



COUNTY OF KENOSHA

Department of Planning and Development

REZONING APPLICATION

RECEIVED
DEC 23 2019
Kenosha County
Planning and Development

(a) Property Owner's Name:

John Lourigan Trust 3/18/2009

Print Name: John Lourigan

Signature: 

Mailing Address: 844 172nd Ave

City: Union Grove

State: WI

Zip: 53182

Phone Number: 262-893-6537

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

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

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

Print Name: _____

Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

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

45-4-221-091-0310

Property Address of property to be rezoned:

844 172nd Ave Union Grove WI 53182

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

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

REZONING APPLICATION

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

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

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

☒ A-1 Agricultural Preservation District	☐ TCO Town Center Overlay District
☒ A-2 General Agricultural District	☐ B-1 Neighborhood Business District
☐ A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	☐ B-2 Community Business District
☐ A-4 Agricultural Land Holding District	☐ B-3 Highway Business District
☐ AE-1 Agricultural Equestrian Cluster Single-Family District	☐ B-4 Planned Business District
☐ R-1 Rural Residential District	☐ B-5 Wholesale Trade and Warehousing District
☒ R-2 Suburban Single-Family Residential District	☐ BP-1 Business Park District
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☐ R-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](#)".

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

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

☒ Farmland Protection	☐ Governmental and Institutional
☒ General Agricultural and Open Land	☐ Park and Recreational
☐ Rural-Density Residential	☐ Street and Highway Right-of-Way
☐ Agricultural and Rural Density Residential	☐ Other Transportation, Communication, and Utility
☒ Suburban-Density Residential	☐ Extractive
☐ Medium-Density Residential	☐ Landfill
☐ High-Density Residential	☐ Primary Environmental Corridor
☐ Mixed Use	☐ Secondary Environmental Corridor
☐ Commercial	☐ Isolated Natural Resource Area
☐ Office/Professional Services	☐ Other Conservancy Land to be Preserved
☐ Industrial	☐ Nonfarmed Wetland
☐ Business/Industrial Park	☐ Surface Water

(h) Attach a plot plan or survey plat of property to be rezoned (showing location, dimensions, zoning of adjacent properties, existing uses and buildings of adjacent properties, floodways and floodplains)—drawn to scale.

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

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

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

☒

Yes

☐

No

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

☐

Yes

☒

No

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

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

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

Request for Rezoning Petition\$750.00

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

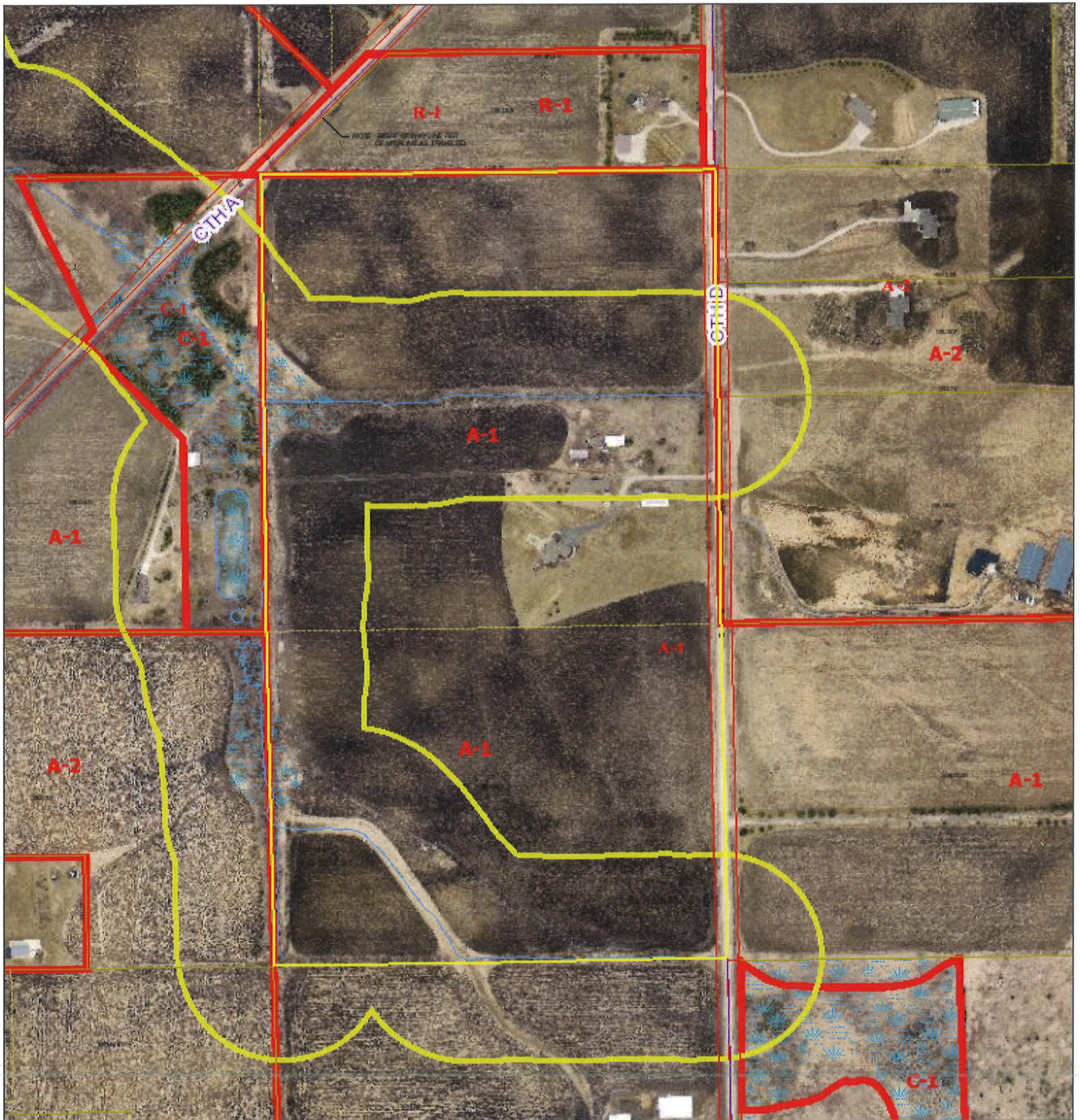
Note: Agricultural Use Conversion Charge

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

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



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



DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

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

KENOSHA COUNTY CERTIFIED SURVEY MAP NO.

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

COUNTY TRUNK
HIGHWAY "A"

UNPLATTED

OWNERS OF RECORD

Zoned: C-1 Lowland Resource Conservancy District

MONU. TO MONU. = 2676.30"

CONCRETE MONUMENT/BRASS CA
SW. CORNER OF THE NE. 1/4
SEC. 9-2-21
242,610.36
2,532,047.89

UNPLATTED

OWNER OF RECORD
Wayne Wisniewski

Zoned: A-2 General Agricultural District

MONU. TO MONU. = 2625.22'

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

1292.06'
S 89°17' 10" W 1332.06'
UNPLATTED

Zoned: A-1 Agricultural
Preservation District

OWNER OF RECORD
Wayne Wisniewski

GRAPHIC SCALE
inch = 300 feet

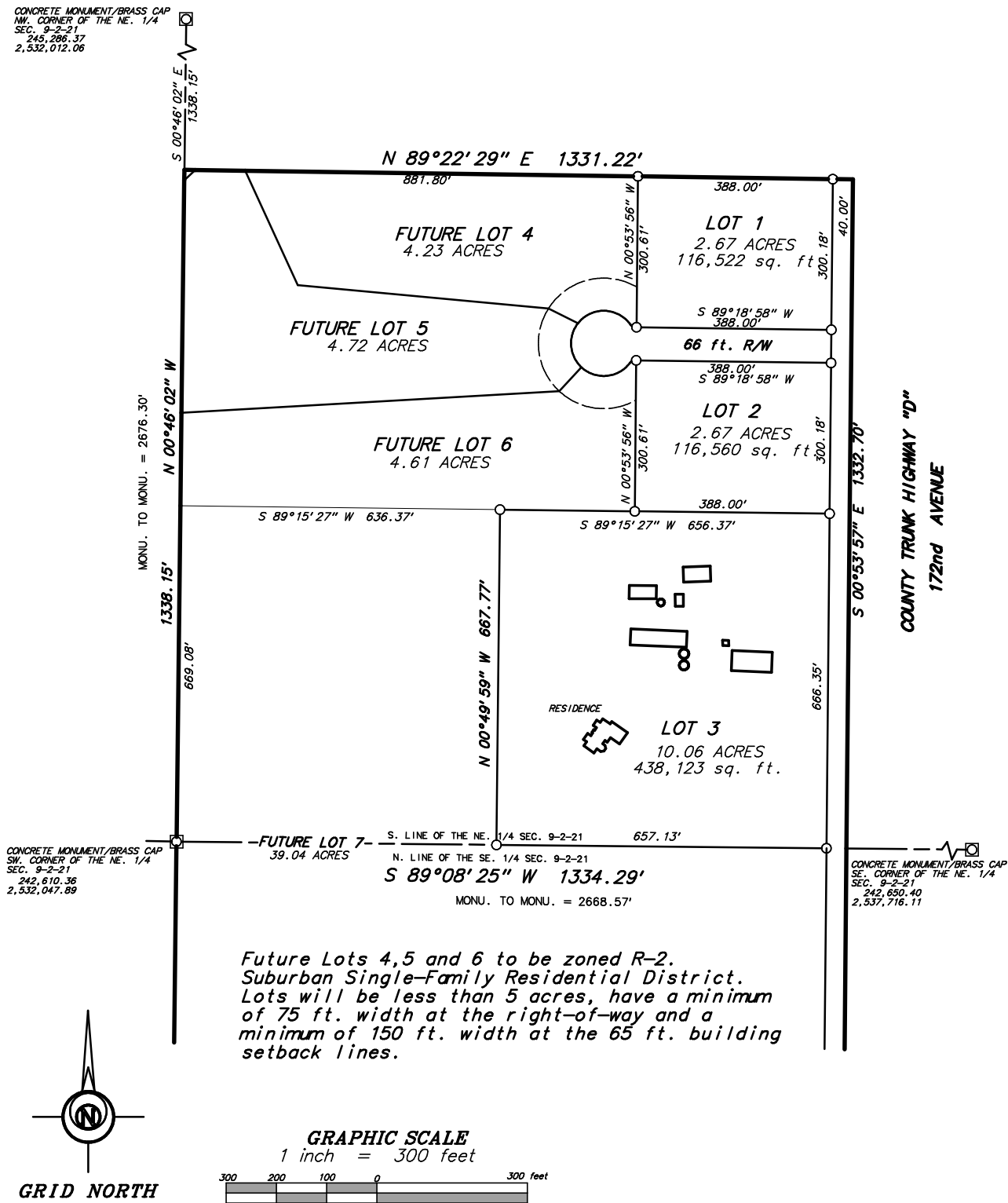
*Bearings are referenced to the west line of the
NE. 1/4 Sec. 9-2-21 Wisconsin Coordinate System
South Zone (NAD-27)*

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

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

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

AgPUD CONCEPT PLAN



Legal Description:

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