



Planning, Development & Extension Education Committee
Agenda
Kenosha County Center
Wednesday, September 14, 2016

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COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS.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, September 14, 2016 at 6:00 p.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:

6:00 p.m. - UW-EXTENSION ITEMS - CONFERENCE ROOM B

1. **CERTIFICATION OF COMPLIANCE WITH WISCONSIN OPEN MEETINGS LAW**
2. **FEATURE PROGRAM: "SUSTAINABLE KENOSHA COUNTY"**
3. **UW-EXTENSION EDUCATOR/PROGRAM UPDATES**
4. **NEXT GENERATION COOPERATIVE EXTENSION REORGANIZATION UPDATE**
5. **UW-EXTENSION DIRECTOR UPDATES**

7:00 p.m. - LAND USE ITEMS HEARINGS - KCC PUBLIC HEARING ROOM

6. **CHICAGO COVENANT PRESBYTERIAN CHURCH (OWNER), TAMARA M. MULLER (AGENT) - COMPREHENSIVE PLAN AMENDMENT - PARIS**

Public Hearing on Proposed Comprehensive Plan Amendment, Chicago Covenant Presbyterian Church, 1240 Greenwood Rd., Glenview, IL 60025 (Owner), Tamara M. Muller, 1530 South State St., Unit 17D, Chicago, IL 60605 (Agent), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection", "Governmental and Institutional" and "SEC" to "General Agricultural & Open Land" and "SEC" on Tax Parcel #45-4-221-274-0300 located in the SE ¼ of Section 27, T2N, R21E, Town of Paris.

Documents:

[0300 - CPA SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

7. **CHICAGO COVENANT PRESBYTERIAN CHURCH (OWNER), TAMARA M. MULLER (AGENT) - REZONING - PARIS**

Chicago Covenant Presbyterian Church, 1240 Greenwood Rd., Glenview, IL 60025 (Owner), Tamara M. Muller, 1530 South State St., Unit 17D, Chicago, IL 60605 (Agent), requesting a rezoning from A-1 Agricultural Preservation Dist., I-1 Institutional Dist. & C-2 Upland Resource Conservancy Dist. to A-2 General Agricultural Dist., C-2 Upland resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #45-4-221-274-0300 located in the SE ¼ of Section 27, T2N, R21E, Town of Paris.

Documents:

[0300 - REZO SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

8. ROBERT E. & SUSAN M. RILEY TRUST – REZONING - WHEATLAND

Robert E. & Susan M. Riley Trust, 7905 328th Ave., Burlington, WI 53105-8931 (Owner), requesting a rezoning from A-1 Agricultural Preservation Dist., R-2 Suburban Single-Family Residential Dist. & C-1 Lowland Resource Conservancy Dist. to A-1 Agricultural Preservation Dist., R-2 Suburban Residential Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #95-4-119-122-0605 located in the W ½ of Section 12, T1N, R19E, Town of Wheatland.

Documents:

[0605 - REZO SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

9. BADTKE HOLDINGS LLC (OWNER), SCOTT BLUME, SR. (AGENT) - CONDITIONAL USE PERMIT – PARIS

Badtke Holdings, LLC, 1520 136th Ave., Union Grove, WI 53182 (Owner), Scott Blume, Sr., 1480 240th Ave., Kansasville, WI 53139-9609 (Agent) requesting a Conditional Use Permit to operate a trucking business in the B-3 Highway Business Dist. on Tax Parcel #45-4-221-181-0410 located in the NE 1/4 of Section 18, T2N, R21E, Town of Paris.

Documents:

[0410 - CUP SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

10. RONALD VANDERWERFF & EDWARD VANDERWERFF (OWNER), PDEEC (SPONSOR) – REZONING – BRIGHTON

Ronald Vanderwerff & Edward Vanderwerff, 4005 Salem Road, Salem, WI 53168 (Owner), Kenosha County Planning, Development & Extension Education Committee, 19600 75th Street, Suite 185-3, Bristol, WI 53104 (Sponsor), requesting a rezoning from R-1 Rural Residential Dist. to R-1 Rural Residential Dist. and C-1 Lowland Resource Conservancy Dist. on Tax Parcel #30-4-220-272-0240 located in the NW of Section 27, T2N, R20E, Town of Brighton.

Documents:

[0240 - REZO SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

11. BADTKE HOLDINGS LLC (OWNER), JEFF BADTKE (AGENT) - REZONING – PARIS

Badtke Holdings LLC, 1520 136th Ave., Union Grove, WI 53182 (Owner), Jeff Badtke, 1520 136th Ave., Union Grove, WI 53182 (Agent) requesting a rezoning from A-2 General Agricultural Dist. to B-3 Highway Business Dist., B-5 Wholesale Trade and Warehousing Dist. and C-1 Lowland Resource Conservancy Dist. on Tax Parcel #45-4-221-173-0202 located in the SW 1/4 of Section 17, T2N, R21E, Town of Paris.

Documents:

[0202 - REZO SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

12. BADTKE HOLDINGS LLC (OWNER), JEFF BADTKE (AGENT) - CONDITIONAL USE PERMIT – PARIS

Badtke Holdings LLC, 1520 136th Ave., Union Grove, WI 53182 (Owner), Jeff Badtke, 1520 136th Ave., Union Grove, WI 53182 (Agent) requesting a Conditional Use Permit to operate a resale lot of trucks, large and small farm equipment, and construction equipment in the B-3 Highway Business Dist., and to operate a landscaping and lawn care service in the B-5 Wholesale Trade and Warehousing Dist., on Tax Parcel #45-4-221-173-0202 located in the SW 1/4 of Section 17, T2N, R21E, Town of Paris.

Documents:

[0202 - CUP SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

13. TABLED JAMES F. & JUDY L. KUTZLER (OWNER) – COMPREHENSIVE PLAN AMENDMENT - SALEM

Tabled Request of Public Hearing on Proposed Comprehensive Plan Amendment, James F. & Judy L. Kutzler, 9037 263rd Ave., Salem, WI 53168-9329 (Owner), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from “Suburban-Density Residential” to “Suburban-Density Residential” & “Medium-Density Residential” on Tax Parcel #65-4-120-153-0720 located in the SW ¼ of Section 15, T1N, R20E, Town of Salem.

Documents:

[0720 - CPA SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

14. TABLED JAMES F. & JUDY L. KUTZLER (OWNER) – REZONING – SALEM

Tabled Request of James F. & Judy L. Kutzler, 9037 263rd Ave., Salem, WI 53168-9329 (Owner), requesting a rezoning from R-2 Suburban Single-Family Residential Dist. to R-2 Suburban Single-Family Residential Dist. & R-3 Urban Single-Family Residential Dist. on Tax Parcel #65-4-120-153-0720 located in the SW ¼ of Section 15, T1N, R20E, Town of Salem.

Documents:

[0720 - REZO SUBMITTED APPLICATION.PDF](#)

15. **KENOSHA COUNTY AND SALEM UTILITY DIST. #2 (OWNERS) - PDEEC (SPONSOR) – REZONING - SALEM**

Kenosha County, 19600 75th St., Ste. 122-1, Bristol, WI 53104 (Owner), Town of Salem Utility Dist. #2, PO Box 446, Salem, WI 53168-0446 (Owner), Kenosha County Planning, Development & Extension Education Committee, 19600 75th Street, Suite 185-3, Bristol, WI 53104 (Sponsor), requesting a rezoning from C-1 Lowland Resource Conservancy Dist. to C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcels #67-4-120-303-1111 & 67-4-120-303-1120 located in the SW 1/4 of Section 30, T1N, R20E, Town of Salem.

Documents:

[1111 - REZO SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

16. **CERTIFIED SURVEYS**

17. **APPROVAL OF MINUTES**

18. **CITIZENS COMMENTS**

19. **ANY OTHER BUSINESS ALLOWED BY LAW**

20. **ADJOURNMENT**

NOTICE TO PETITIONERS

The petitioners: Chicago Covenant Presbyterian Church (Owner), Tamara M. Muller (Agent), Robert E. & Susan M. Riley Trust (Owner), Badtke Holdings LLC (Owner), Scott Blume, Sr. (Agent), Ronald Vanderwerff & Edward Vanderwerff (Owner), PDEEC (Sponsor), Badtke Holdings LLC (Owner), Jeff Badtke (Agent), James F. & Judy L. Kutzler (Owner), Kenosha County (Owner), Town of Salem Utility District #2 (Owner), PDEEC (Sponsor).

NOTICE TO TOWNS

The Towns of Brighton, Paris, Salem, and Wheatland are asked to be represented at the hearing on Wednesday, September 14, 2016 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

January 2013

Department of Planning and Development

RECEIVED

JUL 8 2016

Kenosha County
Deputy County Clerk

A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY: 2035 MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

Chicago Covenant Presbyterian Church

x SEE ATTACHED LETTER

Signature

Mailing Address:

1240 Greenwood Road

City: Glenview

State: IL

Zip: 60025

Phone Number: _____

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):

Tamara M Muller - Alt. Contact Neil Fuhr

x

Signature

Mailing Address:

1530 South State Street - Unit 17D

City: Chicago

State: IL

Zip: 60605

Phone Number: 708-417-1207 - Alt. Contact 262-620-2106

E-mail (optional): tmuller@independenceplus.com

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

Farmland Protection, Gov. & Institutional, Secondary Envir. Corridor

(c) Proposed land use category (must be a land use category included in the legend for Map 65 of the Kenosha County comprehensive plan): General Agricultural & Open Land,

~~Farmland Protection, Secondary Environmental Corridor~~

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):

The property is approximately 79 acres and is currently a combination of A-1, I-1, with both C-1 and C-2 designations. Previously, the property was owned and operated by a church organization. The 5 current building areas contain assembly, residential, and accessory buildings that are in disrepair or structurally unsound. All existing buildings will be demolished.

The proposed use is for an extended family home/farming and retreat. The request is to change the current A-1 and I-1 designations. The parcel will be split into 4 lots in compliance with the A-2 designation. The C-1 and C-2 designations will be modified to the current conditions. (See attached documents prepared by RA Smith National.)

(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:

Yes, it is my understanding the proposed amendment is consistent with the goals, policies, an programs of this plan.

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

Yes, the proposed amendment eliminates the I-1 designation and establishes an A-2 designation consistent with the surrounding land uses.

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

No, the proposed amendment will only update and improve the land condition. This will be accomplished by razing the existing dilapidated structures, replacing poorly maintained existing septic systems, and removing material from an existing dump site. The existing drive will also be cleared for the access of emergency vehicles. A proposed drive will connect with the existing drive to create a "loop" for circular access to County N.

All proposed building sites but one will use the existing building sites for the proposed new structures. A new building site is proposed on Lot 4.

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

Yes, as explained in item e-3 above, there are numerous benefits to the proposed plan amendment.

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

Yes, the existing available public road, services, and utilities are adequate to service the proposed amendment. The proposed use will present equal or less burden on the current public services.

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

Yes, as explained in item e-5 above, there are adequate facilities and services with the proposed plan amendment.

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

There are additional items presented as part of this request:

- 1) Wetland Delineation
- 2) Building Site Tree Line Delineation
- 3) Soil and Site Evaluation
- 4) Bridge Capacity Analysis

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:

A legal description and boundary survey are attached.

45-4-221-274-0300

(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: 19 County Board Supervisor: Michael Skalitzky

(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](#))

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

AUTHORIZATION TO APPLY FOR
REZONING AND COMPREHENSIVE PLAN AMENDMENT

TO: Whom It May Concern

RE: Parcel 45-4-221-274-0300

Town of Paris

County of Kenosha, WI

Please be advised that the undersigned, as owner of the above parcel, hereby authorizes Tamara M. Muller, as our agent, to file and process an Application for Rezoning and Comprehensive Plan Amendment before the appropriate authorities and bodies in Paris Township, County of Kenosha, State of Wisconsin.

Dated: 6-29-2016

Chicago Covenant Presbyterian Church,
an Illinois not-for-profit corporation

By: 

Name: DUK K. LIM

Title: President of Board

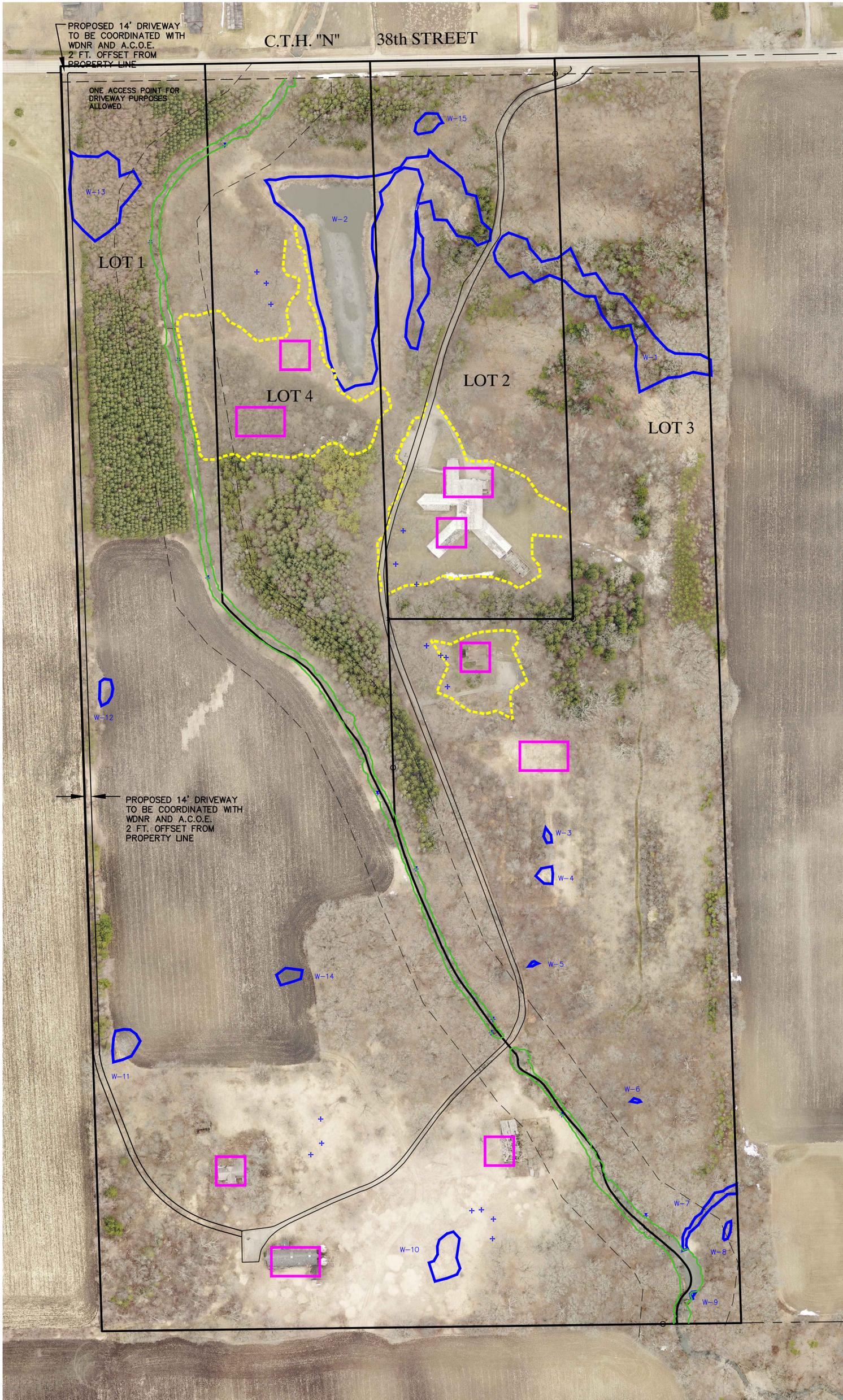
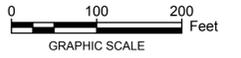
SITE EXHIBIT

Part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 27, Town 2 North, Range 21 East, in the Town of Paris, Kenosha County, Wisconsin.

June 10, 2016
June 28, 2016
June 30, 2016

45 Degrees North, LLC
Revised Proposed Buildings
Add Proposed Driveway

Drawing No. 166752-RMK
Revision No. 1 - JPC
Revision No. 2 - JPC



R.A. Smith National, Inc.

R.A. Smith National, Inc.

*Beyond Surveying
and Engineering*

16745 W. Bluemound Road, Brookfield, WI 53005-5938
262.781.1000 Fax 262.797.2223, www.ra-smithnational.com
Appleton, WI Irvine, CA Pittsburgh, PA
S:\166752\dwg\SX201D.dwg \SITE EXHIBIT

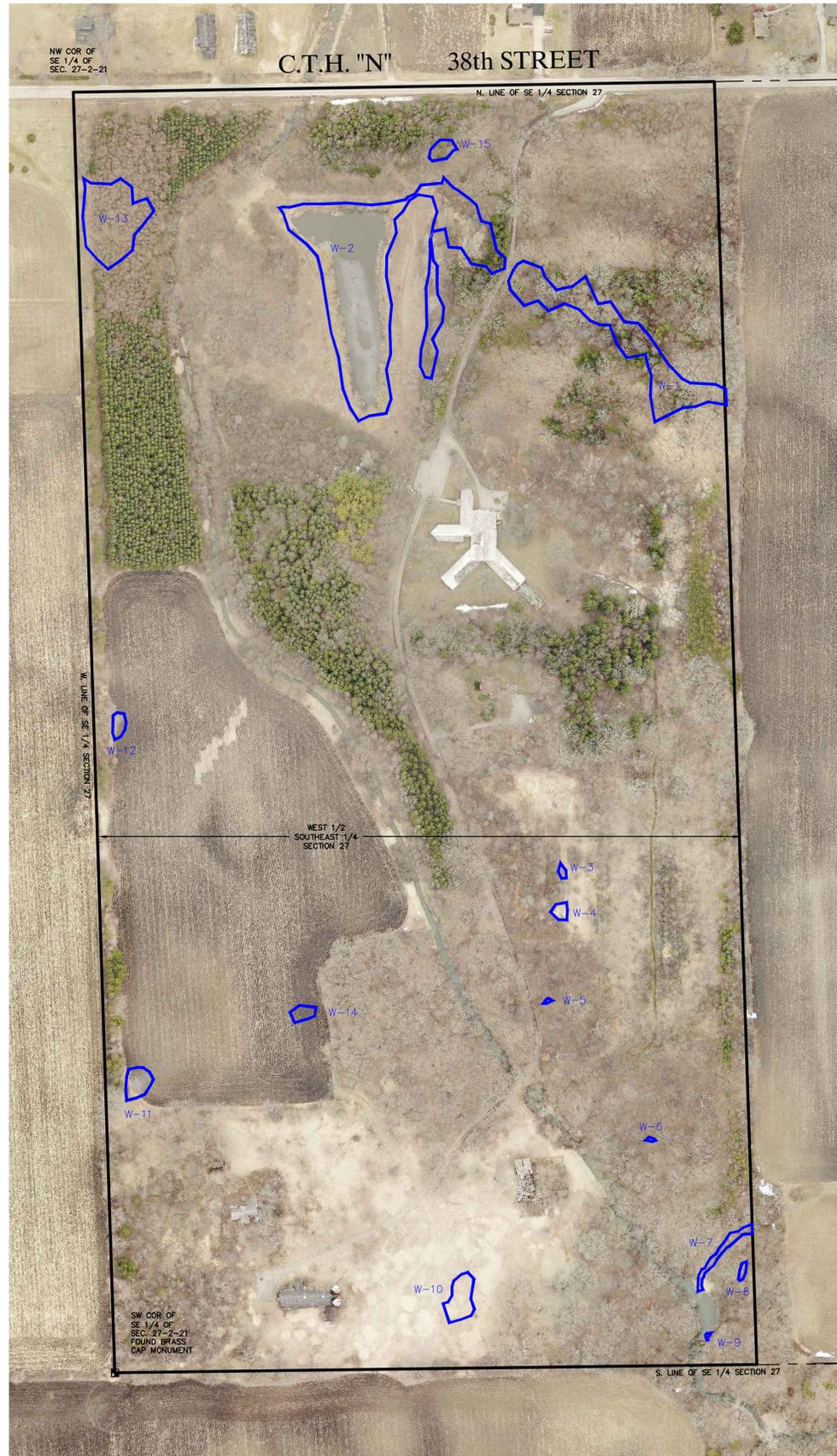
WETLAND BOUNDARY MAP

Part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 27, Town 2 North, Range 21 East, in the Town of Paris, Kenosha County, Wisconsin.

June 10, 2016

45 Degrees North, LLC

Drawing No. 166752-RMK



Wetland areas are part of the West 1/2 of the Southeast 1/4 of Section 27, Town 2 North, Range 21 East, in the Town of Paris, Kenosha County, bounded and described as follows:

Wetland 1

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 1326.62 feet to a point in the East line of the West 1/2 of said 1/4 Section; thence South 01°54'09" East along said East line 633.25 feet to the point of beginning of lands to be described; thence South 01° 54' 09" East 33.46 feet to a point; thence North 80° 07' 44" West 34.78 feet to a point; thence South 71° 13' 41" West 28.64 feet to a point; thence South 84° 01' 20" West 25.04 feet to a point; thence South 63° 41' 17" West 65.90 feet to a point; thence North 09° 16' 07" West 53.61 feet to a point; thence North 02° 51' 48" East 43.05 feet to a point; thence North 19° 54' 02" West 21.13 feet to a point; thence North 13° 21' 12" West 24.14 feet to a point; thence South 79° 49' 10" West 39.19 feet to a point; thence North 36° 07' 12" West 35.46 feet to a point; thence North 20° 29' 09" West 41.10 feet to a point; thence North 89° 01' 25" West 21.33 feet to a point; thence North 64° 42' 41" West 21.31 feet to a point; thence North 45° 14' 27" West 32.20 feet to a point; thence North 68° 18' 37" West 32.57 feet to a point; thence South 65° 42' 05" West 35.70 feet to a point; thence North 47° 32' 07" West 30.77 feet to a point; thence South 70° 38' 17" West 29.74 feet to a point; thence North 41° 14' 43" West 43.28 feet to a point; thence North 13° 13' 31" West 18.73 feet to a point; thence North 23° 54' 20" East 23.58 feet to a point; thence North 35° 08' 55" East 14.99 feet to a point; thence North 59° 43' 31" East 14.53 feet to a point; thence South 70° 09' 58" East 40.42 feet to a point; thence South 20° 20' 25" East 20.38 feet to a point; thence South 40° 36' 01" East 36.22 feet to a point; thence North 75° 19' 03" East 13.94 feet to a point; thence North 78° 28' 28" East 19.86 feet to a point; thence North 52° 39' 57" East 33.75 feet to a point; thence South 25° 32' 43" East 62.34 feet to a point; thence North 80° 09' 12" East 26.21 feet to a point; thence South 34° 34' 13" East 49.93 feet to a point; thence South 83° 45' 50" East 28.60 feet to a point; thence South 41° 15' 51" East 34.09 feet to a point; thence South 34° 38' 30" East 40.00 feet to a point; thence South 34° 22' 34" East 31.80 feet to a point; thence South 43° 29' 11" East 41.52 feet to a point; thence South 62° 00' 30" East 17.73 feet to a point; thence South 87° 11' 53" East 53.27 feet to a point; thence South 63° 04' 12" East 20.10 feet to the point of beginning. Said land contains 28,624 square feet.

Wetland 2

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 1326.62 feet to a point in the East line of the West 1/2 of said 1/4 Section; thence South 70°34'10" West 594.26 feet to the point of beginning of lands to be described; thence South 44° 45' 09" East 29.22 feet to a point; thence South 60° 27' 26" East 10.61 feet to a point; thence South 53° 33' 29" East 28.14 feet to a point; thence South 48° 11' 02" East 20.46 feet to a point; thence South 16° 54' 05" East 35.08 feet to a point; thence South 75° 37' 19" East 20.01 feet to a point; thence South 12° 47' 37" East 56.02 feet to a point; thence South 48° 01' 21" East 24.19 feet to a point; thence South 03° 08' 56" West 22.01 feet to a point; thence South 69° 03' 39" West 28.13 feet to a point; thence North 40° 08' 20" West 18.71 feet to a point; thence North 79° 34' 32" West 30.83 feet to a point; thence North 33° 34' 46" West 38.92 feet to a point; thence North 86° 28' 39" West 24.83 feet to a point; thence North 12° 24' 39" West 39.22 feet to a point; thence South 77° 05' 21" West 26.26 feet to a point; thence South 14° 30' 37" West 13.80 feet to a point; thence South 05° 58' 36" East 46.61 feet to a point; thence South 35° 22' 53" East 14.10 feet to a point; thence South 01° 26' 23" West 35.19 feet to a point; thence South 03° 56' 02" East 22.99 feet to a point; thence South 25° 07' 39" East 29.41 feet to a point; thence South 04° 37' 48" West 31.19 feet to a point; thence South 30° 48' 22" West 40.74 feet to a point; thence South 23° 36' 38" East 27.25 feet to a point; thence South 12° 37' 47" West 57.31 feet to a point; thence North 77° 08' 11" West 14.03 feet to a point; thence North 24° 47' 12" West 24.77 feet to a point; thence North 04° 11' 23" East 34.80 feet to a point; thence North 14° 04' 27" East 47.71 feet to a point; thence North 01° 23' 06" West 41.95 feet to a point; thence North 01° 31' 01" West 38.85 feet to a point; thence North 13° 48' 09" East 27.73 feet to a point; thence North 03° 32' 04" East 46.25 feet to a point; thence North 02° 05' 12" West 20.95 feet to a point; thence North 10° 37' 43" East 39.84 feet to a point; thence North 18° 14' 57" East 24.19 feet to a point; thence North 17° 34' 12" West 32.26 feet to a point; thence North 81° 28' 10" West 29.51 feet to a point; thence South 58° 48' 28" West 21.58 feet to a point; thence South 31° 01' 56" West 26.74 feet to a point; thence South 44° 55' 56" West 24.63 feet to a point; thence South 09° 27' 42" East 26.33 feet to a point; thence South 22° 45' 27" West 52.05 feet to a point; thence South 01° 30' 06" West 42.99 feet to a point; thence South 11° 19' 11" East 59.30 feet to a point; thence South 05° 33' 38" West 43.92 feet to a point; thence South 01° 52' 54" East 57.92 feet to a point; thence South 15° 57' 15" West 33.20 feet to a point; thence South 09° 17' 51" East 61.11 feet to a point; thence South 18° 42' 55" West 31.69 feet to a point; thence South 82° 07' 31" West 34.94 feet to a point; thence South 65° 12' 51" West 25.20 feet to a point; thence North 32° 16' 38" West 31.71 feet to a point; thence North 21° 49' 01" West 41.78 feet to a point; thence North 07° 48' 27" West 65.74 feet to a point; thence North 16° 15' 49" West 53.99 feet to a point; thence North 09° 35' 19" West 65.04 feet to a point; thence North 08° 13' 02" West 58.38 feet to a point; thence North 15° 17' 49" West 36.06 feet to a point; thence North 41° 07' 57" West 32.64 feet to a point; thence North 51° 44' 13" West 46.24 feet to a point; thence North 17° 54' 48" West 35.24 feet to a point; thence North 36° 49' 41" West 14.51 feet to a point; thence North 74° 46' 58" East 8.70 feet to a point; thence South 85° 17' 57" East 12.71 feet to a point; thence North 76° 57' 19" East 29.56 feet to a point; thence North 89° 17' 34" East 41.62 feet to a point; thence North 88° 29' 48" East 48.43 feet to a point; thence South 86° 11' 06" East 51.46 feet to a point; thence North 84° 23' 10" East 37.63 feet to a point; thence North 77° 24' 08" East 34.09 feet to a point; thence North 40° 54' 17" East 6.97 feet to a point; thence North 68° 24' 48" East 15.14 feet to a point; thence North 35° 25' 05" East 22.92 feet to a point; thence North 84° 23' 19" East 43.50 feet to a point; thence North 15° 29' 29" East 11.95 feet to the point of beginning. Said land contains 82,820 square feet.

Wetland 3

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 1326.62 feet to a point in the East line of the West 1/2 of said 1/4 Section; thence South 01°54'09" East along said East line 1599.48 feet to a point; thence South 88°05'51" West 371.82 feet to the point of beginning of lands to be described; thence South 36° 08' 44" East 18.89 feet to a point; thence South 05° 52' 10" East 15.31 feet to a point; thence South 84° 13' 20" West 10.57 feet to a point; thence North 26° 08' 17" West 15.20 feet to a point; thence North 14° 07' 56" East 18.46 feet to the point of beginning. Said land contains 330 square feet.

Wetland 4

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 1326.62 feet to a point in the East line of the West 1/2 of said 1/4 Section; thence South 01°54'09" East along said East line 1681.09 feet to a point; thence South 88°05'51" West 361.58 feet to the point of beginning of lands to be described; thence South 06° 46' 32" East 15.71 feet to a point; thence South 03° 13' 13" West 20.61 feet to a point; thence North 86° 15' 31" West 17.32 feet to a point; thence North 48° 09' 36" West 22.96 feet to a point; thence North 36° 04' 09" East 19.57 feet to a point; thence North 80° 00' 27" East 22.52 feet to the point of beginning. Said land contains 920 square feet.

Wetland 5

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 1326.62 feet to a point in the East line of the West 1/2 of said 1/4 Section; thence South 01°54'09" East along said East line 1882.15 feet to a point; thence South 88°05'51" West 396.93 feet to the point of beginning of lands to be described; thence South 69° 05' 13" West 7.08 feet to a point; thence South 57° 07' 06" West 6.10 feet to a point; thence South 87° 30' 38" West 8.11 feet to a point; thence North 38° 00' 49" East 11.31 feet to a point; thence North 72° 07' 53" East 4.91 feet to a point; thence South 62° 43' 09" East 9.22 feet to the point of beginning. Said land contains 100 square feet.

Wetland 6

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 1326.62 feet to a point in the East line of the West 1/2 of said 1/4 Section; thence South 01°54'09" East along said East line 2177.58 feet to a point; thence South 88°05'51" West 193.48 feet to the point of beginning of lands to be described; thence South 71° 06' 47" West 7.30 feet to a point; thence North 79° 39' 50" West 14.20 feet to a point; thence North 46° 24' 26" East 9.76 feet to a point; thence South 71° 03' 32" East 11.92 feet to a point; thence South 39° 45' 45" East 3.96 feet to the point of beginning. Said land contains 108 square feet.

Wetland 7

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 1326.62 feet to a point in the East line of the West 1/2 of said 1/4 Section; thence South 01°54'09" East along said East line 2356.30 feet to the point of beginning of lands to be described; thence South 01° 54' 09" East 20.12 feet to a point; thence South 86° 48' 14" West 20.34 feet to a point; thence South 29° 19' 37" West 2.03 feet to a point; thence South 49° 49' 12' 43" West 35.30 feet to a point; thence South 67° 17' 28" West 4.13 feet to a point; thence South 40° 35' 44" West 19.33 feet to a point; thence South 39° 28' 10" West 13.01 feet to a point; thence South 30° 23' 47" West 14.70 feet to a point; thence South 48° 55' 38" West 24.38 feet to a point; thence South 16° 19' 13" West 6.85 feet to a point; thence South 28° 46' 01" West 8.22 feet to a point; thence South 04° 42' 44" West 13.32 feet to a point; thence South 23° 05' 44" East 7.81 feet to a point; thence South 71° 25' 44" West 10.88 feet to a point; thence North 00° 45' 48" East 23.65 feet to a point; thence North 00° 25' 00" East 4.50 feet to a point; thence North 15° 09' 48" East 6.49 feet to a point; thence North 26° 09' 42" East 12.16 feet to a point; thence North 71° 51' 46" East 7.51 feet to a point; thence North 26° 26' 19" East 12.99 feet to a point; thence North 31° 54' 50" East 11.70 feet to a point; thence North 52° 58' 27" East 14.91 feet to a point; thence North 26° 03' 43" East 12.90 feet to a point; thence North 42° 13' 28" East 12.88 feet to a point; thence North 33° 49' 17" East 25.20 feet to a point; thence North 77° 26' 50" East 17.75 feet to a point; thence North 51° 55' 15" East 11.67 feet to a point; thence North 68° 18' 45" East 20.21 feet to the point of beginning. Said land contains 2,162 square feet.

Wetland 8

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 1326.62 feet to a point in the East line of the West 1/2 of said 1/4 Section; thence South 01°54'09" East along said East line 2433.20 feet to a point; thence South 88°05'51" West 14.21 feet to the point of beginning of lands to be described; thence South 01° 57' 47" East 9.32 feet to a point; thence South 07° 54' 17" West 14.42 feet to a point; thence South 22° 34' 19" West 13.95 feet to a point; thence South 67° 26' 42" West 7.45 feet to a point; thence North 42° 31' 42" West 3.60 feet to a point; thence North 06° 55' 50" East 18.26 feet to a point; thence North 19° 16' 44" East 13.67 feet to a point; thence North 38° 04' 20" East 3.40 feet to a point; thence North 68° 26' 19" East 8.09 feet to the point of beginning. Said land contains 409 square feet.

Wetland 9

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 1326.62 feet to a point in the East line of the West 1/2 of said 1/4 Section; thence South 01°54'09" East along said East line 2577.81 feet to a point; thence South 88°05'51" West 91.65 feet to the point of beginning of lands to be described; thence South 34° 09' 49" West 7.33 feet to a point; thence South 36° 02' 51" West 5.25 feet to a point; thence South 07° 44' 03" East 4.19 feet to a point; thence South 67° 14' 39" West 2.35 feet to a point; thence North 23° 05' 20" West 6.82 feet to a point; thence North 09° 34' 46" West 4.56 feet to a point; thence North 49° 02' 30" East 5.41 feet to a point; thence North 82° 37' 32" East 8.23 feet to the point of beginning. Said land contains 85 square feet.

Wetland 10

Commencing at the Southeast corner of said Southeast 1/4 Section; thence South 89°15'48" West along the South line of said 1/4 Section 1963.66 feet to a point; thence North 00°44'12" West 94.81 feet to the point of beginning of lands to be described; thence North 17° 58' 50" West 40.94 feet to a point; thence North 70° 01' 31" East 10.92 feet to a point; thence North 30° 04' 14" East 15.67 feet to a point; thence North 01° 15' 32" West 17.25 feet to a point; thence North 16° 31' 53" East 13.53 feet to a point; thence North 50° 48' 07" East 21.13 feet to a point; thence North 72° 52' 40" East 13.61 feet to a point; thence South 42° 29' 24" East 18.67 feet to a point; thence South 08° 40' 41" West 41.21 feet to a point; thence South 18° 35' 38" East 22.99 feet to a point; thence South 26° 14' 38" West 14.47 feet to a point; thence South 69° 27' 28" West 22.56 feet to a point; thence South 74° 53' 54" West 25.41 feet to the point of beginning. Said land contains 4,325 square feet.

Wetland 11

Commencing at the Southwest corner of said Southeast 1/4 Section; thence North 01°51'51" West along the West line of said 1/4 Section 560.35 feet to a point; thence North 88°08'09" East 42.31 feet to the point of beginning of lands to be described; thence North 04° 23' 01" West 24.52 feet to a point; thence North 04° 37' 42" East 25.15 feet to a point; thence North 13° 50' 42" East 15.99 feet to a point; thence North 78° 29' 43" East 17.54 feet to a point; thence South 86° 55' 59" East 13.71 feet to a point; thence South 49° 26' 17" East 1.66 feet to a point; thence South 53° 35' 04" East 13.59 feet to a point; thence South 30° 33' 29" East 16.96 feet to a point; thence South 27° 54' 49" West 13.73 feet to a point; thence South 32° 04' 30" West 22.33 feet to a point; thence South 67° 15' 11" West 19.61 feet to a point; thence South 74° 19' 31" West 20.05 feet to the point of beginning. Said land contains 2,835 square feet.

Wetland 12

Commencing at the Southwest corner of said Southeast 1/4 Section; thence North 01°51'51" West along the West line of said 1/4 Section 1304.72 feet to a point; thence North 88°08'09" East 41.61 feet to the point of beginning of lands to be described; thence North 16° 29' 50" West 14.94 feet to a point; thence North 02° 20' 02" East 35.60 feet to a point; thence North 53° 47' 49" East 10.11 feet to a point; thence South 82° 26' 31" East 14.10 feet to a point; thence South 13° 30' 13" East 18.76 feet to a point; thence South 09° 44' 25" West 16.00 feet to a point; thence South 30° 51' 09" West 15.60 feet to a point; thence South 63° 06' 50" West 14.59 feet to the point of beginning. Said land contains 1,187 square feet.

Wetland 13

Commencing at the Southwest corner of said Southeast 1/4 Section; thence North 01°51'51" West along the West line of said 1/4 Section 2322.75 feet to a point; thence North 88°08'09" East 41.61 feet to the point of beginning of lands to be described; thence North 06° 17' 16" West 62.41 feet to a point; thence North 05° 35' 33" East 57.39 feet to a point; thence North 09° 03' 46" West 9.06 feet to a point; thence North 32° 40' 32" West 12.48 feet to a point; thence South 58° 23' 43" East 18.37 feet to a point; thence South 87° 48' 35" East 41.85 feet to a point; thence North 60° 17' 08" East 22.00 feet to a point; thence South 53° 06' 26" East 29.94 feet to a point; thence South 03° 32' 14" East 33.52 feet to a point; thence North 69° 41' 01" East 30.58 feet to a point; thence South 29° 19' 15" East 29.91 feet to a point; thence South 38° 28' 16" West 45.65 feet to a point; thence South 41° 44' 15" West 18.15 feet to a point; thence South 07° 31' 35" West 32.06 feet to a point; thence South 48° 33' 41" West 30.55 feet to a point; thence South 55° 35' 38" West 33.05 feet to a point; thence North 47° 29' 02" West 32.03 feet to a point; thence North 41° 49' 05" West 33.74 feet to the point of beginning. Said land contains 17,842 square feet.

Wetland 14

Commencing at the Southwest corner of said Southeast 1/4 Section; thence North 01°51'51" West along the West line of said 1/4 Section 731.22 feet to a point; thence North 88°08'09" East 386.55 feet to the point of beginning of lands to be described; thence North 23° 16' 32" West 23.07 feet to a point; thence North 52° 24' 10" East 23.63 feet to a point; thence South 89° 04' 03" East 3.25 feet to a point; thence South 82° 23' 37" East 32.20 feet to a point; thence South 09° 34' 13" West 18.19 feet to a point; thence South 69° 36' 40" West 16.38 feet to a point; thence South 73° 50' 12" West 27.47 feet to the point of beginning. Said land contains 1,287 square feet.

Wetland 15

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 1896.58 feet to a point; thence South 00°56'46" West 110.77 feet to the point of beginning of lands to be described; thence South 89° 38' 05" East 16.25 feet to a point; thence South 84° 57' 16" East 8.68 feet to a point; thence South 29° 40' 04" East 21.42 feet to a point; thence South 70° 43' 01" West 7.33 feet to a point; thence South 41° 18' 18" West 21.58 feet to a point; thence South 79° 46' 22" West 30.62 feet to a point; thence North 43° 42' 05" West 9.35 feet to a point; thence North 10° 33' 24" East 16.95 feet to a point; thence North 43° 34' 13" East 27.78 feet to the point of beginning. Said land contains 1,666 square feet.

Note: Wetlands delineated by R. A. Smith National in June 2016.

R.A. Smith National, Inc.

Beyond Surveying
and Engineering

16745 W. Bluemound Road, Brookfield WI 53005-5938
262-781-1000 Fax 262-797-7373 www.ra-smithnational.com
Appleton, WI Irvine, CA Pittsburgh, PA
S:\5166752.dwg\WX101D150.dwg WETLAND BOUNDARY MAP

PROPERTY EXHIBIT

Part of the Northwest 1/4 of the Southeast 1/4 of Section 27, Town 2 North, Range 21 East, in the Town of Paris, Kenosha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 1626.67 feet to the point of beginning of lands to be described; thence South 01°54'09" East 1171.16 feet to a point; thence North 90°00'00" West 384.44 feet to a point; thence North 01°51'51" West and parallel to the West line of said 1/4 Section 1164.80 feet to a point in the North line of said 1/4 Section; thence North 89°03'14" East along said North line 383.50 feet to the point of beginning.

Said land contains 448,318 square feet or 10.2920 acres more or less.

Reserving the North 33.00 feet for road purposes.

June 10, 2016

45 Degrees North LLC
revised building pads

Drawing No. 166752-RMK
Revision No. 1-JPC

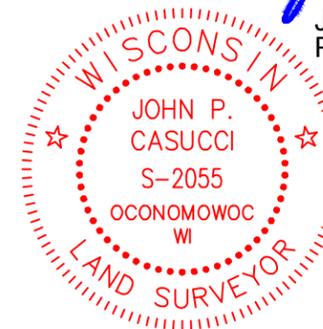
LEGEND

- + SOIL BORING
- ≡ (OHWM) ORDINARY HIGH WATER MARK
- PROPOSED BUILDING PAD

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief.

John P. Casucci

John P. Casucci, PLS S-2055
PROFESSIONAL WISCONSIN LAND SURVEYOR



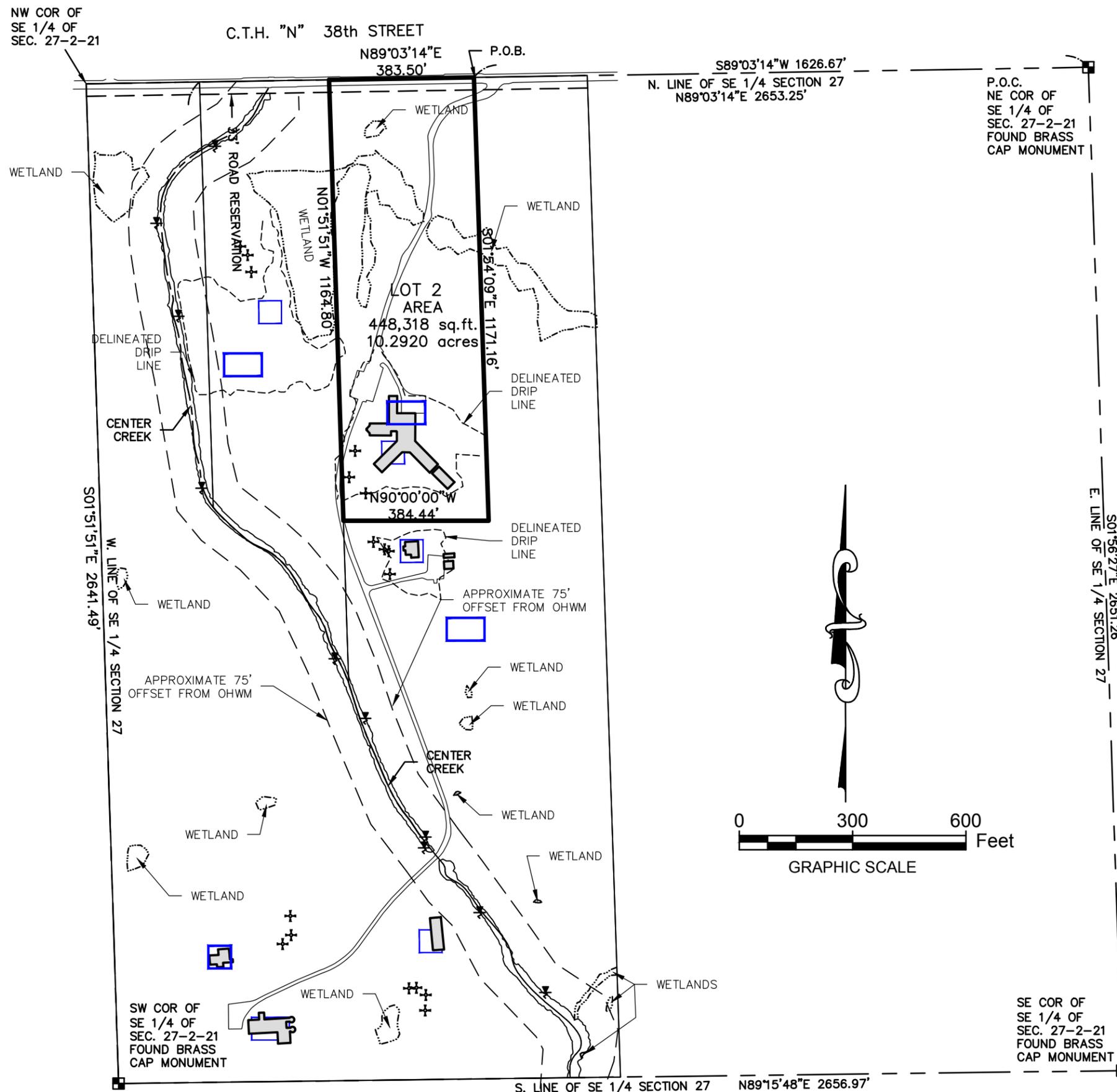
R.A. Smith National, Inc.

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and Engineering*

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Appleton, WI Irvine, CA Pittsburgh, PA

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SHEET 1 OF 1



R.A. Smith National, Inc.

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PROPERTY EXHIBIT

Part of the Northwest 1/4 of the Southeast 1/4 of Section 27, Town 2 North, Range 21 East, in the Town of Paris, Kenosha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 1326.62 feet to a point in the East line of the West 1/4 of said 1/4 Section and the point of beginning of lands to be described; thence South 01° 54' 09" East along said East line 2646.38 feet to in a meander line; thence North 31° 58' 01" West along said meander line 1366.21 feet to a point; thence North 01° 51' 51" West 310.58 feet to a point; thence North 90° 00' 00" East 384.44 feet to a point; thence North 01° 54' 09" West 1171.16 feet to a point in the North line of said 1/4 Section; thence North 89° 03' 14" East along said North line 300.04 feet to the point of beginning.

Including those lands that fall between the meander line and the centerline of Center Creek.

Said land contains 1,070,900 square feet or 24.59 acres more or less.

Reserving the North 33.00 feet for road purposes.

June 10, 2016

45 Degrees North LLC
revised building pads

Drawing No. 166752-RMK
Revision No. 1-JPC

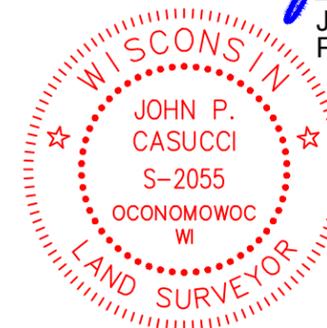
LEGEND

- ✦ SOIL BORING
- ⊕ (OHWM) ORDINARY HIGH WATER MARK
- PROPOSED BUILDING PAD

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief.

John P. Casucci

John P. Casucci, PLS S-2055
PROFESSIONAL WISCONSIN LAND SURVEYOR



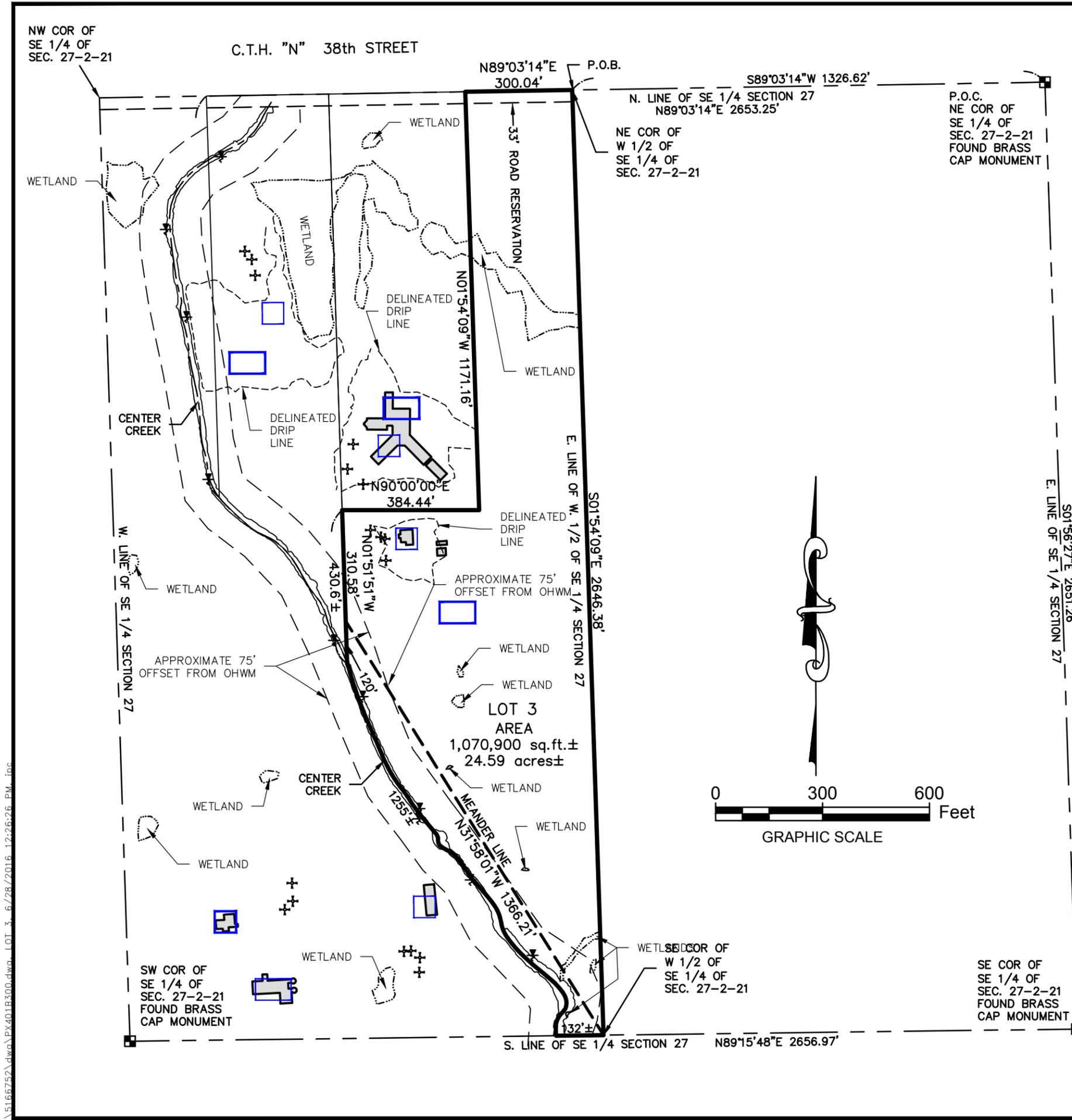
R.A. Smith National, Inc.

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262-781-1000 Fax 262-797-7373 www.rasmithnational.com
Appleton, WI Irvine, CA Pittsburgh, PA

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SHEET 1 OF 1



R.A. Smith National, Inc.

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PROPERTY EXHIBIT

Part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 27, Town 2 North, Range 21 East, in the Town of Paris, Kenosha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 2010.17 feet to the point of beginning of lands to be described; thence South 01°51'51" East and parallel to the West line of said 1/4 Section 1475.38 feet to a point on a meander line; thence North 37°36'13" West along said meander line 587.23 feet to a point; thence North 01°51'51" West and parallel to the West line of said 1/4 Section 1004.23 feet to a point in the North line of said 1/4 Section; thence North 89°03'14" East along said North line 343.04 feet to the point of beginning.

Including those lands that fall between the meander line and the centerline of Center Creek.

Said land contains 448,000 square feet or 10.29 acres more or less.

Reserving the North 33.00 feet for road purposes.

June 10, 2016

45 Degrees North LLC
revised building pads

Drawing No. 166752-RMK
Revision No. 1-JPC

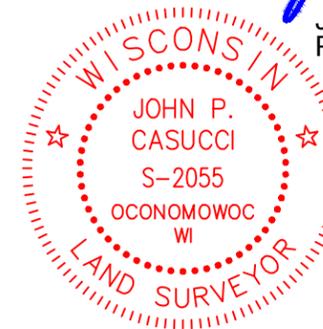
LEGEND

- ✦ SOIL BORING
- ⊕ (OHWM) ORDINARY HIGH WATER MARK
- ▭ PROPOSED BUILDING PAD

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief.

John P. Casucci

John P. Casucci, PLS S-2055
PROFESSIONAL WISCONSIN LAND SURVEYOR



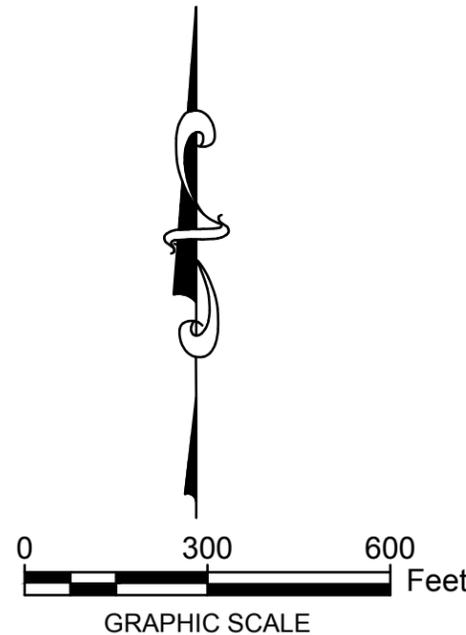
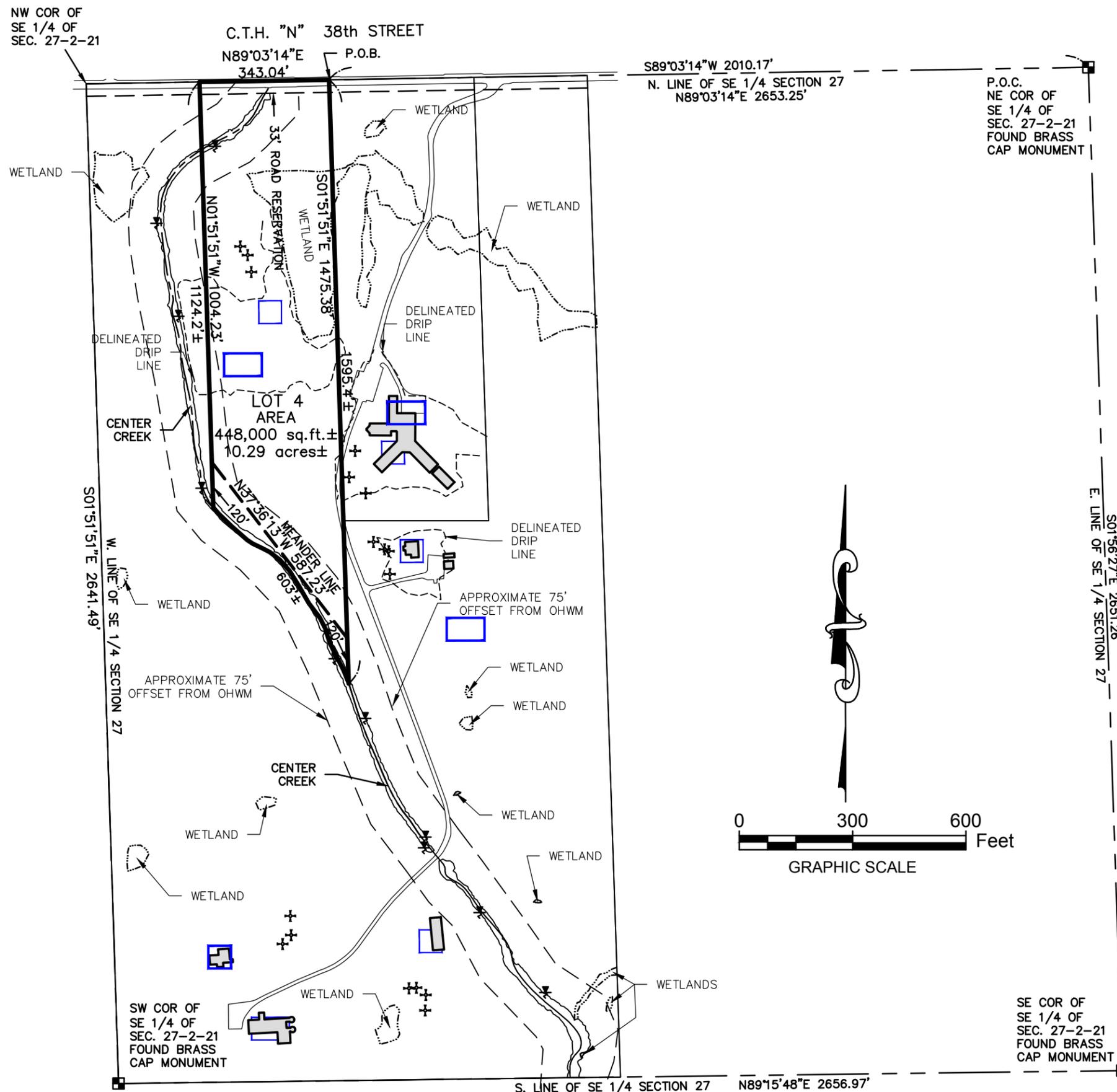
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SHEET 1 OF 1



R.A. Smith National, Inc.

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June 16, 2016

Mr. Patrick W. McCarty, Jr
45 Degrees North LLC
2925 Sugar Bush Road
Fish Creek, WI 54212

Re: **Paris, WI – Bridge Inspection and Evaluation**
RASN Project Number: 1160277

Dear Mr. McCarty:

R.A. Smith National (RASN) performed an assessment of the existing bridge structure located at 15711 38th street, Town of Paris, Kenosha County. Our assessment included an onsite inspection and structural evaluation. The inspection was performed in the middle of the day on Friday, June 10, 2016. After performing the inspection and completing our subsequent structural evaluation, it is our professional opinion that the existing structure, in its current condition, is not able to support the 80,000 lb load requirement established by the Town of Paris. This letter provides a summary of our onsite observations and structural evaluation.

Existing Structural System

The existing structure supporting the paved driveway at this site appears to be a 30 foot long, 60” diameter corrugated metal pipe (CMP) culvert. However, there is evidence that the CMP might not be the original structure and may actually be a liner for the original construction. There is approximately two feet of soil overburden (i.e. cover) above the top of the pipe, and there are 12” thick concrete endwalls at the inlet and outlet ends of the pipe. The CMP culvert serves as the bridge for vehicles to pass over top while the concrete endwalls serve as retaining walls to keep soil from eroding into the stream on either side. To our knowledge, there are no drawings, design calculations or as-builts for the existing structure. Subsequently, reference to structure dimensions, layout, etc. contained in this letter is based on field measurements taken and observations made while on site.

Inspection Observations and Structural Evaluation

As noted above, we performed an assessment of the existing bridge structure consisting of onsite observations and a structural evaluation. The attachment to this letter includes labeled photos which serve to identify our key findings and observations including structural deficiencies of the existing CMP culvert and concrete endwalls. The critical findings are addressed in this section of the letter. Before discussing the observations, however, it is important to understand the type of structural system being used in order to provide some context for our assessment.

CMP culverts are flexible structures which rely on surrounding soil to provide lateral support and stability of the structure. It is crucial that the entire cross section work together as a ring to resist compressive thrust forces and for the surrounding soil to provide equal, opposite and uniform pressure around the entire circumference. If a portion of the pipe cross-section is removed or when lateral support of the surrounding soil is inadequate or non-uniform, distortion of the cross-sectional shape will occur. CMP culverts with shape distortion can be caused by settlement of the soil beneath the pipe, inadequate compaction of surrounding backfill materials or migration of material away from the pipe over time. Severe deterioration of the pipe invert (i.e. section loss of the CMP culvert) can be caused by corrosive environments or years of abrasive materials flowing over the surface of the pipe.

Deliver excellence, vision, and responsive service to our clients.

Mr. Patrick McCarty
Page 2 / June 16, 2016

There were a number of critical findings leading to a decision of structural inadequacy: (1) settlement of pipe and dip in paved roadway over the CMP culvert; (2) distortion of CMP culvert shape along its length; and (3) severe deterioration of the invert on the east end of the CMP culvert.

Looking at the attached photos (Photos 1-6), referencing the structural system description provided above and understanding the impact that key deficiencies have on this type of structural system, it is evident that a number of items are working together to create a structurally inadequate system. The dip in the roadway profile directly over the top of the pipe shown in Photo 1 is likely due to material migrating away from the site, specifically in areas surrounding the pipe. Material migrating away from the surrounding areas of the pipe results in non-uniform pressure and ultimately distortion of the cross-sectional shape (clearly shown in Photo 3). The severely deteriorated invert at the downstream end shown in Photo 4 is likely the cause for material migration. Over time, the areas beneath the missing invert can become scour holes leading to even more material migration and further deterioration of the existing structural system.

Given the conditions observed during our site visit, and according to the Federal Highway Administration's Culvert Inspection Manual (Report No. FHWA-IP-86-2), the three critical findings listed above indicate that this culvert is in critical condition and will require repair or complete replacement in order to support the 80,000 lb load requirement.

It should be noted that the concrete endwalls also show deterioration. Large cracks can be seen extending from the top of the pipe all the way up to the top of the endwall at both inlet and outlet ends (see Photos 5 and 6). At each end, the endwalls are essentially broken into two separate halves. At both inlet and outlet ends, the two halves are approximately 1 ½" out of plane from one another. With the exception of these cracks and differential movement, the walls do appear to be serving their intended purpose as retaining walls.

RASN Recommendations

RASN recommends two options to facilitate the development of this site moving forward.

Option 1: The existing CMP culvert can be fitted with a liner capable of providing enough structural capacity to support the 80,000 lb load requirement, independent of the existing structural system. Once the new pipe is in place, the roadway can be repaired (filled in) and the endwalls can be strapped together using structural steel to prevent further differential movement. This option will reduce the size of the opening and therefore, hydrological and hydraulic (H&H) analyses will need to be performed to ensure the new opening will be capable of passing required stream flow levels. A rough estimate for initial costs for this option is in the range of \$10,500-\$13,500. This price does not include the required H&H analyses or any other design services. This option will also require routine maintenance and inspection of the existing structure.

Option 2: The existing structure can be completely removed and replaced with a new CMP culvert rated for the 80,000 lb load requirement. This option would include removal of the existing culvert and endwalls, temporary pumping of the stream flow around the structure location during construction, a new CMP culvert, new concrete endwalls and restoration of the roadway back to grade with a paved topping. A rough estimate for this option is in the range of \$65,000-\$75,000. Again, design services are not included in this estimate.

Disclaimer and Document Qualifications

Existing condition observations performed were based on a visual inspection only, and did not involve the dismantling or moving of any objects or portion of the premises. Latent and concealed conditions, defects, and deficiencies were excluded from our review. R.A. Smith National shall have no liability for concealed from view

Mr. Patrick McCarty
Page 3 / June 16, 2016

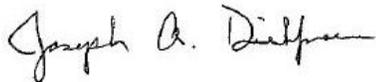
or inaccessible conditions which were not able to be directly observed. Our observations were limited to the conditions on the date of our observation, the real property, and not the review of personal property.

This engineering letter is not a warranty, guarantee, insurance policy, or substitute for real estate transfer disclosures which may be required by law. The letter includes a professional opinion regarding the existing structure's ability to support a legal load of 80,000 lbs. The professional opinion is based upon the information collected during the visual inspection and engineering assumptions made for material properties and style of construction from similar vintage structures. No representation is made as to how long any existing structure will continue to function. Repair and replacement options discussed are recommendations only and do not constitute a final design.

This letter has been prepared for the exclusive use of the client for the specific application to their project. This letter is not intended for use by others. R.A. Smith National has provided professional services consistent with generally accepted evaluative and engineering practices. No other warranties are expressed or implied.

If you have any questions regarding our assessment, please call me at 262-317-3367.

Thank you for this opportunity to be of service to you.

A handwritten signature in black ink that reads "Joseph A. Diekfuss". The signature is written in a cursive, flowing style.

Joseph A. Diekfuss, PhD
Structural Engineer

Mr. Patrick McCarty
Page 4 / June 16, 2016

Attachment 1: Key findings and observations noted during inspection



Photo 1: Looking south along paved driveway over culvert.

This photo shows settlement of the paved roadway over the entire length of the CMP culvert.



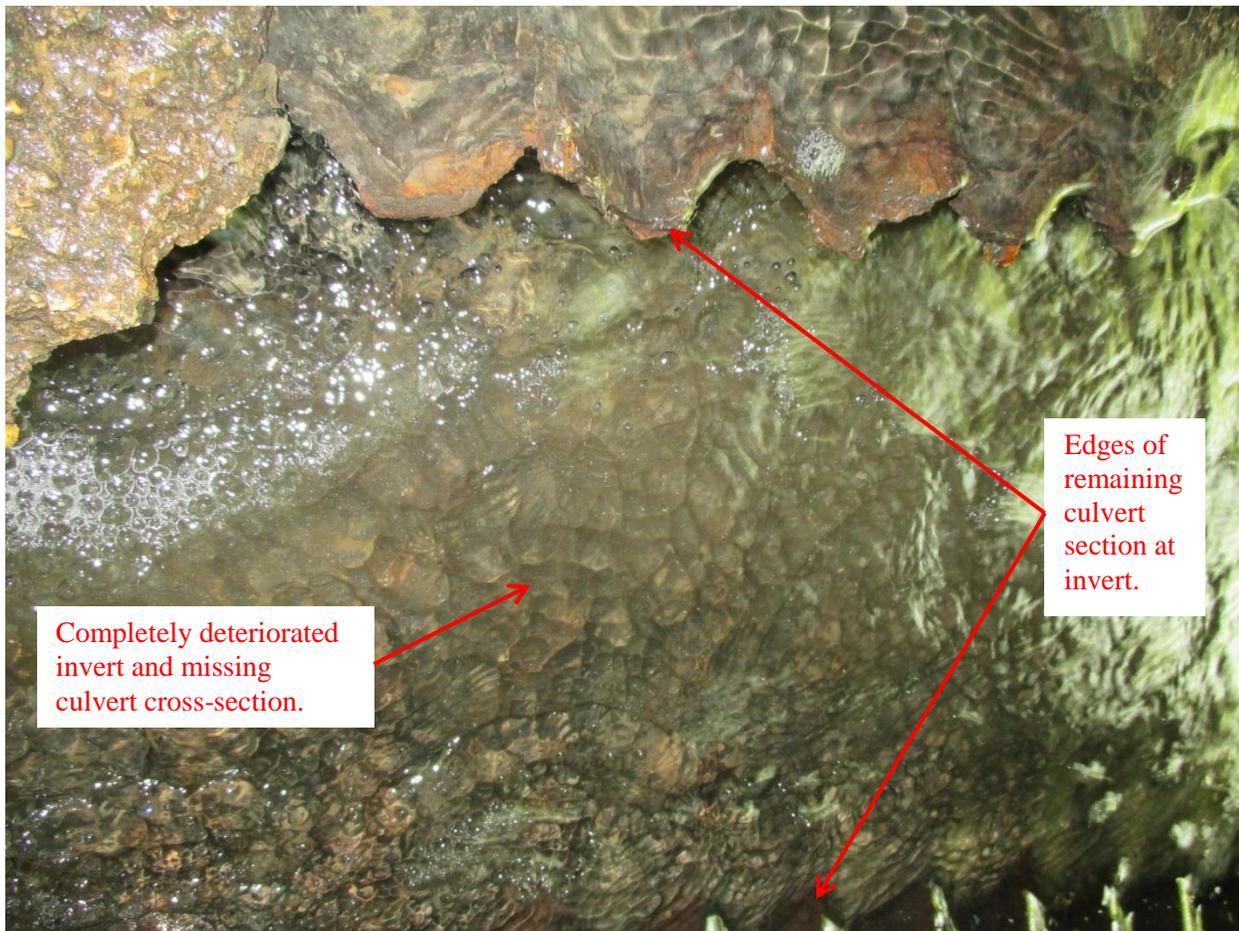
Photo 2: Looking east at the west end elevation on the upstream end (i.e. inlet) of culvert.

Since the original construction, the CMP culvert appears to have settled and a grouting procedure had been implemented in an attempt to fill voids around the top and sides of the pipe.



Photo 3: Looking west at the east end elevation on the downstream end (i.e. outlet) of culvert.

Since the original construction, the CMP culvert appears to have settled and a grouting procedure had been implemented in an attempt to fill voids around the top and sides of the pipe. Note that there appears to be significant distortion of the cross-sectional shape at the downstream end.



Completely deteriorated
invert and missing
culvert cross-section.

Edges of
remaining
culvert
section at
invert.

Photo 4: Close-up of outlet invert deterioration.

This photo shows complete CMP culvert section loss of the invert at the downstream end. The section loss extends approximately one foot either side of the invert and to a distance of approximately 11 feet in from the east end of the pipe. It should be noted that the remaining 19 feet of pipe shows precursor conditions to those seen in this photo.



Photo 5: Close-up of inlet concrete endwall.

This photo shows a large crack extending from the top of the CMP culvert to the top of the west concrete endwall. The two halves are approximately 1 ½” out of plane from one another. With the exception of this crack, the west concrete endwall appeared to be plumb and adequately serving its intended purpose.



Photo 6: Close-up of outlet concrete endwall.

This photo shows a large crack extending from the top of the CMP culvert to the top of the east concrete endwall. The two halves are approximately 1 ½” out of plane from one another. With the exception of this crack, the east concrete endwall appeared to be plumb and adequately serving its intended purpose.

SOIL EVALUATION REPORT

#2065

Page 1 of 1

in accordance with SPS 385, Wis. Adm. Code

Associates Soil Testing Inc.

Attach complete site plan on paper not less than 8½ 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	Grant
Parcel I.D.	45-4-221-274-0300
Reviewed By	Date

Property Owner Muller/Fuhr Properties	Property Location Govt. Lot 1/4, SE1/2, S27, T2N, R21E		
Property Owner's Mailing Address 15711 38TH Street	Lot # 1 North	Block #	Subd. Name or CSM#
City kenosha	State WI	Zip Code	Phone Number
<input type="checkbox"/> City		<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town
Nearest Road Paris		38TH St.	

New Construction Use: Residential / Number of bedrooms _____ Code derived design flow rate _____ GPD
 Replacement Public or commercial - Describe: _____

Parent material Glacial Till Flood plain elevation, if applicable _____ ft.

General comments Prop. Mound Site Established
 and recommendations:

1 Boring # Boring Pit Ground surface elev. 98.3 ft. Depth to limiting factor 17 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1	0-11	10yr3/3	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	11-17	10yr4/4	-	SiCL	2MSBK	MFR	GW	1VF	.4	.6
3	17-28	10yr4/4	fif10yr5/6	SiCL	1FSBK	MFR	CW	-	.2	.3
4	28-34	10yr5/4	c2d10yr5/6 6/8	SiCL	0M	MVFR	-	-	0	0

2 Boring # Boring Pit Ground surface elev. 98.3 ft. Depth to limiting factor 21 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1	0-11	10yr3/3	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	11-21	10yr4/4	-	SiCL	2MSBK	MFR	GW	1VF	.4	.6
3	21-30	10yr4/4	fif10yr5/6	SiCL	1FSBK	MFR	CW	-	.2	.3
4	30-36	10yr5/4	c2d10yr5/6 6/8	SiCL	0M	MVFR	-	-	0	0

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Lance Petrasek	Signature: 	CST Number 224315
Address Associates Soil Testing Inc. W4644 Pine Creek Drive Elkhorn, WI 53121	Date Evaluation Conducted 6/27/2016	Telephone Number 262-495-7004



3	Boring #	<input type="checkbox"/> Boring	Ground surface elev. <u>99.4</u> ft.	Depth to limiting factor <u>21</u> in.	Soil Application Rate					
		<input checked="" type="checkbox"/> Pit								
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1	0-9	10yr3/3	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	9-21	10yr4/4	-	SiCL	2MSBK	MFR	GW	1VF	.4	.6
3	21-36	10yr4/4	fif10yr5/6	SiCL	1FSBK	MFR	CW	-	.2	.3
4	36-41	10yr5/4	c2d10yr5/6 6/8	SiCL	0M	MVFR	-	-	0	0

 	Boring #	<input type="checkbox"/> Boring	Ground surface elev. <u> </u> ft.	Depth to limiting factor <u> </u> in.	Soil Application Rate					
		<input type="checkbox"/> Pit								
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2

 	Boring #	<input type="checkbox"/> Boring	Ground surface elev. <u> </u> ft.	Depth to limiting factor <u> </u> in.	Soil Application Rate					
		<input type="checkbox"/> Pit								
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L * Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

38TH Street

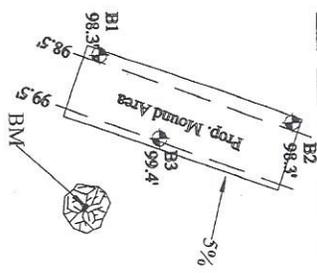
300.04'

35.4 Acres

Scaled inside of box

2641.49'

1195.6'



Un scaled Area



MULLER/Pahr Properties
15711 38TH Street
Kenosha, WI

LOCATION
Lot 1 North
SR 1/4 27-1-21B
Town of Paris
Kenosha County

SCALE
1" = 60'
(except as Noted)

BENCHMARK = 100'
Spike in Lg Maple tree 12" up on W side



Creek

NW COR OF
SE 1/4 OF
SEC. 27-2-21

C.T.H. "N" 38th STREET

N89°03'14"E
300.04' P.O.B.

S89°03'14"W 2353.21'

N. LINE OF SE 1/4 SECTION 27
N89°03'14"E 2653.25'

WETLAND

33' ROAD
RESERVATION

WETLAND

WETLAND

1124.2'±
S01°51'51"E 1154.23'

WETLAND

DELINEATED
DRIP
LINE

CENTER
CREEK

DELINEATED
DRIP
LINE

DELINEATED
DRIP
LINE

N01°51'51"W 2641.49'

W. LINE OF SE 1/4 SECTION 27

APPROXIMATE 75'
OFFSET FROM OHWM

30'
MEANDER LINE

APPROXIMATE 75'
OFFSET FROM OHWM

LOT 1
AREA
1,542,000 sq.ft.±
35.40 acres±

WETLAND

WETLAND

CENTER
CREEK

WETLAND

WETLAND

S31°45'23"E 1736.38'
1858.34'
1858.34'

WETLAND

WETLAND

B2
B3
B1

WETLAND

SW COR OF
SE 1/4 OF
SEC. 27-2-21
FOUND BRASS
CAP MONUMENT

WETLAND

WETLAND

WETLANDS

S89°15'48"W 1165.59'
1195.6'±

S. LINE OF SE 1/4 SECTION 27

N89°15'48"E 2656.97'



GRAPHIC SCAL

SOIL EVALUATION REPORT

in accordance with SPS 385, Wis. Adm. Code

Associates Soil Testing Inc.

Attach complete site plan on paper not less than 8½ 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.	45-4-221-274-0300
Reviewed By	Date

Property Owner Muller/Fuhr Properties	Property Location Govt. Lot 1/4, SE1/2, S27, T2N, R21E		
Property Owner's Mailing Address 15711 38TH Street	Lot # 1 South	Block #	Subd. Name or CSM#
City kenosha	State WI	Zip Code	Phone Number
<input type="checkbox"/> City		<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town
Nearest Road Paris		38TH St.	

New Construction Use: Residential / Number of bedrooms _____ Code derived design flow rate _____ GPD
 Replacement Public or commercial - Describe: _____

Parent material Glacial Till Flood plain elevation, if applicable _____ ft.

General comments Prop. Mound Site Established
and recommendations:

1 Boring # Boring Pit Ground surface elev. 97.5 ft. Depth to limiting factor 16 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
									*Eff#1	*Eff#2
1	0-11	10yr3/3	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	11-16	10yr4/4	-	SiCL	2MSBK	MFR	GW	1VF	.4	.6
3	16-26	10yr4/4	fif10yr5/6	SiCL	1FSBK	MFR	CW	-	.2	.3
4	26-30	10yr5/4	c2d10yr5/6 6/8	SiCL	0M	MVFR	-	-	0	0

2 Boring # Boring Pit Ground surface elev. 97.2 ft. Depth to limiting factor 21 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
									*Eff#1	*Eff#2
1	0-11	10yr3/3	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	11-21	10yr4/4	-	SiCL	2MSBK	MFR	GW	1VF	.4	.6
3	21-34	10yr4/4	fif10yr5/6	SiCL	1FSBK	MFR	CW	-	.2	.3
4	34-37	10yr5/4	c2d10yr5/6 6/8	SiCL	0M	MVFR	-	-	0	0

* Effluent #1 = BOD₅ > 30 < 220 mg/L and TSS >30 < 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Lance Petrasek	Signature: 	CST Number 224315
Address Associates Soil Testing Inc. W4644 Pine Creek Drive Elkhorn, WI 53121	Date Evaluation Conducted 6/27/2016	Telephone Number 262-495-7004



3 Boring # Boring Pit Ground surface elev. 98.0 ft. Depth to limiting factor 22 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1	0-8	10yr3/3	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	8-22	10yr4/4	-	SiCL	2MSBK	MFR	GW	1VF	.4	.6
3	22-32	10yr4/4	fif10yr5/6	SiCL	1FSBK	MFR	CW	-	.2	.3
4	32-40	10yr5/4	c2d10yr5/6 6/8	SiCL	0M	MVFR	-	-	0	0

Boring # Boring Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2

Boring # Boring Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS < 30 mg/L

Page 3 of 4

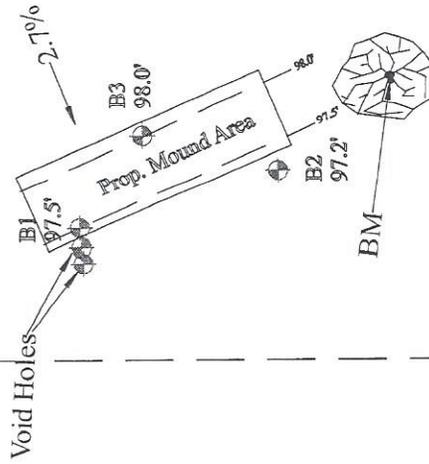
38TH Street

300.04'

Un scaled Area

35.4 Acres

Scaled inside of box

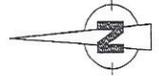


MULLER/Fuhr Properties
 15711 38TH Street
 Kenosha, WI

LOCATION
 Lot 1 South
 SE 1/4 27-1-21E
 Town of Paris
 Kenosha County

SCALE
 1" = 60'
 (except as Noted)

BENCHMARK = 100'
 Spike in Lg oak on W side



1195.6'

2641.49'

5 amp 405 P

NW COR OF
SE 1/4 OF
SEC. 27-2-21

C.T.H. "N" 38th STREET

N89°03'14"E
300.04' P.O.B.

S89°03'14"W 2353.21'

N. LINE OF SE 1/4 SECTION 27
N89°03'14"E 2653.25'

WETLAND

33' ROAD
RESERVATION

WETLAND

WETLAND

1124.27±

S01°51'51"E 1154.23'

WETLAND

DELINEATED
DRIP
LINE

CENTER
CREEK

DELINEATED
DRIP
LINE

N01°51'51"W 2641.49'

W. LINE OF SE 1/4 SECTION 27

APPROXIMATE 75'
OFFSET FROM OHWM

LOT 1
AREA
1,542,000 sq.ft.±
35.40 acres±

30' MEANDER LINE

APPROXIMATE 75'
OFFSET FROM OHWM

WETLAND

WETLAND

S31°45'23"E 1736.38'

1858.34±

CENTER
CREEK

WETLAND

WETLAND

WETLAND

WETLAND

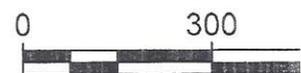
SW COR OF
SE 1/4 OF
SEC. 27-2-21
FOUND BRASS
CAP MONUMENT

S89°15'48"W 1165.59'
1195.6'±

S. LINE OF SE 1/4 SECTION 27

N89°15'48"E 2656.97'

WETLANDS



GRAPHIC SCALE

SOIL EVALUATION REPORT

in accordance with SPS 385, Wis. Adm. Code

Associates Soil Testing Inc.

Attach complete site plan on paper not less than 8½ 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.	45-4-221-274-0300
Reviewed By	Date

Property Owner Muller/Fuhr Properties	Property Location Govt. Lot 1/4, SE1/2, S27, T2N, R21E		
Property Owner's Mailing Address 15711 38TH Street	Lot # 2	Block #	Subd. Name or CSM#
City kenosha	State WI	Zip Code	Phone Number
<input type="checkbox"/> City <input type="checkbox"/> Village <input checked="" type="checkbox"/> Town		Nearest Road Paris 38TH St.	

New Construction Use: Residential / Number of bedrooms _____ Code derived design flow rate _____ GPD
 Replacement Public or commercial - Describe: _____

Parent material Glacial Till Flood plain elevation, if applicable -- ft.

General comments Prop. Mound Site Established
and recommendations:

1 Boring # Boring Pit Ground surface elev. 100.5 ft. Depth to limiting factor 18 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1	0-6	10yr3/3	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	6-13	10yr4/2	-	SiL	2MSBK	MFR	GW	1VF	.6	.8
3	13-18	10yr4/3	fif10yr5/6	CL	2FSBK	MFR	CW	-	0.4	0.6
4	18-40	10yr5/3	c2d10yr5/6 6/8	CL	1FSBK	MVFR	-	-	0.2	0.3

2 Boring # Boring Pit Ground surface elev. 100.5 ft. Depth to limiting factor 18 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1	0-8	10yr3/2	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	8-18	10yr4/4	-	SiCL	2MSBK	MFR	GW	1VF	.4	.6
3	18-34	10yr5/4	fif10yr5/6	CL	1FSBK	MFR	CW	-	0.2	0.3
4	34-38	10yr5/4	c2d10yr5/6 6/8	CL	0M	MVFR	-	-	0.0	0.0

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Lance Petrasek	Signature: 	CST Number 224315
Address Associates Soil Testing Inc. W4644 Pine Creek Drive Elkhorn, WI 53121	Date Evaluation Conducted 6/27/2016	Telephone Number 262-495-7004



3 Boring # Boring Pit Ground surface elev. 99.3 ft. Depth to limiting factor 15 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1	0-8	10yr3/2	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	8-15	10yr4/4	-	SiCL	2MSBK	MFR	GW	1VF	.4	.6
3	15-28	10yr5/4	fif10yr5/6	CL	1FSBK	MFR	CW	-	0.2	0.3
4	28-33	10yr5/4	c2d10yr5/6 6/8	CL	0M	MVFR	-	-	0.0	0.0

Boring # Boring Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2

Boring # Boring Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS <30 mg/L

38TH Street

ASSOCIATES
SOIL TESTING

Lance Purcell
224115
[Signature]



Un scaled Area

Scaled Area

MULLER/Fuhr Properties
15711 38TH Street
Kenosha, WI

LOCATION
Lot 2
SE 1/4 27-1-21E
Town of Paris
Kenosha County

SCALE
1" = 60'
(except as Noted)

BENCHMARK = 100'
Top of Spike in Tele Pole

Scaled Area

Drive

Building

Well not found
Verified > 50' from
Prop.
Mound

B1
100.5'

B3
99.0'

BM

B2
100.5'

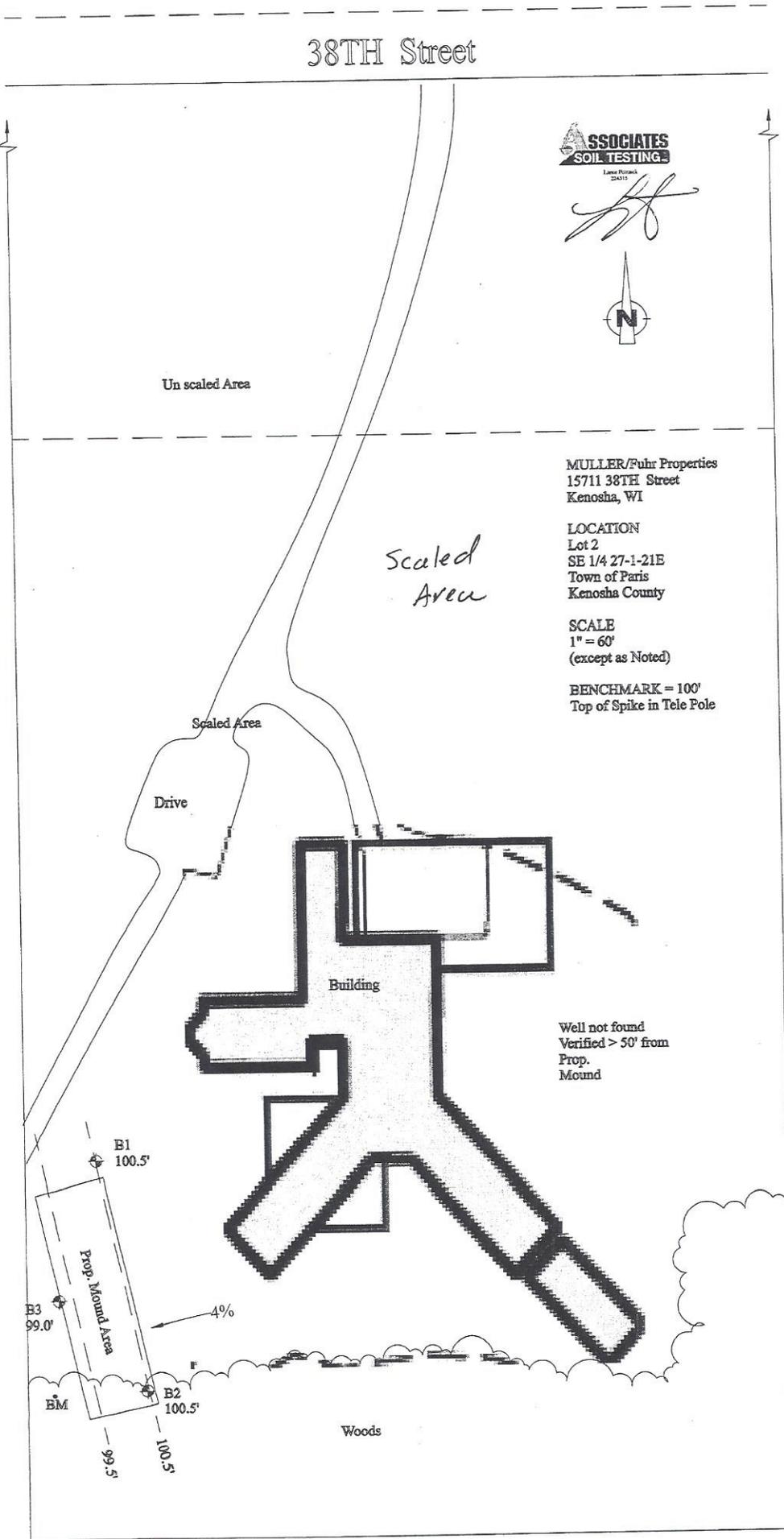
99.5'

100.5'

4%

Prop. Mound Area

Woods



NW COR OF
SE 1/4 OF
SEC. 27-2-21

C.T.H. "N" 38th STREET

N89°03'14"E
383.50'

P.O.B.

S89°03'14"W 1626.67'
N. LINE OF SE 1/4 SECTION 27
N89°03'14"E 2653.25'

WETLAND

ROAD RESERVATION

N01°51'51"W 1164.80'

LOT 2
AREA
448,318 sq.ft.
10.2920 acres

S01°54'09"E 1171.16'

WETLAND

DELINEATED DRIP LINE

CENTER CREEK

DELINEATED DRIP LINE

S01°51'51"E 2641.49'

W. LINE OF SE 1/4 SECTION 27

WETLAND

APPROXIMATE 75'
OFFSET FROM OHWM

DELINEATED DRIP LINE

APPROXIMATE 75'
OFFSET FROM OHWM

WETLAND

WETLAND

CENTER CREEK

WETLAND

WETLAND

WETLAND

WETLAND

SW COR OF
SE 1/4 OF
SEC. 27-2-21
FOUND BRASS
CAP MONUMENT

WETLAND

WETLANDS

S. LINE OF SE 1/4 SECTION 27

N89°15'48"E 2656.97'



GRAPHIC SCALE

SOIL EVALUATION REPORT

in accordance with SPS 385, Wis. Adm. Code

Associates Soil Testing Inc.

Attach complete site plan on paper not less than 8½ 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.	45-4-221-274-0300
Reviewed By	Date

Property Owner Muller/Fuhr Properties	Property Location Govt. Lot 1/4, SE1/2, S27, T2N, R21E		
Property Owner's Mailing Address 15711 38TH Street	Lot # 3	Block #	Subd. Name or CSM#
City State Zip Code Phone Number kenosha WI	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town Nearest Road Paris 38TH St.

New Construction Use: Residential / Number of bedrooms _____ Code derived design flow rate _____ GPD
 Replacement Public or commercial - Describe: _____

Parent material Glacial Till Flood plain elevation, if applicable -- ft.

General comments Prop. Mound Site Established
and recommendations:

1 Boring # Boring Pit Ground surface elev. 101.3 ft. Depth to limiting factor 18 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
									*Eff#1	*Eff#2
1	0-5	10yr3/2	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	5-9	10yr3/3	-	SiL	2MSBK	MFR	GW	1VF	.6	.8
3	9-18	10yr4/4	fif10yr5/6	CL	2FSBK	MFR	CW	-	0.4	0.6
4	18-27	10yr5/4	c2d10yr5/6 6/8	SiCL	1FSBK	MVFR	-	-	.2	.3

2 Boring # Boring Pit Ground surface elev. 101.3 ft. Depth to limiting factor 20 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
									*Eff#1	*Eff#2
1	0-5	10yr3/2	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	5-9	10yr3/3	-	SiL	2MSBK	MFR	GW	1VF	.6	.8
3	9-20	10yr4/4	fif10yr5/6	CL	2FSBK	MFR	CW	-	0.4	0.6
4	20-32	10yr5/4	c2d10yr5/6 6/8	SiCL	1FSBK	MVFR	-	-	.2	.3

* Effluent #1 = BOD₅ > 30 < 220 mg/L and TSS >30 < 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Lance Petrasek	Signature: 	CST Number 224315
Address Associates Soil Testing Inc. W4644 Pine Creek Drive Elkhorn, WI 53121	Date Evaluation Conducted 6/27/2016	Telephone Number 262-495-7004



3 Boring # Boring Pit
 Ground surface elev. 103.0 ft. Depth to limiting factor 18 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									*Eff#1	*Eff#2
1	0-7	10yr3/2	-	SiCL	2FSBK	MVFR	AS	1F	.4	.6
2	7-11	10yr5/4	-	SiL	2MSBK	MFR	GW	1VF	.6	.8
3	11-24	10yr4/4	-	CL	2FSBK	MFR	CW	-	0.4	0.6
4	24-33	10yr5/4	f2f10yr5/6	CL	2CSBK	MVFR	-	-	0.4	0.6

Boring # Boring Pit
 Ground surface elev. _____ ft. Depth to limiting factor _____ in.

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

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS < 30 mg/L

MULLER/Fuhr Properties
15711 38TH Street
Kenosha, WI

LOCATION

Lot 3
SE 1/4 27-1-21E
Town of Paris
Kenosha County

SCALE

1" = 60'
(except as Noted)

BENCHMARK = 100'
Top of Spike in Tele Pole

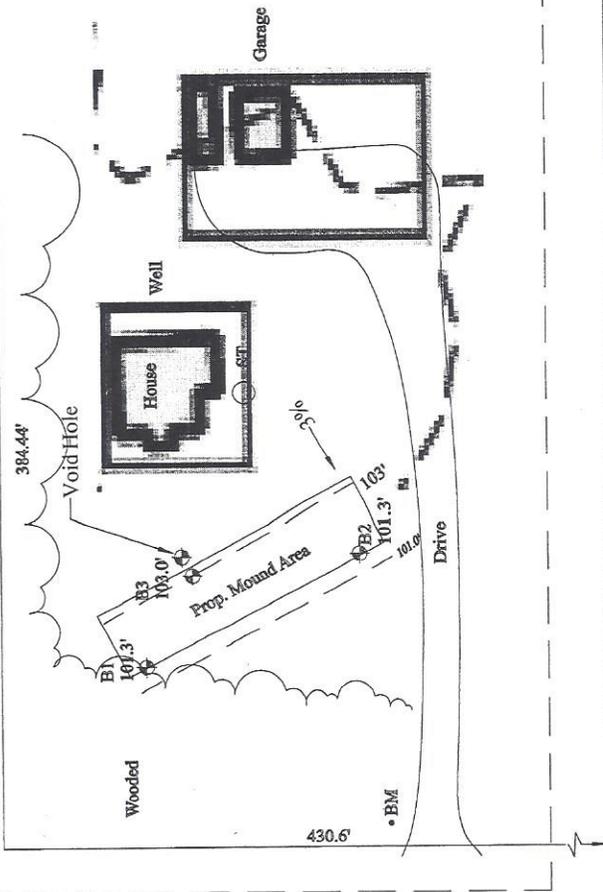
300.04'

2646.38'

Un scaled Area

1171.16'

Scaled Area



NW COR OF SE 1/4 OF SEC. 27-2-21

C.T.H. "N" 38th STREET

N89°03'14"E 300.04' P.O.B.

S89°03'14"W 1326.62'

N. LINE OF SE 1/4 SECTION 27 N89°03'14"E 2653.25'

NE COR OF W 1/2 OF SE 1/4 OF SEC. 27-2-21

WETLAND

WETLAND

33' ROAD RESERVATION

WETLAND

DELINEATED DRIP LINE

N01°54'09"W 1171.16'

WETLAND

CENTER CREEK

DELINEATED DRIP LINE

N90°00'00"E 384.44'

E. LINE OF W. 1/2 OF SE 1/4 SECTION 27

S01°54'09"E 2646.38'

DELINEATED DRIP LINE

W. LINE OF SE 1/4 SECTION 27

WETLAND

N01°51'51"W 310.58'

APPROXIMATE 75' OFFSET FROM OHWM

WETLAND

WETLAND

LOT 3 AREA 1,070,900 sq.ft.± 24.59 acres±

APPROXIMATE 75' OFFSET FROM OHWM

430.6'±

APPROXIMATE 75' OFFSET FROM OHWM

WETLAND

WETLAND

LOT 3 AREA 1,070,900 sq.ft.± 24.59 acres±

APPROXIMATE 75' OFFSET FROM OHWM

CENTER CREEK

WETLAND

WETLAND

WETLAND

WETLAND

MEANDER LINE N31°58'01"W 1366.21'



GRAPHIC SCALE

SW COR OF SE 1/4 OF SEC. 27-2-21 FOUND BRASS CAP MONUMENT

WETLAND

WETLAND CORNER OF W 1/2 OF SE 1/4 OF SEC. 27-2-21

S. LINE OF SE 1/4 SECTION 27 N89°15'48"E 2656.97'

S:\5166752\dwg\px4018300.dwg LOT 3 6/10/2016 10:19:16 AM .ipx

SOIL EVALUATION REPORT

#2068

Page 1 of 4

in accordance with SPS 385, Wis. Adm. Code

Associates Soil Testing Inc.

Attach complete site plan on paper not less than 8½ 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.	45-4-221-274-0300
Reviewed By	Date

Property Owner Muller/Fuhr Properties	Property Location Govt. Lot 1/4, SE1/2, S27, T2N, R21E		
Property Owner's Mailing Address 15711 38TH Street	Lot # 4	Block #	Subd. Name or CSM#
City kenosha	State WI	Zip Code	Phone Number
		<input type="checkbox"/> City <input type="checkbox"/> Village <input checked="" type="checkbox"/> Town	Nearest Road Paris 38TH St.

New Construction Use: Residential / Number of bedrooms _____ Code derived design flow rate _____ GPD
 Replacement Public or commercial - Describe: _____

Parent material Glacial Till Flood plain elevation, if applicable _____ ft.

General comments Prop. Mound Site Established
and recommendations:

1 Boring # Boring Pit Ground surface elev. 97.6 ft. Depth to limiting factor 19 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
									*Eff#1	*Eff#2
1	0-10	10yr3/2	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	10-19	10yr4/3	-	SiCL	2MSBK	MFR	GW	1VF	.4	.6
3	19-28	10yr4/4	f1f10yr5/6	CL	2mSBK	MFR	CW	-	0.4	0.6
4	28-34	10yr5/4	C2D10yr5/6 6/8	CL	1msbk	MVFR	-	-	0.2	0.3

2 Boring # Boring Pit Ground surface elev. 97.6 ft. Depth to limiting factor 19 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
									*Eff#1	*Eff#2
1	0-5	10yr3/2	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	5-9	10yr3/3	-	SiCL	2MSBK	MFR	GW	1VF	.4	.6
3	9-19	10yr4/4	-	CL	2FSBK	MFR	CW	-	0.4	0.6
4	19-31	10yr5/4	f2f10yr5/6	CL	2MSBK	MVFR	-	-	0.4	0.6

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Lance Petrusek	Signature: 	CST Number 224315
Address Associates Soil Testing Inc. W4644 Pine Creek Drive Elkhorn, WI 53121	Date Evaluation Conducted 6/27/2016	Telephone Number 262-495-7004



3 Boring # Boring Pit Ground surface elev. 99.0 ft. Depth to limiting factor 21 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/ft ²	
									*Eff#1	*Eff#2
1	0-5	10yr3/2	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	5-9	10yr3/3	-	SiL	2MSBK	MFR	GW	1VF	.6	.8
3	9-21	10yr4/4	-	CL	2FSBK	MFR	CW	-	0.4	0.6
4	21-34	10yr5/4	f2f10yr5/6	SiCL	1CABK	MVFR	-	-	.2	.3

Boring # Boring Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

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

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS <30 mg/L

38TH Street

343.04'

Lot 4

10.3 Acrea



MULLER/Fuhr Properties
15711 38TH Street
Kenosha, WI

LOCATION
Lot 4
SE 1/4 27-1-21E
Town of Paris
Kenosha County

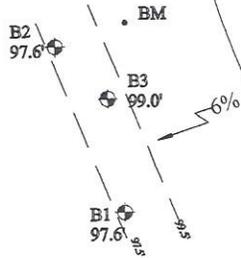
SCALE
1" = 60'
(except as Noted)

BENCHMARK = 100'
Spike in Hickory tree 12" up on NW side

1124.2'

1475.38'

Pond



Scaled Area

Un scaled Area

NW COR OF
SE 1/4 OF
SEC. 27-2-21

C.T.H. "N" 38th STREET

N89°03'14"E
343.04' P.O.B.

S89°03'14"W 2010.17'

N. LINE OF SE 1/4 SECTION 27
N89°03'14"E 2653.25'

WETLAND

WETLAND

WETLAND

DELINEATED
DRIP
LINE

DELINEATED
DRIP
LINE

CENTER
CREEK

LOT 4
AREA
448,000 sq.ft.±
10.29 acres±

DELINEATED
DRIP
LINE

S01°51'51"E 2641.49'

W. LINE OF SE 1/4 SECTION 27

APPROXIMATE 75'
OFFSET FROM OHWM

APPROXIMATE 75'
OFFSET FROM OHWM

WETLAND

WETLAND

CENTER
CREEK

WETLAND

WETLAND

WETLAND

WETLAND

SW COR OF
SE 1/4 OF
SEC. 27-2-21
FOUND BRASS
CAP MONUMENT

WETLAND

WETLANDS

S. LINE OF SE 1/4 SECTION 27

N89°15'48"E 2656.97'



GRAPHIC SCAL

C.T.H. "N" (38TH ST.)

C.T.H. "MB" (152ND AVE.)
1/2 Mile East →

COMPREHENSIVE PLAN
AMENDMENT SITE MAP

PETITIONER(S):

Chicago Covenant Presbyterian Church
(Owner), Tamara M. Muller (Agent)

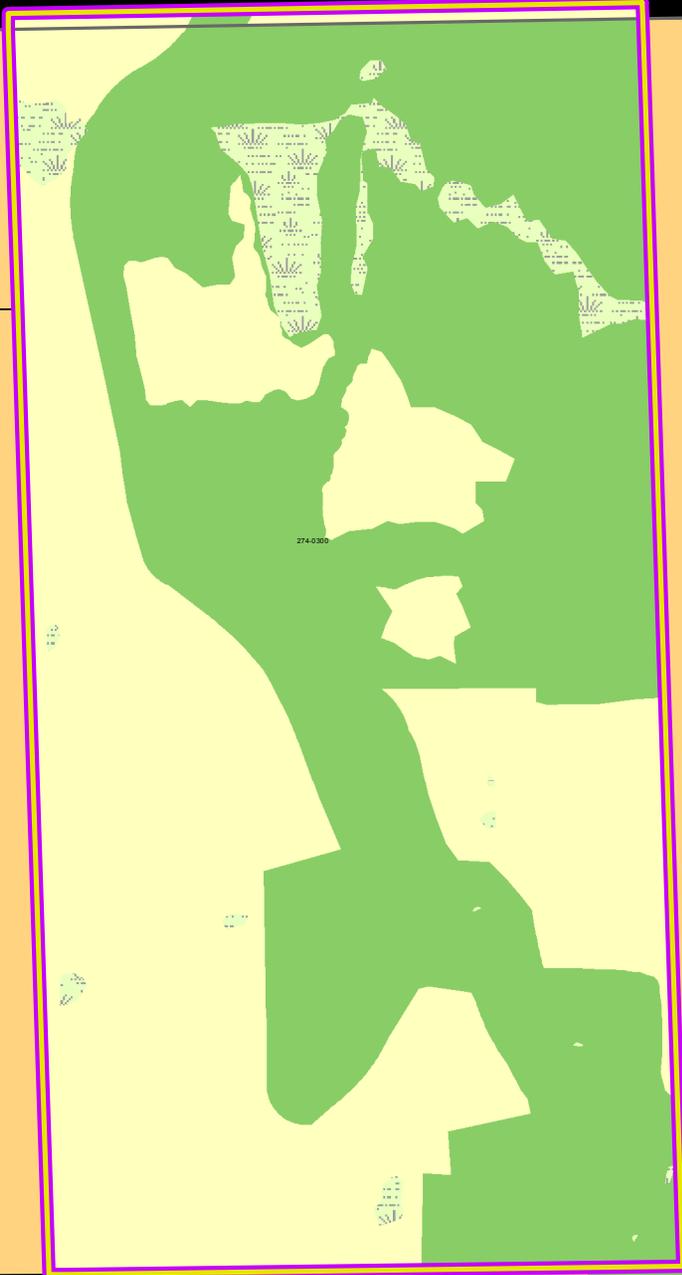
LOCATION: SE 1/4 of Section 27,
Town of Paris

TAX PARCEL(S): #45-4-221-274-0300

REQUEST:

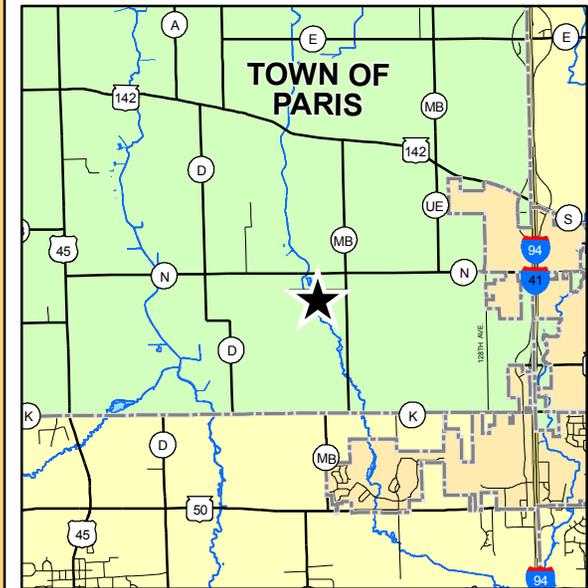
Requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection", "Governmental and Institutional" and "SEC" to "General Agricultural & Open Land", "Nonfarmed Wetland" and "SEC".

Due to the complexity of the wetland delineation associated with this plan amendment, this map shows the plan as proposed if approved, rather than the individual plan amendment areas.



Land Use Plan Districts

- Amendment Parcel
- General Agricultural and Open Land
- Farmland Protection
- Secondary Environmental Corridor
- Nonfarmed Wetland
- Street and Highway Right-of-Way



1 INCH = 400 FEET





COUNTY OF KENOSHA

Department of Planning and Development

May 2013
RECEIVED

JUL 8 2016

Kenosha County
Deputy County Clerk

REZONING APPLICATION

(a) Property Owner's Name:

CHICAGO COVENANT PRESBYTERIAN CHURCH

Print Name: _____ Signature: SEE ATTACHED LETTER

Mailing Address: 1240 GREENWOOD RD.

City: GLENVIEW State: IL Zip: 60025

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: TAMARAM MOLLER Signature: 

Business Name: _____

Mailing Address: 1530 SOUTH STATE STREET UNIT 17D

City: CHICAGO State: IL Zip: 60605

Phone Number: 708-417-1207 E-mail (optional): TMOLLER@INDEPENDENCEPLUS.COM

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

45-4-221-274-0300

Property Address of property to be rezoned:

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

THE PROPOSED USE IS FOR AN EXTENDED FAMILY HOME/
FARMING AND RETREAT. THE REQUEST IS TO CHANGE
THE CURRENT A-1 AND I-1 DESIGNATIONS. THE
PARCEL WILL BE SPLIT INTO 4 LOTS IN
COMPLIANCE WITH THE A-2 DESIGNATION. THE
C-1 AND C-2 DESIGNATIONS WILL BE MODIFIED
TO THE CURRENT CONDITIONS.

REZONING APPLICATION

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

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

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

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

(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 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.

AUTHORIZATION TO APPLY FOR
REZONING AND COMPREHENSIVE PLAN AMENDMENT

TO: Whom It May Concern

RE: Parcel 45-4-221-274-0300

Town of Paris

County of Kenosha, WI

Please be advised that the undersigned, as owner of the above parcel, hereby authorizes Tamara M. Muller, as our agent, to file and process an Application for Rezoning and Comprehensive Plan Amendment before the appropriate authorities and bodies in Paris Township, County of Kenosha, State of Wisconsin.

Dated: 6-29-2016

Chicago Covenant Presbyterian Church,
an Illinois not-for-profit corporation

By: 

Name: DUK K. LIM

Title: President of Board

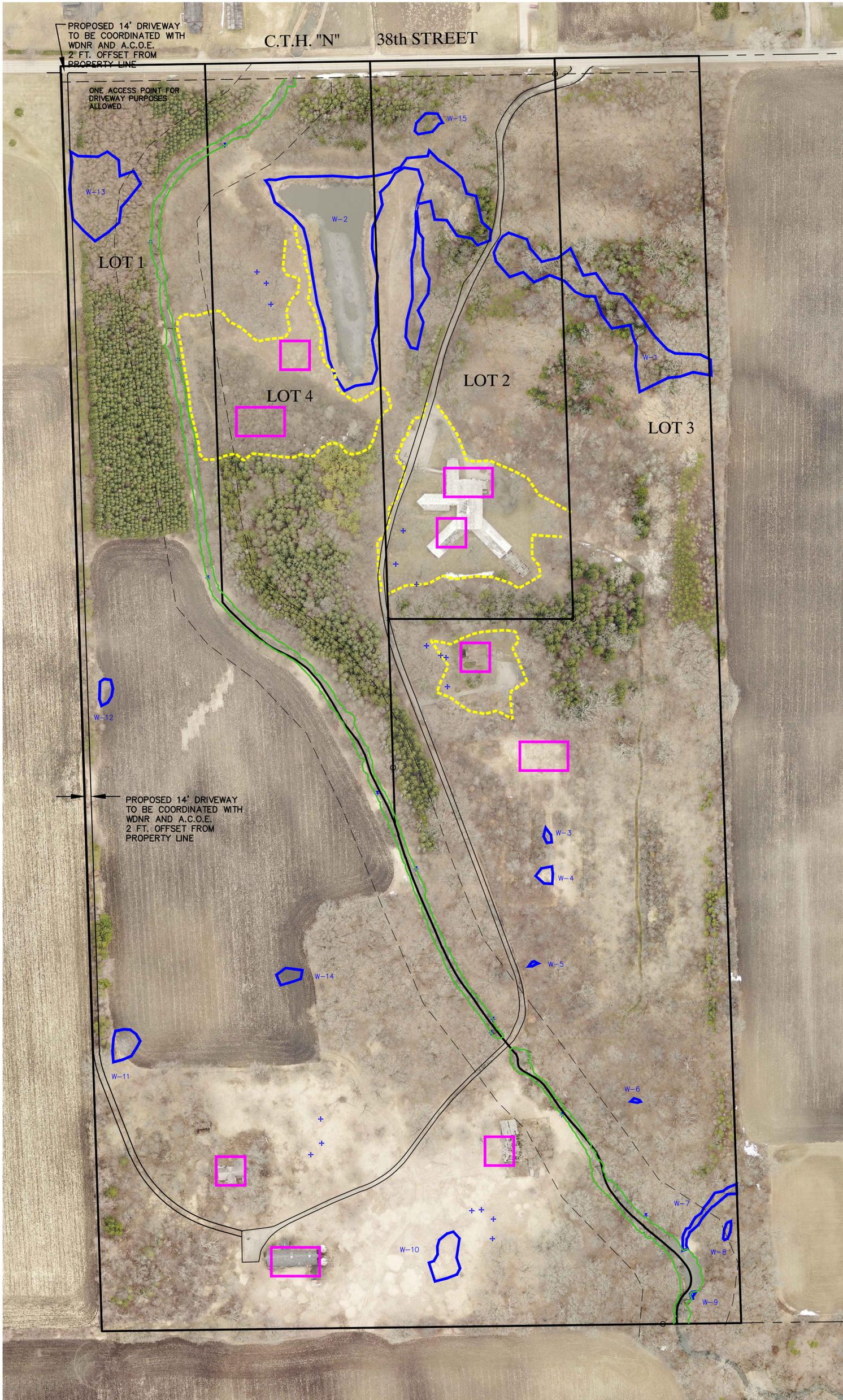
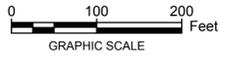
SITE EXHIBIT

Part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 27, Town 2 North, Range 21 East, in the Town of Paris, Kenosha County, Wisconsin.

June 10, 2016
June 28, 2016
June 30, 2016

45 Degrees North, LLC
Revised Proposed Buildings
Add Proposed Driveway

Drawing No. 166752-RMK
Revision No. 1 - JPC
Revision No. 2 - JPC



R.A. Smith National, Inc.

R.A. Smith National, Inc.

*Beyond Surveying
and Engineering*

16745 W. Bluemound Road, Brookfield, WI 53005-5938
262.781.1000 Fax 262.797.2223, www.ra-smithnational.com
Appleton, WI Irvine, CA Pittsburgh, PA
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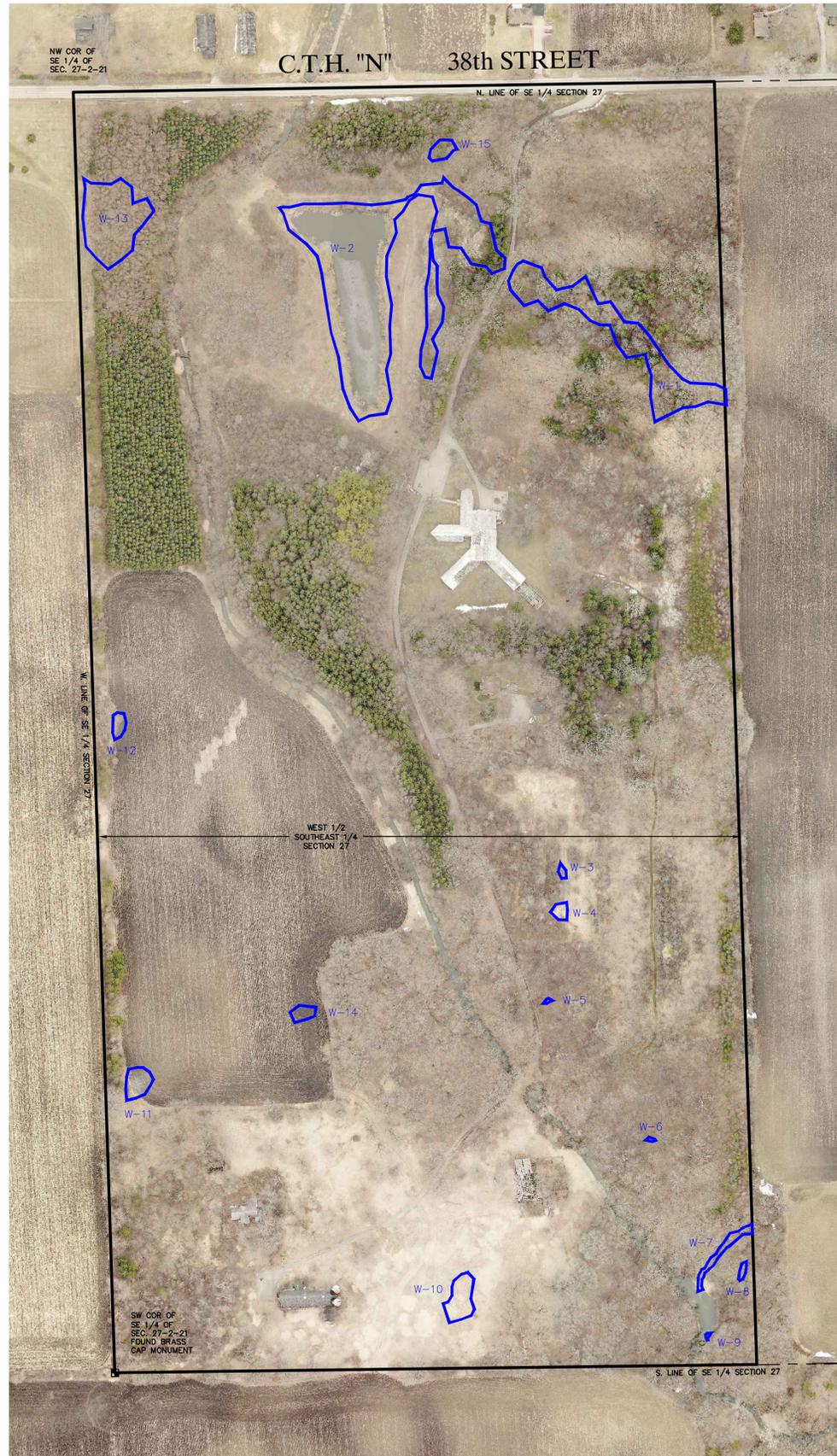
WETLAND BOUNDARY MAP

Part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 27, Town 2 North, Range 21 East, in the Town of Paris, Kenosha County, Wisconsin.

June 10, 2016

45 Degrees North, LLC

Drawing No. 166752-RMK



Wetland areas are part of the West 1/2 of the Southeast 1/4 of Section 27, Town 2 North, Range 21 East, in the Town of Paris, Kenosha County, bounded and described as follows:

Wetland 1

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 1326.62 feet to a point in the East line of the West 1/2 of said 1/4 Section; thence South 01°54'09" East along said East line 633.25 feet to the point of beginning of lands to be described; thence South 01° 54' 09" East 33.46 feet to a point; thence North 80° 07' 44" West 34.78 feet to a point; thence South 71° 13' 41" West 28.64 feet to a point; thence South 84° 01' 20" West 25.04 feet to a point; thence South 63° 41' 17" West 65.90 feet to a point; thence North 09° 16' 07" West 53.61 feet to a point; thence North 02° 51' 48" East 43.05 feet to a point; thence North 19° 54' 02" West 21.13 feet to a point; thence North 13° 21' 12" West 24.14 feet to a point; thence South 79° 49' 10" West 39.19 feet to a point; thence North 36° 07' 12" West 35.46 feet to a point; thence North 20° 29' 09" West 41.10 feet to a point; thence North 89° 01' 25" West 21.33 feet to a point; thence North 64° 42' 41" West 21.31 feet to a point; thence North 45° 14' 27" West 32.20 feet to a point; thence North 68° 18' 37" West 32.57 feet to a point; thence South 65° 42' 05" West 35.70 feet to a point; thence North 47° 32' 07" West 30.77 feet to a point; thence South 70° 38' 17" West 29.74 feet to a point; thence North 41° 14' 43" West 43.28 feet to a point; thence North 13° 13' 31" West 18.73 feet to a point; thence North 23° 54' 20" East 23.58 feet to a point; thence North 35° 08' 55" East 14.99 feet to a point; thence North 59° 43' 31" East 14.53 feet to a point; thence South 70° 09' 58" East 40.42 feet to a point; thence South 20° 20' 25" East 20.38 feet to a point; thence South 40° 36' 01" East 36.22 feet to a point; thence North 75° 19' 03" East 13.94 feet to a point; thence North 78° 28' 28" East 19.86 feet to a point; thence North 52° 39' 57" East 33.75 feet to a point; thence South 25° 32' 43" East 62.34 feet to a point; thence North 80° 09' 12" East 26.21 feet to a point; thence South 34° 34' 13" East 49.93 feet to a point; thence South 83° 45' 50" East 28.60 feet to a point; thence South 41° 15' 51" East 34.09 feet to a point; thence South 34° 38' 30" East 40.00 feet to a point; thence South 34° 22' 34" East 31.80 feet to a point; thence South 43° 29' 11" East 41.52 feet to a point; thence South 62° 00' 30" East 17.73 feet to a point; thence South 87° 11' 53" East 53.27 feet to a point; thence South 63° 04' 12" East 20.10 feet to the point of beginning. Said land contains 28,624 square feet.

Wetland 2

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 1326.62 feet to a point in the East line of the West 1/2 of said 1/4 Section; thence South 70°34'10" West 594.26 feet to the point of beginning of lands to be described; thence South 44° 45' 09" East 29.22 feet to a point; thence South 60° 27' 26" East 10.61 feet to a point; thence South 53° 33' 29" East 28.14 feet to a point; thence South 48° 11' 02" East 20.46 feet to a point; thence South 16° 54' 05" East 35.08 feet to a point; thence South 75° 37' 19" East 20.01 feet to a point; thence South 12° 47' 37" East 56.02 feet to a point; thence South 48° 01' 21" East 24.19 feet to a point; thence South 03° 08' 56" West 22.01 feet to a point; thence South 69° 03' 39" West 28.13 feet to a point; thence North 40° 08' 20" West 18.71 feet to a point; thence North 79° 34' 32" West 30.83 feet to a point; thence North 33° 34' 46" West 38.92 feet to a point; thence North 86° 28' 39" West 24.83 feet to a point; thence North 12° 24' 39" West 39.22 feet to a point; thence South 77° 05' 21" West 26.26 feet to a point; thence South 14° 30' 37" West 13.80 feet to a point; thence South 05° 58' 36" East 46.61 feet to a point; thence South 35° 22' 53" East 14.10 feet to a point; thence South 01° 26' 23" West 35.19 feet to a point; thence South 03° 56' 02" East 22.99 feet to a point; thence South 25° 07' 39" East 29.41 feet to a point; thence South 04° 37' 48" West 31.19 feet to a point; thence South 30° 48' 22" West 40.74 feet to a point; thence South 23° 36' 38" East 27.25 feet to a point; thence South 12° 37' 47" West 57.31 feet to a point; thence North 77° 08' 11" West 14.03 feet to a point; thence North 24° 47' 12" West 24.77 feet to a point; thence North 04° 11' 23" East 34.80 feet to a point; thence North 14° 04' 27" East 47.71 feet to a point; thence North 01° 23' 06" West 41.95 feet to a point; thence North 01° 31' 01" West 38.85 feet to a point; thence North 13° 48' 09" East 27.73 feet to a point; thence North 03° 32' 04" East 46.25 feet to a point; thence North 02° 05' 12" West 20.95 feet to a point; thence North 10° 37' 43" East 39.84 feet to a point; thence North 18° 14' 57" East 24.19 feet to a point; thence North 17° 34' 12" West 32.26 feet to a point; thence North 81° 28' 10" West 29.51 feet to a point; thence South 58° 48' 28" West 21.58 feet to a point; thence South 31° 01' 56" West 26.74 feet to a point; thence South 44° 55' 56" West 24.63 feet to a point; thence South 09° 27' 42" East 26.33 feet to a point; thence South 22° 45' 27" West 52.05 feet to a point; thence South 01° 30' 06" West 42.99 feet to a point; thence South 11° 19' 11" East 59.30 feet to a point; thence South 05° 33' 38" West 43.92 feet to a point; thence South 01° 52' 54" East 57.92 feet to a point; thence South 15° 57' 15" West 33.20 feet to a point; thence South 09° 17' 51" East 61.11 feet to a point; thence South 18° 42' 55" West 31.69 feet to a point; thence South 82° 07' 31" West 34.94 feet to a point; thence South 65° 12' 51" West 25.20 feet to a point; thence North 32° 16' 38" West 31.71 feet to a point; thence North 21° 49' 01" West 41.78 feet to a point; thence North 07° 48' 27" West 65.74 feet to a point; thence North 16° 15' 49" West 53.99 feet to a point; thence North 09° 35' 19" West 65.04 feet to a point; thence North 08° 13' 02" West 58.38 feet to a point; thence North 15° 17' 49" West 36.06 feet to a point; thence North 41° 07' 57" West 32.64 feet to a point; thence North 51° 44' 13" West 46.24 feet to a point; thence North 17° 54' 48" West 35.24 feet to a point; thence North 36° 49' 41" West 14.51 feet to a point; thence North 74° 46' 58" East 8.70 feet to a point; thence South 85° 17' 57" East 12.71 feet to a point; thence North 76° 57' 19" East 29.56 feet to a point; thence North 89° 17' 34" East 41.62 feet to a point; thence North 88° 29' 48" East 48.43 feet to a point; thence South 86° 11' 06" East 51.46 feet to a point; thence North 84° 23' 10" East 37.63 feet to a point; thence North 77° 24' 08" East 34.09 feet to a point; thence North 40° 54' 17" East 6.97 feet to a point; thence North 68° 24' 48" East 15.14 feet to a point; thence North 35° 25' 05" East 22.92 feet to a point; thence North 84° 23' 19" East 43.50 feet to a point; thence North 15° 29' 29" East 11.95 feet to the point of beginning. Said land contains 82,820 square feet.

Wetland 3

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 1326.62 feet to a point in the East line of the West 1/2 of said 1/4 Section; thence South 01°54'09" East along said East line 1599.48 feet to a point; thence South 88°05'51" West 371.82 feet to the point of beginning of lands to be described; thence South 36° 08' 44" East 18.89 feet to a point; thence South 05° 52' 10" East 15.31 feet to a point; thence South 84° 13' 20" West 10.57 feet to a point; thence North 26° 08' 17" West 15.20 feet to a point; thence North 14° 07' 56" East 18.46 feet to the point of beginning. Said land contains 330 square feet.

Wetland 4

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 1326.62 feet to a point in the East line of the West 1/2 of said 1/4 Section; thence South 01°54'09" East along said East line 1681.09 feet to a point; thence South 88°05'51" West 361.58 feet to the point of beginning of lands to be described; thence South 06° 46' 32" East 15.71 feet to a point; thence South 03° 13' 13" West 20.61 feet to a point; thence North 86° 15' 31" West 17.32 feet to a point; thence North 48° 09' 36" West 22.96 feet to a point; thence North 36° 04' 09" East 19.57 feet to a point; thence North 80° 00' 27" East 22.52 feet to the point of beginning. Said land contains 920 square feet.

Wetland 5

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 1326.62 feet to a point in the East line of the West 1/2 of said 1/4 Section; thence South 01°54'09" East along said East line 1882.15 feet to a point; thence South 88°05'51" West 396.93 feet to the point of beginning of lands to be described; thence South 69° 05' 13" West 7.08 feet to a point; thence South 57° 07' 06" West 6.10 feet to a point; thence South 87° 30' 38" West 8.11 feet to a point; thence North 38° 00' 49" East 11.31 feet to a point; thence North 72° 07' 53" East 4.91 feet to a point; thence South 62° 43' 09" East 9.22 feet to the point of beginning. Said land contains 100 square feet.

Wetland 6

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 1326.62 feet to a point in the East line of the West 1/2 of said 1/4 Section; thence South 01°54'09" East along said East line 2177.58 feet to a point; thence South 88°05'51" West 193.48 feet to the point of beginning of lands to be described; thence South 71° 06' 47" West 7.30 feet to a point; thence North 79° 39' 50" West 14.20 feet to a point; thence North 46° 24' 26" East 9.76 feet to a point; thence South 71° 03' 32" East 11.92 feet to a point; thence South 39° 45' 45" East 3.96 feet to the point of beginning. Said land contains 108 square feet.

Wetland 7

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 1326.62 feet to a point in the East line of the West 1/2 of said 1/4 Section; thence South 01°54'09" East along said East line 2356.30 feet to the point of beginning of lands to be described; thence South 01° 54' 09" East 20.12 feet to a point; thence South 86° 48' 14" West 20.34 feet to a point; thence South 29° 19' 37" West 2.03 feet to a point; thence South 49° 49' 12' 43" West 35.30 feet to a point; thence South 67° 17' 28" West 4.13 feet to a point; thence South 40° 35' 44" West 19.33 feet to a point; thence South 39° 28' 10" West 13.01 feet to a point; thence South 30° 23' 47" West 14.70 feet to a point; thence South 48° 55' 38" West 24.38 feet to a point; thence South 16° 19' 13" West 6.85 feet to a point; thence South 28° 46' 01" West 8.22 feet to a point; thence South 04° 42' 44" West 13.32 feet to a point; thence South 23° 05' 44" East 7.81 feet to a point; thence South 71° 25' 44" West 10.88 feet to a point; thence North 00° 45' 48" East 23.65 feet to a point; thence North 00° 25' 00" East 4.50 feet to a point; thence North 15° 09' 48" East 6.49 feet to a point; thence North 26° 09' 42" East 12.16 feet to a point; thence North 71° 51' 46" East 7.51 feet to a point; thence North 26° 26' 19" East 12.99 feet to a point; thence North 31° 54' 50" East 11.70 feet to a point; thence North 52° 58' 27" East 14.91 feet to a point; thence North 26° 03' 43" East 12.90 feet to a point; thence North 42° 13' 28" East 12.88 feet to a point; thence North 33° 49' 17" East 25.20 feet to a point; thence North 77° 26' 50" East 17.75 feet to a point; thence North 51° 55' 15" East 11.67 feet to a point; thence North 68° 18' 45" East 20.21 feet to the point of beginning. Said land contains 2,162 square feet.

Wetland 8

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 1326.62 feet to a point in the East line of the West 1/2 of said 1/4 Section; thence South 01°54'09" East along said East line 2433.20 feet to a point; thence South 88°05'51" West 14.21 feet to the point of beginning of lands to be described; thence South 01° 57' 47" East 9.32 feet to a point; thence South 07° 54' 17" West 14.42 feet to a point; thence South 22° 34' 19" West 13.95 feet to a point; thence South 67° 26' 42" West 7.45 feet to a point; thence North 42° 31' 42" West 3.60 feet to a point; thence North 06° 55' 50" East 18.26 feet to a point; thence North 19° 16' 44" East 13.67 feet to a point; thence North 38° 04' 20" East 3.40 feet to a point; thence North 68° 26' 19" East 8.09 feet to the point of beginning. Said land contains 409 square feet.

Wetland 9

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 1326.62 feet to a point in the East line of the West 1/2 of said 1/4 Section; thence South 01°54'09" East along said East line 2577.81 feet to a point; thence South 88°05'51" West 91.65 feet to the point of beginning of lands to be described; thence South 34° 09' 49" West 7.33 feet to a point; thence South 36° 02' 51" West 5.25 feet to a point; thence South 07° 44' 03" East 4.19 feet to a point; thence South 67° 14' 39" West 2.35 feet to a point; thence North 23° 05' 20" West 6.82 feet to a point; thence North 09° 34' 46" West 4.56 feet to a point; thence North 49° 02' 30" East 5.41 feet to a point; thence North 82° 37' 32" East 8.23 feet to the point of beginning. Said land contains 85 square feet.

Wetland 10

Commencing at the Southeast corner of said Southeast 1/4 Section; thence South 89°15'48" West along the South line of said 1/4 Section 1983.66 feet to a point; thence North 00°44'12" West 94.81 feet to the point of beginning of lands to be described; thence North 17° 58' 50" West 40.94 feet to a point; thence North 70° 01' 31" East 10.92 feet to a point; thence North 30° 04' 14" East 15.67 feet to a point; thence North 01° 15' 32" West 17.25 feet to a point; thence North 16° 31' 53" East 13.53 feet to a point; thence North 50° 48' 07" East 21.13 feet to a point; thence North 72° 52' 40" East 13.61 feet to a point; thence South 42° 29' 24" East 18.67 feet to a point; thence South 08° 40' 41" West 41.21 feet to a point; thence South 18° 35' 38" East 22.99 feet to a point; thence South 26° 14' 38" West 14.47 feet to a point; thence South 69° 27' 28" West 22.56 feet to a point; thence South 74° 53' 54" West 25.41 feet to the point of beginning. Said land contains 4,325 square feet.

Wetland 11

Commencing at the Southwest corner of said Southeast 1/4 Section; thence North 01°51'51" West along the West line of said 1/4 Section 560.35 feet to a point; thence North 88°08'09" East 42.31 feet to the point of beginning of lands to be described; thence North 04° 23' 01" West 24.52 feet to a point; thence North 04° 37' 42" East 25.15 feet to a point; thence North 13° 50' 42" East 15.99 feet to a point; thence North 78° 29' 43" East 17.54 feet to a point; thence South 86° 55' 59" East 13.71 feet to a point; thence South 49° 26' 17" East 1.66 feet to a point; thence South 53° 35' 04" East 13.59 feet to a point; thence South 30° 33' 29" East 16.96 feet to a point; thence South 27° 54' 49" West 13.73 feet to a point; thence South 32° 04' 30" West 22.33 feet to a point; thence South 67° 15' 11" West 19.61 feet to a point; thence South 74° 19' 31" West 20.05 feet to the point of beginning. Said land contains 2,835 square feet.

Wetland 12

Commencing at the Southwest corner of said Southeast 1/4 Section; thence North 01°51'51" West along the West line of said 1/4 Section 1304.72 feet to a point; thence North 88°08'09" East 41.61 feet to the point of beginning of lands to be described; thence North 16° 29' 50" West 14.94 feet to a point; thence North 02° 20' 02" East 35.60 feet to a point; thence North 53° 47' 49" East 10.11 feet to a point; thence South 82° 26' 31" East 14.10 feet to a point; thence South 13° 30' 13" East 18.76 feet to a point; thence South 09° 44' 25" West 16.00 feet to a point; thence South 30° 51' 09" West 15.60 feet to a point; thence South 63° 06' 50" West 14.59 feet to the point of beginning. Said land contains 1,187 square feet.

Wetland 13

Commencing at the Southwest corner of said Southeast 1/4 Section; thence North 01°51'51" West along the West line of said 1/4 Section 2322.75 feet to a point; thence North 88°08'09" East 41.61 feet to the point of beginning of lands to be described; thence North 06° 17' 16" West 62.41 feet to a point; thence North 05° 35' 33" East 57.39 feet to a point; thence North 09° 03' 46" West 9.06 feet to a point; thence North 32° 40' 32" West 12.48 feet to a point; thence South 58° 23' 43" East 18.37 feet to a point; thence South 87° 48' 35" East 41.85 feet to a point; thence North 60° 17' 08" East 22.00 feet to a point; thence South 53° 06' 26" East 29.94 feet to a point; thence South 03° 32' 14" East 33.52 feet to a point; thence North 69° 41' 01" East 30.58 feet to a point; thence South 29° 19' 15" East 29.91 feet to a point; thence South 38° 28' 16" West 45.65 feet to a point; thence South 41° 44' 15" West 18.15 feet to a point; thence South 07° 31' 35" West 32.06 feet to a point; thence South 48° 33' 41" West 30.55 feet to a point; thence South 55° 35' 38" West 33.05 feet to a point; thence North 47° 29' 02" West 32.03 feet to a point; thence North 41° 49' 05" West 33.74 feet to the point of beginning. Said land contains 17,842 square feet.

Wetland 14

Commencing at the Southwest corner of said Southeast 1/4 Section; thence North 01°51'51" West along the West line of said 1/4 Section 731.22 feet to a point; thence North 88°08'09" East 386.55 feet to the point of beginning of lands to be described; thence North 23° 16' 32" West 23.07 feet to a point; thence North 52° 24' 10" East 23.63 feet to a point; thence South 89° 04' 03" East 3.25 feet to a point; thence South 82° 23' 37" East 32.20 feet to a point; thence South 09° 34' 13" West 18.19 feet to a point; thence South 69° 36' 40" West 16.38 feet to a point; thence South 73° 50' 12" West 27.47 feet to the point of beginning. Said land contains 1,287 square feet.

Wetland 15

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 1896.58 feet to a point; thence South 00°56'46" West 110.77 feet to the point of beginning of lands to be described; thence South 89° 38' 05" East 16.25 feet to a point; thence South 84° 57' 16" East 8.68 feet to a point; thence South 29° 40' 04" East 21.42 feet to a point; thence South 70° 43' 01" West 7.33 feet to a point; thence South 41° 18' 18" West 21.58 feet to a point; thence South 79° 46' 22" West 30.62 feet to a point; thence North 43° 42' 05" West 9.35 feet to a point; thence North 10° 33' 24" East 16.95 feet to a point; thence North 43° 34' 13" East 27.78 feet to the point of beginning. Said land contains 1,666 square feet.

Note: Wetlands delineated by R. A. Smith National in June 2016.

R.A. Smith National, Inc.

Beyond Surveying and Engineering

16745 W. Bluemound Road, Brookfield WI 53005-5938
262-781-1000 Fax 262-797-7373 www.ra-smithnational.com
Appleton, WI Irvine, CA Pittsburgh, PA
S:\5166752.dwg\WX101D150.dwg WETLAND BOUNDARY MAP

PROPERTY EXHIBIT

Part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 27, Town 2 North, Range 21 East, in the Town of Paris, Kenosha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 2353.21 feet to the point of beginning of lands to be described; thence South 01°51'51" East and parallel to the West line of said 1/4 Section 1154.23 feet to a point on a meander line; thence South 31°45'23" East along said meander line 1736.38 feet to a point in the South line of said 1/4 Section; thence South 89°15'48" West along said South line 1165.59 feet to the Southwest corner of said 1/4 Section; thence North 01°51'51" West along the West line of said 1/4 Section 2641.49 feet to the Northwest corner of said 1/4 Section; thence North 89°03'14" East along the North line of said 1/4 Section 300.04 feet to the point of beginning.

Including those lands that fall between the meander line and the centerline of Center Creek.

Said land contains 1,542,000 square feet or 35.40 acres more or less.

Reserving the North 33.00 feet for road purposes.

June 10, 2016

45 Degrees North, LLC
revised building pads
add proposed driveway

Drawing No. 166752-RMK
Revision No. 1-JPC
Revision No. 2 - JPC

Note:

1 access point for a driveway connection to CTH "N" (38th Street) shall be permitted.

LEGEND

- ⊕ SOIL BORING
- ⊖ (OHWM) ORDINARY HIGH WATER MARK
- PROPOSED BUILDING PAD

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief.

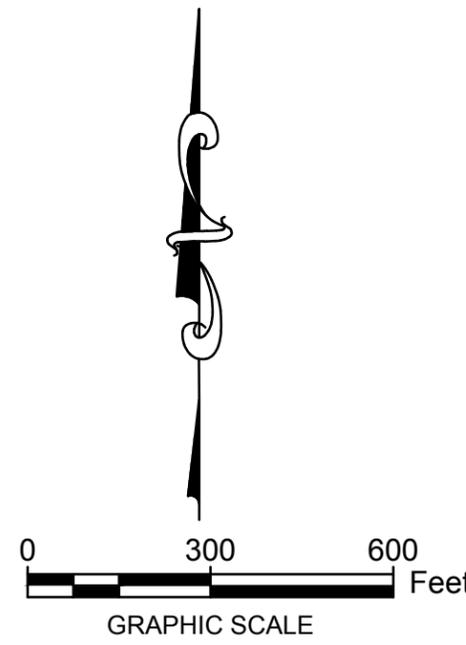
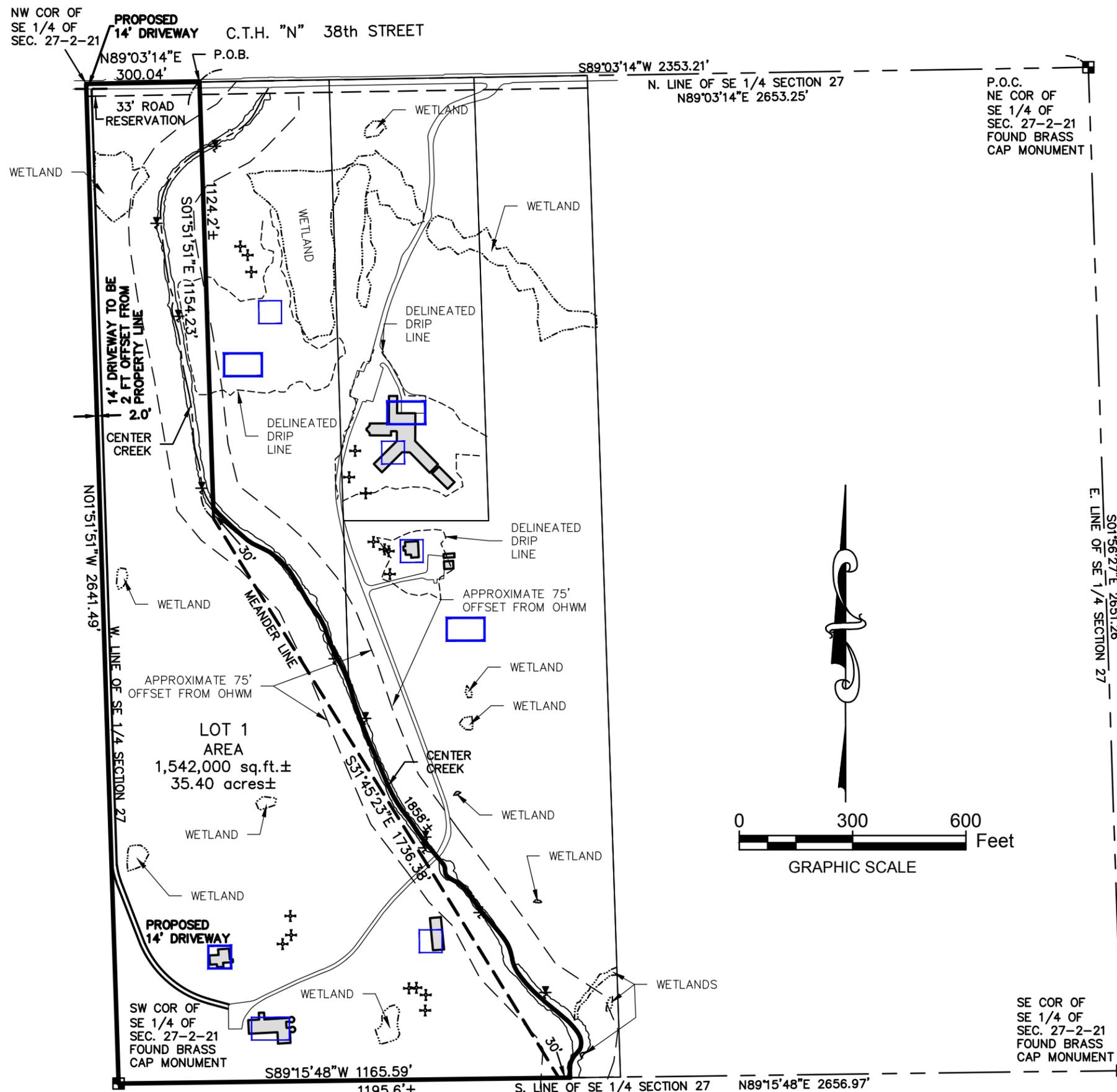
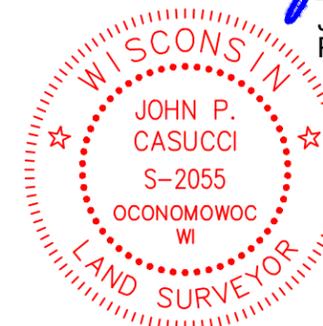
John P. Casucci

John P. Casucci, PLS S-2055
PROFESSIONAL WISCONSIN LAND SURVEYOR

R.A. Smith National, Inc.

*Beyond Surveying
and Engineering*

16745 W. Bluemound Road, Brookfield WI 53005
262-781-1000 Fax 262-797-7373 www.rasmithnational.com
Appleton, WI Irvine, CA Pittsburgh, PA



PROPERTY EXHIBIT

Part of the Northwest 1/4 of the Southeast 1/4 of Section 27, Town 2 North, Range 21 East, in the Town of Paris, Kenosha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 1626.67 feet to the point of beginning of lands to be described; thence South 01°54'09" East 1171.16 feet to a point; thence North 90°00'00" West 384.44 feet to a point; thence North 01°51'51" West and parallel to the West line of said 1/4 Section 1164.80 feet to a point in the North line of said 1/4 Section; thence North 89°03'14" East along said North line 383.50 feet to the point of beginning.

Said land contains 448,318 square feet or 10.2920 acres more or less.

Reserving the North 33.00 feet for road purposes.

June 10, 2016

45 Degrees North LLC
revised building pads

Drawing No. 166752-RMK
Revision No. 1-JPC

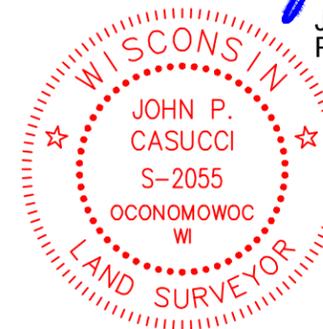
LEGEND

- + SOIL BORING
- ⚡ (OHWM) ORDINARY HIGH WATER MARK
- PROPOSED BUILDING PAD

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief.

John P. Casucci

John P. Casucci, PLS S-2055
PROFESSIONAL WISCONSIN LAND SURVEYOR



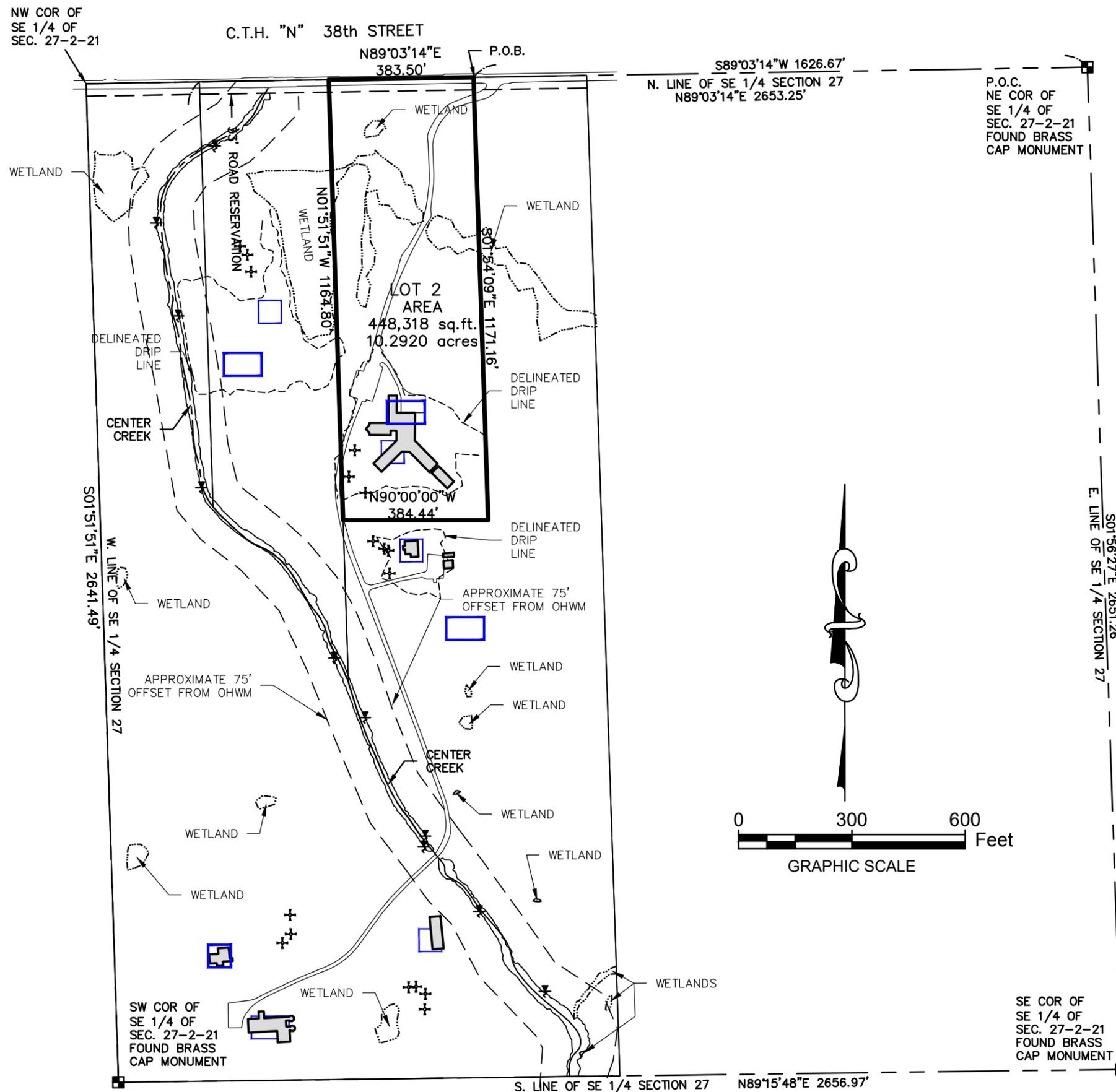
R.A. Smith National, Inc.

*Beyond Surveying
and Engineering*

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Appleton, WI Irvine, CA Pittsburgh, PA

S:\5166752\dwg\ PX301B300.dwg\LOT 2

SHEET 1 OF 1



R.A. Smith National, Inc.

PROPERTY EXHIBIT

Part of the Northwest 1/4 of the Southeast 1/4 of Section 27, Town 2 North, Range 21 East, in the Town of Paris, Kenosha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 1326.62 feet to a point in the East line of the West 1/4 of said 1/4 Section and the point of beginning of lands to be described; thence South 01° 54' 09" East along said East line 2646.38 feet to in a meander line; thence North 31° 58' 01" West along said meander line 1366.21 feet to a point; thence North 01° 51' 51" West 310.58 feet to a point; thence North 90° 00' 00" East 384.44 feet to a point; thence North 01° 54' 09" West 1171.16 feet to a point in the North line of said 1/4 Section; thence North 89° 03' 14" East along said North line 300.04 feet to the point of beginning.

Including those lands that fall between the meander line and the centerline of Center Creek.

Said land contains 1,070,900 square feet or 24.59 acres more or less.

Reserving the North 33.00 feet for road purposes.

June 10, 2016

45 Degrees North LLC
revised building pads

Drawing No. 166752-RMK
Revision No. 1-JPC

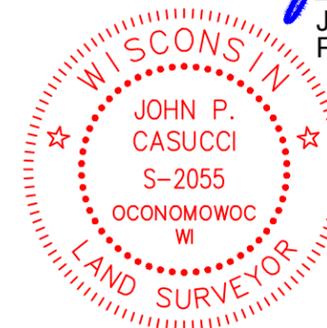
LEGEND

- ✦ SOIL BORING
- ⊕ (OHWM) ORDINARY HIGH WATER MARK
- PROPOSED BUILDING PAD

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief.

John P. Casucci

John P. Casucci, PLS S-2055
PROFESSIONAL WISCONSIN LAND SURVEYOR



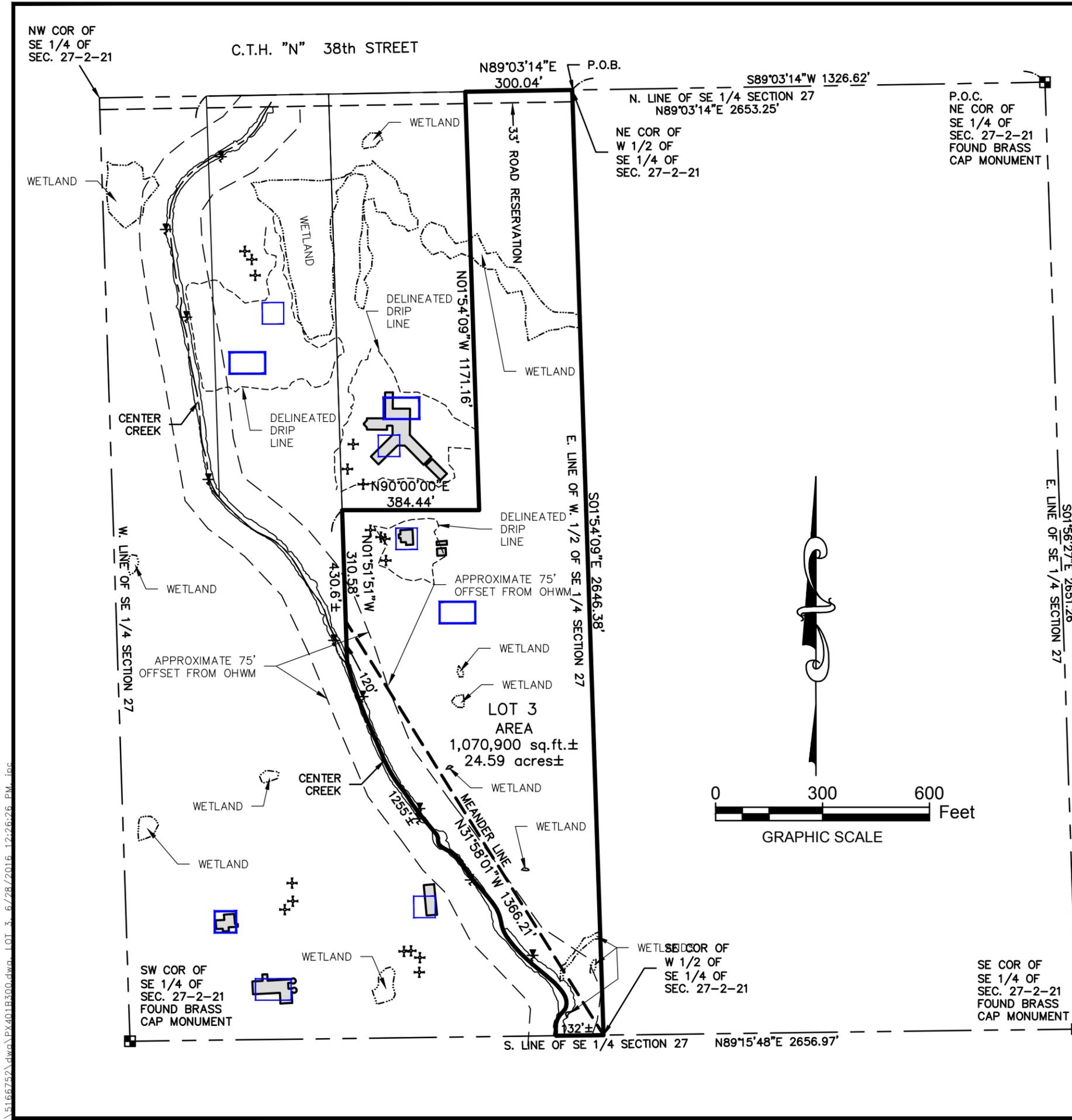
R.A. Smith National, Inc.

*Beyond Surveying
and Engineering*

16745 W. Bluemound Road, Brookfield WI 53005
262-781-1000 Fax 262-797-7373 www.rasmithnational.com
Appleton, WI Irvine, CA Pittsburgh, PA

S:\5166752\dwg\ PX401B300.dwg\LOT 3

SHEET 1 OF 1



R.A. Smith National, Inc.

S:\5166752\dwg\ PX401B300.dwg\LOT 3 6/28/2016 12:26:26 PM Inc

PROPERTY EXHIBIT

Part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 27, Town 2 North, Range 21 East, in the Town of Paris, Kenosha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 89°03'14" West along the North line of said 1/4 Section 2010.17 feet to the point of beginning of lands to be described; thence South 01°51'51" East and parallel to the West line of said 1/4 Section 1475.38 feet to a point on a meander line; thence North 37°36'13" West along said meander line 587.23 feet to a point; thence North 01°51'51" West and parallel to the West line of said 1/4 Section 1004.23 feet to a point in the North line of said 1/4 Section; thence North 89°03'14" East along said North line 343.04 feet to the point of beginning.

Including those lands that fall between the meander line and the centerline of Center Creek.

Said land contains 448,000 square feet or 10.29 acres more or less.

Reserving the North 33.00 feet for road purposes.

June 10, 2016

45 Degrees North LLC
revised building pads

Drawing No. 166752-RMK
Revision No. 1-JPC

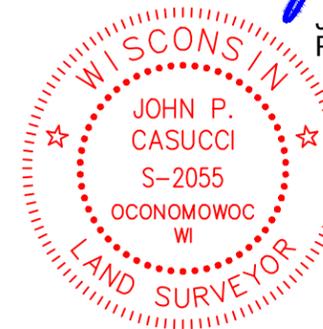
LEGEND

- ✦ SOIL BORING
- ⊕ (OHWM) ORDINARY HIGH WATER MARK
- PROPOSED BUILDING PAD

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief.

John P. Casucci

John P. Casucci, PLS S-2055
PROFESSIONAL WISCONSIN LAND SURVEYOR



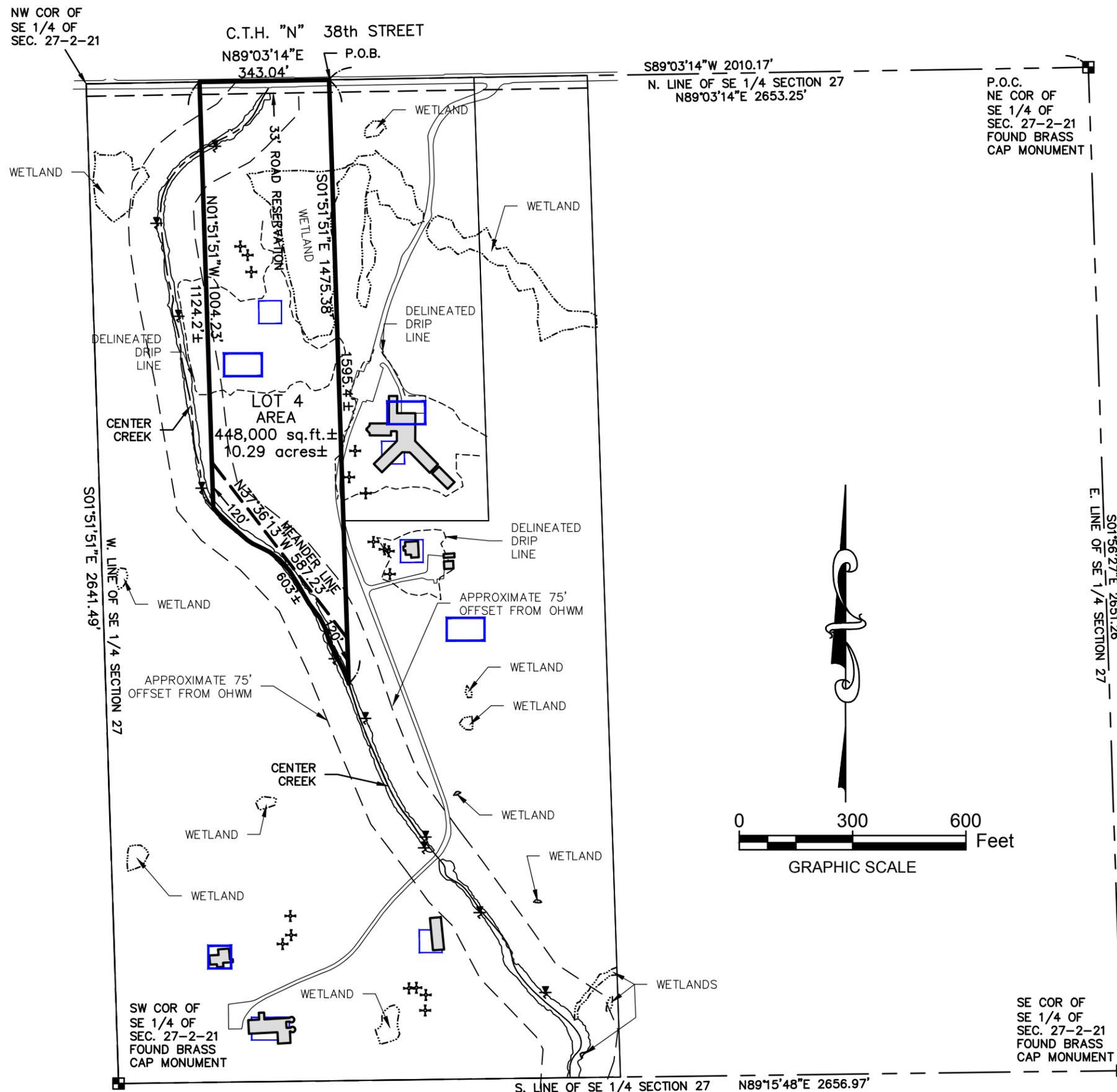
R.A. Smith National, Inc.

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S:\5166752\dwg\ PX201B300.dwg\LOT 4

SHEET 1 OF 1



R.A. Smith National, Inc.

S:\5166752\dwg\ PX201B300.dwg\LOT 4_6/28/2016 12:23:58 PM Inc

June 16, 2016

Mr. Patrick W. McCarty, Jr
45 Degrees North LLC
2925 Sugar Bush Road
Fish Creek, WI 54212

Re: **Paris, WI – Bridge Inspection and Evaluation**
RASN Project Number: 1160277

Dear Mr. McCarty:

R.A. Smith National (RASN) performed an assessment of the existing bridge structure located at 15711 38th street, Town of Paris, Kenosha County. Our assessment included an onsite inspection and structural evaluation. The inspection was performed in the middle of the day on Friday, June 10, 2016. After performing the inspection and completing our subsequent structural evaluation, it is our professional opinion that the existing structure, in its current condition, is not able to support the 80,000 lb load requirement established by the Town of Paris. This letter provides a summary of our onsite observations and structural evaluation.

Existing Structural System

The existing structure supporting the paved driveway at this site appears to be a 30 foot long, 60” diameter corrugated metal pipe (CMP) culvert. However, there is evidence that the CMP might not be the original structure and may actually be a liner for the original construction. There is approximately two feet of soil overburden (i.e. cover) above the top of the pipe, and there are 12” thick concrete endwalls at the inlet and outlet ends of the pipe. The CMP culvert serves as the bridge for vehicles to pass over top while the concrete endwalls serve as retaining walls to keep soil from eroding into the stream on either side. To our knowledge, there are no drawings, design calculations or as-builts for the existing structure. Subsequently, reference to structure dimensions, layout, etc. contained in this letter is based on field measurements taken and observations made while on site.

Inspection Observations and Structural Evaluation

As noted above, we performed an assessment of the existing bridge structure consisting of onsite observations and a structural evaluation. The attachment to this letter includes labeled photos which serve to identify our key findings and observations including structural deficiencies of the existing CMP culvert and concrete endwalls. The critical findings are addressed in this section of the letter. Before discussing the observations, however, it is important to understand the type of structural system being used in order to provide some context for our assessment.

CMP culverts are flexible structures which rely on surrounding soil to provide lateral support and stability of the structure. It is crucial that the entire cross section work together as a ring to resist compressive thrust forces and for the surrounding soil to provide equal, opposite and uniform pressure around the entire circumference. If a portion of the pipe cross-section is removed or when lateral support of the surrounding soil is inadequate or non-uniform, distortion of the cross-sectional shape will occur. CMP culverts with shape distortion can be caused by settlement of the soil beneath the pipe, inadequate compaction of surrounding backfill materials or migration of material away from the pipe over time. Severe deterioration of the pipe invert (i.e. section loss of the CMP culvert) can be caused by corrosive environments or years of abrasive materials flowing over the surface of the pipe.

Deliver excellence, vision, and responsive service to our clients.

Mr. Patrick McCarty
Page 2 / June 16, 2016

There were a number of critical findings leading to a decision of structural inadequacy: (1) settlement of pipe and dip in paved roadway over the CMP culvert; (2) distortion of CMP culvert shape along its length; and (3) severe deterioration of the invert on the east end of the CMP culvert.

Looking at the attached photos (Photos 1-6), referencing the structural system description provided above and understanding the impact that key deficiencies have on this type of structural system, it is evident that a number of items are working together to create a structurally inadequate system. The dip in the roadway profile directly over the top of the pipe shown in Photo 1 is likely due to material migrating away from the site, specifically in areas surrounding the pipe. Material migrating away from the surrounding areas of the pipe results in non-uniform pressure and ultimately distortion of the cross-sectional shape (clearly shown in Photo 3). The severely deteriorated invert at the downstream end shown in Photo 4 is likely the cause for material migration. Over time, the areas beneath the missing invert can become scour holes leading to even more material migration and further deterioration of the existing structural system.

Given the conditions observed during our site visit, and according to the Federal Highway Administration's Culvert Inspection Manual (Report No. FHWA-IP-86-2), the three critical findings listed above indicate that this culvert is in critical condition and will require repair or complete replacement in order to support the 80,000 lb load requirement.

It should be noted that the concrete endwalls also show deterioration. Large cracks can be seen extending from the top of the pipe all the way up to the top of the endwall at both inlet and outlet ends (see Photos 5 and 6). At each end, the endwalls are essentially broken into two separate halves. At both inlet and outlet ends, the two halves are approximately 1 ½" out of plane from one another. With the exception of these cracks and differential movement, the walls do appear to be serving their intended purpose as retaining walls.

RASN Recommendations

RASN recommends two options to facilitate the development of this site moving forward.

Option 1: The existing CMP culvert can be fitted with a liner capable of providing enough structural capacity to support the 80,000 lb load requirement, independent of the existing structural system. Once the new pipe is in place, the roadway can be repaired (filled in) and the endwalls can be strapped together using structural steel to prevent further differential movement. This option will reduce the size of the opening and therefore, hydrological and hydraulic (H&H) analyses will need to be performed to ensure the new opening will be capable of passing required stream flow levels. A rough estimate for initial costs for this option is in the range of \$10,500-\$13,500. This price does not include the required H&H analyses or any other design services. This option will also require routine maintenance and inspection of the existing structure.

Option 2: The existing structure can be completely removed and replaced with a new CMP culvert rated for the 80,000 lb load requirement. This option would include removal of the existing culvert and endwalls, temporary pumping of the stream flow around the structure location during construction, a new CMP culvert, new concrete endwalls and restoration of the roadway back to grade with a paved topping. A rough estimate for this option is in the range of \$65,000-\$75,000. Again, design services are not included in this estimate.

Disclaimer and Document Qualifications

Existing condition observations performed were based on a visual inspection only, and did not involve the dismantling or moving of any objects or portion of the premises. Latent and concealed conditions, defects, and deficiencies were excluded from our review. R.A. Smith National shall have no liability for concealed from view

Mr. Patrick McCarty
Page 3 / June 16, 2016

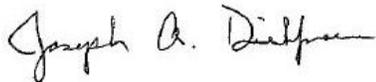
or inaccessible conditions which were not able to be directly observed. Our observations were limited to the conditions on the date of our observation, the real property, and not the review of personal property.

This engineering letter is not a warranty, guarantee, insurance policy, or substitute for real estate transfer disclosures which may be required by law. The letter includes a professional opinion regarding the existing structure's ability to support a legal load of 80,000 lbs. The professional opinion is based upon the information collected during the visual inspection and engineering assumptions made for material properties and style of construction from similar vintage structures. No representation is made as to how long any existing structure will continue to function. Repair and replacement options discussed are recommendations only and do not constitute a final design.

This letter has been prepared for the exclusive use of the client for the specific application to their project. This letter is not intended for use by others. R.A. Smith National has provided professional services consistent with generally accepted evaluative and engineering practices. No other warranties are expressed or implied.

If you have any questions regarding our assessment, please call me at 262-317-3367.

Thank you for this opportunity to be of service to you.

A handwritten signature in black ink that reads "Joseph A. Diekfuss". The signature is written in a cursive style with a long, sweeping underline.

Joseph A. Diekfuss, PhD
Structural Engineer

Mr. Patrick McCarty
Page 4 / June 16, 2016

Attachment 1: Key findings and observations noted during inspection



Photo 1: Looking south along paved driveway over culvert.

This photo shows settlement of the paved roadway over the entire length of the CMP culvert.



Photo 2: Looking east at the west end elevation on the upstream end (i.e. inlet) of culvert.

Since the original construction, the CMP culvert appears to have settled and a grouting procedure had been implemented in an attempt to fill voids around the top and sides of the pipe.

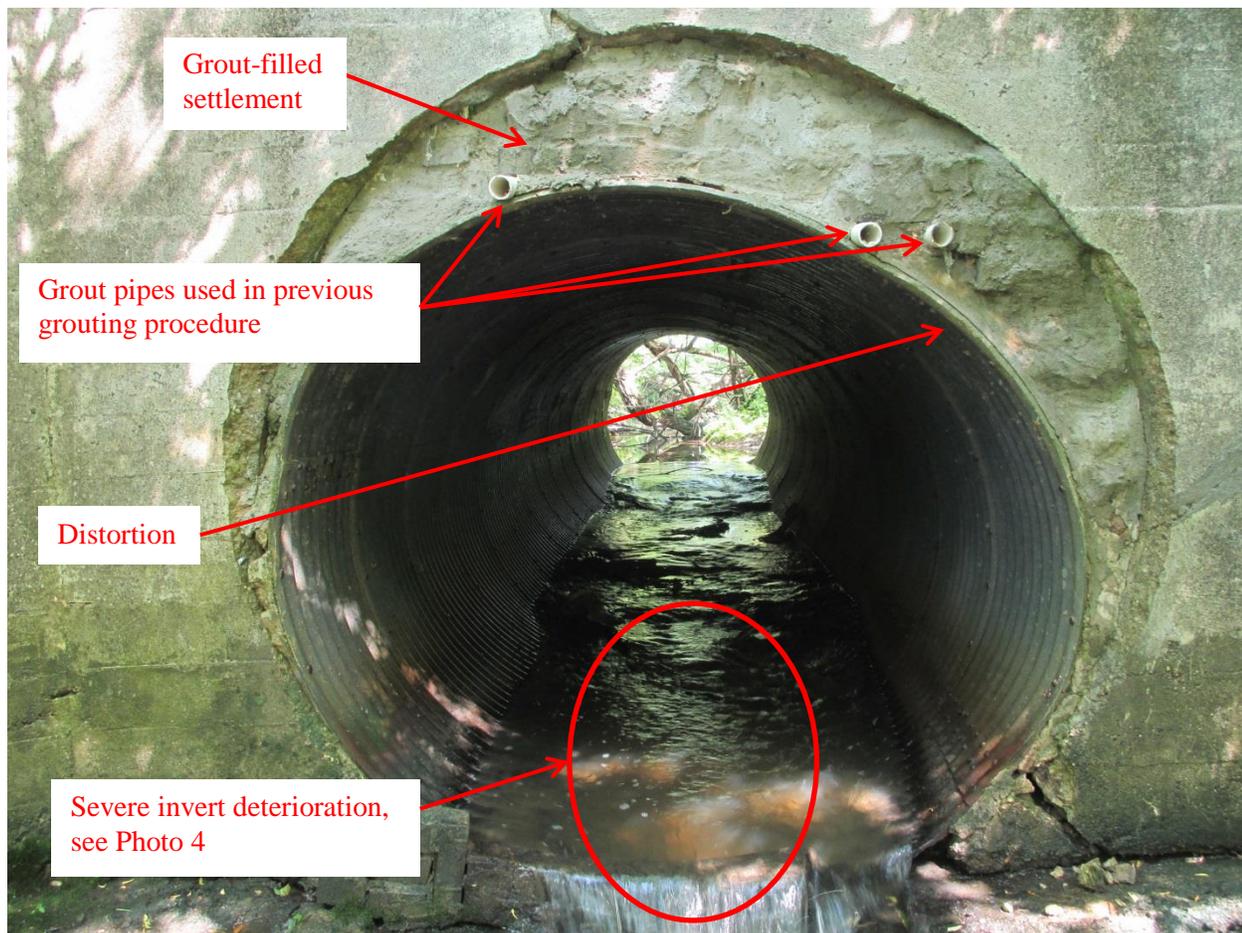


Photo 3: Looking west at the east end elevation on the downstream end (i.e. outlet) of culvert.

Since the original construction, the CMP culvert appears to have settled and a grouting procedure had been implemented in an attempt to fill voids around the top and sides of the pipe. Note that there appears to be significant distortion of the cross-sectional shape at the downstream end.

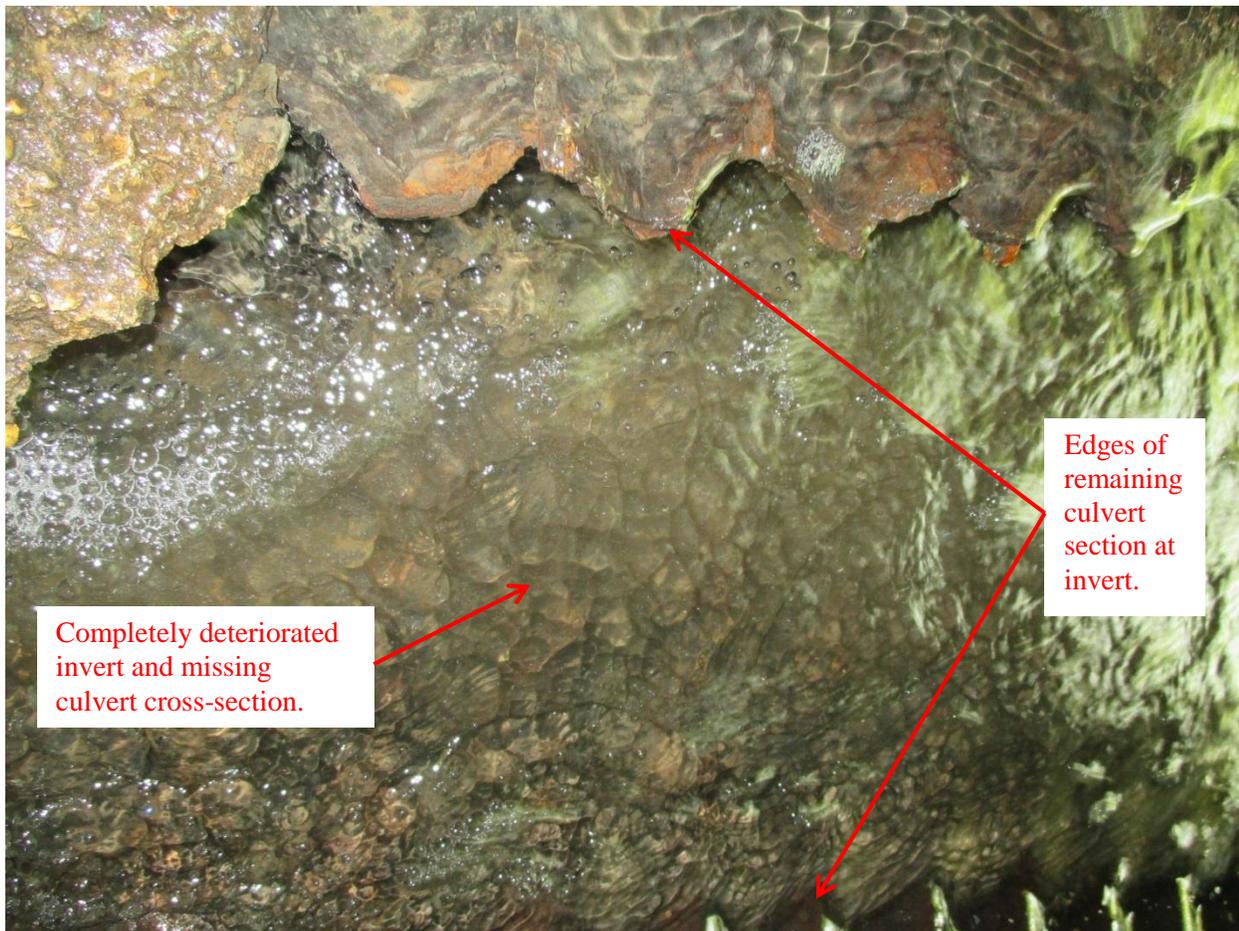


Photo 4: Close-up of outlet invert deterioration.

This photo shows complete CMP culvert section loss of the invert at the downstream end. The section loss extends approximately one foot either side of the invert and to a distance of approximately 11 feet in from the east end of the pipe. It should be noted that the remaining 19 feet of pipe shows precursor conditions to those seen in this photo.



Photo 5: Close-up of inlet concrete endwall.

This photo shows a large crack extending from the top of the CMP culvert to the top of the west concrete endwall. The two halves are approximately 1 1/2" out of plane from one another. With the exception of this crack, the west concrete endwall appeared to be plumb and adequately serving its intended purpose.



Photo 6: Close-up of outlet concrete endwall.

This photo shows a large crack extending from the top of the CMP culvert to the top of the east concrete endwall. The two halves are approximately 1 ½” out of plane from one another. With the exception of this crack, the east concrete endwall appeared to be plumb and adequately serving its intended purpose.

SOIL EVALUATION REPORT

#2065

Page 1 of 1

in accordance with SPS 385, Wis. Adm. Code

Associates Soil Testing Inc.

Attach complete site plan on paper not less than 8½ 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	Grant
Parcel I.D.	45-4-221-274-0300
Reviewed By	Date

Property Owner Muller/Fuhr Properties	Property Location Govt. Lot 1/4, SE1/2, S27, T2N, R21E		
Property Owner's Mailing Address 15711 38TH Street	Lot # 1 North	Block #	Subd. Name or CSM#
City kenosha	State WI	Zip Code	Phone Number
<input type="checkbox"/> City <input type="checkbox"/> Village <input checked="" type="checkbox"/> Town		Nearest Road Paris 38TH St.	

New Construction Use: Residential / Number of bedrooms _____ Code derived design flow rate _____ GPD
 Replacement Public or commercial - Describe: _____

Parent material Glacial Till Flood plain elevation, if applicable _____ ft.

General comments Prop. Mound Site Established
and recommendations:

1 Boring # Boring Pit Ground surface elev. 98.3 ft. Depth to limiting factor 17 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
									*Eff#1	*Eff#2
1	0-11	10yr3/3	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	11-17	10yr4/4	-	SiCL	2MSBK	MFR	GW	1VF	.4	.6
3	17-28	10yr4/4	fif10yr5/6	SiCL	1FSBK	MFR	CW	-	.2	.3
4	28-34	10yr5/4	c2d10yr5/6 6/8	SiCL	0M	MVFR	-	-	0	0

2 Boring # Boring Pit Ground surface elev. 98.3 ft. Depth to limiting factor 21 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
									*Eff#1	*Eff#2
1	0-11	10yr3/3	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	11-21	10yr4/4	-	SiCL	2MSBK	MFR	GW	1VF	.4	.6
3	21-30	10yr4/4	fif10yr5/6	SiCL	1FSBK	MFR	CW	-	.2	.3
4	30-36	10yr5/4	c2d10yr5/6 6/8	SiCL	0M	MVFR	-	-	0	0

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Lance Petrasek	Signature: 	CST Number 224315
Address Associates Soil Testing Inc. W4644 Pine Creek Drive Elkhorn, WI 53121	Date Evaluation Conducted 6/27/2016	Telephone Number 262-495-7004



3	Boring #	<input type="checkbox"/> Boring	Ground surface elev. <u>99.4</u> ft.	Depth to limiting factor <u>21</u> in.	Soil Application Rate					
		<input checked="" type="checkbox"/> Pit								
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1	0-9	10yr3/3	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	9-21	10yr4/4	-	SiCL	2MSBK	MFR	GW	1VF	.4	.6
3	21-36	10yr4/4	fif10yr5/6	SiCL	1FSBK	MFR	CW	-	.2	.3
4	36-41	10yr5/4	c2d10yr5/6 6/8	SiCL	0M	MVFR	-	-	0	0

 	Boring #	<input type="checkbox"/> Boring	Ground surface elev. <u> </u> ft.	Depth to limiting factor <u> </u> in.	Soil Application Rate					
		<input type="checkbox"/> Pit								
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2

 	Boring #	<input type="checkbox"/> Boring	Ground surface elev. <u> </u> ft.	Depth to limiting factor <u> </u> in.	Soil Application Rate					
		<input type="checkbox"/> Pit								
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2

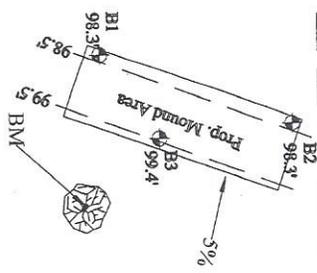
* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L * Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

38TH Street

300.04'

35.4 Acres

Scaled inside of box



Un scaled Area

2641.49'

1195.6'



MULLER/Fuhr Properties
15711 38TH Street
Kenosha, WI

LOCATION
Lot 1 North
SR 1/4 27-1-21B
Town of Paris
Kenosha County

SCALE
1" = 60'
(except as Noted)

BENCHMARK = 100'
Spike in Lg Maple tree 12" up on W side



Creek

NW COR OF
SE 1/4 OF
SEC. 27-2-21

C.T.H. "N" 38th STREET

N89°03'14"E
300.04' P.O.B.

S89°03'14"W 2353.21'

N. LINE OF SE 1/4 SECTION 27
N89°03'14"E 2653.25'

WETLAND

33' ROAD
RESERVATION

WETLAND

WETLAND

1124.2'±

S01°51'51"E 1154.23'

WETLAND

DELINEATED
DRIP
LINE

CENTER
CREEK

DELINEATED
DRIP
LINE

DELINEATED
DRIP
LINE

N01°51'51"W 2641.49'

W. LINE OF SE 1/4 SECTION 27

APPROXIMATE 75'
OFFSET FROM OHWM

30'
MEANDER LINE

APPROXIMATE 75'
OFFSET FROM OHWM

WETLAND

WETLAND

LOT 1
AREA
1,542,000 sq.ft.±
35.40 acres±

CENTER
CREEK

WETLAND

WETLAND

S31°45'23"E 1736.38'

1858.34'

WETLAND

WETLAND

B2
B3
B1

WETLAND

SW COR OF
SE 1/4 OF
SEC. 27-2-21
FOUND BRASS
CAP MONUMENT

WETLAND

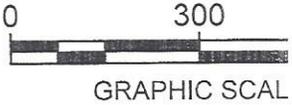
WETLAND

WETLANDS

S89°15'48"W 1165.59'
1195.6'±

S. LINE OF SE 1/4 SECTION 27

N89°15'48"E 2656.97'



SOIL EVALUATION REPORT

in accordance with SPS 385, Wis. Adm. Code

Associates Soil Testing Inc.

Attach complete site plan on paper not less than 8½ 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.	45-4-221-274-0300
Reviewed By	Date

Property Owner Muller/Fuhr Properties	Property Location Govt. Lot 1/4, SE1/2, S27, T2N, R21E		
Property Owner's Mailing Address 15711 38TH Street	Lot # 1 South	Block #	Subd. Name or CSM#
City kenosha	State WI	Zip Code	Phone Number
<input type="checkbox"/> City		<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town
Nearest Road Paris		38TH St.	

New Construction Use: Residential / Number of bedrooms _____ Code derived design flow rate _____ GPD
 Replacement Public or commercial - Describe: _____

Parent material Glacial Till Flood plain elevation, if applicable _____ ft.

General comments Prop. Mound Site Established
and recommendations:

1 Boring # Boring Pit Ground surface elev. 97.5 ft. Depth to limiting factor 16 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
									*Eff#1	*Eff#2
1	0-11	10yr3/3	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	11-16	10yr4/4	-	SiCL	2MSBK	MFR	GW	1VF	.4	.6
3	16-26	10yr4/4	fif10yr5/6	SiCL	1FSBK	MFR	CW	-	.2	.3
4	26-30	10yr5/4	c2d10yr5/6 6/8	SiCL	0M	MVFR	-	-	0	0

2 Boring # Boring Pit Ground surface elev. 97.2 ft. Depth to limiting factor 21 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
									*Eff#1	*Eff#2
1	0-11	10yr3/3	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	11-21	10yr4/4	-	SiCL	2MSBK	MFR	GW	1VF	.4	.6
3	21-34	10yr4/4	fif10yr5/6	SiCL	1FSBK	MFR	CW	-	.2	.3
4	34-37	10yr5/4	c2d10yr5/6 6/8	SiCL	0M	MVFR	-	-	0	0

* Effluent #1 = BOD₅ > 30 < 220 mg/L and TSS >30 < 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Lance Petrasek	Signature: 	CST Number 224315
Address Associates Soil Testing Inc. W4644 Pine Creek Drive Elkhorn, WI 53121	Date Evaluation Conducted 6/27/2016	Telephone Number 262-495-7004



3 Boring # Boring Pit Ground surface elev. 98.0 ft. Depth to limiting factor 22 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1	0-8	10yr3/3	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	8-22	10yr4/4	-	SiCL	2MSBK	MFR	GW	1VF	.4	.6
3	22-32	10yr4/4	fif10yr5/6	SiCL	1FSBK	MFR	CW	-	.2	.3
4	32-40	10yr5/4	c2d10yr5/6 6/8	SiCL	0M	MVFR	-	-	0	0

Boring # Boring Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2

Boring # Boring Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS < 30 mg/L

Page 3 of 4

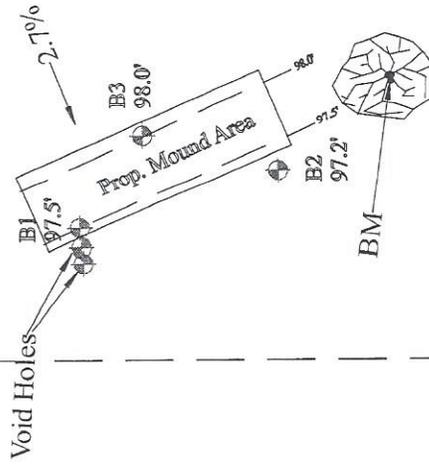
38TH Street

300.04'

Un scaled Area

35.4 Acres

Scaled inside of box

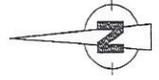


MULLER/Fuhr Properties
 15711 38TH Street
 Kenosha, WI

LOCATION
 Lot 1 South
 SE 1/4 27-1-21E
 Town of Paris
 Kenosha County

SCALE
 1" = 60'
 (except as Noted)

BENCHMARK = 100'
 Spike in Lg oak on W side



2641.49'

1195.6'

5 amp 405 P

NW COR OF
SE 1/4 OF
SEC. 27-2-21

C.T.H. "N" 38th STREET

N89°03'14"E
300.04' P.O.B.

S89°03'14"W 2353.21'

N. LINE OF SE 1/4 SECTION 27
N89°03'14"E 2653.25'

WETLAND

33' ROAD
RESERVATION

WETLAND

WETLAND

DELINEATED
DRIP
LINE

WETLAND

CENTER
CREEK

DELINEATED
DRIP
LINE

DELINEATED
DRIP
LINE

N01°51'51"W 2641.49'

W. LINE OF SE 1/4 SECTION 27

APPROXIMATE 75'
OFFSET FROM OHWM

APPROXIMATE 75'
OFFSET FROM OHWM

LOT 1
AREA
1,542,000 sq.ft.±
35.40 acres±

30' MEANDER LINE

WETLAND

WETLAND

CENTER
CREEK

WETLAND

WETLAND

WETLAND

WETLAND

WETLAND

WETLANDS

SW COR OF
SE 1/4 OF
SEC. 27-2-21
FOUND BRASS
CAP MONUMENT

S89°15'48"W 1165.59'
1195.6'±

S. LINE OF SE 1/4 SECTION 27

N89°15'48"E 2656.97'



GRAPHIC SCALE

SOIL EVALUATION REPORT

in accordance with SPS 385, Wis. Adm. Code

Associates Soil Testing Inc.

Attach complete site plan on paper not less than 8½ 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.	45-4-221-274-0300
Reviewed By	Date

Property Owner Muller/Fuhr Properties	Property Location Govt. Lot 1/4, SE1/2, S27, T2N, R21E		
Property Owner's Mailing Address 15711 38TH Street	Lot # 2	Block #	Subd. Name or CSM#
City kenosha	State WI	Zip Code	Phone Number
<input type="checkbox"/> City <input type="checkbox"/> Village <input checked="" type="checkbox"/> Town		Nearest Road Paris 38TH St.	

New Construction Use: Residential / Number of bedrooms _____ Code derived design flow rate _____ GPD
 Replacement Public or commercial - Describe: _____

Parent material Glacial Till Flood plain elevation, if applicable -- ft.

General comments Prop. Mound Site Established
 and recommendations:

1 Boring # Boring Pit Ground surface elev. 100.5 ft. Depth to limiting factor 18 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1	0-6	10yr3/3	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	6-13	10yr4/2	-	SiL	2MSBK	MFR	GW	1VF	.6	.8
3	13-18	10yr4/3	fif10yr5/6	CL	2FSBK	MFR	CW	-	0.4	0.6
4	18-40	10yr5/3	c2d10yr5/6 6/8	CL	1FSBK	MVFR	-	-	0.2	0.3

2 Boring # Boring Pit Ground surface elev. 100.5 ft. Depth to limiting factor 18 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1	0-8	10yr3/2	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	8-18	10yr4/4	-	SiCL	2MSBK	MFR	GW	1VF	.4	.6
3	18-34	10yr5/4	fif10yr5/6	CL	1FSBK	MFR	CW	-	0.2	0.3
4	34-38	10yr5/4	c2d10yr5/6 6/8	CL	0M	MVFR	-	-	0.0	0.0

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Lance Petrasek	Signature: 	CST Number 224315
Address Associates Soil Testing Inc. W4644 Pine Creek Drive Elkhorn, WI 53121	Date Evaluation Conducted 6/27/2016	Telephone Number 262-495-7004



3 Boring # Boring Pit Ground surface elev. 99.3 ft. Depth to limiting factor 15 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1	0-8	10yr3/2	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	8-15	10yr4/4	-	SiCL	2MSBK	MFR	GW	1VF	.4	.6
3	15-28	10yr5/4	fif10yr5/6	CL	1FSBK	MFR	CW	-	0.2	0.3
4	28-33	10yr5/4	c2d10yr5/6 6/8	CL	0M	MVFR	-	-	0.0	0.0

Boring # Boring Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2

Boring # Boring Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS <30 mg/L

38TH Street

ASSOCIATES
SOIL TESTING

Lance Purcell
224115
[Signature]



Un scaled Area

Scaled Area

MULLER/Fuhr Properties
15711 38TH Street
Kenosha, WI

LOCATION
Lot 2
SE 1/4 27-1-21E
Town of Paris
Kenosha County

SCALE
1" = 60'
(except as Noted)

BENCHMARK = 100'
Top of Spike in Tele Pole

Scaled Area

Drive

Building

Well not found
Verified > 50' from
Prop.
Mound

B1
100.5'

B3
99.0'

BM

B2
100.5'

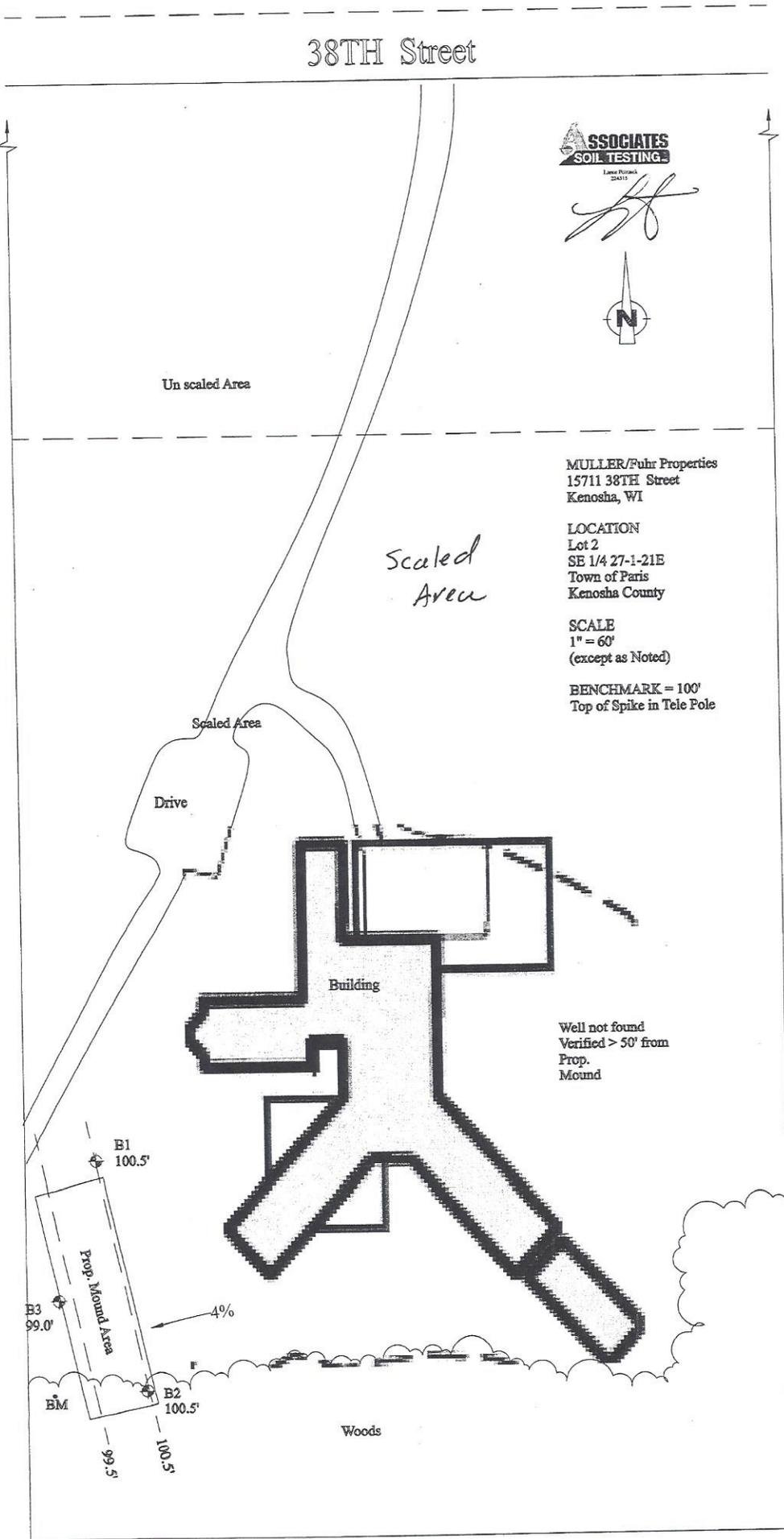
99.5'

100.5'

4%

Prop. Mound Area

Woods



NW COR OF
SE 1/4 OF
SEC. 27-2-21

C.T.H. "N" 38th STREET

N89°03'14"E
383.50'

P.O.B.

S89°03'14"W 1626.67'
N. LINE OF SE 1/4 SECTION 27
N89°03'14"E 2653.25'

WETLAND

ROAD RESERVATION

N01°51'51"W 1164.80'

LOT 2
AREA
448,318 sq.ft.
10.2920 acres

S01°54'09"E 1171.16'

WETLAND

DELINEATED DRIP LINE

CENTER CREEK

DELINEATED DRIP LINE

S01°51'51"E 2641.49'

W. LINE OF SE 1/4 SECTION 27

WETLAND

APPROXIMATE 75'
OFFSET FROM OHWM

DELINEATED DRIP LINE

APPROXIMATE 75'
OFFSET FROM OHWM

WETLAND

WETLAND

CENTER CREEK

WETLAND

WETLAND

WETLAND

WETLAND

SW COR OF
SE 1/4 OF
SEC. 27-2-21
FOUND BRASS
CAP MONUMENT

WETLAND

WETLANDS

S. LINE OF SE 1/4 SECTION 27

N89°15'48"E 2656.97'



GRAPHIC SCALE

SOIL EVALUATION REPORT

in accordance with SPS 385, Wis. Adm. Code

Associates Soil Testing Inc.

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.	45-4-221-274-0300
Reviewed By	Date

Property Owner Muller/Fuhr Properties	Property Location Govt. Lot 1/4, SE1/2, S27, T2N, R21E		
Property Owner's Mailing Address 15711 38TH Street	Lot # 3	Block #	Subd. Name or CSM#
City State Zip Code Phone Number kenosha WI	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town Nearest Road Paris 38TH St.

New Construction Use: Residential / Number of bedrooms _____ Code derived design flow rate _____ GPD
 Replacement Public or commercial - Describe: _____

Parent material Glacial Till Flood plain elevation, if applicable -- ft.

General comments Prop. Mound Site Established
and recommendations:

1 Boring # Boring Pit Ground surface elev. 101.3 ft. Depth to limiting factor 18 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1	0-5	10yr3/2	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	5-9	10yr3/3	-	SiL	2MSBK	MFR	GW	1VF	.6	.8
3	9-18	10yr4/4	fif10yr5/6	CL	2FSBK	MFR	CW	-	0.4	0.6
4	18-27	10yr5/4	c2d10yr5/6 6/8	SiCL	1FSBK	MVFR	-	-	.2	.3

2 Boring # Boring Pit Ground surface elev. 101.3 ft. Depth to limiting factor 20 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1	0-5	10yr3/2	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	5-9	10yr3/3	-	SiL	2MSBK	MFR	GW	1VF	.6	.8
3	9-20	10yr4/4	fif10yr5/6	CL	2FSBK	MFR	CW	-	0.4	0.6
4	20-32	10yr5/4	c2d10yr5/6 6/8	SiCL	1FSBK	MVFR	-	-	.2	.3

* Effluent #1 = BOD₅ > 30 < 220 mg/L and TSS >30 < 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Lance Petrasek	Signature: 	CST Number 224315
Address Associates Soil Testing Inc. W4644 Pine Creek Drive Elkhorn, WI 53121	Date Evaluation Conducted 6/27/2016	Telephone Number 262-495-7004

ORIGINAL

3 Boring # Boring Pit
 Ground surface elev. 103.0 ft. Depth to limiting factor 18 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									*Eff#1	*Eff#2
1	0-7	10yr3/2	-	SiCL	2FSBK	MVFR	AS	1F	.4	.6
2	7-11	10yr5/4	-	SiL	2MSBK	MFR	GW	1VF	.6	.8
3	11-24	10yr4/4	-	CL	2FSBK	MFR	CW	-	0.4	0.6
4	24-33	10yr5/4	f2f10yr5/6	CL	2CSBK	MVFR	-	-	0.4	0.6

Boring # Boring Pit
 Ground surface elev. _____ ft. Depth to limiting factor _____ in.

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

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS <30 mg/L

MULLER/Fuhr Properties
15711 38TH Street
Kenosha, WI

LOCATION

Lot 3
SE 1/4 27-1-21E
Town of Paris
Kenosha County

SCALE

1" = 60'
(except as Noted)

BENCHMARK = 100'
Top of Spike in Tele Pole

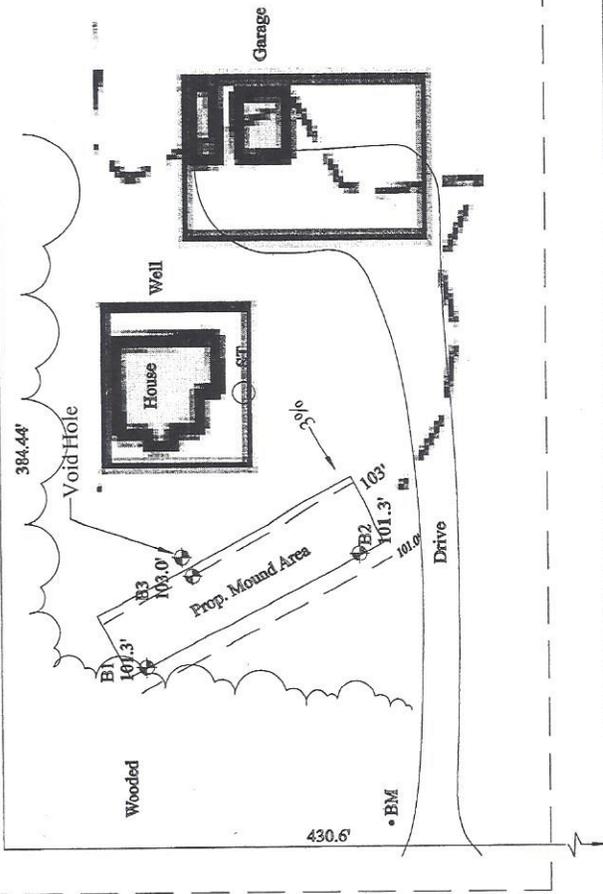
300.04'

2646.38'

Un scaled Area

1171.16'

Scaled Area



384.44'

Void Hole

House

Well

Garage

3%

Prop. Mound Area

Drive

Wooded

430.6'

• BM

B1

B3

101.3'

101.0'

103'

B2

101.3'

101.0'

NW COR OF SE 1/4 OF SEC. 27-2-21

C.T.H. "N" 38th STREET

N89°03'14"E 300.04' P.O.B.

S89°03'14"W 1326.62'
N. LINE OF SE 1/4 SECTION 27
N89°03'14"E 2653.25'

NE COR OF W 1/2 OF SE 1/4 OF SEC. 27-2-21

WETLAND

WETLAND

33' ROAD RESERVATION

WETLAND

DELINEATED DRIP LINE

N01°54'09"W 1171.16'

WETLAND

CENTER CREEK

DELINEATED DRIP LINE

N90°00'00"E 384.44'

DELINEATED DRIP LINE

E. LINE OF W. 1/2 OF SE 1/4 SECTION 27

S01°54'09"E 2646.38'

W. LINE OF SE 1/4 SECTION 27

APPROXIMATE 75' OFFSET FROM OHWM

N01°51'51"W 310.58'

APPROXIMATE 75' OFFSET FROM OHWM

WETLAND

WETLAND

LOT 3 AREA
1,070,900 sq.ft.±
24.59 acres±

APPROXIMATE 75' OFFSET FROM OHWM

CENTER CREEK

WETLAND

WETLAND

WETLAND

WETLAND

WETLAND

+

+

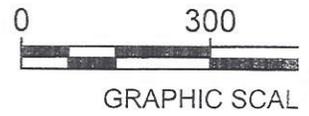
+

SW COR OF SE 1/4 OF SEC. 27-2-21
FOUND BRASS CAP MONUMENT

WETLAND

WETLAND
SECTOR OF W 1/2 OF SE 1/4 OF SEC. 27-2-21

S. LINE OF SE 1/4 SECTION 27 N89°15'48"E 2656.97'



S:\5166752\dwg\px4018300.dwg LOT 3 6/10/2016 10:19:16 AM .inc

SOIL EVALUATION REPORT

#2068

Page 1 of 4

in accordance with SPS 385, Wis. Adm. Code

Associates Soil Testing Inc.

Attach complete site plan on paper not less than 8½ 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.	45-4-221-274-0300
Reviewed By	Date

Property Owner Muller/Fuhr Properties	Property Location Govt. Lot 1/4, SE1/2, S27, T2N, R21E		
Property Owner's Mailing Address 15711 38TH Street	Lot # 4	Block #	Subd. Name or CSM#
City kenosha	State WI	Zip Code	Phone Number
		<input type="checkbox"/> City <input type="checkbox"/> Village <input checked="" type="checkbox"/> Town	Nearest Road Paris 38TH St.

New Construction Use: Residential / Number of bedrooms _____ Code derived design flow rate _____ GPD
 Replacement Public or commercial - Describe: _____

Parent material Glacial Till Flood plain elevation, if applicable _____ ft.

General comments Prop. Mound Site Established
and recommendations:

1 Boring # Boring Pit Ground surface elev. 97.6 ft. Depth to limiting factor 19 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
									*Eff#1	*Eff#2
1	0-10	10yr3/2	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	10-19	10yr4/3	-	SiCL	2MSBK	MFR	GW	1VF	.4	.6
3	19-28	10yr4/4	f1f10yr5/6	CL	2mSBK	MFR	CW	-	0.4	0.6
4	28-34	10yr5/4	C2D10yr5/6 6/8	CL	1msbk	MVFR	-	-	0.2	0.3

2 Boring # Boring Pit Ground surface elev. 97.6 ft. Depth to limiting factor 19 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
									*Eff#1	*Eff#2
1	0-5	10yr3/2	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	5-9	10yr3/3	-	SiCL	2MSBK	MFR	GW	1VF	.4	.6
3	9-19	10yr4/4	-	CL	2FSBK	MFR	CW	-	0.4	0.6
4	19-31	10yr5/4	f2f10yr5/6	CL	2MSBK	MVFR	-	-	0.4	0.6

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Lance Petrasek	Signature: 	CST Number 224315
Address Associates Soil Testing Inc. W4644 Pine Creek Drive Elkhorn, WI 53121	Date Evaluation Conducted 6/27/2016	Telephone Number 262-495-7004



3 Boring # Boring Pit Ground surface elev. 99.0 ft. Depth to limiting factor 21 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1	0-5	10yr3/2	-	SiL	2FSBK	MVFR	AS	1F	.6	.8
2	5-9	10yr3/3	-	SiL	2MSBK	MFR	GW	1VF	.6	.8
3	9-21	10yr4/4	-	CL	2FSBK	MFR	CW	-	0.4	0.6
4	21-34	10yr5/4	f2f10yr5/6	SiCL	1CABK	MVFR	-	-	.2	.3

Boring # Boring Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2

Boring # Boring Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS <30 mg/L

38TH Street

343.04'

Lot 4

10.3 Acrea



MULLER/Fuhr Properties
15711 38TH Street
Kenosha, WI

LOCATION
Lot 4
SE 1/4 27-1-21E
Town of Paris
Kenosha County

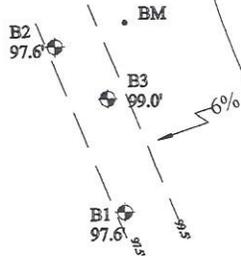
SCALE
1" = 60'
(except as Noted)

BENCHMARK = 100'
Spike in Hickory tree 12" up on NW side

1124.2'

1475.38'

Pond



Scaled Area

Un scaled Area

NW COR OF
SE 1/4 OF
SEC. 27-2-21

C.T.H. "N" 38th STREET

N89°03'14"E
343.04' P.O.B.

S89°03'14"W 2010.17'

N. LINE OF SE 1/4 SECTION 27
N89°03'14"E 2653.25'

WETLAND

WETLAND

WETLAND

DELINEATED
DRIP LINE

DELINEATED
DRIP LINE

CENTER
CREEK

LOT 4
AREA
448,000 sq.ft.±
10.29 acres±

DELINEATED
DRIP LINE

S01°51'51"E 2641.49'

W. LINE OF SE 1/4 SECTION 27

APPROXIMATE 75'
OFFSET FROM OHWM

APPROXIMATE 75'
OFFSET FROM OHWM

WETLAND

WETLAND

CENTER
CREEK

WETLAND

WETLAND

WETLAND

WETLAND

SW COR OF
SE 1/4 OF
SEC. 27-2-21
FOUND BRASS
CAP MONUMENT

WETLAND

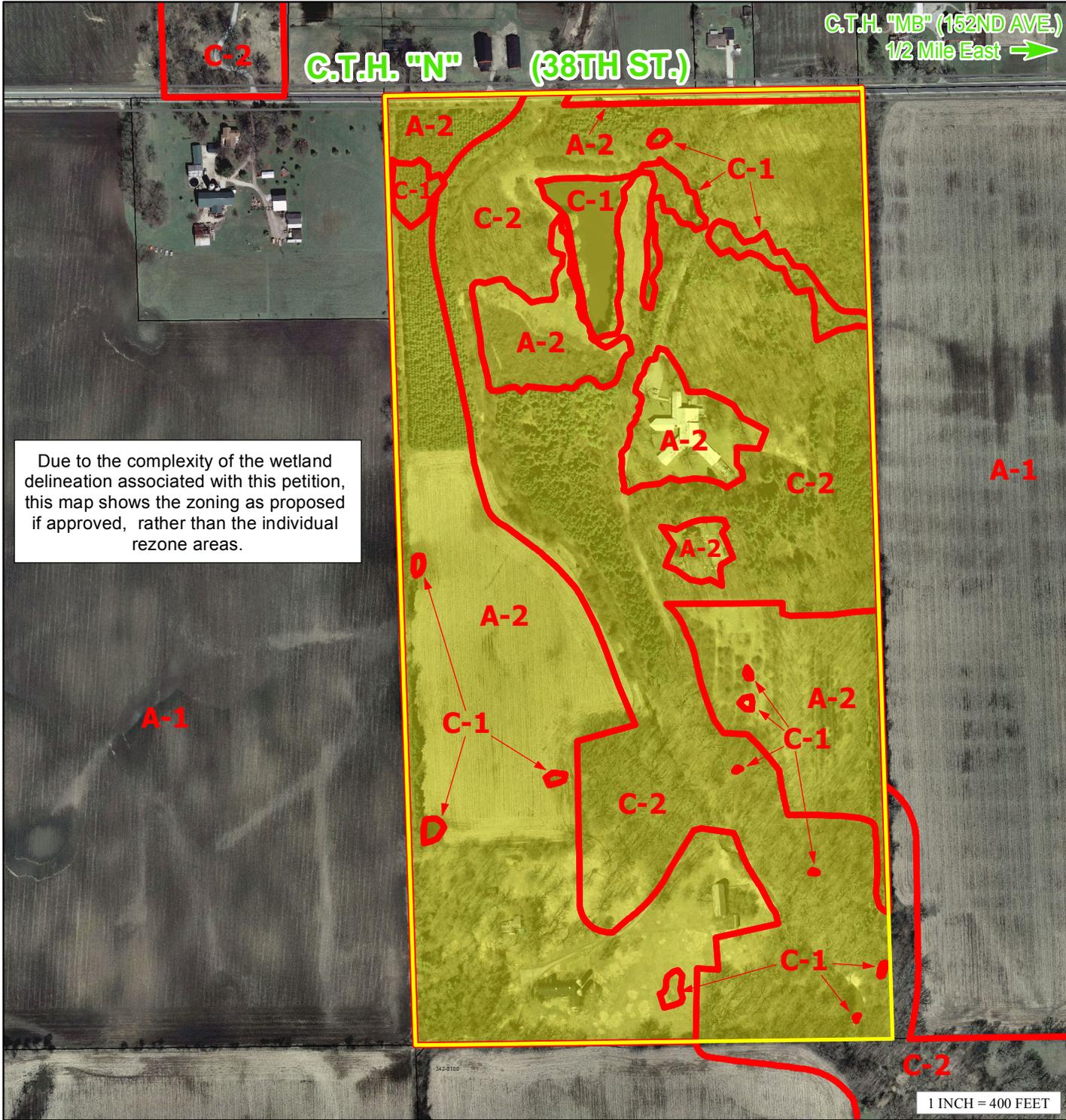
WETLANDS

S. LINE OF SE 1/4 SECTION 27

N89°15'48"E 2656.97'



GRAPHIC SCAL



Due to the complexity of the wetland delineation associated with this petition, this map shows the zoning as proposed if approved, rather than the individual rezone areas.

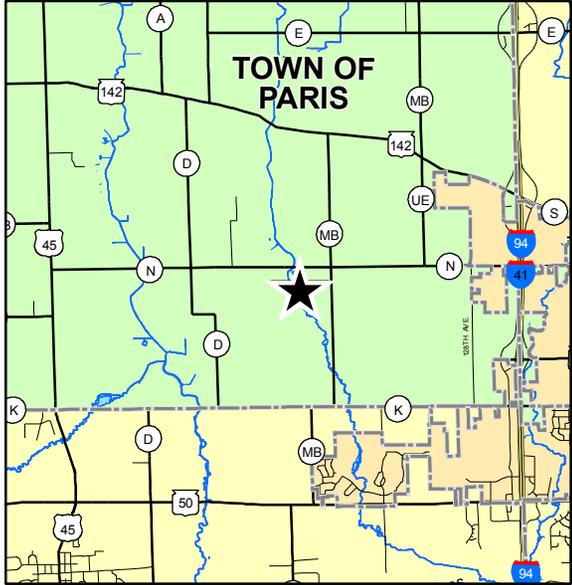
REZONING SITE MAP

PETITIONER(S):
Chicago Covenant Presbyterian Church
(Owner), Tamara M. Muller (Agent)

LOCATION: SE 1/4 of Section 27,
Town of Paris

TAX PARCEL(S): #45-4-221-274-0300

REQUEST:
Requesting a rezoning from A-1 Agricultural Preservation District, I-1 Institutional District & C-2 Upland Resource Conservancy District to A-2 General Agricultural District, C-2 Upland Resource Conservancy District & C-1 Lowland Resource Conservancy District.





COUNTY OF KENOSHA

Department of Planning and Development

#750⁰⁰

RECEIVED

JUL 21 2016

Kenosha County
Deputy County Clerk

REZONING PROCEDURES



KENOSHA COUNTY

DEPARTMENT OF PLANNING
AND DEVELOPMENT



COUNTY OF KENOSHA

Department of Planning & Development

KENOSHA COUNTY REZONING PROCEDURES

1. Contact the Department of Planning & Development 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 Planning & Development 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.

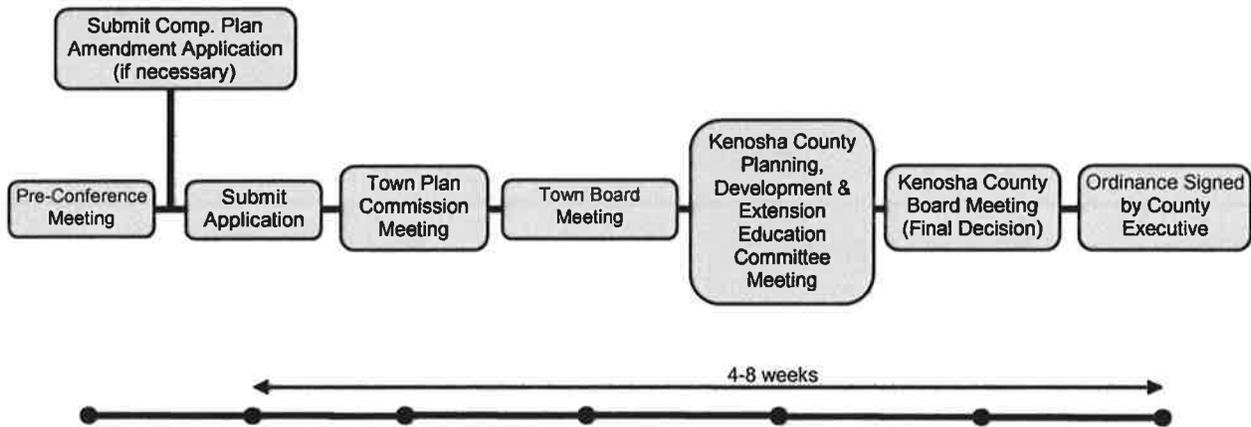
10. After the County Executive has signed the official ordinance document amending the Kenosha County Zoning Map, you will be notified of your approval in writing. Upon notification of approval, you may proceed with recording any necessary deeds.

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
 Department of Planning & Development
 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



May 2013

COUNTY OF KENOSHA

Department of Planning and Development

REZONING APPLICATION

RECEIVED

(a) Property Owner's Name:

Susan M. Riley

JUL 21 2016

Print Name: Susan M. Riley

Signature: _____

Kenosha County
Deputy County Clerk

Mailing Address: 7905 328th Avenue

City: Burlington

State: WI

Zip: 53105-8931

Phone Number: 262-492-2125

E-mail (optional):

S.M. RILEY 11 @ WI.KR. ELM

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:

95-4-119-122-0605

Property Address of property to be rezoned:

7905 328th Avenue

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

To subdivide the 71.95-acre parcel into...

REZONING APPLICATION

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

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

<input type="checkbox"/> A-1 Agricultural Preservation District	<input type="checkbox"/> TCO Town Center Overlay District
<input checked="" type="checkbox"/> A-2 General Agricultural District	<input type="checkbox"/> B-1 Neighborhood Business District
<input type="checkbox"/> A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	<input type="checkbox"/> B-2 Community Business District
<input type="checkbox"/> A-4 Agricultural Land Holding District	<input type="checkbox"/> B-3 Highway Business District
<input type="checkbox"/> AE-1 Agricultural Equestrian Cluster Single-Family District	<input type="checkbox"/> B-4 Planned Business District
<input type="checkbox"/> R-1 Rural Residential District	<input type="checkbox"/> B-5 Wholesale Trade and Warehousing District
<input checked="" type="checkbox"/> R-2 Suburban Single-Family Residential District	<input type="checkbox"/> BP-1 Business Park District
<input type="checkbox"/> R-3 Urban Single-Family Residential District	<input type="checkbox"/> B-94 Interstate Highway 94 Special Use Business District
<input type="checkbox"/> R-4 Urban Single-Family Residential District	<input type="checkbox"/> M-1 Limited Manufacturing District
<input type="checkbox"/> R-5 Urban Single-Family Residential District	<input type="checkbox"/> M-2 Heavy Manufacturing District
<input type="checkbox"/> R-6 Urban Single-Family Residential District	<input type="checkbox"/> M-3 Mineral Extraction District
<input type="checkbox"/> R-7 Suburban Two-Family and Three-Family Residential District	<input type="checkbox"/> M-4 Sanitary Landfill and Hazardous Waste Disposal District
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<input type="checkbox"/> R-12 Mobile Home/Manufactured Home Park-Subdivision District	<input type="checkbox"/> FPO Floodplain Overlay District
<input type="checkbox"/> HO Historical Overlay District	<input type="checkbox"/> FWO Camp Lake/Center Lake Floodway Overlay District
<input type="checkbox"/> PUD Planned Unit Development Overlay District	<input type="checkbox"/> FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
<input type="checkbox"/> AO Airport Overlay District	
<input type="checkbox"/> 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:

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

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

Supervisory District Number: 22 County Board Supervisor: Erin Decker

(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

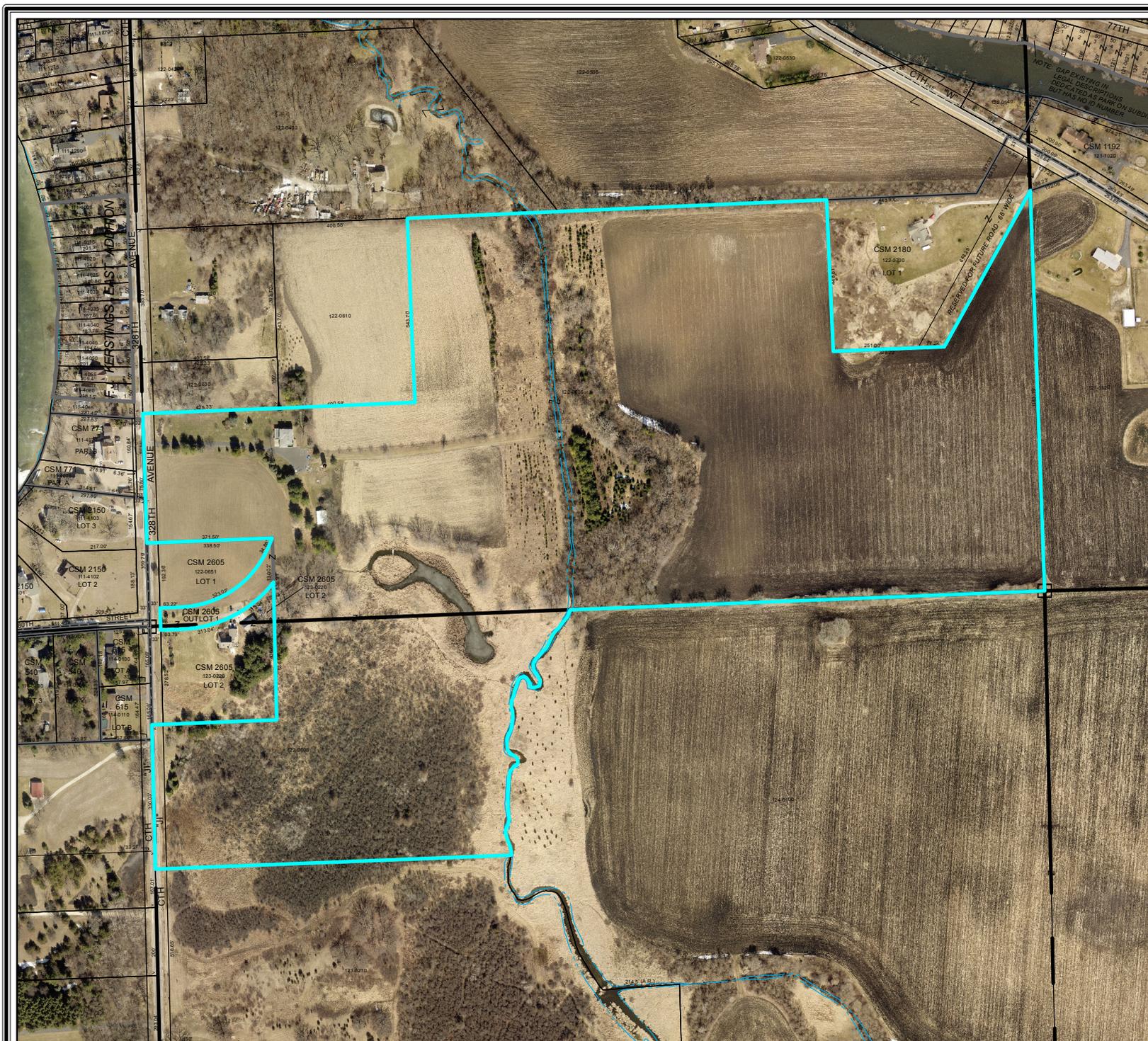


**SUBJECT
PROPERTY**



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 INNACURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.



Kenosha County

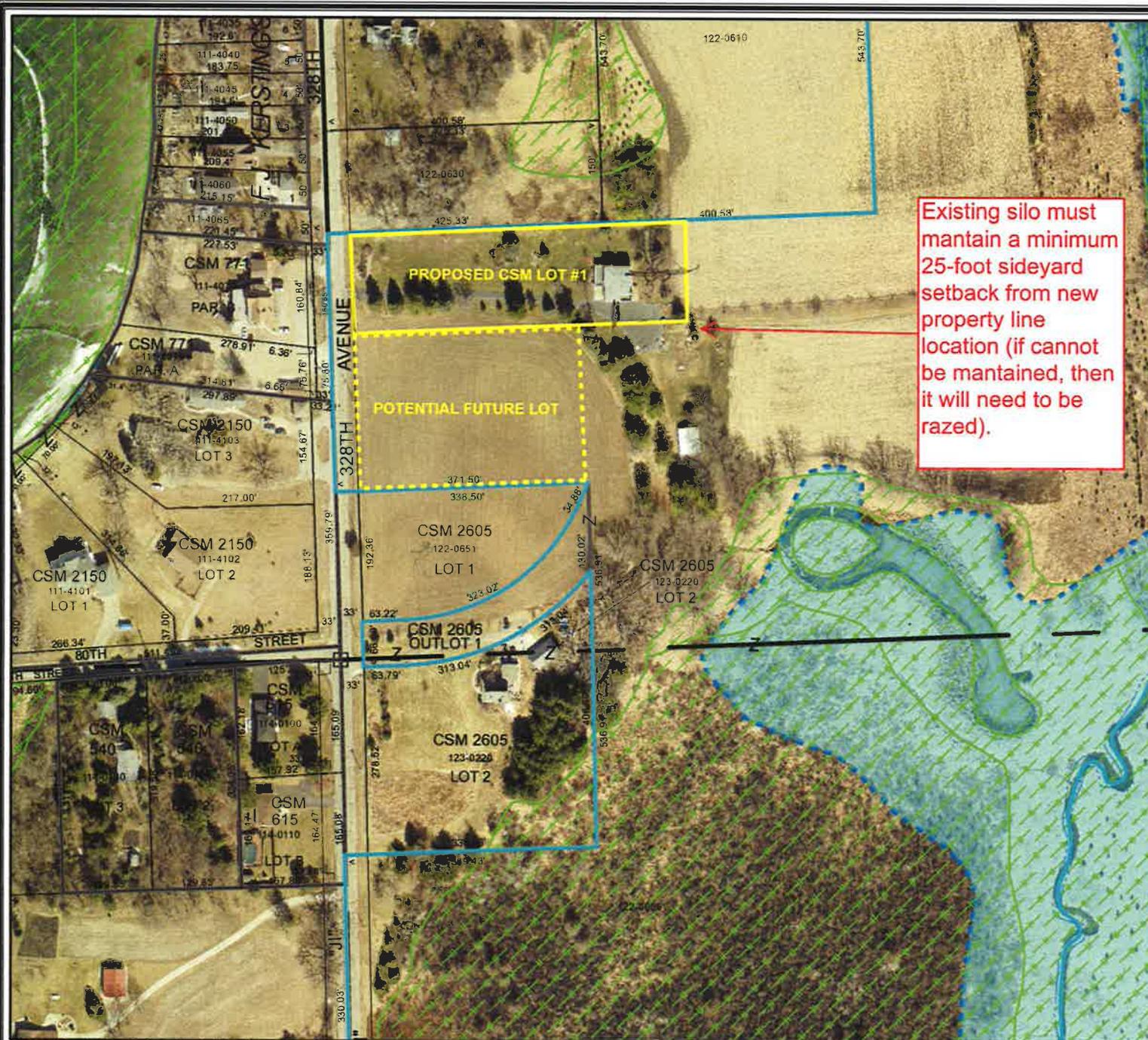


PROPOSED LAND DIVISION



1 inch = 200 feet

Existing silo must maintain a minimum 25-foot sideyard setback from new property line location (if cannot be maintained, then it will need to be razed).



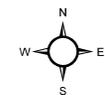
Source: Kenosha County Department of Planning and Development

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Kenosha County



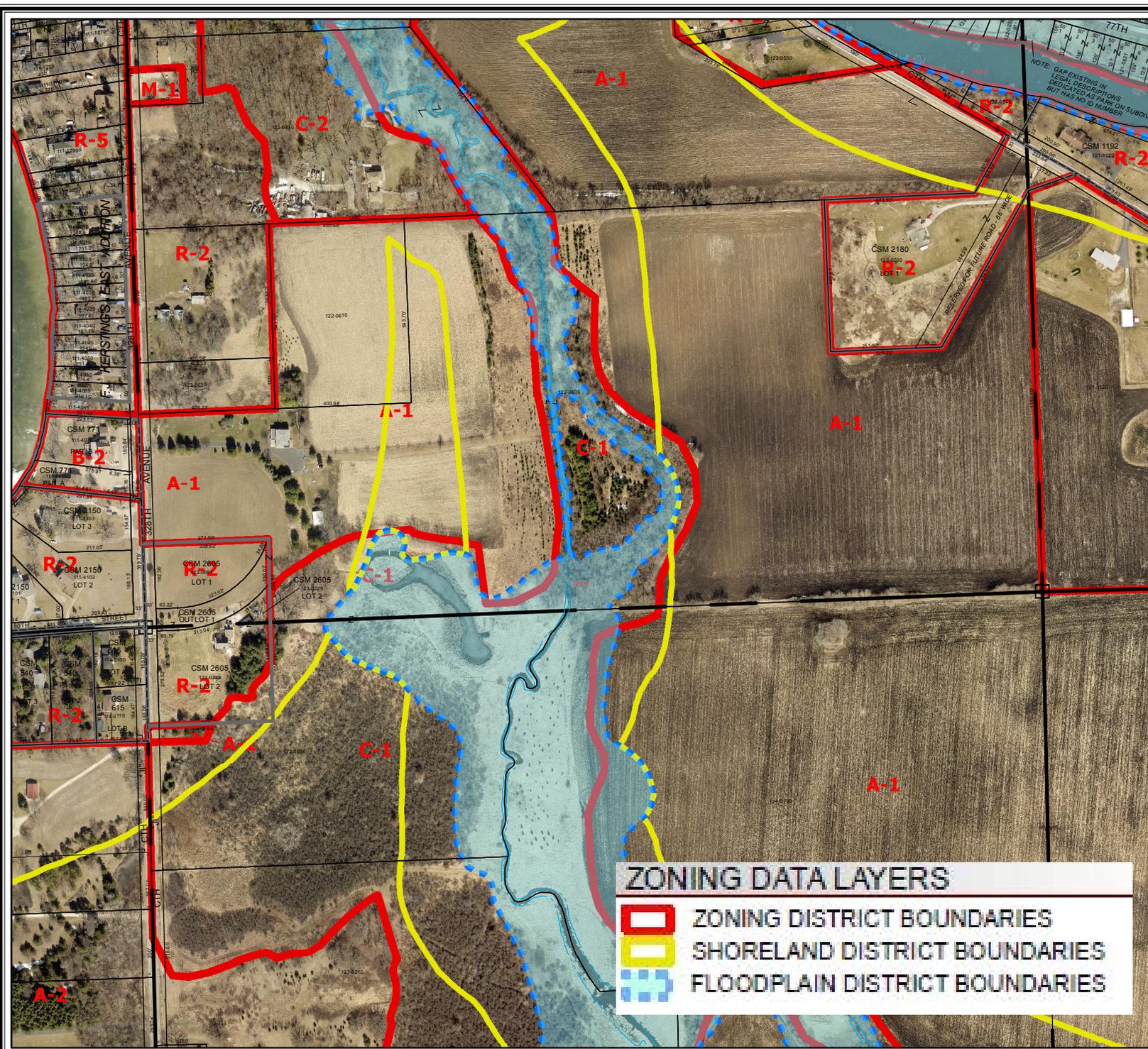
CURRENT ZONING



1 inch = 400 feet

ZONING DATA LAYERS

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

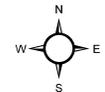


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Kenosha County



CURRENT ZONING
(ZOOM)

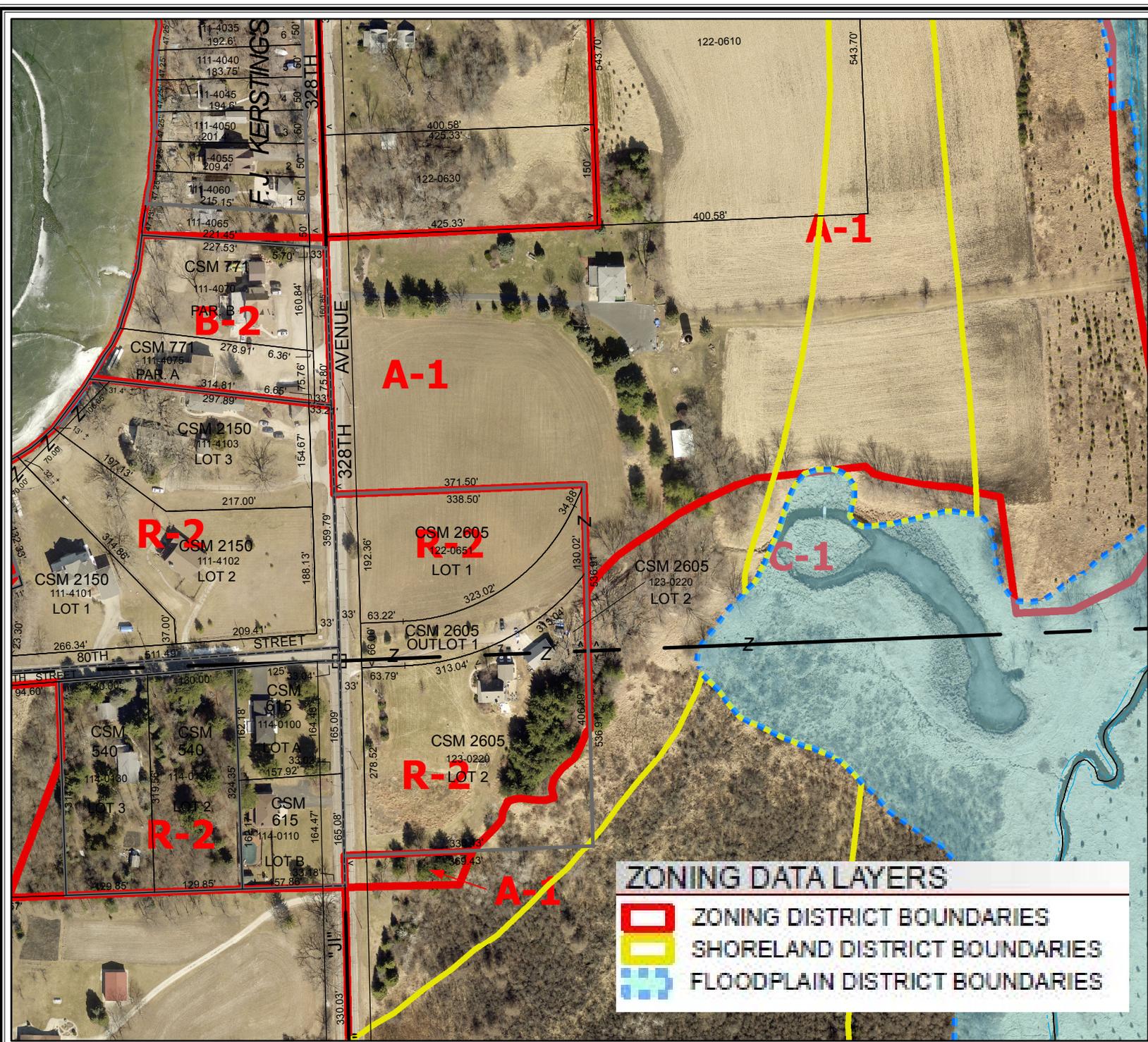


1 inch = 200 feet

ZONING DATA LAYERS

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

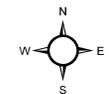
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Kenosha County

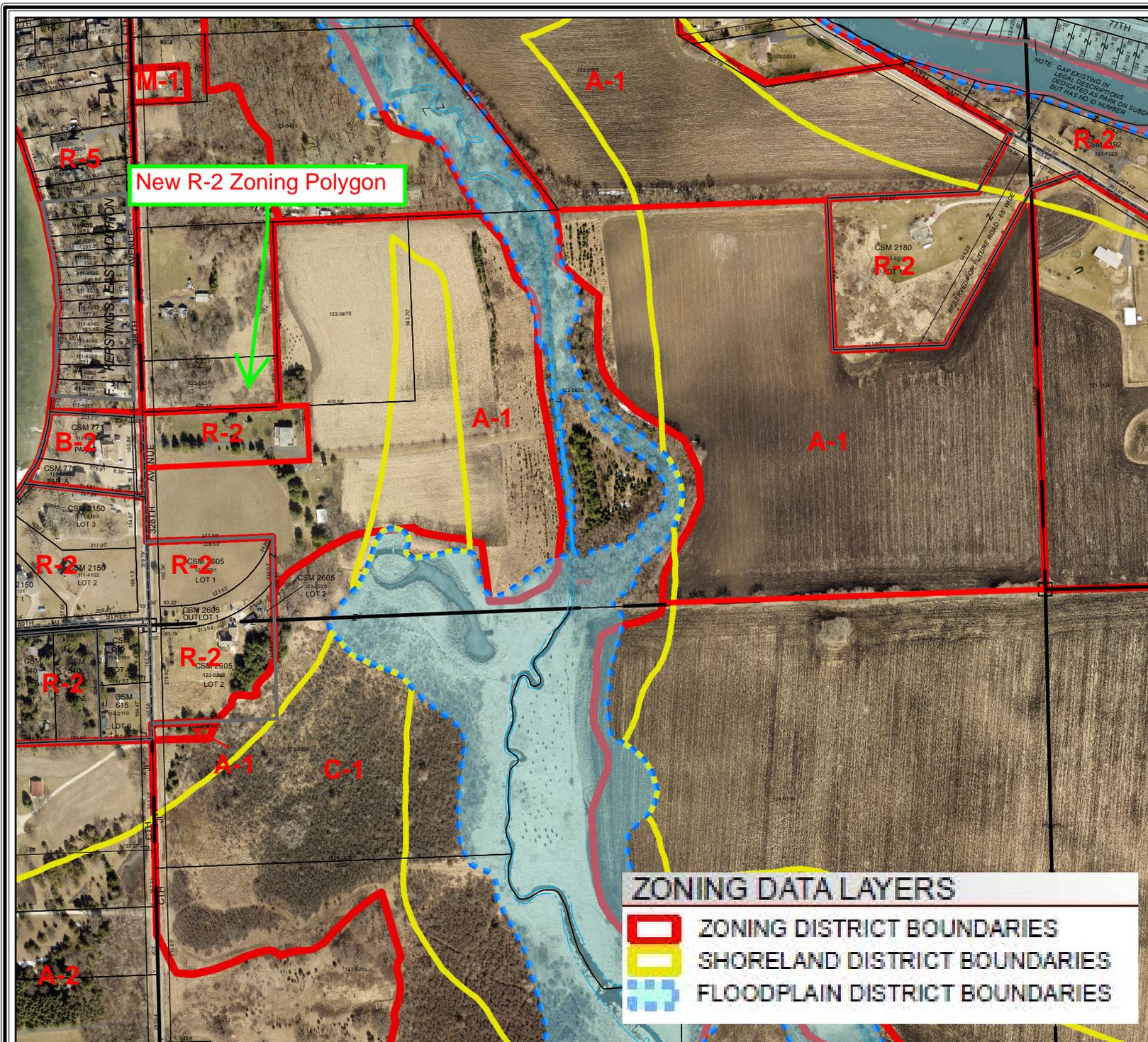


PROPOSED ZONING



1 inch = 400 feet

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COUNTY CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 1 NORTH, RANGE 19 EAST, TOWNSHIP OF WHEATLAND, KENOSHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, GARY B. FOAT, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 1 NORTH, RANGE 19 EAST, TOWNSHIP OF WHEATLAND, KENOSHA COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 12; THENCE N 01°52'18" W ALONG THE WEST LINE OF SAID NORTHWEST 1/4 SECTION, 472.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 01°52'18" W ALONG SAID WEST LINE, 160.00 FEET; THENCE N 87°43'42" E, 501.75 FEET; THENCE S 01°52'18" E, 160.00 FEET; THENCE S 87°43'42" W, 501.75 FEET TO THE POINT OF BEGINNING; CONTAINING 80,278 SQUARE FEET OF LAND.

THAT I HAVE MADE SAID SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF ROBERT E. RILEY AND SUSAN M. RILEY, OWNERS OF SAID LAND.

THAT SUCH MAP IS A TRUE AND CORRECT REPRESENTATION OF 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 WISCONSIN STATUTES WISCONSIN STATUTES AND THE ORDINANCES OF THE TOWN OF WHEATLAND, KENOSHA COUNTY, WISCONSIN, IN SURVEYING, DIVIDING AND MAPPING THE SAME.


GARY B. FOAT July 12th, 2016
S-1598
WISCONSIN PROFESSIONAL LAND SURVEYOR



COUNTY CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 1 NORTH, RANGE 19 EAST, TOWNSHIP OF WHEATLAND, KENOSHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNERS, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED HEREON TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF WHEATLAND.

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS _____ DAY OF _____, 2016.

IN THE PRESENCE OF:

ROBERT E. RILEY

SUSAN M. RILEY

STATE OF WISCONSIN }
KENOSHA COUNTY }SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016, THE ABOVE NAMED ROBERT E. RILEY AND SUSAN M. RILEY, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

COMMISSION EXPIRES

TOWN OF WHEATLAND APPROVAL

THIS CERTIFIED SURVEY MAP APPROVED BY THE TOWN BOARD OF THE TOWN OF WHEATLAND ON THIS _____ DAY OF _____, 2016.

CHAIRMAN, WILLIAM M. GLEBOCKI

SHEILA M. SIEGLER CLERK

KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE

THIS CERTIFIED SURVEY MAP WAS HEREBY APPROVED BY THE KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE ON THIS _____ DAY OF _____, 2016.

CHAIRPERSON, ERIN DECKER



Gary B. Foat
July 12th, 2016

REZONING SITE MAP

PETITIONER(S):

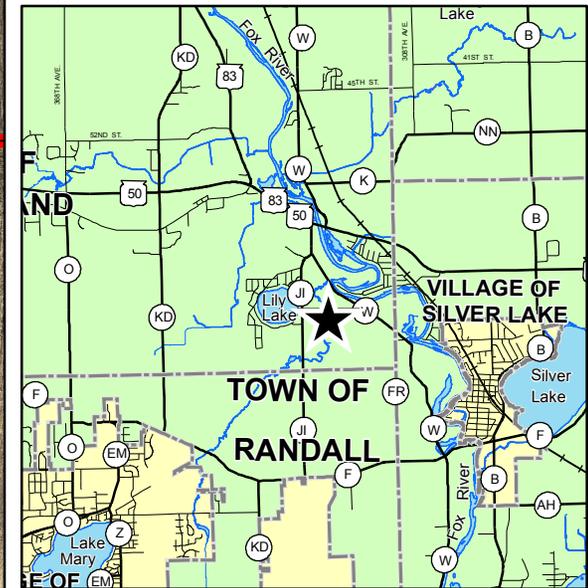
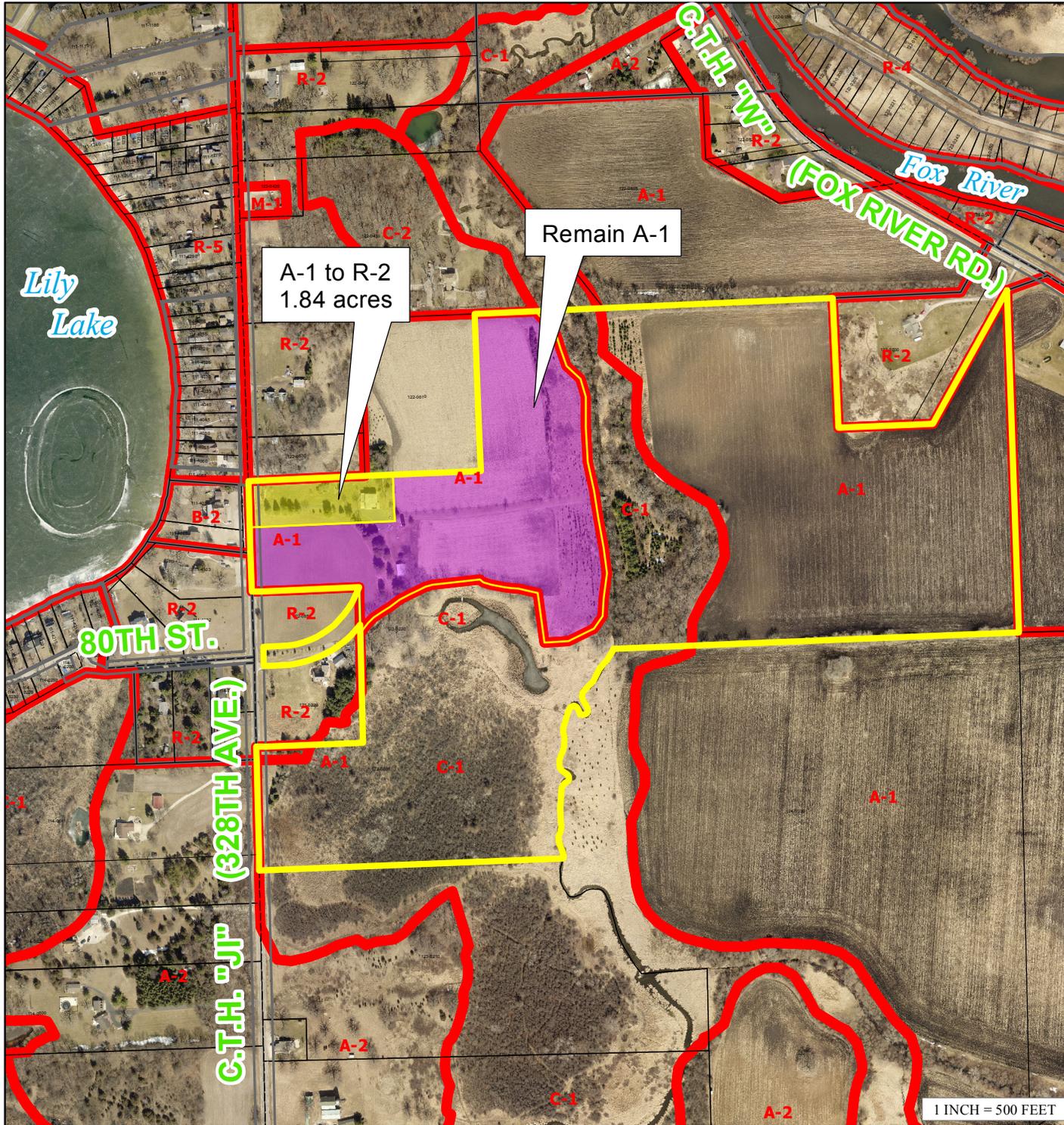
Robert E. & Susan M. Riley Trust (Owner)

LOCATION: W 1/2 of Section 12,
Town of Wheatland

TAX PARCEL(S): #95-4-119-122-0605

REQUEST:

Requesting a rezoning from A-1 Agricultural Preservation District, R-2 Suburban Single-Family Residential District & C-1 Lowland Resource Conservancy District to A-1 Agricultural Preservation District, R-2 Suburban Single-Family Residential District & C-1 Lowland Resource Conservancy District.



Mr. Andy Buehler
Kenosha County
Division of Planning Operations
19600 75th Street, Suite 185-3
Bristol, WI 53104-9772

RECEIVED
AUG 05 2016
Kenosha County
Deputy County Clerk

Re: Conditional Use Permit
Tax Parcel: #45-4-221-181-0410
Blume Transportation Group

Dear Mr. Buehler:

Enclosed are documents and applications as required by Kenosha County Planning for a Conditional Use and Site Plan Approval for Blume Trucking, LLC. Owned by Scott Blume Sr. and Scott Blume Jr., we wish to relocate our family trucking business from space we are currently renting to this location which we intend to purchase. We are working with our accountant and attorney to decide if we should create a new LLC for this purchase. We request the ability to assign this Conditional Use to that new LLC.

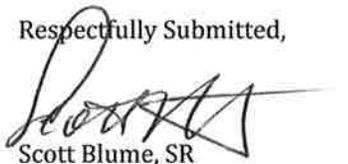
The land is currently owned by Jeff Badtke and Badtke Holdings. Paris Equipment is operating from the site. Mr. Badtke will be requesting, under separate cover, a request to relocate Paris Equipment around the corner to property located off Hwy 45 in the Town of Paris.

Items submitted and attached for this request are:

- 1) Conditional Use Application with \$750.00 Submittal fee
- 2) Site Plan Approval Application
- 3) Site Plan showing the existing condition, buildings, and parking
- 4) Site Plan with proposed changes for Blume Trucking
- 5) Plan of Operation—Blume Trucking

We appreciate your attention to this matter and look forward to your review, comment and approval.

Respectfully Submitted,


Scott Blume, SR
Blume Transportation Group



COUNTY OF KENOSHA

Department of Planning and Development

December 2012

RECEIVED

AUG 05 2016

Kenosha County
Deputy County Clerk

CONDITIONAL USE PERMIT APPLICATION

(a) Property Owner's Name: ^{Proposed} Scott Blume, Sr. Blume Transportation Group

Print Name: Scott Blume, Sr Signature: [Signature]

Mailing Address: 1480 240th Ave

City: Brighton State: WI Zip: 53139

Phone Number: 847-417-0654 E-mail (optional): BlumeTrucking@gmail.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): ^{Current} - Property owner

Print Name: Jeff Badtke Signature: [Signature]

Business Name: Paris Equipment

Mailing Address: 1520 136th Ave

City: Union Grove State: WI Zip: 53182

Phone Number: 262-206-4433 E-mail (optional): jeff@grassmaninc.com

(c) Architect's Name (if applicable): N/A

Print Name: _____ Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

(d) Engineer's Name (if applicable): N/A

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:

45-4-221-181-0410

Address of the subject site:

20206 Burlington Rd, Union Grove, WI 53182

(f) Plan of Operation (or attach separate plan of operation) - See Attached

Type of structure: - See attached

Proposed operation or use of the structure or site: - See Attached

Number of employees (by shift): See Attached

Hours of Operation: See Attached

Any outdoor entertainment? If so, please explain: No

Any outdoor storage? If so, please explain: No - fuel, oil or materials

Zoning district of the property: B-3

(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..... \$750.00

(For other fees see the Fee Schedule)

PLAN OF OPERATION
BLUME TRUCKING, LLC
Owners: Scott Blume, Sr. and Scott Blume Jr.

Blume Trucking is a family owned and operated small trucking company that has been in business for 17 years. The office is currently located out of our home located in Brighton while the trucks are garaged, parked and maintained at a separate location. It is our desire to combine the office and garage into one central location that we will own. The Blume families are lifetime residents of Kenosha County and longtime residents of Town of Brighton.

Our proposed operation plan is very simple and is one we have been following all the years we have been in business.

The fleet currently consists of 4 trucks:

1 (one) is an over the road semi truck. That truck leaves the yard on Monday morning, the driver's vehicle is left in its place and the semi returns at the end of the week and is parked.

3 are material haulers. Those trucks will be parked at the shop, picked up in the am and returned in the evening.

Repairs and Maintenance: The repair and maintenance of the vehicles will be managed at the shop. Repairs are made inside the building. Routine Maintenance is done typical business hours, rain days or during down time. Emergency Maintenance is done on an as needed basis. Some of that may be road side and not involve the shop. Some may be done at the shop.

Part of this CUP Application is to request moving one of the existing overhead doors to the east side (right side) of the building for better access. The existing door will be eliminated and the building re-sided to match the existing siding. See attached drawing.

Employees: Blume Trucking currently employs three drivers. Scott's wife, Paula is the company bookkeeper.

Customer Base: Blume Trucking supplies sand to numerous large dairies in Kenosha and Racine County's as well as handles and delivers materials for various contractors specializing in Agricultural Building Construction.

Outdoor Storage: There will be no outdoor storage requirement.

Traffic Impact: There is no retail or delivery traffic. Less than 10 car trips a day are generated in and out of the site.

Site Plan: Attached are two site plans. One reflects the current layout and use by Paris Equipment. The second reflects the changes Blume Trucking would like to make. Moving the garage door, expanding the width of the parking lot, added green space and landscape features along Hwy 142.

Storm Water Management: Per the previous approval care has been taken not to increase impervious surface areas. The driveway area added was evenly exchanged for green space so that no additional storm water management was required.

Paris Equipment
20206 15th Street
Union Grove, WI 53182

7-27-2016

Scale: 1"= 20'



12-Green Velvet Boxwood

7-Gracillimus Grass

6-Autumn Joy Sedum

12-Black Eyed Susan

12-May Night Salvia

5-Pear Trees

Hwy 142

10-Garden Phlox

□
yard
Light

Blume Trucking
20206 15th Street
Union Grove, WI 53182

7-27-2016

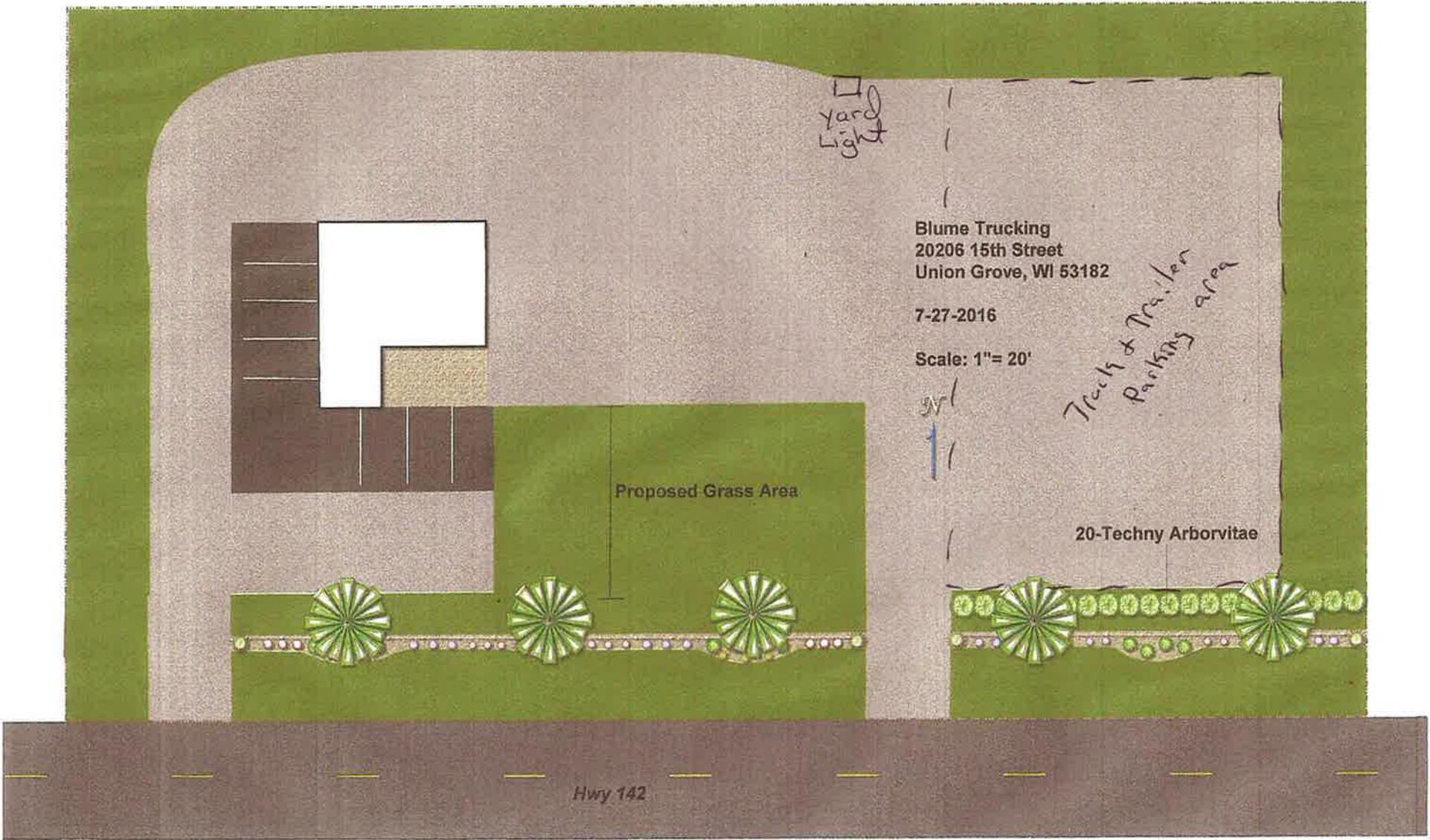
Scale: 1" = 20'

*Trucks & Trailer
Parking area*

Proposed Grass Area

20-Techny Arborvitae

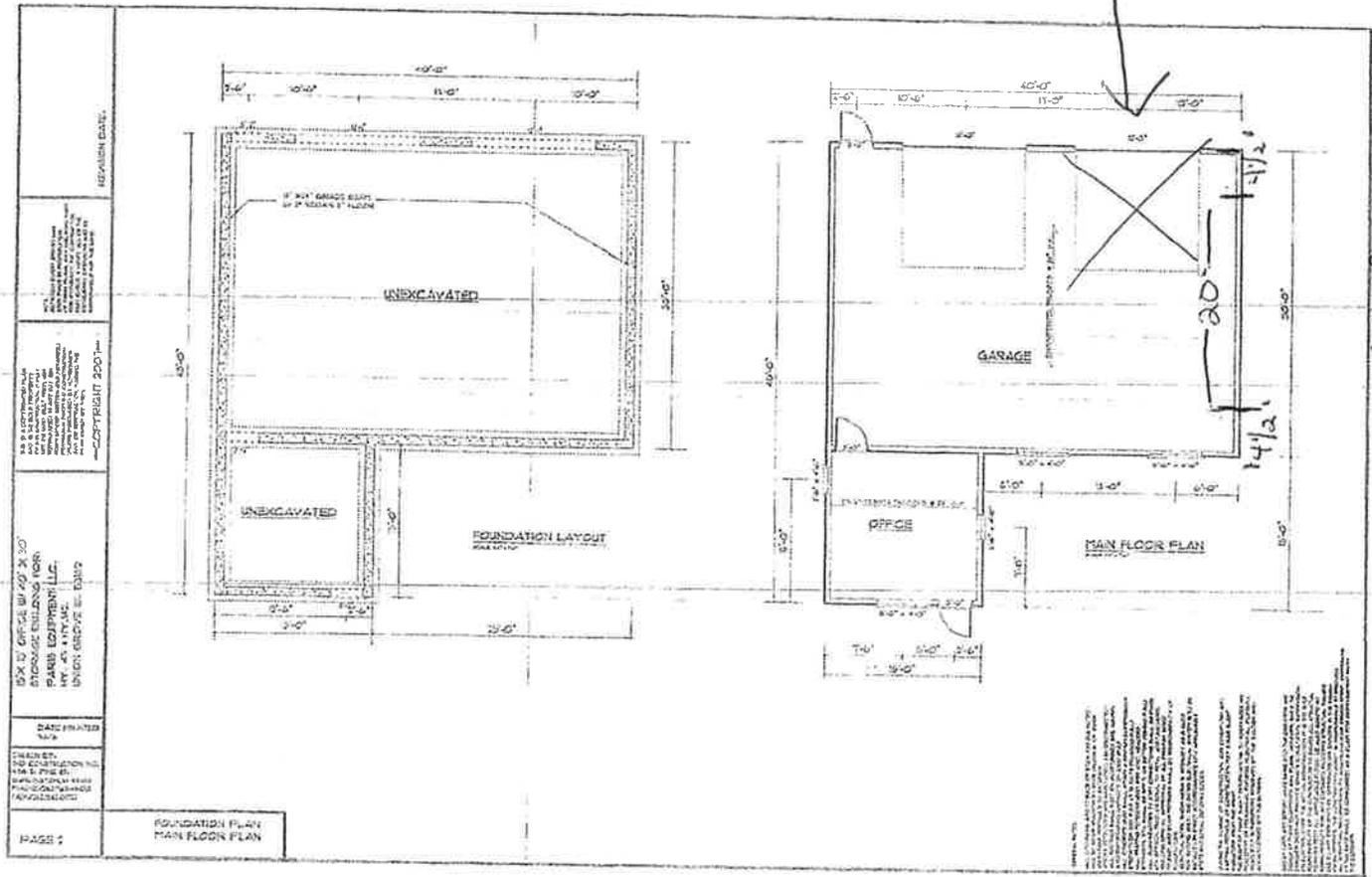
Hwy 142



This door To be eliminated



13' overhead Door To be added



DATE PRINTED
 1/1/16

CHALKIN ET
 INC. ENGINEERING INC.
 174 E. PINE ST.
 SUITE 200
 PHILADELPHIA, PA 19102
 (215) 562-1234

PAGE 1

8-4-2016



COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

AUG 05 2016

Kenosha County
Deputy County Clerk

SITE PLAN REVIEW CHECKLIST

Proposed Owner: Scott Blume, Sr. Date 8/1/2016

Mailing Address: 1480 240th Ave Phone # 847-417-0654
Brighton, WI 53139 Phone # _____

Agent: Jeff Badtke Phone # 262-206-4433

Mailing Address: 1520 136th Ave Phone # _____
Union Grove, WI 53182

Architect/Engineer: _____ Phone # _____

Mailing Address: _____ Phone # _____

Tax Parcel Number(s): 45-4-221-181-0410 Acreage of Project: 1.3 acres

Existing Zoning: B-3 Proposed Zoning: same

Conditional Use Permit: applied for under separate cover

Description of Project: (include the following when applicable):

Description of project: See Plan of operation

Size of existing building(s): _____

Size of new building(s) and/or addition(s): same

Number of current and projected full-time and part-time employees, number of shifts: _____

3 full Time

Number of proposed units: N/A Description of units: N/A

Density: N/A

Plat of Survey Submitted:

Covenants and Restrictions Submitted N/A

Structure Exists

A. BUILDING PLANS SUBMITTED? (BUILDING APPEARANCE)

- No building shall be permitted the design or exterior appearance of which is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.
- No building shall be permitted the design or exterior appearance of which is so identical with those adjoining as to create excessive monotony or drabness.
- No building shall be permitted where any exposed facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.
- Building Scale and Mass. The relative proportion of a building to its neighboring buildings, to pedestrians and observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.
- Building Rooflines and Roof Shapes. The visual continuity of roofs and their contributing elements (parapet walls, coping, and cornices) shall be maintained in building development and redevelopment.
- Since the selection of building colors has a significant impact upon the public and neighboring properties, color shall be selected in general harmony with existing neighborhood buildings.
- No building or sign shall be permitted to be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in that area, or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.
- The facade of all buildings which face upon a street right-of-way shall be finished with an aesthetically pleasing material. A minimum of 50 percent of a facade facing an existing or future street shall be finished with a combination of brick, decorative masonry material, decorative pre-cast concrete panels, decorative glass panels, wood, or decorative metal or vinyl siding. Such finished material shall extend for a distance of at least 10 feet along the sides of the structure. All buildings on corner lots shall have the required finished facade facing each street.

B. SITE PLAN SUBMITTED? All are in place

- Building locations shall maintain required setbacks from property lines and road rights-of-way.
- Buildings and uses shall provide for safe traffic circulation and safe driveway locations.
- Buildings and uses shall be provided with adequate public services as approved by the appropriate utility.

SITE PLAN REVIEW
CHECKLIST

Buildings and uses shall provide adequate parking and loading areas. No loading dock or overhead doors shall face upon a street right-of-way without approval of the Planning and Zoning Administrator.

Parking areas shall maintain required setbacks and parking spaces shall be of minimum required size (10' x 20'). Aisle widths within parking lots shall be a minimum of 24' between the ends of the parking spaces.

Each parking space shall be on the same lot or parcel as the principal use, and all parking lots shall have the same zoning district as the principal use. Parking spaces and driveways shall be a minimum of 20 feet from the established highway right-of-way and a minimum of 10 feet from all rear and side lot lines. Curbs or barriers shall be installed so as to prevent vehicles from extending beyond designated parking or driving areas.

Parking areas for five or more vehicles adjoining a residential use, shall be screened from such use by a solid wall, fence, evergreen planting of equivalent visual density or other effective means, and built and maintained at a minimum height of four feet at the time of planting or installation.

Adequate access to a public or private roadway shall be provided for each parking space. For all non-residential properties, driveways for vehicular ingress and egress shall be a minimum of 10 feet in width and not exceed 35 feet in width at the property line.

All off-street parking of more than five vehicles shall be graded and surfaced with asphalt or concrete.

C. LANDSCAPING AND LIGHTING PLAN SUBMITTED? -

Buildings and uses shall make appropriate use of open spaces. The Zoning Administrator or Land Use Committee may require appropriate landscaping and planting screens. A landscaping maintenance program, together with appropriate assurances, shall be submitted.

Dumpsters and other trash receptacles shall be fenced and/or screened from view from street rights-of-way and adjacent residential uses.

Exterior lighting used for parking lots, recreation facilities, product display, and security shall not spill-over on operators of motor vehicles, pedestrians, and/or adjacent residential property (cut-off type luminaries only). *Add 1 yard light*

Appropriate buffers shall be provided between dissimilar uses.

D. SEWER VERIFICATION/SANITATION EVALUATION OR APPLICATION SUBMITTED?

E. UTILITY PLANS SUBMITTED? *already in place*

Done

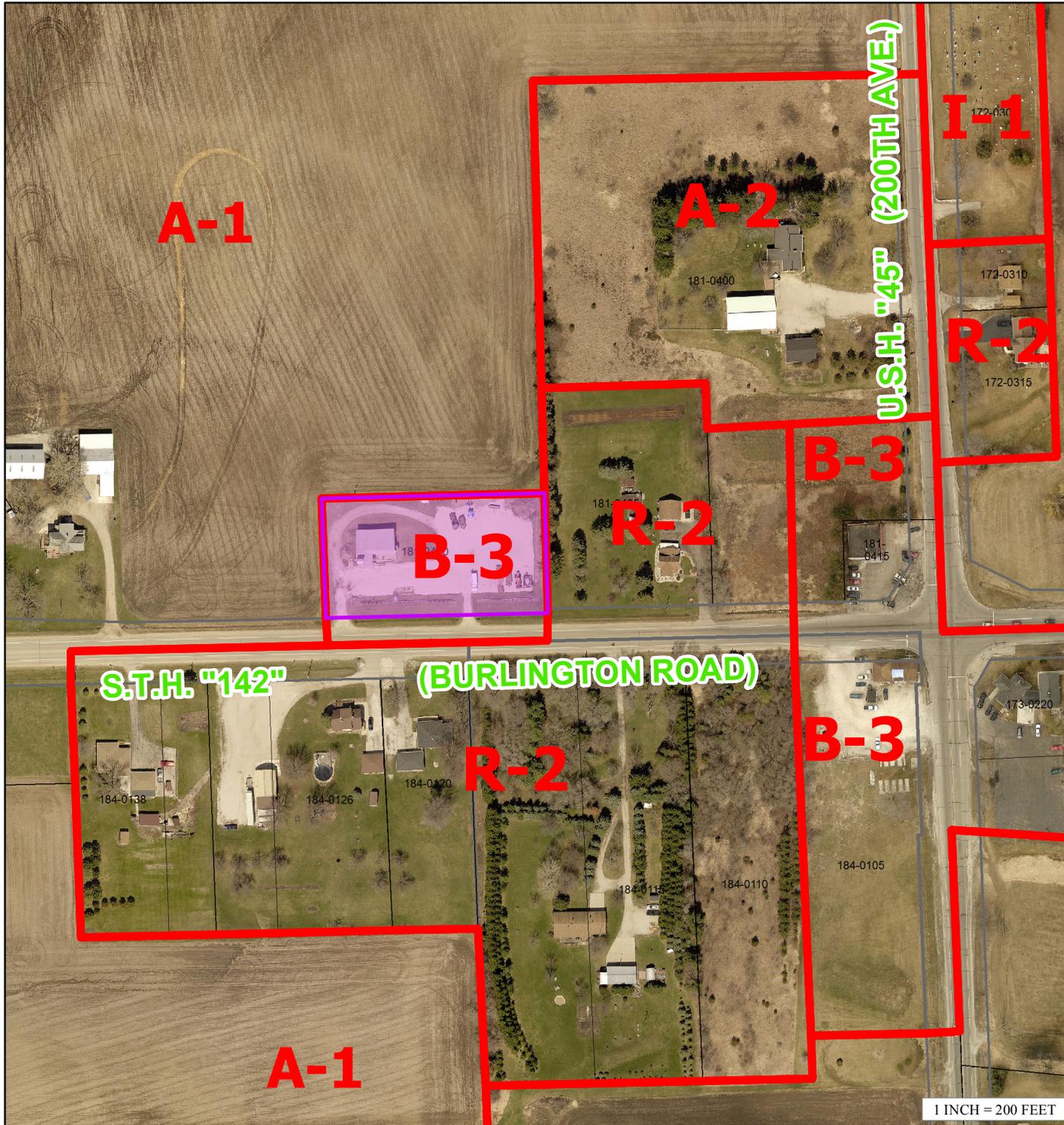
**SITE PLAN REVIEW
CHECKLIST**

F. STORMWATER DRAINAGE AND EROSION CONTROL PLAN SUBMITTED?

Not required
 Appropriate erosion control and stormwater management measures shall be utilized in all new development. Buildings and uses shall maintain existing topography, drainage patterns, and vegetative cover insofar as is practical. The Zoning Administrator or Land Use Committee may require that drainage easements be executed.

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



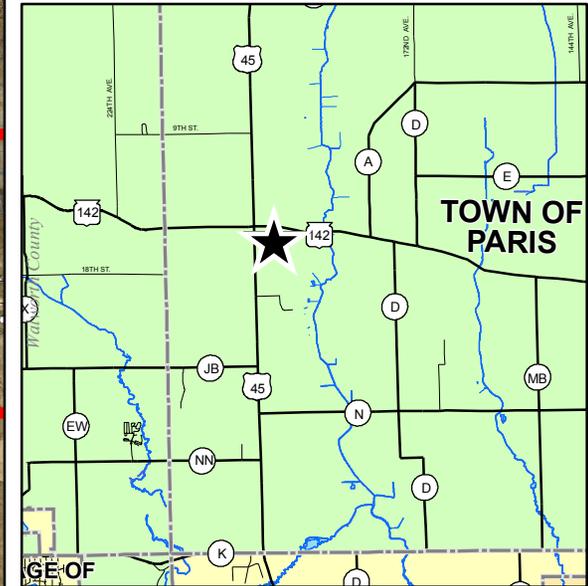
CONDITIONAL USE SITE MAP

PETITIONER(S):
 Badtke Holdings LLC (Owner),
 Scott Blume Sr. (Agent)

LOCATION: NE 1/4 of Section 18,
 Town of Paris

TAX PARCEL(S): #45-4-221-181-0410

REQUEST:
 Requesting a Conditional Use Permit to operate
 a trucking business in the B-3 Highway Business
 District.





May 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

AUG 11 2016

REZONING APPLICATION

Kenosha County
Deputy County Clerk

(a) Property Owner's Name:

RONALD VANDERWERFF & EDWARD VANDERWERFF

Print Name: _____

Signature: _____

[Handwritten Signature: Edward Vanderwerff]

Mailing Address: 4005 SALEM RD.

City: SALEM

State: WI

Zip: 53168

Phone Number: 262-237-1834

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: CHRISTINE VANDERWERFF

Signature: _____

[Handwritten Signature: Christine Vanderwerff]

Business Name: _____

Mailing Address: 18219 W SOLANO CT.

City: LITCHFIELD PARK

State: AZ

Zip: 85340

Phone Number: 262-237-1834

E-mail (optional): _____

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

30-4-220-272-0240

Property Address of property to be rezoned:

31ST ST

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

To update the County zoning map to show recently-delineated wetland boundary on parcel.

REZONING APPLICATION

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

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

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<input type="checkbox"/> AO Airport Overlay District	
<input type="checkbox"/> 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:

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

(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)

*Fee not applicable as this is a County-sponsored rezone to acknowledge a field-delineated wetland boundary.

Note: Agricultural Use Conversion Charge

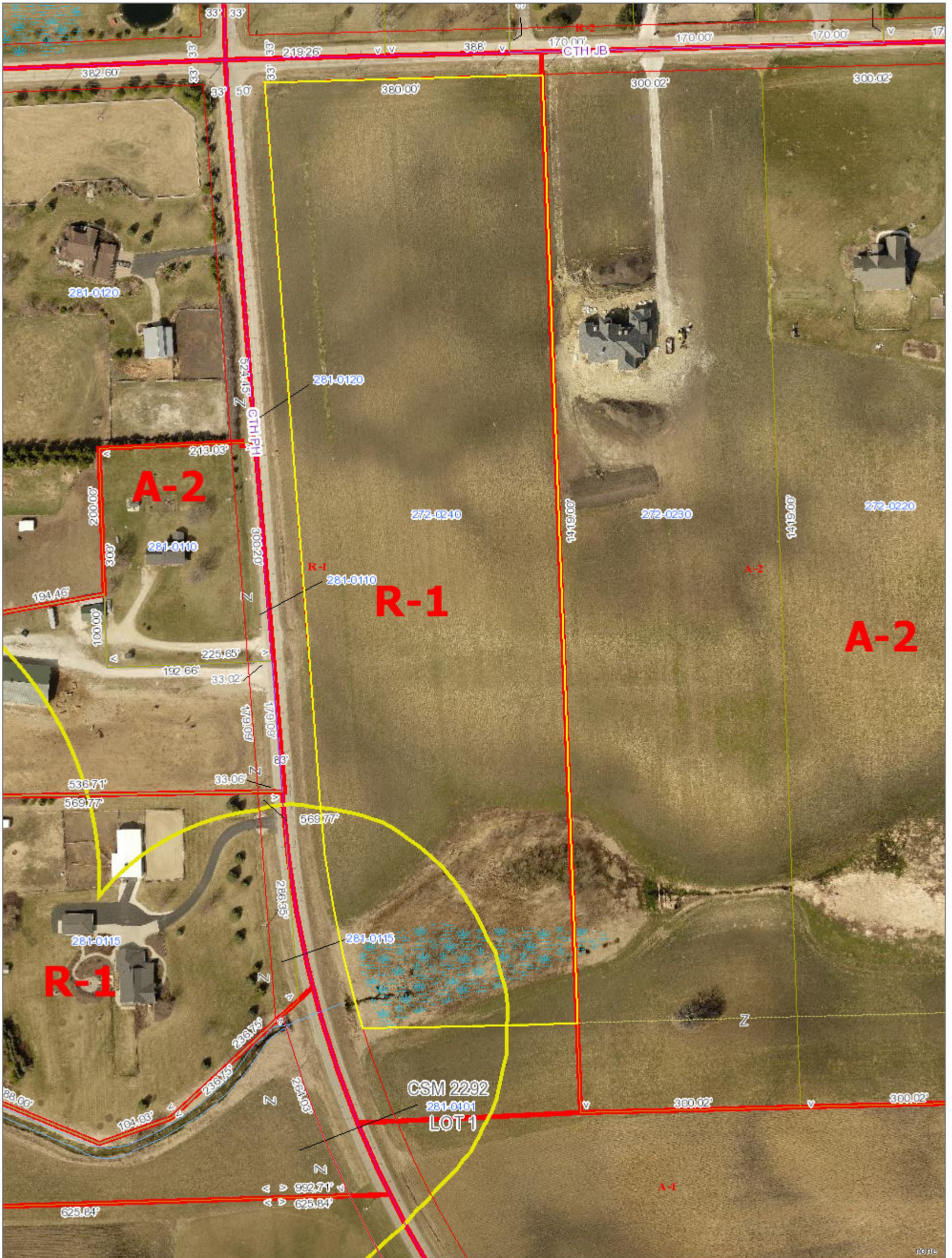
The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may 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 PARCEL & ZONING



1 inch = 125 feet
Date Printed: 8/11/2016



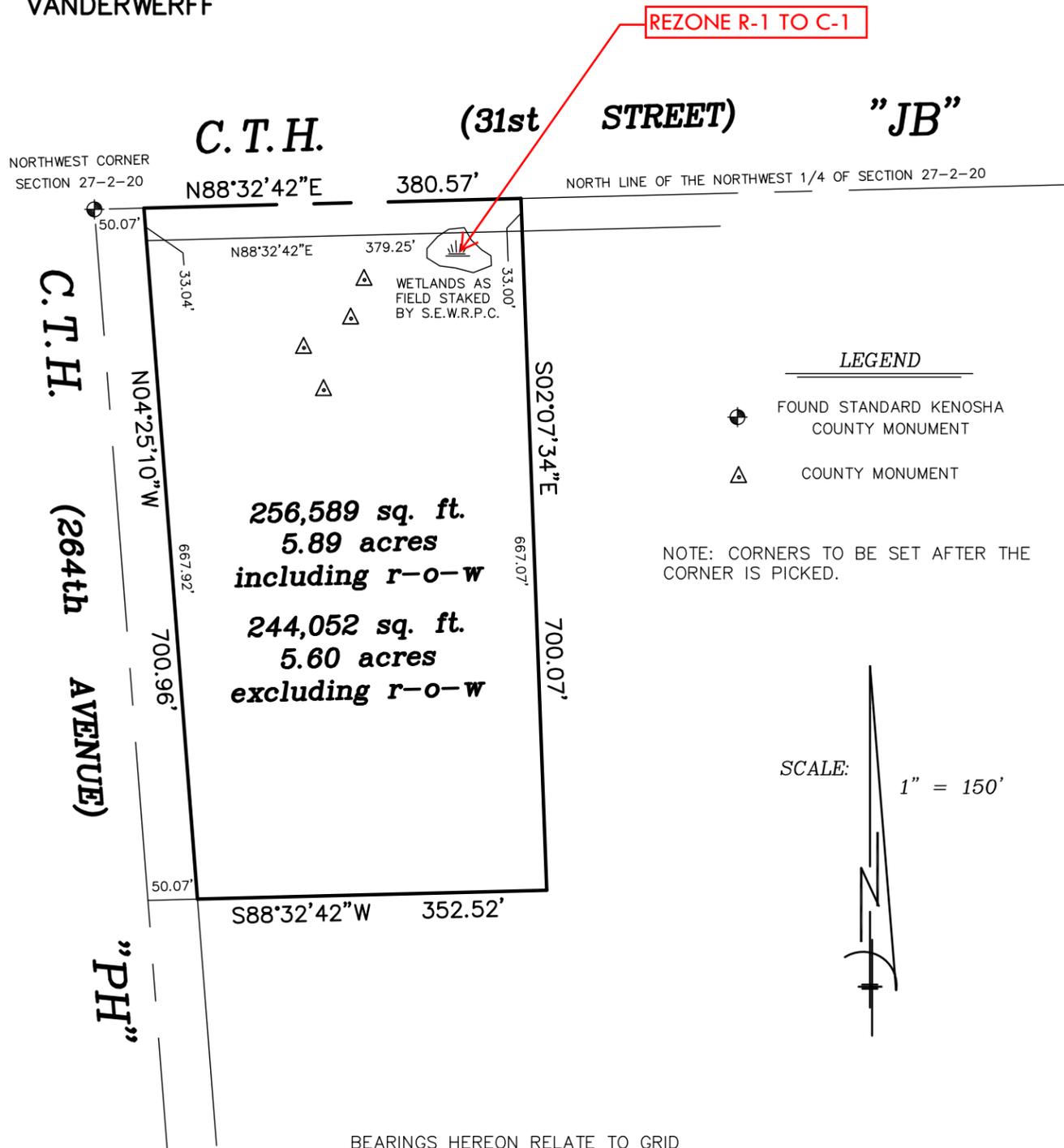
DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes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

none

PLAT OF SURVEY
-OF-

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BRIGHTON, COUNTY OF KENOSHA AND STATE OF WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 88°32'42" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION 50.07 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE NORTH 88°32'42" EAST ALONG SAID NORTH LINE 380.57 FEET; THENCE SOUTH 02°07'34" EAST 700.07 FEET; THENCE SOUTH 88°32'42" WEST 352.52 FEET TO A POINT ON THE EASTERLY LINE OF COUNTY TRUNK HIGHWAY "PH"; THENCE NORTH 04°25'10" WEST ALONG SAID EASTERLY LINE 700.96 FEET TO THE POINT OF BEGINNING. CONTAINING 5.89 ACRES OF LAND, MORE OR LESS. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTHERLY 33 FEET THEREOF FOR ROAD PURPOSES (31ST STREET).

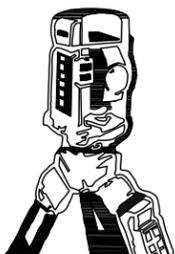
SURVEY FOR: VANDERWERFF



BEARINGS HEREON RELATE TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

"I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any."

"This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."



B.W. SURVEYING, INC.

LAND SURVEYS
MAPPING AND PLANNING
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225

THIS IS NOT AN ORIGINAL PRINT
UNLESS THIS SEAL IS RED.

ROBERT J. WETZEL

S-1778

JULY 15, 2016
DATE

8810-B
JOB NUMBER

PLAT OF SURVEY
-OF-

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BRIGHTON, COUNTY OF KENOSHA AND STATE OF WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 88°32'42" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION 50.07 FEET TO A POINT ON THE EASTERLY LINE OF COUNTY TRUNK HIGHWAY "PH"; THENCE SOUTH 04°25'10" EAST ALONG SAID EASTERLY LINE 700.96 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE NORTH 88°32'42" EAST 352.52 FEET; THENCE SOUTH 02°07'34" EAST 751.93 FEET; THENCE SOUTH 88°32'42" WEST 253.42 FEET TO A POINT ON THE EASTERLY LINE OF COUNTY TRUNK HIGHWAY "PH"; THENCE NORTHWESTERLY 438.26 FEET ALONG SAID EASTERLY LINE BEING THE ARC OF A CURVE TO RIGHT WHOSE RADIUS IS 1382.69 FEET, HAVING A CENTRAL ANGLE OF 18°09'39" AND WHOSE LONG CHORD BEARS NORTH 13°29'59" WEST 436.43 FEET; THENCE NORTH 04°25'10" WEST 325.49 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING. CONTAINING 5.60 ACRES OF LAND MORE OR LESS.

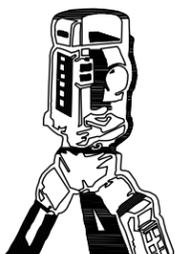
SURVEY FOR: VANDERWERFF

NOTE: CORNERS TO BE SET AFTER THE CORNER IS PICKED.

BEARINGS HEREON RELATE TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

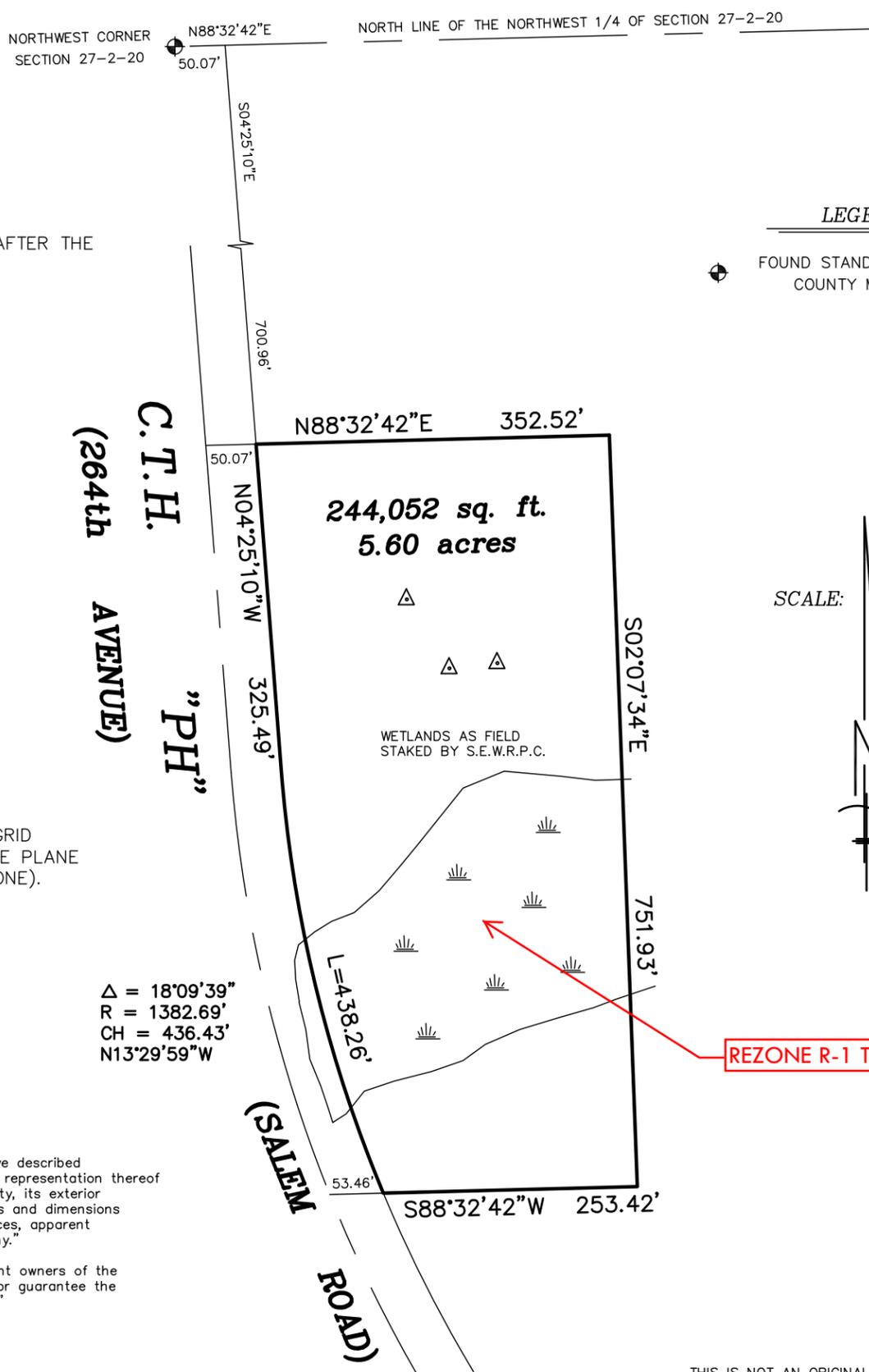
"I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any."

"This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."



B.W. SURVEYING, INC.

LAND SURVEYS
MAPPING AND PLANNING
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225



LEGEND

FOUND STANDARD KENOSHA COUNTY MONUMENT

SCALE: 1" = 150'

THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

ROBERT J. WETZEL

S-1778

JULY 15, 2016
DATE

8810-A
JOB NUMBER

REZONING SITE MAP

PETITIONER(S):

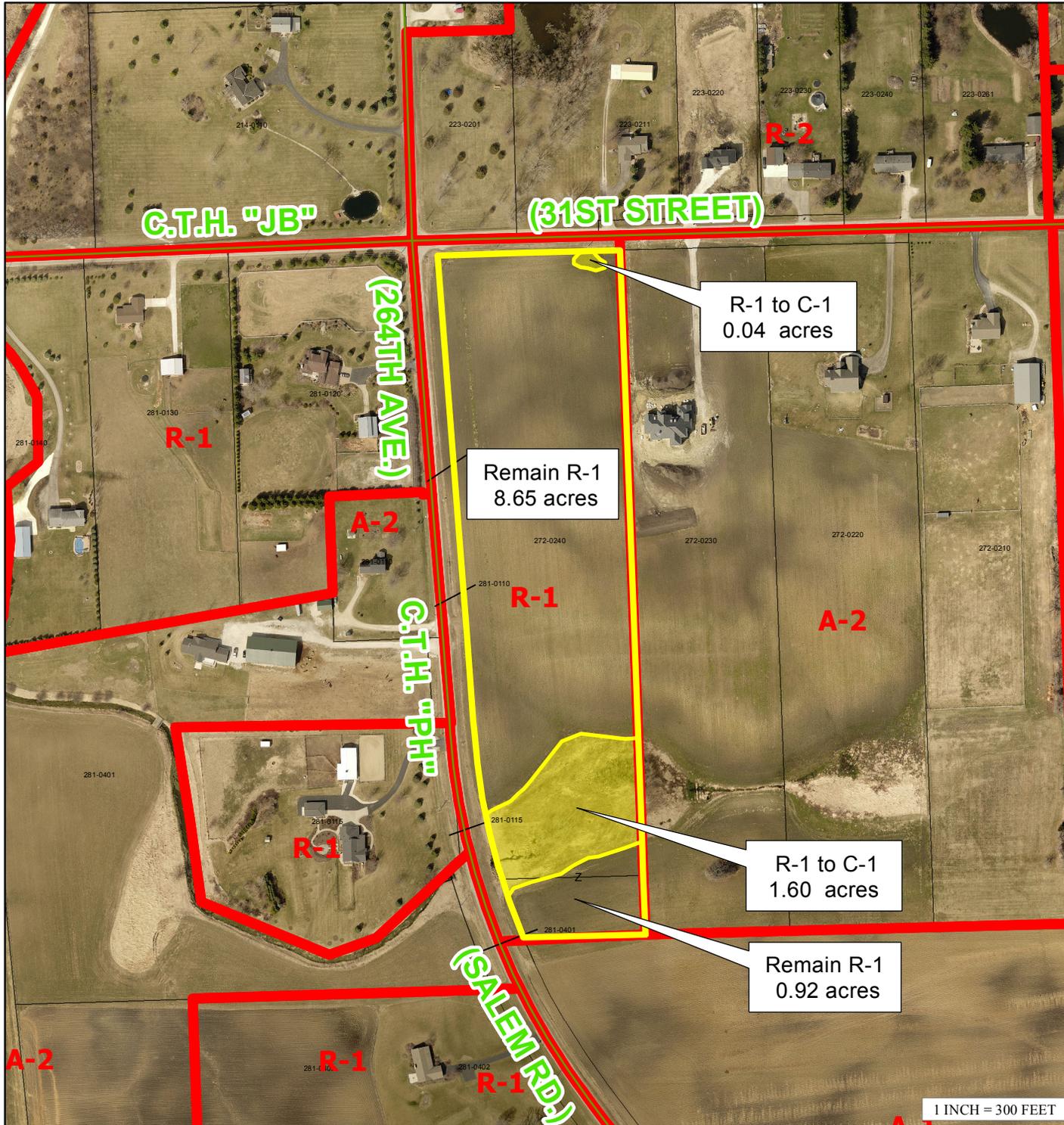
Ronald Vanderwerff & Edward Vanderwerff (Owner),
Kenosha County Planning, Development & Extension
Education Committee (Sponsor)

LOCATION: NW 1/4 of Section 27,
Town of Brighton

TAX PARCEL(S): #30-4-220-272-0240

REQUEST:

Requesting a rezoning from R-1 Rural Residential
District to R-1 Rural Residential District and C-1
Lowland Resource Conservancy District.





May 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

AUG 05 2016

Kenosha County
Deputy County Clerk

REZONING APPLICATION

(a) Property Owner's Name:

Badtke Holdings

Print Name:

Jeff Badtke

Signature:

Mailing Address:

1520 136th Ave

City:

Union Grove, WI

State:

WI Zip: 53182

Phone Number:

262-206-4433

E-mail (optional):

jeff@grassmaninc.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:

45-4-221-173-0202

Property Address of property to be rezoned:

To be Assigned

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

see Attached

REZONING APPLICATION

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

<input checked="" type="checkbox"/> A-1 Agricultural Preservation District	<input type="checkbox"/> TCO Town Center Overlay District
<input checked="" type="checkbox"/> A-2 General Agricultural District	<input type="checkbox"/> B-1 Neighborhood Business District
<input type="checkbox"/> A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	<input type="checkbox"/> B-2 Community Business District
<input type="checkbox"/> A-4 Agricultural Land Holding District	<input type="checkbox"/> B-3 Highway Business District
<input type="checkbox"/> AE-1 Agricultural Equestrian Cluster Single-Family District	<input type="checkbox"/> B-4 Planned Business District
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<input type="checkbox"/> 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:

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

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

Supervisory District Number: 19 County Board Supervisor: Mike 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.

RECEIVED

AUG 05 2016

Kenosha County
Deputy County Clerk

Mr. Andy Buehler
Kenosha County
Division of Planning Operations
19600 75th Street, Suite 185-3
Bristol, WI 53104-9772

Re: Conditional Use Permit, Zoning and CSM
Tax Parcel: #45-4-221-~~101-0410~~173-0202
Paris Equipment/Grassman Lawn Service

Dear Mr. Buehler:

Pursuant to our previous meetings enclosed are documents and applications as required by Kenosha County Planning for Conceptual Conditional Use, Conceptual Site Plan Approval and Re-zoning for approximately 10 acres located in the Town of Paris on the southeast corner of Hwy 45 and Hwy 142.

We are requesting re-zoning from A-2 to B-3, B-5 and C-1. The wetlands have been delineated and will be accurately surveyed on future zoning & site plan maps. I understand that further applications will be required for the Certified Survey Map.

Recently purchased the land is now owned by Badtke Holdings. The plan for the site has two elements. First to move and combine Paris Equipment and Grassman Lawn Service from their respective locations to this site. Second to divide the property via Certified Survey Map so that the eastern portion of the site can be sold to any prospective B-5 and B-3 user.

The site plan has been set up for both uses. This CUP application is for the western parcel relocation of Paris Equipment and Grassman Lawn Service. Material handling and storage will be located in the back of the site. The yard area consists of a gravel base and bins. Building #1 will house the offices of Grassman & Paris Equipment plus shop space and storage for Paris Equipment. Building #2 will be used for repairs and maintenance of the Grassman equipment. That repair work is done on a daily basis during business hours of 7 am to 7 pm.

Area set aside for storm water management has been estimated based on the impervious surface shown. Complete Stormwater Management plan and calculations will be submitted once we have conceptual approvals.

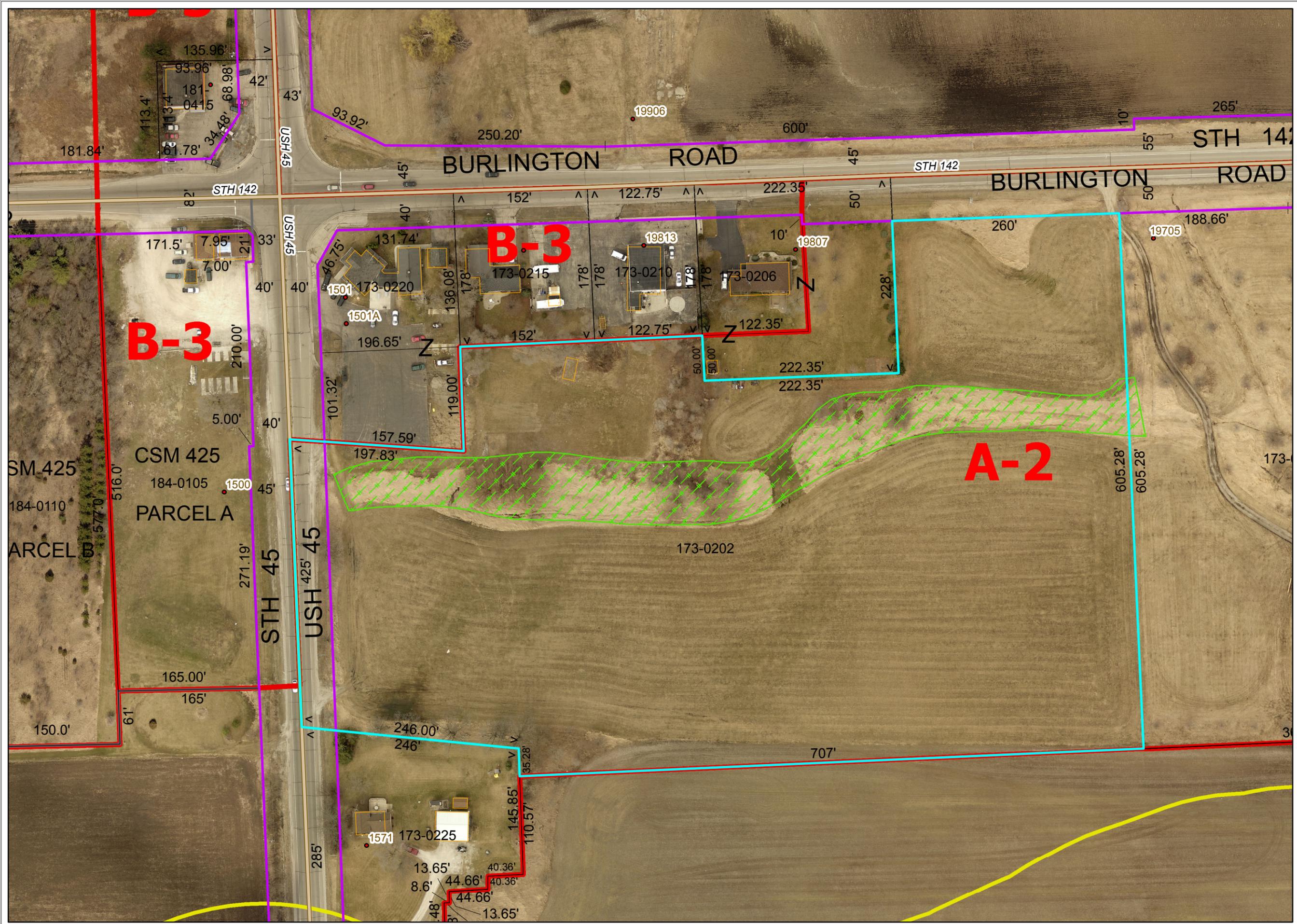
Items submitted and attached for this request are:

- 1) Conditional Use Application with \$750.00 Submittal fee
- 2) Site Plan Approval Application
- 3) Site Plan showing the proposed buildings, and parking
- 4) Re-Zoning Application with \$750.00 submittal fees - legal to follow

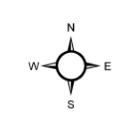
We appreciate your attention to this matter and look forward to your review, comment and approval.

Respectfully Submitted,

Jeff Badtke
Badtke Holdings

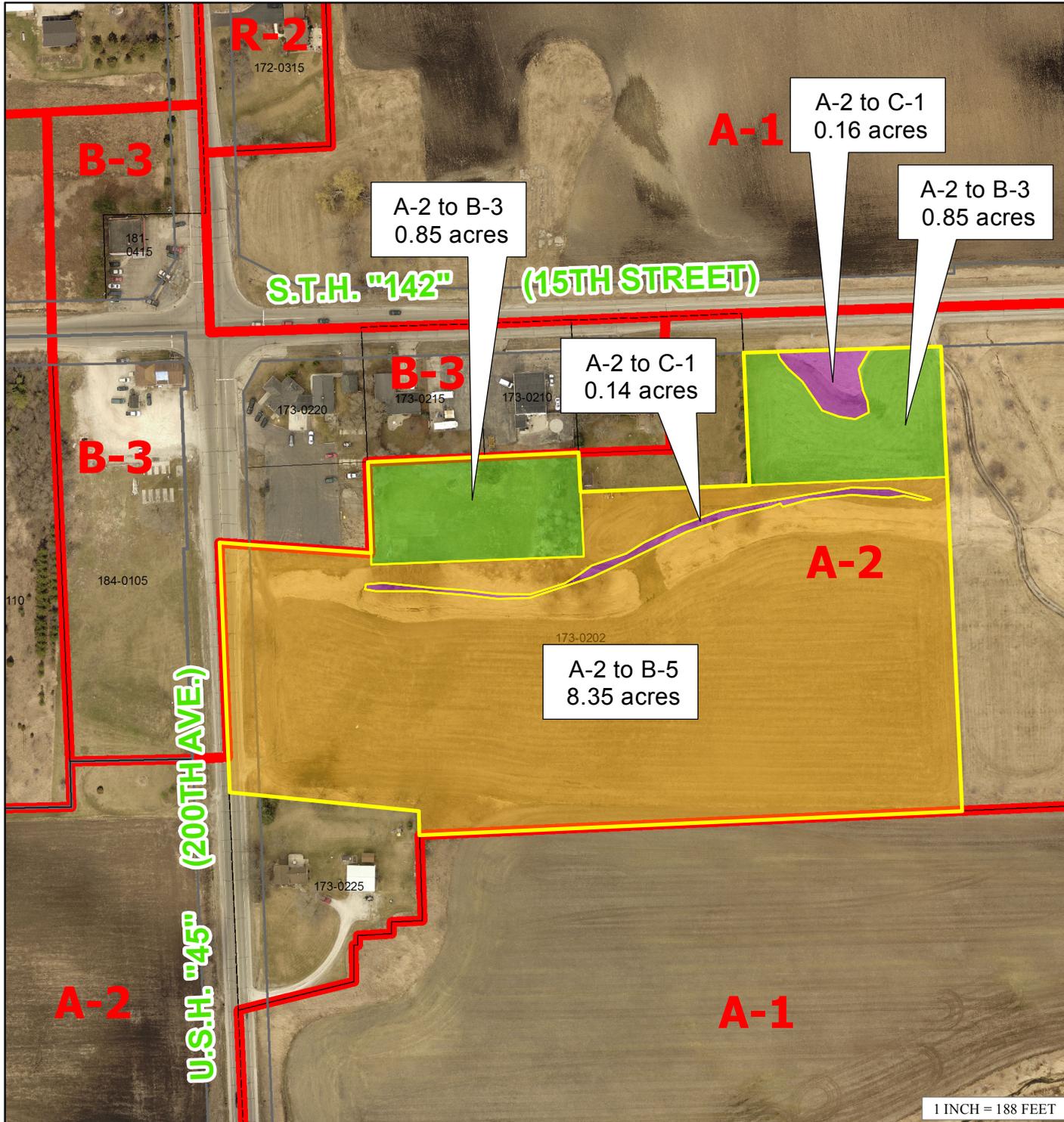


Kenosha County



1 inch = 100 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 THE LAND INFORMATION DIVISION.



REZONING SITE MAP

PETITIONER(S):

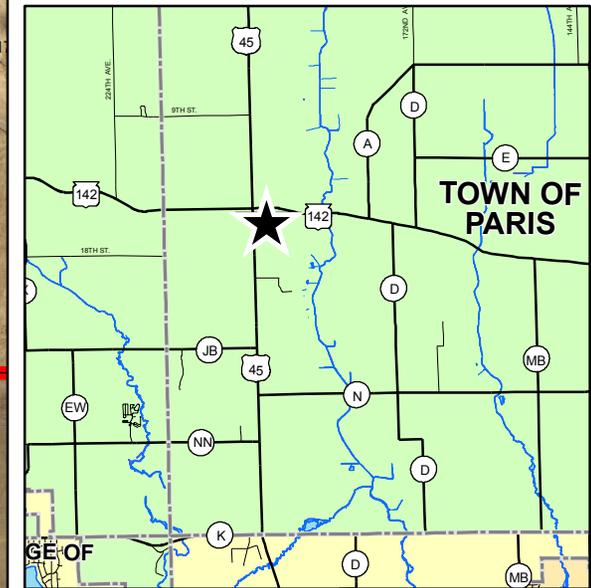
Badtke Holdings LLC (Owner)
Jeff Badtke (Agent)

LOCATION: SW 1/4 of Section 17,
Town of Paris

TAX PARCEL(S): #45-4-221-173-0202

REQUEST:

Requesting a rezoning from A-2 General Agricultural District to B-3 Highway Business District, B-5 Wholesale Trade and Warehousing District and C-1 Low-land Resource Conservancy District.





COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

AUG 05 2016

Kenosha County
Deputy County Clerk

CONDITIONAL USE PERMIT APPLICATION

(a) Property Owner's Name:

Badtke Holdings

Print Name:

Jeff Badtke

Signature:

Mailing Address:

1520 136th

City:

Union Grove, WI

State:

-

Zip:

53182

Phone Number:

262-206-4433

E-mail (optional):

Jeff@grassmaninc.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) Architect's Name (if applicable):

To follow

Print Name:

Signature:

Business Name:

Mailing Address:

City:

State:

Zip:

Phone Number:

E-mail (optional):

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

To follow

Print Name:

Signature:

Business Name:

Mailing Address:

City:

State:

Zip:

Phone Number:

E-mail (optional):

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

45-4-221-173-0202

Address of the subject site:

To follow

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

Type of structure:

see attached
Steel Building Plan

Proposed operation or use of the structure or site:

Building # 1 - House Paris Equipment
& Grassman lawn service offices.
Garage for equipment repair & storage
gravel for equipment being sold

Building # 2 - garage for Grassman vehicle
& machinery repair & maintenance.
yard area for bulk material storage

Number of employees (by shift):

10

Hours of Operation:

7am To 7PM - Mon - Fri

Any outdoor entertainment? If so, please explain:

No

Any outdoor storage? If so, please explain:

yes - bins w/ landscape materials

Zoning district of the property:

B-5, C-1

(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..... \$750.00

(For other fees see the Fee Schedule)

RECEIVED

AUG 05 2016

Kenosha County
Deputy County Clerk

Mr. Andy Buehler
Kenosha County
Division of Planning Operations
19600 75th Street, Suite 185-3
Bristol, WI 53104-9772

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Respectfully Submitted,

Jeff Badtke
Badtke Holdings

Hwy 142

Landscape Bed with:
3 Pear trees, 10 Boxwoods
10 Black Eyed Susan,
12 May Night Salvia, and
10 Autumn Joy Sedum

4' tall berm with 18 (6') Spruce trees

Wetland

Right Of Way

Hwy 45

Building Pad & Parking Lot
375' x 225'

260'

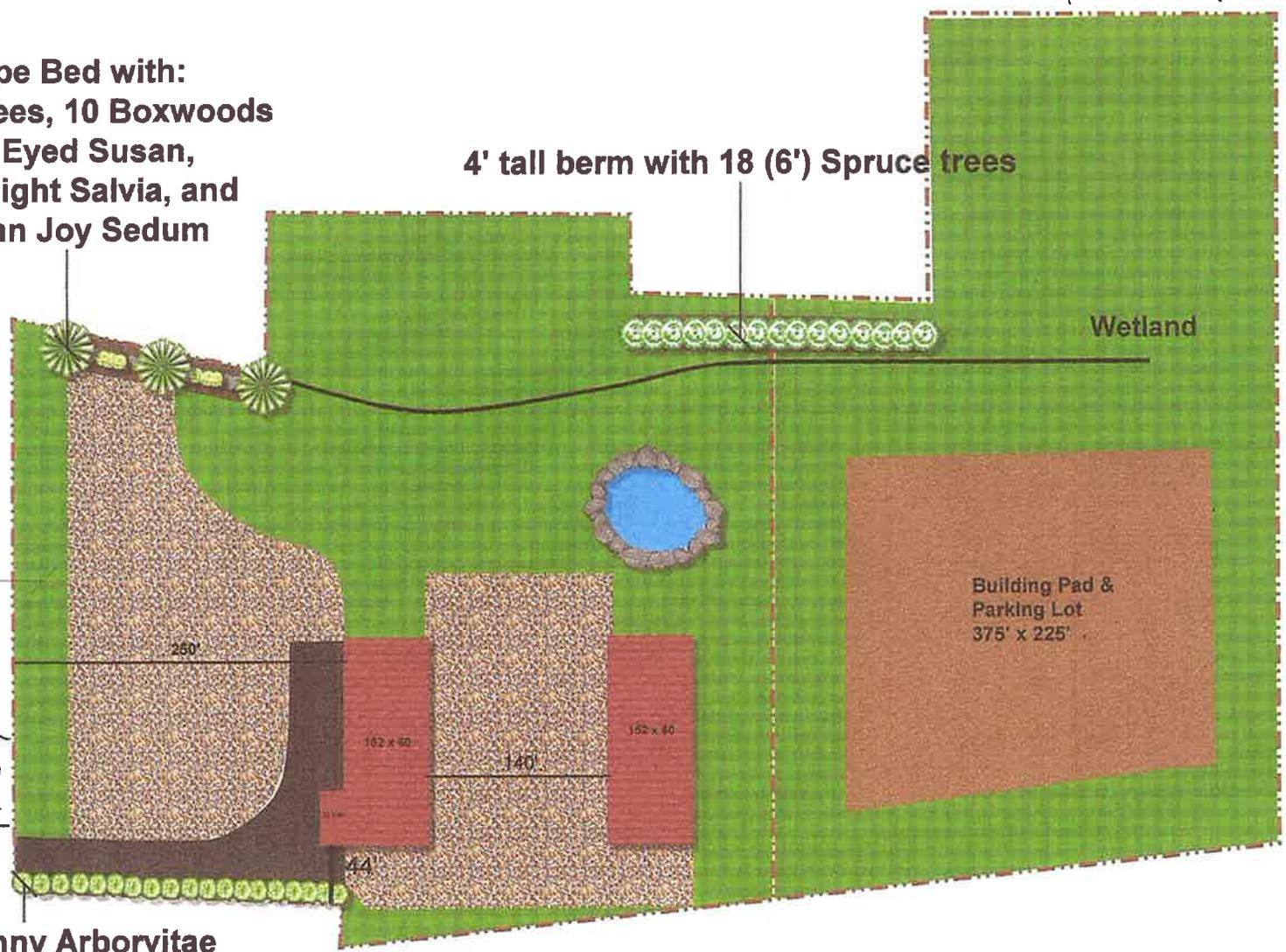
162' x 40'

140'

152' x 40'

44'

40 (6') Techny Arborvitae





January 2013

COUNTY OF KENOSHA

Department of Planning and Development **RECEIVED**

AUG 05 2016

Kenosha County
Deputy County Clerk

SITE PLAN REVIEW CHECKLIST

Owner: Badtke Holdings Date 8/4/2016
 Mailing Address: 1520 136th Ave Phone # 262-206-4433
Union Grove, WI 53182 Phone # _____
 Agent: Jeff Badtke Phone # _____
 Mailing Address: same Phone # _____

Architect/Engineer: Mark Madsen Phone # 262-634-5588
Nielsen, Madsen & Barber
 Mailing Address: 1458 Horizon Blvd Phone # _____
Racine, WI 53406

Tax Parcel Number(s): 45-4-221-173-0202 Acreage of Project: 10.1
 Existing Zoning: A-2 Proposed Zoning: B-3, B-5, C-1
 Conditional Use Permit: requested with this application

Description of Project: (include the following when applicable):
 Description of project: Construction of shops & offices for Paris Equipment and Grassman Lawn Service.
 Size of existing building(s): N/A
 Size of new building(s) and/or addition(s): 10,000 sq. ft +/- Bldg. 1 Building 2 9,162 sq. ft.
 Number of current and projected full-time and part-time employees, number of shifts: 10 employees -
 Number of proposed units: N/A Description of units: N/A
 Density: N/A

Plat of Survey Submitted: Covenants and Restrictions Submitted

**SITE PLAN REVIEW
CHECKLIST**

A. BUILDING PLANS SUBMITTED? (BUILDING APPEARANCE)

- No building shall be permitted the design or exterior appearance of which is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.
- No building shall be permitted the design or exterior appearance of which is so identical with those adjoining as to create excessive monotony or drabness.
- No building shall be permitted where any exposed facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.
- Building Scale and Mass. The relative proportion of a building to its neighboring buildings, to pedestrians and observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.
- Building Rooflines and Roof Shapes. The visual continuity of roofs and their contributing elements (parapet walls, coping, and cornices) shall be maintained in building development and redevelopment.
- Since the selection of building colors has a significant impact upon the public and neighboring properties, color shall be selected in general harmony with existing neighborhood buildings.
- No building or sign shall be permitted to be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in that area, or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.
- The facade of all buildings which face upon a street right-of-way shall be finished with an aesthetically pleasing material. A minimum of 50 percent of a facade facing an existing or future street shall be finished with a combination of brick, decorative masonry material, decorative pre-cast concrete panels, decorative glass panels, wood, or decorative metal or vinyl siding. Such finished material shall extend for a distance of at least 10 feet along the sides of the structure. All buildings on corner lots shall have the required finished facade facing each street.

B. SITE PLAN SUBMITTED?

- Building locations shall maintain required setbacks from property lines and road rights-of-way.
- Buildings and uses shall provide for safe traffic circulation and safe driveway locations.
- Buildings and uses shall be provided with adequate public services as approved by the appropriate utility.

**SITE PLAN REVIEW
CHECKLIST**

- Buildings and uses shall provide adequate parking and loading areas. No loading dock or overhead doors shall face upon a street right-of-way without approval of the Planning and Zoning Administrator.
- Parking areas shall maintain required setbacks and parking spaces shall be of minimum required size (10' x 20'). Aisle widths within parking lots shall be a minimum of 24' between the ends of the parking spaces.
- Each parking space shall be on the same lot or parcel as the principal use, and all parking lots shall have the same zoning district as the principal use. Parking spaces and driveways shall be a minimum of 20 feet from the established highway right-of-way and a minimum of 10 feet from all rear and side lot lines. Curbs or barriers shall be installed so as to prevent vehicles from extending beyond designated parking or driving areas.
- Parking areas for five or more vehicles adjoining a residential use, shall be screened from such use by a solid wall, fence, evergreen planting of equivalent visual density or other effective means, and built and maintained at a minimum height of four feet at the time of planting or installation.
- Adequate access to a public or private roadway shall be provided for each parking space. For all non-residential properties, driveways for vehicular ingress and egress shall be a minimum of 10 feet in width and not exceed 35 feet in width at the property line.
- All off-street parking of more than five vehicles shall be graded and surfaced with asphalt or concrete.

C. LANDSCAPING AND LIGHTING PLAN SUBMITTED?

- Buildings and uses shall make appropriate use of open spaces. The Zoning Administrator or Land Use Committee may require appropriate landscaping and planting screens. A landscaping maintenance program, together with appropriate assurances, shall be submitted.
- Dumpsters and other trash receptacles shall be fenced and/or screened from view from street rights-of-way and adjacent residential uses.
- Exterior lighting used for parking lots, recreation facilities, product display, and security shall not spill-over on operators of motor vehicles, pedestrians, and/or adjacent residential property (cut-off type luminaries only).
- Appropriate buffers shall be provided between dissimilar uses.

D. SEWER VERIFICATION/SANITATION EVALUATION OR APPLICATION SUBMITTED?

E. UTILITY PLANS SUBMITTED?

**SITE PLAN REVIEW
CHECKLIST**

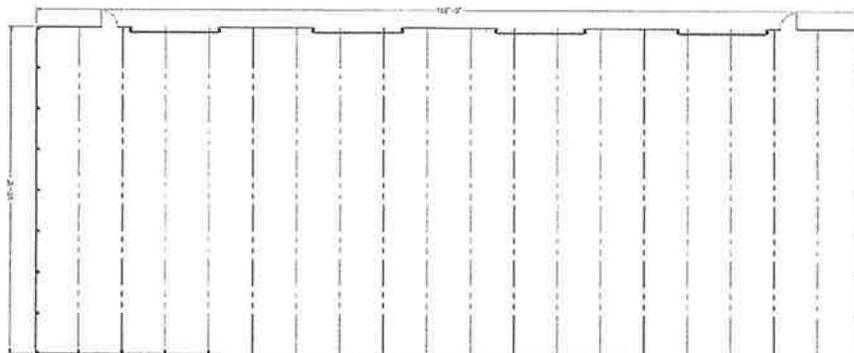
F. STORMWATER DRAINAGE AND EROSION CONTROL PLAN SUBMITTED?

Appropriate erosion control and stormwater management measures shall be utilized in all new development. Buildings and uses shall maintain existing topography, drainage patterns, and vegetative cover insofar as is practical. The Zoning Administrator or Land Use Committee may require that drainage easements be executed.

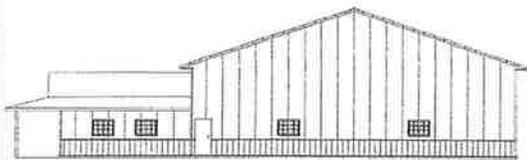
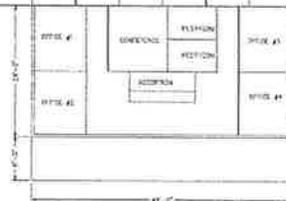
IMPORTANT TELEPHONE NUMBERS

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

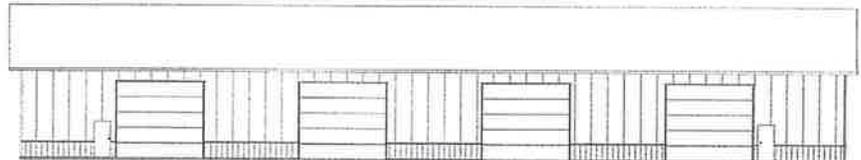
Division of County Development (including Sanitation & Land Conservation).....	857-1895
Facsimile #.....	857-1920
Public Works Division of Highways	857-1870
Administration Building	
Division of Land Information.....	653-2622
Brighton, Town of	878-2218
Paris, Town of	859-3006
Randall, Town of.....	877-2165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



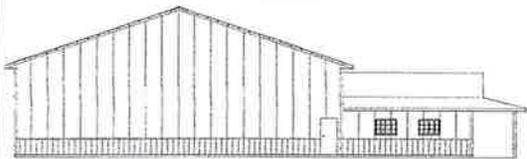
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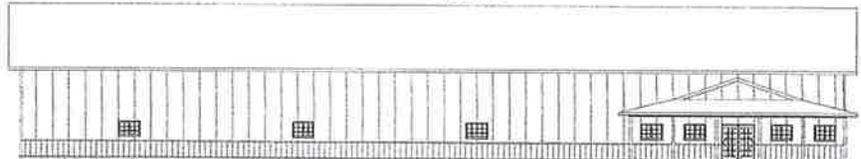
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EAST ELEVATION:
SCALE: 1/8"=1'-0"



NORTH ELEVATION:
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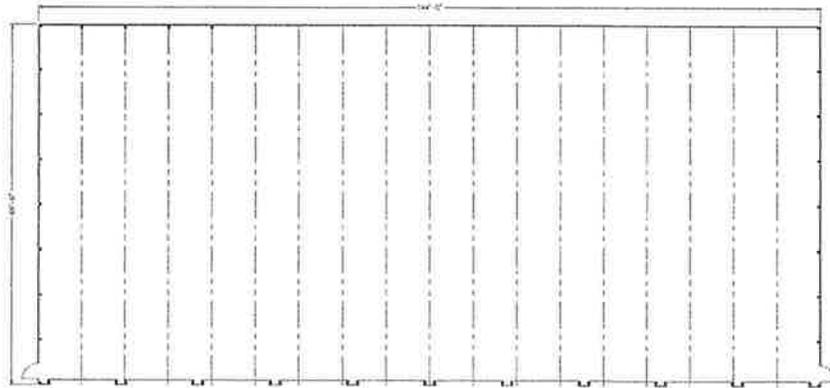


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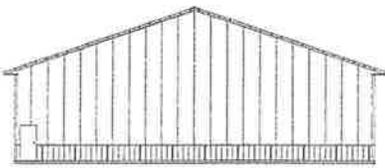
Proposed steel Building
Paris Equipment
Grassman Services

8-4-2016

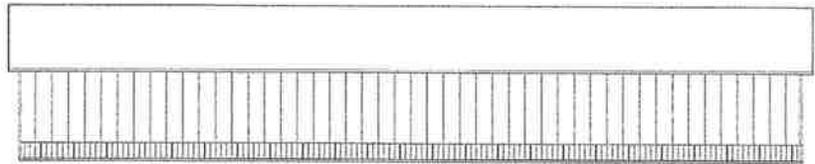
Badtke



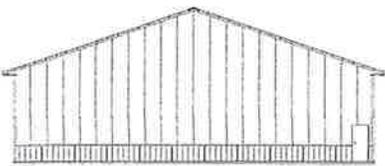
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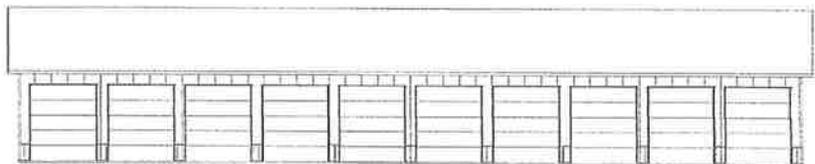
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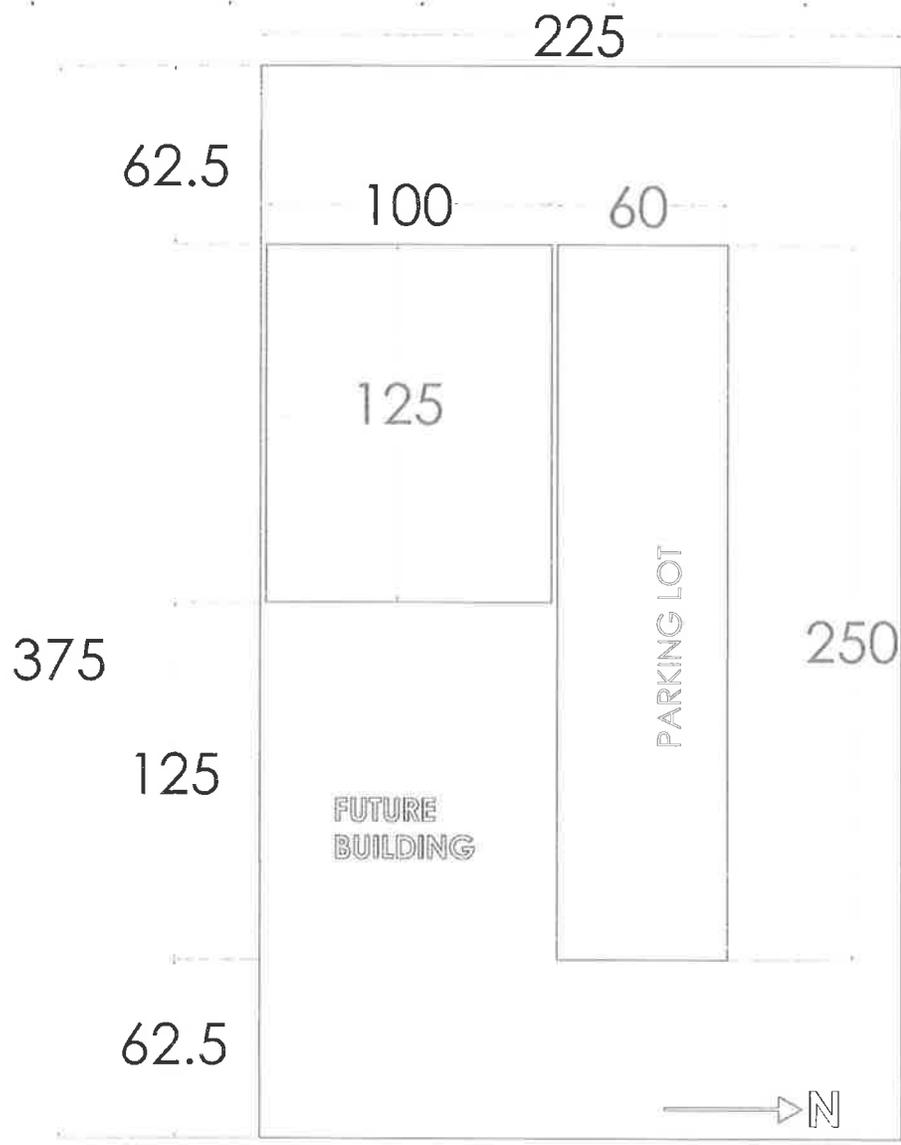


WEST ELEVATION:
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Elevations- Paris Equipment
Grassman

8-4-2016

Paris/Badtke
Hwy 142
east site

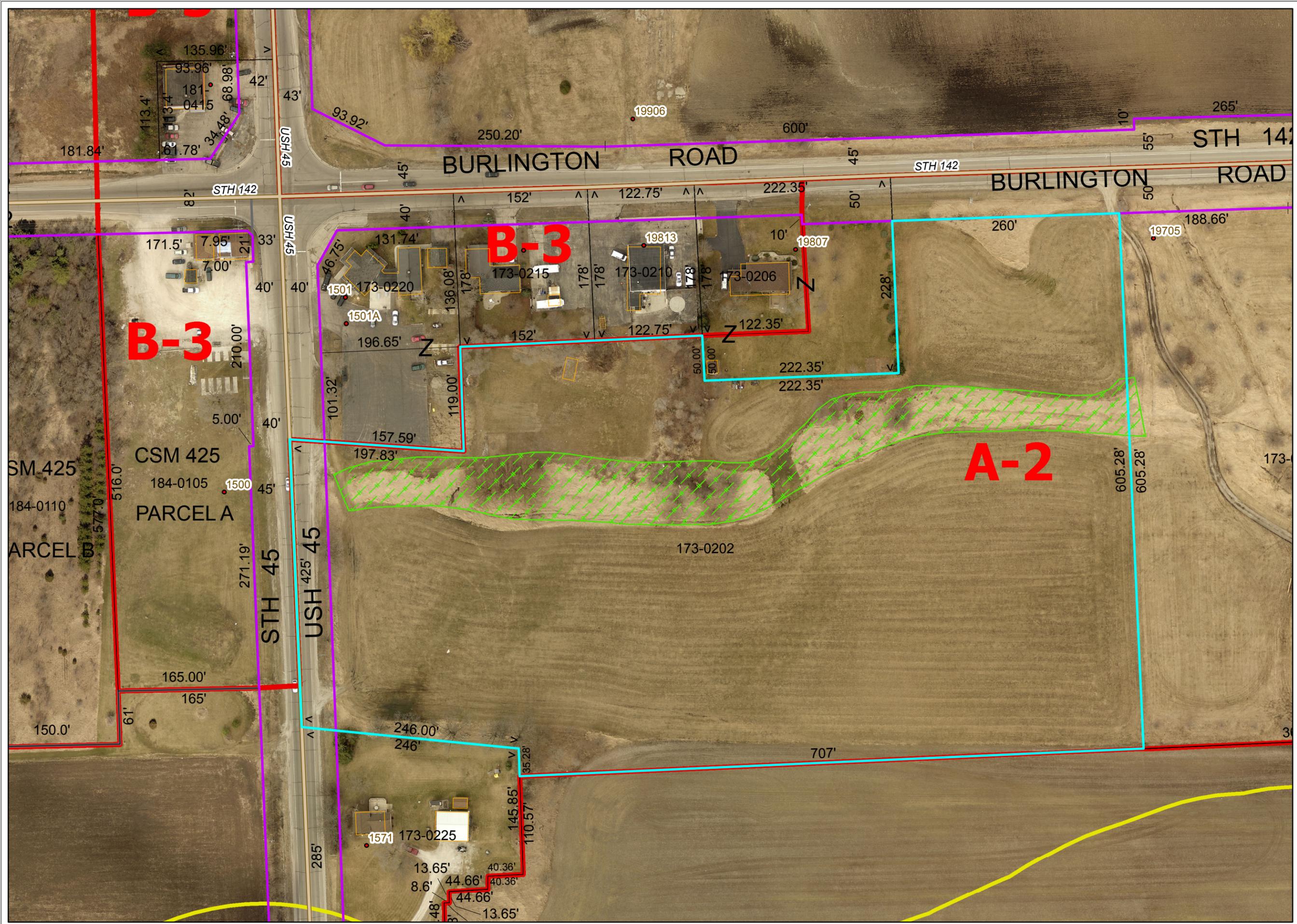


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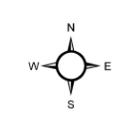
PREPARED BY: B.A. BATT
DATE: 8/4/16
SCALE: 1" = 100'

Potential East Side
lot layout

8-4-2016

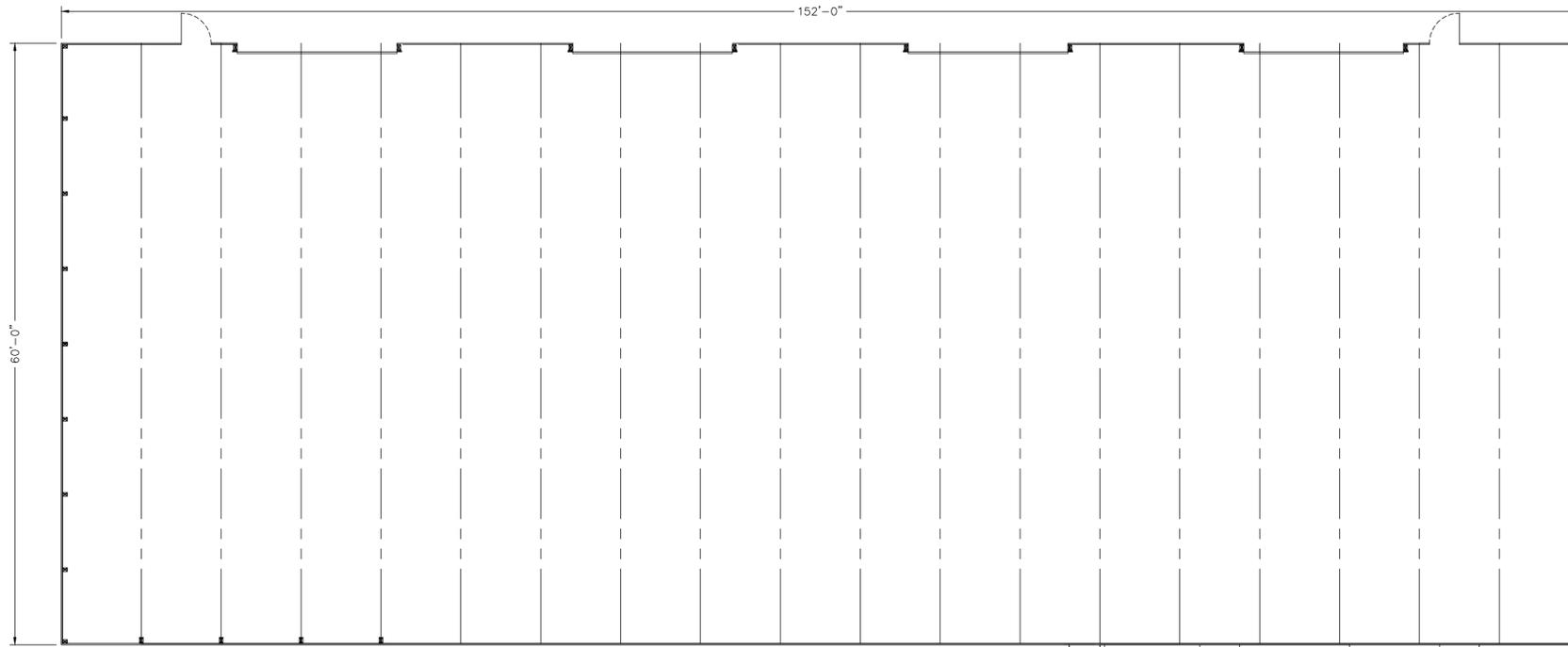


Kenosha County

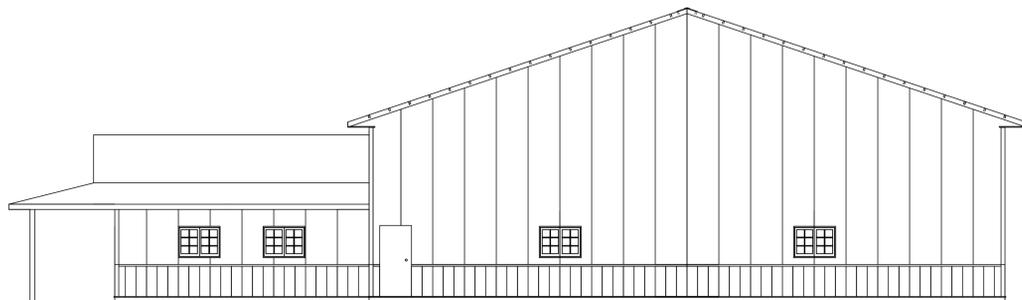
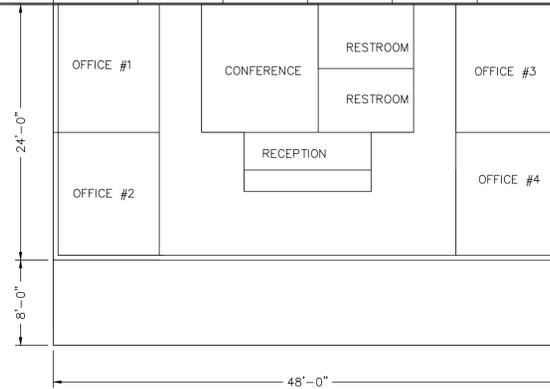


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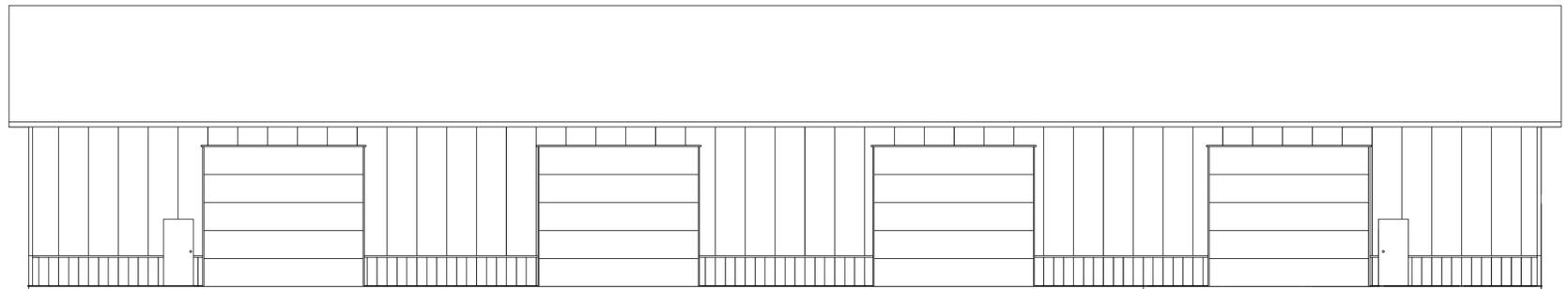
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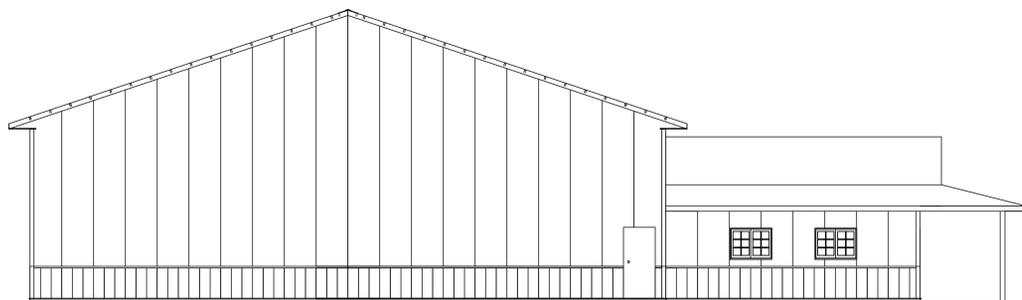
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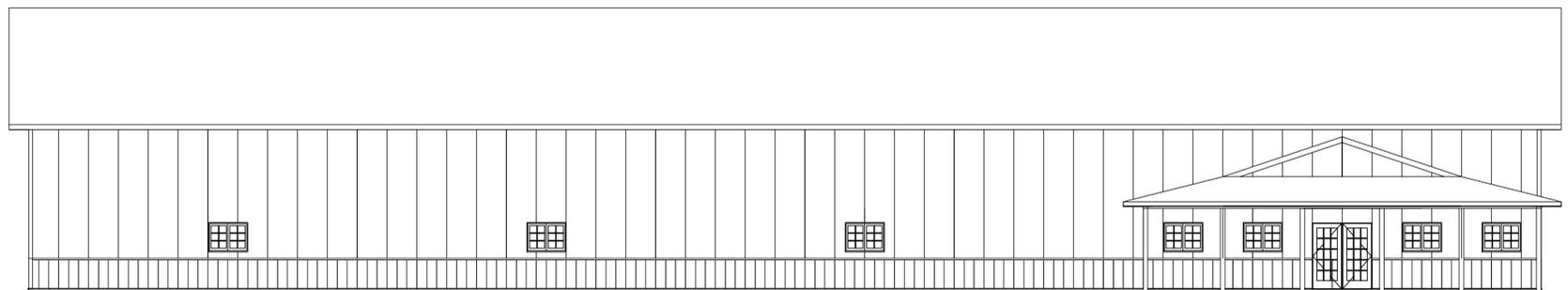
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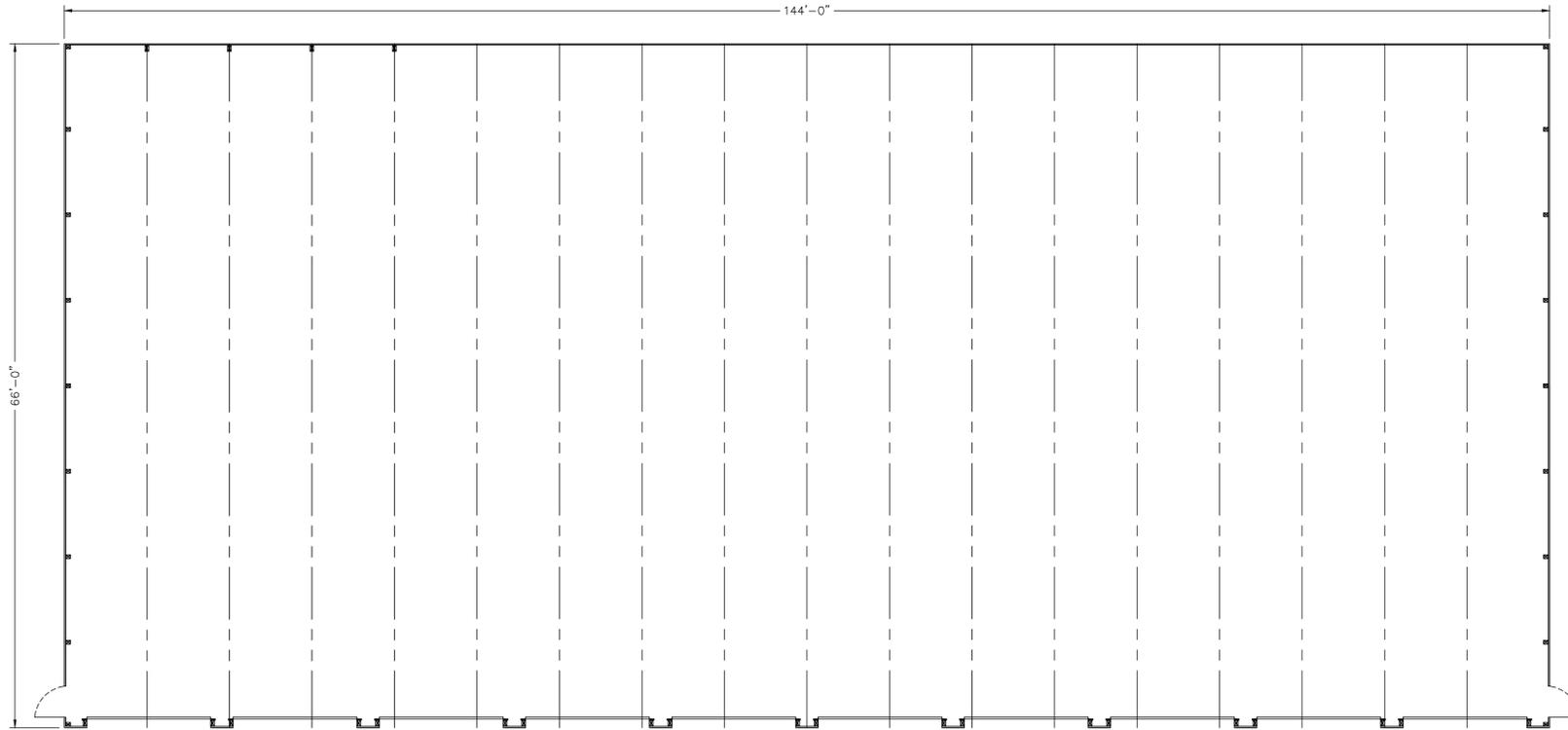
Owner: Jeff Badtke
Project: Proposed Shop
Location: Hwy 142
Dealer/Salesman:

Drawn By: Chris Bower
Date:
Revised By:
Date Revised:

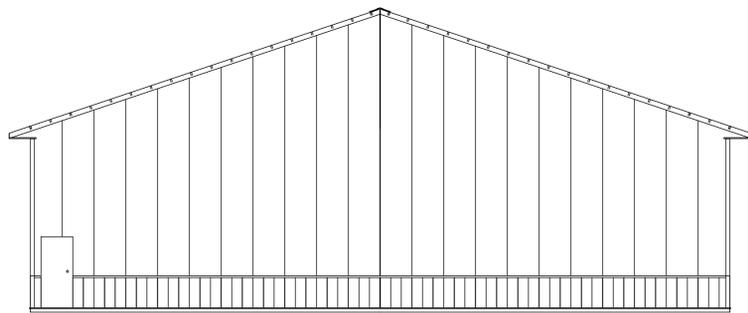
A Tradition of Building Excellence
1811 Scammon Dr.
Kansasville, WI 53139
262.534.2926
bowerdesignconst@yahoo.com



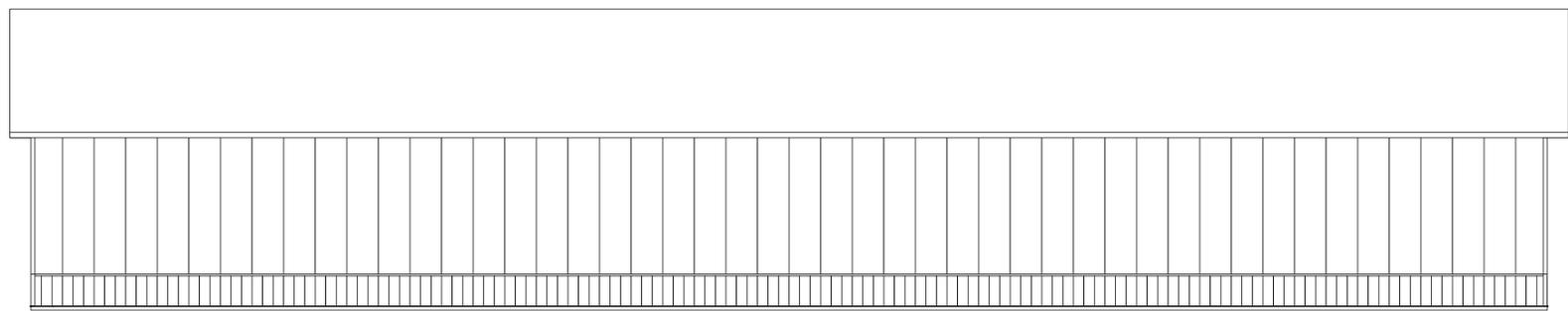
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Approved By:
Sheet No.:



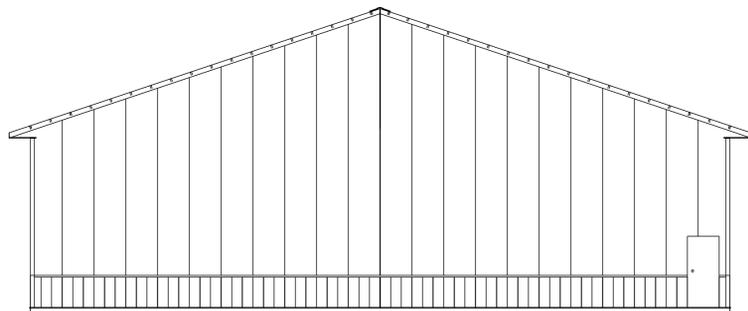
FLOOR PLAN:
SCALE: 1/8"=1'-0"



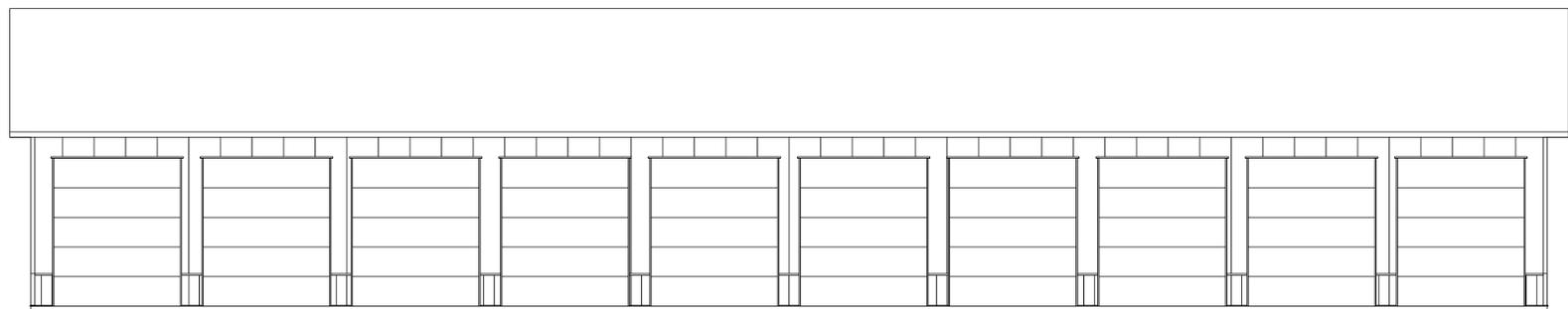
SOUTH ELEVATION:
SCALE: 1/8"=1'-0"



EAST ELEVATION:
SCALE: 1/8"=1'-0"



NORTH ELEVATION:
SCALE: 1/8"=1'-0"



WEST ELEVATION:
SCALE: 1/8"=1'-0"

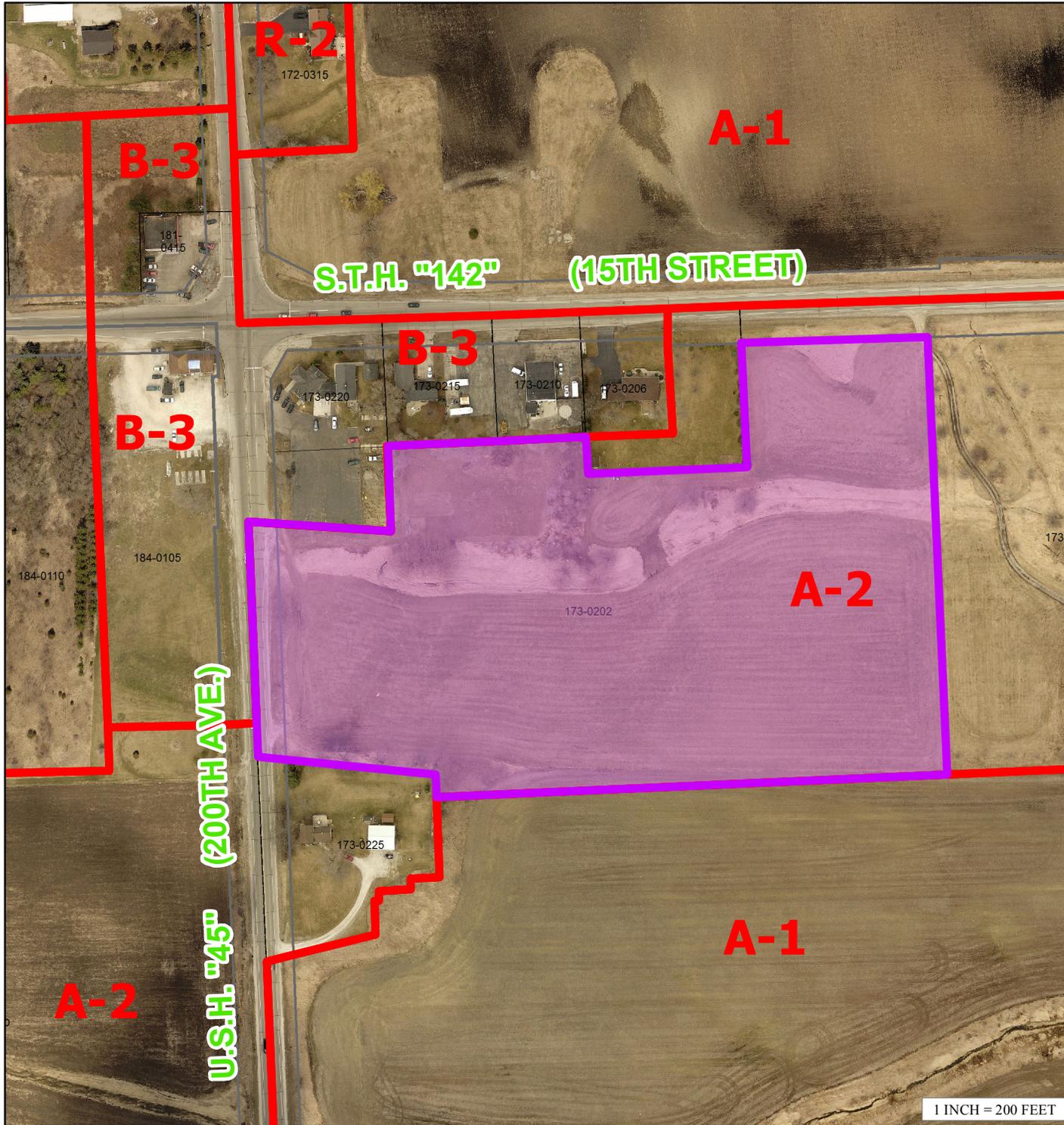
Owner: Jeff Badtke
Project: Proposed Shop
Location: Hwy 142
Dealer/Salesman:

Drawn By: Chris Bower
Date:
Revised By:
Date Revised:

A Tradition of Building Excellence
1811 Scammon Dr.
Kansasville, WI 53139
262.534.2926
bowerdesignconst@yahoo.com



Job No.:
Checked By:
Approved By:
Sheet No.:



CONDITIONAL USE SITE MAP

PETITIONER(S):

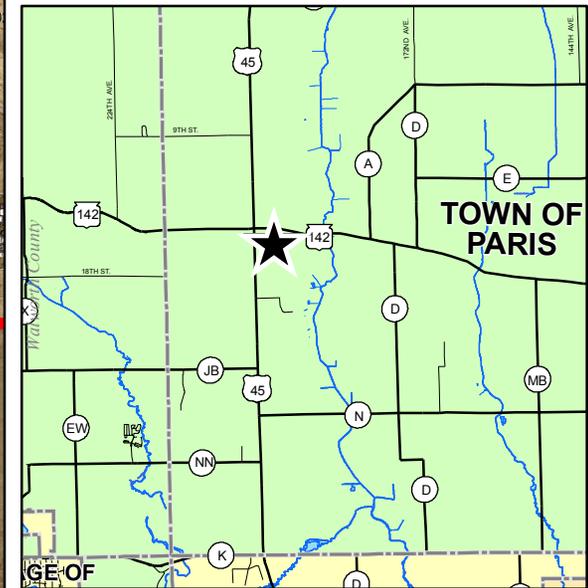
Badtke Holdings LLC (Owner),
Jeff Badtke (Agent)

LOCATION: SW 1/4 of Section 17,
Town of Paris

TAX PARCEL(S): #45-4-221-173-0202

REQUEST:

Requesting a Conditional Use Permit to operate a resale lot of trucks, large and small farm equipment, and construction equipment in the B-3 Highway Business District, and to operate a landscaping and lawn care service in the B-5 Wholesale Trade and Warehousing District.





January 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

MAY 31 2016

Kenosha County
Deputy County Clerk

A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY: 2035 MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

James F. Kutzler / Judy L. Kutzler

x [Signature]
Signature Judy L. Kutzler

Mailing Address:

9037 263rd Avenue

City: Salem

State: WI

Zip: 53168

Phone Number: 262-843-3451

E-mail (optional): rmbrrht@msn.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):

James F. Kutzler / Judy L. Kutzler

x [Signature]
Signature Judy L. Kutzler

Mailing Address:

9037 263rd Avenue

City: Salem

State: WI

Zip: 53168

Phone Number: 262-843-3451

E-mail (optional): rmbrrht@msn.com

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

Surburban-Density Residential

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

Surburban-Density Residential / Medium-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):

New construction of a single-family residential home.

(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:

Yes. In accordance to the Multi-Jurisdictional Comprehensive Plan for Kenosha County:2035, Map 65, the overall residential character will remain the same.

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:

Yes. In accordance to the Multi-Jurisdictional Comprehensive Plan for Kenosha County:2035, Map 65, the land use plan currently characterized as Surburban-Density Residential will remain in accordance to the surrounding properties, also characterized as Surburban-Density Residential.

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

No. In accordance to the Multi-Jurisdictional Comprehensive Plan for Kenosha County:2035, Map 66, the land is not in an Environmentally Sensitive Area. Also according to Map 67, this land is not affected by Potential Natural Limitations to Building Site Development.

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

This is Not Applicable

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

Yes. Direct access to already existing public road, services, and utilities are currently in place and available for use.

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:

Yes. The existing or planned facilities and services are adequate to serve the proposed type of development.

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

This is not applicable.

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:

Tax Key: 65-4-120-153-0720
Legals: 2679-F-3-C PT SW 1/4 SEC 15 T
1 R 20 BEG 859.5 FT E OF NW
COR 1/4 ON W LN 50 FT RD S 815

(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: 20 County Board Supervisor: John Poole

(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

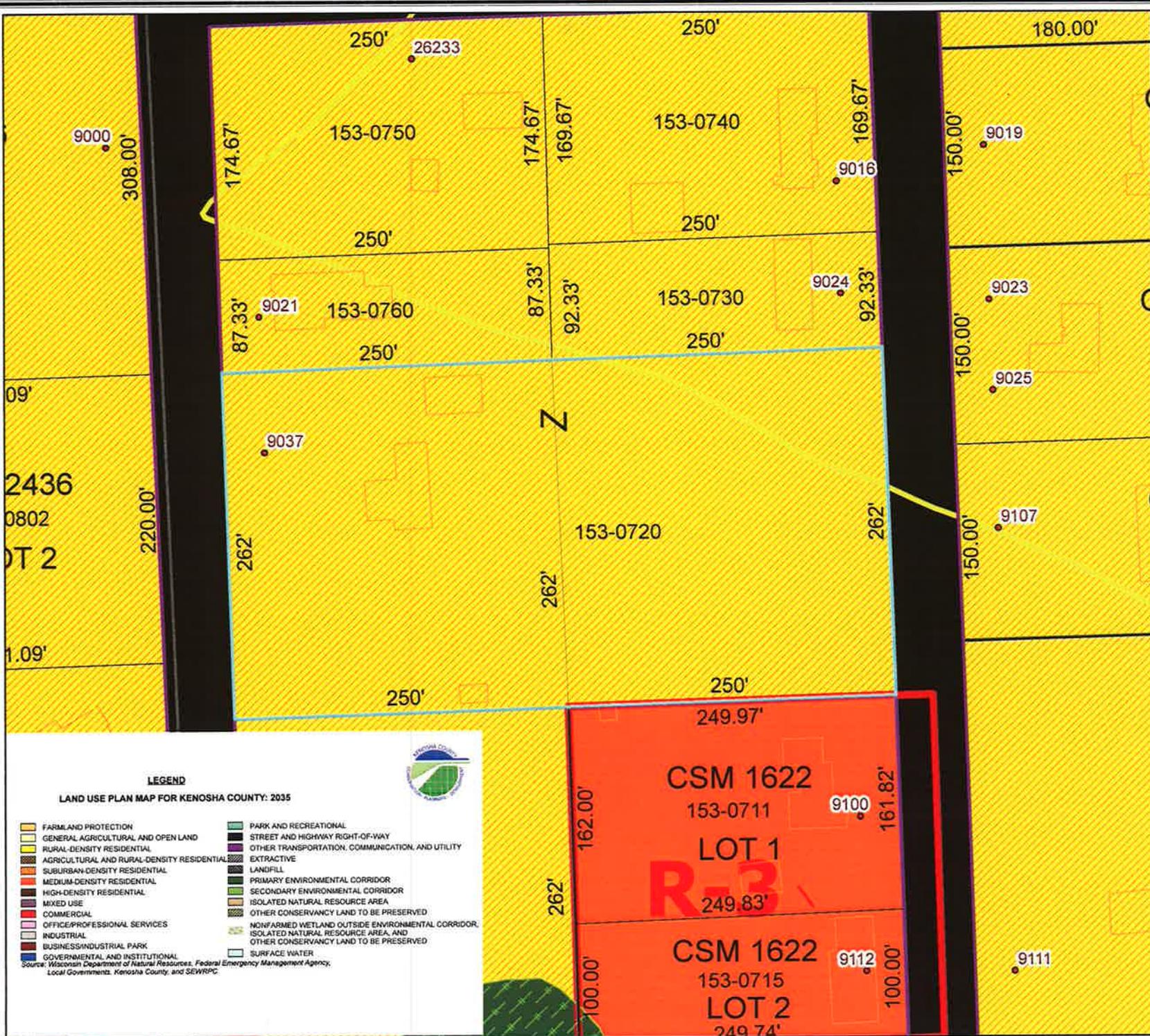
Kenosha County Center	
Department of Planning & Development	
19600 - 75 th Street, Post Office Box 520	
Bristol, Wisconsin 53104-0520	
Division of County Development (including Sanitation & Land Conservation)	857-1895
Facsimile #	857-1920
Public Works Division of Highways.....	857-1870
Administration 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

EXISTING Kenosha County

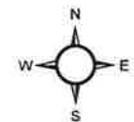


1 inch = 100 feet

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 THE LAND INFORMATION DIVISION.

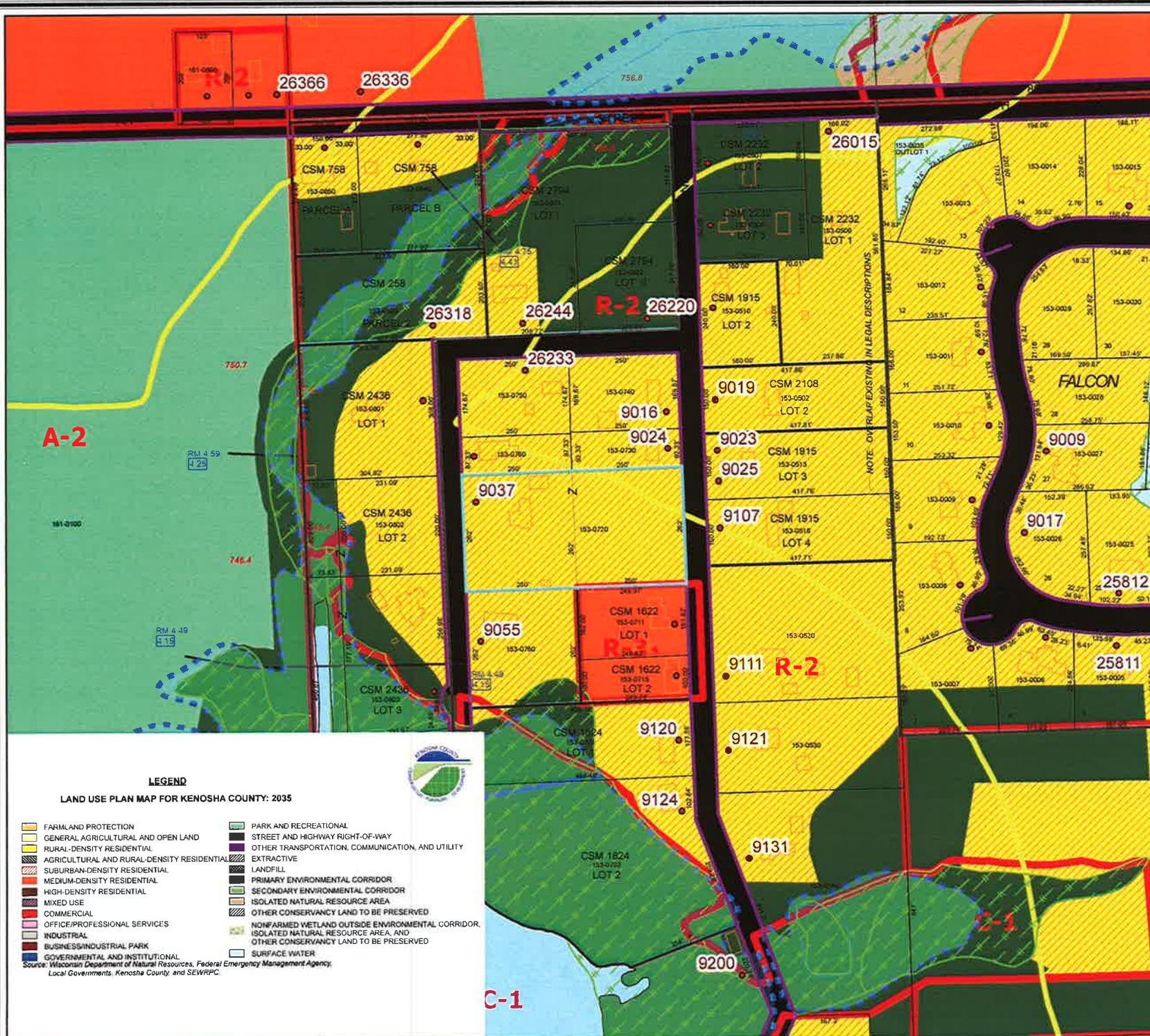


EXISTING Kenosha County



1 inch = 300 feet

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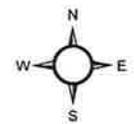
LEGEND

LAND USE PLAN MAP FOR KENOSHA COUNTY: 2035



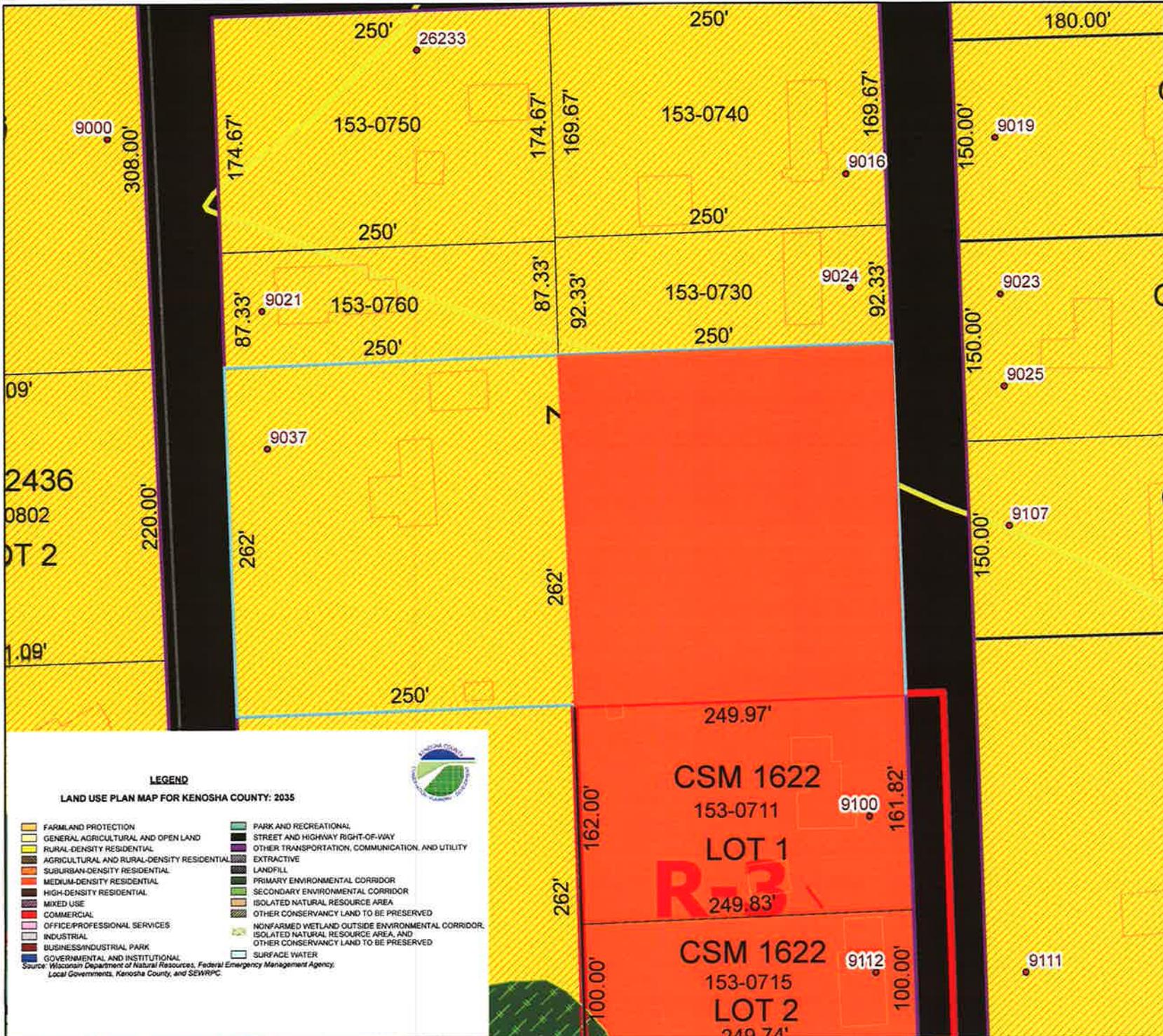
- | | |
|--|--|
| FARMLAND PROTECTION | PARK AND RECREATIONAL |
| GENERAL AGRICULTURAL AND OPEN LAND | STREET AND HIGHWAY RIGHT-OF-WAY |
| RURAL-DENSITY RESIDENTIAL | OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY |
| AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL | EXTRACTIVE |
| SUBURBAN-DENSITY RESIDENTIAL | 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 |
| INDUSTRIAL | ISOLATED NATURAL RESOURCE AREA, AND OTHER CONSERVANCY LAND TO BE PRESERVED |
| BUSINESS/INDUSTRIAL PARK | SURFACE WATER |
| GOVERNMENTAL AND INSTITUTIONAL | |
- Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and SEWRPC.

PROPOSED Kenosha County



1 inch = 100 feet

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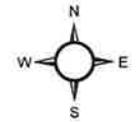
LEGEND

LAND USE PLAN MAP FOR KENOSHA COUNTY: 2035



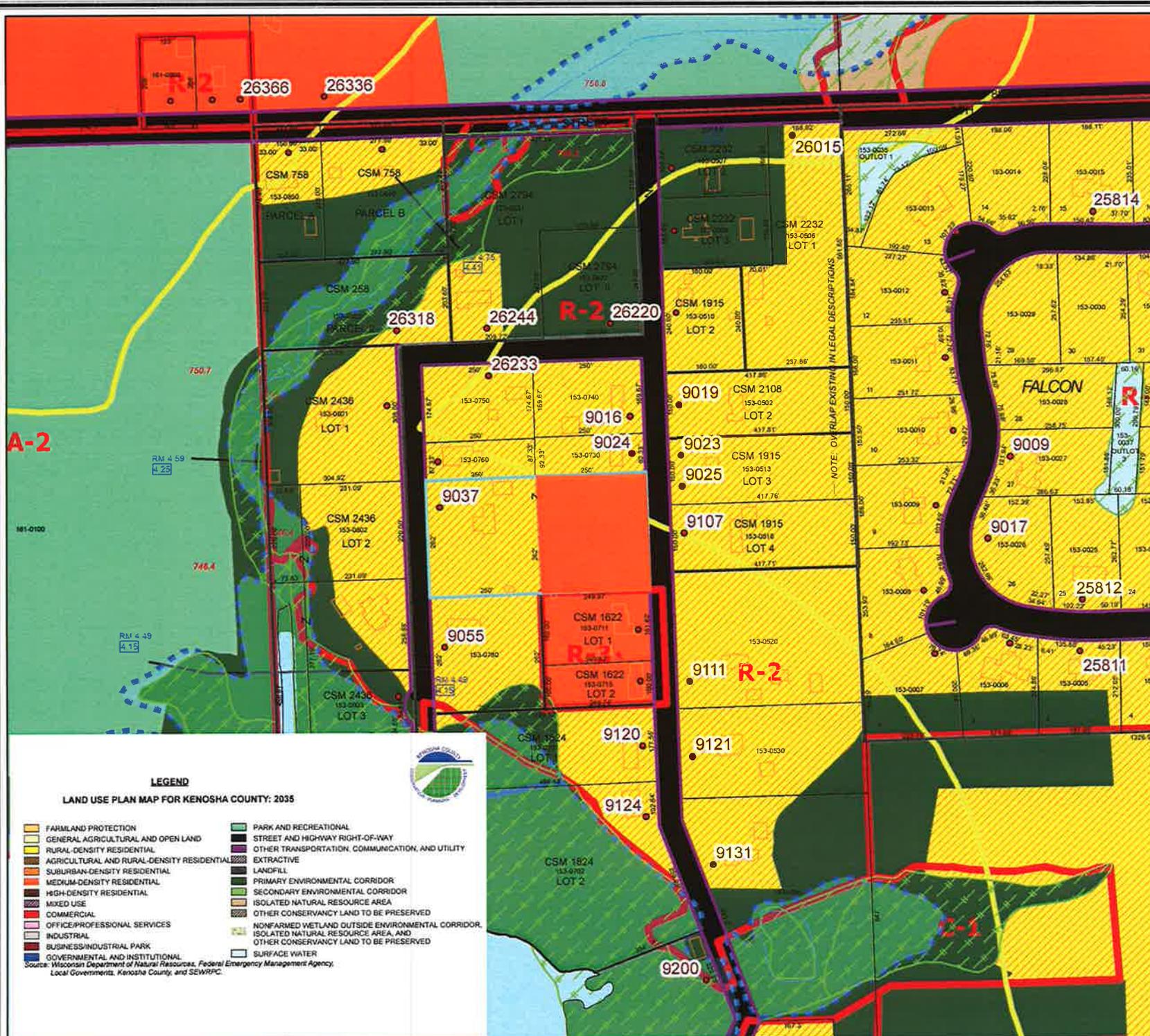
- | | |
|--|---|
| FARMLAND PROTECTION | PARK AND RECREATIONAL |
| GENERAL AGRICULTURAL AND OPEN LAND | STREET AND HIGHWAY RIGHT-OF-WAY |
| RURAL-DENSITY RESIDENTIAL | OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY |
| AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL | EXTRACTIVE |
| SUBURBAN-DENSITY RESIDENTIAL | 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, |
| INDUSTRIAL | ISOLATED NATURAL RESOURCE AREA, AND |
| BUSINESS/INDUSTRIAL PARK | OTHER CONSERVANCY LAND TO BE PRESERVED |
| GOVERNMENTAL AND INSTITUTIONAL | SURFACE WATER |
- Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and SEWRPC.

PROPOSED Kenosha County



1 inch = 300 feet

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LEGEND
LAND USE PLAN MAP FOR KENOSHA COUNTY: 2035

- | | |
|--|---|
| 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, |
| INDUSTRIAL | ISOLATED NATURAL RESOURCE AREA, AND |
| BUSINESS/INDUSTRIAL PARK | OTHER CONSERVANCY LAND TO BE PRESERVED |
| GOVERNMENTAL AND INSTITUTIONAL | SURFACE WATER |
- Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County and SEWRPC.

Hello,

My name is James Kutzler. I currently own the property at 9037 263rd Avenue in Salem.

I am currently requesting to have my personal property rezoned and divided into a total of three lots. I intend to use the three lots as follows: One for my current dwelling, and one parcel for each of my two daughters.

By allowing me to divide my land in this manner, this will allow each of my daughters to build a single family home in which to raise their family in the very town they grew up in.

Thank you for your consideration,

James Kutzler

Hello,

I felt that it was most pertinent to contact the immediate neighbors to my lot, as they will be the ones who would be most effected by the changes made.

Following are signed statements indicating their approval of my proposed changes.

Regards, Jim Kutzler

To Whom It May Concern:

I am aware of the proposal to change the comprehensive plan in regards to the property located at 9037 263rd Avenue Salem WI. I further understand the proposed change to the plan would allow the zoning of the rear lot, which runs along 262nd Avenue, be changed from an R-2 zoned lot to an R-3 zoned lot.

I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: PHILLIP D. ALLEN

Address: 9021 263rd Ave
SALEM WI 53168

Signature: Phillip D. Allen

Dated: 4-24-16

To Whom It May Concern:

I am aware of the proposal to change the comprehensive plan in regards to the property located at 9037 263rd Avenue Salem WI. I further understand the proposed change to the plan would allow the zoning of the rear lot, which runs along 262nd Avenue, be changed from an R-2 zoned lot to an R-3 zoned lot.

I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: JOHN NIELSON

Address: 9024 262ND AVE.

SALEM WI 53168

Signature: 

Dated: 4/20/16

To Whom It May Concern:

I am aware of the proposal to change the comprehensive plan in regards to the property located at 9037 263rd Avenue Salem WI. I further understand the proposed change to the plan would allow the zoning of the rear lot, which runs along 262nd Avenue, be changed from an R-2 zoned lot to an R-3 zoned lot.

I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: Roger Wright

Address: 9025 262nd Ave
Salem, WI 53168

Signature: Roger Wright

Dated: April 20, 2016

to whom it May Concern:

I am aware of the proposal to change the comprehensive plan in regards to the property located at 9037 263rd Avenue Salem WI. I further understand the proposed change to the plan would allow the zoning of the rear lot, which runs along 262nd Avenue, be changed from an R-2 zoned lot to an R-3 zoned lot.

I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: JUDY KRIC

Address: 9055 263 RD AVE

Salem WI 53168

Signature: Judy Kric

Dated: 4-21-16

To Whom It May Concern:

I am aware of the proposal to change the comprehensive plan in regards to the property located at 9037 263rd Avenue Salem WI. I further understand the proposed change to the plan would allow the zoning of the rear lot, which runs along 262nd Avenue, be changed from an R-2 zoned lot to an R-3 zoned lot.

I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: Tom + Sally Groleau

Address: 9100 262nd Ave
Salem WI 53168

Signature:  Sally Groleau

Dated: 4/21/16

To Whom It May Concern:

I am aware of the proposal to change the comprehensive plan in regards to the property located at 9037 263rd Avenue Salem WI. I further understand the proposed change to the plan would allow the zoning of the rear lot, which runs along 262nd Avenue, be changed from an R-2 zoned lot to an R-3 zoned lot.

I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: Ryan Fasano

Address: 26233 90th St,
Salem, WI 53168

Signature: 

Dated: 9/21/16

COMPREHENSIVE PLAN
AMENDMENT SITE MAP

PETITIONER(S):

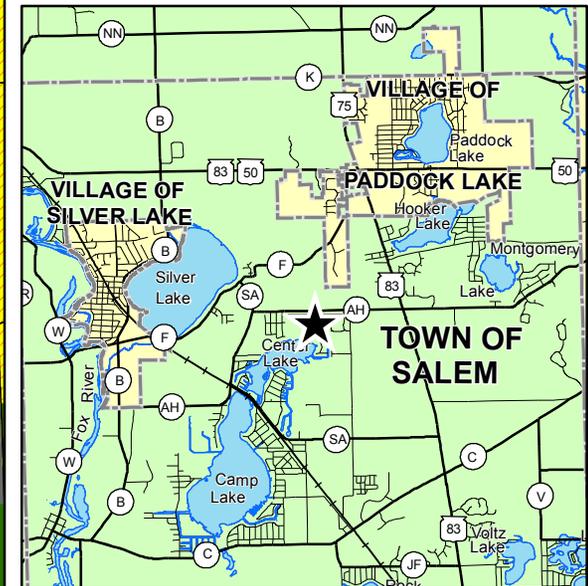
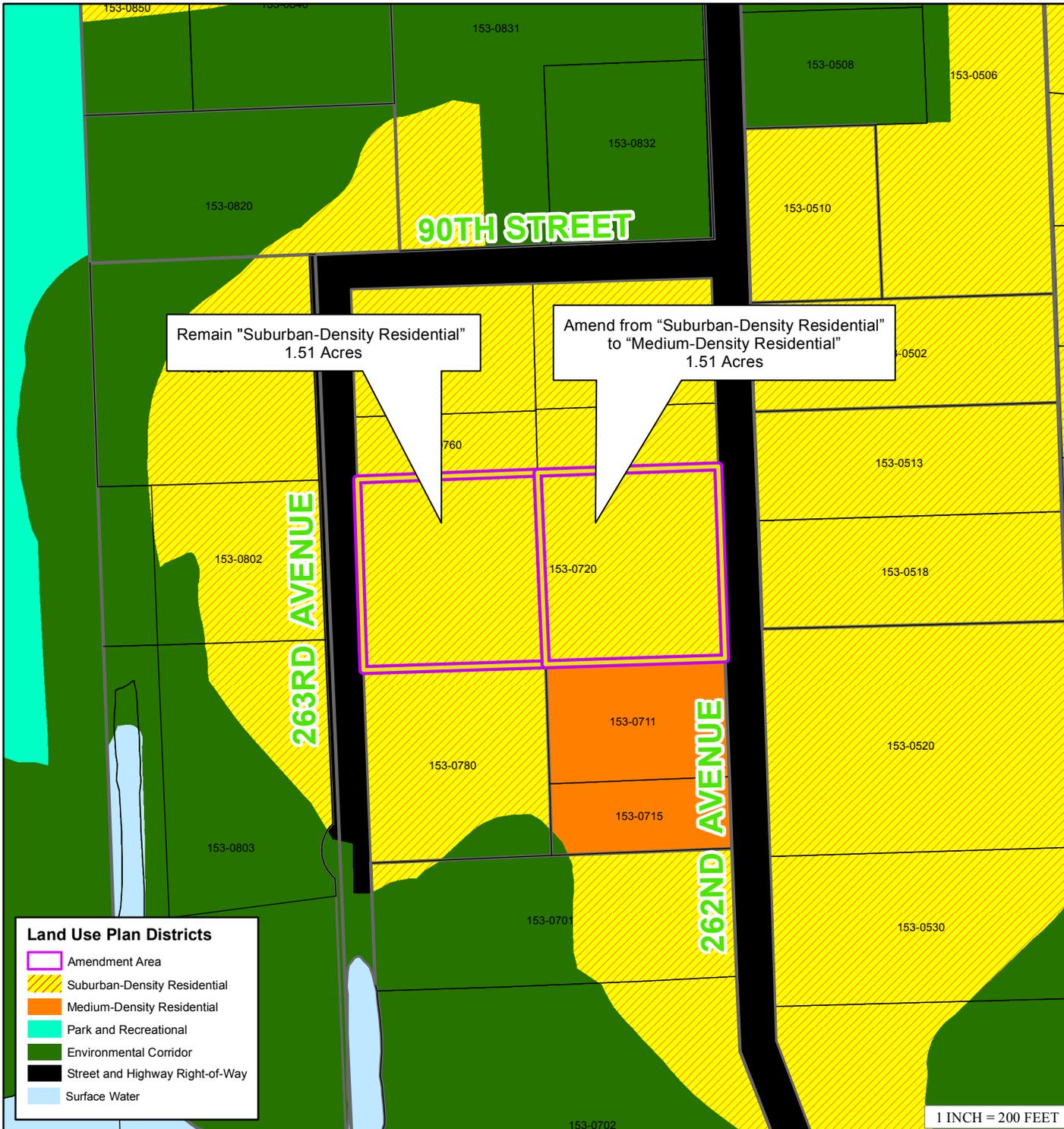
James F. & Judy L. Kutzler (Owners)

LOCATION: SW 1/4 of Section 15,
Town of Salem

TAX PARCEL(S): #65-4-120-153-0720

REQUEST:

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





COUNTY OF KENOSHA

Department of Planning and Development

May 2013

RECEIVED

MAY 31 2016

Kenosha County
Deputy County Clerk

REZONING APPLICATION

(a) Property Owner's Name:

James F. Kutzler / Judy L. Kutzler

Print Name: James F. Kutzler / Judy L. Kutzler Signature: *[Handwritten Signature]*

Mailing Address: 9037 263rd Avenue

City: Salem State: WI Zip: 53168

Phone Number: 262-843-3451 E-mail (optional): rmbrrht@msn.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: none Signature: _____

Business Name: none

Mailing Address: none

City: none State: none Zip: none

Phone Number: none E-mail (optional): none

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

65-4-120-153-0720

Property Address of property to be rezoned:

9037 263rd Avenue, Salem WI 53168

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

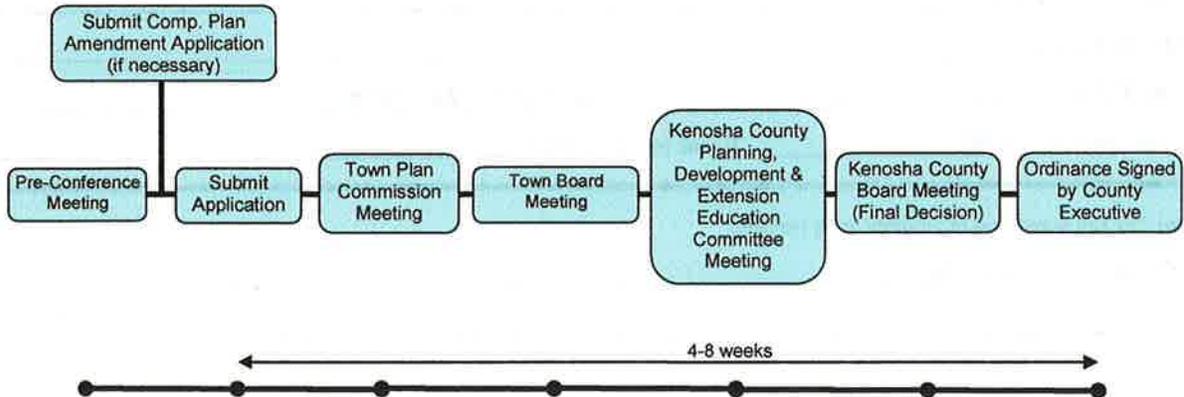
To accommodate the building of a single family home. The current land is a R-2 zoning status and we request it to be rezoned to R-3 in order to accommodate two build-able lots at 131' x 250' at 32,750 square feet each.

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
 Department of Planning & Development
 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

REZONING APPLICATION

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

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

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

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

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

Supervisory District Number: 20 County Board Supervisor: John Poole

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

Request for Rezoning Petition\$750.00

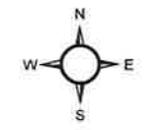
(For other fees see the [Fee Schedule](#))

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/sif/useassmt.html>.

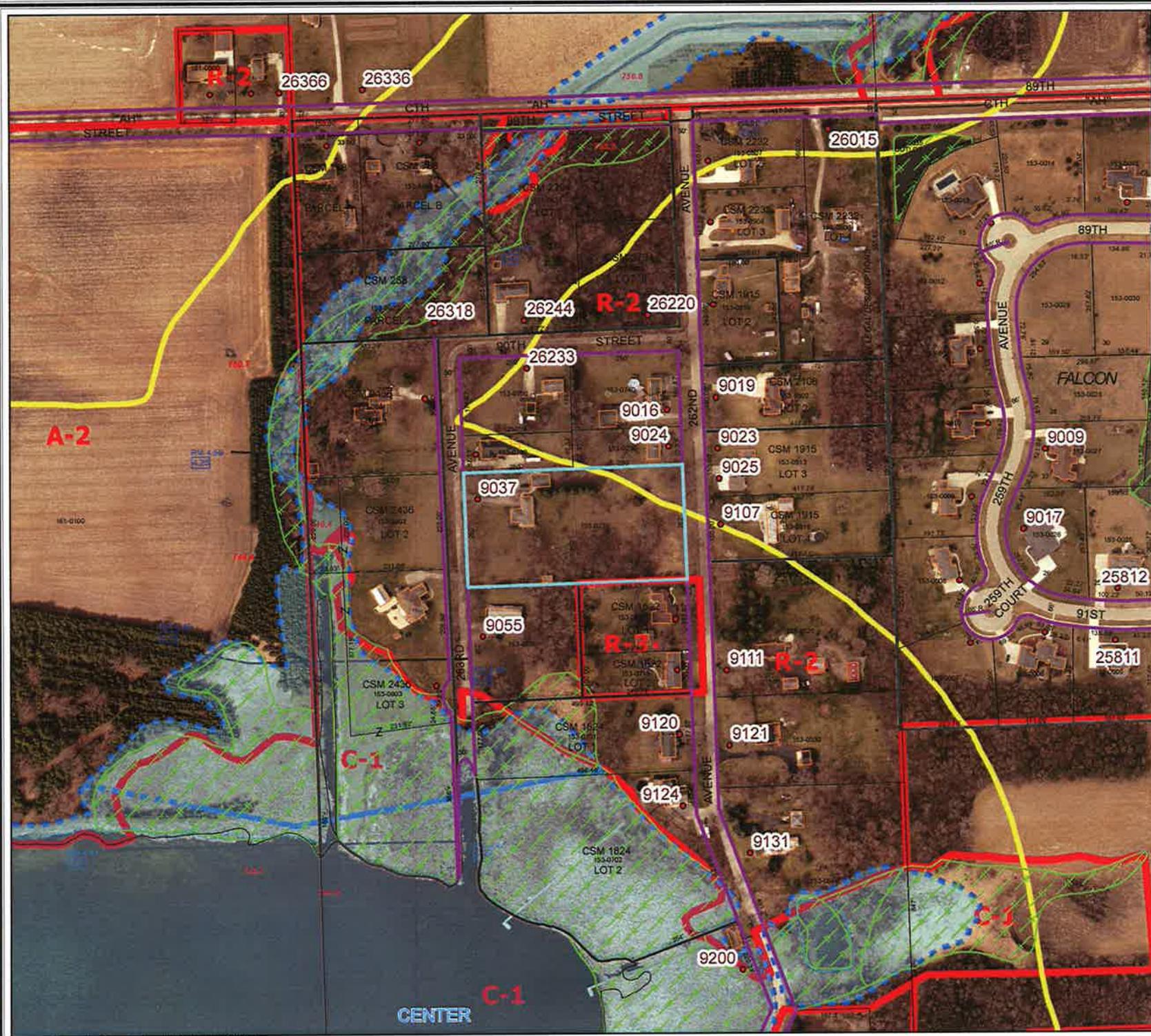
Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

Kenosha County



1 inch = 300 feet

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Hello,

My name is James Kutzler. I currently own the property at 9037 263rd Avenue in Salem.

I am currently requesting to have my personal property rezoned and divided into a total of three lots. I intend to use the three lots as follows: One for my current dwelling, and one parcel for each of my two daughters.

By allowing me to divide my land in this manner, this will allow each of my daughters to build a single family home in which to raise their family in the very town they grew up in.

Thank you for your consideration,

James Kutzler

Hello,

I felt that it was most pertinent to contact the immediate neighbors to my lot, as they will be the ones who would be most effected by the changes made.

Following are signed statements indicating their approval of my proposed changes.

Regards, Jim Kutzler

To Whom It May Concern:

I am aware of the proposal to change the comprehensive plan in regards to the property located at 9037 263rd Avenue Salem WI. I further understand the proposed change to the plan would allow the zoning of the rear lot, which runs along 262nd Avenue, be changed from an R-2 zoned lot to an R-3 zoned lot.

I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: PHILLIP D. ALLEN

Address: 9021 263rd Ave
SALEM WI 53168

Signature: Phillip D. Allen

Dated: 4-24-16

To Whom It May Concern:

I am aware of the proposal to change the comprehensive plan in regards to the property located at 9037 263rd Avenue Salem WI. I further understand the proposed change to the plan would allow the zoning of the rear lot, which runs along 262nd Avenue, be changed from an R-2 zoned lot to an R-3 zoned lot.

I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: JOHN NIELSON

Address: 9024 262ND AVE.

SALEM WI 53168

Signature: 

Dated: 4/20/16

To Whom It May Concern:

I am aware of the proposal to change the comprehensive plan in regards to the property located at 9037 263rd Avenue Salem WI. I further understand the proposed change to the plan would allow the zoning of the rear lot, which runs along 262nd Avenue, be changed from an R-2 zoned lot to an R-3 zoned lot.

I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: Roger Wright

Address: 9025 262nd Ave
Salem, WI 53168

Signature: Roger Wright

Dated: April 20, 2016

to whom it May Concern:

I am aware of the proposal to change the comprehensive plan in regards to the property located at 9037 263rd Avenue Salem WI. I further understand the proposed change to the plan would allow the zoning of the rear lot, which runs along 262nd Avenue, be changed from an R-2 zoned lot to an R-3 zoned lot.

I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: JUDY KRIC

Address: 9055 263 RD AVE

Salem WI 53168

Signature: Judy Kric

Dated: 4-21-16

To Whom It May Concern:

I am aware of the proposal to change the comprehensive plan in regards to the property located at 9037 263rd Avenue Salem WI. I further understand the proposed change to the plan would allow the zoning of the rear lot, which runs along 262nd Avenue, be changed from an R-2 zoned lot to an R-3 zoned lot.

I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: Tom + Sally Groleau

Address: 9100 262nd Ave
Salem WI 53168

Signature:  Sally Groleau

Dated: 4/21/16

To Whom It May Concern:

I am aware of the proposal to change the comprehensive plan in regards to the property located at 9037 263rd Avenue Salem WI. I further understand the proposed change to the plan would allow the zoning of the rear lot, which runs along 262nd Avenue, be changed from an R-2 zoned lot to an R-3 zoned lot.

I am comfortable with the proposed changes and have no opposition to the proposed change.

Printed Name: Ryan Fasano

Address: 26233 90th St,
Salem, WI 53168

Signature: 

Dated: 9/21/16

REZONING SITE MAP

PETITIONER(S):

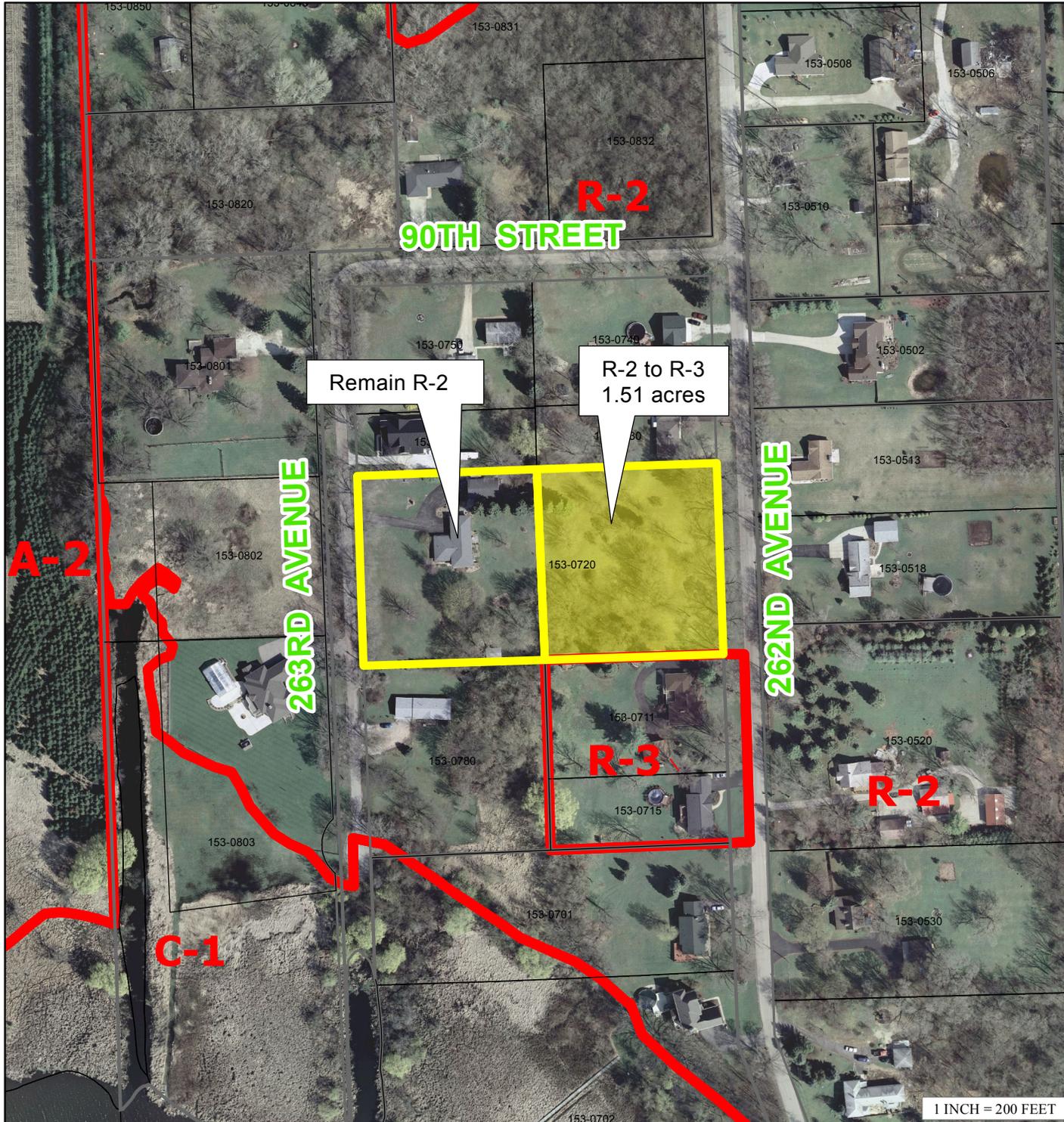
James F. & Judy L. Kutzler (Owner)

LOCATION: SW 1/4 of Section 15,
Town of Salem

TAX PARCEL(S): #65-4-120-153-0720

REQUEST:

Requesting a rezoning from R-2 Suburban Single-Family Residential District. to R-2 Suburban Single-Family Residential District. & R-3 Urban Single-Family Residential District.





COUNTY OF KENOSHA

Department of Planning and Development



REZONING PROCEDURES



KENOSHA COUNTY

DEPARTMENT OF PLANNING
AND DEVELOPMENT



COUNTY OF KENOSHA

Department of Planning & Development

KENOSHA COUNTY REZONING PROCEDURES

1. Contact the Department of Planning & Development 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 Planning & Development 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.

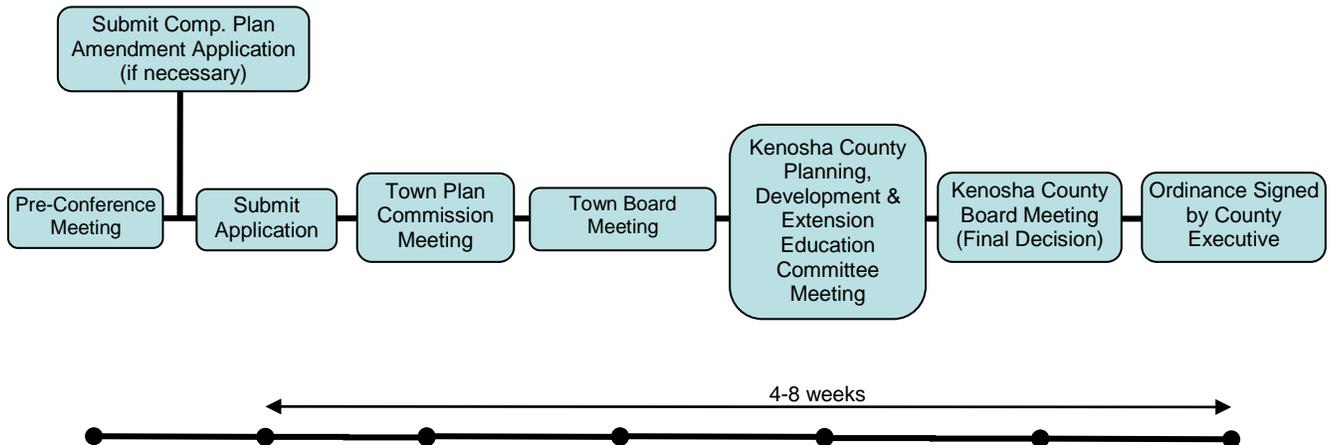
10. After the County Executive has signed the official ordinance document amending the Kenosha County Zoning Map, you will be notified of your approval in writing. Upon notification of approval, you may proceed with recording any necessary deeds.

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
 Department of Planning & Development
 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:

Kenosha County

Print Name: _____ Signature: _____

Mailing Address: 19600 75th Street, Suite 122-1

City: Bristol State: WI Zip: 53104

Phone Number: 262-857-1901 E-mail (optional): ben.fiebelkorn@kenoshacounty.org

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: Andy Buehler Signature: *Andy M. Buehler*

Business Name: Kenosha County Department of Planning & Development

Mailing Address: 19600 75th Street, Suite 185-3

City: Bristol State: WI Zip: 53104-9722

Phone Number: 262-857-1895 E-mail (optional): _____

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

67-4-120-303-1111 Kenosha County

67-4-120-303-1120 Town of Salem

Property Address of property to be rezoned:

HWY C

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

To rezone the property to match the Wisconsin Department of Natural Resources 2010 Wetland Inventory data in order to accurately represent field conditions and permit construction activities on the adjacent property (-303-1120) containing town utility district infrastructure.

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
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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.

(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

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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 = 100 feet

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Kenosha County



2010 WI DNR WETLAND INVENTORY LAYER



1 inch = 100 feet

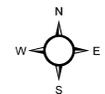
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Kenosha County

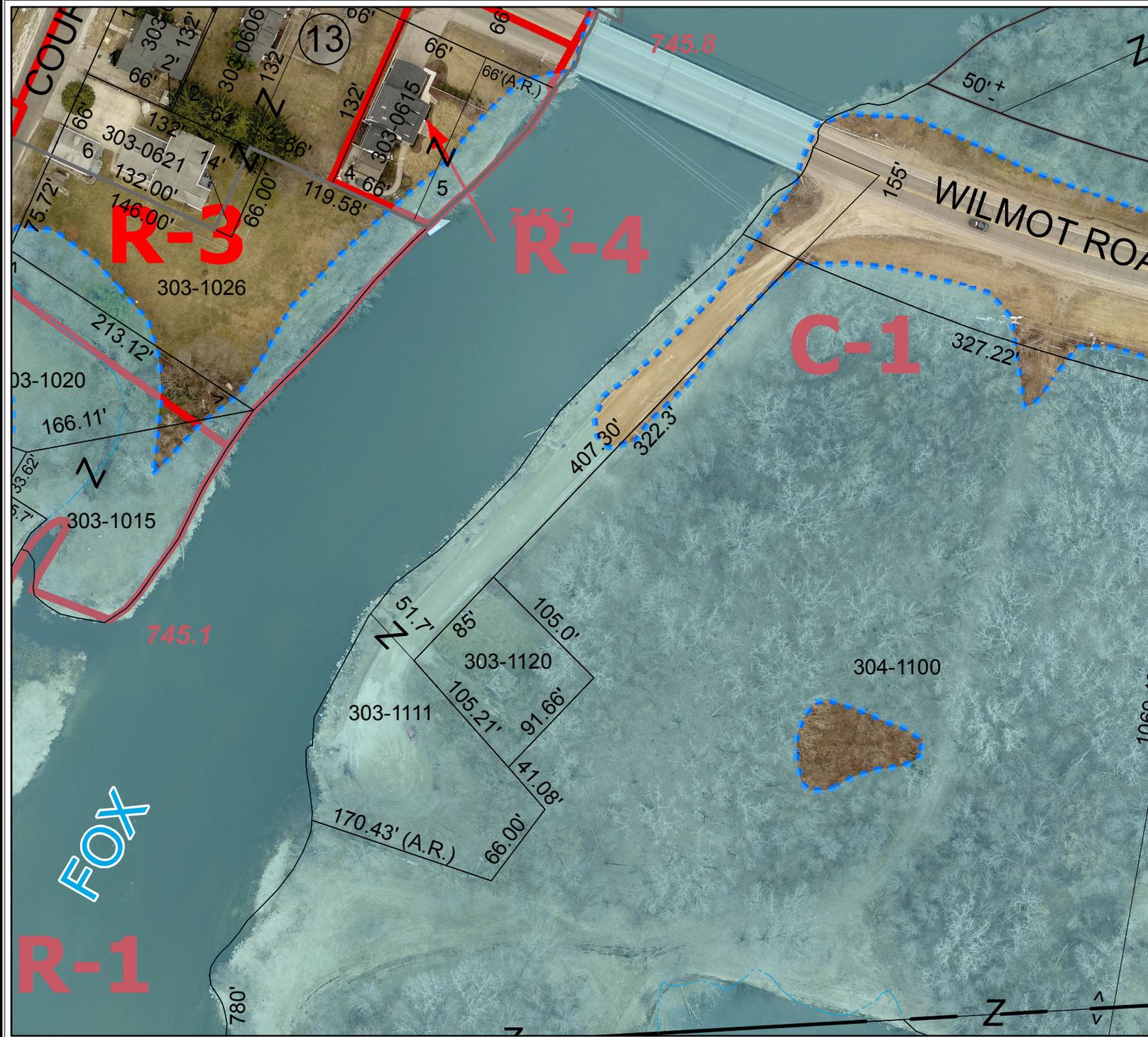


CURRENT ZONING CLASSIFICATIONS



1 inch = 100 feet

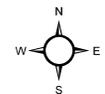
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Kenosha County

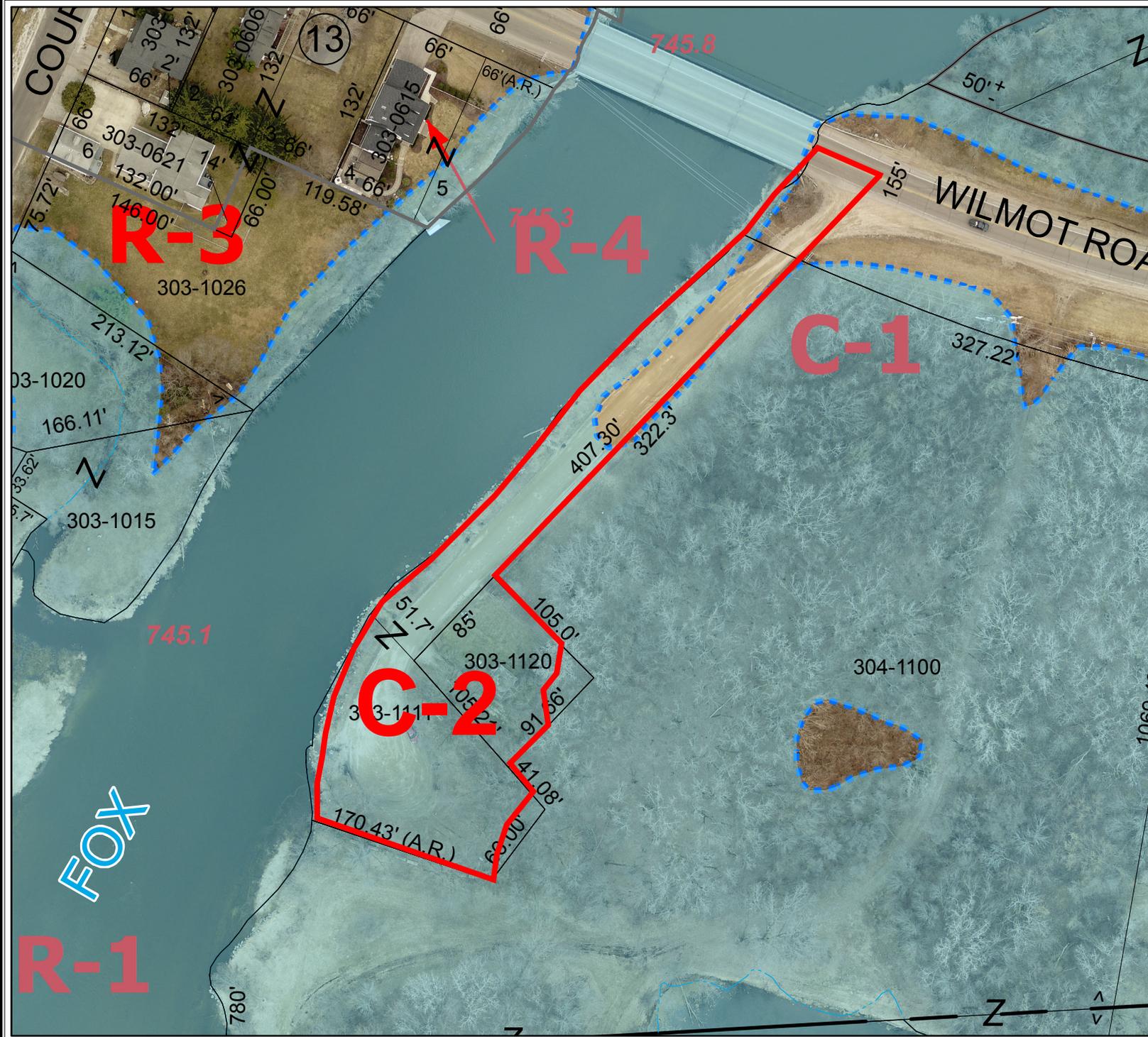


PROPOSED ZONING CLASSIFICATIONS



1 inch = 100 feet

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REZONING SITE MAP

PETITIONER(S):

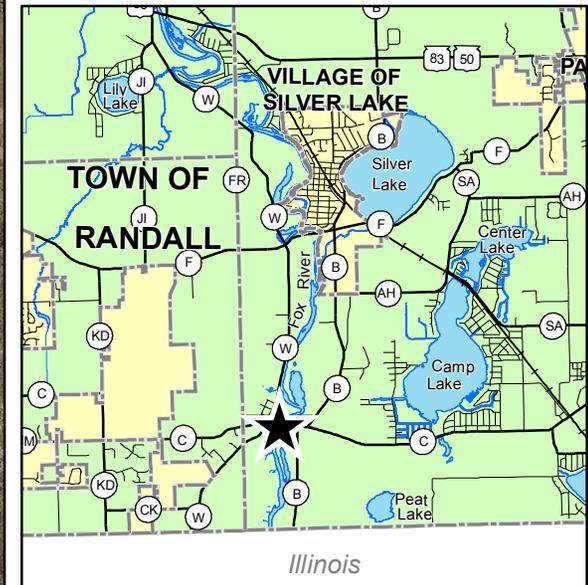
Kenosha County (Owner), Town of Salem Utility District #2 (Owner), Kenosha County Planning, Development & Extension Education Committee (Sponsor)

LOCATION: SW 1/4 of Section 30, Town of Salem

TAX PARCEL(S): #67-4-120-303-1111
#67-4-120-303-1120

REQUEST:

Requesting a rezoning from C-1 Lowland Resource Conservancy District to C-2 Upland Resource Conservancy District & C-1 Lowland Resource Conservancy District.



1 INCH = 100 FEET

