



COUNTY OF KENOSHA

Department of Planning and Development

REZONING APPLICATION

RECEIVED

MAR 21 2017

Kenosha County
Deputy County Clerk

(a) Property Owner's Name:

George Roberto, trustee, Roberto Trust

Print Name: George Roberto, Trustee

Signature: [Signature]

Mailing Address: 24820 60TH ST

City: Salem

State: WI

Zip: 53169

Phone Number: 331-0440

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: Carl R. Edenhofer

Signature: [Signature]

Business Name: Edenhofer Law Offices SC

Mailing Address: 7001 236th Ave

City: Salem

State: WI

Zip: 53169

Phone Number: 262-843-3355

E-mail (optional): _____

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

30-4-220-344-0510

Property Address of property to be rezoned:

24820 60TH STREET (Salem WI 53168) Township of Brighton

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

Use of property shall remain the same. This is a zoning change so as to have zoning designations comply with zoning ordinance. Property is currently zoned A1, however property is only +/- 6 acres, proposed zoning district classification is R1.

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 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 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 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	

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 <i>Current</i>	<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 <i>to be</i>	<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 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. *Ex A*

(i) The Kenosha County Department of Planning and Development may ask for additional information.

(1) Is this property located within the shoreland area?

Shoreland area is defined as the following: All land, water and air located within the following distances from the ordinary high water mark of navigable waters as defined in section 144.26(2)(d) of the Wisconsin Statutes: 1,000 feet from a lake, pond or flowage; 300 feet from a river or stream or to the landward side of the floodplain, whichever distance is greater. If the navigable water is a glacial pothole lake, the distance shall be measured from the high water mark thereof.

☐ Yes

☒ No

(2) Is this property located within the City of Kenosha Airport affected area as defined in s. 62.23 (6) (am) 1. b.?

☐ Yes

☒ No

(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. *WAIVED: SPONSORED BY TOWNSHIP OF BRIGHTON*

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/si/useassmt.html>.

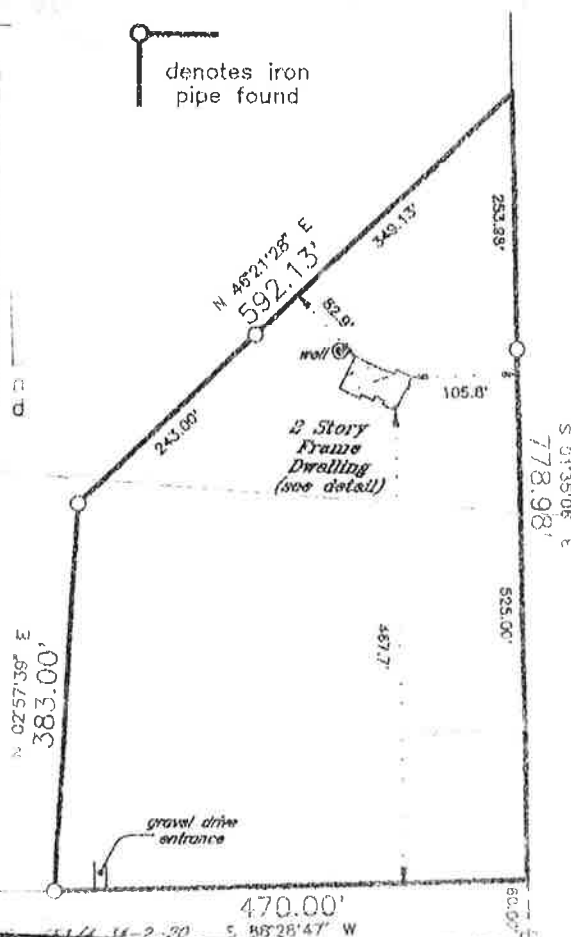
Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

Legal Description

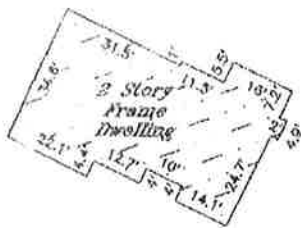
Part of the southeast quarter of section 24, town North, range 20 east of the fourth principal meridian, and being more particularly described as: Beginning on the east line of said quarter section at a point 60 feet north $1^{\circ}35'06''$ west from the southeast corner of said quarter section; thence 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.

East 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



D E T A I L



Scale.

$$1'' = 150'$$

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

SE COR. SE1/4
SEC. 34-2-20
(concrete monument)

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

UYER: George and Diane L. Roberto

address: 24820 - 60th Street

J.K.R. SURVEYING, INC.
121 22ND AVENUE, KENOSHA, WI 53143

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,
streets, 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.

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.

Century 21/Colleen Realty
and
State Bank of the Lakes



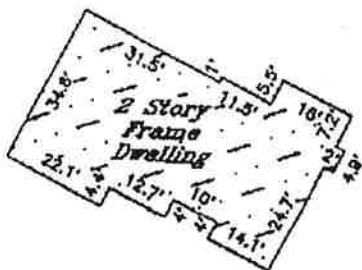
62864

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.....



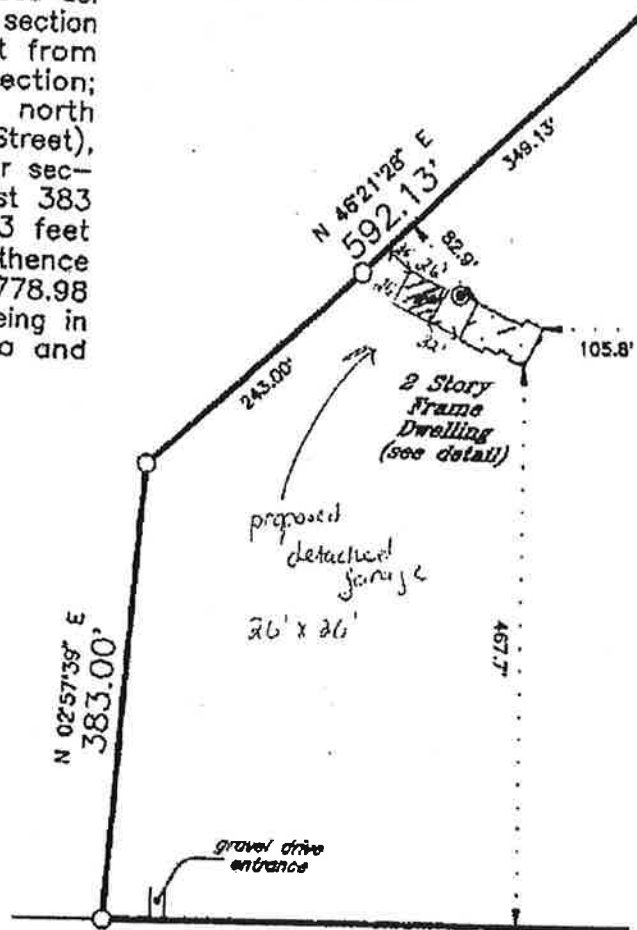
Scale
1" = 150'

[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

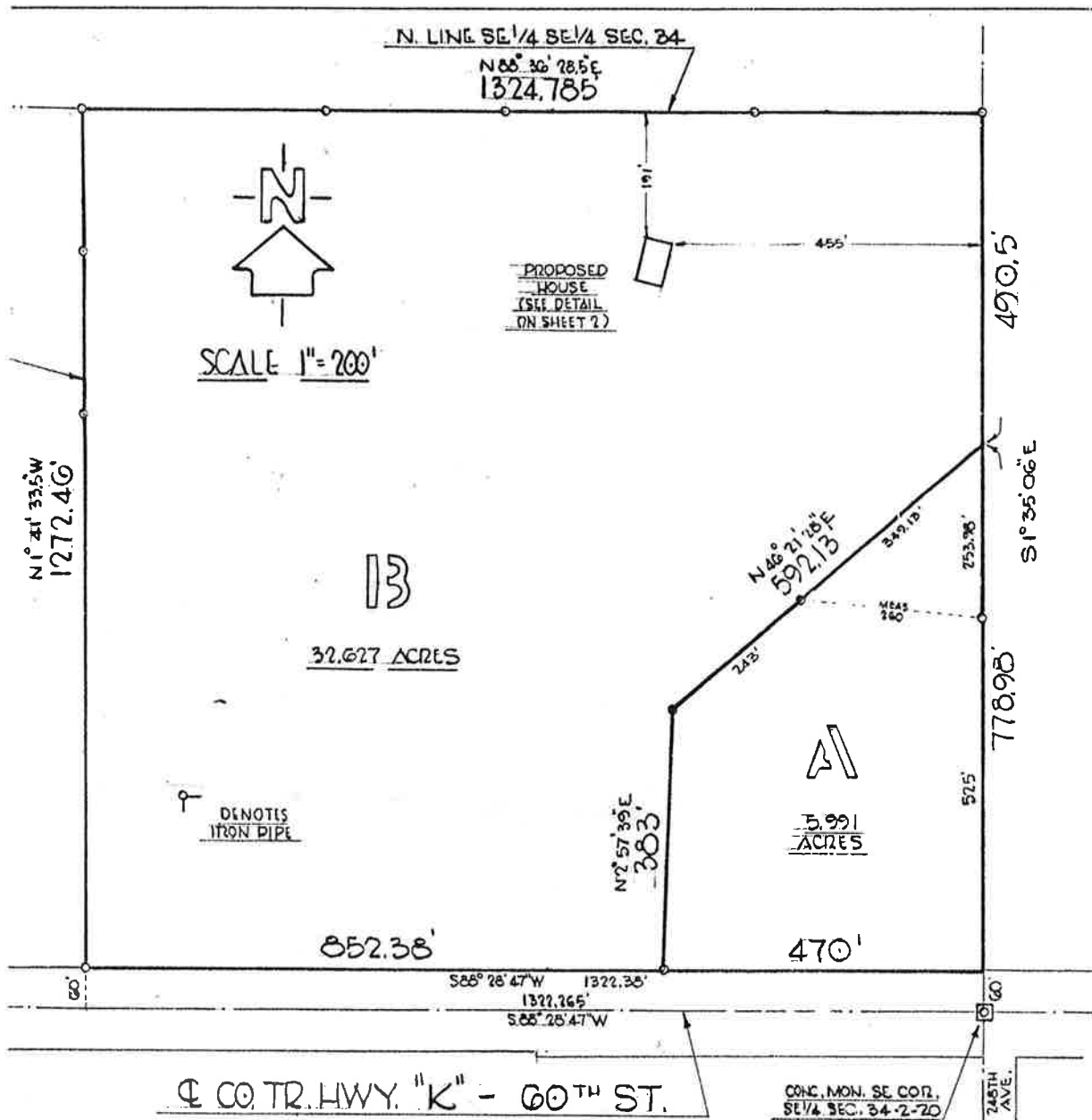


470.00'
south line SE1/4 34-2-20 S 88°28'47" W
center line highway

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

SE COR. SE1/4
SEC. 34-2-20
(concrete monument)

address: 24820 - 60th Str



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.
53140



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. 34-2-20

TOWN OF BRIGHTON

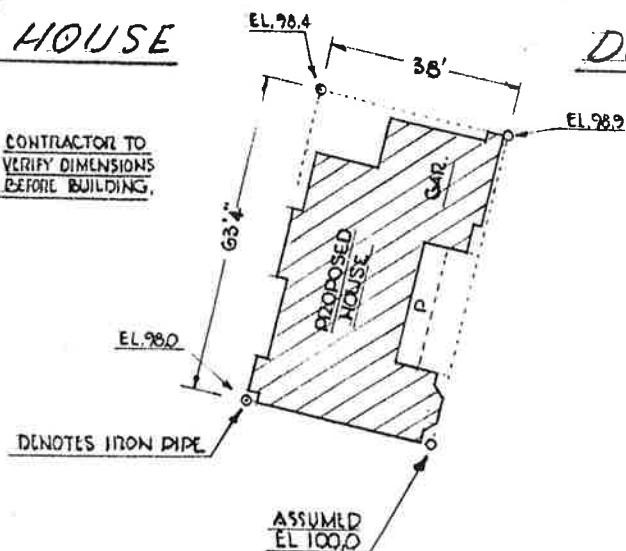
KENOSHA COUNTY, WIS.

for
Carl R. Edenhofer, Jr.

HOUSE

DETAIL

CONTRACTOR TO
VERIFY DIMENSIONS
BEFORE BUILDING.



EL.98.3
B

SOIL
TEST
HOLES

C EL.94.6

A EL.97.6

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.



Wis. Reg. Land Surveyor
April 25, 1989

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

in SE 1/4 Sec. 34-2-20

TOWN OF BRIGHTON

KENOSHA COUNTY, WIS.


for
Carl R. Edenhofer, Jr.

SHEET 2 OF 2 SHEETS

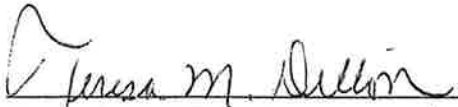
LETTERS OF AGENCY

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

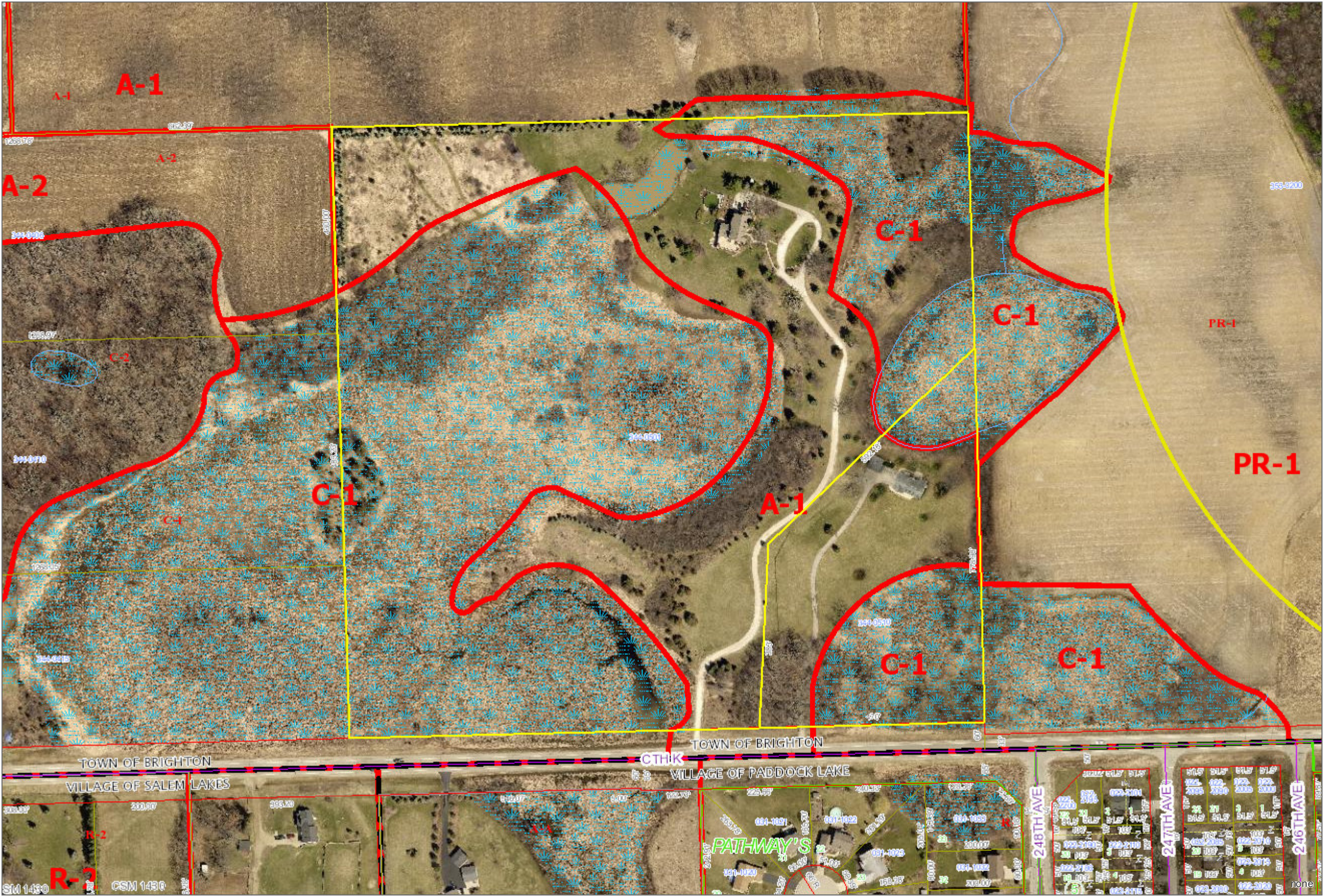
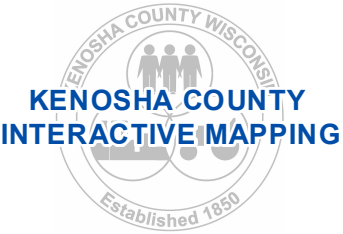
George Roberto having appeared before me on the date noted above did read and acknowledge the above and execute this document of his own free will.


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 Zoning

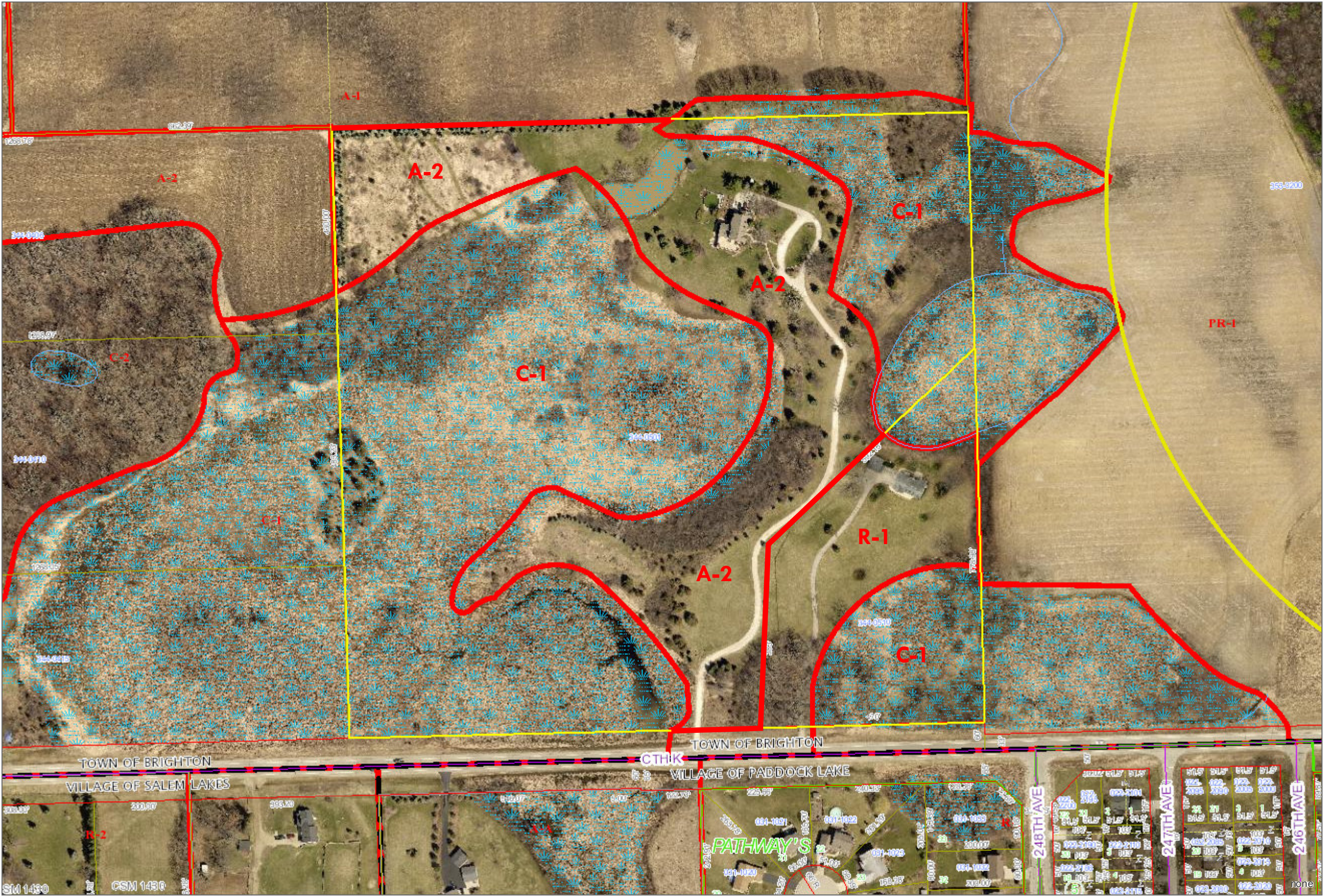
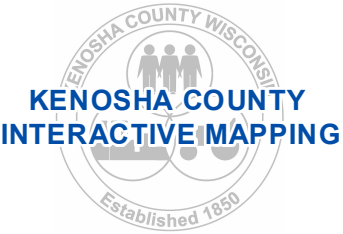


1 inch = 200 feet

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.

Date Printed: 3/23/2017

Proposed Zoning



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.

Date Printed: 3/23/2017