosha County Department of Planning and Development.

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

Request for Land Use Plan Map Amendment \$250.00 payable to "Kenosha County"

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

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center

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

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

Administration Building

Division of Land Information 653-2622

Brighton, Town of 878-2218
Paris, Town of 859-3006
Randall, Town of 877-2165
Salem, Town of 843-2313
Utility District 862-2371
Somers Town of 859-2822
Wheatland, Town of 537-4340
Wisconsin Department of Natural Resources - Sturtevant Office 884-2300
Wisconsin Department of Transportation - Waukesha Office 548-8722

Kenosha County



**SUBJECT
PROPERTY**



1 inch = 400 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



**SUBJECT
PROPERTY
(ZOOM)**



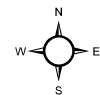
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Kenosha County



CURRENT LAND USE PLAN MAP DESIGNATIONS



1 inch = 400 feet

LAND USE PLAN 2035 LAYERS

FARMLAND PROTECTION	PARK AND RECREATIONAL
GENERAL AGRICULTURAL AND OPEN LAND	STREET AND HIGHWAY RIGHT-OF-WAY
RURAL-DENSITY RESIDENTIAL	OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY
AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL	EXTRACTIVE
SUBURBAN-DENSITY RESIDENTIAL	LANDFILL
MEDIUM-DENSITY RESIDENTIAL	PRIMARY ENVIRONMENTAL CORRIDOR
HIGH-DENSITY RESIDENTIAL	SECONDARY ENVIRONMENTAL CORRIDOR
MIXED USE	ISOLATED NATURAL RESOURCE AREA
COMMERCIAL	OTHER CONSERVANCY LAND TO BE PRESERVED
OFFICE/PROFESSIONAL SERVICES	NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR, ISOLATED NATURAL RESOURCE AREA, AND OTHER CONSERVANCY LAND TO BE PRESERVED
INDUSTRIAL	SURFACE WATER
BUSINESS/INDUSTRIAL PARK	
GOVERNMENTAL AND INSTITUTIONAL	

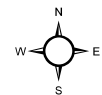
Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and SEWRPC.

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Kenosha County



PROPOSED LAND USE PLAN MAP DESIGNATIONS



1 inch = 400 feet

LAND USE PLAN 2035 LAYERS

FARMLAND PROTECTION	PARK AND RECREATIONAL
GENERAL AGRICULTURAL AND OPEN LAND	STREET AND HIGHWAY RIGHT-OF-WAY
RURAL-DENSITY RESIDENTIAL	OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY
AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL	EXTRACTIVE
SUBURBAN-DENSITY RESIDENTIAL	LANDFILL
MEDIUM-DENSITY RESIDENTIAL	PRIMARY ENVIRONMENTAL CORRIDOR
HIGH-DENSITY RESIDENTIAL	SECONDARY ENVIRONMENTAL CORRIDOR
MIXED USE	ISOLATED NATURAL RESOURCE AREA
COMMERCIAL	OTHER CONSERVANCY LAND TO BE PRESERVED
OFFICE/PROFESSIONAL SERVICES	NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR, ISOLATED NATURAL RESOURCE AREA, AND OTHER CONSERVANCY LAND TO BE PRESERVED
INDUSTRIAL	SURFACE WATER
BUSINESS/INDUSTRIAL PARK	
GOVERNMENTAL AND INSTITUTIONAL	

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

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From "Farmland Protection" to
"Suburban-Density Residential"
2.00 Acres

Remain
"Farmland Protection"
118.00 Acres

144TH AVE

C.T.H. "A" (7TH ST.)

Land Use Plan Districts

- Amendment Area
- High-Density Residential
- Medium-Density Residential
- Environmental Corridor
- Farmland Protection
- Industrial
- Park and Recreational
- General Agricultural and Open Land
- Suburban-Density Residential
- Rural-Density Residential
- Street and Highway Right-of-Way

1 inch = 500 feet

COMPREHENSIVE PLAN AMENDMENT MAP

PETITIONER(S):

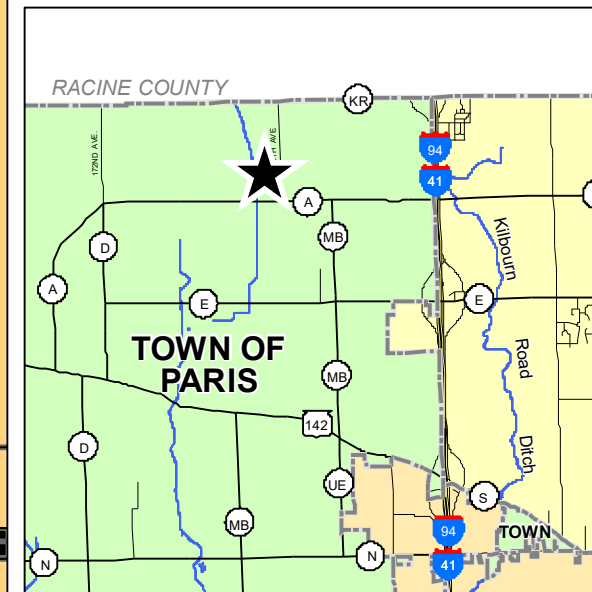
Jerome N. Fliess (Owner)

LOCATION: SW 1/4 of Section 02
Town of Paris

TAX PARCEL(S): #45-4-221-023-0100

REQUEST:

Requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection" to "Farmland Protection" & "Suburban-Density Residential".





COUNTY OF KENOSHA

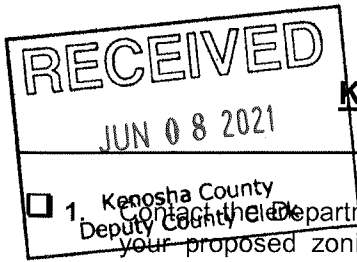
Department of Planning & Development

RECEIVED

JUN 08 2021

KENOSHA COUNTY REZONING PROCEDURES

Kenosha County
Planning and Development



- ☐ 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: 02-02-2021

- ☐ 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

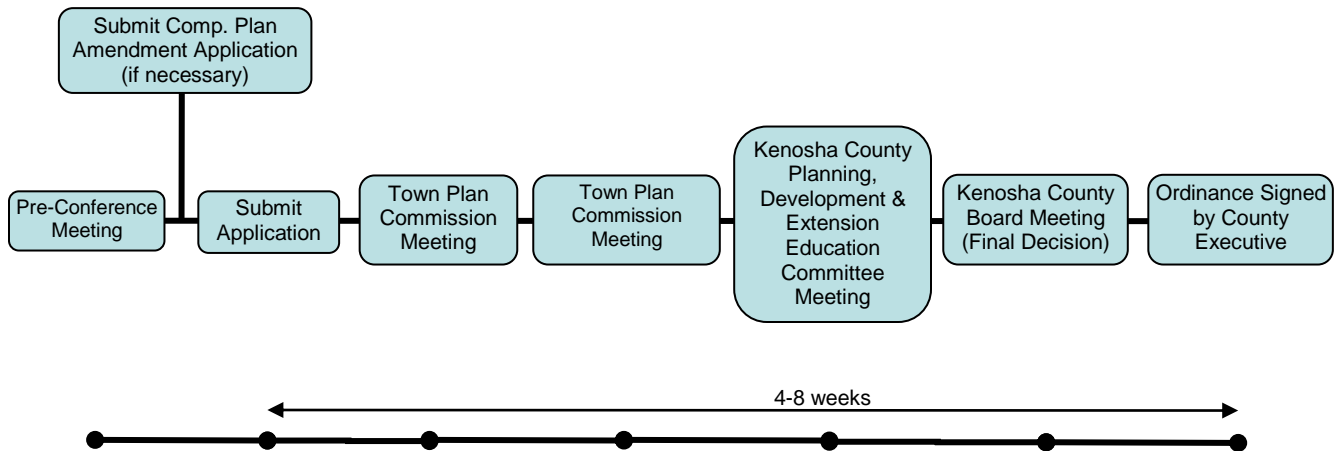
Somers Town of 859-2822

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:

Jerome N. Fliess

Print Name: Jerome N. Fliess

Signature:

Jerome N Fliess

Mailing Address: 422 144th Avenue

City: Union Grove

State: WI

Zip: 53182

Phone Number: 262-497-9415

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:

45-4-221-023-0100

Property Address of property to be rezoned:

422 144th Avenue

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

To subdivide an appx. 2-acre buildable parcel from the current appx. 120-acre parcel.

REZONING APPLICATION

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

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

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

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

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:

**AN AMENDMENT TO THE ADOPTED LAND USE
PLAN MAP IS SIMULTANEOUSLY PENDING**

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 = 400 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



SUBJECT PROPERTY (ZOOM)



1 inch = 100 feet

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Kenosha County






CURRENT ZONING

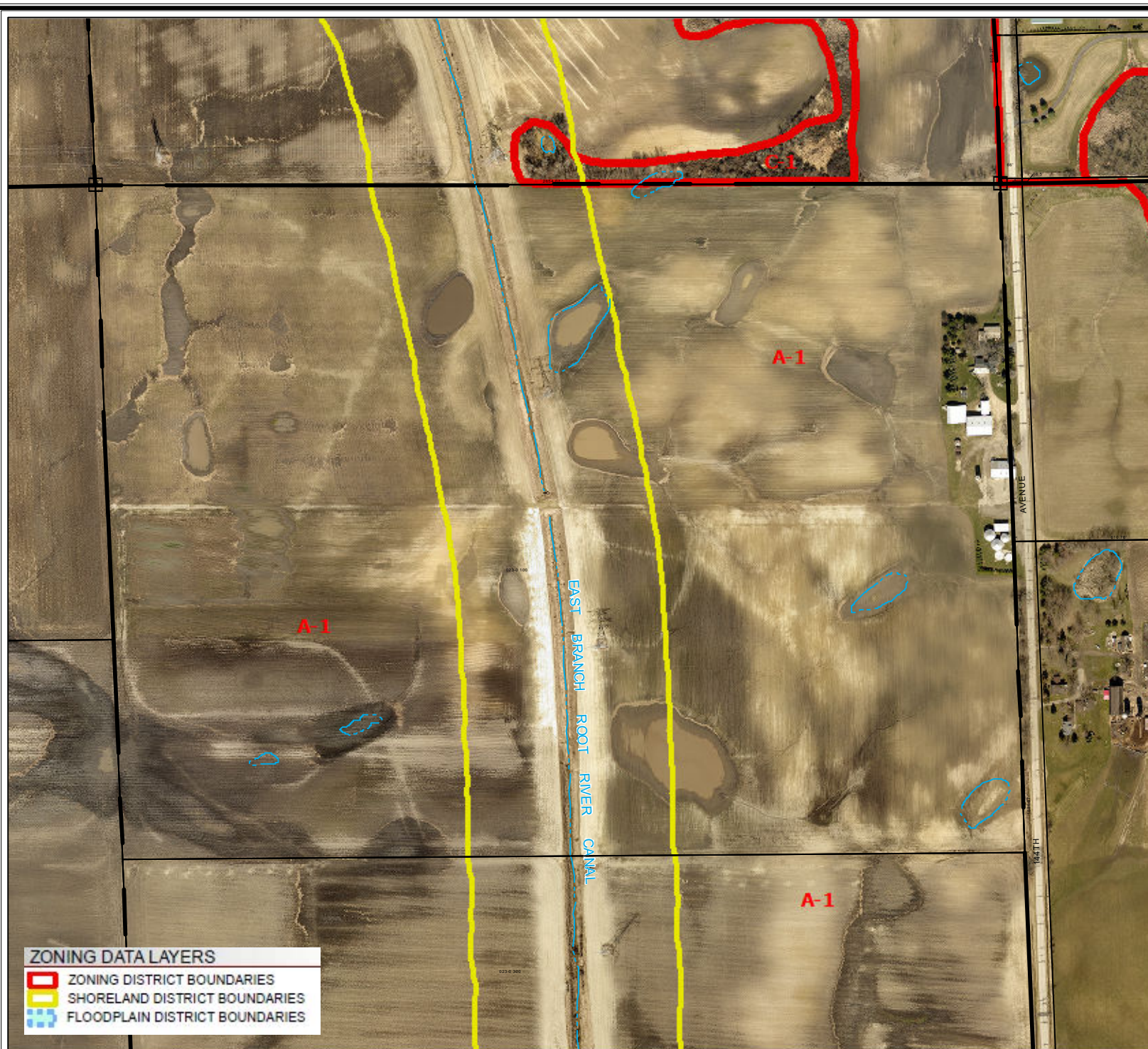


1 inch = 400 feet

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ZONING DATA LAYERS

-  ZONING DISTRICT BOUNDARIES
-  SHORELAND DISTRICT BOUNDARIES
-  FLOODPLAIN DISTRICT BOUNDARIES



Kenosha County






PROPOSED ZONING

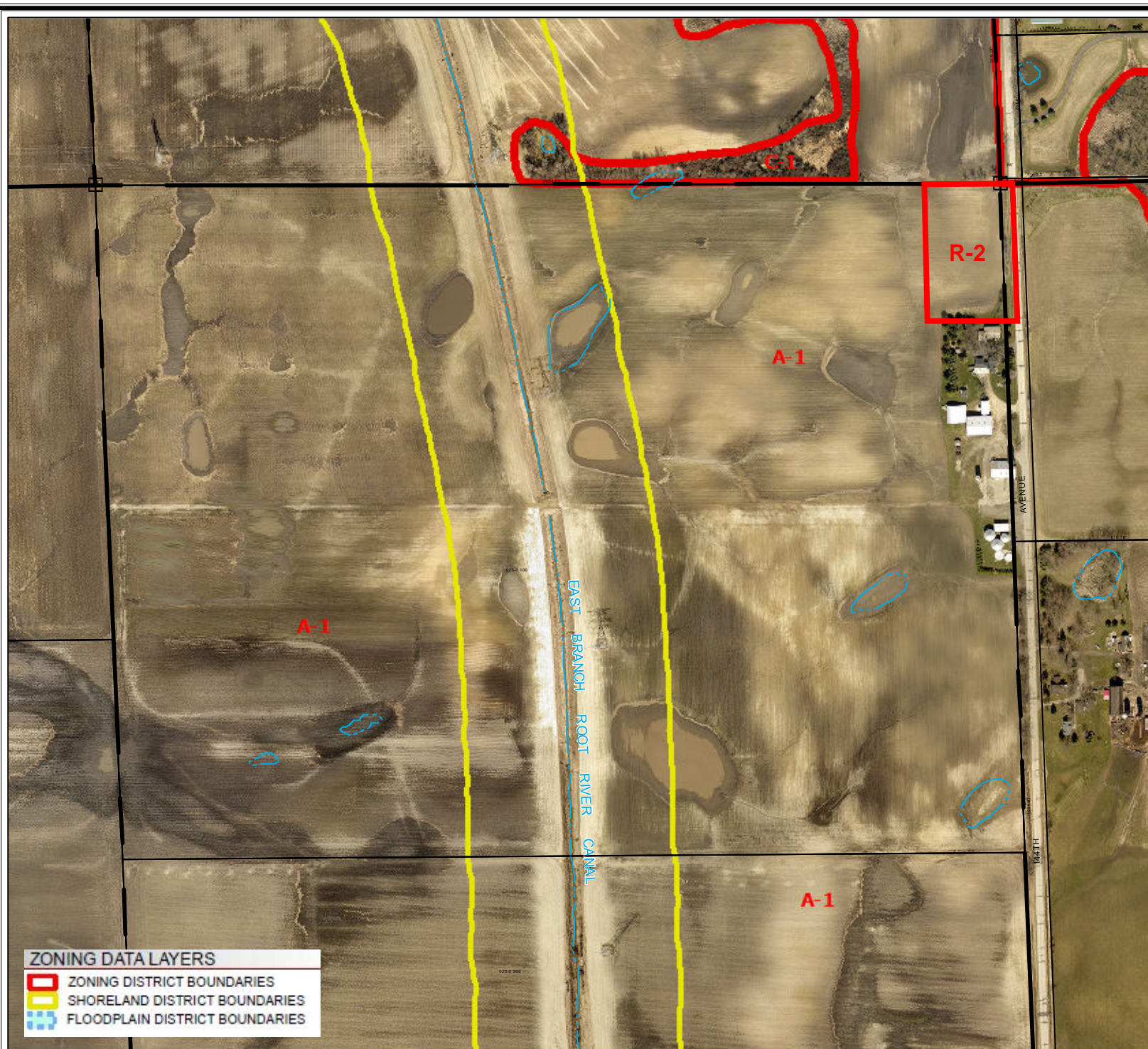


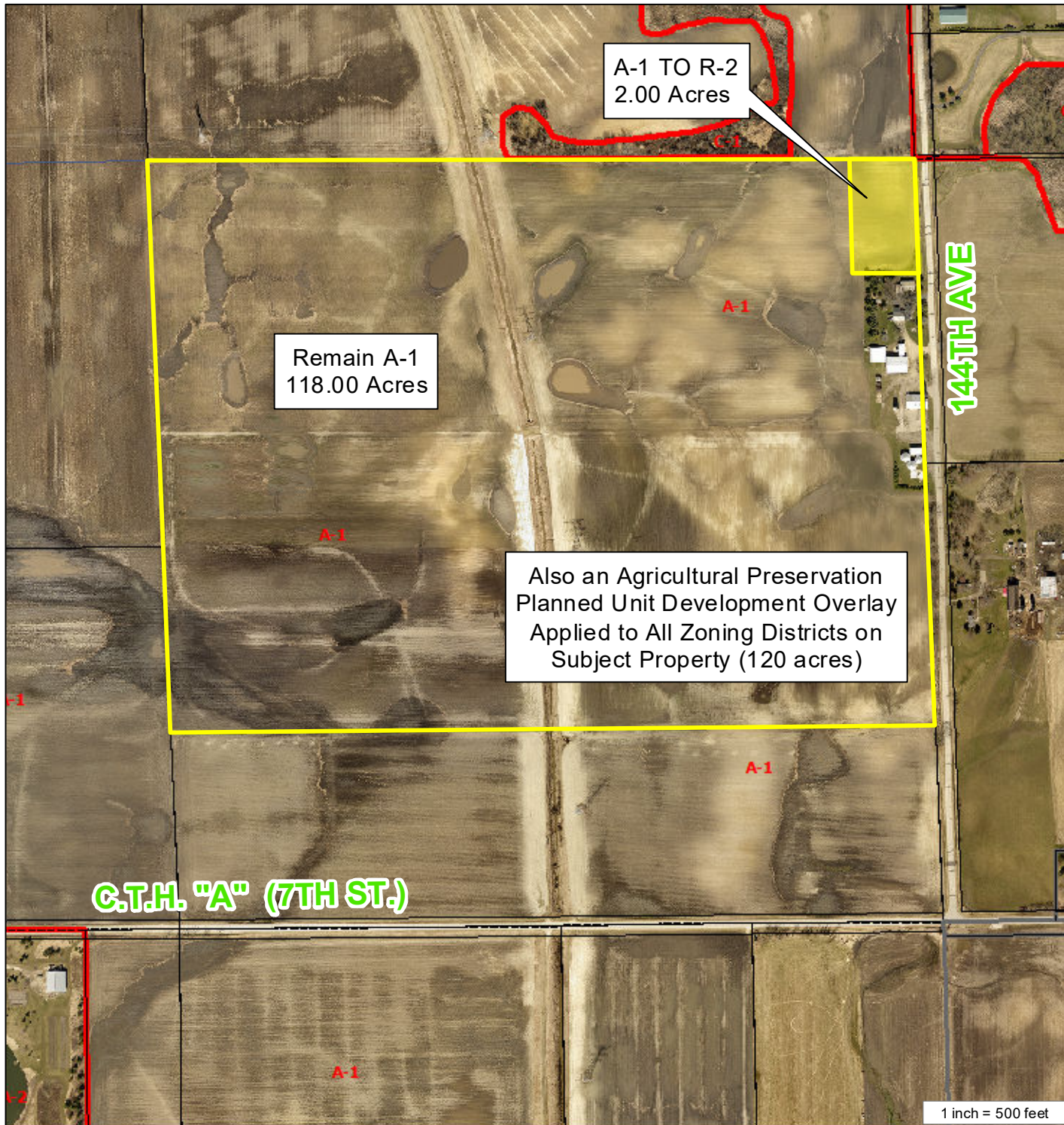
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ZONING DATA LAYERS

-  ZONING DISTRICT BOUNDARIES
-  SHORELAND DISTRICT BOUNDARIES
-  FLOODPLAIN DISTRICT BOUNDARIES





REZONING SITE MAP

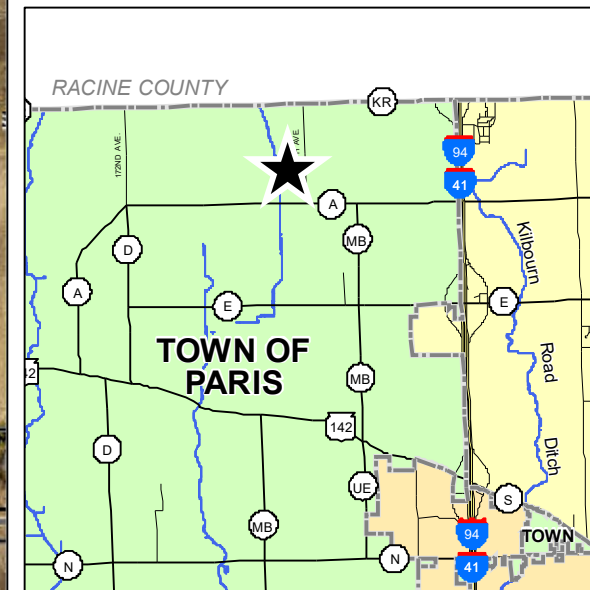
PETITIONER(S):
Jerome N. Fliess (Owner)

LOCATION: SW 1/4 of Section 02
Town of Paris

TAX PARCEL(S): #45-4-221-023-0100

REQUEST:

Requesting a rezoning from from A-1
Agricultural Preservation Dist. to A-1
Agricultural Preservation Dist., R-2 Suburban-
Density Residential Dist. & Agriculture
Preservation Planned Unit Development Dist.

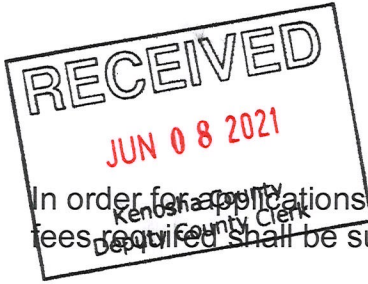




January 2013

COUNTY OF KENOSHA

Department of Planning and Development



RECEIVED

JUN 08 2021

LAND DIVISION APPLICATION

Kenosha County
Planning and Development

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: Jerome N. Fliess Date 05-04-2021

Mailing Address: 422 144th Avenue Phone # 262-497-9415

Union Grove WI 53182 Phone # _____

Tax Parcel Number(s): 45-4-221-023-0100

_____ Acreage of Project: Appx. 120 acres

Location of Property (including legal description):

See attached certified survey map.

Subdivision/Development Name (if applicable): Not applicable

Existing Zoning: A-1 Proposed Zoning: A-1, R-2, PUD Overlay

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

Present "Farmland Protection"

Proposed "Farmland Protection" and "Suburban-Density Residential"

Present Use(s) of Property: (2) single-family residences, numerous misc. ag. buildings & farm field.

Proposed Use(s) of Property: To create one new vacant buildable appx. 2-acre parcel in northeast corner.

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

The subdivision will be served by public sewerYes () No (✓)

The subdivision abuts a county trunk highwayYes () No (✓)

The subdivision contains shoreland/floodplain areasYes (✓) No ()

The subdivision lies within the extra-territorial plat (ETP) authority
area of a nearby Village or CityYes () 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:

Jerome N. Felsen
Property Owner's Signature

5-12-21
Date

Property Owner's Signature

Date

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature

Date

Developer's Signature

Date

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

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

OWNER:

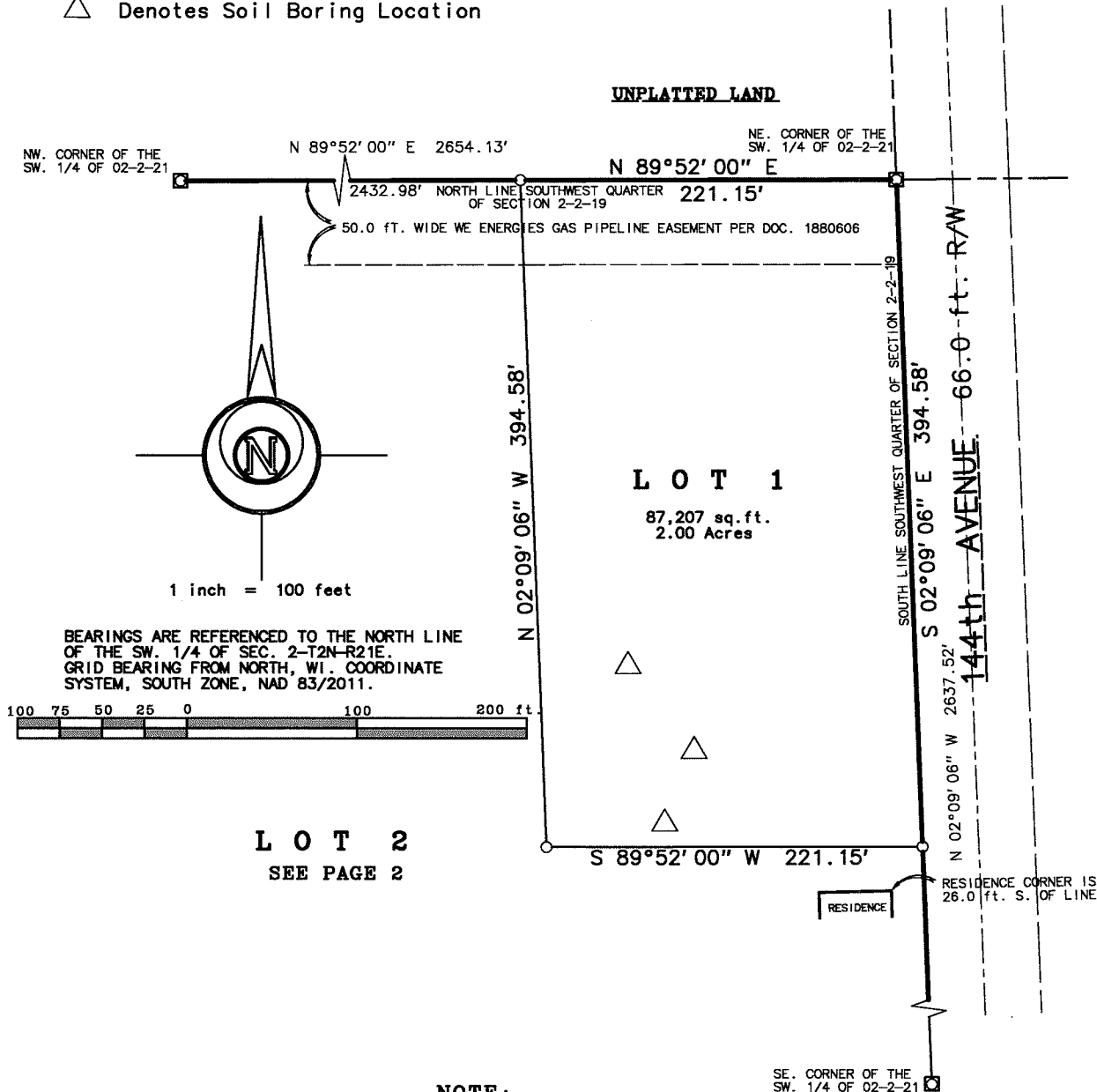
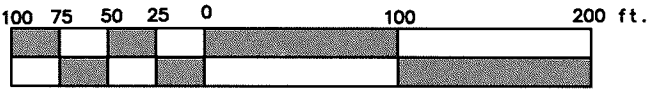
Jerome N. Fliess
422 144th Avenue
Union Grove, WI. 53182

SURVEYOR:

AMBIT LAND SURVEYING
8120 - 312th Avenue
Wheatland, WI. 53105
262-537-4874
ambit@tds.net

LEGEND:

- Denotes Iron Pipe Set, 1 inch x 18 inches Weight 1.13 lbs./ft.
- ☐ Denotes a Found U.S. Public Land Survey Corner, 6 inch x 6 inch Concrete Monument With Brass Cap
- △ Denotes Soil Boring Location



NOTE:

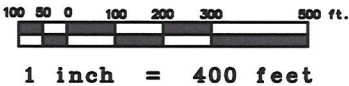
Developer and future lot owners understand and acknowledge that the Town of Paris is an agricultural and rural community, meaning that any residence in the Town is likely to be located in close proximity to one or more existing or future land uses, the externalities of which may impact on residential life. Such externalities may include, but are not limited to, the noises, lights, traffic, and/or odors affiliated with agriculture, animal husbandry, active landfill operations, a gun range, the Great Lakes Dragaway, and a proposed large scale solar farm, among other potentially obtrusive land uses. Developer and lot owners are also advised to familiarize themselves with the provisions of Wisconsin's Right to Farm law, Wis. Stat. 823.08, and other statutory protections afforded to existing uses.

KENOSHA COUNTY CERTIFIED SURVEY MAP NO.

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

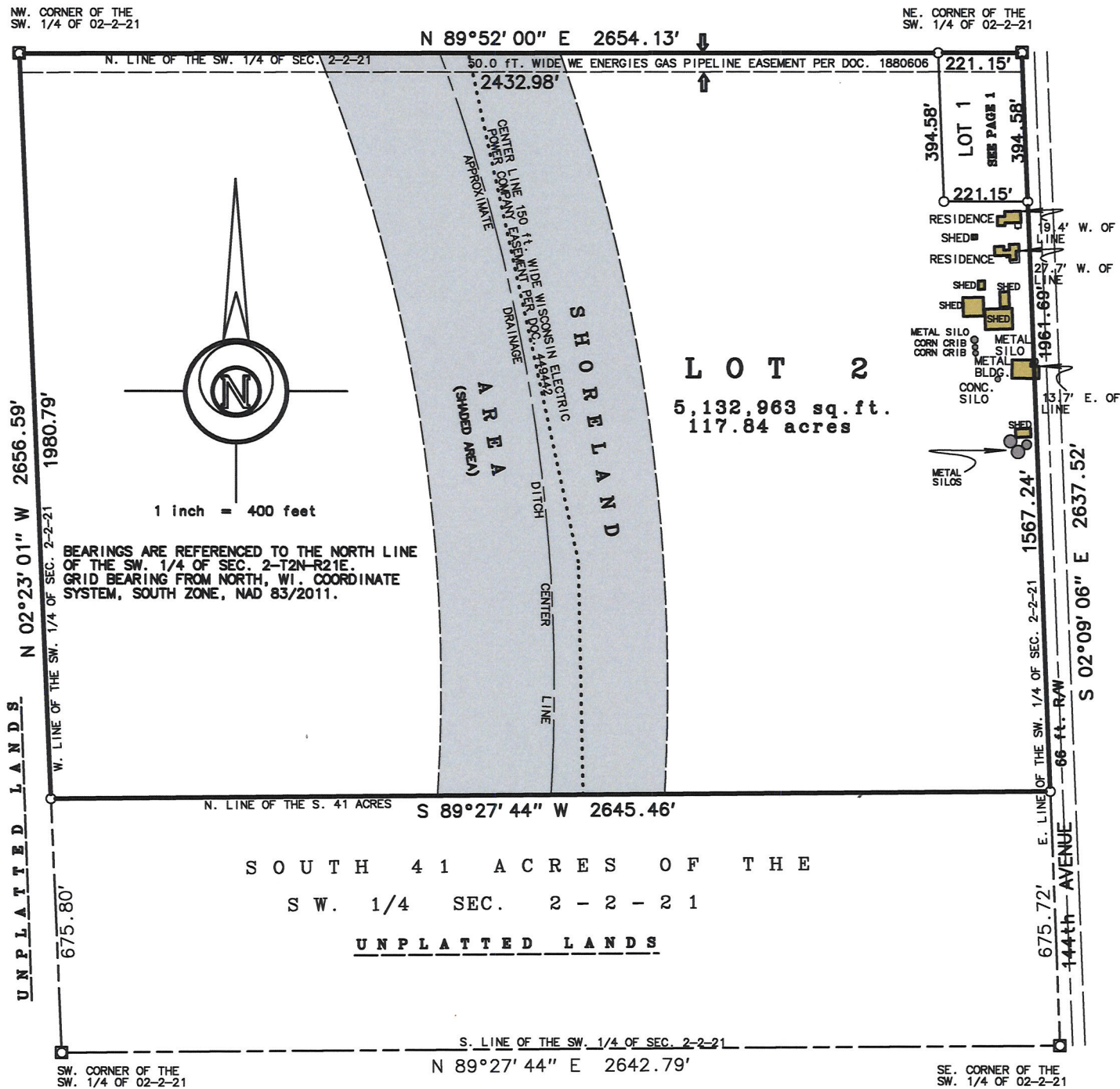
LEGEND:

- Denotes Iron Pipe Set, 1 inch x 18 inches Weight 1.13 lbs./ft.
- ◻ Denotes a Found U.S. Public Land Survey Corner, 6 inch x 6 inch Concrete Monument With Brass Cap



PROPERTY IS ZONED A-1 AND WITH SOME SHORELAND AREA.
PROPOSED ZONING FOR LOT 1 IS R-2.

UNPLATTED LANDS



Mark A. Bolender, WI. P.L.S.
May 4, 2021

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

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

SURVEYOR’S CERTIFICATE:

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

That I have surveyed, divided, and mapped the Northeast Quarter, the Northwest Quarter, and part of the Southwest Quarter and Southeast Quarter of the Southwest Quarter of Section 2, Township 2 North, Range 21 East of the 4th Principal Meridian, Town of Paris, Kenosha County, Wisconsin, described as follows:

BEGINNING at the northwest corner of the Southwest Quarter of said Section 2; THENCE North 89 degrees 52 minutes 00 seconds East along the north line of said Southwest Quarter 2654.13 feet to the northeast corner of said Southwest Quarter; THENCE South 02 degrees 09 minutes 06 seconds East along the east line of said Southwest Quarter 1961.69 feet to the north line of the South 41 acres of said Southwest Quarter; THENCE South 89 degrees 27 minutes 44 seconds West parallel with the South line of said Southwest Quarter 2645.46 feet to the west line of said Southwest Quarter; THENCE North 02 degrees 23 minutes 01 seconds West along the west line of said Southwest Quarter 1980.79 feet to the POINT OF BEGINNING. The parcel of land contains 119.84 acres, more or less.

That I have made such survey, land division, and map by the direction of Jerome N. Fliess, owner of said land.

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

That I have fully complied with provisions of s. 238.34 of the Wisconsin Statutes and the subdivision regulations of the Town of Paris, Kenosha County, Wisconsin in surveying, dividing and mapping the same.

Mark A. Bolender, WI. P.L.S. S – 1784
Dated this _____ day of _____ 2021.

PARIS TOWN BOARD APPROVAL CERTIFICATE
Approved by the Town Board of Paris, Kenosha County, Wisconsin,
on this _____ day of _____ 2021.

John Holloway – Chairman

Diana Coughlin – Clerk

KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE APPROVAL
STATE OF WISCONSIN
COUNTY OF KENOSHA

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

Chairperson – Erin Decker



December 2012

COUNTY OF KENOSHA

Department of Planning and Development



CONDITIONAL USE PERMIT APPLICATION

(a) Property Owner's Name:

KENNETH R AND KAREN M KERKMAN REVOCABLE TRUST

Print Name: _____ Signature: _____


Mailing Address: PO BOX 923

City: NEW MUNSTER State: WI Zip: 53152

Phone Number: _____ 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: Bill Glembocki Signature: 

Business Name: Glembocki Concrete, Inc.

Mailing Address: 33911 Geneva Rd.

City: Burlington State: WI Zip: 53105

Phone Number: 262-206-0398 E-mail (optional): dglembocki@hotmail.com

(c) Architect's Name (if applicable):

Print Name: _____ Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

(d) Engineer's Name (if applicable):

Print Name: _____ Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

CONDITIONAL USE PERMIT APPLICATION

(e) Tax key number(s) of subject site:

95-4-119-032-0411

Address of the subject site:

35303 GENEVA RD

(f) Plan of Operation (or attach separate plan of operation)

Type of structure:

Pole Building

Proposed operation or use of the structure or site:

Cold storage for concrete construction equipment, trucks, supplies and an office

Number of employees (by shift): 10-12

Hours of Operation: 6am til 10pm

Any outdoor entertainment? If so, please explain: no

Any outdoor storage? If so, please explain: no

Zoning district of the property: B-5

(g) Attach a plat of survey prepared by a land surveyor registered by the State of Wisconsin or site plan drawn to scale and approved by the Department of Planning and Development showing all of the information required under section 12.05-1(h)3 for a zoning permit. In addition, the plat of survey or site plan layout shall show the location, elevation and use of any abutting lands and the location and foundation elevations of structures within 50 feet of the subject site; soil mapping unit lines; ordinary high water mark, historic high water marks and floodlands on or within 50 feet of the subject premises, and existing and proposed landscaping.

CONDITIONAL USE PERMIT APPLICATION

For conditional use permit applications that are made within shoreland and floodland areas, such description shall also include information that is necessary for the County Planning, Development & Extension Education Committee to determine whether the proposed development will hamper flood flows, impair floodplain storage capacity, or cause danger to human, animal or aquatic life. This additional information may include plans, certified by a registered professional engineer or land surveyor, showing existing and proposed elevations or contours of the ground; fill or storage elevation; basement and first floor elevations of structures; size, location, and spatial arrangement of all existing and proposed structures on the site; location and elevation of streets water supply and sanitary facilities; aerial photographs, and photographs showing existing surrounding land uses and vegetation upstream and downstream; soil types and any other pertinent information required by either the Planning, Development & Extension Education Committee or the Office of Planning and Zoning Administration:

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

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

Request for Conditional Use Permit..... \$780.00

(For other fees see the Fee Schedule)

6/7/21

we give Bill Glembocki
permission to act as our
agent to separate 40,000 sq
foot off of our land
Parcel # 95-4-219-343-0300

Gary Keshman

Kenneth R Keshman

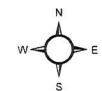


1 inch = 100 feet

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Kenosha County



1 inch = 500 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.

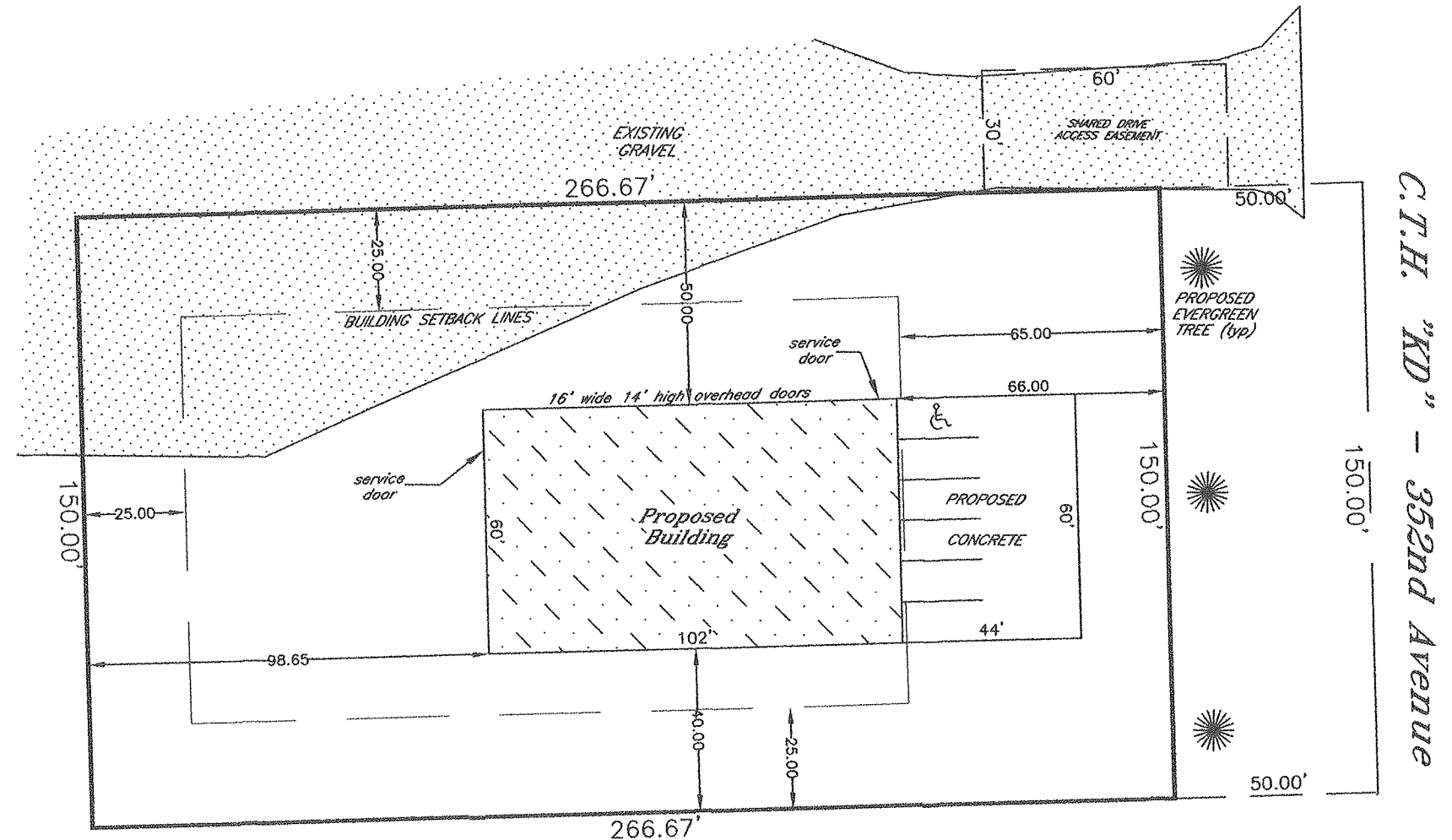
Proposed Site Plan

-for-

William Glembocki

Part of Tax Key No.: 95-4-119-032-0411

Scale
1" = 40'



data compiled and mapped by:

Jeffrey K. Rampart P.L.S.
J.K.R. Surveying, Inc.
8121 22nd Avenue
Kenosha, WI 53143
262-652-8110



Date: May 26, 2021 9:37:29 AM

Store: KENOSHA

7330 74TH PL

KENOSHA, WI 53142

Ph: 262-697-1999



Design #: 312758674170

Estimate #: 44990

Estimated price: \$115,688.60 *

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

How to purchase at the store

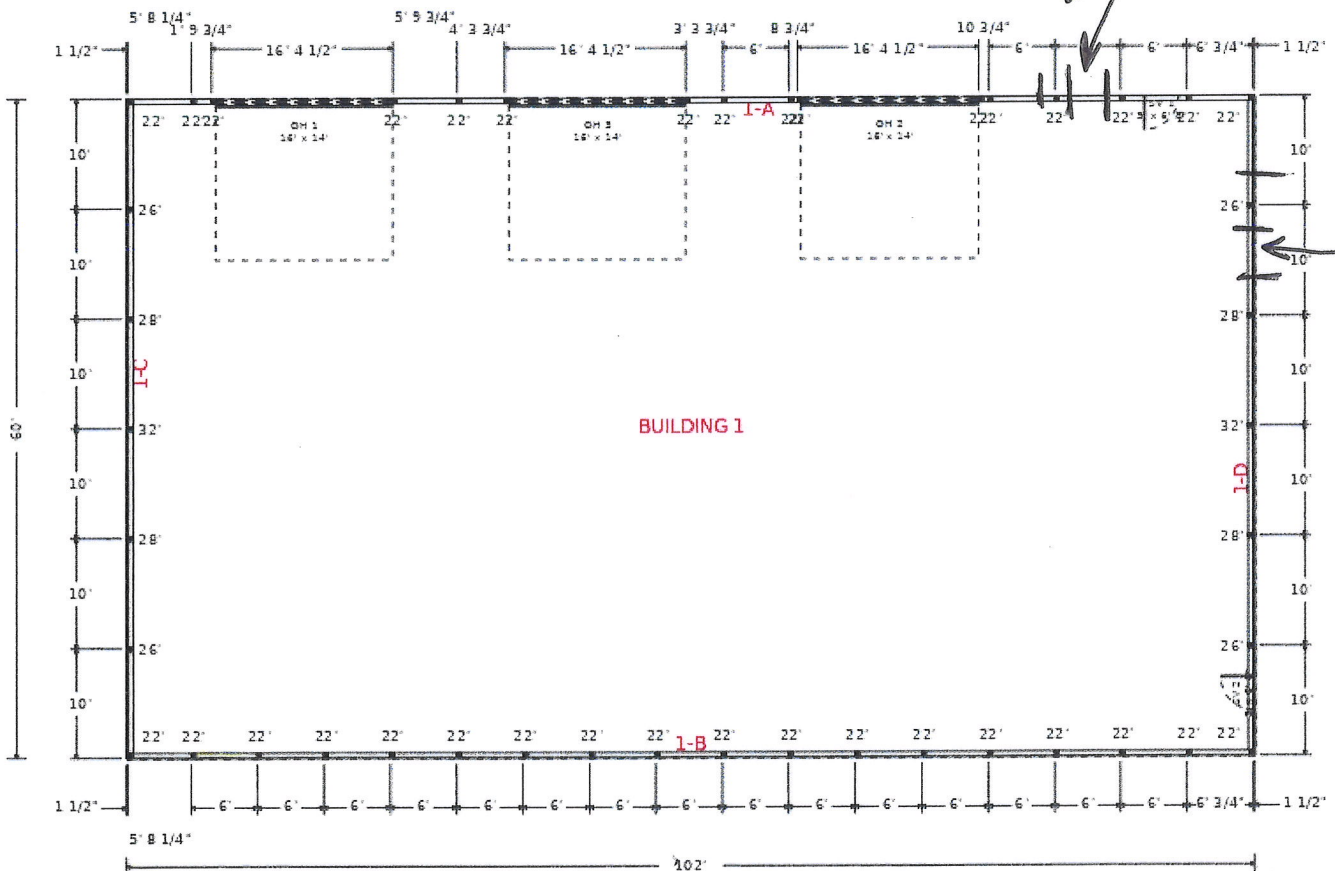
1. Have a building materials team member enter the estimate number into System V to print SOC's.
2. Take the SOC to the register and pay.

How to recall and purchase a saved design at home

1. Go to Menards.com.
2. Log into your account.
3. Go to Saved Designs under the Welcome Login menu.
4. Select the saved design to load back into the estimator.
5. Add your building to the cart and purchase.

FLOOR PLAN

NORTH



SOUTH

10' x 20' PARKING STALL

OH

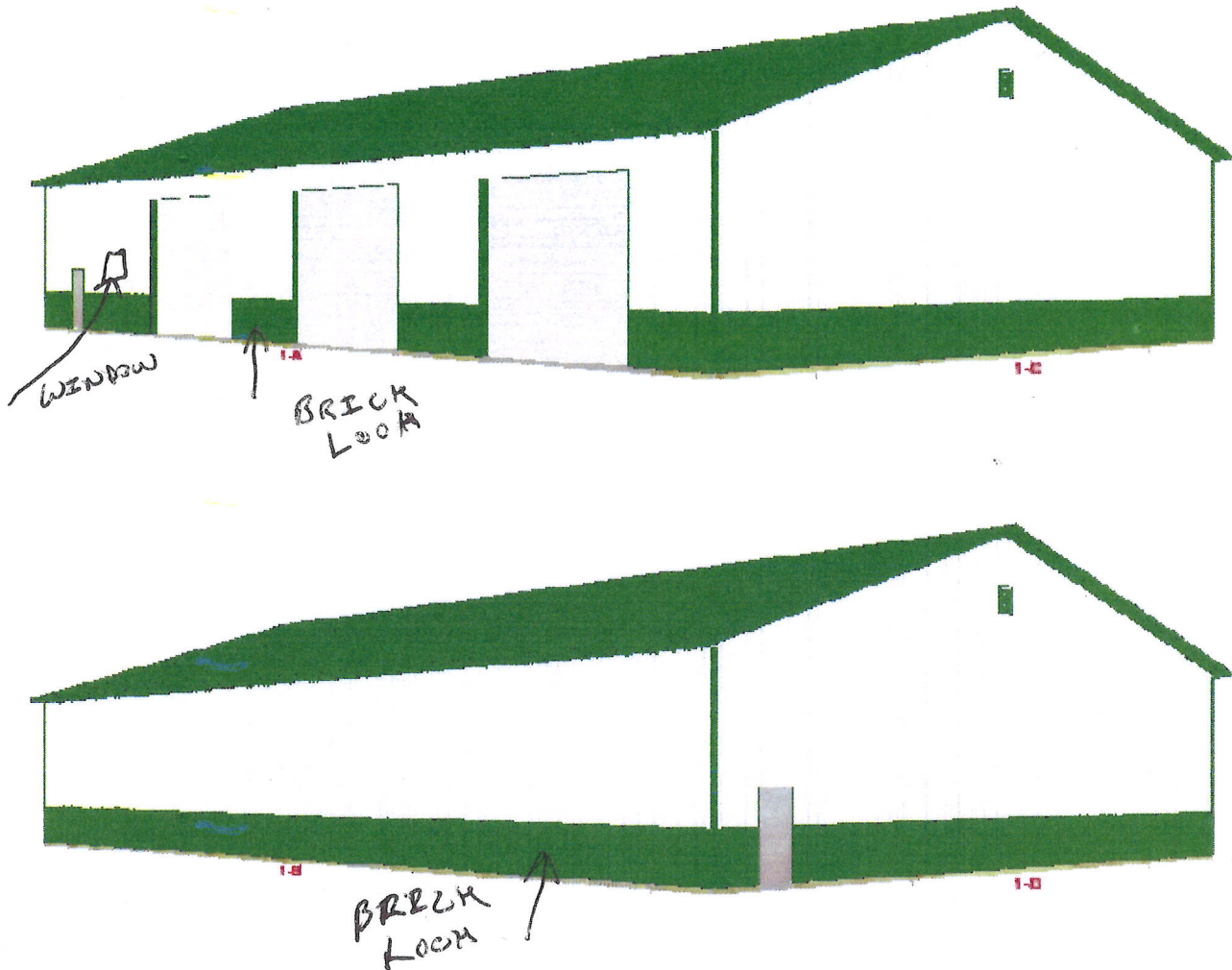
44' x 60' x 5" PARKING LOT

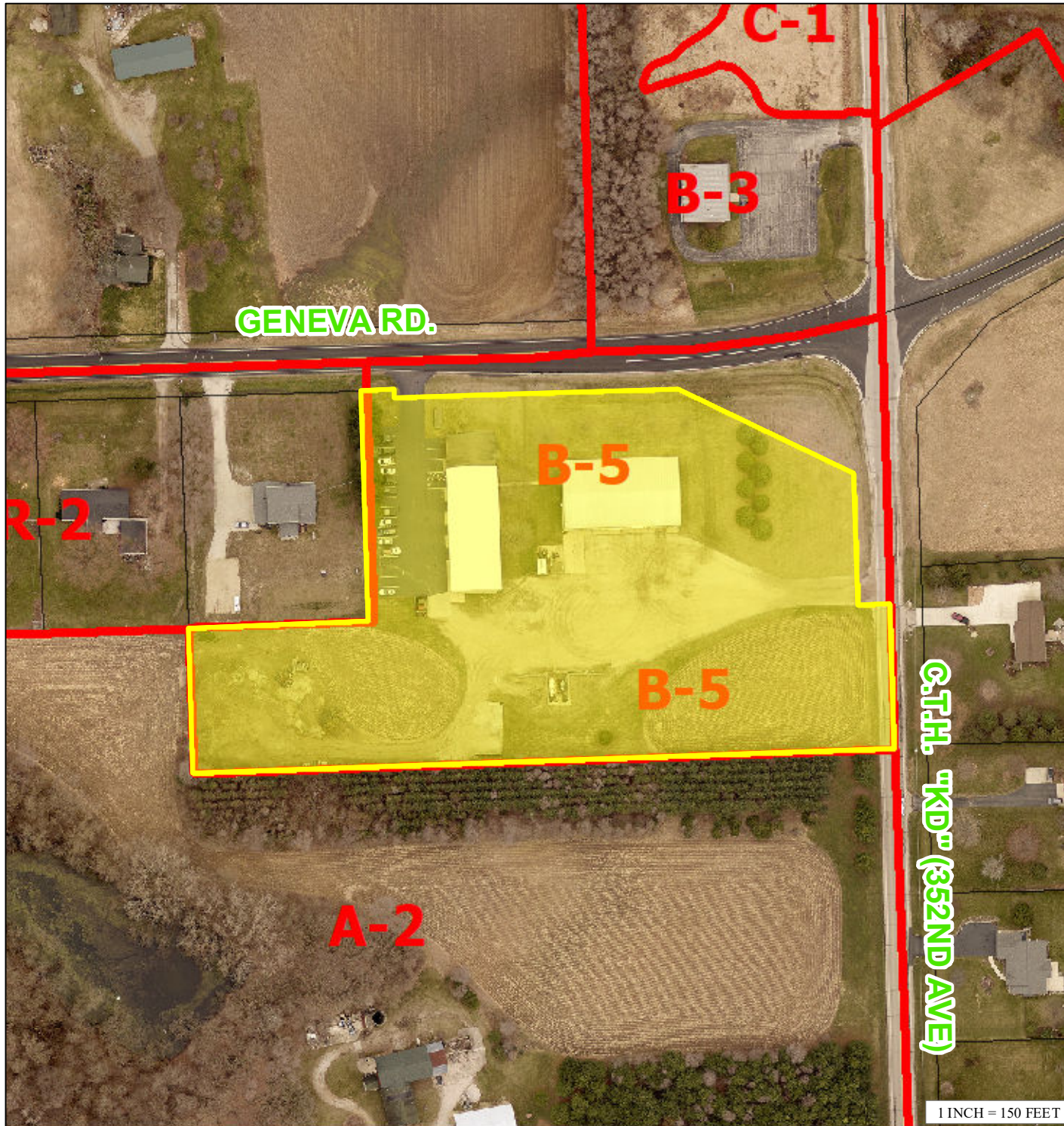
Design #: 312758674170
Estimate #: 44990
Store: KENOSHA



Post Frame Building Estimate
Date: May 26, 2021 9:37:29 AM

Elevation Views





CONDITIONAL USE SITE MAP

PETITIONER(S):

Kenneth R. & Karen M. Kerkman Rev. Trust (Owner),
Bill Glembocki, Glembocki Concrete Inc. (Agent)

LOCATION:

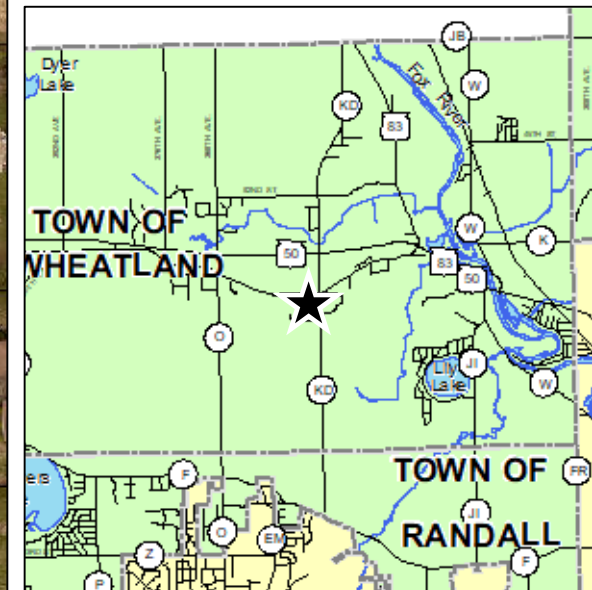
W 1/2 of Section 03
Town of Wheatland

TAX PARCEL(S):

Part of #95-4-119-032-0411

REQUEST:

Requesting a conditional use permit to allow
a contractor business in the
B-5 Wholesale Trade & Warehousing Dist.

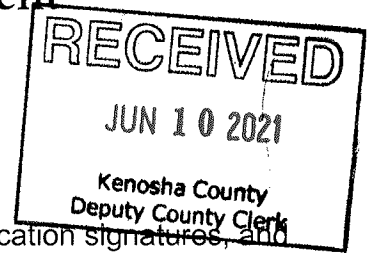




January 2013

COUNTY OF KENOSHA

Department of Planning and Development



LAND DIVISION APPLICATION

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

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

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

Applicant is: ☐ Property Owner ☒ Subdivider ☐ Other _____

Applicant Name: Bill Glembocki Date 6/10/2021

Mailing Address: 33911 Geneva Rd. Phone # 262-206-0398

Burlington, WI 53105 Phone # 262-206-0398

Tax Parcel Number(s): 95-4-119-032-0411

_____ Acreage of Project: 4.90

Location of Property (including legal description):

see attached Certified Survey Map...

Subdivision/Development Name (if applicable): n/a

Existing Zoning: B-5 Proposed Zoning: B-5

LAND DIVISION
APPLICATION

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

Present Industrial

Proposed Industrial

Present Use(s) of Property: vacant

Proposed Use(s) of Property: Building for concrete construction equipment, trucks, supplies and an office

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

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

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

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

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

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

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

Property Owner's Signature

Date

Property Owner's Signature

Date

REQUIRED APPLICABLE SIGNATURES:


Applicant's Signature

6-10-21
Date

Developer's Signature

Date

6/7/21

we give Bill Glembocki
permission to act as our
agent to separate 40,000 sq
foot off of our land
Parcel # 95-4-219-343-0300

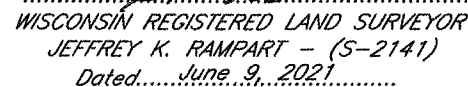
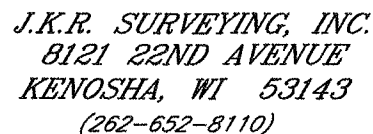
Gary Keshman

Kenneth R Keshman

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE
NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 19 EAST,
IN THE TOWN OF WHEATLAND, KENOSHA COUNTY, WISCONSIN

Kerkman Revocable Trust
35303 Geneva Road
Burlington, WI 53105

not to scale



(width varies)

NE COR. NW 1/4
SECTION 3-1-19
N. 217.210.83
E. 2,474,786.50
(conc. mon. fnd)

30200

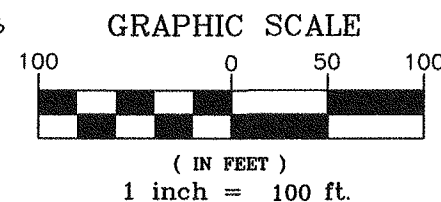
C. I. D.

“KD”

NE COR. SW 1/4
SECTION 3-1-19
N. 214,453.93
E. 2,474,867.75
(conc. mon. find)

2639.55 101AL 1/4 SEC
S015729"E

SE COR. SW 1/4
SECTION 3-1-19
N. 211,815.92
E. 2,474,957.94
(conc. mon. fnd)



Bearings refer to grid north, state plane coordinate system south zone (NAD-27) with the east line of the NW 1/4 Section 3-1-19 bearing S01°41'17"W

ZONING NOTES:

B - 5 = Wholesale Trade & Warehousing District
(Existing & Proposed)
40,000 Minimum Square Feet/150' Minimum Frontage
Street yard = 65', Side & Rear yards = 25'

SHEET ONE OF TWO SHEETS

CERTIFIED SURVEY MAP NO.:

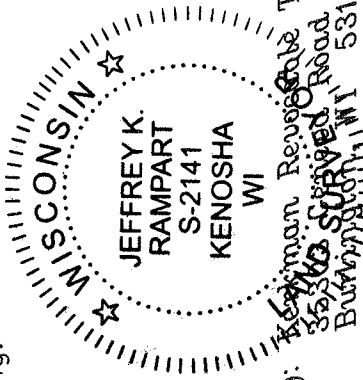
CERTIFIED SURVEY MAP

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE
NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 19 EAST,
IN THE TOWN OF WHEATLAND, KENOSHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Jeffrey K. Rampart, herby certify that I have prepared this Certified Survey Map at the direction of the owners; THAT such map is a correct representation of the exterior boundaries of the land surveyed and are described as:

Part of the Southeast Quarter of the Northwest Quarter and Northeast Quarter of the Southwest Quarter of Section 3, Town 1 North, Range 19 East of the Fourth Principal Meridian; Including Certified Survey Map No. 493, a plat of record in the Kenosha County Register of Deeds Office, recorded January 17, 1978; as Document No. 629327; lying and being in the Town of Wheatland, Kenosha County, Wisconsin and being more particularly described as: Commencing at the northeast corner of said Northwest Quarter of said Section 3; thence S01°41'17"E along the east line of said quarter section 2758.10 feet to the northeast corner of said Southwest Quarter of said Section 3 and to the point of beginning; thence S01°57'29"E along the east line of said quarter section 150.00 feet; thence S88°03'30"W 724.42 feet; thence N02°08'30"W 150.00 feet to the southwest corner of Parcel C of said Certified Survey Map No. 493; thence N88°03'30"E along the south line of said Parcel C 186.75 feet to the southeast corner thereof; which is also the southwest corner of Parcel B of said Certified Survey Map No. 493; thence N02°01'27"W along the west line thereof to the most northwest corner of said Parcel B 239.34 feet; thence N88°20'03"E along the northerly line of said Parcel B 35.64 feet; thence S01°38'57"E along the north-erly line of said Parcel B 8.00 feet; thence N88°20'03"E along the northerly line of said Parcel B and Parcel A of said Certified Survey Map No. 493 293.17 feet; thence S64°19'14"E along the northerly line of said Parcel A 200.14 feet to the east line thereof; thence S01°41'17"E along said east line and parallel to the east line of aforesaid Northwest Quarter of said Section 3 136.98 feet to the southeast corner of said Parcel A; thence N88°03'30"E 33.00 feet to the northeast corner of said Southwest Quarter of said Section 3 and the point of beginning.



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

Dated this 9th day of June, 2021.

OWNER(S): Kerkman Revocable Trust
35303 SURVEYED Road
Burlington, WI 53105
SURVEYOR: JEFFREY K. RAMPART (S-2141)

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

SUBDIVIDER: KENNETH R. KERKMAN
SUBDIVIDER: KAREN M. KERKMAN

STATE OF WISCONSIN
KENOSHA COUNTY S.S.

Personally came before me this day of , 20, the above named Kenneth R. and Karen M. Kerkman, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires: NOTARY PUBLIC

This certified survey map has been submitted to and approved by the Town Board of the Town of Wheatland on this day of , 20.

TOWN CHAIRMAN, William M. Glembocki
TOWN CLERK, Sheila M. Siegler

KENOSHA COUNTY PLANNING, DEVELOPMENT AND EXTENSION EDUCATION COMMITTEE

This certified survey map is hereby approved by
Kenosha County Planning, Development and
Extension Education Committee on this
day of , 20.

KENOSHA COUNTY CHAIRMAN:

CHAIRMAN, Daniel Gaschke

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 <u>Kenosha</u>	
Parcel I.D. <u>95-4-119-032-0411</u>	
Reviewed by	Date

Property Owner <u>Kenneth & Karen Kerkman & Gary & Martha Kerkman</u>				Property Location Govt. Lot <u>1/4 SW 1/4 S 3 T 1 NR 19</u> E (or) W <input checked="" type="checkbox"/> <input type="checkbox"/>			
Property Owner's Mailing Address <u>PO Box 923</u>				Lot # <u>A # 8</u>	Block #	Subd. Name or CSM# <u>CSM # 493</u>	
City <u>New Munster</u>	State <u>WI</u>	Zip Code <u>53152</u>	Phone Number ()	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town	Nearest Road <u>Whitland Geneva Rd.</u>

☒ New Construction Use: ☐ Residential / Number of bedrooms Code derived design flow rate 117 GPD
☐ Replacement ☒ Public or commercial - Describe: Contractors Bldg.
Parent material Flood Plan elevation if applicable NR ft.
General comments and recommendations: Proposed system elevation 97.55'

1 Boring # ☐ Boring ☒ Pit Ground surface elev 100.38' Depth to limiting factor 76 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GP/FT ²	
<u>1</u>	<u>0-6</u>	<u>10YR 3/2</u>	<u>NONE</u>	<u>sc/</u>	<u>2msbk</u>	<u>mfr</u>	<u>as</u>	<u>2F</u>	<u>.4</u>	<u>.6</u>
	<u>6-12</u>	<u>10YR 4/6</u>	<u>NONE</u>	<u>sc/</u>	<u>2fsbk</u>	<u>mfr</u>	<u>cw</u>	<u>1mf</u>	<u>.4</u>	<u>.6</u>
	<u>12-76</u>	<u>10YR 4/4</u>	<u>NONE</u>	<u>lvs</u>	<u>sg</u>	<u>m/</u>	<u>-</u>	<u>1P/lf</u>	<u>.4</u>	<u>.6</u>

2 Boring # ☐ Boring ☒ Pit Ground surface elev 101.04' Depth to limiting factor 85 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GP/FT ²	
<u>1</u>	<u>0-7</u>	<u>10YR 3/2</u>	<u>NONE</u>	<u>s/</u>	<u>3fsbk</u>	<u>mvfr</u>	<u>cs</u>	<u>2F</u>	<u>.6</u>	<u>1.0</u>
<u>2</u>	<u>7-19</u>	<u>10YR 4/6</u>	<u>NONE</u>	<u>sc/</u>	<u>2fsbk</u>	<u>mfr</u>	<u>cw</u>	<u>2F</u>	<u>.4</u>	<u>.6</u>
<u>3</u>	<u>19-28</u>	<u>10YR 6/4</u>	<u>NONE</u>	<u>lvs</u>	<u>sg</u>	<u>mvfr</u>	<u>cw</u>	<u>2F</u>	<u>.4</u>	<u>.6</u>
<u>4</u>	<u>28-40</u>	<u>10YR 5/4</u>	<u>NONE</u>	<u>cl</u>	<u>3msbk</u>	<u>mfj</u>	<u>cw</u>	<u>2F</u>	<u>.4</u>	<u>.6</u>
<u>5</u>	<u>40-55</u>	<u>10YR 6/4</u>	<u>NONE</u>	<u>fs</u>	<u>sg</u>	<u>m/</u>	<u>cw</u>	<u>1F</u>	<u>.5</u>	<u>1.0</u>
<u>6</u>	<u>55-85</u>	<u>10YR 6/4</u>	<u>NONE</u>	<u>lvs</u>	<u>sg</u>	<u>mvfr</u>		<u>none</u>	<u>.4</u>	<u>.6</u>

* 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) <u>Kenneth P Kretschmer</u>	Signature <u>Kenneth P Kretschmer</u>	CST Number <u>224110</u>
Address <u>PO Box 923 New Munster</u>	Date Evaluation Conducted <u>6/8/21</u>	Telephone Number <u>262-537-4448</u>

WI 53152

3 Boring #

☐ Boring
☒ Pit

Ground surface elev. 100.07 ft.

Depth to limiting factor 78 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/Ft ²	
									*Eff#1	*Eff#2
1	0-9	10YR 3/2	NONE	s/	2 Psbk	mvfr	qs	lf	.6	1.0
2	9-22	10YR 4/2	NONE	sc/	2 Fsbk	mfr	cw	lf	.4	.6
3	22-78	10YR 6/4	NONE	lvfs	sg	m/	cw	lf	.4	.6
4	78-85	10YR 5/4	c2d 10YR 5/8	sic/	2 Fsbk	mfr		NONE	.4	.6

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/Ft ²	
									*Eff#1	*Eff#2

Boring #

☐ Boring
☐ Pit

Ground surface elev. ____ ft.

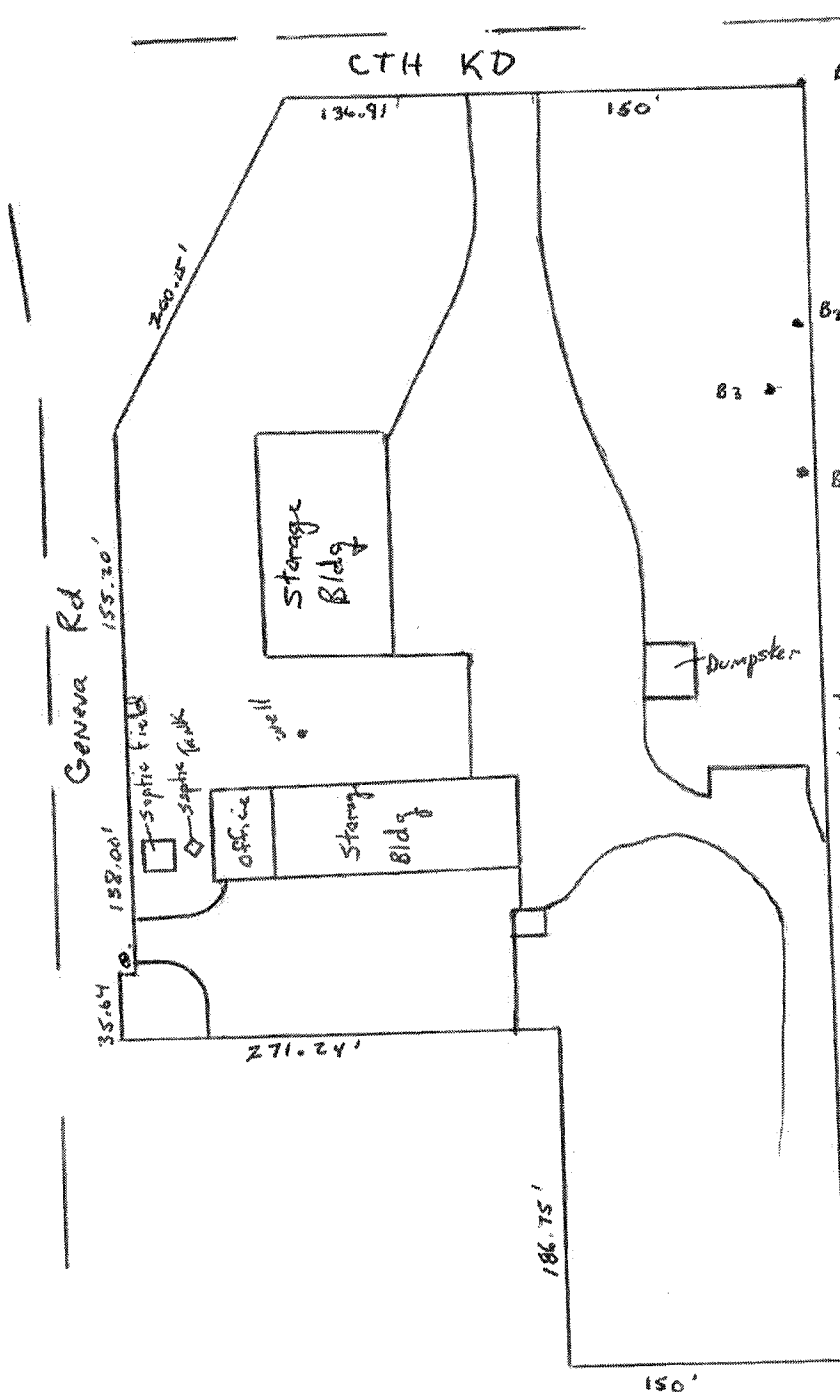
Depth to limiting factor ____ in.

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

scale 1" = 100'



BM 100'
Top of lot stake

Kenneth & Karen Kerkman
Revocable Trust
Gary & Marta Kerkman
PO Box 923
New Munster WI 53152
SW 1/4 S37N R19E
Town of Wheatland
Keweenaw County
6/8/21
95-4-119-032-0411

ID # 224140
Kenneth P Kerkman

Kenneth & Karen Kerkman Revocable
Trust

Gary & Marta Kerkman

PO Box 923

New Munster WI 53152

SW 1/4 S3 T19E

Town of Wheatland

Kenosha County

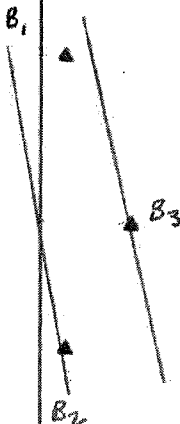
6/8/21

95-4-119-032-0411

ID # 224140

Kenneth P. Kerkman

4% slope
→



— N —
scale 1"=50'

BM 100'
Top of lot stake

Kenosha**County****BOARD OF SUPERVISORS****RESOLUTION NO. _____**

Subject: Adoption of the Comprehensive Economic Development Strategy (CEDS) for Southeastern Wisconsin: 2021-2025			
Original <input type="checkbox"/>	Corrected <input type="checkbox"/>	2nd Correction <input type="checkbox"/>	Resubmitted <input type="checkbox"/>
Date Submitted: July 20, 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:	

WHEREAS, the Milwaukee 7 (M7), assisted by the Southeastern Wisconsin Regional Planning Commission (SEWRPC), worked in 2020 and 2021 to develop a Comprehensive Economic Development Strategy (CEDS) for the Southeastern Wisconsin Region, which includes the Counties of Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha; and

WHEREAS, the CEDS is a strategic plan for strengthening and diversifying the regional economy and includes a set of goals, strategies, and actions that seek to achieve an overall economic development vision for the Region; and

WHEREAS, in addition to setting forth a strategy for economic growth in the Region, the CEDS is intended to meet the requirements of the U.S. Department of Commerce - Economic Development Administration (EDA) for such work, thereby buttressing efforts to secure Federal funding for projects in the seven-county Region that have a particular focus and impact on economic development, particularly projects that will benefit economically distressed areas; and

WHEREAS, following adoption of the CEDS by the seven county boards in the Region, SEWRPC would explore designation of the Region as an Economic Development District by the U.S. Department of Commerce – Economic Development Administration; and

WHEREAS, the Board of Directors of the Kenosha Area Business Alliance has recommended that the County Board adopt the CEDS.

Page 2 – Resolution - Comprehensive Economic Development Strategy (CEDS) for Southeastern Wisconsin: 2021-2025 – July 20, 2021

NOW, THEREFORE, BE IT RESOLVED:

FIRST: That the Kenosha County Board of Supervisors supports the regional economic development strategy set forth in the CEDS and hereby adopts the Comprehensive Economic Development Strategy for Southeastern Wisconsin for the period 2021 through 2025.

SECOND: That the Kenosha County Board of Supervisors supports the formation of an Economic Development District for the Southeastern Wisconsin Region which would align local, county, and regional economic development efforts to carry out the recommendations of the CEDS.

THIRD: That the County Clerk transmit a certified copy of this resolution to the Southeastern Wisconsin Regional Planning Commission.

PLANNING, DEVELOPMENT
& EXTENSION EDUCATION
COMMITTEE

	<u>Aye</u>	<u>No</u>	<u>Abstain</u>	<u>Excused</u>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Gaschke, Chair				
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Amy Maurer, Vice Chair				
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sandra Beth				
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gabe Nudo				
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zach Rodriguez				

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

W239 N1812 ROCKWOOD DRIVE • PO BOX 1607 • WAUKESHA, WI 53187-1607 •

TELEPHONE (262) 547-6721
FAX (262) 547-1103

Serving the Counties of:

KENOSHA
MILWAUKEE
OZAUKEE
RACINE
WALWORTH
WASHINGTON
WAUKESHA



June 11, 2021

Chairman and Members of the Kenosha County
Board of Supervisors
c/o Ms. Regi Bachochin, Clerk
1010 56th Street
Kenosha, WI 53140

To the Chairman and Members of the
Kenosha County Board of Supervisors:

The Comprehensive Economic Development Strategy (CEDS) for Southeastern Wisconsin: 2021-2025 has been completed and is being provided to Kenosha County for consideration for adoption. The report can be accessed at www.sewrpc.org/CEDSReportJune2021. Once adopted, the 2021-2025 CEDS will supplant the currently adopted 2015-2020 CEDS.

The CEDS is a strategic plan for strengthening and diversifying the regional economy and includes a set of goals, strategies, and actions that seek to achieve an overall economic development vision for the Region. Preparation of the CEDS was a cooperative effort by the Milwaukee 7 Regional Economic Development Partnership (M7), including M7's Regional Economic Partnership (REP) working group, and SEWRPC. Todd Battle, President of the Kenosha Area Business Alliance (KABA), is a member of the REP, together with a representative from each of the other six counties in the Region, the City of Milwaukee, M7, We Energies, and SEWRPC. Strategic planning work conducted and implemented by KABA supplements and refines CEDS recommendations for Kenosha County.

Adoption of the CEDS by the County Board would continue to make the County and local governments in the County with economically distressed areas eligible to apply for grants under U. S. Department of Commerce Economic Development Administration (EDA) Public Works and Economic Adjustment programs, provided the grant project would benefit a distressed area. These programs provide funding for infrastructure projects and revolving loan funds and other business assistance programs, respectively. In addition, other Federal agencies look favorably on joint/regional planning efforts when reviewing proposed projects and grant requests. Approval by all counties in Southeastern Wisconsin could potentially lead to EDA designation of the Region as an Economic Development District (EDD), making it eligible to apply for funding for ongoing economic development activities. Adoption of the sample resolution provided by SEWRPC would also support exploring designation of the Region as an EDD.

The draft CEDS was available for public review and comment from February 22 through March 31 of this year. The CEDS has been revised to address the comments received, which are summarized in Appendix B of the report. The KABA Board of Directors reviewed and endorsed the draft CEDS at a meeting held on May 5 and will provide a letter of endorsement to the County Board.

Ms. Regi Bachochin, Clerk
June 11, 2021
Page 2

It is respectfully requested that your County Board consider adopting the plan. The sample resolution for County Board adoption of the CEDS is enclosed.

Commission staff is working with Andy Buehler, Director of Planning and Development, to schedule a review of the CEDS by the Planning, Development, and Extension Education Committee at their meeting scheduled for July 14. Please contact Eric Lynde of the Commission staff at (262) 953-3222 or elynde@sewrpc.org if you have questions about the CEDS or would like hardcopies of the report.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin J. Muhs".

Kevin Muhs, PE, AICP
Executive Director

KJM/BRM/EDL/CDP/cp
#257726

Enclosure

cc: Mr. Todd Battle, President, Kenosha Area Business Alliance
Ms. Heather Wessling Grosz, Vice President, Kenosha Area Business Alliance
Mr. Jim Kreuser, County Executive, Kenosha County
Mr. Andy Buehler, Director, Kenosha County Planning and Development (with enclosure)
Mr. Pat O'Brien, President, Milwaukee 7



Comprehensive Economic Development Strategy (CEDS) for Southeastern Wisconsin: 2021-2025

what is the ceds?

The CEDS is a public/private collaboration to develop a strategy-driven plan for regional economic development. It was led by the Milwaukee 7 Regional Economic Development Partnership (M7) and prepared in collaboration with the Southeastern Wisconsin Regional Planning Commission (SEWRPC), with input from M7's Regional Economic Partnership (REP) and other stakeholders. Once adopted, the 2021-2025 CEDS will supplant the currently adopted 2015-2020 CEDS.



why prepare a ceds?

The U.S. Economic Development Administration (EDA) requires regions to update the CEDS every five years. Adoption of the updated CEDS by a county makes county and local governments in that county with EDA-defined economically distressed areas eligible to apply for grants under the EDA's Public Works and Economic Adjustment programs. These programs provide funding for infrastructure projects and revolving loan funds and other business assistance programs.

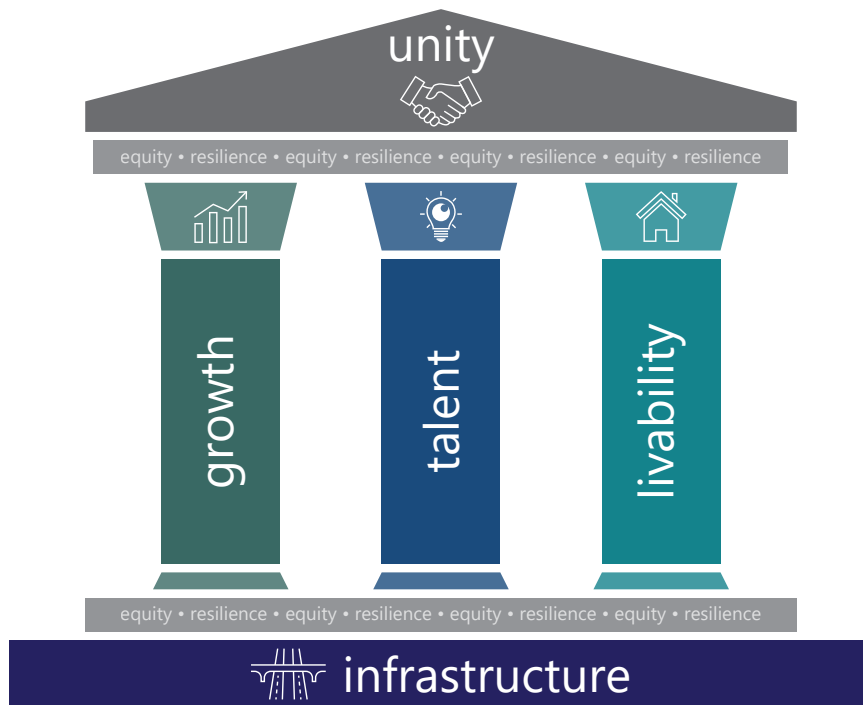
In addition, adoption of the CEDS by each county and SEWRPC enables the Region to apply to EDA for designation as an Economic Development District (EDD). Designation as an EDD would make the Region eligible for support from EDA through its Partnership Planning program to help implement the CEDS, to prepare updates as needed to refine the economic development strategies called for in the CEDS, and to identify and prioritize the actions needed to carry out the strategies. It would also expand eligibility for communities and organizations in the Region to apply for infrastructure and planning project funding from EDA, if they can demonstrate that the project will benefit an economically distressed community.

process to prepare the 2021-2025 ceds

The 2021-2025 CEDS was initiated in 2020 with data collection and analysis for the Summary Background section, which presents the current conditions, historical trends, and future projections affecting the Region's economy. This information was shared in the first round of public/stakeholder involvement in fall 2020, with input helping to identify the regional economy's Strengths, Weaknesses, Opportunities, and Threats (SWOTs). A second round of involvement in spring 2021 obtained feedback on the draft CEDS. M7, SEWRPC, and the REP considered all the feedback and made changes to address that feedback prior to finalizing the CEDS.

the action plan

The Action Plan for the 2021-2025 CEDS includes the economic development vision, goals, and strategies for the Region as well as action steps to achieve the vision/goals and implement the strategies. Informed by the Summary Background, SWOT analysis, stakeholder input, and recent M7 initiatives such as *Prosperity 2025*, the Action Plan is focused around five goals, each with a set of underlying strategies and actions. As depicted in the graphic, the overarching first goal is to **Unify** the Region around a comprehensive approach to economic development based on the three key pillars of **Growth**, **Talent**, and **Livability**, all supported through the provision of a modern, efficient regional **Infrastructure**.



Goal 1 (Unity): Unite the Region around a comprehensive, equitable, and ongoing economic development agenda built around the three pillars of Growth, Talent, and Livability

Goal 2 (Growth): Grow, expand, and attract businesses

Goal 3 (Talent): Ensure a qualified workforce that meets the future needs of employers

Goal 4 (Livability): Enhance the Region's quality of life and attractiveness to businesses, residents, workers, and visitors

Goal 5 (Infrastructure): Modernize regional infrastructure to enhance efficiency, cost-effectiveness, and connectivity

Equity and economic resilience are critical components of the CEDS. The Action Plan identifies strategies and actions under each goal that should be prioritized to reduce the Region's significant racial disparities and move towards a more equitable future. It also addresses, particularly in light of the COVID-19 pandemic, the Region's ability to prevent, withstand, and quickly recover from major disruptions to its economic base and adapt to changing internal or external economic conditions.

equity and economic resilience

implementation

The CEDS identifies performance measures to evaluate the progress and effectiveness of proposed strategies and actions as well as ongoing and proposed economic development projects in the Region that illustrate some of the many ways the elements of the Action Plan are being implemented. The projects were identified by the REP with assistance from other local economic development departments across the Region.



Comprehensive Economic Development Strategy (CEDS) for Southeastern Wisconsin: 2021-2025

Kenosha County Planning, Development,
and Extension Education Committee
July 14, 2021

What is the CEDS?

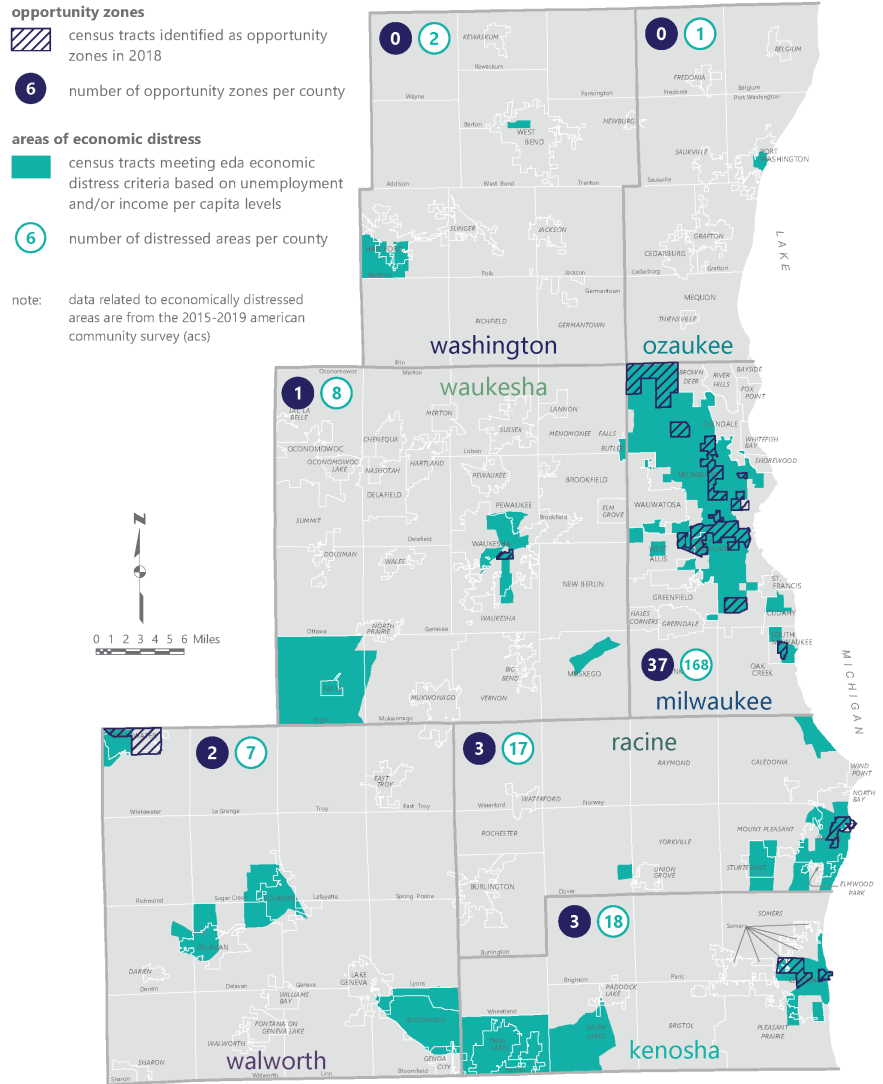


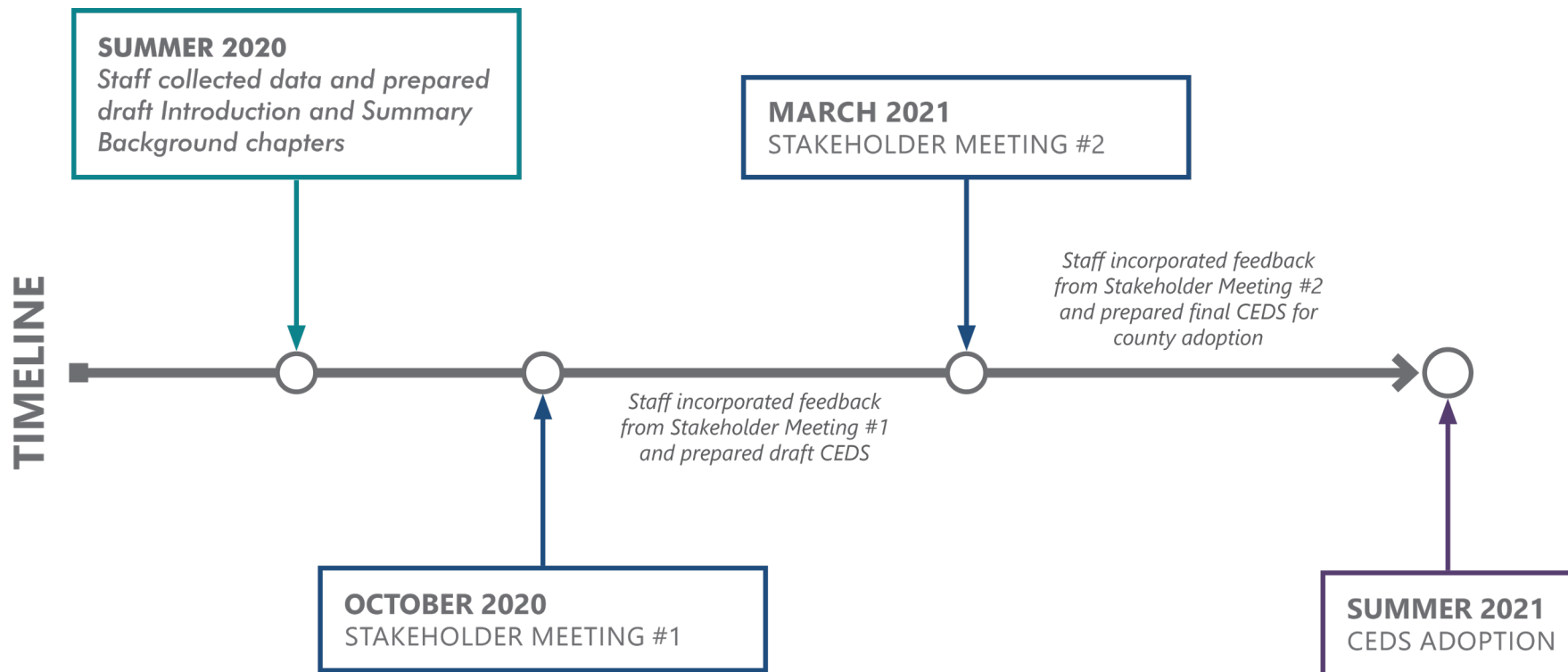
- Public/private sector collaboration to develop a strategy-driven plan for regional economic development
- Prepared by M7 and SEWRPC with input from Regional Economic Partnership (REP) and other stakeholders
- 2021-2025 CEDS will supplant the currently adopted 2015-2020 CEDS

●●●●● Why Prepare a CEDS?

- EDA requires a CEDS to be updated every five years
- Adoption ensures that County and local governments with economically distressed areas remain eligible for EDA grants
 - EDA programs provide funding for infrastructure projects, revolving loan funds, and other business assistance programs
- Joint/regional planning efforts viewed favorably by other Federal agencies when reviewing proposed projects and grant requests
- An adopted CEDS enables potential future designation of the Region as an Economic Development District (EDD)

- Opportunity Zones
- 46 in the Region
(3 in Kenosha County)





Summary Background

- Inventory of current conditions, historical trends, and future projections affecting the Region's economy
- Informed the CEDS Action Plan
- Identified existing racial disparities within the Region
- Identified vulnerabilities to Region's economic resilience (ability to prevent, withstand, and recover from major disruptions)



●●●●● Summary Background Key Findings 7

- Slow Growth Region
- Aging Population
- Affordable Housing Shortage
- Racial/Ethnic Disparities
- Strong Educational Institutions
- Important Natural, Cultural, and Park Assets
- Broadband Access Issues
- Transportation Challenges
- Key Industry Clusters
- Innovation/Entrepreneurship Opportunities

●●●●● SWOT Analysis

➤ Key Strengths

- Leading manufacturing region
- Industry Clusters

➤ Key Weaknesses

- Racial disparities
- Policy differences

➤ Key Opportunities

- Technological transformation in manufacturing
- Improve entrepreneurial climate

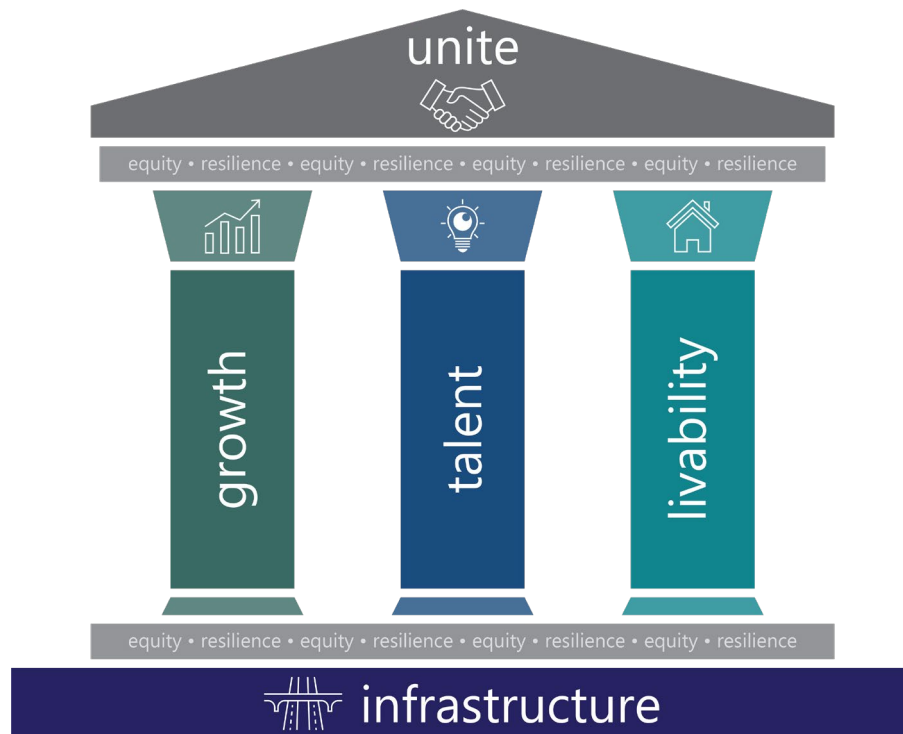
➤ Key Threats

- Aging population/workforce
- Talent shortage and skills mismatch



●●●●● Strategic Framework/Action Plan

- Informed by Summary Background, SWOT analysis, and stakeholder input
- Heavily influenced by MMAC/M7 *Prosperity 2025* campaign
- Vision: *"to be a globally competitive region that fosters innovation, collaboration, sustainable prosperity, and a high quality of life for all"*
- Goals, strategies, and actions
- Equity and resilience addressed through multiple strategies and actions



- Resilience = *"ability to prevent, withstand, and quickly recover from major disruptions to the economic base and adapt to changing internal or external economic conditions"*
- CEDS Action Plan seeks to:
 - Bolster economic diversity
 - Enhance the ability of industries and workforce to adapt to technological shifts
 - Promote attractive and sustainable development
 - Ensure reliable and durable infrastructure that meets future needs
 - Enable active and regular communication among stakeholders
- Addressing COVID-19 pandemic impacts is a top priority



➤ Equitable access to economic opportunity is essential to a prosperous, resilient regional economy

➤ Southeastern Wisconsin has some of the greatest racial and geographic disparities in the nation

➤ Pandemic has intensified these disparities

➤ For the Region to succeed, we must address the socioeconomic inequities faced by people of color



●●●●● Goal 1 – Unity

12



*Unite the Region
around a
comprehensive,
equitable, and ongoing
economic development
agenda built on the
pillars of Growth,
Talent, and Livability*

- Enhance regional **cooperation and collaboration**
- Develop a process to **analyze the economy** and adapt to evolving conditions
- Support **policy and processes** that will improve the Region's competitive standing
- Align economic development agendas under a mindset that **victories for equity are victories for everyone**

●●●●● Goal 2 – Growth

13



Grow, expand, and attract businesses

- Create a comprehensive **growth strategy**
- Leverage assets to facilitate **corporate retention, expansion, and attraction**
- Develop **crosscutting technology disciplines** critical to our Region's economic success
- Build on the Region's strength as a **leading manufacturing center** and international supply chain anchor
- Capitalize on specific **industry clusters** that offer competitive advantages
- Foster a dynamic, richly networked **innovation and entrepreneurship ecosystem**
- Increase the **export capacity** of firms, focusing on small- and medium-sized enterprises



Ensure a qualified workforce that meets the future needs of employers

- Match the skills of the **Current Workforce** with the needs of employers
- Actively align the **Educational Pipeline** with the needs of employers
- Foster greater employment of the **Untapped Potential** talent pool
- Attract **Out of Market** talent, including remote workers
- Position Southeastern Wisconsin as a **region of choice** for diverse talent
- Align **workforce development** with growth opportunities in targeted clusters

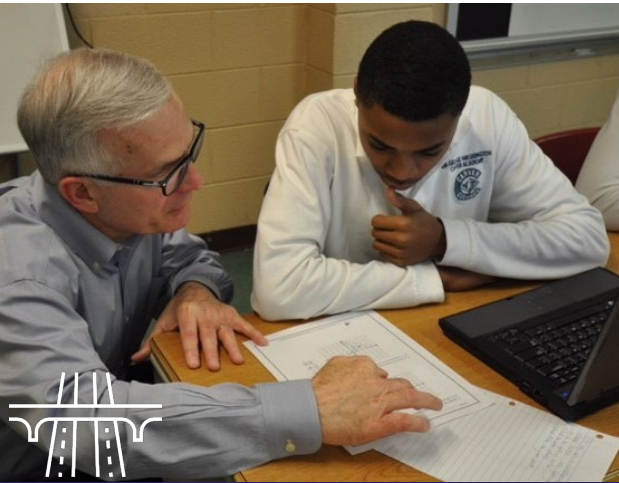
●●●●● Goal 4 – Livability

15



*Enhance the Region's
quality of life and
attractiveness to
businesses, residents,
workers, and visitors*

- Support **sustainable development** that balances growth and quality of life
- Make the Region **attractive to residents, businesses, workers, and visitors**
- Support policies that seek to **remedy racial and economic segregation** and address long-standing disparities



Modernize regional infrastructure to enhance efficiency, cost-effectiveness, and connectivity

- Evolve to a **financially and environmentally sustainable transportation system**
- Ensure the efficient, cost-effective provision of **public infrastructure and services**
- Connect **underserved populations** to economic and employment opportunities
- Expand **broadband speed, availability, and access**

- Performance Measures
- EDA Investment Priorities
- Economic Development Projects
 - Page 95 of CEDS includes projects in Kenosha County



location	project information	strategies
business park		
City of Kenosha	Business Park Development – Development of new business parks on the west side of I-94	1.3, 2.2
City of Kenosha	Kenosha Industrial Park Expansion – Development of new 130-acre business park on the north side of the existing Kenosha Industrial Park	1.3, 2.2
Village of Bristol	Bristol Business Park – Development of new 167-acre business park on the west side of CTH U, south of CTH C	1.3, 2.2
Village of Bristol	Bristol Business Park Expansion – 100-acre expansion on the south side of the existing Bristol Industrial Park	1.3, 2.2
Village of Bristol	Business Park Development (Janko) – Development of new 150-acre business park on the west side of CTH U, north of CTH Q	1.3, 2.2
Villages of Bristol and Pleasant Prairie	Prairie Highlands Bristol/Prairie Highlands Pleasant Prairie – Development of 460-acre site by HSA Development; two speculative buildings under way in Bristol and projects in Pleasant Prairie include Nexus Pharmaceuticals, Aurora Surgical Center, and Haribo Manufacturing Facility	1.3, 2.2, 2.5
Village of Paddock Lake	Countryside Commerce Center – Development of new 64-acre business park on the west side of STH 83, south of STH 50	1.3, 2.2

Final Draft

- Work with each county's REP member to achieve county board adoption

CEDS Submission

- After all counties adopt, SEWRPC will consider adoption and submit final draft to EDA

Thank You

sewrpc.org/CEDS

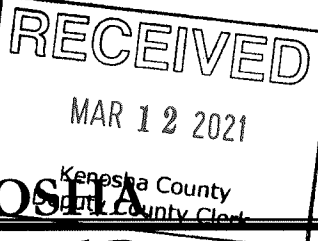
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COUNTY OF KENOSHA
Kenosha County
County Clerk
Department of Planning and Development



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APR 12 2021

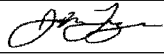
Kenosha County
Planning and Development

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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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](#))

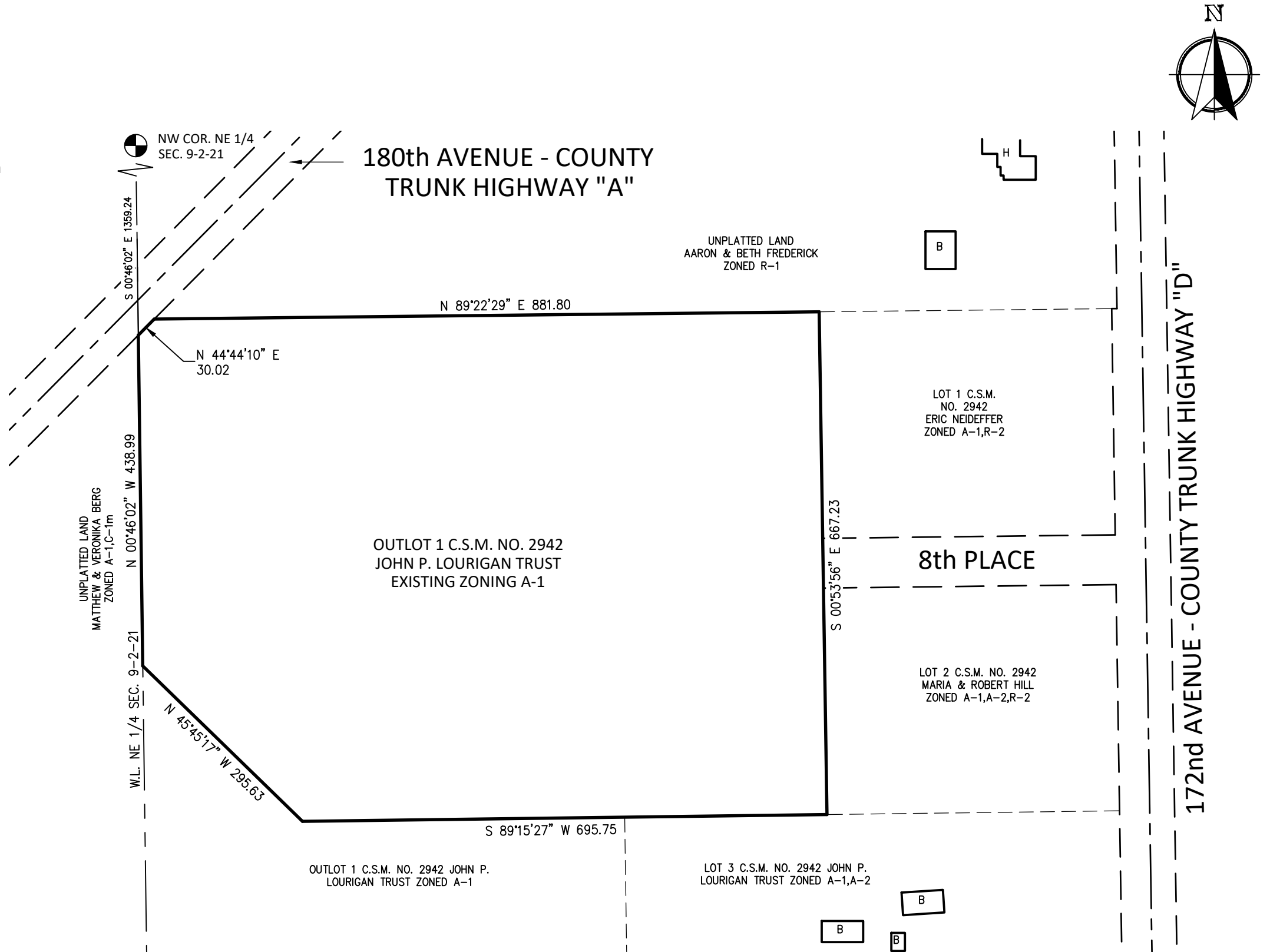
Note: Agricultural Use Conversion Charge

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.

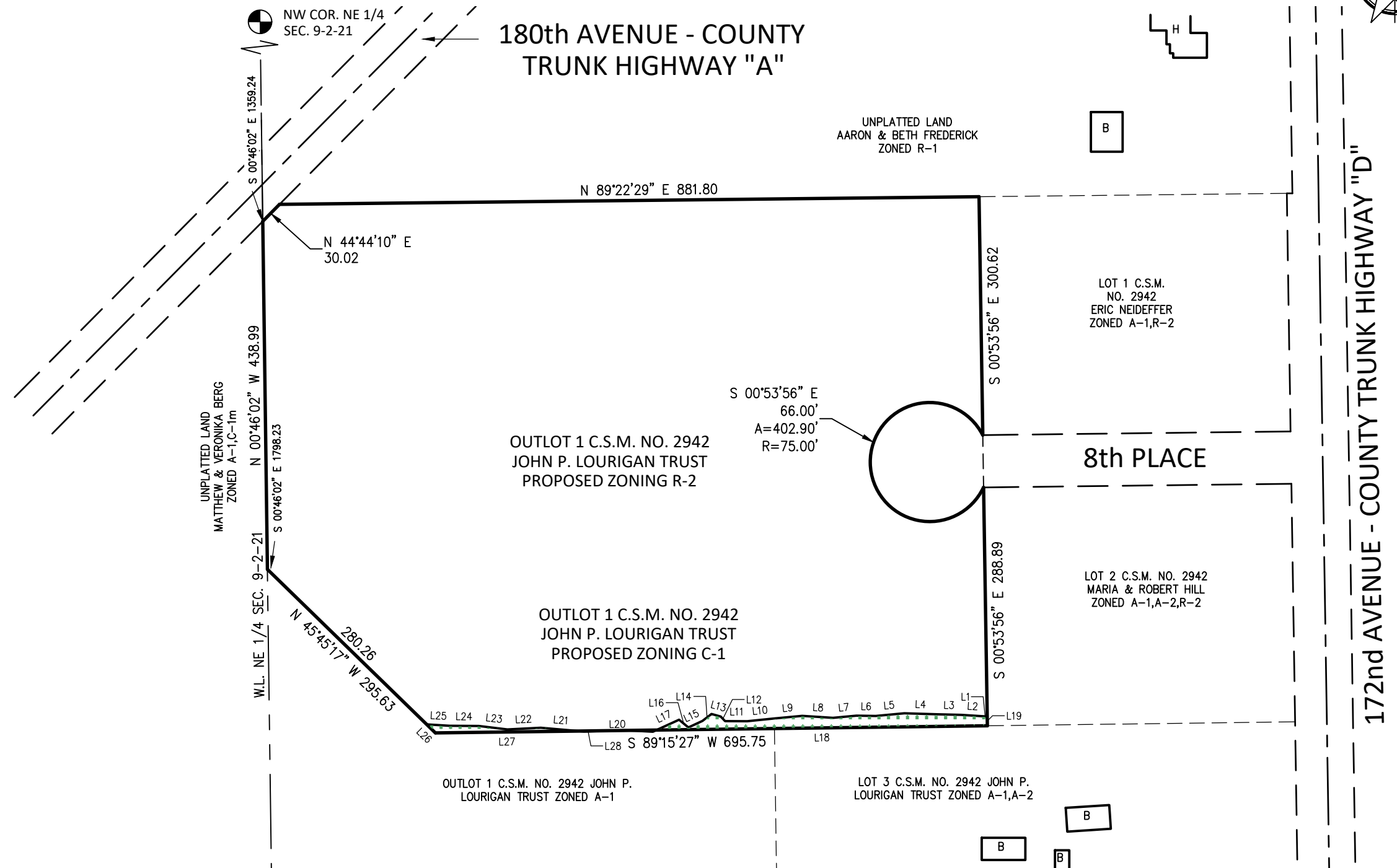
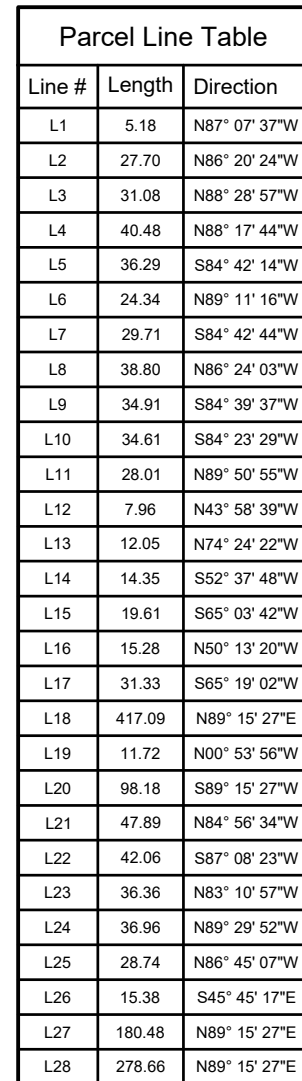
EXISTING ZONING A-1 (AGRICULTURAL PRESERVATION DISTRICT)

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.



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Monday, April 12, 2021



Sheet 1 of 2

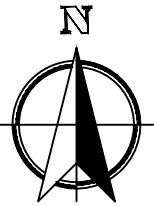
PROPOSED ZONING R-2 (SUBURBAN SINGLE-FAMILY RESIDENTIAL DISTRICT)

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.

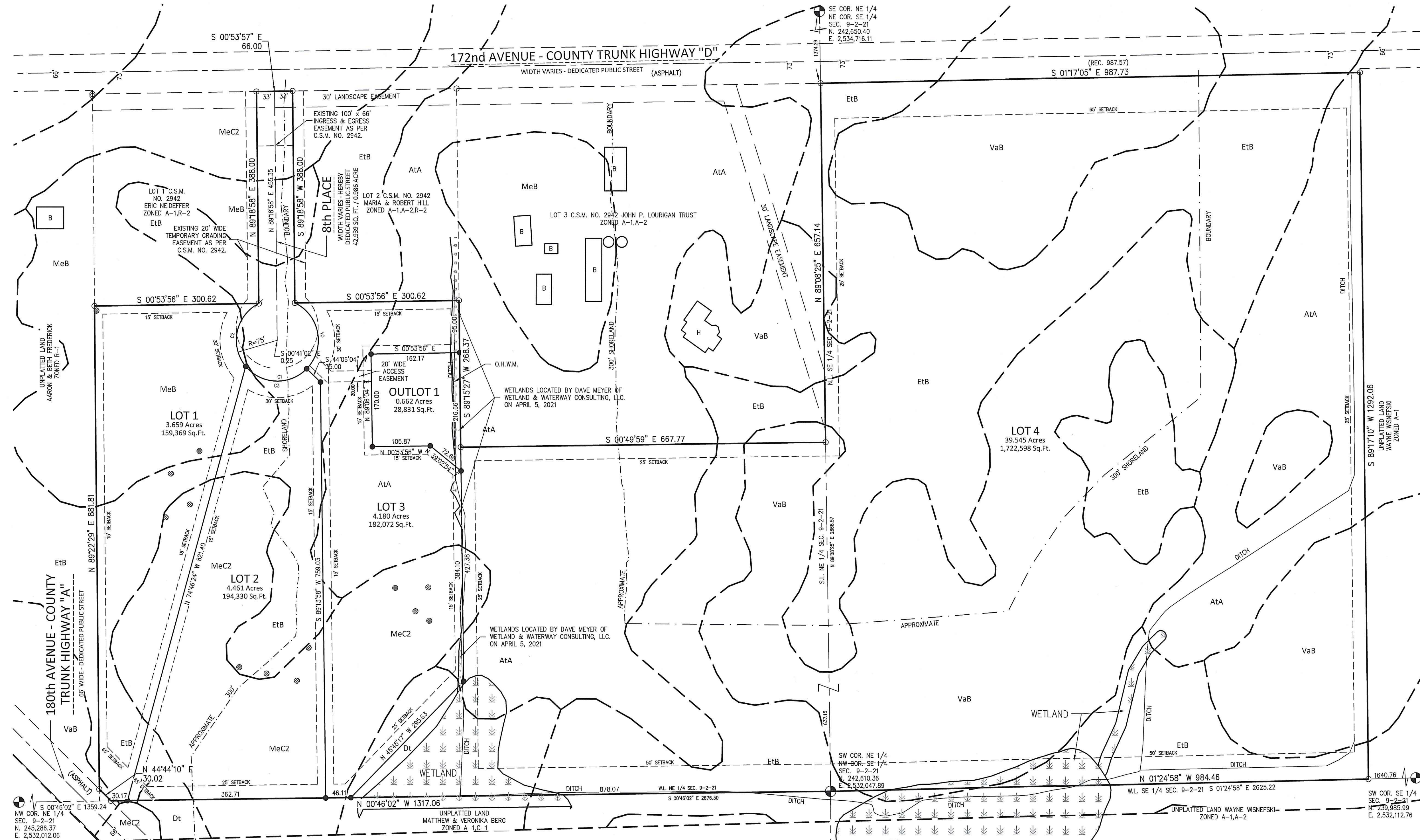
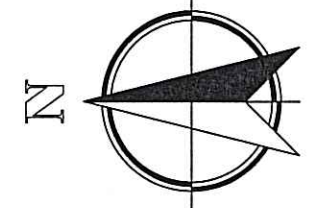
ALSO: Part of Outlot 1 of Certified Survey Map No. 2942 (CSM 2942), a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on June 04, 2020 as Document No. 1868961. Being part of the Southwest ¼ of the Northeast ¼ of Section 9, Township 2 North, Range 21 East of the Fourth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

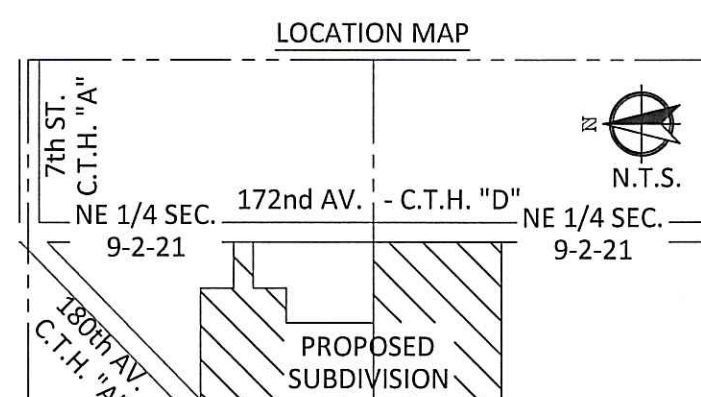
100' 0' 100'
SCALE 1"=100'



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



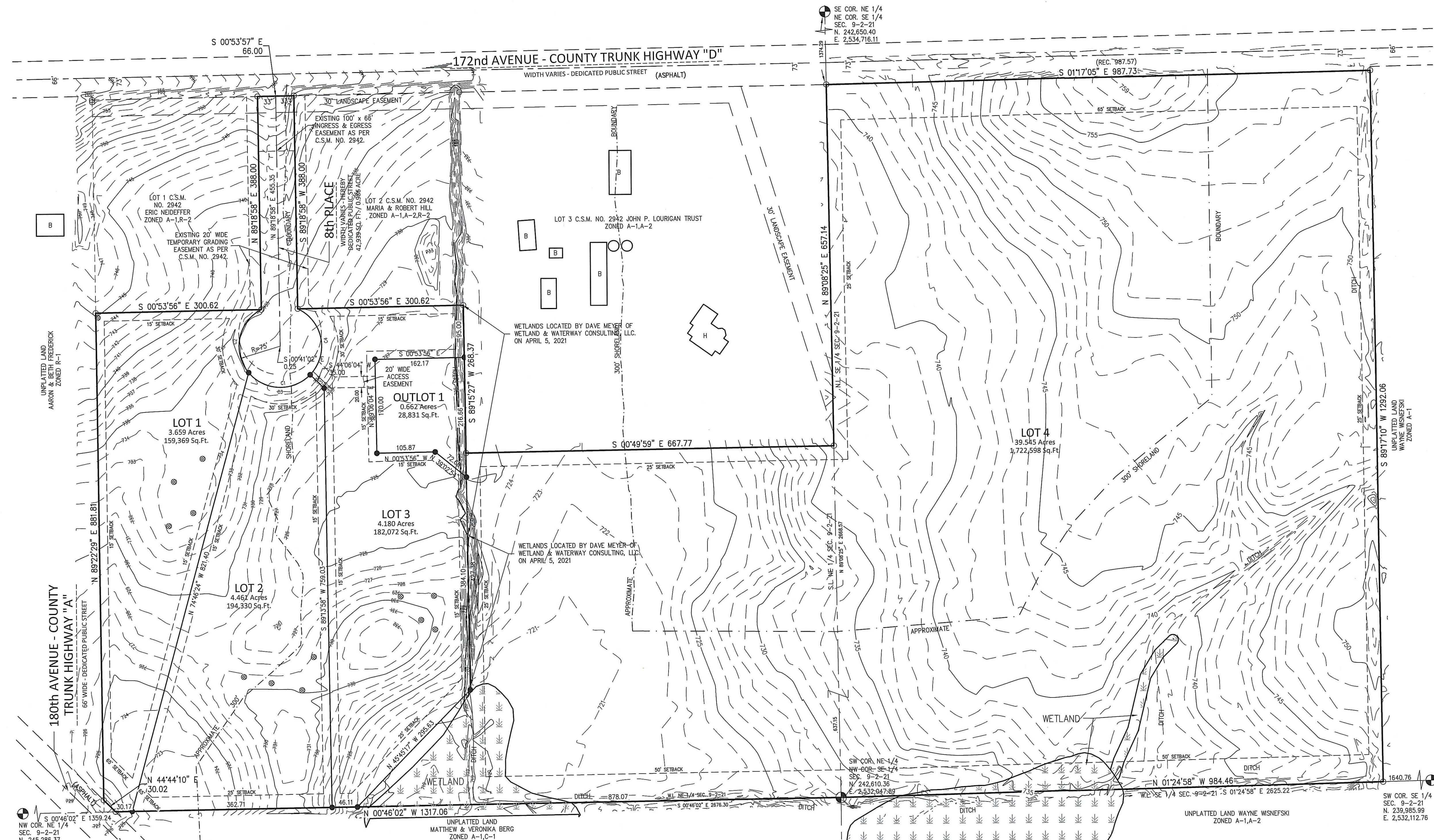
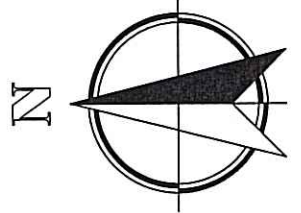
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SHEET 1 OF 3 SHEETS

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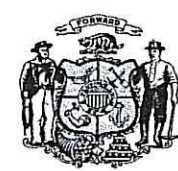
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Certified _____, 20____

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

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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



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
- 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,

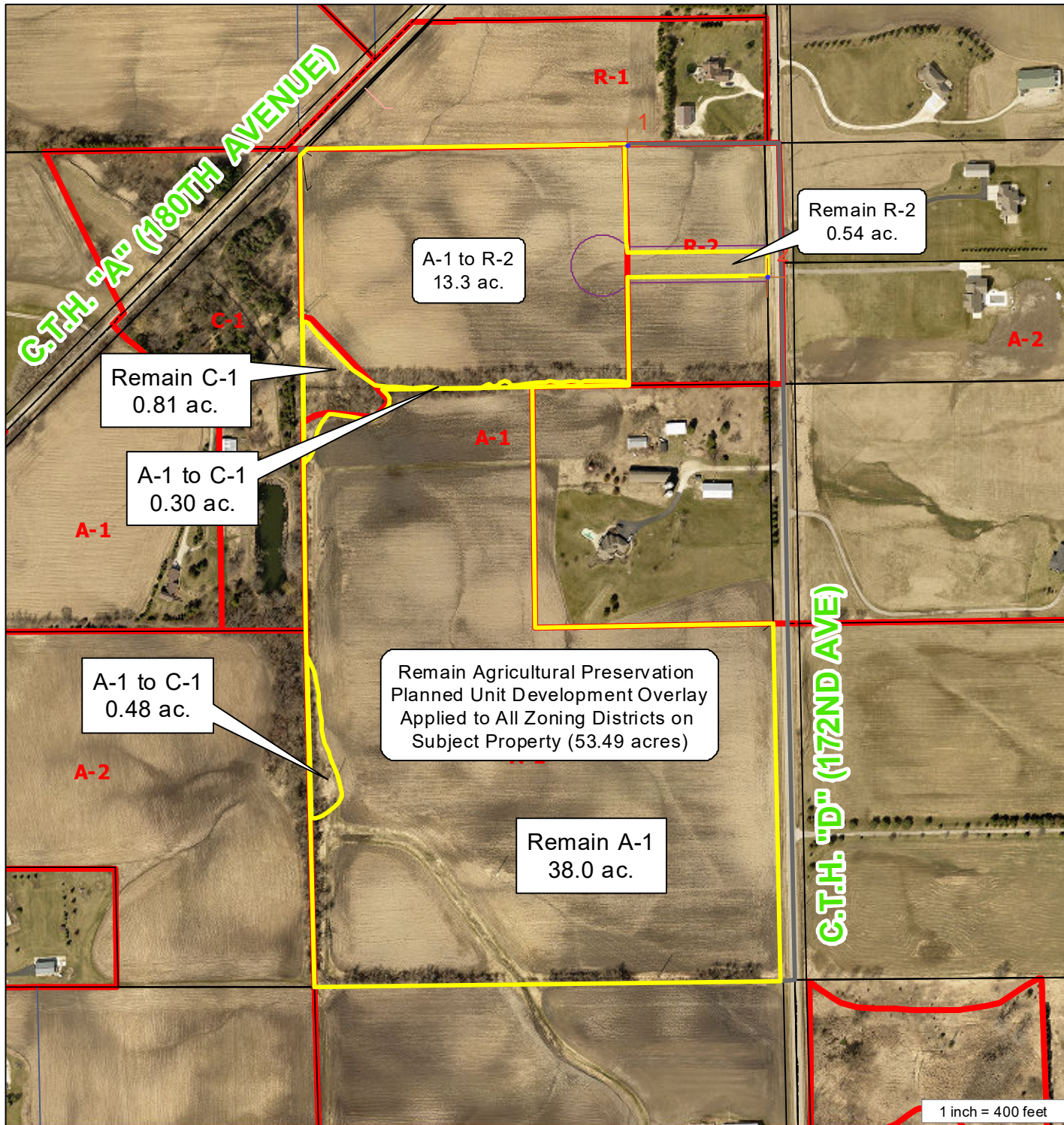


Jason J. Christensen, P.E.

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):

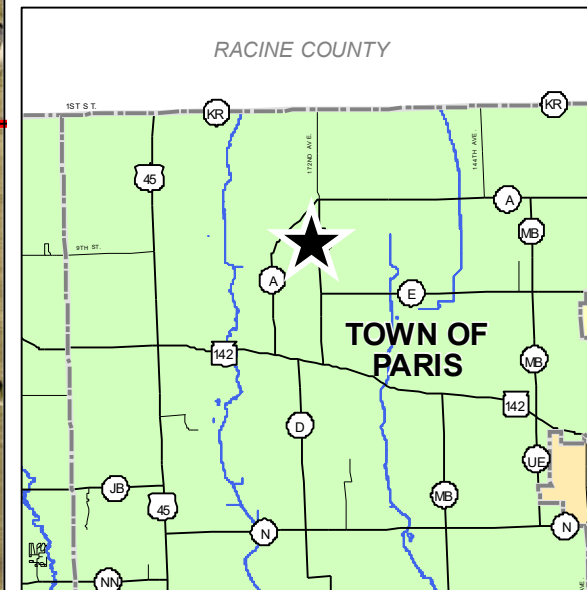
John P. Lourigan Trust (Owner)
John P. Lourigan (Agent)

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



January 2013

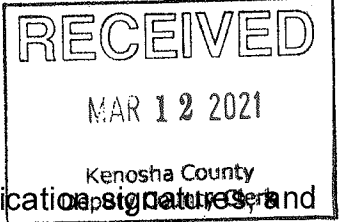
COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

APR 12 2021

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 (✓)

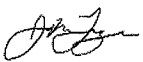
The subdivision abuts a county trunk highway Yes (✓) No ()

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

CIVIL ENGINEERS AND LAND SURVEYORS

April 12, 2021

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Director of Planning & Development
Kenosha County
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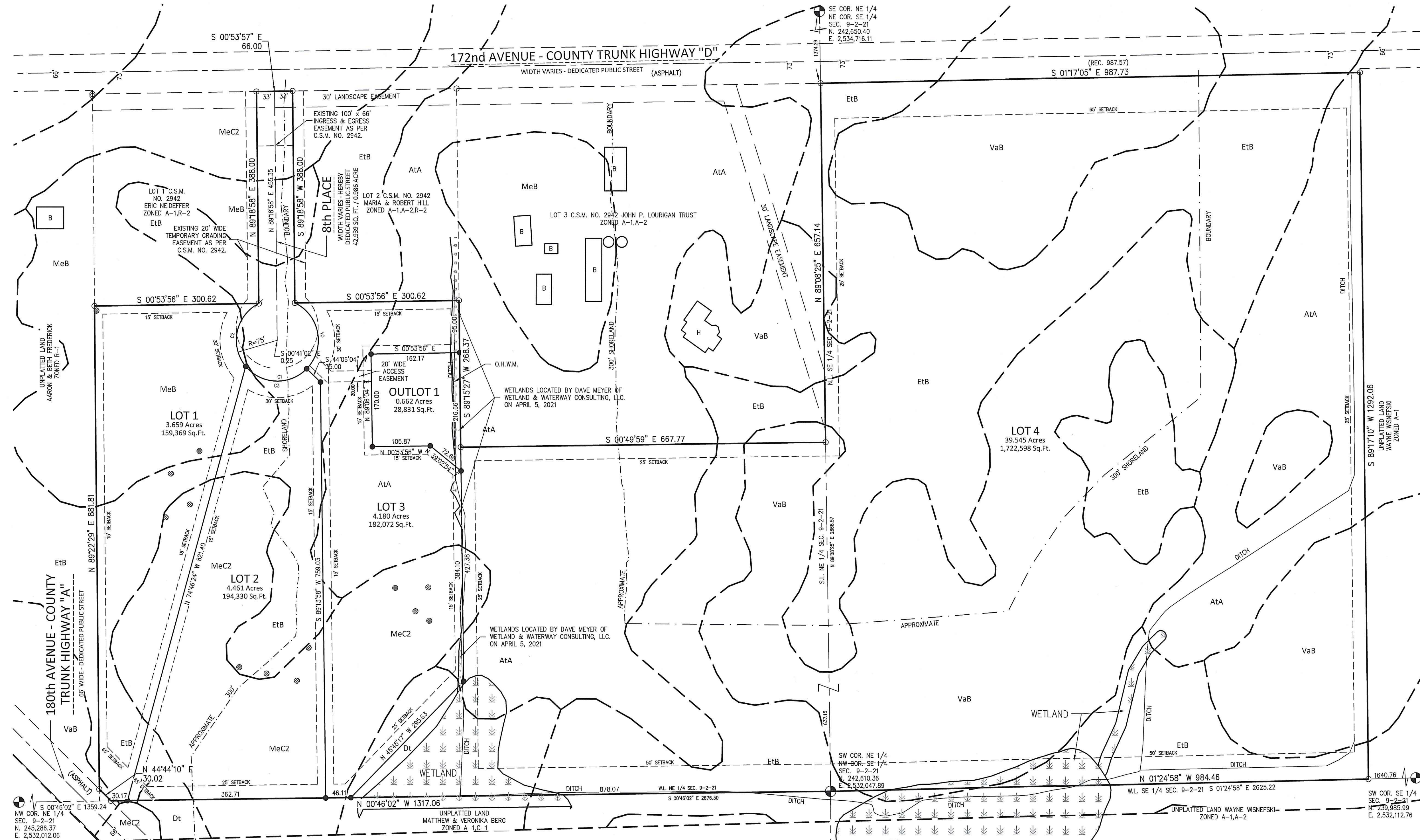
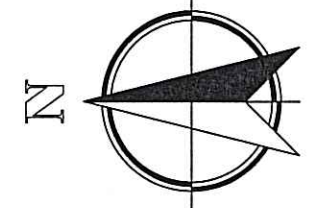
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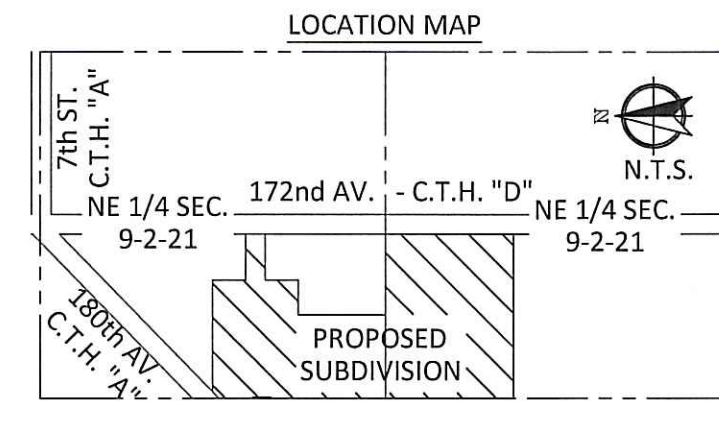
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Department of Administration



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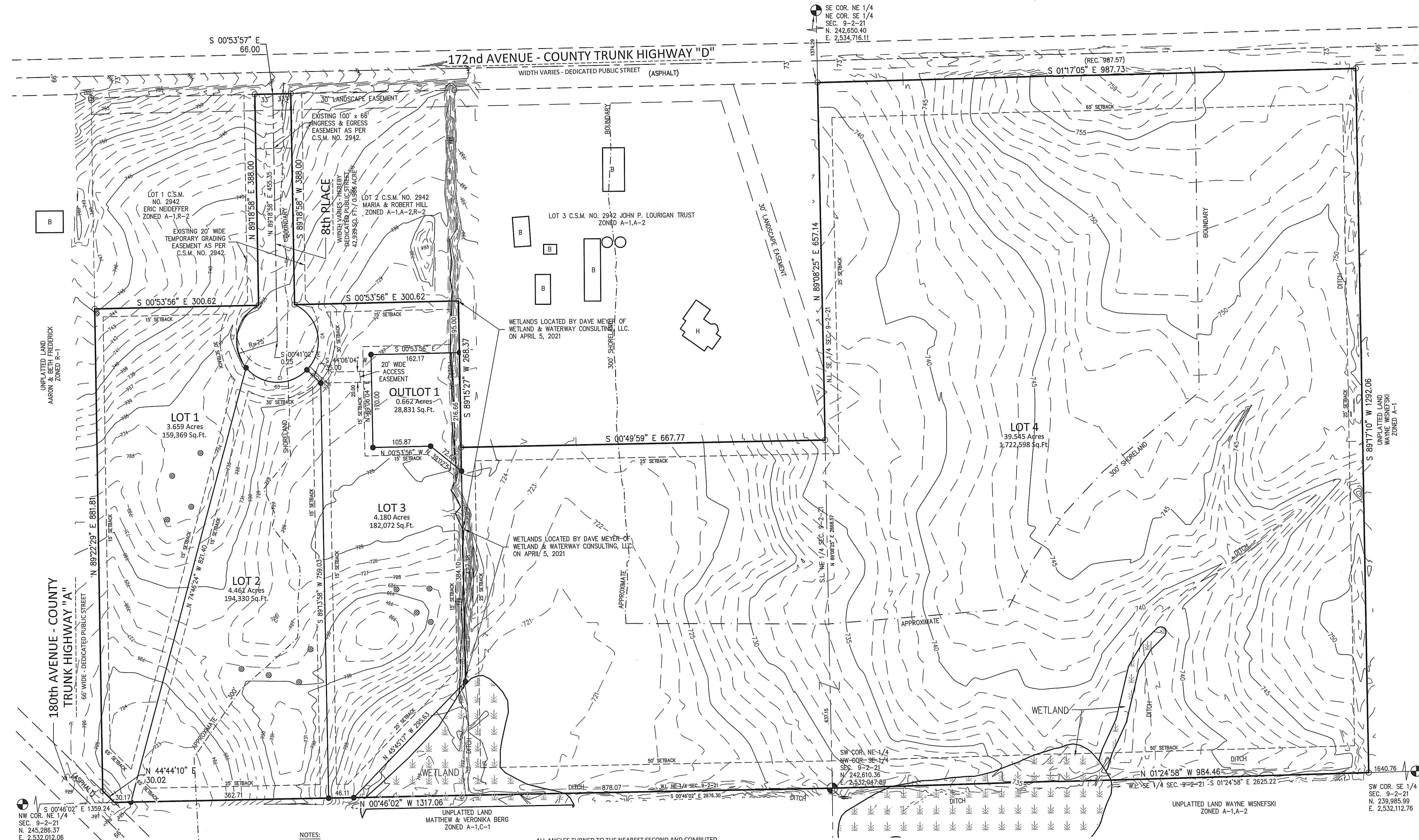
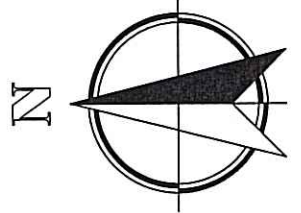
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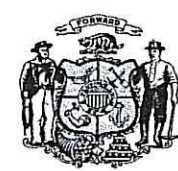
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4-12-2021

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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



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)).

Property Owner John P Lourigan Trust				Property Location Govt. Lot SW 1/4 NE 1/4 S 9 T 2 N R 21				<input checked="" type="checkbox"/> E (or) W <input type="checkbox"/>	
Property Owner's Mailing Address 844 172 nd Ave				Lot # 1	Block #	Subd. Name or CSM#			
City Union Grove	State WI	Zip Code 53182	Phone Number ()	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town Paris	Nearest Road 172 nd Ave		


<input checked="" type="checkbox"/> New Construction Use: <input checked="" type="checkbox"/> Residential / Number of bedrooms: 4		Code derived design flow rate 600 GPD		Site Suitable For:	
<input type="checkbox"/> Replacement <input type="checkbox"/> Public or commercial - Describe: _____		Flood Plan elevation if applicable _____ ft.		<input type="checkbox"/> Conventional	
Parent material <u>Glacial Till</u>				<input type="checkbox"/> At-Grade	
General comments and recommendations: Prop. Mound site Established				<input checked="" type="checkbox"/> Mound	
				<input type="checkbox"/> Holding Tank	
				<input type="checkbox"/>	

1	Boring #	<input type="checkbox"/> Boring <input checked="" type="checkbox"/> Pit	Ground surface elev. <u>89.0</u> ft	Depth to limiting factor <u>18</u> in.	Soil Application Rate					
Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/Ft ²	
									*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 #	<input type="checkbox"/> Boring <input checked="" type="checkbox"/> Pit	Ground surface elev. <u>88.8</u> ft.	Depth to limiting factor <u>16</u> in.	Soil Application Rate					
Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/Ft ²	
									*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) Logan Mohr		CST Number 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. 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/Ft ²	
									*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/Ft ²	
									*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/Ft ²	
									*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



BM

SCALE
1" = 50'

BENCHMARK = 100'
Top of NE Lot Corner

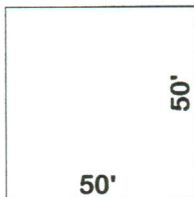


PROPERTY OWNER
JOHN P. LOURIGAN TRUST

844 172ND AVE
UNION GROVE WI 53182

LOCATION
45-4-221-091-0314
Lot 1

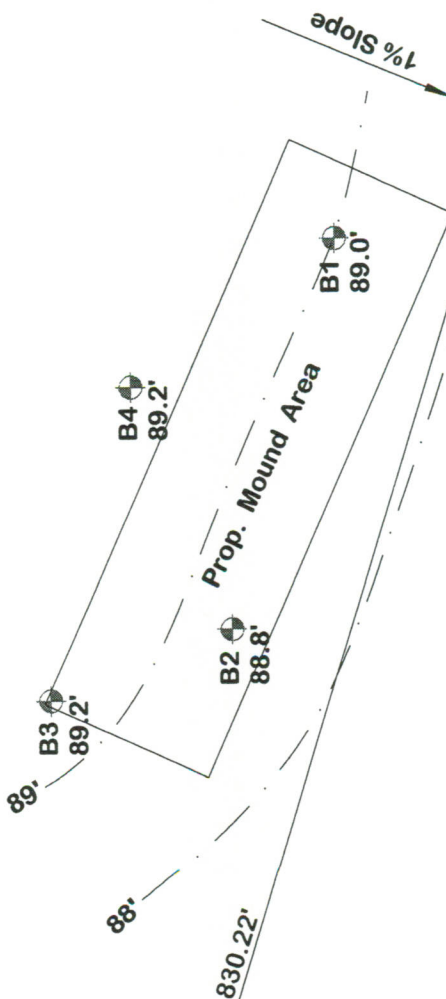
SW, NE 9-24-21E
Town of Paris
Kenosha County



300.61'

881.80'

Not Drawn to Scale
Drawn to Scale



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 John P. Lourigan Trust				Property Location Govt. Lot SW 1/4 NE 1/4 S 9 T 2 N R 21				<input checked="" type="checkbox"/> E (or) W <input type="checkbox"/>	
Property Owner's Mailing Address 844 172 nd Ave				Lot # 2	Block #	Subd. Name or CSM#			
City Union Grove	State WI	Zip Code 53182	Phone Number ()	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town	Nearest Road 172 nd Ave		

<input checked="" type="checkbox"/> New Construction Use: <input checked="" type="checkbox"/> Residential / Number of bedrooms: 4		Code derived design flow rate 600 GPD		Site Suitable For:	
<input type="checkbox"/> Replacement <input type="checkbox"/> Public or commercial - Describe: _____				<input type="checkbox"/> Conventional	
Parent material <u>Glacial Till</u>		Flood Plan elevation if applicable _____ ft.		<input type="checkbox"/> At-Grade	
General comments and recommendations: Prop. Mound Site established				<input checked="" type="checkbox"/> Mound	
				<input type="checkbox"/> Holding Tank	
				<input type="checkbox"/>	

1 Boring #	<input type="checkbox"/> Boring	<input checked="" type="checkbox"/> Pit	Ground surface elev. <u>99.9</u> ft.	Depth to limiting factor <u>21</u> in.
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Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*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 #	<input type="checkbox"/> Boring	<input checked="" type="checkbox"/> Pit	Ground surface elev. <u>100.0</u> ft.	Depth to limiting factor <u>17</u> in.
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Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*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) Logan Mohr		CST Number 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/Ft ²	
									*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/Ft ²	
									*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

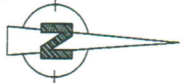
5 Boring # ☐ Boring ☐ Pit Ground surface elev. ____ ft. Depth to limiting factor ____ in.

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

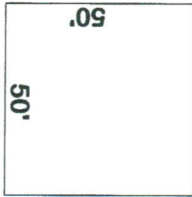
* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

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

Original

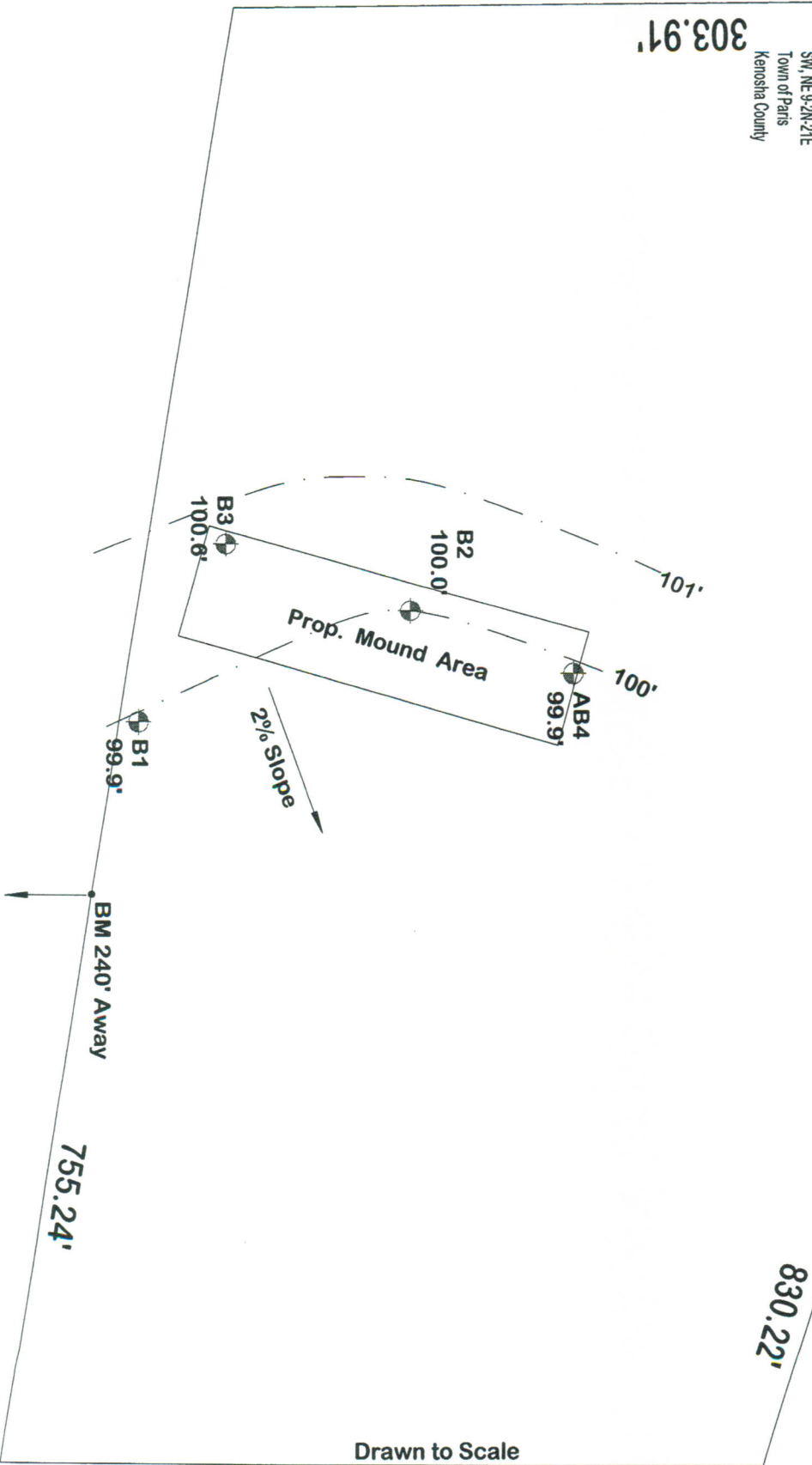


PROPERTY OWNER
JOHN P LOURIGAN TRUST
844 172ND AVE
UNION GROVE WI 53182
SCALE
1" = 50'
BENCHMARK = 100'
Nail in Tree



LOCATION
45-4-221-091-0314
Lot 2
SW, NE 9-2N-21E
Town of Paris
Kenosha County

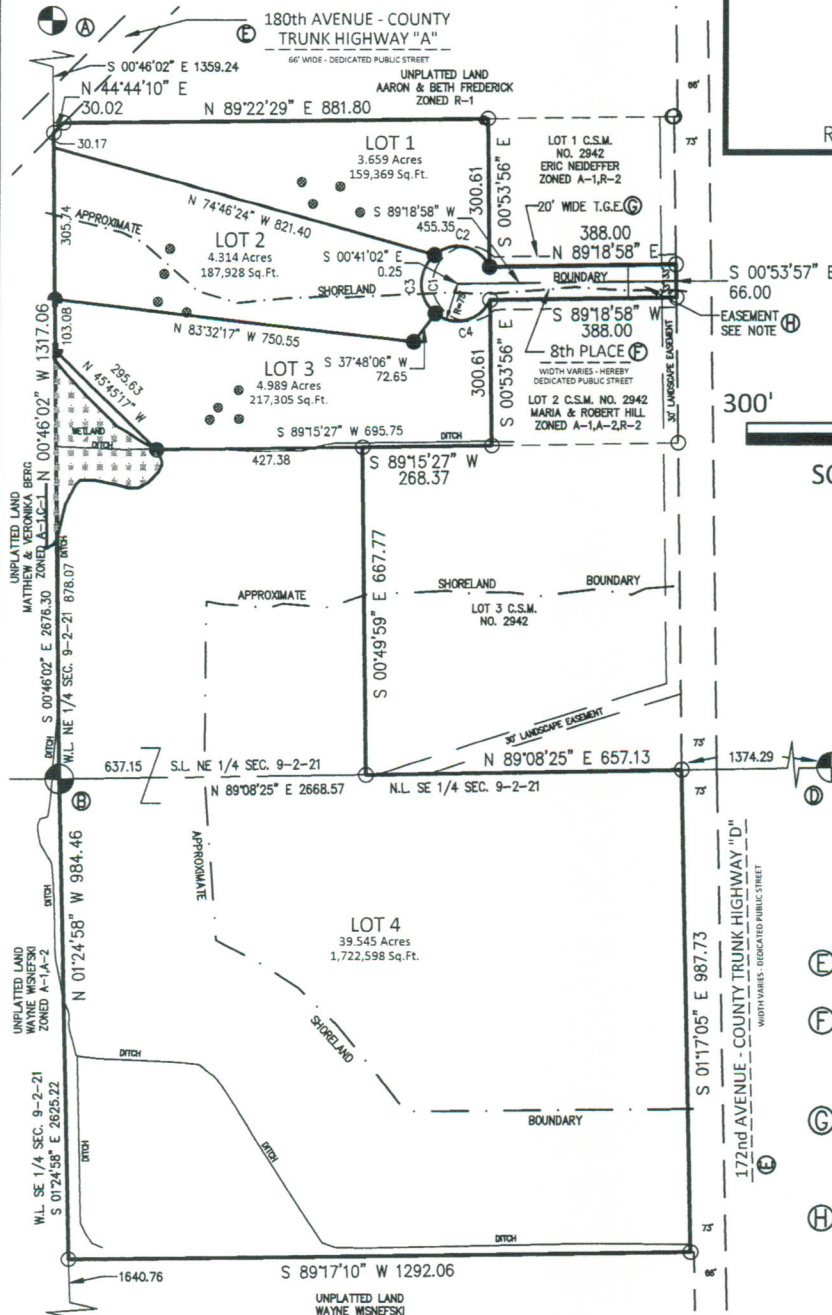
303.91'



70 5 13
→ 4'

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



300' 0' 300'

SCALE 1"=300'

- (A) NW COR. NE 1/4 SEC. 9-2-21
N. 245,286.37
E. 2,532,012.06
- (B) SW COR. NE 1/4 NW COR. SE 1/4 SEC. 9-2-21
N. 242,610.36
E. 2,532,047.89
- (C) SW COR. SE 1/4 SEC. 9-2-21
N. 239,985.99
E. 2,532,112.76
- (D) SE COR. NE 1/4 NE COR. SE 1/4 SEC. 9-2-21
N. 242,650.40
E. 2,534,716.11

- (E) EXISTING DEDICATED PUBLIC STREETS.
- (F) HEREBY DEDICATED PUBLIC STREET:
8th PLACE 42,939 SQ. FT. OR 0.986 ACRE.
- (G) EXISTING 20' WIDE TEMPORARY GRADING EASEMENT AS PER C.S.M. NO. 2942.
- (H) 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.nmbasc.net

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

2020.0234.01 - CSM.DWG
SHEET 1 OF 3 SHEETS

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 John P Lourigan Trust				Property Location Govt. Lot SW 1/4 NE 1/4 S 9 T 2 N R 21				<input checked="" type="checkbox"/> E (or) W
Property Owner's Mailing Address 844 172 nd Ave				Lot # 3	Block #	Subd. Name or CSM#		
City Union Grove	State WI	Zip Code 53182	Phone Number ()	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town	Nearest Road 172 nd Ave	

<input checked="" type="checkbox"/> New Construction Use: <input checked="" type="checkbox"/> Residential / Number of bedrooms: 4		Code derived design flow rate 600 GPD		Site Suitable For: <input type="checkbox"/> Conventional <input type="checkbox"/> At-Grade <input checked="" type="checkbox"/> Mound <input type="checkbox"/> Holding Tank <input type="checkbox"/>
<input type="checkbox"/> Replacement <input type="checkbox"/> Public or commercial - Describe: _____		Flood Plan elevation if applicable ----- ft.		
Parent material <u>Glacial Till</u>				
General comments and recommendations: Prop. Mound Site Established				

1	Boring #	<input type="checkbox"/> Boring <input checked="" type="checkbox"/> Pit	Ground surface elev. <u>99.8 ft</u>	Depth to limiting factor <u>16 in.</u>
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Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
1	0-8	10yr3/3	-----	SiCL	2msbk	Mfr	AS	1VF	*Eff#1 0.4	*Eff#2 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 #	<input type="checkbox"/> Boring <input checked="" type="checkbox"/> Pit	Ground surface elev. <u>99.5 ft.</u>	Depth to limiting factor <u>23 in.</u>
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Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
1	0-9	10yr3/2	-----	SiCL	1msbk	Mfr	AS	1VF	*Eff#1 0.2	*Eff#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) Logan Mohr	 Signature	CST Number 1410637
Address W4644 Pine Creek Drive Elkhorn WI 53121	Date Evaluation Conducted 12/16/2020	Telephone Number 262 495 7004

3

Boring #

☐ Boring☒ PitGround 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/Ft ²	
									*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☒ PitGround 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/Ft ²	
									*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☐ PitGround 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/Ft ²	
									*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



Logan Mohr

PROPERTY OWNER
JOHN P. LOURIGAN TRUST
844 172ND AVE
UNION GROVE WI 53182



LOCATION

454-221-091-0314

Lot 3

SW, NE 9-2N-21E

Town of Paris

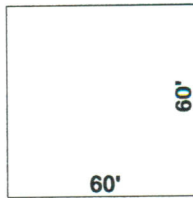
Kenosha County

SCALE

1" = 60'

BENCHMARK = 100'

Spike in Tree



135.08'

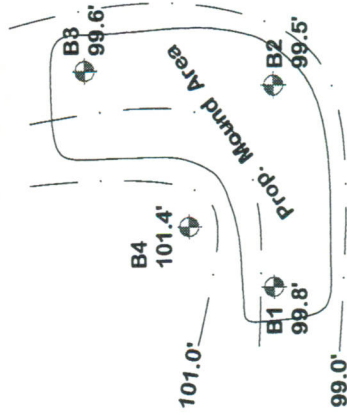
755.24'

295.63'

•BM

695.75'

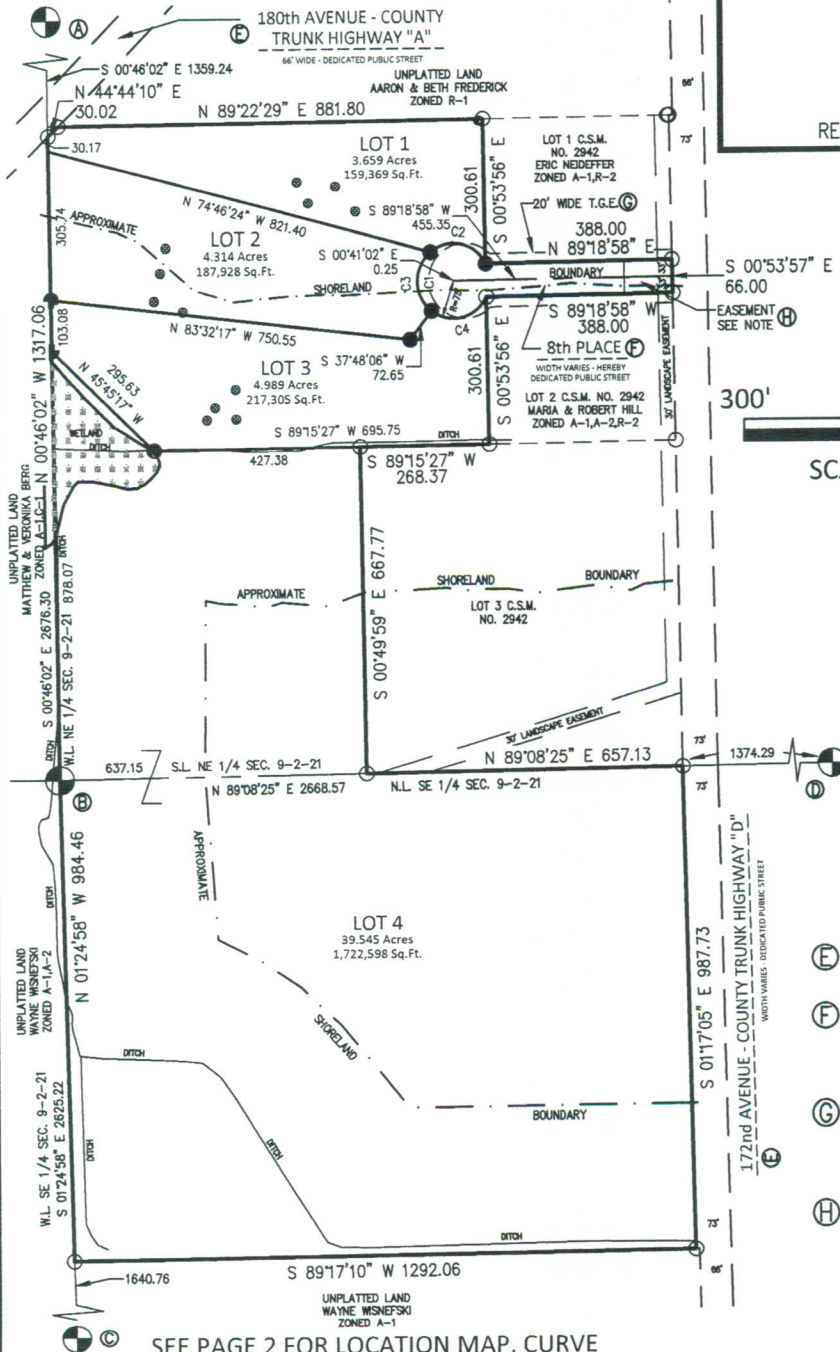
4% Slope



Not Drawn to Scale
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



300' 0' 300'

SCALE 1"=300'

- (A) NW COR. NE 1/4 SEC. 9-2-21
N. 245,286.37
E. 2,532,012.06
- (B) SW COR. NE 1/4 NW COR. SE 1/4 SEC. 9-2-21
N. 242,610.36
E. 2,532,047.89
- (C) SW COR. SE 1/4 SEC. 9-2-21
N. 239,985.99
E. 2,532,112.76
- (D) SE COR. NE 1/4 NE COR. SE 1/4 SEC. 9-2-21
N. 242,650.40
E. 2,534,716.11

- (E) EXISTING DEDICATED PUBLIC STREETS.
- (F) HEREBY DEDICATED PUBLIC STREET: 8th PLACE 42,939 SQ. FT. OR 0.986 ACRE.
- (G) EXISTING 20' WIDE TEMPORARY GRADING EASEMENT AS PER C.S.M. NO. 2942.
- (H) 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.

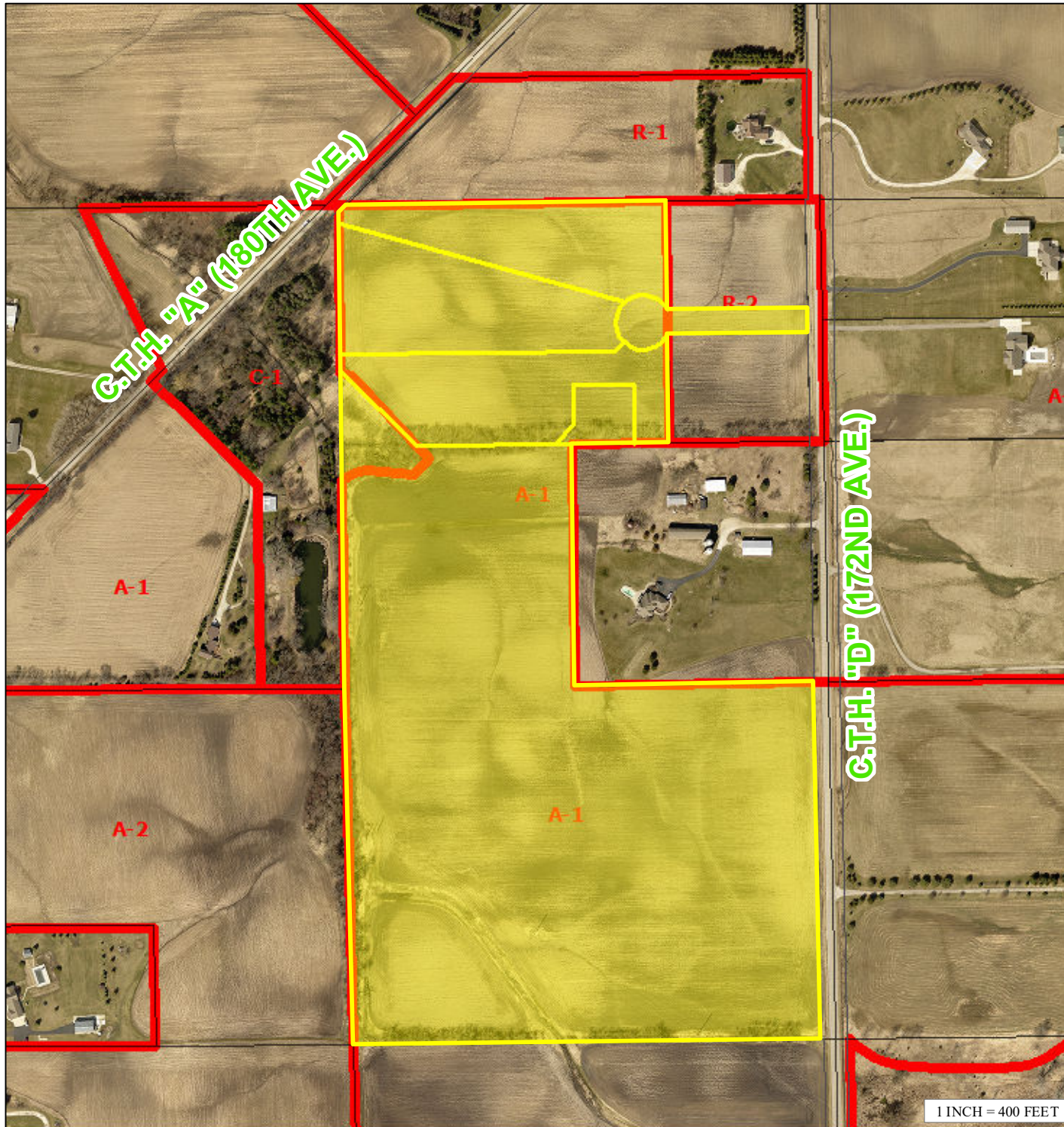


Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS

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

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

2020.0234.01 - CSM.DWG
SHEET 1 OF 3 SHEETS



PRELIMINARY PLAT SITE MAP

PETITIONER(S):

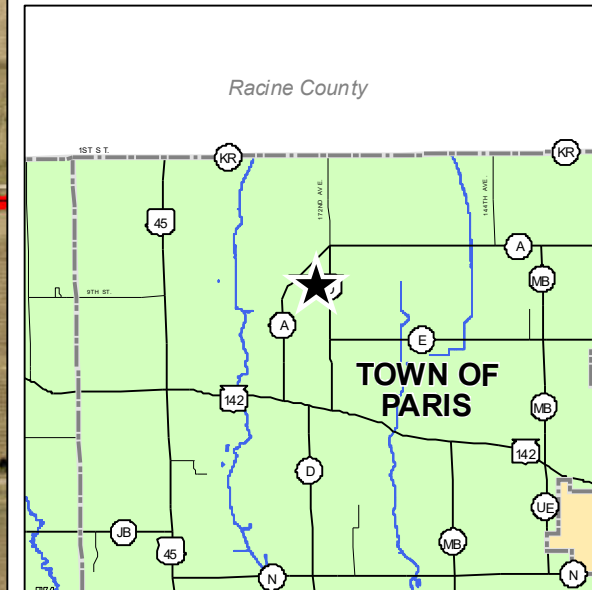
John P. Lourigan Trust (Owner)
John P. Lourigan (Agent)

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





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 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 - 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

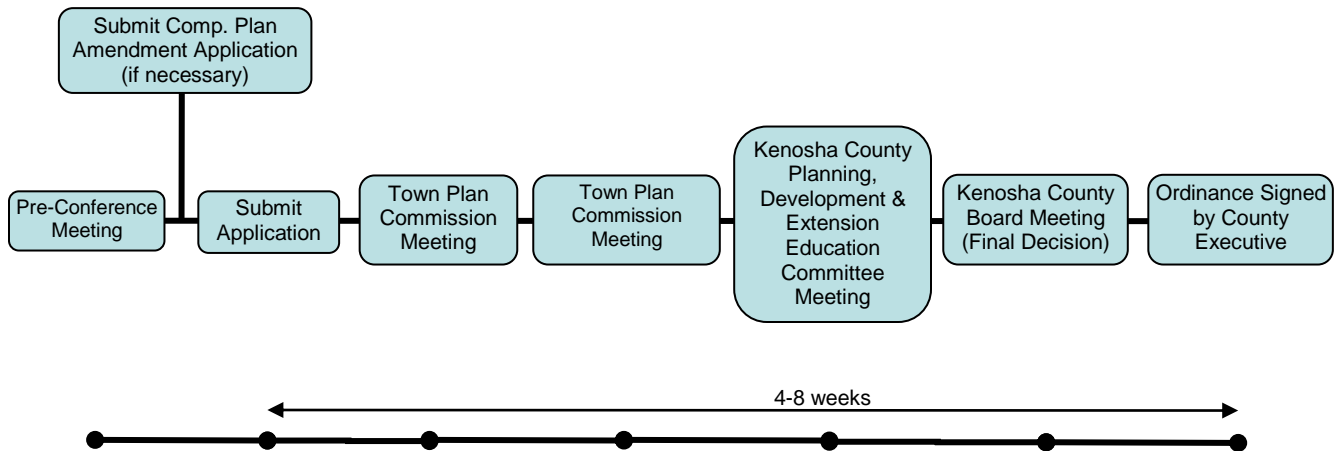
Somers Town of 859-2822

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

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
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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.

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Source: Kenosha County Department of Planning and Development

Kenosha County

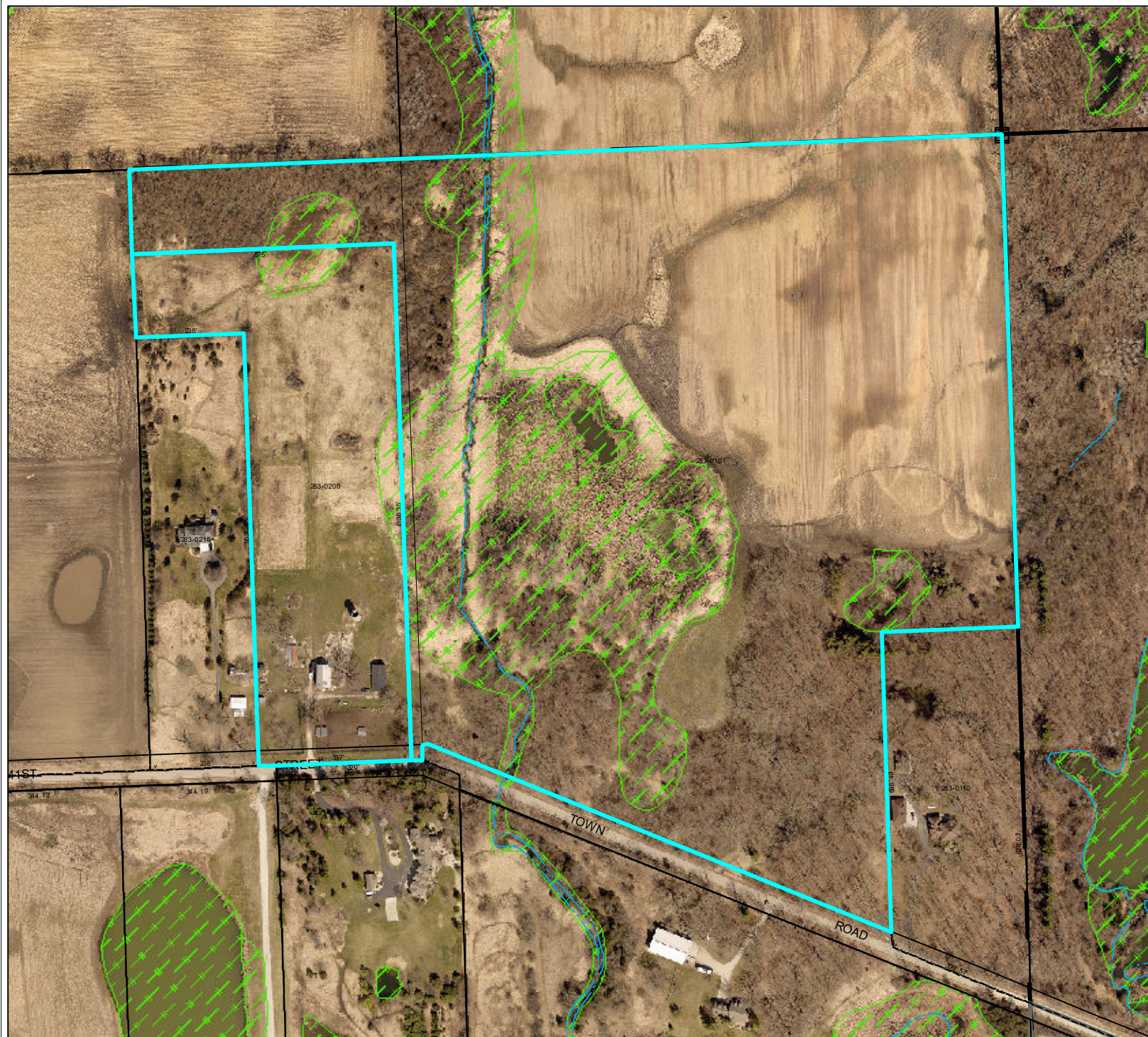


PROPERTIES SUBJECT TO PROPOSED LOT LINE ADJUSTMENT



1 inch = 300 feet

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COUNTY OF KENOSHA

Department of Planning & Development

19600 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:

<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.
<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).

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

LOT LINE ADJUSTMENT APPLICATION

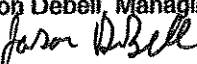
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2. Affected parcel information of all the affected tax key parcels (properties) involved in the proposed lot line adjustment?

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:

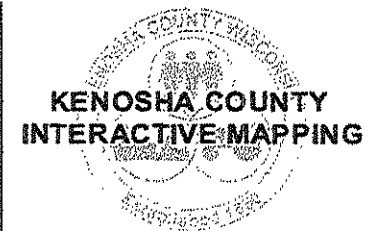
Attach a to-scale survey or to-scale site plan showing the current lot layout and following information:

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



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

Kenosha County

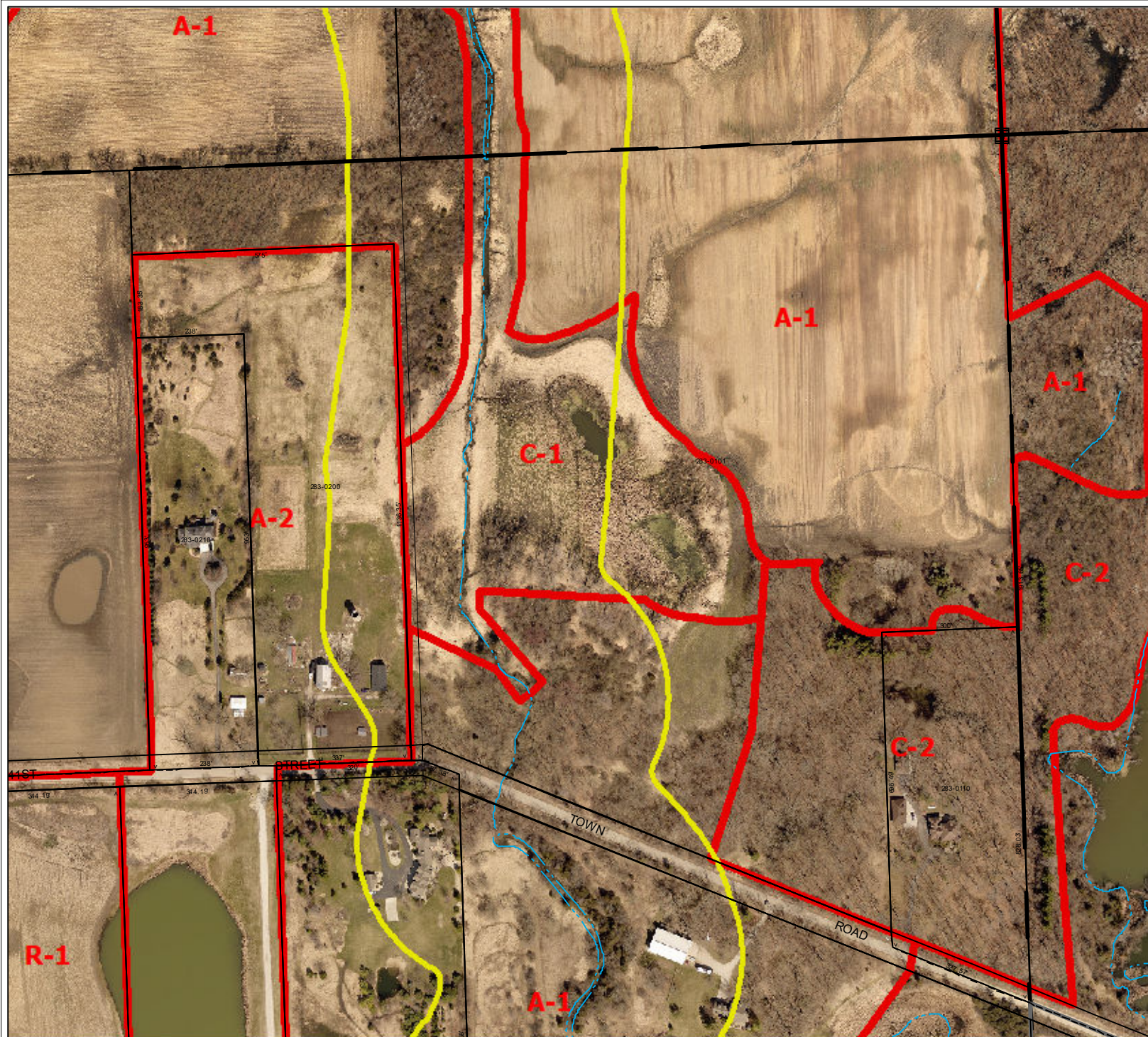


CURRENT ZONING CLASSIFICATIONS



1 inch = 300 feet

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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

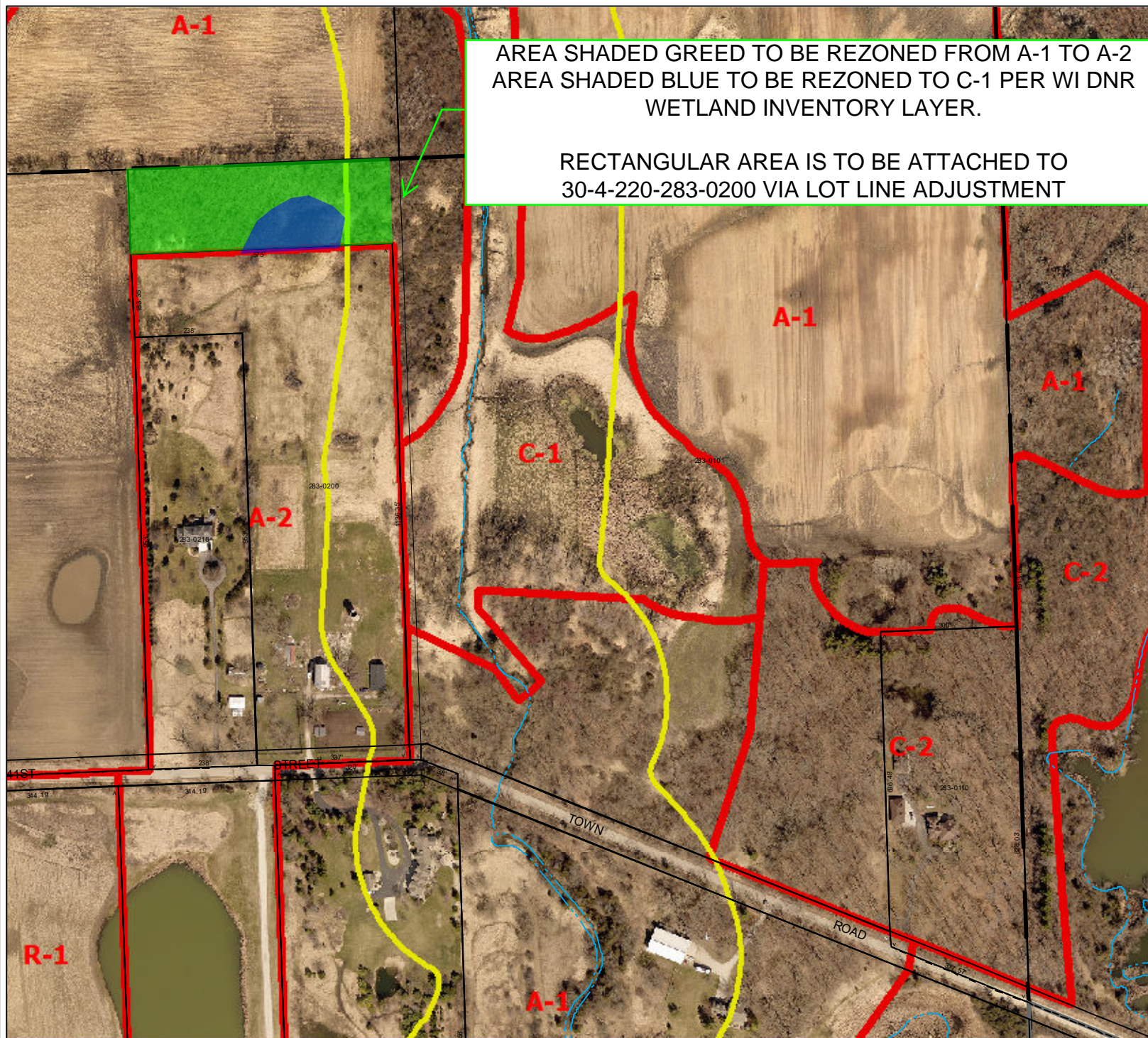


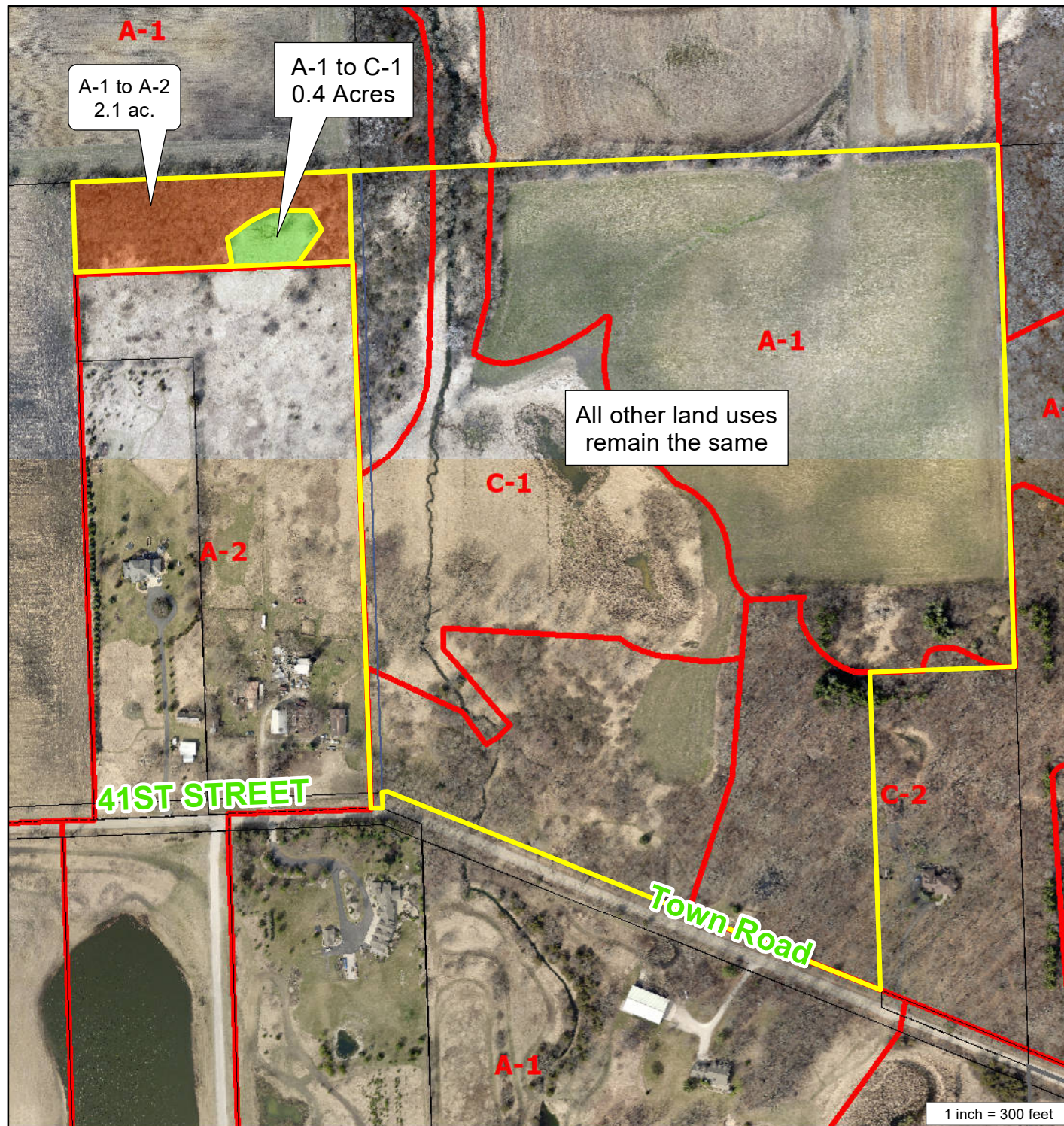
PROPOSED ZONING CLASSIFICATIONS



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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.

