



# COUNTY OF KENOSHA

## Division of Planning & Development

RECEIVED

APR 07 2022

Kenosha County  
Deputy County Clerk

19600 75<sup>th</sup> Street, Suite 185-3  
Bristol, WI 53104-9772  
Phone: (262) 857-1895  
Fax: (262) 857-1920

### KENOSHA COUNTY DEVELOPMENT APPLICATION

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

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

1. Select all application types that apply:

- |   |  |
|---|--|
| <input type="checkbox"/> Comprehensive Land Use Plan Map Amendment Application (COMP) | Land Division Applications                                     |
| <input checked="" type="checkbox"/> Rezoning Application (REZO)                       | <input checked="" type="checkbox"/> Certified Survey Map (CSM) |
| <input type="checkbox"/> Conditional Use Permit Application (CUP)                     | <input type="checkbox"/> Preliminary Plat Application (PLAT)   |
| <input type="checkbox"/> Affidavit of Correction (AFFC)                               | <input type="checkbox"/> Final Plat Application (PLAT)         |

2. Enter all contact information:

Property Owner Contact Information (1)

Company Name: \_\_\_\_\_  
 Individual's Name: Mike Nielsen  
 Mailing Address: 1144 Bowles Rd, Antioch IL 60002  
 Phone Number: 847-293-6453  
 Email Address: ListingsByMike@gmail.com

Property Owner Contact Information (2)

Company Name: \_\_\_\_\_  
 Individual's Name: Erin Nielsen  
 Mailing Address: 1144 Bowles Rd, Antioch IL 60002  
 Phone Number: 773-807-2274  
 Email Address: ErinNielsen79@gmail.com

Property Owner Contact Information (3)

Company Name: \_\_\_\_\_  
 Individual's Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Property Owner Contact Information (4)

Company Name: \_\_\_\_\_  
 Individual's Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Architect Contact Information

Company Name: \_\_\_\_\_  
 Individual's Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Engineer Contact Information

Company Name: \_\_\_\_\_  
 Individual's Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Surveyor Contact Information

Company Name: Greenbard Inc  
 Individual's Name: Joseph Sadowski  
 Mailing Address: 111 Barclay Blvd, Suite 310 Lincolnshire IL  
 Phone Number: 847-634-3883  
 Email Address: 231@greenbardinc.com

Master Plumber/Soil Tester Contact Information

Company Name: Kerkman Bros  
 Individual's Name: Ken Kratschmer  
 Mailing Address: 35303 Geneva Rd, New Munster WI  
 Phone Number: 262-537-4448  
 Email Address: Scratch@Kerkmanbros.com

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

	Tax Key Parcel Number	Full Property Address
1.	<u>95-4-119-042-0320</u>	<u>37002 Geneva Rd, Burlington WI</u>
2.		
3.		
4.		

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

Project Number(s):

**REZO22-00008 AND CSM22-00008**

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

*I am looking to rezone this parcel so I can divide the subject parcel into 3 parcels.*

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

Note: Agricultural Use Conversion Charge

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

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

- 7. If you are submitting a Conditional use Permit Application (CUP), work with Planning & Development staff to prepare and attach a code excerpt from Section 12.29-8 of the Kenosha County General Zoning & Shoreland/Floodplain Zoning Ordinance regarding applicable standards to your proposed use. Any conditional use permit application is subject to formal site plan review pursuant to Section 12.08-2 of the Kenosha County General Zoning & Shoreland/Floodplain Ordinance.
  - a. Proposed Use:
  - b. Hours of Operation:
  - c. Number of employees currently onsite during the largest work shift:
  - d. Number of employees that will be onsite during the largest work shift:
  - e. Will there be outside entertainment? \_\_\_\_\_ If so, draw and label total horizontal and vertical extent of proposed outside entertainment on site plan.
  - f. Will there be outside storage? \_\_\_\_\_ If so, draw and label total horizontal and vertical extent of proposed outside storage on site plan.
  - g. Attach professionally drawn to-scale plan sheets for each of the following as applicable:
    - i. Building Plan (include floor plans and elevation drawings)
    - ii. Site Plan (Section 12.05-1(h)3 of zoning ordinance)
    - iii. Traffic, Parking and Access Plan (Section 12.13 of zoning ordinance)
    - iv. Landscape Plan (Section 12.16 of zoning ordinance)
    - v. Lighting Plan (including photometrics) (Section 12.15 of zoning ordinance)
    - vi. Storm Water Management Plan (Division II of stormwater ordinance)
    - vii. Utility Plan
    - viii. Traffic Impact Analysis (TIA) Plan
    - ix. Natural Resources Protection Plan
    - x. Signage Plan (Section 12.14 of zoning ordinance)

- 8. If you are submitting an Affidavit of Correction (AFFC), attach the draft affidavit of correction document prepared by your hired professional surveyor.
- 9. If you are submitting a Certified Survey Map Application, Preliminary Plat Application or Final Plat Application, submit the draft certified survey map document, draft preliminary plat document or draft final plat document prepared by your hired professional surveyor. Draft certified survey map, preliminary plat and/or final plat should be prepared compliant with applicable requirements stated in the Kenosha County Land Division Ordinance.
- 10. If you are submitting a Comprehensive Land Use Plan Map Amendment (COMP), Rezoning Application (REZO), Land Division Application (CSM or PLAT) or a Conditional Use Permit Application (CUP) your project may be subject to sections of the Kenosha County Sanitary Code and Private Sewage System Ordinance that require a professional evaluation of existing private on-site wastewater treatment system(s) (POWTS) by a hired master plumber and/or professional soil borings by a hired professional soil tester in order to confirm site suitability for a future planned POWTS. Depending on the results of these required hired professional evaluations, existing non-compliant POWTS on the subject property may be required to be replaced or proposed lots may be deemed unbuildable and therefore not be able to be created as part of your land division application.

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

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

  3  

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

3 X 75 = 225.00-dollars

- c. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems?  
*Yes*
- d. Are these systems older than July 1, 1980?  
*Yes*
- e. If you answered yes to questions 3 and 4, this existing septic system must go through an evaluation to determine compliance with SPS 383.32 of the Wisconsin Administrative Code or may need to replace the existing system with a code compliant one as part of this land division procedure. The Sanitary Permit for the replacement system must be issued prior to applying for approval of the land division with the Division of Planning & Development. *✓ Kerkman*
- f. Certified Survey Maps (CSMs) must have complete soil and site evaluations for all proposed lots including any remnant parcel 35 acres or less. For CSMs involving structures served by private sewage systems the existing system and all treatment tanks shall be located and shown on the survey and must be evaluated for compliance with SPS 383.32, Wisconsin Administrative Code. Existing systems older than July 1, 1980 and in suitable soils shall be required to have a soil and site evaluation conducted to establish a replacement area for a future private sewage system. This area designated for a future system shall be shown on the survey and must meet all setback requirements and be within the boundaries of the newly proposed parcel. *✓ Kerkman*
- g. Preliminary plats must follow the soil and site evaluation requirements as stated in Chapter 15.07 of the Kenosha County Sanitary Code and Private Sewage System Ordinance. Final plats on clayey glacial till soils will be required to have complete soil tests conducted and have the soil boring locations on the plat. 8. For further information and details of these procedures you may contact a sanitarian in the Division of Health Services or at 262/857-1910. *✓*

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

**Development Disclosure**

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





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

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



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

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

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

 _____ Signature	 _____ Print Name
 _____ Signature	 _____ Print Name
_____ Signature	_____ Print Name

SIGNATURE OF APPLICANT

 _____ Signature	 _____ Print Name
---	---

## IMPORTANT TELEPHONE NUMBERS

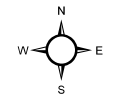
Kenosha County Center	
Department of Public Works & Development Services	
19600 - 75 <sup>th</sup> Street, Suite 185-3	
Bristol, Wisconsin 53104	
Division of Planning and Development (including Sanitation & Land Conservation) .....	(262) 857-1895
Facsimile # .....	(262) 857-1920
Public Works Division of Highways .....	(262) 857-1870
Kenosha County Administration Building	
Register of Deeds .....	(262) 653-2444
Division of Land Information .....	(262) 653-2622
Wisconsin Department of Transportation, Southeast Region .....	(262) 548-5902
141 NW Barstow St.	
Waukesha WI 53187-0798	
Wisconsin Department of Natural Resources - Sturtevant Office .....	(262) 884-2300
9531 Rayne Rd., Suite 4	
Sturtevant WI 53177	
Brighton, Town of .....	(262) 878-2218
Paris, Town of .....	(262) 859-3006
Randall, Town of .....	(262) 877-2165
Somers Village/Town of .....	(262) 859-2822
Wheatland, Town of .....	(262) 537-4340
City of Kenosha Planning & Zoning .....	(262) 653-4030
City of Kenosha Water Utility .....	(262) 653-4300
City of Kenosha Airport .....	(262) 653-4160

# Kenosha County



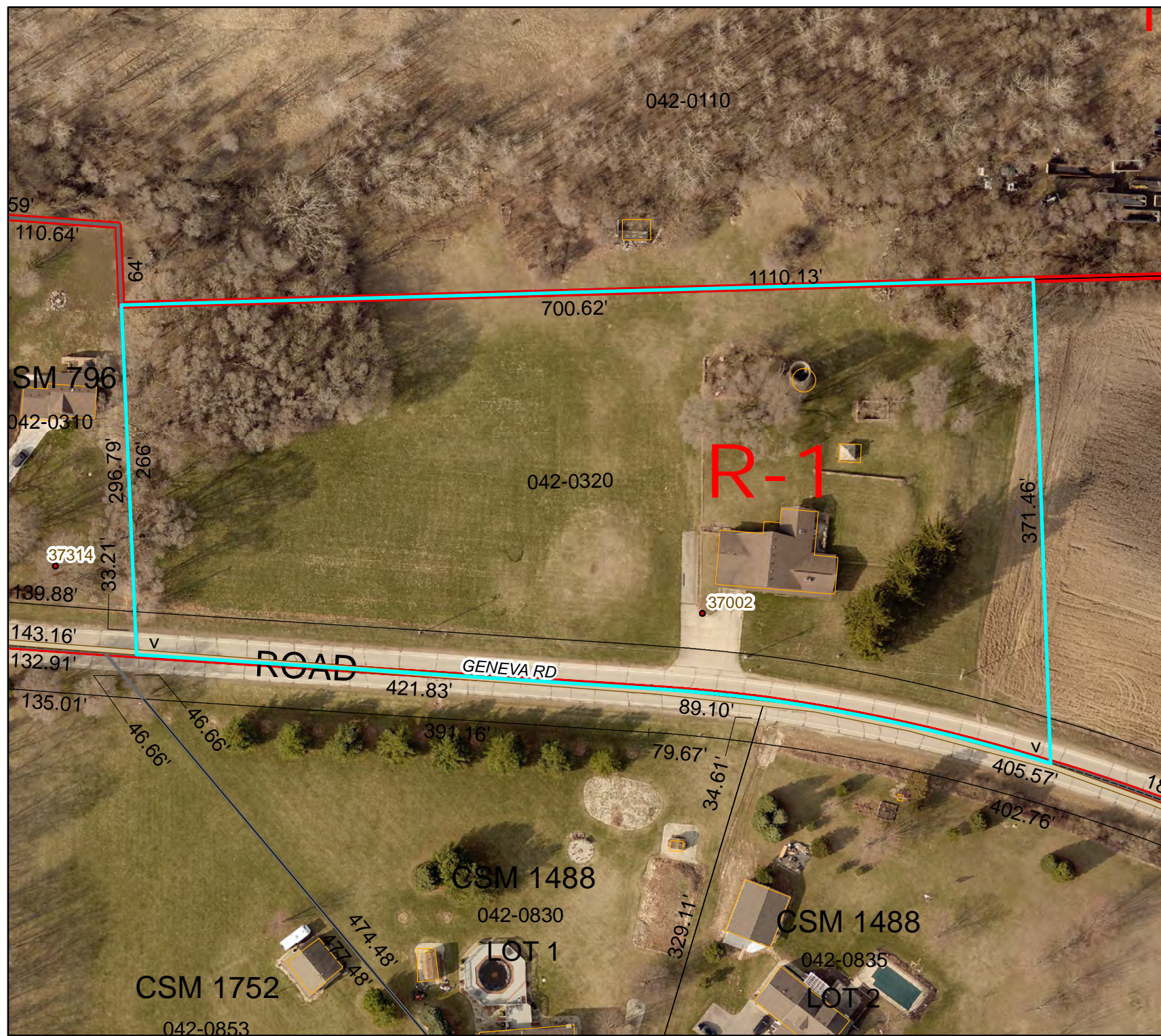
95-4-119-042-0320

**CURRENT ZONING:**  
**R-1 RURAL RESIDENTIAL DISTRICT**



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 KENOSHA COUNTY.



# Kenosha County



95-4-119-042-0320

**PROPOSED ZONING:  
R-1 to R-2  
SUBURBAN  
SINGLE-FAMILY  
RESIDENTIAL  
DISTRICT**



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 KENOSHA COUNTY.

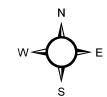


# Kenosha County



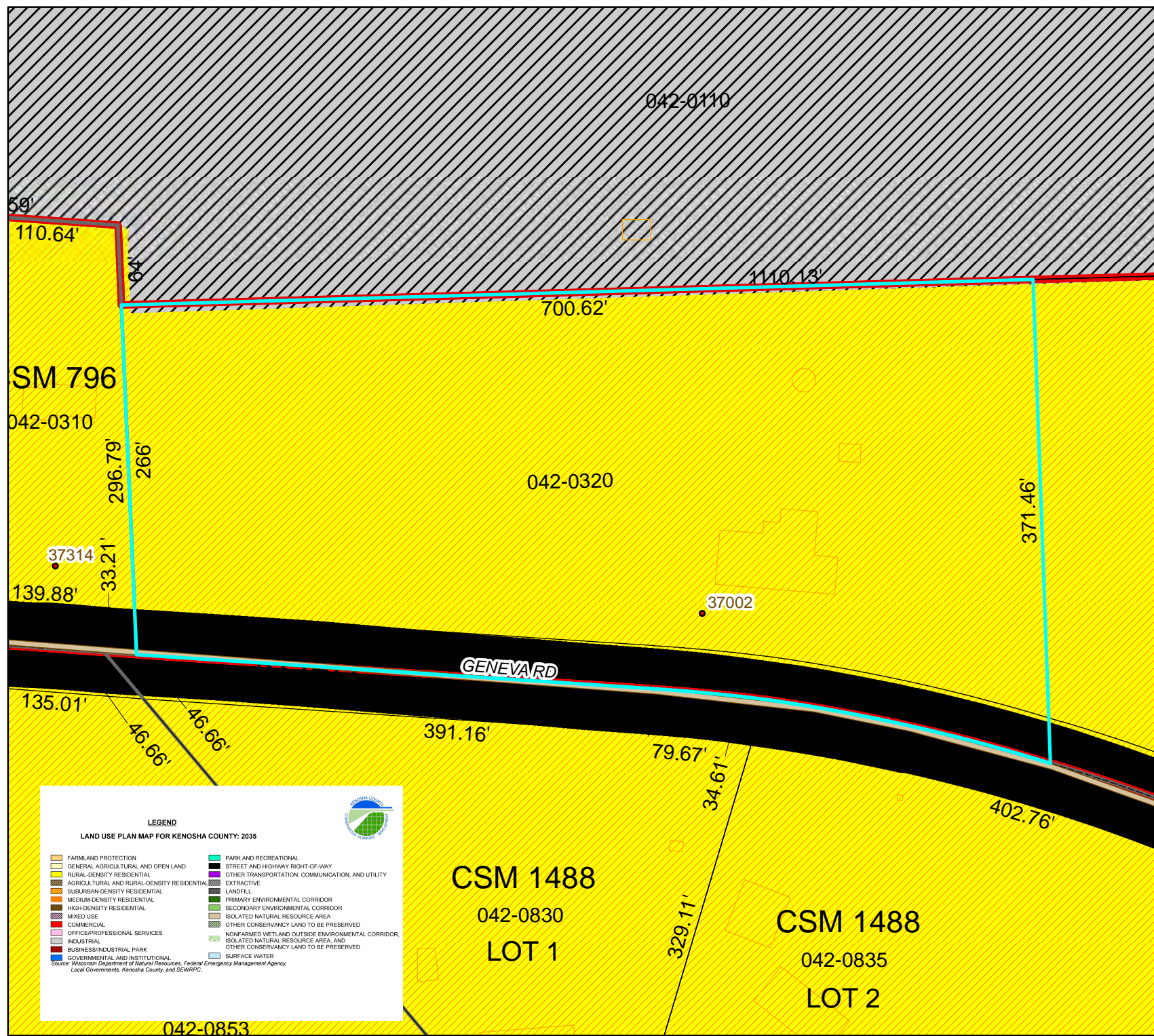
95-4-119-042-0320

**CURRENT 2035  
LAND USE PLAN:  
SUBURBAN-  
DENSITY  
RESIDENTIAL**



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 KENOSHA COUNTY.



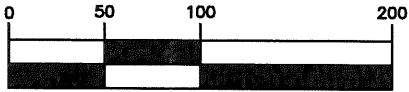
**LEGEND**  
LAND USE PLAN MAP FOR KENOSHA COUNTY: 2035

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 SCWRPC.

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWN 1 NORTH, RANGE 19, EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE TOWN OF WHEATLAND, KENOSHA COUNTY, WISCONSIN



( IN FEET )

1 inch = 100 ft.

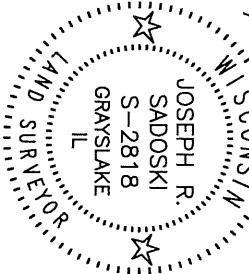
BEARINGS SHOWN HEREON RELATE TO THE EAST LINE OF THE N.W. 1/4 OF SECTION 10-04-19 ASSUMED BEARING S 02° 00' 39" E

PREPARED BY:  
GREENGARD INC.  
111 BARCLAY BLVD. SUITE 310  
LINCOLNSHIRE, ILLINOIS 60069  
(847)634-3883  
JOB NO. 68004

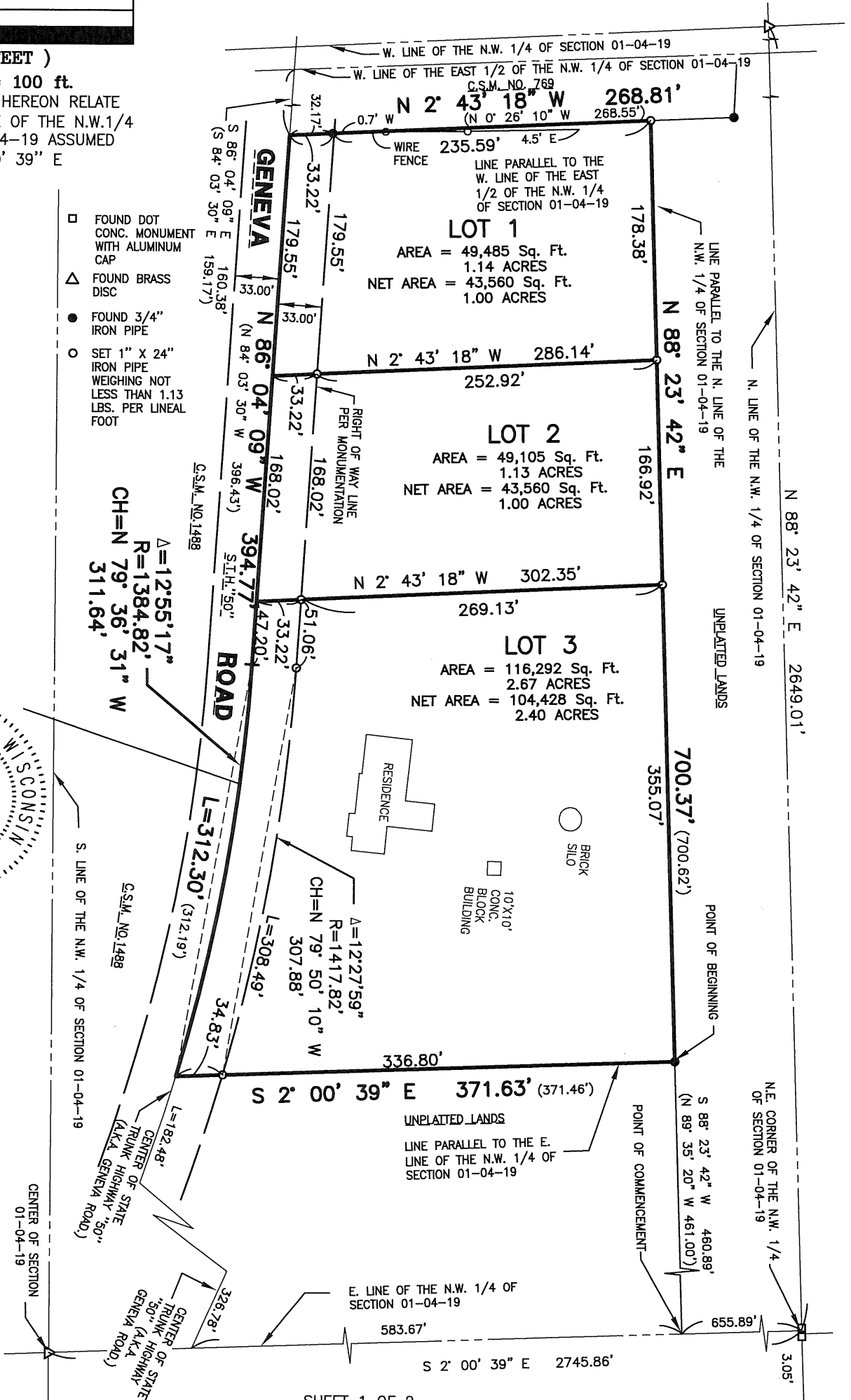
PREPARED FOR:  
MIKE NIELSEN  
1144 BOWLES ROAD  
ANTIOCH, ILLINOIS 60002

- FOUND DOT CONC. MONUMENT WITH ALUMINUM CAP
- △ FOUND BRASS DISC
- FOUND 3/4" IRON PIPE
- SET 1" X 24" IRON PIPE WEIGHING NOT LESS THAN 1.13 LBS. PER LINEAL FOOT

CH=N 79° 36' 31" W  
311.64'  
Δ=12°55'17"  
R=1384.82'



DRAFT COPY





**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWN 1 NORTH, RANGE 19, EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE TOWN OF WHEATLAND, KENOSHA COUNTY, WISCONSIN

**LEGAL DESCRIPTION:**

PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWN 1 NORTH, RANGE 19, EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE TOWN OF WHEATLAND, KENOSHA COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE EAST LINE OF SAID 1/4 SECTION 655.89 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE NORTH 89 DEGREES 35 MINUTES 20 SECONDS WEST, PARALLEL TO THE NORTH LINE OF SAID 1/4 SECTION, 461.00 FEET, TO THE POINT OF BEGINNING OF THE PROPERTY TO BE HEREIN DESCRIBED; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID 1/4 SECTION, 371.46 FEET AND TO THE CENTER OF STATE TRUNK HIGHWAY "50"; THENCE NORTHWESTERLY 312.19 FEET, ALONG THE CENTER OF SAID HIGHWAY, WHICH IS THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 1384.82 FEET, AND A CHORD BEARING NORTH 79 DEGREES 36 MINUTES 31 SECONDS WEST, 311.64 FEET; THENCE NORTH 84 DEGREES 03 MINUTES 30 SECONDS WEST, ALONG THE CENTER OF SAID HIGHWAY, 396.43 FEET AND TO A POINT THAT IS 159.17 FEET SOUTH 84 DEGREES 03 MINUTES 30 SECONDS EAST FROM THE WEST LINE OF THE EAST 1/2 OF SAID 1/4 SECTION; THENCE NORTH 00 DEGREES 26 MINUTES 10 SECONDS WEST PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF SAID 1/4 SECTION, 268.55 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 20" EAST, PARALLEL TO THE NORTH LINE OF SAID 1/4 SECTION, 700.63 FEET AND TO THE POINT OF BEGINNING; SUBJECT TO A PUBLIC HIGHWAY OVER AND ACROSS THE MOST SOUTHERLY 33 FEET, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

**SURVEYORS CERTIFICATE:**

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE MAP SHOWN IS A TRUE REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND AND THAT WE HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES.

DRAFT COPY



**OWNER'S CERTIFICATE:**

AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON.

DATED THIS \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
MIKE NIELSEN

**TOWN OF WHEATLAND APPROVAL:**

THIS CERTIFIED SURVEY MAP APPROVED BY THE TOWN OF WHEATLAND

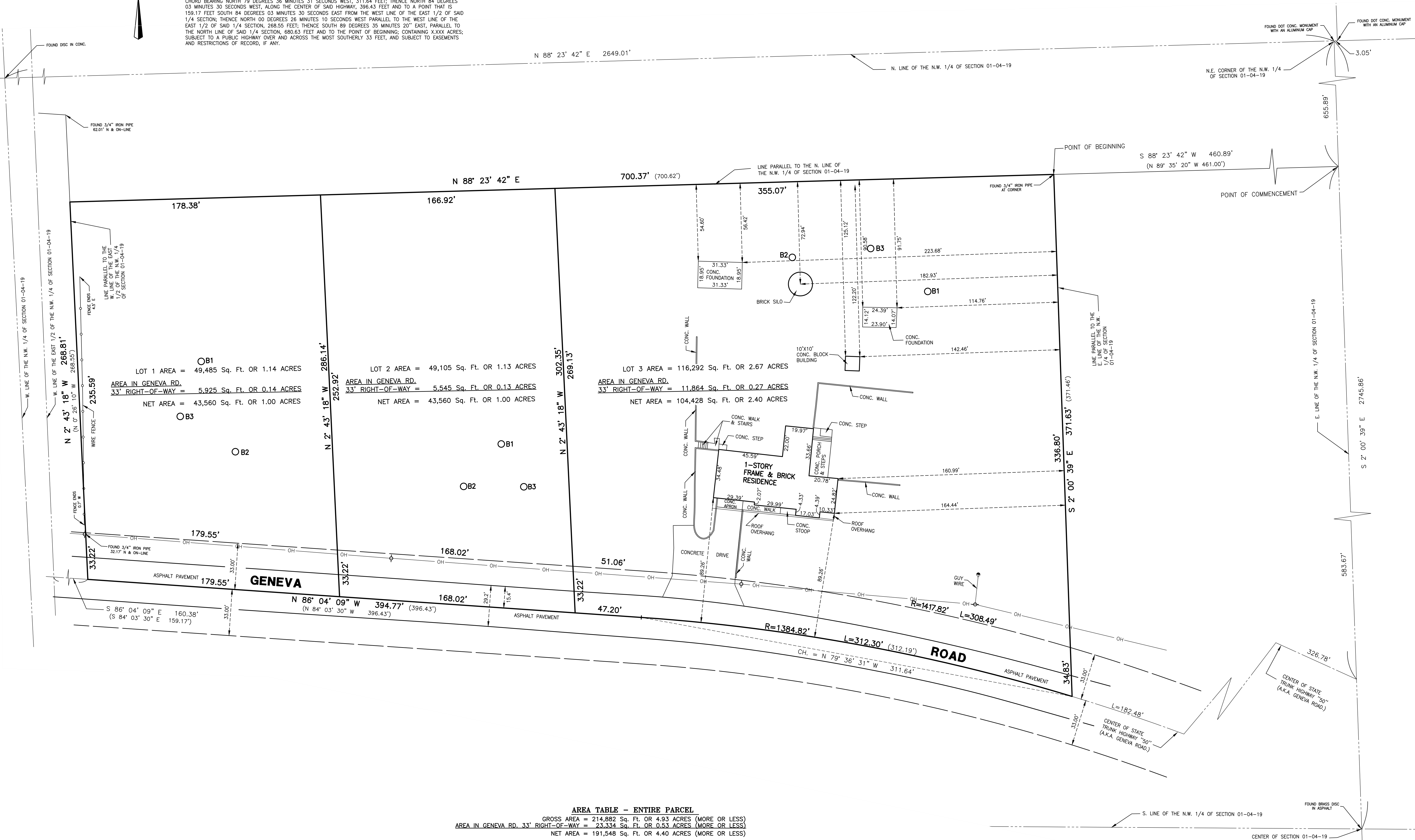
ON THIS \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
TOWN CLERK

# LOT EXHIBIT

## LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWN 1 NORTH, RANGE 19, EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE TOWN OF WHEATLAND, KENOSHA COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING ON THE EAST LINE OF SAID 1/4 SECTION 655.89 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE NORTH 89 DEGREES 35 MINUTES 20 SECONDS WEST, PARALLEL TO THE NORTH LINE OF SAID 1/4 SECTION, 461.00 FEET, TO THE POINT OF BEGINNING OF THE PROPERTY TO BE HEREIN DESCRIBED; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID 1/4 SECTION, 371.46 FEET AND TO THE CENTER OF STATE TRUNK HIGHWAY "50"; THENCE NORTHWESTERLY 312.19 FEET, ALONG THE CENTER OF SAID HIGHWAY, WHICH IS THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 1384.82 FEET, AND A CHORD BEARING NORTH 79 DEGREES 36 MINUTES 31 SECONDS WEST, 311.64 FEET; THENCE NORTH 84 DEGREES 03 MINUTES 30 SECONDS WEST, ALONG THE CENTER OF SAID HIGHWAY, 396.43 FEET AND TO A POINT THAT IS 159.17 FEET SOUTH 84 DEGREES 03 MINUTES 30 SECONDS EAST FROM THE WEST LINE OF THE EAST 1/2 OF SAID 1/4 SECTION; THENCE NORTH 00 DEGREES 26 MINUTES 10 SECONDS WEST PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF SAID 1/4 SECTION, 268.55 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 20" EAST, PARALLEL TO THE NORTH LINE OF SAID 1/4 SECTION, 680.63 FEET AND TO THE POINT OF BEGINNING, CONTAINING X.XXX ACRES; SUBJECT TO A PUBLIC HIGHWAY OVER AND ACROSS THE MOST SOUTHERLY 33 FEET, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



LOT 1 AREA = 49,485 Sq. Ft. OR 1.14 ACRES  
 AREA IN GENEVA RD.  
 33' RIGHT-OF-WAY = 5,925 Sq. Ft. OR 0.14 ACRES  
 NET AREA = 43,560 Sq. Ft. OR 1.00 ACRES

LOT 2 AREA = 49,105 Sq. Ft. OR 1.13 ACRES  
 AREA IN GENEVA RD.  
 33' RIGHT-OF-WAY = 5,545 Sq. Ft. OR 0.13 ACRES  
 NET AREA = 43,560 Sq. Ft. OR 1.00 ACRES

LOT 3 AREA = 116,292 Sq. Ft. OR 2.67 ACRES  
 AREA IN GENEVA RD.  
 33' RIGHT-OF-WAY = 11,864 Sq. Ft. OR 0.27 ACRES  
 NET AREA = 104,428 Sq. Ft. OR 2.40 ACRES

**AREA TABLE - ENTIRE PARCEL**

GROSS AREA	= 214,882 Sq. Ft. OR 4.93 ACRES (MORE OR LESS)
AREA IN GENEVA RD. 33' RIGHT-OF-WAY	= 23,334 Sq. Ft. OR 0.53 ACRES (MORE OR LESS)
NET AREA	= 191,548 Sq. Ft. OR 4.40 ACRES (MORE OR LESS)

**GENERAL NOTES:**  
 1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.  
 2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.  
 3. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT, DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.

DESIGNED BY:	DATE:	DESIGNED BY:	DATE:
AN	02-07-22	DESIGNED BY:	DATE:
CHECKED BY:	DATE:	DESIGNED BY:	DATE:
JRS	02-07-22	DESIGNED BY:	DATE:
APPROVED BY:	DATE:	DESIGNED BY:	DATE:
		DESIGNED BY:	DATE:

**GREENGARD, INC.**  
 Engineers • Surveyors • Planners  
 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615  
 PHONE: 847-634-3883 FAX: 847-634-0687  
 E-MAIL: 231@GREENGARDINC.COM ILL. REGISTRATION NO. 184-000995

SCALE:	1"=30'	37002 GENEVA RD. - WHEATLAND, WISCONSIN
DRAWING NO.	68004	LOT EXHIBIT
SHEET	1 OF 1	



# COUNTY OF KENOSHA

## Department of Planning and Development

19600 - 75th Street, Suite 185-3  
Bristol, Wisconsin 53104-9772  
Telephone: (262) 857-1895  
Facsimile: (262) 857-1920

Page 1 of 2

### APPLICATION FOR SOIL TEST REVIEW FOR PROPOSED CERTIFIED SURVEY MAPS AND SUBDIVISIONS TO BE SERVED BY PRIVATE ON-SITE WASTEWATER TREATMENT SYSTEMS

Pursuant to Chapter 15 of the Kenosha County Municipal Code all lots and parcels of land being subdivided in the manner of Certified Survey Maps and Subdivision Plats shall have soil and site evaluations conducted to determine soil suitability for each proposed parcel. Submittal of soil information shall be done at the time of or prior to applying for review of the proposed land divisions by the Kenosha County Department of Planning and Development, Division of County Development. Please complete the applicant information below and include the required review fees. All checks shall be made payable to "Kenosha County Planning and Development."

Owner: Mike Nielsen / Bayb Rev Trust Agent: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Parcel Number of Property Being Divided: 954-119-042-0320  
Proposed Project \_\_\_\_\_

- Number of lots/parcels being created (Do not include outlots or the remnant parcel unless it is 35 acres or less) 3 LOTS
- Review Fee = Number from above x \$75 3 X 75 = 225.00-dollars
- Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems? Yes  No  \* Permit ISSUED
- Are these systems older than July 1, 1980? Yes  No  See 22-00004
- If you answered **yes** to questions 3 and 4, this existing septic system must go through an evaluation to determine compliance with SPS 383.32 of the Wisconsin Administrative Code or may need to replace the existing system with a code compliant one as part of this land division procedure. The Sanitary Permit for the replacement system must be issued prior to applying for approval of the Land Division with this Department.
- Certified Survey Maps (CSMs) must have complete soil and site evaluations for all proposed lots including any remnant parcel 35 acres or less. For CSMs involving structures served by private sewage systems the existing system and all treatment tanks shall be located and shown on the survey and must be evaluated for compliance with SPS 383.32, Wisconsin Administrative Code. Existing systems older than July 1, 1980 and in suitable soils shall be required to have a soil and site evaluation conducted to establish a replacement area for a future private sewage system. This area designated for a future system shall be shown on the survey and must meet all setback requirements and be within the boundaries of the newly proposed parcel.



### SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

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 <b>Keosha</b>
Parcel I.D. <b>95-4-119-042-0320</b>
Reviewed by _____ Date _____

Property Owner <b>Mike Nielsen</b>				Property Location Govt. Lot <b>NE 1/4 NW 1/4 S 4 T 1 N R 19</b> E (or) W			
Property Owner's Mailing Address <b>1144 Bowles Rd.</b>				Site Address or CSM and Lot #: <b>37002 Geneva Rd. Burlington WI 53105</b>			
City <b>Antioch</b>	State <b>IL</b>	Zip Code <b>60002</b>	Phone Number ( )	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town	Nearest Road <b>368th Ave.</b>

New Construction    Use:  Residential / Number of bedrooms 3-4    Code derived designflow rate 600 GPD  
 Replacement     Public or commercial - Describe: \_\_\_\_\_    Flood Plan elevation if applicable NA ft.  
 Parent material \_\_\_\_\_  
 General comments and recommendations:

**1** Boring #     Boring     Pit    Ground surface elev. 97.14 ft.    Depth to limiting factor 120 in. / elev. 87.14 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-14	10YR3/2	none	sil	2fsbk	mvfr	as	1f2vf	.6	.8
2	14-36	10YR4/4	none	cl	2msbk	mfi	cw	2vf	.4	.6
3	36-57	10YR4/3	none	scl	2msbk	mfi	aw	1vf	.4	.6
4	57-120	10YR6/4	none	grs	sg	ml	--	1vf	.7	1.6

**2** Boring #     Boring     Pit    Ground surface elev. 97.76 ft.    Depth to limiting factor 108 in. / elev. 88.76 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-12	10YR3/2	none	sil	2fsbk	mvfr	as	1f2vf	.6	.8
2	12-26	10YR4/4	none	cl	2msbk	mfi	cw	2vf	.4	.6
3	26-36	10YR4/3	none	scl	2msbk	mfi	cw	1vf	.4	.6
4	36-48	10YR4/3	none	grscl	2msbk	mfr	aw	1vf	.4	.6
5	48-108	10YR6/4	none	grs	sg	ml	--	none	.7	1.6

CST Name (Please Print) <b>Kenneth P. Kretschmer</b>	Signature <i>Kenneth P. Kretschmer</i>	CST Number <b>224140</b>
Address <b>PO Box 923 New Munster WI 53152</b>	Date Evaluation Conducted <b>1/28/22</b>	Telephone Number <b>262-537-4448</b>

\* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L    \* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L    SBD-8330 (R04/21)

**3** Boring #

Boring  
 Pit

Ground surface elev. 98.24 ft.

Depth to limiting factor 125 in. / elev. 87.82 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-9	10YR3/2	none	sil	2fsbk	mvfr	as	1f2vf	.6	.8
2	9-36	10YR4/4	none	cl	2msbk	mfi	cw	2vf	.4	.6
3	36-52	10YR4/3	none	scl	2msbk	mfi	aw	1vf	.4	.6
4	52-125	10YR6/4	none	grs	sg	ml	---	none	.7	1.6

Boring #

Boring  
 Pit

Ground surface elev. \_\_\_\_\_ ft.

Depth to limiting factor \_\_\_\_\_ in. / elev. \_\_\_\_\_ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2

Boring #

Boring  
 Pit

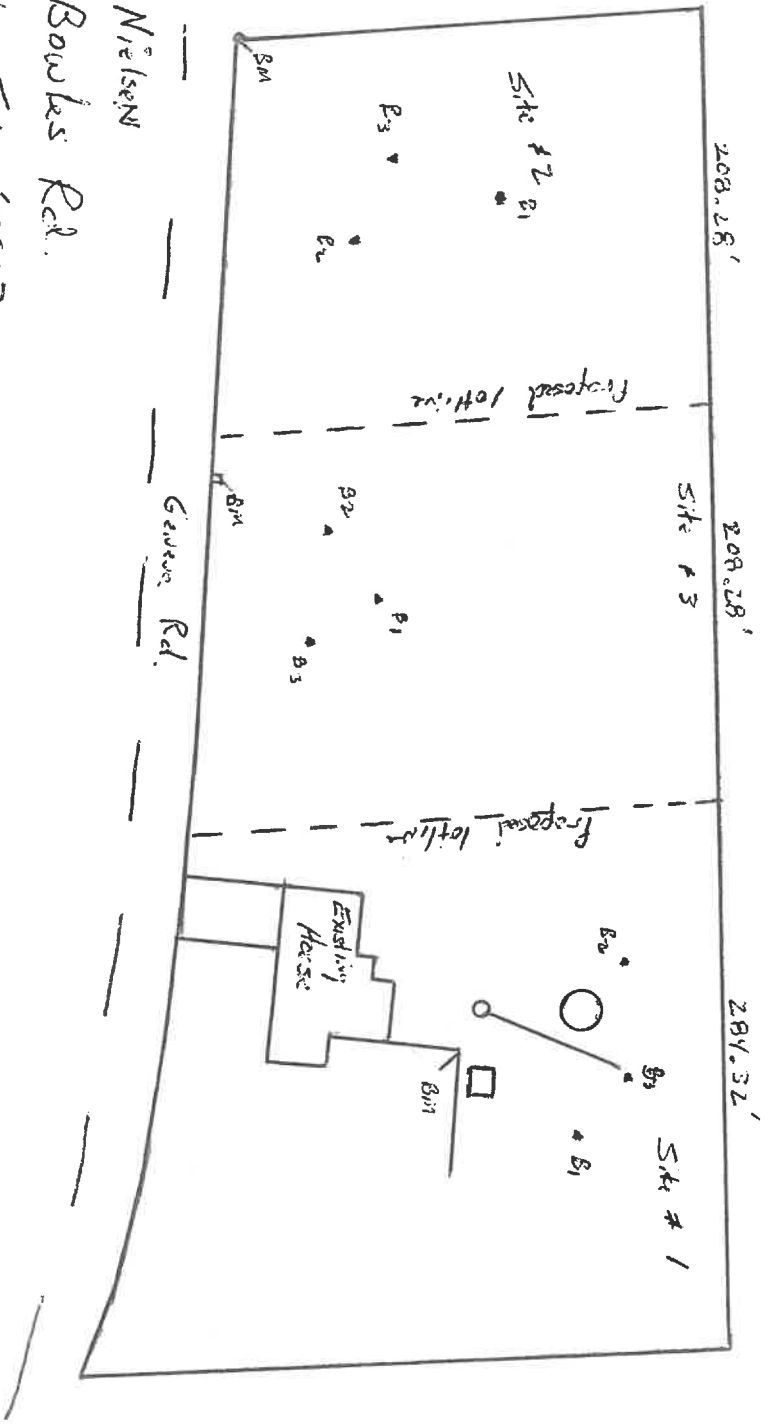
Ground surface elev. \_\_\_\_\_ ft.

Depth to limiting factor \_\_\_\_\_ in. / elev. \_\_\_\_\_ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2

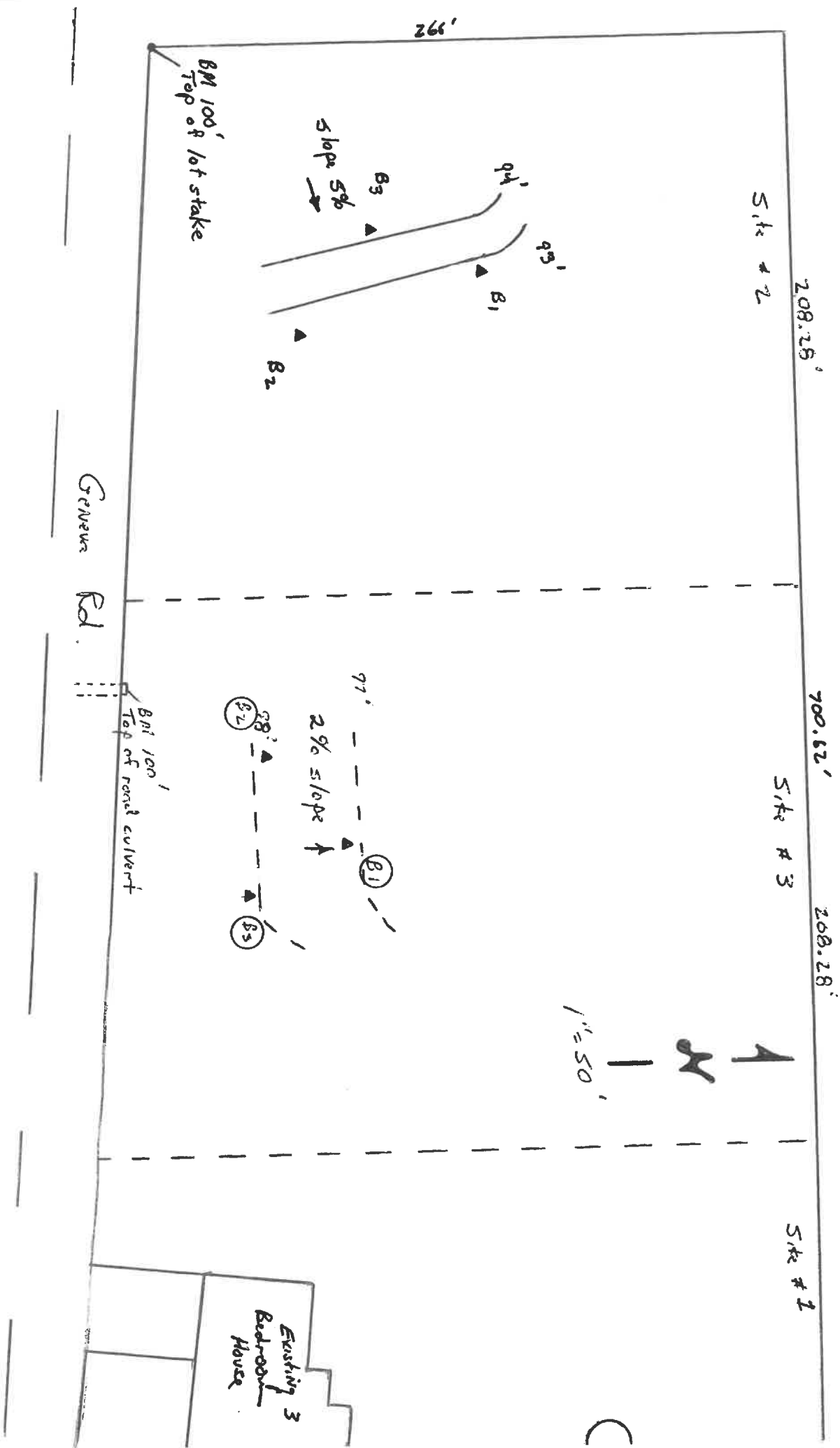
\* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

\* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L



Scale 1" = 100'

Mike Nielsen  
 1144 Bowles Rd.  
 Antioch IL 60002  
 Site 37002 Geneva Rd.  
 Burlington WI 53105  
 95-4-119-042 0320  
 NE 1/4 N 1/2 S 4 T 1 N R 19 E  
 Town of Wheatland  
 Kenosha County  
 1/28/22



1" = 50'



Wisconsin Department of Safety and Professional Services  
Division of Industry Services

### SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

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Please print all information.

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

County <b>Kenosha</b>
Parcel I.D. <b>95-4-119-042-0320</b>
Reviewed by _____ Date _____

Property Owner <b>Dale C. Baugh Estate</b>				Property Location Govt. Lot $\frac{1}{4}$ NW $\frac{1}{4}$ S 4 T 1 N R 19 E (or) W			
Property Owner's Mailing Address <b>37002 Geneva Rd.</b>				Site Address or CSM and Lot #: <b>37002 Geneva Rd. (Site #2)</b>			
City <b>Burlington</b>	State <b>WI</b>	Zip Code <b>53105</b>	Phone Number (    )	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town	Nearest Road <b>368th Ave.</b>

New Construction    Use:  Residential / Number of bedrooms 3-4    Code derived designflow rate 450 GPD  
 Replacement     Public or commercial - Describe: \_\_\_\_\_    Flood Plan elevation if applicable \_\_\_\_\_ ft.  
 Parent material \_\_\_\_\_  
 General comments and recommendations: *system elevation 88.51' - 86.61'*

**1** Boring #     Boring     Pit    Ground surface elev. 92.86 ft.    Depth to limiting factor 108 in. / elev. 83.86 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									*Eff#1	*Eff#2
1	0-12	10YR3/2	none	sil	2fsbk	mvfr	cs	2m2f	.6	.8
2	12-30	10YR4/4	none	cl	2msbk	mfr	gw	1m2f	.4	.6
3	30-48	10YR4/3	none	grscl	2msbk	mfr	cw	1f2vf	.4	.6
4	<del>48</del> -108	10YR6/4	none	grs	sg	ml	--	1vf	.7	1.6

**2** Boring #     Boring     Pit    Ground surface elev. 92.58 ft.    Depth to limiting factor 112 in. / elev. 83.24 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									*Eff#1	*Eff#2
1	0-11	10YR3/2	none	sil	2fsbk	mvfr	cs	2vf	.6	.8
2	11-32	10YR4/4	none	cl	2msbk	mfr	gw	1vf	.4	.6
3	32-48	10YR4/3	none	grscl	2msbk	mfr	cw	1vf	.4	.6
4	48-112	10YR6/4	none	grs	sg	ml	--	none	.7	1.6

CST Name (Please Print) <b>Kenneth P. Kretschmer</b>	Signature <i>Kenneth P. Kretschmer</i>	CST Number <b>224140</b>
Address <b>PO Box 923 New Munster WI 53152</b>	Date Evaluation Conducted <b>1/11/22</b>	Telephone Number <b>262-537-4448</b>

\* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L    \* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L    SBD-8330 (R04/21)



**3** Boring #

Boring  
 Pit

Ground surface elev. 94.28 ft.

Depth to limiting factor 128 in. / elev. 83.6 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-12	10YR3/2	none	sil	2fsbk	mvfr	cs	2vf	.6	.8
2	12-32	10YR4/4	none	cl	2msbk	mfr	gw	1vf	.4	.6
3	32-46	10YR4/3	none	grscl	2msbk	mfr	cw	1vf	.4	.6
	46-128	10YR6/4	none	grs	sg	ml	--	none	.7	1.6

Boring #

Boring  
 Pit

Ground surface elev.      ft.

Depth to limiting factor      in. / elev.      ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2

Boring #

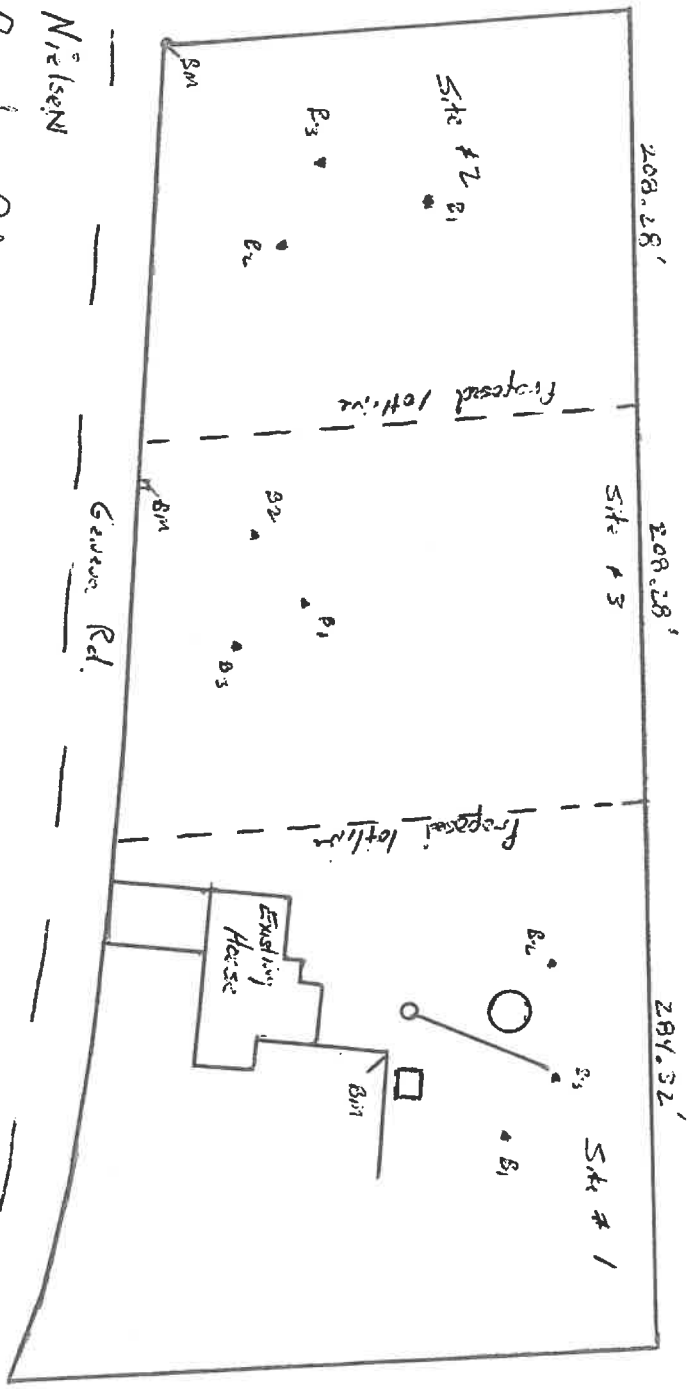
Boring  
 Pit

Ground surface elev.      ft.

Depth to limiting factor      in. / elev.      ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2

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



Scale 1" = 100'

Mike Nielsen

1144 Bowles Rd.

Antioch IL 60002

Site 37002 Geneva Rd.

Burlington WI 53105

95-4-119-042 0320

NE 1/4 NW 1/4 S 4 T 1 N R 19 E

Town of Wheatland

Kenosha County

1/28/22

