



COUNTY OF KENOSHA

Department of Planning and Development

May 2013

RECEIVED

JUN 28 2018

Kenosha County
Planning and Development

REZONING APPLICATION

(a) Property Owner's Name: Bruce Andrekus

Mark Andrekus

Print Name: Bruce Andrekus

Signature: Bruce Andrekus

Mailing Address: 27017-52nd St

City: Salem

State: WI

Zip: 53168

Phone Number: 262-308-7976 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: JOANNE ANDREKUS

Signature: X Joanne Andrekus

Business Name: "

Mailing Address: "

City: "

State: "

Zip: "

Phone Number: "

E-mail (optional): "

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

parcel # 30-4-220-334-0201

Property Address of property to be rezoned:

27100-60th St. Salem, WI. 53168

(d) Proposed use (a statement of the type, extent, area, etc. of any development project): A2

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 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 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
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<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 checked="" 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.

Kenosha County

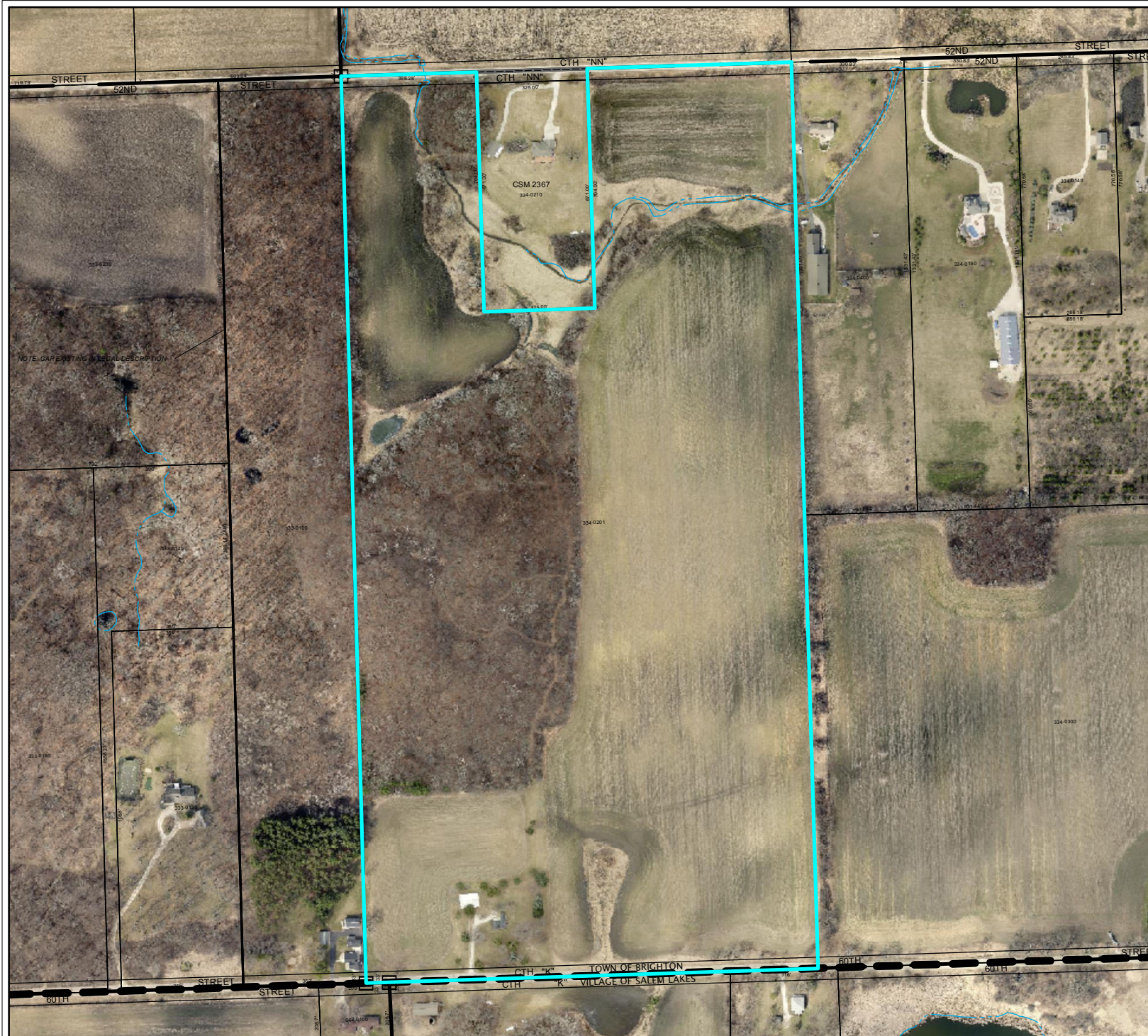


**SUBJECT
PROPERTY**



1 inch = 400 feet

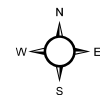
THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY.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



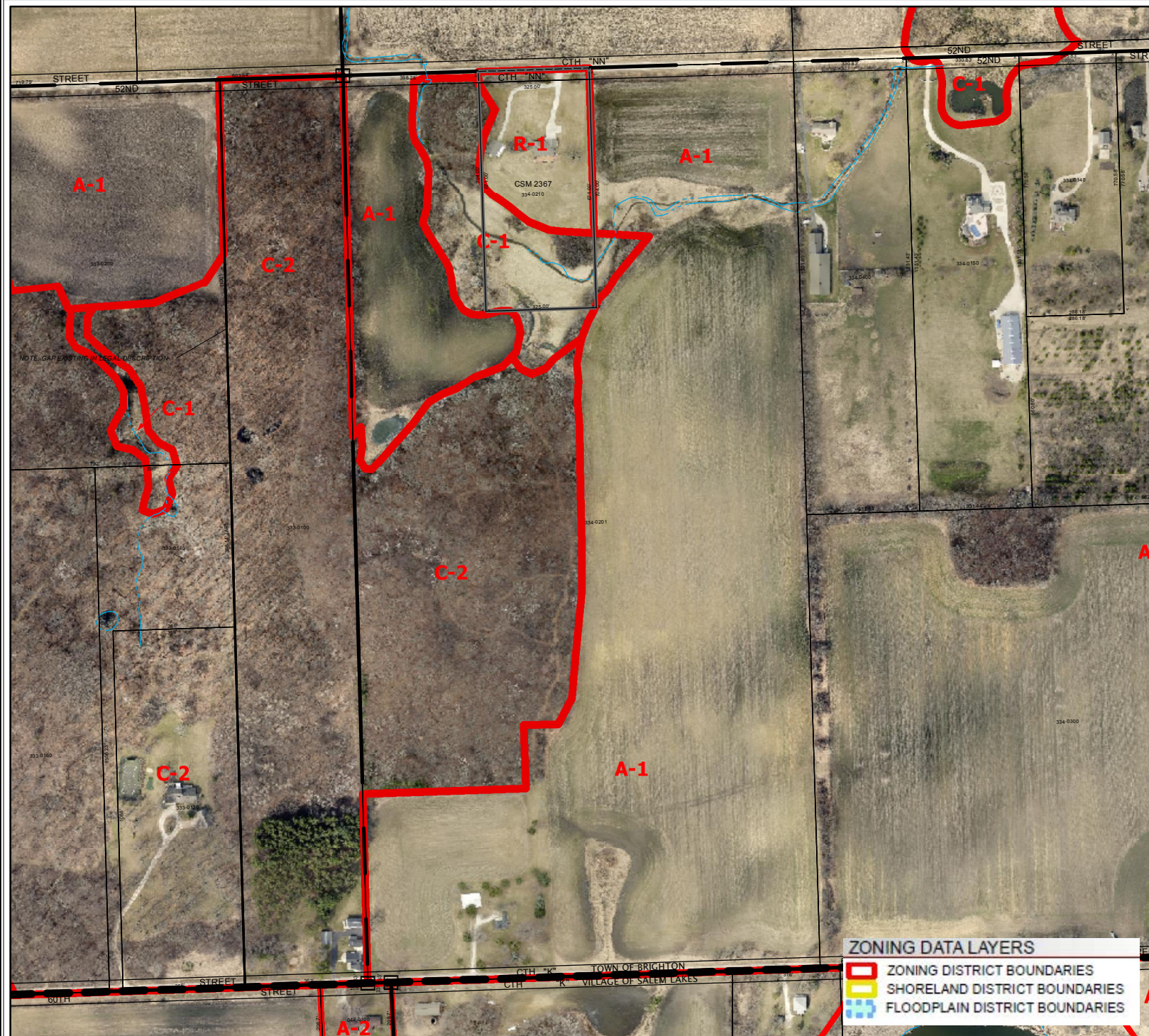
Kenosha County



CURRENT ZONING MAP CLASSIFICATIONS



1 inch = 400 feet



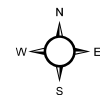
Source: Kenosha County Department of Planning and Development

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Kenosha County

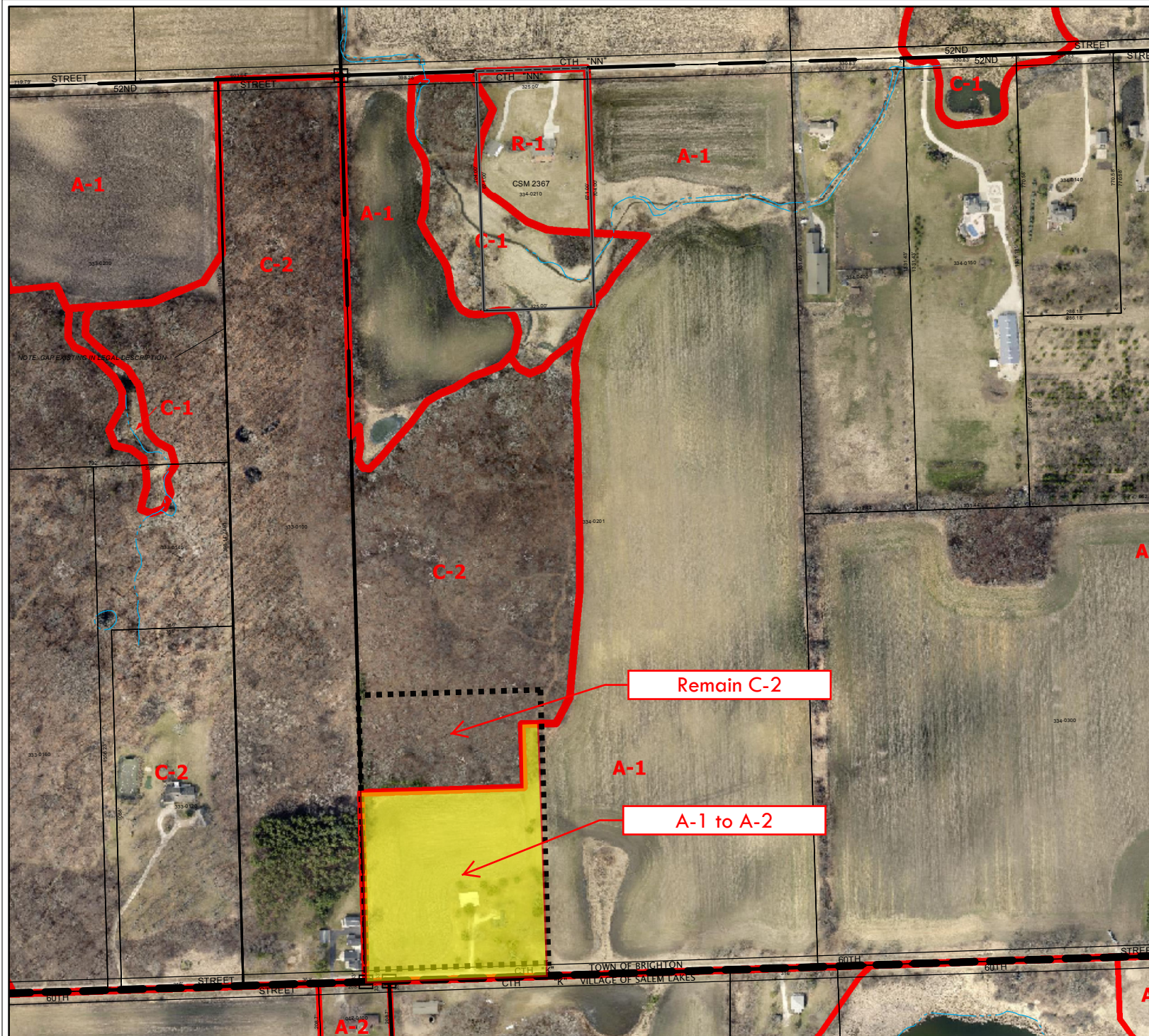


PROPOSED ZONING MAP CLASSIFICATIONS



1 inch = 400 feet

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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

SHEET 1 OF 2 SHEETS

This instrument drafted by John A. Ryan

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