



# COUNTY OF KENOSHA

## Division of Planning & Development

19600 75<sup>th</sup> Street, Suite 185-3

Bristol, WI 53104-9772

Phone: (262) 857-1895

Fax: (262) 857-1920

### KENOSHA COUNTY DEVELOPMENT APPLICATION

\* If you would rather apply for your project online and pay fees online without having to travel to and from this office to submit hardcopy documentation and physical payment, you can do so by visiting the Planning & Development Online Portal at the web address shown below, creating login credentials and logging in under said credentials in order to apply for your project. If you submit via the portal, you still need to complete this application, and upload it to the portal.

<https://permitting.kenoshacounty.org/eTrakit/>

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AUG 20 2021

1. Select all application types that apply:

☐ Comprehensive Land Use Plan Map Amendment Application (COMP)

☐ Rezoning Application (REZO)

☐ Conditional Use Permit Application (CUP)

☐ Affidavit of Correction (AFC)

Land Division Applications

☐ Certified Survey Map (CSM)

☐ Preliminary Plat Application (PLAT)

☒ Final Plat Application (PLAT)

2. Enter all contact information:

Property Owner Contact Information (1)

Company Name: John Lourigan/ John Lourigan Trust 3/18/20

Individual's Name: John Lourigan

Mailing Address: 844 172nd Ave Union Grove WI 53182

Phone Number: 262-893-6537

Email Address: LRNJOHN@yahoo.com

Property Owner Contact Information (2)

Company Name: \_\_\_\_\_

Individual's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Property Owner Contact Information (3)

Company Name: \_\_\_\_\_

Individual's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Property Owner Contact Information (4)

Company Name: \_\_\_\_\_

Individual's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Architect Contact Information

Company Name: \_\_\_\_\_

Individual's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Engineer Contact Information

Company Name: Nielsen Madsen & Barber, S.C

Individual's Name: Jason Christensen/Mark Eberle

Mailing Address: 1458 Horizon Blvd, Suite 200

Phone Number: 262-634-5588

Email Address: jchristensen@nmbsc.net

Surveyor Contact Information

Company Name: Nielsen Madsen & Barber

Individual's Name: Mark Madsen

Mailing Address: 1458 Horizon Blvd. Suite 200

Phone Number: 262-634-5588

Email Address: Meberle@nmbsc.net

Master Plumber/Soil Tester Contact Information

Company Name: Associates Soil testing

Individual's Name: Lance Petrsek

Mailing Address: W4644 Pine Creek Drive Elkhorn WI5312

Phone Number: 262-495-7004

Email Address: Associates@netwurx.net

3. List all subject properties by property address and/or tax key parcel number. If a full property address is not available including a house number, provide the tax key parcel number:

Tax Key Parcel Number	Full Property Address
1.	
2. 45-4-221-091-0314	
3.	
4.	

For Office Use Only: Applicants can track status on <https://permitting.kenoshacounty.org/eTrakit/>

Project Number(s):

Kenosha County Planning & Development

4. Provide a written summary of your proposed project and reasons for pursuing said project:

Continued subdividing of 70 AC parcel in the town of Paris from AgPUD plan.

5. If you are submitting a Comprehensive Land Use Plan Map Amendment Application (COMP), work with Planning & Development staff to prepare and attach a map of the subject area showing current land use plan map designations and a map of the subject area showing proposed land use plan map designations.
6. If you are submitting a Rezoning Application (REZO), work with Planning & Development staff to prepare and attach a map of the subject area showing current zoning map classifications and a map of the subject area showing proposed zoning map classifications.

**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 <https://www.revenue.wi.gov/Pages/SLF/useval-uvindx.aspx> or <https://www.revenue.wi.gov/Pages/FAQS/slf-usevalue.aspx>.

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.

7. If you are submitting a Conditional use Permit Application (CUP), work with Planning & Development staff to prepare and attach a code excerpt from [Section 12.29-8](#) of the Kenosha County General Zoning & Shoreland/Floodplain Zoning Ordinance regarding applicable standards to your proposed use. Any conditional use permit application is subject to formal site plan review pursuant to [Section 12.08-2](#) of the Kenosha County General Zoning & Shoreland/Floodplain Ordinance.
- Proposed Use:
  - Hours of Operation:
  - Number of employees currently onsite during the largest work shift:
  - Number of employees that will be onsite during the largest work shift:
  - Will there be outside entertainment? \_\_\_\_\_ If so, draw and label total horizontal and vertical extent of proposed outside entertainment on site plan.
  - Will there be outside storage? \_\_\_\_\_ If so, draw and label total horizontal and vertical extend of proposed outside storage on site plan.
  - Attach professionally drawn to-scale plan sheets for each of the following as applicable:
    - Building Plan (include floor plans and elevation drawings)
    - Site Plan ([Section 12.05-1\(h\)3](#) of zoning ordinance)
    - Traffic, Parking and Access Plan ([Section 12.13](#) of zoning ordinance)
    - Landscape Plan ([Section 12.16](#) of zoning ordinance)
    - Lighting Plan (including photometrics) ([Section 12.15](#) of zoning ordinance)
    - Storm Water Management Plan ([Division II](#) of stormwater ordinance)
    - Utility Plan
    - Traffic Impact Analysis (TIA) Plan
    - Natural Resources Protection Plan
    - Signage Plan ([Section 12.14](#) of zoning ordinance)
8. If you are submitting an Affidavit of Correction (AFFC), attach the draft affidavit of correction document prepared by your hired professional surveyor.
9. If you are submitting a Certified Survey Map Application, Preliminary Plat Application or Final Plat Application, submit the draft certified survey map document, draft preliminary plat document or draft final plat document prepared by your hired professional surveyor. Draft certified survey map, preliminary plat and/or final plat should be prepared compliant with applicable requirements stated in the [Kenosha County Land Division Ordinance](#).
10. If you are submitting a Comprehensive Land Use Plan Map Amendment (COMP), Rezoning Application (REZO), Land Division Application (CSM or PLAT) or a Conditional Use Permit Application (CUP) your project may be subject to sections of the Kenosha County Sanitary Code and Private Sewage System Ordinance that require a professional evaluation of existing private on-site wastewater treatment system(s) (POWTS) by a hired master plumber and/or professional soil borings by a hired professional soil tester in order to confirm site suitability for a future planned POWTS. Depending on the results of these required hired professional evaluations, existing non-compliant POWTS on the subject property may be required to be replaced or proposed lots may be deemed unbuildable and therefore not be able to be created as part of your land division application.

Any required POWTS evaluations or required soil borings must be submitted to this office prior to or with the formal submittal of this application document. If an existing non-compliant POWTS must be replaced, then this application document will not be accepted until the required sanitary permit and associated application fees for said sanitary permit are submitted to this office.

- a. Number of lots/parcels being created (Do not include outlots or the remnant parcel unless it is 35 acres or less)

\_\_\_\_\_.

- b. Review Fee = Number from above x \$75

- c. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems?
- d. Are these systems older than July 1, 1980?
- e. 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.
- f. 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.
- g. 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.

11. Application fees will be assessed at time of submittal. See Fee Schedule.

**Development Disclosure**

It is the property owner and applicant's responsibility to determine if additional permits from other agencies will be required, including but not limited to: Wisconsin State Building Codes, Wisconsin State Department of Natural Resources, FEMA, U.S. Army Corps of Engineers, Wisconsin State Department of Transportation and U.S. Fish and Wildlife. If additional permits are required, it is the responsibility of the property owner/applicant to obtain such permits and comply with their conditions of approval.


The applicant acknowledges that the County of Kenosha could incur substantial costs throughout the review process and that it is appropriate for the applicant to be financially responsible for costs related to the development process rather than the County residents. Thus the applicant agrees to pay to the County of Kenosha all reasonable costs for engineering, planning, legal and administrative expenses incurred by the County of Kenosha as a result of this application.

Both parties acknowledge that the payment of funds and executing this application does not imply any particular outcome or decision by the staff of the County of Kenosha, the Planning, Development & Extension Education Committee and/or the County Board.


It is the property owner/applicant's responsibility to provide the County of Kenosha all necessary legal documentation related to the property, including but not limited to: proof of ownership, receipts, surveys, deed restrictions, vacation records, easement records, etc.

**I acknowledge, understand, and agree, that all relevant documentation will be provided to Kenosha County, and that all required permits and consent will be obtained prior to the start of construction, with all conditions of approval adhered to.**

**SIGNATURE OF ALL SUBJECT PROPERTY OWNERS (attach separate agent letter if necessary)**

	John Lourigan
Signature	Print Name
Signature	Print Name
Signature	Print Name

**SIGNATURE OF APPLICANT**

	John Lourigan
Signature	Print Name

## **IMPORTANT TELEPHONE NUMBERS**

### **Kenosha County Center**

Department of Public Works & Development Services  
19600 - 75<sup>th</sup> Street, Suite 185-3  
Bristol, Wisconsin 53104

Division of Planning and Development (including Sanitation & Land Conservation) ..... (262) 857-1895  
Facsimile # ..... (262) 857-1920

Public Works Division of Highways ..... (262) 857-1870

### **Kenosha County Administration Building**

Register of Deeds ..... (262) 653-2444  
Division of Land Information ..... (262) 653-2622

Wisconsin Department of Transportation, Southeast Region ..... (262) 548-5902  
141 NW Barstow St.  
Waukesha WI 53187-0798

Wisconsin Department of Natural Resources - Sturtevant Office ..... (262) 884-2300  
9531 Rayne Rd., Suite 4  
Sturtevant WI 53177

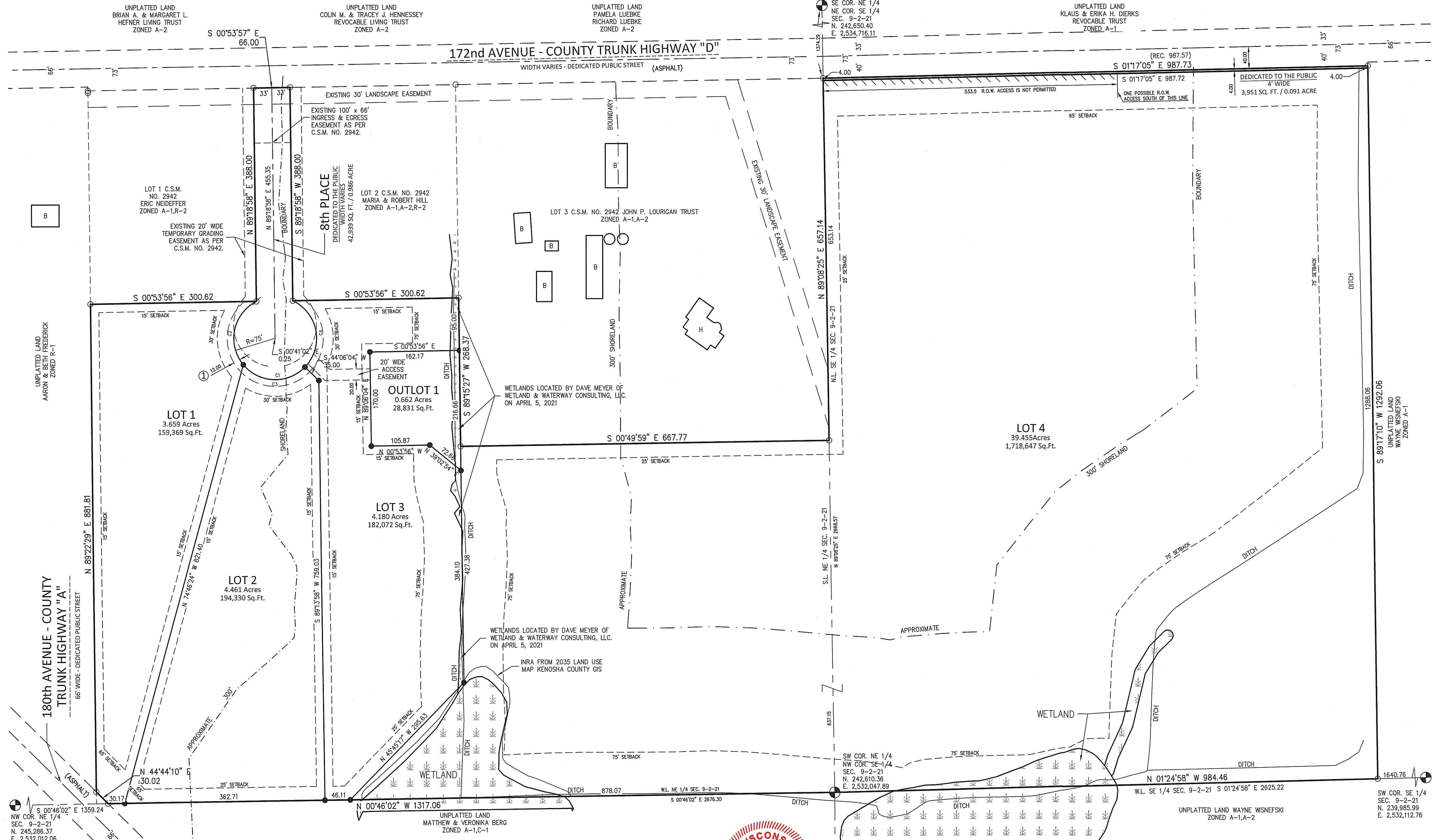
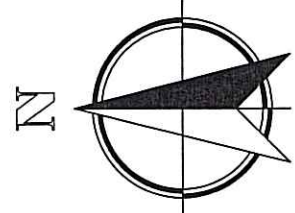
Brighton, Town of ..... (262) 878-2218  
Paris, Town of ..... (262) 859-3006  
Randall, Town of ..... (262) 877-2165  
Somers Village/Town of ..... (262) 859-2822  
Wheatland, Town of ..... (262) 537-4340  
City of Kenosha Planning & Zoning ..... (262) 653-4030  
City of Kenosha Water Utility ..... (262) 653-4300  
City of Kenosha Airport ..... (262) 653-4160



# 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.

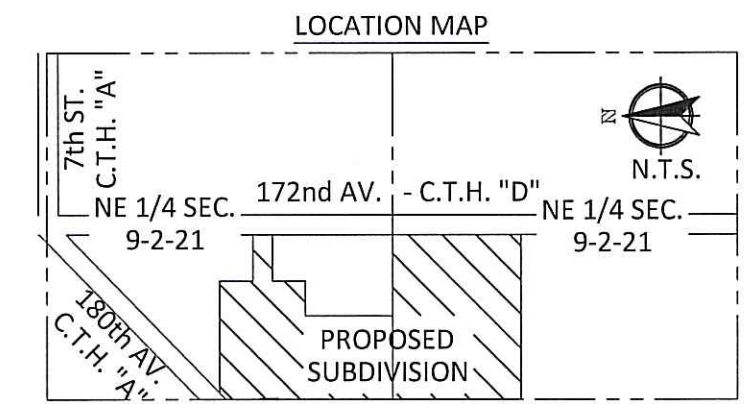
100' 0' 100'  
SCALE 1"=100'



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.
  - ① DEDICATED 12" WIDE W.E.P.CO. DISTRIBUTION EASEMENT UNDERGROUND.



B EXISTING BARN  
H EXISTING HOUSE

Curve Table						
Curve #	Delta	Radius	Arc	Tangent	Chord Direction	Tangent Bearing
C1	307°47'31"	75.00	402.90	38.75	S00°53'59"E	66.00
C2	102°35'52"	75.00	134.30	93.61	N78°18'08"W	117.06
C3	96°17'54"	75.00	126.08	83.73	S02°19'01"W	111.73
C4	108°53'45"	75.00	142.54	104.94	N79°39'11"E	122.04

SEE PAGE 2  
FOR NOTES

SHEET 1 OF 2 SHEETS



# FOXTAIL HOLLOW

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

## SURVEYOR'S CERTIFICATE

State of Wisconsin )  
 ) ss  
County of Kenosha)

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

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

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

That such map is a correct representation of all the exterior boundaries of the land surveyed and the subdivision of it.

That I have fully complied with the provisions of Chapter 236 of the Statutes of the State of Wisconsin, Section 14.04.080 of the Kenosha County Land Division Control Ordinance and the subdivision regulations, Chapter 13 of the Town of Paris Municipal Codes in surveying, dividing, mapping and dedicating the same.

August 20, 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 Town 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 by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection: 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

## Notes:

- This land division is part of an approved Agricultural Preservation Planned Development (APUD) approved in 2020. The density approved in this Plat is at the maximum and no further land divisions may occur on Lots shown on this Plat without further Town of Paris and Kenosha County approvals.
- 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.
- Lands lying within the designated wetland areas shall be preserved and protected by prohibiting grading, filling, and excavation; the erection of buildings; the removal or destruction of any vegetative covers except dead and diseased vegetation and noxious weeds as defined by the local municipality; the introduction of plants not indigenous to the existing environment of the wetland area; and grazing by domesticated animals.
- This property is located within an area having a Zone designation "X" by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Map, Community Panel No. 55059C0044D, which bears an effective date of June 19, 2012 and is not in a Special Flood Hazard Area.

## NOTES:

CURRENT ZONING OF PARCEL IS: A-1,R-2 AND C-1 WITH PUD PLANNED UNIT DEVELOPMENT OVERLAY.

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. PUD PLANNED UNIT DEVELOPMENT OVERLAY APPLIES TO ALL LOTS AND OUTLOTS.

OWNER / DEVELOPER: JOHN P. LORIGAN 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 S 00°46'02" E.

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.  
SHORELAND (LOTS 3 & 4): NO CLOSER THAN 75 FEET FROM THE ORDINARY HIGH WATER MARK OF ANY NAVIGABLE WATER.

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.

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

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

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