



COUNTY OF KENOSHA
Division of Planning & Development

RECEIVED
MAR 06 2024

Kenosha County
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.

<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: _____
Individual's Name: DON SCHENNING
Mailing Address: 33825-116TH ST TWIN LAKES, WI 53181
Phone Number: 262-492-1395
Email Address: gschenning@aol.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: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Surveyor Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Master Plumber/Soil Tester Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
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. <u>95-4-119-032-0480</u>	
2.	
3.	
4.	

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

Project Number(s):

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

CREAT 4 RESIDENTIAL LOTS FROM 15.75 ACRE Ag

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)

4

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

\$300⁰⁰

- c. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems?
NO
- 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.

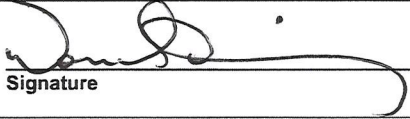
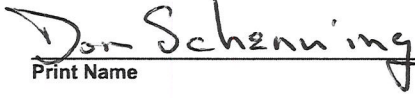
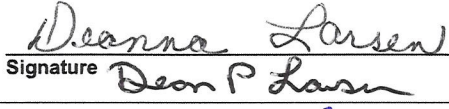
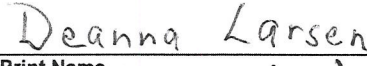
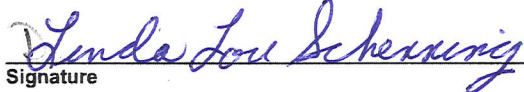
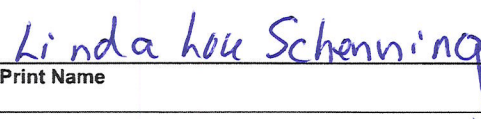
Both parties acknowledge that the payment of funds and executing this application does not imply any particular outcome or decision by the staff of the County of Kenosha, the Planning, Development & Extension Education Committee and/or the County Board.

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.

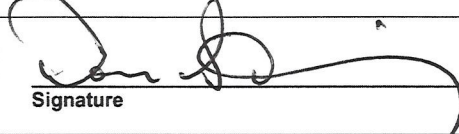
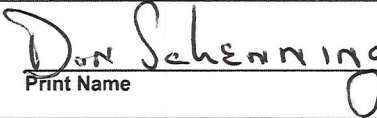
SIGNATURE OF ALL SUBJECT PROPERTY OWNERS (attach separate agent letter if necessary)

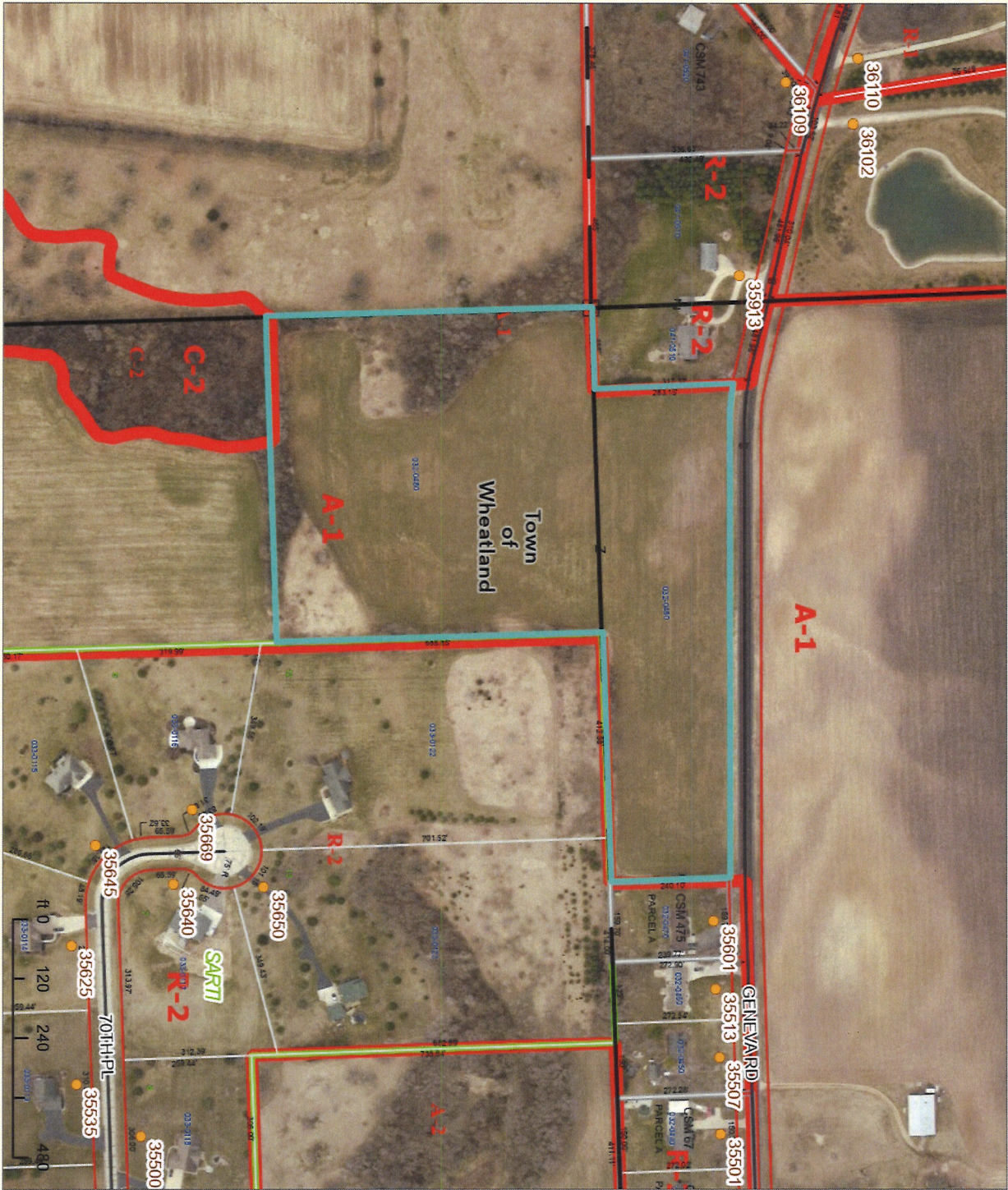
Schenning Trust

 Signature	 Print Name
 Signature	 Print Name
 Signature	 Print Name

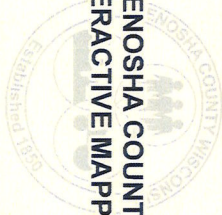
TRUSTEES

SIGNATURE OF APPLICANT

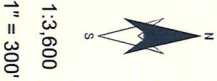
 Signature	 Print Name
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**KENOSHA COUNTY
INTERACTIVE MAPPING**

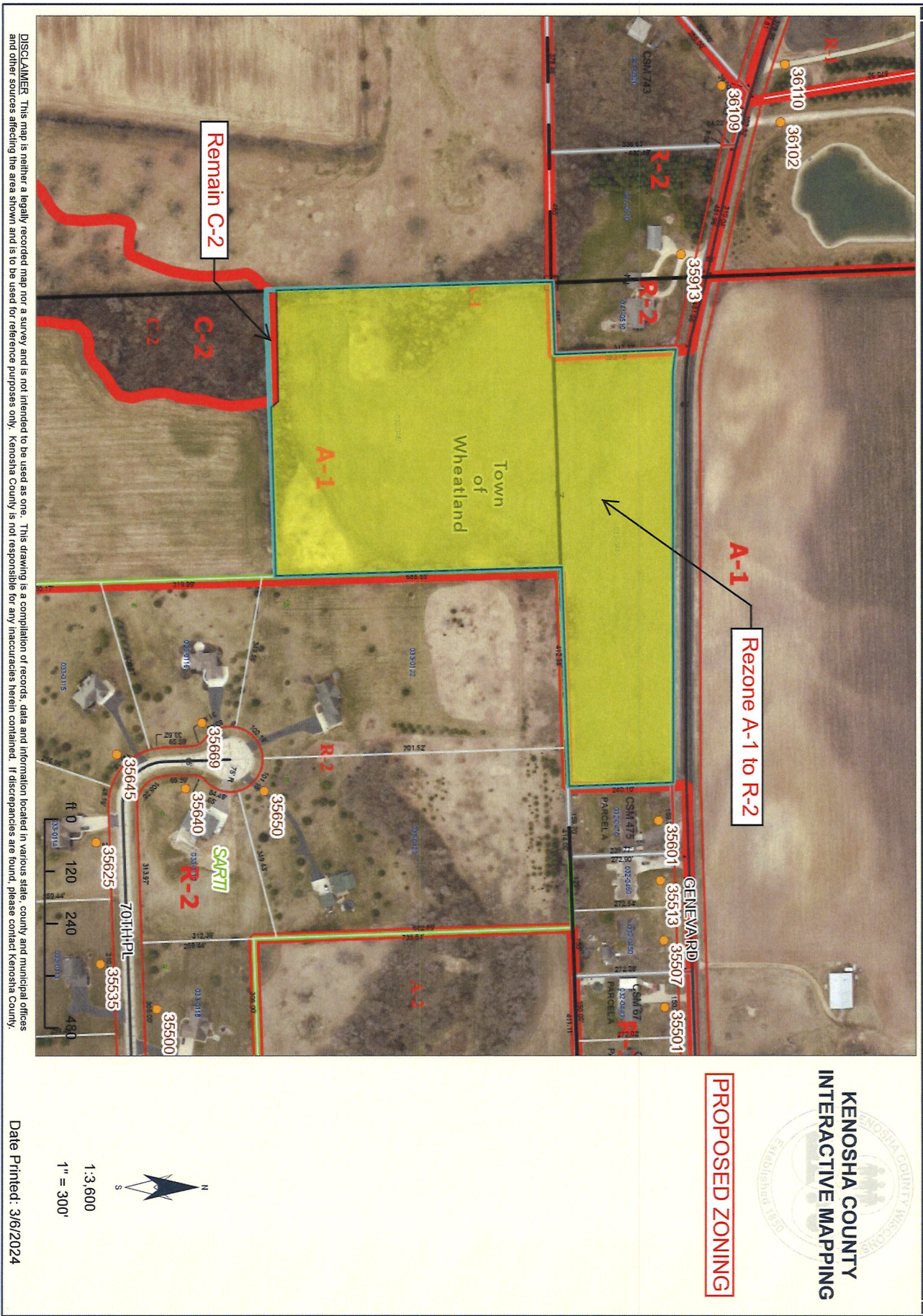


EXISTING ZONING



Date Printed: 3/6/2024

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.

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ENOSH COUNTY
INTERACTIVE MAP

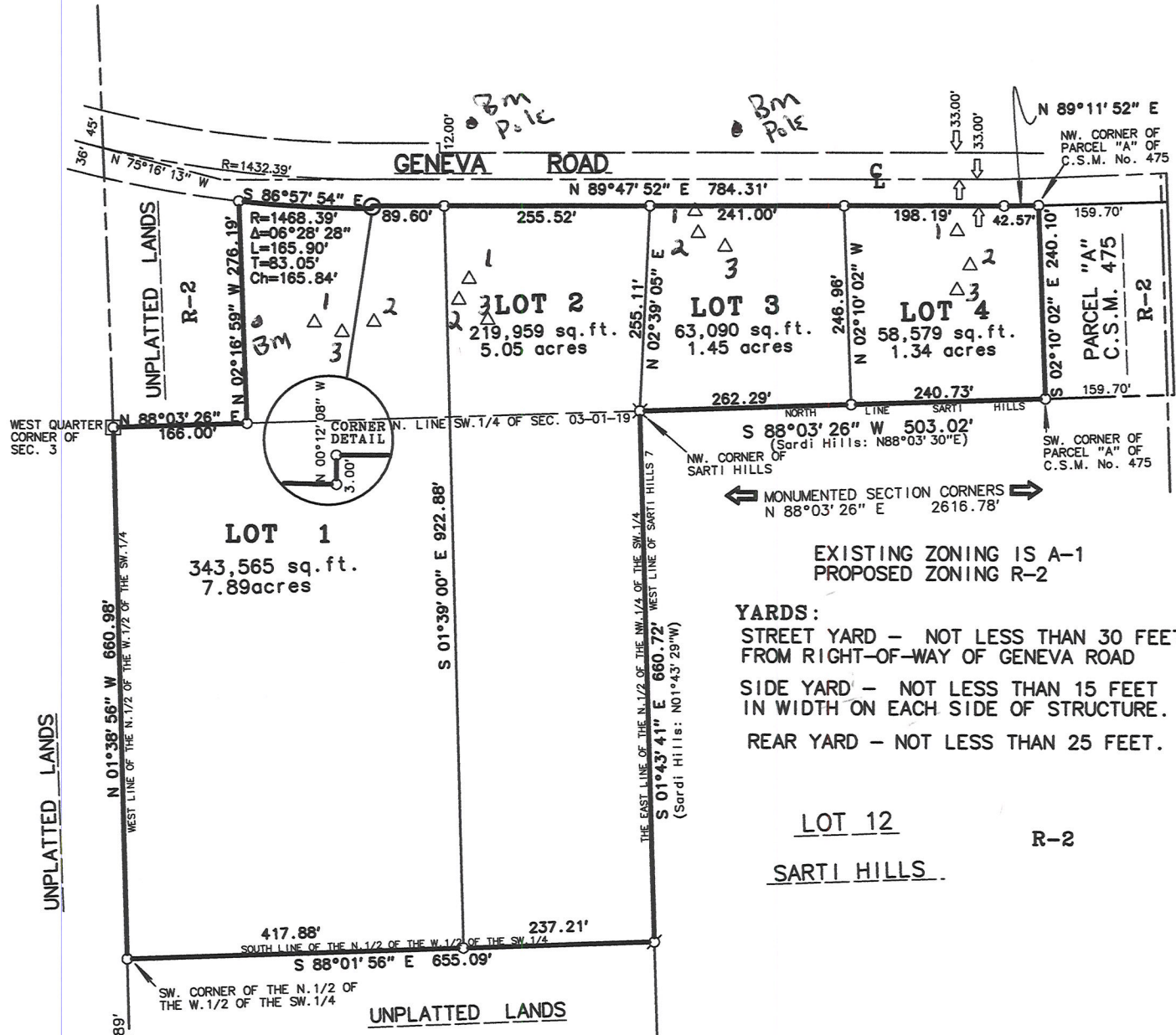
PROPOSED ZONING



Date Printed: 3/6/2024

KENOSHA COUNTY CERTIFIED SURVEY MAP No. _____

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE 4th PRINCIPAL MERIDIAN, WHEATLAND TOWNSHIP, KENOSHA COUNTY, WISCONSIN.

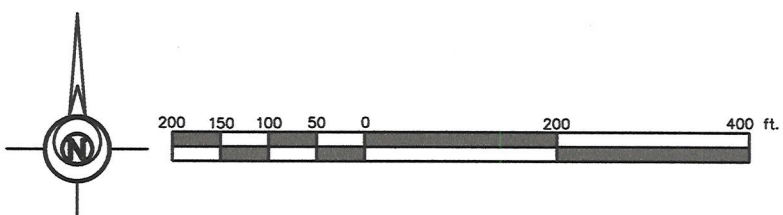


EXISTING ZONING IS A-1
PROPOSED ZONING R-2

YARDS:
STREET YARD – NOT LESS THAN 30 FEET FROM RIGHT-OF-WAY OF GENEVA ROAD
SIDE YARD – NOT LESS THAN 15 FEET IN WIDTH ON EACH SIDE OF STRUCTURE.
REAR YARD – NOT LESS THAN 25 FEET.

LOT 12
SARTI HILLS R-2

- LEGEND:**
- Denotes Iron Pipe Set-1" Diameter x 18" Length Not Less Than 1.13 Pounds Per Linear Foot
 - ◻ Denotes Concrete Monument with Brass Cap Found
 - ⊗ Denotes Iron Pipe Found 3 inch O.D.
 - Denotes Iron Pipe Found 1 3/8 inch O.D.
 - △ Denotes Soil Boring Location



WISCONSIN COORDINATE SYSTEM
SOUTH ZONE NAD83/2011
BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SW 1/4 OF SECTION 03-T01N-R19E

KENOSHA COUNTY CERTIFIED SURVEY MAP No. _____

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE 4th PRINCIPAL MERIDIAN,
WHEATLAND TOWNSHIP, KENOSHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

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

That I have surveyed and mapped a part of the Southwest Quarter of the Northwest Quarter and the North Half of the West Half of the Southwest Quarter of Section 3, Township 1 North, Range 19 East of the 4th Principal Meridian, Town of Wheatland, Kenosha County, Wisconsin, described as follows:

BEGINNING at the west quarter corner of said Section 3; THENCE North 88 degrees 03 minutes 26 seconds East, grid bearing from North, Wisconsin Coordinate System, South South Zone (NAD83/2011), along the south line of the Northwest Quarter of said section 166.00 feet; THENCE North 02 degrees 16 minutes 59 seconds West parallel with the west line of said Northwest Quarter 276.19 feet to the southerly right-of-way line of Geneva Road; THENCE southeasterly along said right-of-way line and the arc of a curve to the left 165.90 feet, radius of 1468.39 feet, central angle of 06 degrees 28 minutes 28 seconds, with a chord bearing South 86 degrees 57 minutes 54 seconds East 165.84 feet; THENCE North 00 degrees 12 minutes 08 second West along said right-of-way line 3.00 feet; THENCE North 89 degrees 47 minutes 52 second East along said right-of-way line 784.31 feet; THENCE North 89 degrees 11 minutes 52 seconds East along said right-of-way line 42.57 feet to the northwest corner of Parcel "A" of Certified Survey Map No. 475, on file and of record in the office of the Kenosha County Register of Deeds, recorded as Document 626120 on November 10, 1977; THENCE South 02 degrees 10 minutes 02 seconds West along the west line of said Parcel "A" 240.08 feet to the southwest corner of said Parcel "A" and the north line of the Southwest Quarter of said Section 3 and the north line of Sarti Hills, a subdivision on file and of record in the office of Kenosha County Register of Deeds, recorded as Document 1397898 on July 26, 2004; THENCE South 88 degrees 03 minutes 26 seconds West along the north line of said Southwest Quarter 503.02 feet to the northwest corner of said Sarti Hills; THENCE South 01 degree 43 minutes 41 seconds East along the west line of Sarti Hills and the east line of the North Half of the West Half of the Northwest Quarter of said Southwest Quarter 660.72 feet; THENCE South 88 degrees 01 minutes 56 seconds West along the south line of the North Half of the West Half of the Northwest Quarter of said Southwest Quarter 655.09 feet to the southwest corner of the North Half of the West Half of the Northwest Quarter of said Southwest Quarter; THENCE North 01 degree 38 minutes 56 seconds West along the west line of the North Half of the West Half of the Northwest Quarter of said Southwest Quarter 660.98 feet to the POINT OF BEGINNING. Said parcel contains 685,192 square feet(15.73 acres), more or less.

That I have made such survey, land division, and map by the direction of Don Schenning, agent to the owner of said land.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Wheatland and County of Kenosha, in surveying, dividing, and mapping the same.

_____ Dated this _____ day of _____, 2024.
Mark A. Bolender, P.L.S. No. S - 1784

KENOSHA COUNTY CERTIFIED SURVEY MAP No. _____

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE 4th PRINCIPAL MERIDIAN,
WHEATLAND TOWNSHIP, KENOSHA COUNTY, WISCONSIN.

WHEATLAND PLAN COMMISSION APPROVAL CERTIFICATE:

STATE OF WISCONSIN }
KENOSHA COUNTY } SS

Acknowledged that this Certified Survey Map was approved by the Wheatland plan commission.

Brett J. Butler, Chairmen

Donna M. Deuster, Clerk

WHEATLAND TOWN BOARD APPROVAL CERTIFICATE:

STATE OF WISCONSIN }
KENOSHA COUNTY } SS

Acknowledged that this Certified Survey Map was approved by the Wheatland Town Board.

Brett J. Butler, Chairmen

Donna M. Deuster, Clerk

KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE
APPROVAL CERTIFICATE:

STATE OF WISCONSIN }
COUNTY OF KENOSHA } SS

This Certified Survey Map was hereby approved by the Kenosha County Planning, Development
and Extension Education Committee on this _____ day of _____, 2024.

Aaron Karow – Chair

OWNER'S CERTIFICATE:

As owner I hereby certify that I caused the land described on this plat to be
surveyed, divided, mapped and dedicated as represented on the plat. I also
certify that this plat is required by s. 236.10 or 236.12 to be submitted to
the following for approval or objection:

TOWN OF WHEATLAND

KENOSHA COUNTY

NOTARY

STATE OF WISCONSIN }
KENOSHA COUNTY } SS

Personally came before me this _____ day of _____, 2024,
the above named _____, to me known to be the person who
executed the foregoing instrument and acknowledged the same.

Notary Public, _____, Wisconsin

My commission expires _____.