



COUNTY OF KENOSHA
Department of Planning and Development

January 2013

RECEIVED

MAR 21 2017

Kenosha County
Deputy County Clerk

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

(a) Property Owner's Name:

George Roberto, trustee, Roberto Trust

x [Signature]
Signature

Mailing Address:

24820 60th St

City: Salem

State: WI

Zip: 53168

Phone Number: 262-331-0440

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):

Carl R. Edenhofer, Jr.

x _____

Signature

Mailing Address:

24920 60th St

City: Salem

State: WI

Zip: 53168

Phone Number: 262-843-3232

E-mail (optional): _____

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

Farmland Protection and PEC

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

Rural Density Residential and PEC

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):

None. Planned Use Category change is being requested due to property being incorrectly Zoned A1 with planned land use category of Farmland Preservation. Property is only 6 +/- acres, as such it should have a planned use category of Rural-Density Residential (R1 zoning).

(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, proposed amendment merely amends the property's planned use category to what it should be as a +/- 6 acre parcel - Rural-Density Residential (R1 zoning).

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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:

See e-1. Property has been improperly categorized,
Amendment corrects error.

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

No

See, e1 and e2

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

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

Yes, corrects error that has existed since adoption of
Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035

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

N/A, But yes

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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:

N/A: But yes

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

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: 30-4-220-344-0510

See Attached Legal.

(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).

SEE ATTACHED SURVEY, Panel B A

(h) The name of the County Supervisor of the district wherein the property is located:

Supervisory District Number: 19 County Board Supervisor: MIKE 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.

WAIVED: SPONSORED BY TOWN OF BRIGHTON

Request for Land Use Plan Map Amendment \$250.00 payable to "Kenosha County"

(For other fees see the Fee Schedule)

Legal Description

Part of the southeast quarter of section 24, town North, range 20 east of the fourth principal meridian, and being more particularly described as: Beginning on the east line of said quarter section at a point 60 feet north $1^{\circ}35'06''$ west from the southeast corner of said quarter section; thence south $88^{\circ}28'47''$ west along the north line of County Trunk Highway "K" (60th Street), and parallel to the south line of said quarter section, 470 feet; thence north $2^{\circ}57'39''$ east 383 feet; thence north $46^{\circ}21'28''$ east 592.13 feet to the east line of said quarter section; thence south $1^{\circ}35'06''$ east along said east line 778.98 feet to the point of beginning, lying and being in the Town of Brighton, County of Kenosha and State of Wisconsin.

West of the southeast quarter of section 24, town North, range 20 east of the fourth principal meridian, and being more particularly described as: beginning on the east line of said quarter section at a point 60 feet north 1°35'06" west from the southeast corner of said quarter section; hence south 88°28'47" west along the north line of County Trunk Highway "K" (60th Street), and parallel to the south line of said quarter section, 470 feet; thence north 2°57'39" east 383 feet; thence north 46°21'28" east 592.13 feet to the east line of said quarter section; thence south 1°35'06" east along said east line 778.98 feet to the point of beginning, lying and being in the Town of Brighton, County of Kenosha and State of Wisconsin.

denotes iron pipe found

3.2 Acre Tract

02° 57' 59" E 383.00'

243.00'

N 45° 21' 28" E 592.13'

243.13'

82.9'

well

3 Story Frame Dwelling (see detail)

165.0'

778.98'

S 31° 35' 06" E

545.00'

470.00'

802.00'

gravel drive entrance

11-22-20 S. MS 28° 41' W

highway

Co. Tr. Hwy. K

(60th Street)

ELLER: Robert D. and Joan M. Stollman,
Trustees of Stollman Trust

UYER: George and Diane L. Roberto

SE COR. SE 1/4
SE 1/4 34-2-20
(concrete monument)

address: 24820 - 60th Street

J.K.R. SURVEYING, INC.
121 22ND AVENUE, KENOSHA, WY 59142

I hereby certify that the above described property
was surveyed under my direction and that this plat
is a true representation thereof and shows the size
and location of the property, its exterior boundaries,
the location and dimensions of all visible structures
thereon, fences, apparent easements and roadways
and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and those who purchase, mortgage or guarantee the title thereto, within one (1) year from the date hereof.

[Signature]
S U R V E Y O R
May 24, 2002

Plat of Survey of
PREMISES KNOWN AS TAX KEY NO:

30-4-220-344-0510

in SE1/4 Section 34-2-20

TOWN OF BRIGHTON
KENOSHA COUNTY, WIS.

-for-
Century 21/Colleen Really
and
State Bank of the Lakes



6864

DESCRIPTION (AS FURNISHED).....

of the southeast quarter of section 24, town north, range 20 east of the fourth principal meridian, and being more particularly described as: beginning on the east line of said quarter section at a point 60 feet north 1°35'06" west from the southeast corner of said quarter section; thence south 88°28'47" west along the north line of County Trunk Highway "K" (60th Street), and parallel to the south line of said quarter section, 470 feet; thence north 2°57'39" east 383 feet; thence north 46°21'28" east 592.13 feet to the east line of said quarter section; thence south 1°35'06" east along said east line 778.98 feet to the point of beginning, lying and being in the Town of Brighton, County of Kenosha and State of Wisconsin.

denotes iron pipe found

DETAIL.....



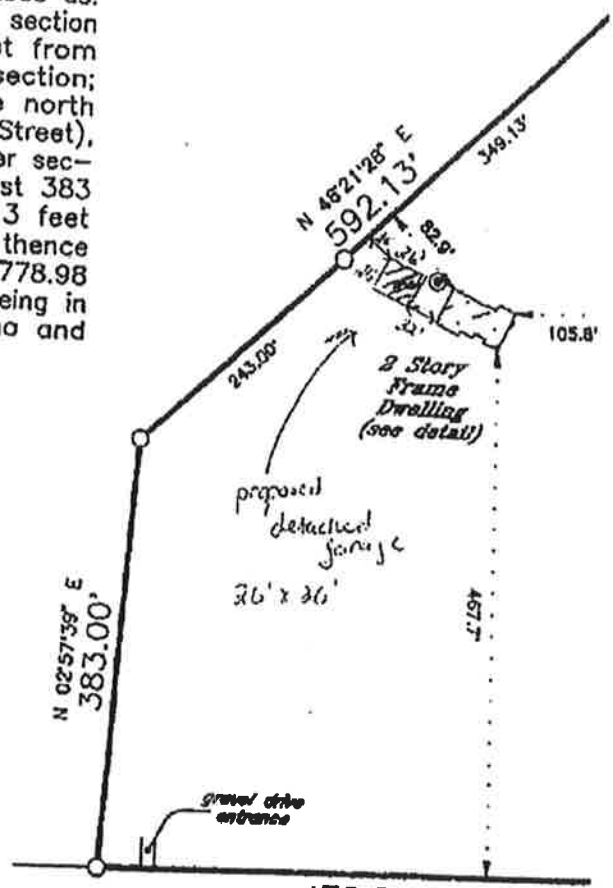
Scale
1" = 150'

[Signature]

SELLER: Robert B. and Joan M. Stallman,
Trustees of Stallman Trust

BUYER: George and Diane L. Roberto

J.K.R. SURVEYING, INC.
8121 22ND AVENUE, KENOSHA, WI. 53143

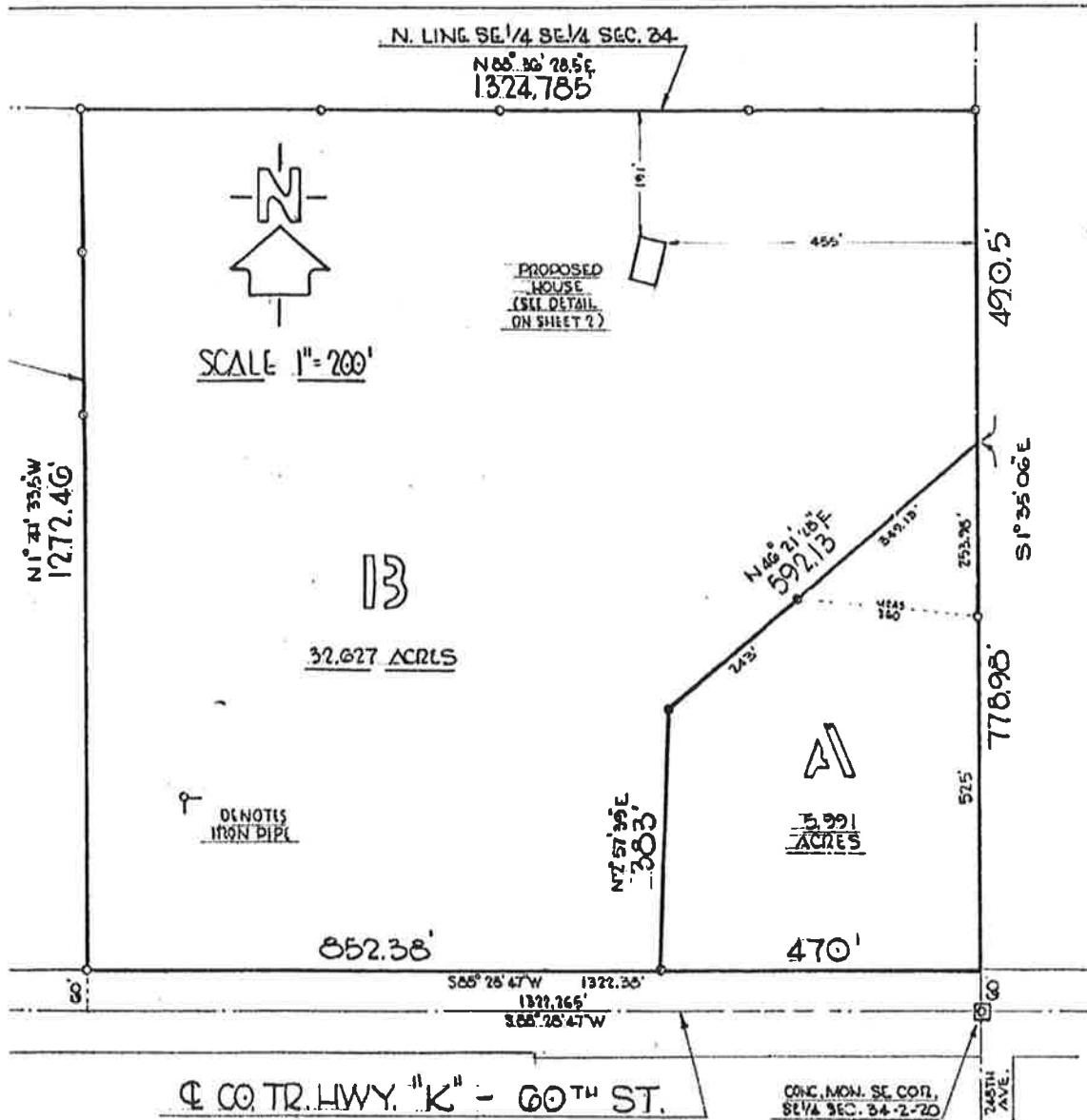


470.00' S 88°28'47" W
south line SE 1/4 34-2-20
center line highway

Co. Tr. Hwy. "K"
(60th Street)

SE COR. SE 1/4
SEC. 34-2-20
(concrete monument)

address: 24820 - 80th St



See sheet 2 for legal descriptions of Parcels A and B. Bearings hereon refer to grid north, state plane coordinate system south zone. Refer to current title report for easements or restrictions which may affect the use of these sites.

COUNTY SURVEYOR'S OFFICE
COURT HOUSE
KENOSHA, WIS.
53110

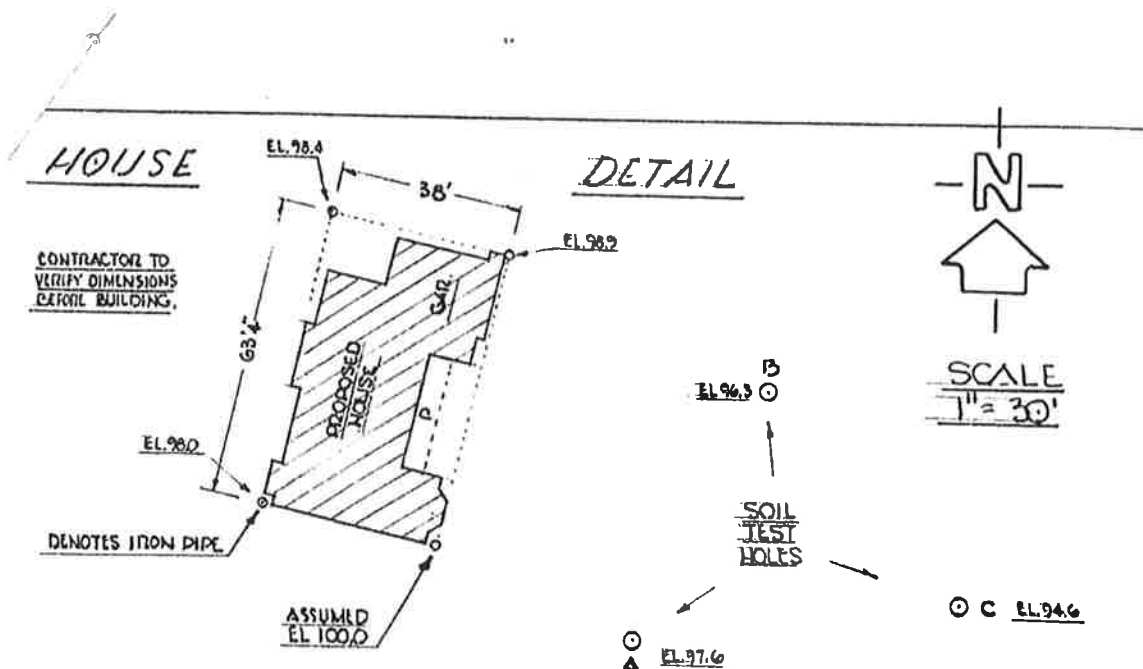


I hereby certify
that this property
was surveyed
under my direction
and this plat is
a true representation
thereof. Dated
April 25, 1989.

.....
Reg. Land Surveyor

Plat of Survey of
TWO PARCELS ON NORTH SIDE
OF C.T.H. "K" - 60TH STREET
in SE 1/4 Sec. 24-2-20
TOWN OF BRIGHTON
KENOSHA COUNTY, WIS.

for
Carl R. Edenhofer, Jr.



LEGAL DESCRIPTION OF PARCEL A

Part of the Southeast Quarter of Section 34, Town 2 North, Range 20 East of the 4th Principal Meridian, lying and being in the Town of Brighton, Kenosha County, Wisconsin, and being more particularly described as: Beginning on the east line of said quarter section at a point 60 feet N 1°35'06"W from the southeast corner of said quarter section; thence S 88°28'47"W along the north line of County Trunk Highway "K" (60th Street), and parallel to the south line of said quarter section, 470 feet; thence N 2°57'39"E 383 feet; thence N 46°21'28"E 592.13 feet to the east line of said quarter section; thence S 1°35'06"E along said east line 778.98 feet to the point of beginning.

LEGAL DESCRIPTION OF PARCEL B

Part of the Southeast Quarter of Section 34, Town 2 North, Range 20 East of the 4th Principal Meridian, lying and being in the Town of Brighton, Kenosha County, Wisconsin, and being more particularly described as: Commencing on the east line of said quarter section 60 feet N 1°35'06"W from the southeast corner of said quarter section; thence S 88°28'47"W along the north line of County Trunk Highway "K" (60th Street), and parallel to the south line of said quarter section, 470 feet to the point of beginning of this description; thence continue S 88°28'47"W along the same course 852.38 feet to the west line of the southeast quarter of said quarter section; thence N 1°41'33.5"W along said west line 1272.46 feet to the north line of the southeast quarter of said quarter section; thence N 88°36'28.5"E along said north line 1324.785 feet to the east line of said quarter section; thence S 1°35'06"E along said east line 490.5 feet; thence S 46°21'28"W 592.13 feet; thence S 2°57'39"W 383 feet to the point of beginning.

COUNTY SURVEYOR'S OFFICE.
COURTHOUSE, KENOSHA, WIS.

Plat of Survey of
TWO PARCELS ON NORTH SIDE
OF C.T.H. "K" - 60TH STREET

in SE¼ Sec. 34-2-20

TOWN OF BRIGHTON

KENOSHA COUNTY, WIS.

for
Carl R. Edenhofer, Jr.

SHEET 2 OF 2 SHEETS




Wis. Reg. Land Surveyor
April 25, 1989

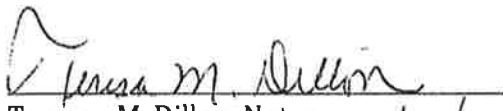
LETTERS OF AGENCY

I, George Roberto, trustee of the George Roberto Trust Dated June 26, 2013, and as the resident and owner residing at 24820 60th Street, Township of Brighton, County of Kenosha do hereby appoint Attorney Carl R. Edenhofer, Jr., as my agent in fact to handle all matters relating to the Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035 Map Amendment Application and the Rezoning Application for my parcel of land commonly known as Parcel No. 30-4-22-344-0510, see attached legal description. He shall have the authority to appear and speak on my behalf at any and all hearings or meetings, sign any and all documents, and do all acts necessary to effectuate and achieve the amendments and changes set forth in related to said applications, forms and requests for amendment.

Dated: 3/21/17


George Roberto

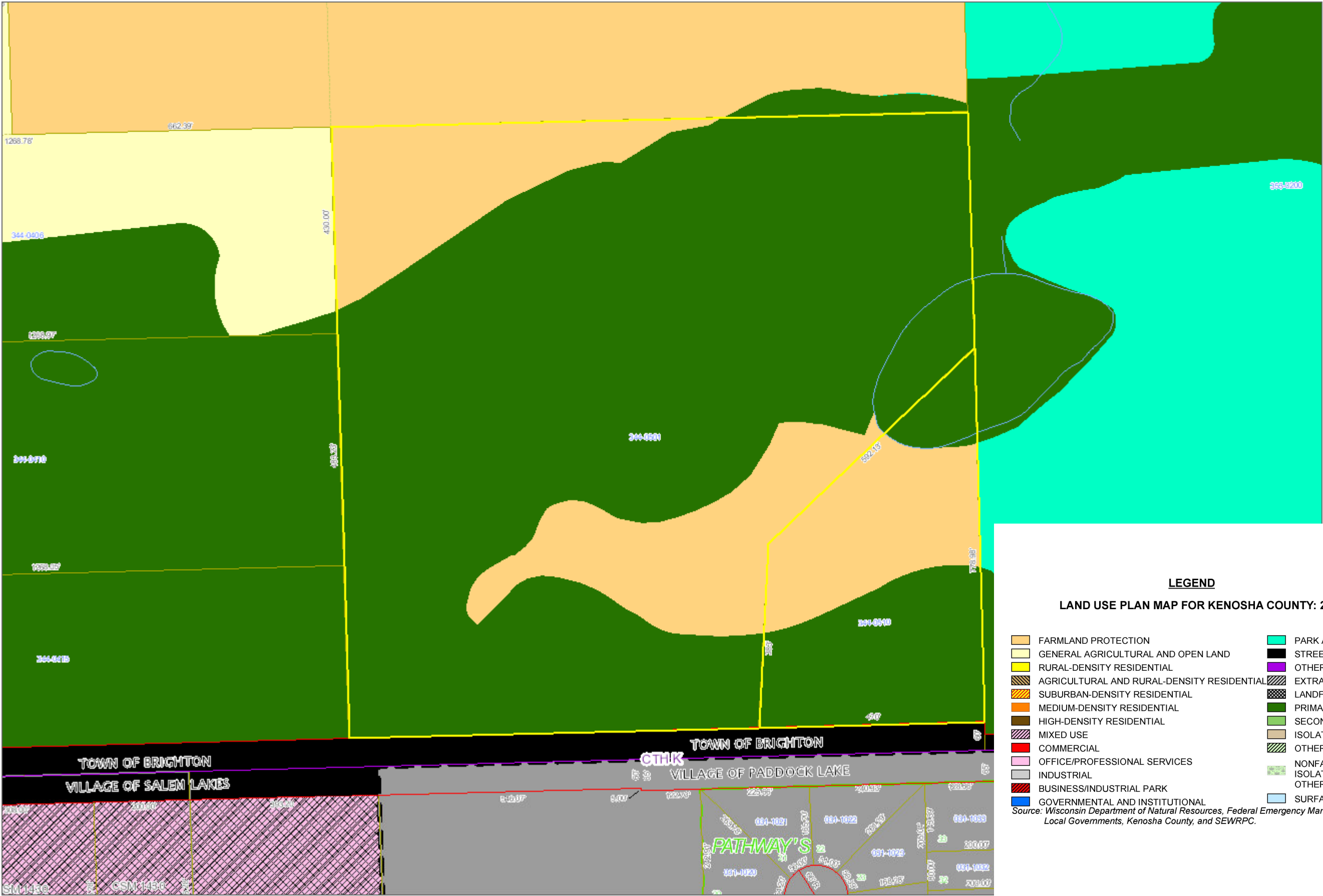
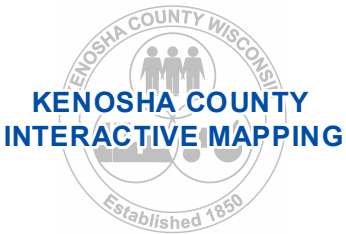
George Roberto having appeared before me on the date noted above did read and acknowledge the above and execute this document of his own free will.


Teresa M. Dillon, Notary
My Commission Expires: 9/14/18



This document was drafted by
Carl R. Edenhofer, Jr.
7001 236th Avenue
Salem, WI 53168

Existing Land Use



LEGEND

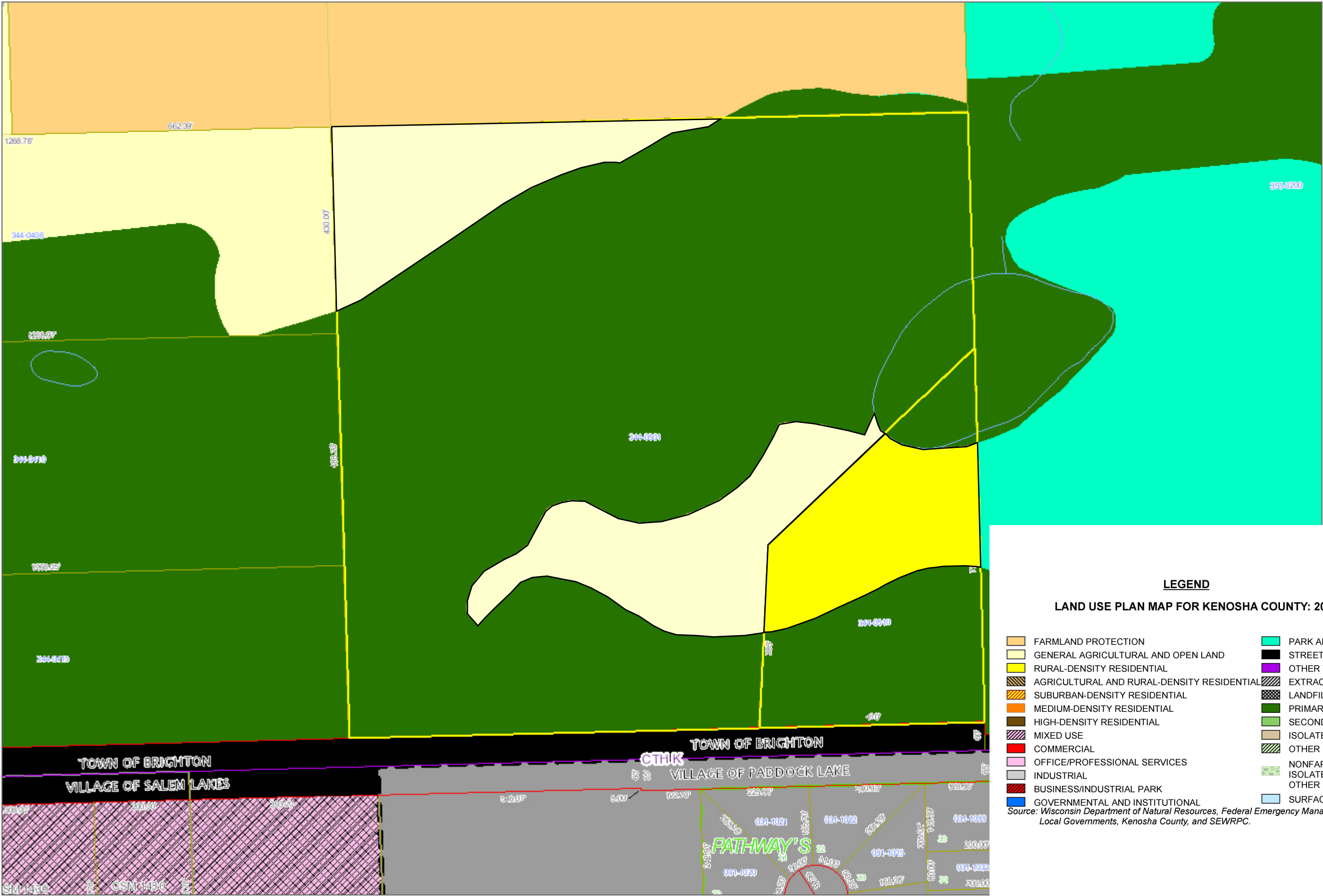
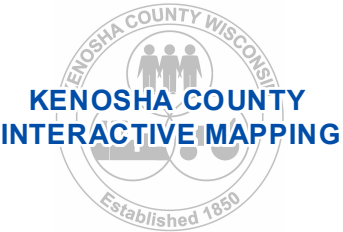
LAND USE PLAN MAP FOR KENOSHA COUNTY: 2035

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, ISOLATED NATURAL RESOURCE AREA, AND OTHER CONSERVANCY LAND TO BE PRESERVED
INDUSTRIAL	SURFACE WATER
BUSINESS/INDUSTRIAL PARK	
GOVERNMENTAL AND INSTITUTIONAL	

Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and SEWRPC.

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.

Proposed Land Use



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
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