



COUNTY OF KENOSHA

Department of Planning and Development

January 2013
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JAN 28 2018

Kenosha County
Planning and Development

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

(a) Property Owner's Name: Bruce Andrekus

Mark Andrekus

x [Signature]
Signature

Mailing Address:

27017-52nd St

City: Salem

State: WI

Zip: 53168

Phone Number: 262 308-7976 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): Mark Andrekus

Bruce Andrekus

x [Signature]
Signature

Mailing Address:

27017-52nd St

City: Salem

State: WI

Zip: 53168

Phone Number: 262 308-7976 E-mail (optional): _____

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

A1 (FARM LAND) & C-2 (SEC)

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

A2 (GEN. AG. & OPEN LAND) & C-2 (SEC)

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

To sell property (10.01 acres) with existing farm house and outbuilding

(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

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

(e-3) Will the proposed amendment have any detrimental environmental effects? Explain: *NO*

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

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

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

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

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: parcel # 30-4-220-334-0201

(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)

Kenosha County

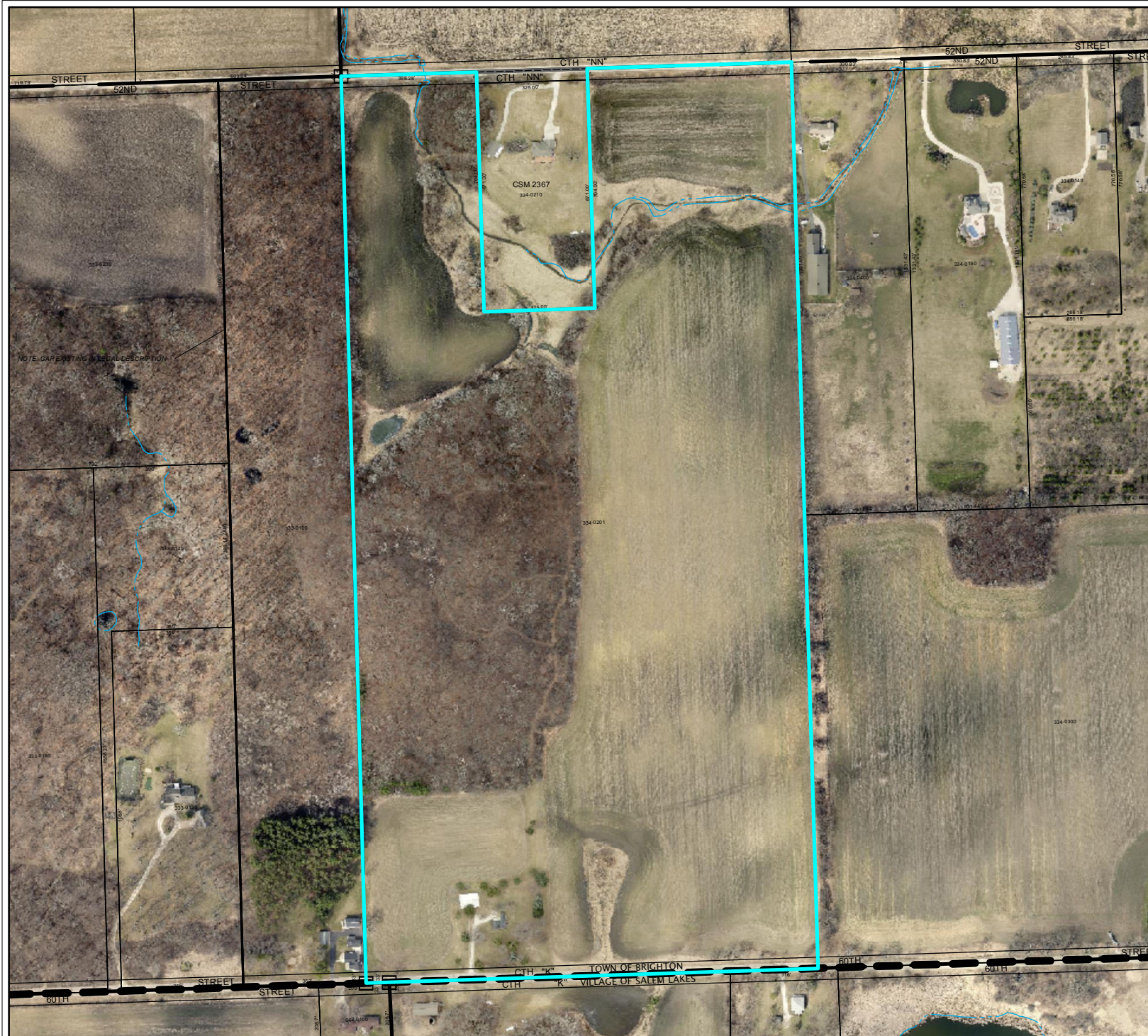


**SUBJECT
PROPERTY**



1 inch = 400 feet

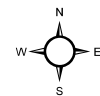
THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INNACURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.



Kenosha County

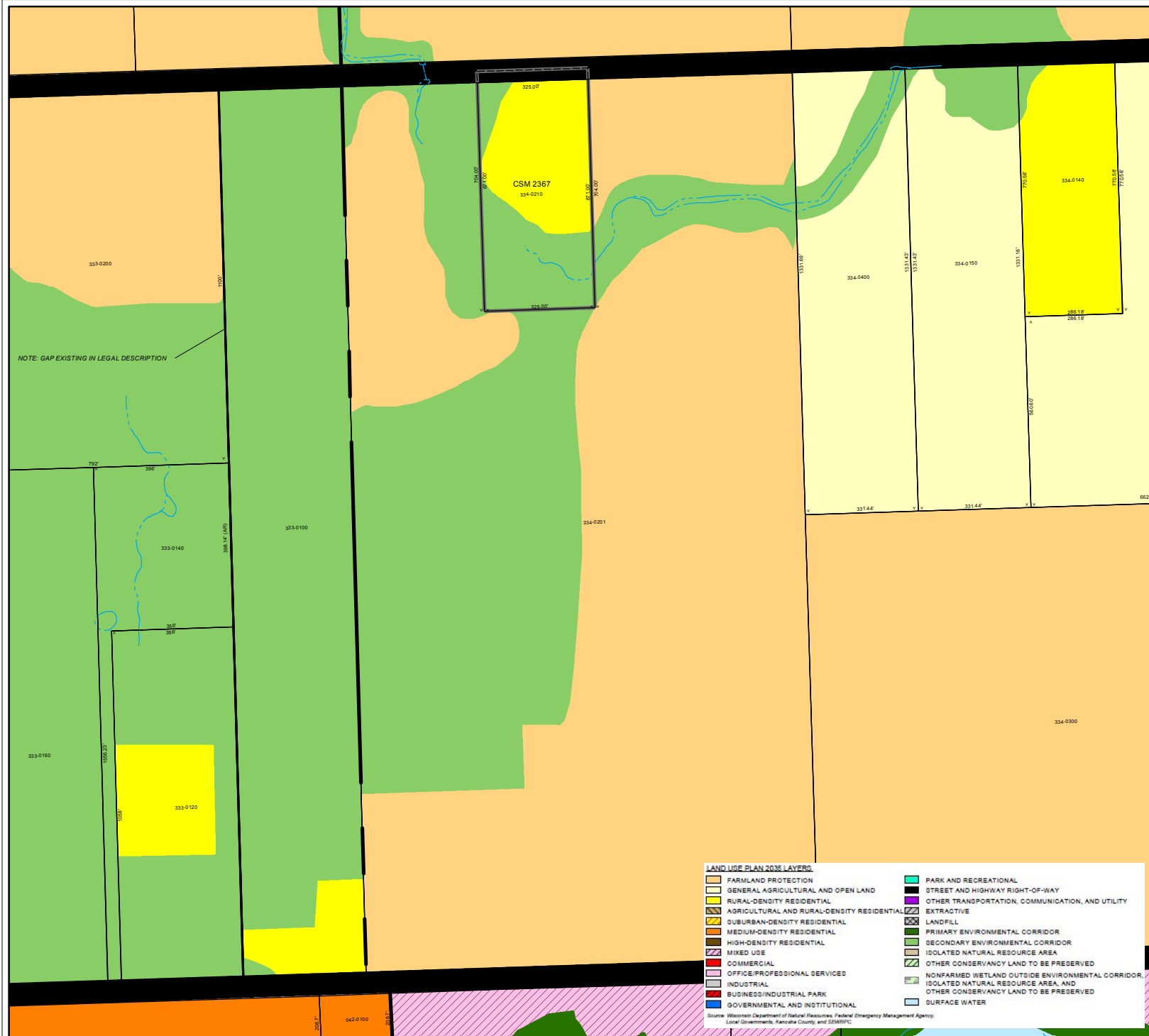


CURRENT LAND USE PLAN MAP DESIGNATIONS



1 inch = 400 feet

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| LAND USE PLAN 2036 LAYERS | | | |
|---|--|---|---|
|  | FARMLAND PROTECTION |  | PARK AND RECREATIONAL |
|  | GENERAL AGRICULTURAL AND OPEN LAND |  | STREET AND HIGHWAY RIGHT-OF-WAY |
|  | LOW-DENSITY RESIDENTIAL |  | OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY |
|  | AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL |  | RECREATIVE |
|  | SUBURBAN-DENSITY RESIDENTIAL |  | LANDFILL |
|  | MEDIUM-DENSITY RESIDENTIAL |  | PRIMARY ENVIRONMENTAL CORRIDOR |
|  | HIGH-DENSITY RESIDENTIAL |  | SECONDARY ENVIRONMENTAL CORRIDOR |
|  | MIXED USE |  | ISOLATED NATURAL RESOURCE AREA |
|  | COMMERCIAL |  | OTHER CONSERVATION LAND TO BE PRESERVED |
|  | OFFICE/PROFESSIONAL SERVICES |  | NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR |
|  | INDUSTRIAL |  | ISOLATED NATURAL RESOURCE AREA, AND OTHER CONSERVATION LAND TO BE PRESERVED |
|  | BUSINESS/INDUSTRIAL PARK |  | SURFACE WATER |
|  | GOVERNMENTAL AND INSTITUTIONAL | | |

Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kewaunee County, and SDNR/FRC.

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Source: Kenosha County Department of Planning and Development.

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF THE SOUTHEAST QUARTER
OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE 4TH PRINCIPAL
MERIDIAN, TOWN OF BRIGHTON, KENOSHA COUNTY, WISCONSIN

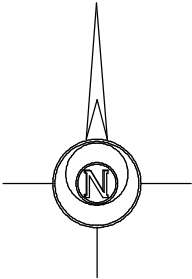
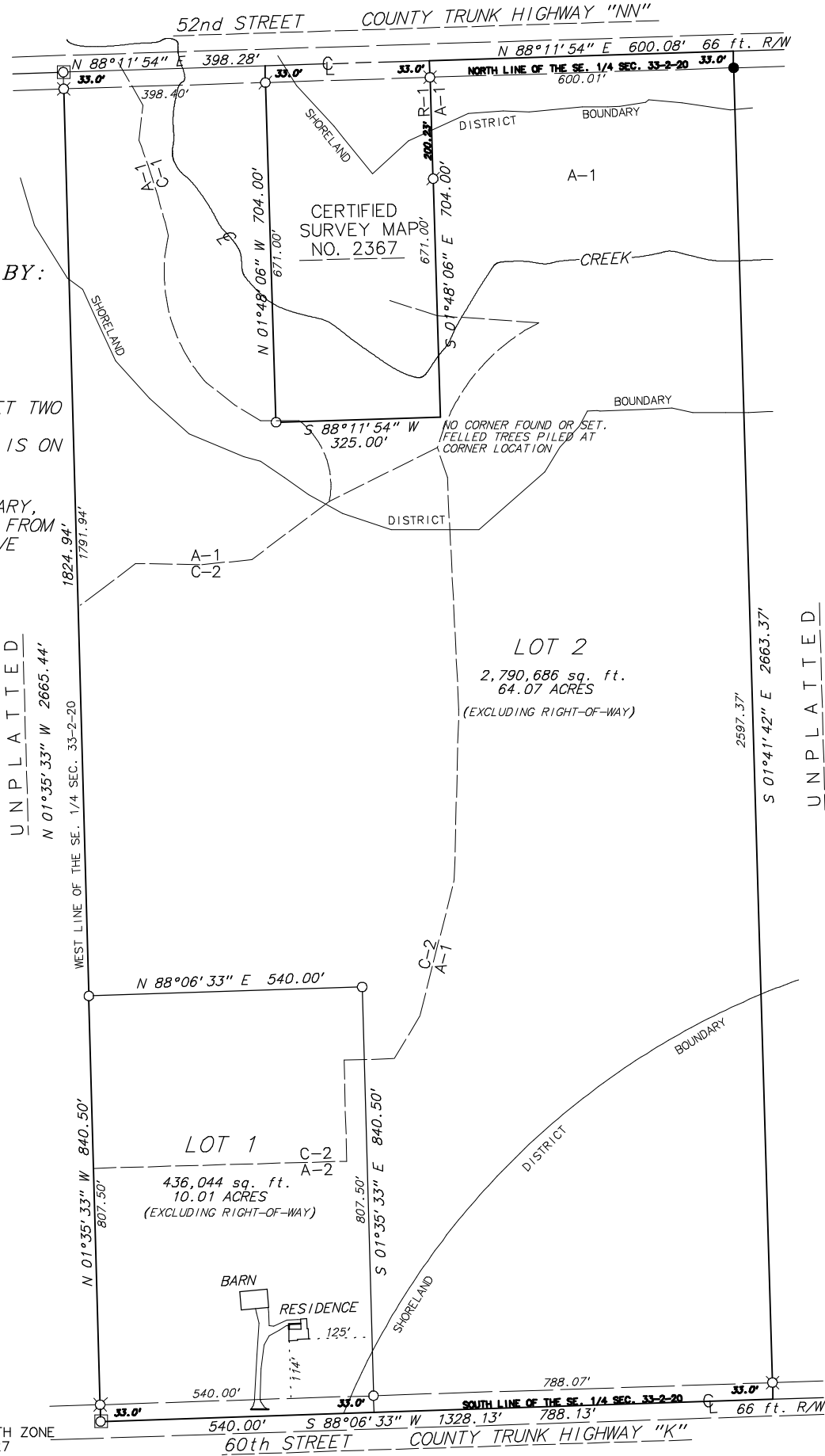
OWNER:
Bruce F. Anrekus
27017-52nd St.
Brighton, WI.

SURVEYED & MAPPED BY:
Ambit Land Surveying
8120-312th Ave.
Wheatland, WI. 53105
262-537-4874

LEGEND IS LOCATED ON SHEET TWO

YARD SETBACK INFORMATION IS ON
SHEET TWO

SHORELAND DISTRICT BOUNDARY,
CREEK & ZONING DIGATIZED FROM
KENOSHA COUNTY INTERACTIVE
MAPPING WEBSITE



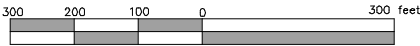
GRID NORTH

WISCONSIN COORDINATE SYSTEM - SOUTH ZONE
NORTH AMERICAN DATUM OF 1927

Bearings are referenced to the south line
of the SE. 1/4 of Section 33-T2N-R20E

GRAPHIC SCALE

1 inch = 300 feet



Mark A. Bolender
Wisconsin Professional Land Surveyor - 1784
June 22, 2018

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____
PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF THE SOUTHEAST QUARTER
OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE 4TH PRINCIPAL
MERIDIAN, TOWN OF BRIGHTON, KENOSHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Mark A. Bolender, registered land surveyor hereby certify: that in full compliance with provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations for Kenosha County and under the direction of Bruce F. Andrekus, owner, I have surveyed, divided and mapped this Certified Survey Map; that such plat correctly represents all exterior boundaries and the subdivision of land surveyed; and that this land is located in the Northwest and Northeast Quarters of the Southeast Quarter of Section 33, Township 2 North, Range 20 East of the 4th Principal Meridian, Town of Brighton, Kenosha County, Wisconsin, containing 75.84 acres of land and described as follows:

BEGINNING at the concrete monument with brass cap at the northwest corner of the Southeast Quarter of said Section 33; THENCE North 88 degrees 11 minutes 54 seconds East grid bearing from North, Wisconsin Coordinate System, South Zone along the north line of said quarter section 398.28 feet; THENCE South 01 degree 48 minutes 06 seconds East 704.00 feet; THENCE North 88 degrees 11 minutes 54 seconds East parallel with the north line of said quarter section 325.00 feet; THENCE North 01 degree 48 minutes 06 degrees West 704.00 feet to a point on the north line of said quarter section; THENCE North 88 degrees 11 minutes 54 seconds East along the north line of said section 600.08 feet; THENCE South 01 degree 41 minutes 42 seconds East 2,663.37 feet to the south line of said quarter section; THENCE South 88 degrees 06 minutes 33 seconds West along the south line of said quarter section line 1,328.13 feet to the west line of said quarter section; THENCE North 01 degree 35 minutes 33 seconds West along the west line of said quarter section line 2665.44 feet to the PLACE OF BEGINNING.

Dated at Wheatland, Wisconsin, this _____ day of June, 2018.

Mark A. Bolender – Wisconsin Registered Land Surveyor S – 1784
AMBIT LAND SURVEYING 8120–312th Ave., Wheatland, WI. 53105

TOWN OF BRIGHTON APPROVAL

I certify that this certified Survey Map, Bruce F. Andrekus, owner, was approved by the Town Board of the Town of Brighton on the _____ day of _____ 2018.

Town Chairman

Town Clerk

A-1 AGRICULTURE PRESERVATION DISTRICT YARDS

STREET YARD – not less than 65 feet from the right-of-way of all Federal, State and County Trunk highways and not less than 40 feet from the right-of-way of all other roads
SHORE YARD – not less than 75 feet from the ordinary high water mark of any navigable water
SIDE YARD – not less than 25 feet in width on each side of all structures
REAR YARD – not less than 50 feet

A-2 GENERAL AGRICULTURAL DISTRICT YARDS

STREET YARD – not less than 65 feet from the right-of-way of all Federal, State, and County Trunk highways and not less than 40 feet from the right-of-way of all other roads
SHORE YARD – not less than 75 feet from the ordinary high water mark of any navigable water
SIDE YARD – not less than 25 feet in width on each side of all structures
REAR YARD – not less than 50 feet

LEGEND:

- DENOTES A SET IRON PIPE 1 1/8 inch od X 18 inch WEIGHT 1.13 lbs./lin.
- ⊗ DENOTES A FOUND IRON PIPE 1 inch od.
- ⊗ DENOTES A FOUND IRON PIPE 1 3/8 inch od.
- DENOTES A FOUND IRON BAR 5/8 inch.
- ⊞ DENOTES A FOUND SEWRPC CONCRETE MONUMENT/w BRASS CAP

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF THE SOUTHEAST QUARTER
OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE 4TH PRINCIPAL
MERIDIAN, TOWN OF BRIGHTON, KENOSHA COUNTY, WISCONSIN

KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION
COMMITTEE APPROVAL

STATE OF WISCONSIN }
COUNTY OF KENOSHA } SS

This Certified Survey Map was hereby approved by the Kenosha
County Planning, Development & Extension Education Committee

on this _____ day of _____, 2018.

Chairperson – Erin Decker

Mark A. Bolender,
Wisconsin Professional Land Surveyor – 1784
June 22, 2018