RECEIVED
MAR - 7 2024
Kenosha County
Deputy County Clerk

COUNTY OF KENOSHA

Division of Planning & Development

19600 75th 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.

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Planning and Development

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

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 (AFFC)

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 N. & Joyce K. Keen
Individual's Name: Joyce K. Keen
Mailing Address: 22120 18th Street, Union Grove WI 53182
Phone Number:
Email Address:

Property Owner Contact Information (2)
Company Name: Dave E. & Kimberly S. Daniels Rev. Trust
Individual's Name: Dave Daniels
Mailing Address: 22811 18th Street, Union Grove WI 53182
Phone Number:
Email Address:

Property Owner Contact Information (3)
Company Name: Mighty Grand Dairy LLC
Individual's Name: Dave Daniels
Mailing Address: 22811 18th Street, Union Grove WI 53182
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:
Individual's Name:
Mailing Address:
Phone Number:
Email Address:

Surveyor Contact Information
Company Name: Chaput Land Surveys
Individual's Name: Allen J. Schneider
Mailing Address: 234 W Florida St, Milwaukee WI 53204
Phone Number: 414-224-8068
Email Address:

Master Plumber/Soil Tester Contact Information
Company Name: Kerkman Bros. Construction
Individual's Name: Ken Kretschmer
Mailing Address: PO Box 923, New Munster WI 53152
Phone Number: 262-537-4448
Email Address:

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.	30-4-220-134-0400	22120 18th St
2.	30-4-220-133-0100	18th St
3.	30-4-220-241-0201	18th St
4.		

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

Project Number(s):
COMP24-00004, REZO24-00006 & CSM24-00003
e.g. COMP20-00001, REZO20-00001, CSM20-00001

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

   To subdivide 30-4-220-134-0400 so that the existing residence is on it's own parcel and the remnant appx. 16-acre parcel can be purchased.

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.
   a. Proposed Use:
   b. Hours of Operation:
   c. Number of employees currently onsite during the largest work shift:
   d. Number of employees that will be onsite during the largest work shift:
   e. Will there be outside entertainment? _____ If so, draw and label total horizontal and vertical extent of proposed outside entertainment on site plan.
   f. Will there be outside storage? _____ If so, draw and label total horizontal and vertical extend of proposed outside storage on site plan.
   g. Attach professionally drawn to-scale plan sheets for each of the following as applicable:
      i. Building Plan (include floor plans and elevation drawings)
      ii. Site Plan (Section 12.05-1(h)3 of zoning ordinance)
      iii. Traffic, Parking and Access Plan (Section 12.13 of zoning ordinance)
      iv. Landscape Plan (Section 12.16 of zoning ordinance)
      v. Lighting Plan (including photometrics) (Section 12.15 of zoning ordinance)
      vi. Storm Water Management Plan (Division II of stormwater ordinance)
      vii. Utility Plan
      viii. Traffic Impact Analysis (TIA) Plan
      ix. Natural Resources Protection Plan
      x. 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)

       1 _____.

    b. Review Fee = Number from above x $75

1 x $75.00 = $75.00 _____.

c. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems?

Yes, an existing dwelling with a 2018-permitted replacement mound system that will need to be evaluated.

d. Are these systems older than July 1, 1980?

No.

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)

Signature	John N. & Joyce K. Keen **Print Name**
Signature	, Dave E. & Kimberly S. Daniels Rev. Trust **Print Name**
Signature	Myron Daniels , Mighty Grand Dairy LLC **Print Name**

SIGNATURE OF APPLICANT

Signature	**Print Name**

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Public Works & Development Services
19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104

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

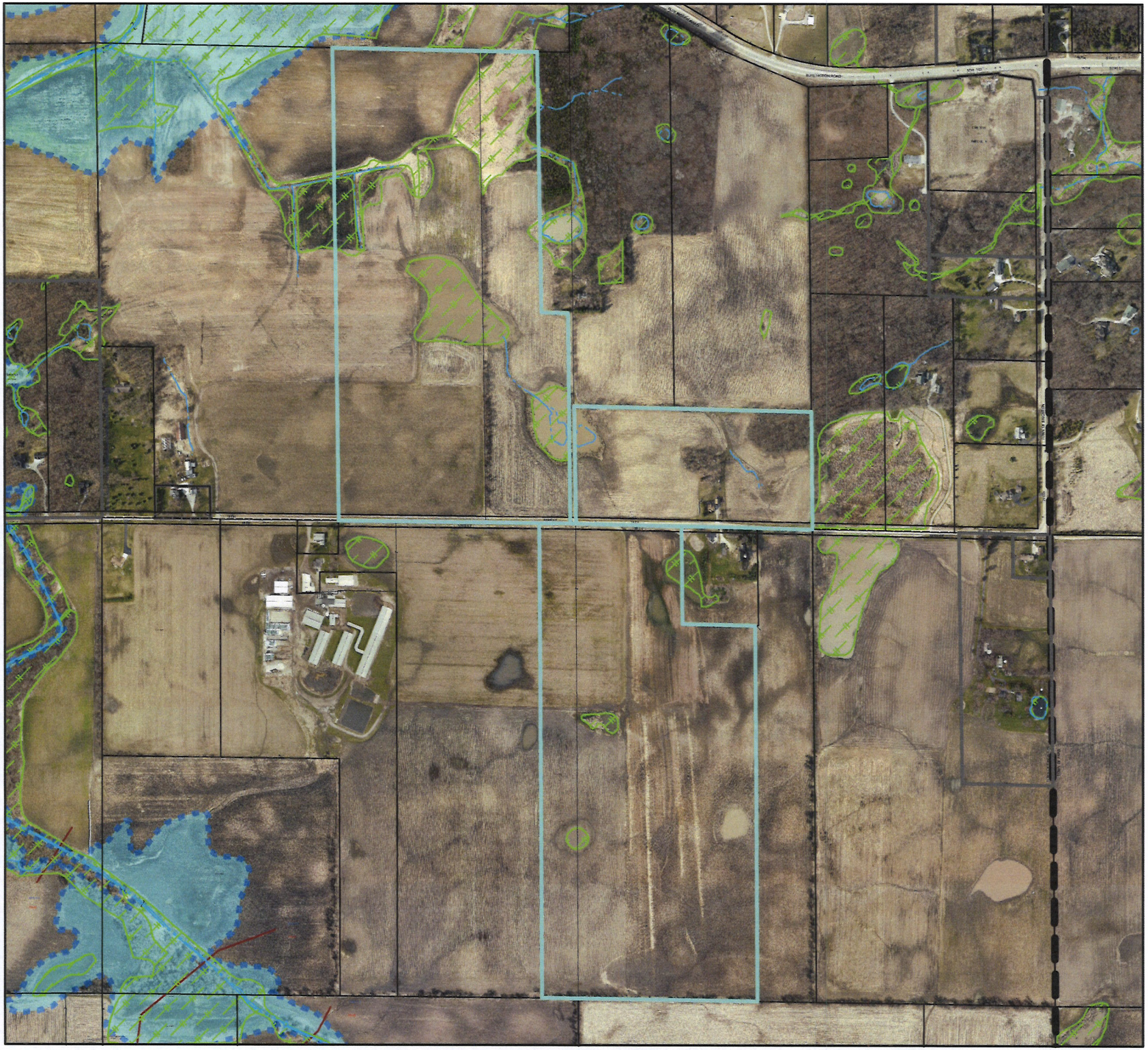
Public Works Division of Highways ..... (262) 857-1870

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



Kenosha County

KENOSHA COUNTY WISCONSIN
Established 1850

SUBJECT PROPERTY

N
W E
S

1 inch = 1,000 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 INNACURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.

Kenosha County

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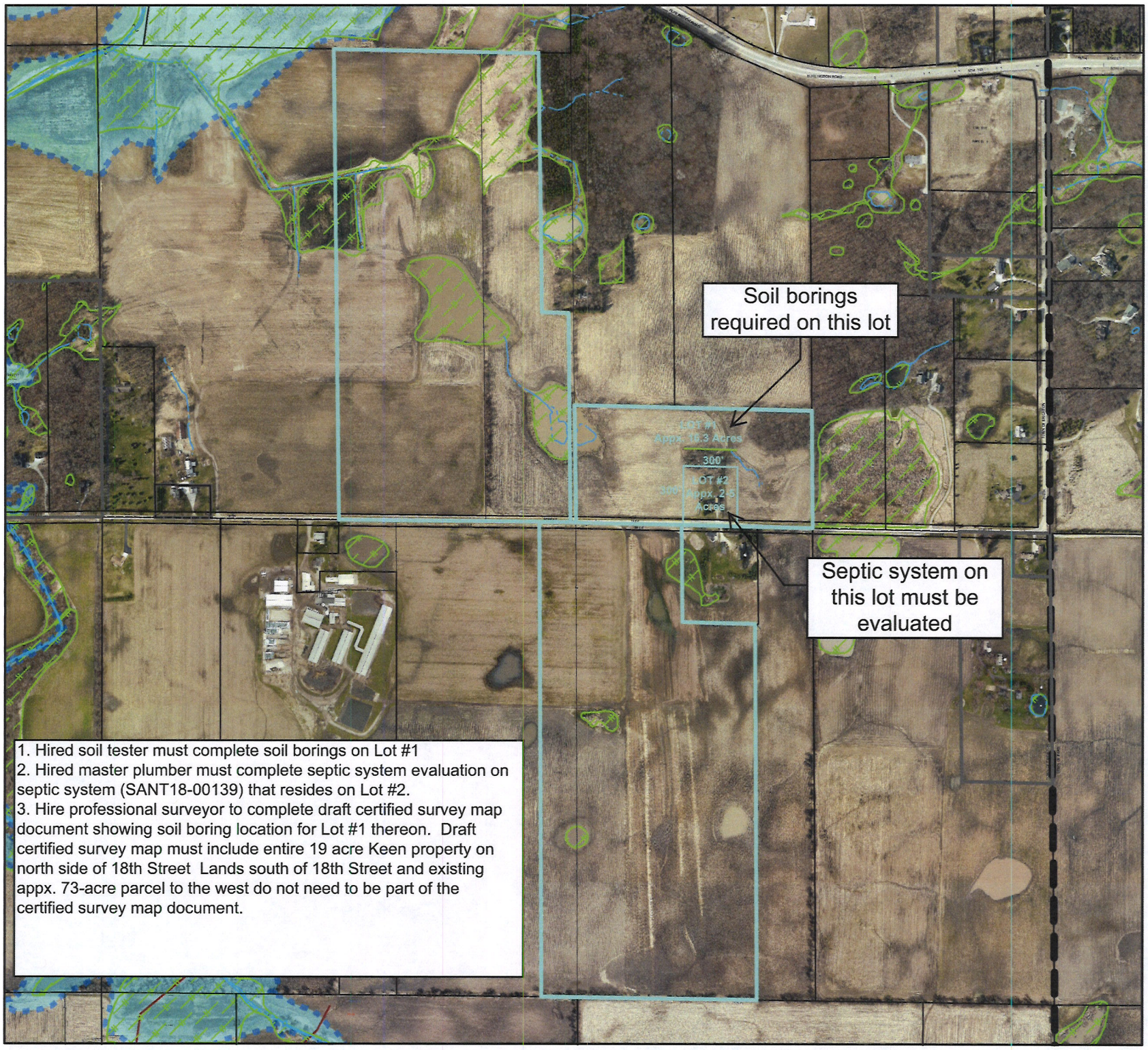
PROPOSED LOT LAYOUT



1. Hired soil tester must complete soil borings on Lot #1
2. Hired master plumber must complete septic system evaluation on septic system (SANT18-00139) that resides on Lot #2.
3. Hire professional surveyor to complete draft certified survey map document showing soil boring location for Lot #1 thereon. Draft certified survey map must include entire 19 acre Keen property on north side of 18th Street Lands south of 18th Street and existing appx. 73-acre parcel to the west do not need to be part of the certified survey map document.

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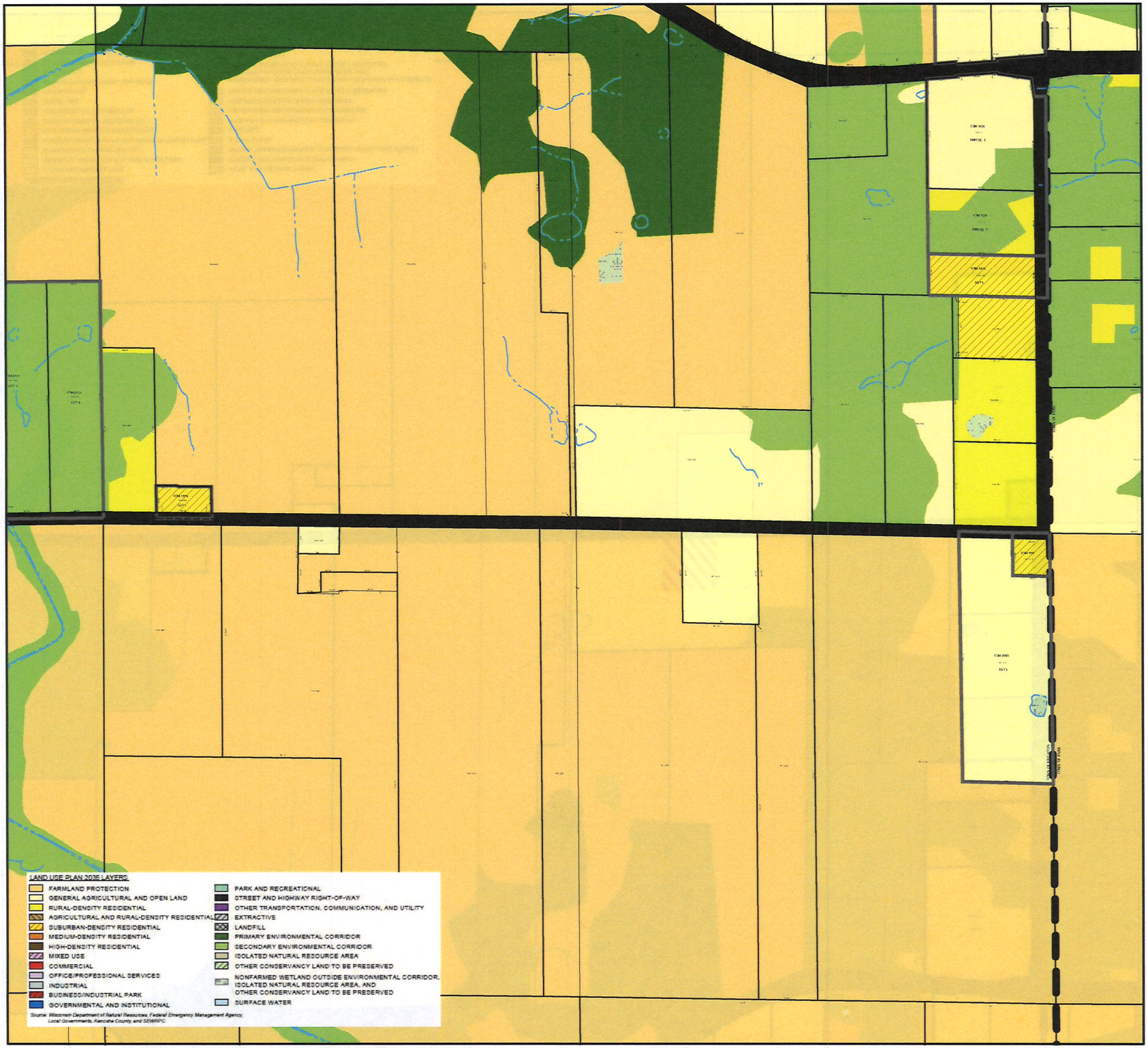

Kenosha County

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CURRENT LAND USE PLAN MAP DESIGNATIONS

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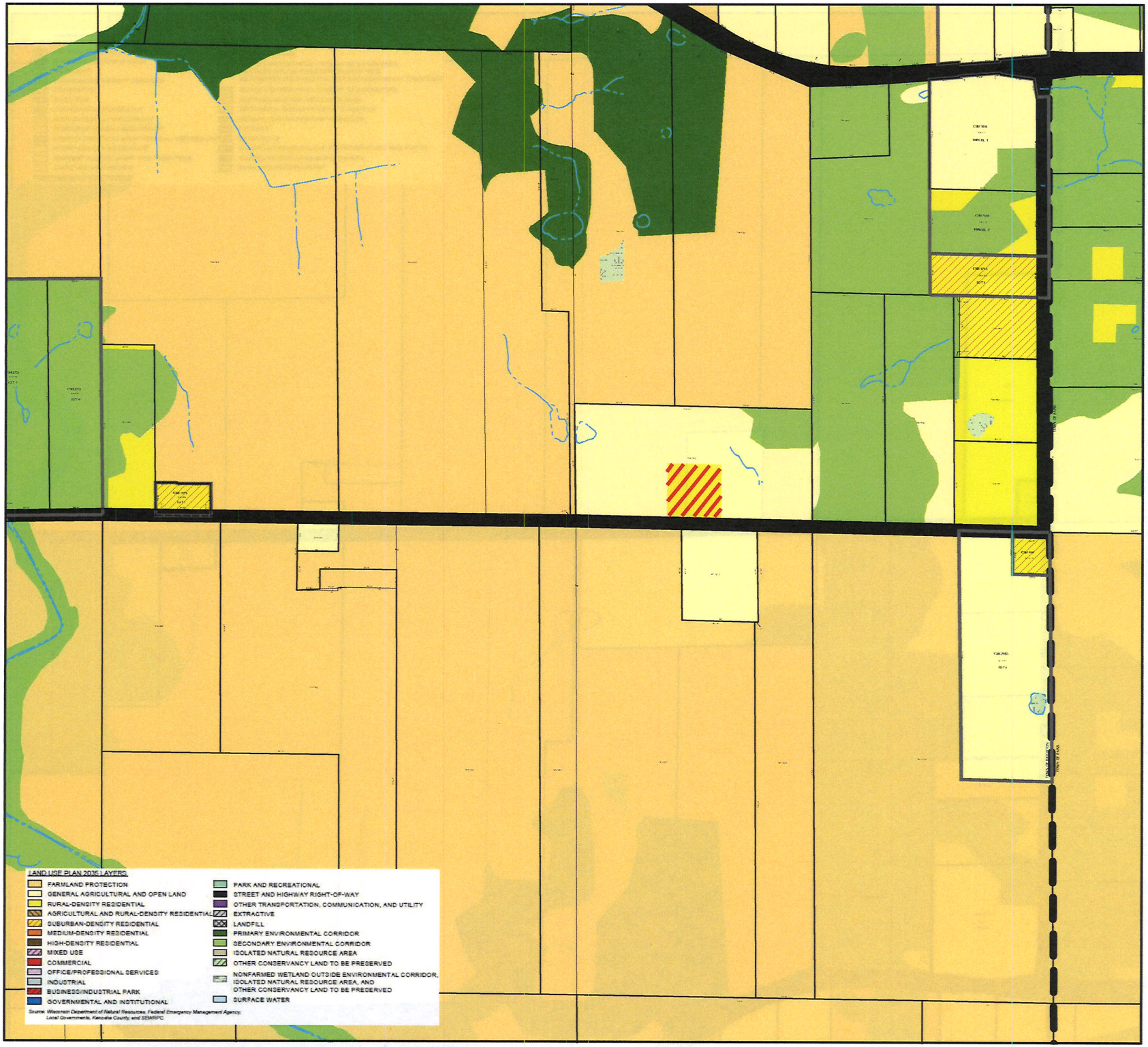

Kenosha County

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PROPOSED LAND USE PLAN MAP DESIGNATIONS

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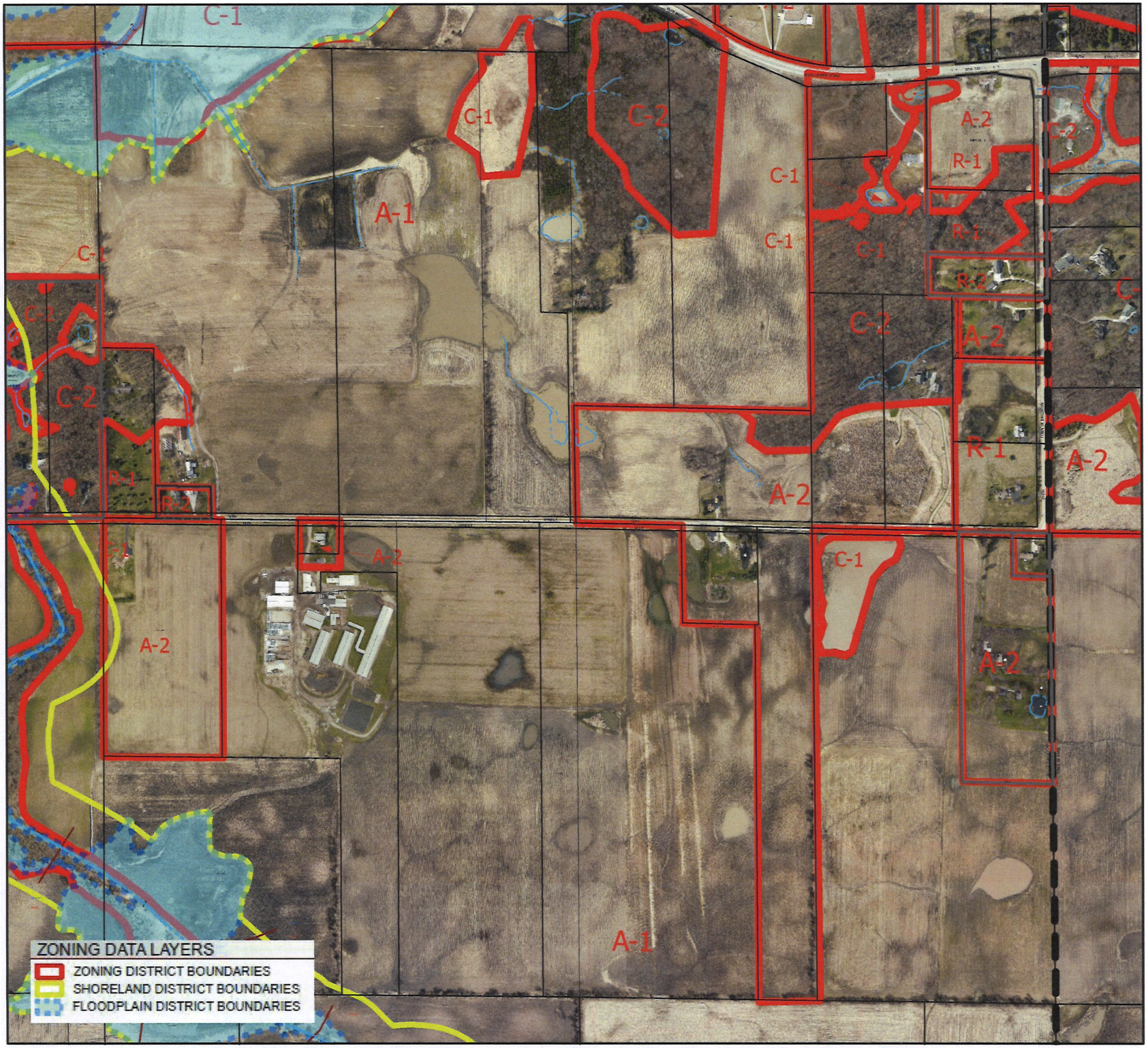

Kenosha County

KENOSHA COUNTY WISCONSIN
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CURRENT ZONING CLASSIFICATIONS

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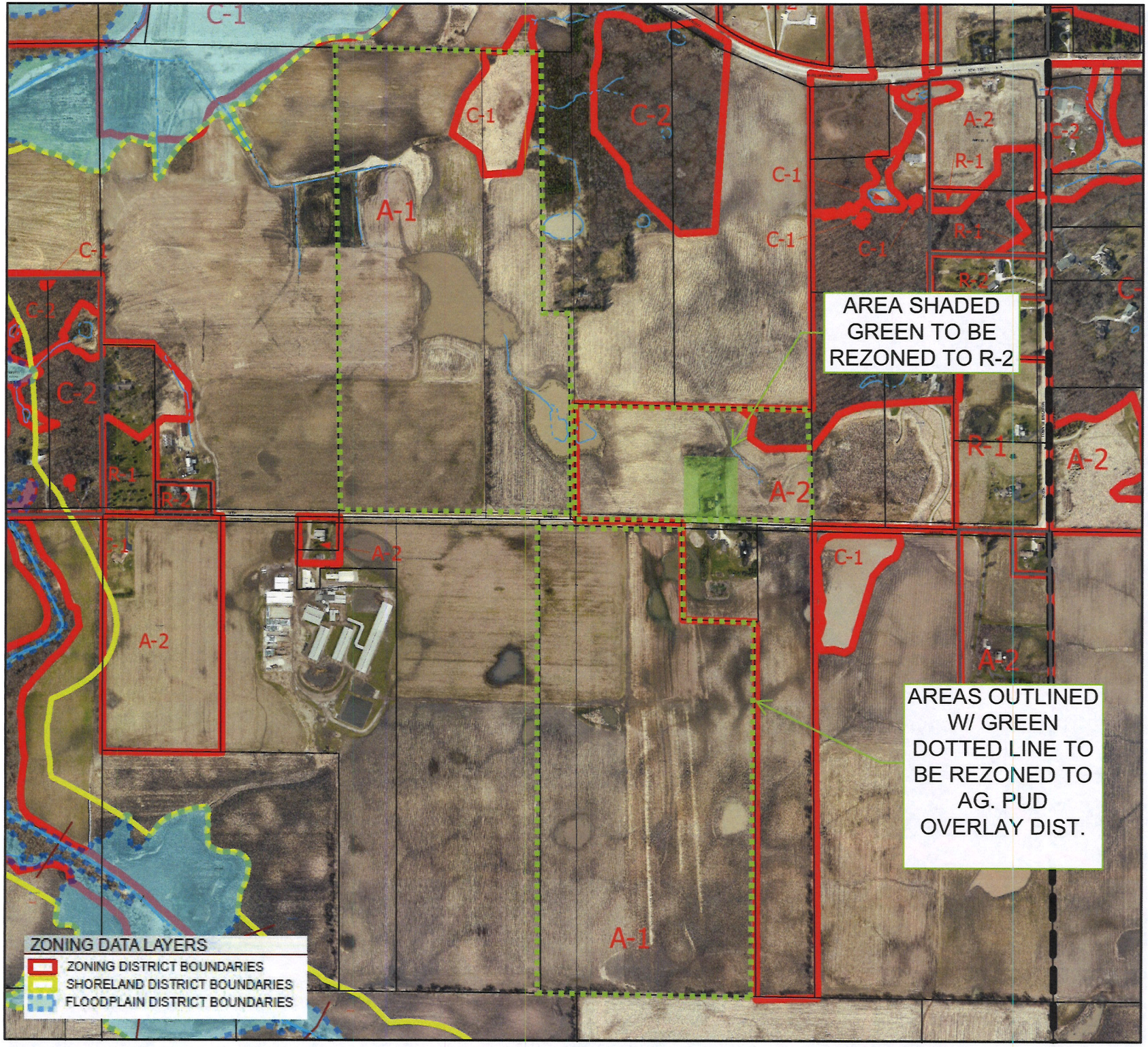

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KENOSHA COUNTY WISCONSIN
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PROPOSED ZONING CLASSIFICATIONS

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Industry Services Division
1400 E Washington Ave
P.O. Box 7162
Madison, WI 53707–7162

Done

County: Kenosha

Sanitary Permit Number (to be filled in by Co.): 18-00139

Sanitary Permit Application

In accordance with SPS 383.21(2), Wis. Adm. Code, submission of this form to the appropriate governmental unit is required prior to obtaining a sanitary permit. Note: Application forms for state-owned POWTS are submitted to the Department of Safety and Professional Services. Personal information you provide may be used for secondary purposes in accordance with the Privacy Law, s. 15.04(1)(m), Stats.

State Transaction Number: 111802392

Project Address (if different than mailing address): Same

NOV 19 2018

BY:

I. Application Information – Please Print All Information

Property Owner's Name: John N. & Joyce K. Keen

Parcel #: 30-4-220-134-0400

Property Owner's Mailing Address: 22120 18th St.

City, State: Union Grove WI

Zip Code: 53182

Phone Number:

Property Location: Govt. Lot ____ SW ¼, SE ¼, Section 13 (circle one) T 2 N; R 20 ☑ E or ☐ W

II. Type of Building (check all that apply)

☑ 1 or 2 Family Dwelling – Number of Bedrooms 3

☐ Public/Commercial – Describe Use ____

☐ State Owned – Describe Use ____

Lot # —

Block # —

CSM Number —

Subdivision Name —

☐ City of ____

☐ Village of ____

☑ Town of Brighton

III. Type of Permit: (Check only one box on line A. Complete line B if applicable)

A.	☐ New System	☑ Replacement System	☐ Treatment/Holding Tank Replacement Only	☐ Other Modification to Existing System (explain)
B.	☐ Permit Renewal Before Expiration	☐ Permit Revision	☐ Change of Plumber ☐ Permit Transfer to New Owner	List Previous Permit Number and Date Issued —

IV. Type of POWTS System/Component/Device: (Check all that apply)

☐ Non-Pressurized In-Ground ☐ Pressurized In-Ground ☐ At-Grade ☐ Mound ≥ 24 in. of suitable soil ☑ Mound < 24 in. of suitable soil

☐ Holding Tank ☐ Other Dispersal Component (explain) ____ ☐ Pretreatment Device (explain) ____

V. Dispersal/Treatment Area Information:

Design Flow (gpd)	Design Soil Application Rate(gpdsf)	Dispersal Area Required (sf)	Dispersal Area Proposed (sf)	System Elevation
450	1.0/.4	450/ 1125	450.45/1125	101.47

VI. Tank Info

	Capacity in Gallons: New Tanks	Capacity in Gallons: Existing Tanks	Total Gallons	# of Units	Manufacturer	Prefab Concrete	Site Constructed	Steel	Fiber Glass	Plastic
Septic or Holding Tank	1250	----------	1250	1	Crest Concrete	✓				
Dosing Chamber	750	Concrete----------	750	1	Crest Concrete	✓				

VII. Responsibility Statement- I, the undersigned, assume responsibility for installation of the POWTS shown on the attached plans.

Plumber's Name (Print)	Plumber's Signature	MP/MPRS Number	Business Phone Number
Kenneth P. Kretschmer	Kenneth P Kretschmer	224140	262-537-4448

Plumber's Address (Street, City, State, Zip Code): PO Box 923 New Munster WI 53152

VIII. County/Department Use Only

☒ Approved	☐ Disapproved ☐ Owner Given Reason for Denial	Permit Fee	Date Issued	Issuing Agent Signature
		$ 775.00	11/21/18	[signature]

IX. Conditions of Approval/Reasons for Disapproval

Attach to complete plans for the system and submit to the County only on paper not less than 8 1/2 x 11 inches in size

PRIVATE ONSITE WASTE TREATMENT SYSTEMS (POWTS) INSPECTION REPORT

(ATTACH TO PERMIT)

County
Kenosha County 19600-75th Street Bristol, WI 53104-0520
Sanitary Permit No.: 18-00139
State Plan Transaction ID#: 111802392
Parcel Tax No. 30-220-131-0400

GENERAL INFORMATION

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

Permit Holder's Name:	☐ City ☐ Village ☒ Town of:
John & Joyce Keen	Brighton

CST BM Elev:	Insp BM Elev:	BM Description:
100'		

TANK INFORMATION

TYPE	MANUFACTURER	CAPACITY
Septic	Crest Concrete	1250
Dosing	" "	750
Aeration		
Holding		

TANK SETBACK INFORMATION

TANK TO	P/L	WELL	BLDG	Vent To Air Intake	ROAD
Septic	81' S	67' S	12' E	22'	50' S
Septic					
Dosing					
Aeration					
Holding					
ABS Cell	152' S	110' S	55' S 6.36' S	—	Water OHWM

DISPERSAL CELL INFORMATION

DIMENSIONS	Width 6.93'	Length 65'	No of Cells 1

PUMP / SIPHON INFORMATION

Manufacturer	Zoeller	Demand
Model Number	N140	34.08 GPM

PROPOSED:

Lift 11.06	Friction Loss 3.44	System Head 3.25	TDH 17.74 Ft
Forcemain	Length 140'	Dia 2"	Dist. To Well

INSTALLED:

Lift 12.02	Friction Loss 2.57 ~~2.84~~	System Head 3.25	TDH 17.84 Ft
Forcemain —	Length 107'	Dia 2"	Dist. To Well —

ELEVATION DATA

STATION	BS	HI	FS	ELEV
Benchmark	5.16			
Bldg. Sewer			10.18	94.98
St/Ht Inlet			10.43	94.73
~~St/Ht Outlet~~			10.56	94.6
Dt Inlet				
Dt Bottom			14.85	90.31
Installation Contour			4.70	100.46
Header/Man.			2.83	102.33
Dist. Pipe			3.84	102.32
Infiltrative Surface			3.47	101.69
Final Grade				

SE 101.47 I 10.38

Type of System		Manufacturer:
Mound	LEACHING CHAMBER	Model Number: —

DISTRIBUTION SYSTEM Pressure Systems Only

Hole Size 3/16	Hole Spacing 2.5	Observation Pipes ☒ Yes ☐ No

Header / Manifold Length 3.47 Dia 1.5

Distribution Pipe(s) Length 31.75 Dia 1.25 Spac 3.47

SOIL COVER

Depth Over Cell Center	Depth Over Cell Edges	Depth of Topsoil	Seeded / Sodded ☐ Yes ☐ No	Mulched ☐ Yes ☐ No

COMMENTS:

10/31/18 soil moisture check. No soil wires formed. Site dry enough to
11-30-18 Plow this week. Informed installer.
Kenosite. Cody provided setbacks and elevations.
Pump, Alarm, chains & locks not installed. Filter installed. Old tank still to be abandoned

Plan revision required? ☐ Yes ☒ No Date 11-7-19

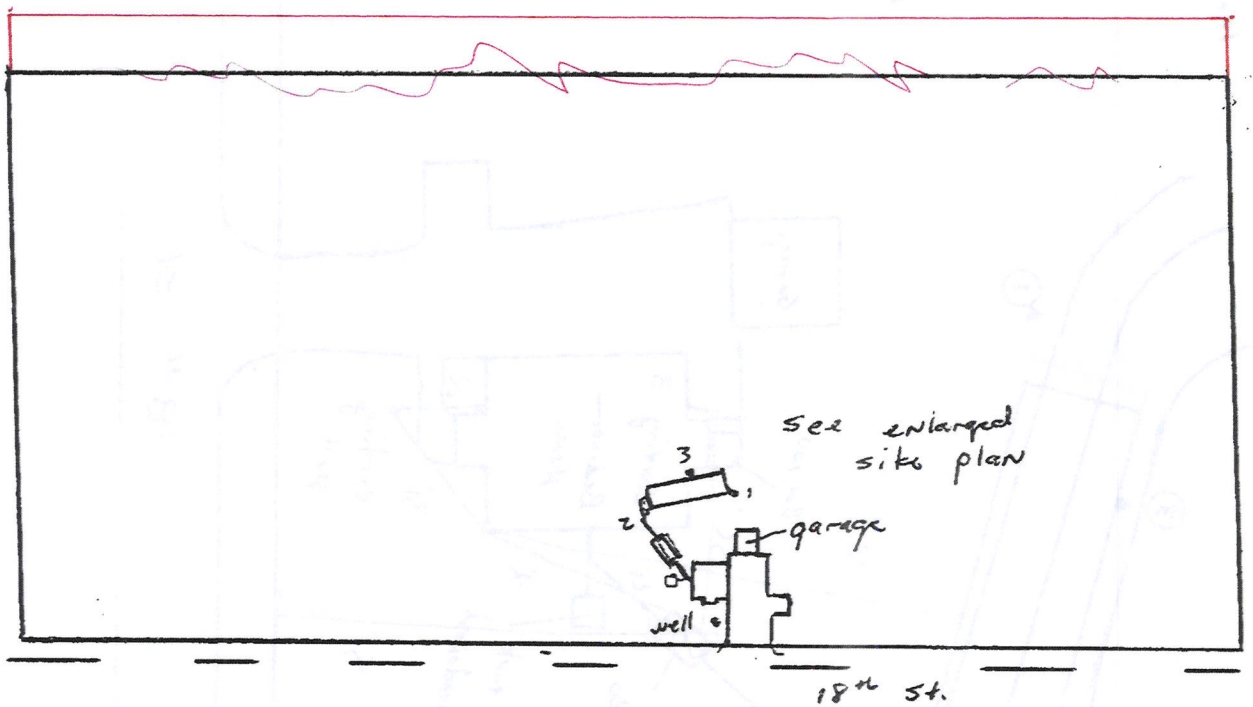
Use Other Side for Additional Information

POWTS Inspector's Signature

Cert No 1341686

G:\SANITARY\Forms\POWTS Inspection Report 3.doc

John N. & Joyce K. Keen
22120 18th St.
Union Grove WI 53182
SW 1/4 SE 1/4 S13 T2N R20E
Town of Brighton
Kenosha County
30-4-220-134-0400
11/1/18



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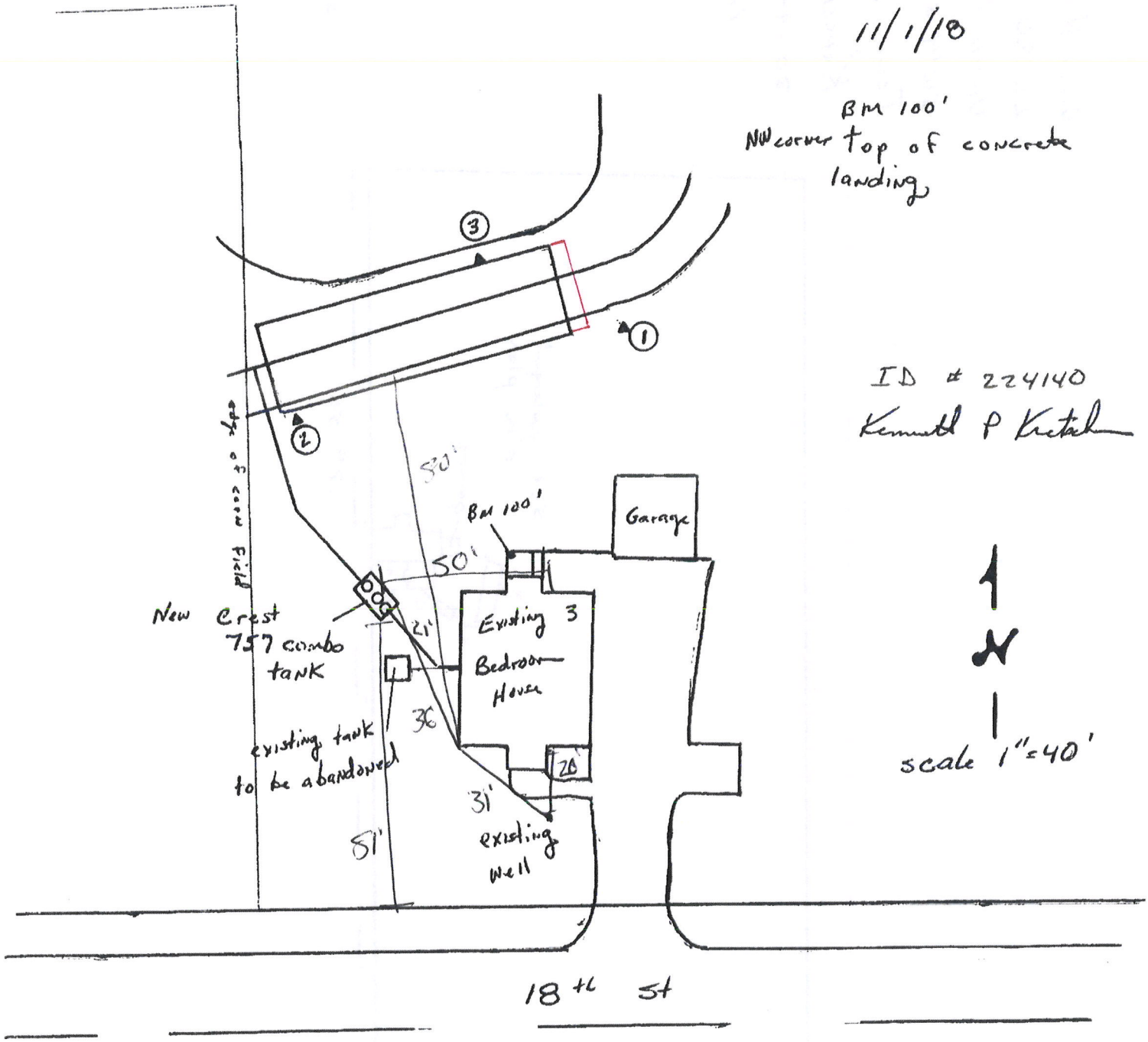
scale 1" = 200'

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SW¼ SE¼ S13 T2N R20E
Town of Brighton
Kenosha County
30-4-220-134-0400
11/1/18