



COUNTY OF KENOSHA

Department of Planning and Development

REZONING APPLICATION

RECEIVED

DEC 15 2017

Kenosha County
Planning and Development

(a) Property Owner's Name:

MIKA BRANDS LLC / JAKE MOLGAARD

Print Name: x Jake Molgaard

Signature: x

Mailing Address: 8601 200TH AVE

City: BRISTOL

State: WI

Zip: 53104

Phone Number: 262-206-8669

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: LUKE GODSHALL

Signature: LUKE GODSHALL

Business Name: KENOSHA COUNTY PLANNING & DEVELOPMENT

Mailing Address: 19600 75TH ST., STE 185-3

City: BRISTOL

State: WI

Zip: 53104

Phone Number: 262-857-1895

E-mail (optional): _____

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

30-4-220-134-0150

Property Address of property to be rezoned:

BURLINGTON RD.

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

COUNTY-SPONSORED REZONE TO AMEND C-1 ZONING LINE PER DELINEATED FIELD CONDITIONS.

REZONING APPLICATION

(e) Check the box next to any and all of the **existing** zoning district classifications present on 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 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 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
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<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
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<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 type="checkbox"/> Farmland Protection	<input type="checkbox"/> Governmental and Institutional
<input 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.

(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: MICHAEL J. SKALITZKY

(k) The fee specified in Section 12.05-8 of this ordinance.

Request for Rezoning Petition: **\$750.00**

NO FEE - COUNTY

(For other fees see the Fee Schedule)

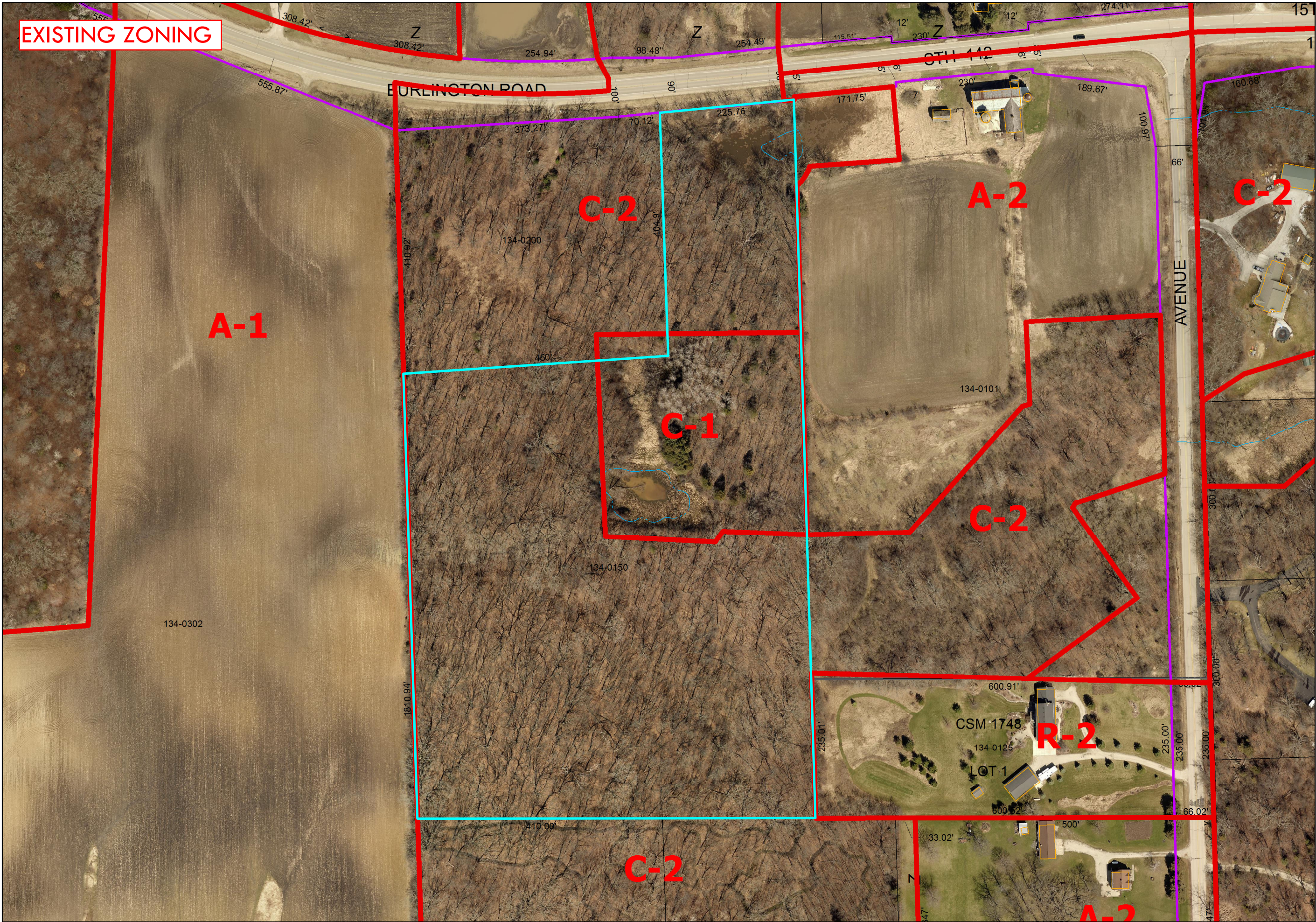
SPONSORED REZONE

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>.

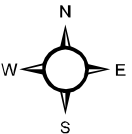
Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

EXISTING ZONING



Source: Kenosha County Land Information Office

Kenosha
County



1 inch = 150 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 THE LAND INFORMATION DIVISION.

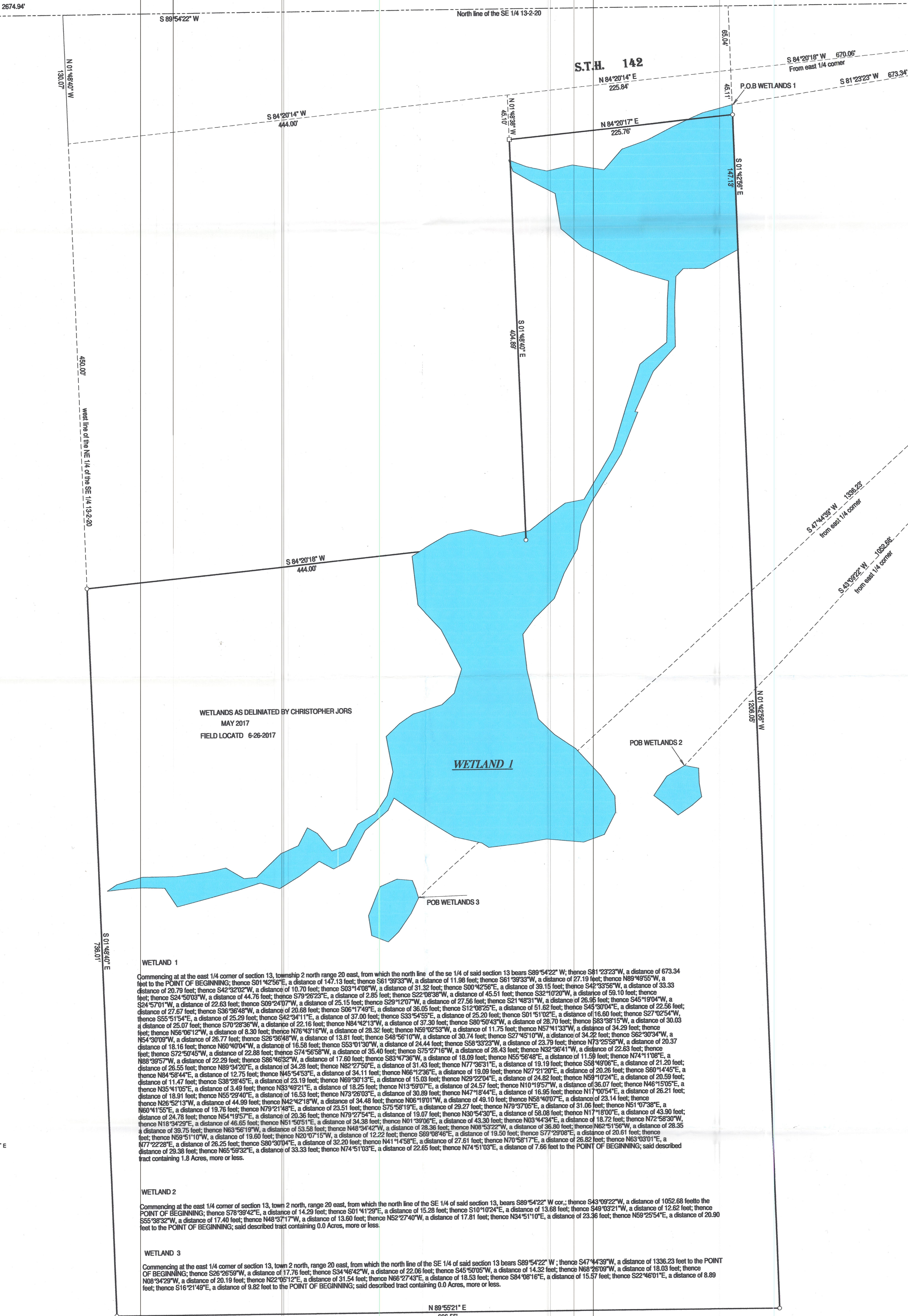
PLAT OF SURVEY

-OF-

THE WEST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 20 EAST, IN THE TOWN OF BRIGHTON, EXCEPTING THEREFROM SO MUCH THEREOF AS LIES NORTH OF THE CENTERLINE OF KENOSHA AND BURLINGTON ROAD, BEING THE NORTH 1 1/2 ACRES MORE OR LESS, AND EXCEPTING THAT PARCEL COMMENCING ON THE WEST LINE OF SAID 1/4 SECTION IN THE CENTER OF STATE TRUNK HIGHWAY 43; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO A POINT 444 FEET DUE EAST OF THE WEST LINE OF SAID 1/4 SECTION; THENCE SOUTH 450 FEET; THENCE WEST 444 FEET AND TO THE WEST LINE OF SAID 1/4 SECTION; THENCE NORTH TO BEGINNING, WHICH WAS CONVEYED TO MICHAEL J. BECKER IN JANUARY 1955, BY WARRANTY DEED RECORDED IN VOL. 388 OF DEEDS, PAGES 550-551, IN THE OFFICE OF THE REGISTER OF DEEDS OF KENOSHA COUNTY, WISCONSIN. ALL OF THE ABOVE DESCRIBED PROPERTY LYING AND BEING IN THE COUNTY OF KENOSHA AND STATE OF WISCONSIN.

ALSO EXCEPTING FEE TITLE IN AND TO THE FOLLOWING TRACT OF LAND IN KENOSHA COUNTY, STATE OF WISCONSIN, THAT PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 20 EAST DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF THE SECTION FROM WHICH THE NORTH LINE OF THE SE 1/4 OF THE SECTION BEARS S89°54'22" W; THEN S84°20'18" W ALONG THE CENTERLINE OF S.T.H. 142 AND ITS TANGENT 670.05 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S1°42'56" E 45.11 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 13; THEN S84°20'18" W 225.76 FEET TO THE OWNERS WEST PROPERTY LINE; THENCE N1°48'40" W ALONG THE WEST PROPERTY LINE 45.10 FEET TO THE CENTERLINE OF SAID HIGHWAY; THENCE N84°20'18" E 225.84 FEET TO THE POINT OF BEGINNING.

PATHFINDER SURVEYING INC.
(formerly)
J.K. SURVEYING INC.
P.O. BOX 322
LAKE GENEVA, WI. 53147
WWW.PATHFINDERSURVEYING.NET
262-248-8303



WETLANDS AS DELINEATED BY CHRISTOPHER JORS
MAY 2017
FIELD LOCATD 6-26-2017

WETLAND 1

POB WETLANDS 2

POB WETLANDS 3

WETLAND 1

Commencing at the east 1/4 corner of section 13, township 2 north range 20 east, from which the north line of the se 1/4 of said section 13 bears S89°54'22" W; thence S81°23'23" W, a distance of 673.34 feet to the POINT OF BEGINNING; thence S01°42'56" E, a distance of 147.13 feet; thence S81°39'33" W, a distance of 11.80 feet; thence S61°38'33" W, a distance of 27.19 feet; thence N88°40'55" W, a distance of 20.79 feet; thence S42°32'02" W, a distance of 10.70 feet; thence S03°14'08" W, a distance of 31.32 feet; thence S00°42'56" E, a distance of 39.15 feet; thence S42°33'56" W, a distance of 33.33 feet; thence S24°50'03" W, a distance of 44.76 feet; thence S79°26'23" E, a distance of 2.85 feet; thence S22°08'38" W, a distance of 45.51 feet; thence S32°10'20" W, a distance of 59.10 feet; thence S24°57'01" W, a distance of 22.63 feet; thence S09°24'07" W, a distance of 25.15 feet; thence S29°12'07" W, a distance of 27.56 feet; thence S21°48'31" W, a distance of 26.95 feet; thence S45°19'04" W, a distance of 27.67 feet; thence S36°36'48" W, a distance of 20.68 feet; thence S06°17'49" E, a distance of 36.05 feet; thence S12°08'25" E, a distance of 51.82 feet; thence S45°00'04" E, a distance of 22.56 feet; thence S55°51'54" E, a distance of 25.29 feet; thence S42°34'11" E, a distance of 37.00 feet; thence S33°54'55" E, a distance of 25.20 feet; thence S01°51'02" E, a distance of 16.60 feet; thence S27°02'54" W, a distance of 25.07 feet; thence S70°28'36" W, a distance of 22.16 feet; thence N84°42'13" W, a distance of 37.30 feet; thence S80°50'43" W, a distance of 28.70 feet; thence S83°38'15" W, a distance of 30.03 feet; thence N56°06'12" W, a distance of 8.30 feet; thence N76°43'16" W, a distance of 28.32 feet; thence N59°02'53" W, a distance of 11.75 feet; thence N57°41'33" W, a distance of 34.28 feet; thence N54°30'09" W, a distance of 26.77 feet; thence S26°36'48" W, a distance of 13.81 feet; thence S46°56'10" W, a distance of 30.74 feet; thence S27°45'10" W, a distance of 34.22 feet; thence S62°30'34" W, a distance of 18.16 feet; thence N60°40'04" W, a distance of 16.50 feet; thence S53°01'30" W, a distance of 24.44 feet; thence S38°33'23" W, a distance of 23.79 feet; thence N73°25'58" W, a distance of 20.37 feet; thence S72°50'45" W, a distance of 22.88 feet; thence S74°56'58" W, a distance of 35.40 feet; thence S75°27'16" W, a distance of 28.43 feet; thence N32°36'41" W, a distance of 22.63 feet; thence N88°38'57" W, a distance of 22.29 feet; thence S86°46'32" W, a distance of 17.60 feet; thence S83°47'36" W, a distance of 18.09 feet; thence N55°56'48" E, a distance of 11.59 feet; thence N74°11'08" E, a distance of 26.55 feet; thence N89°34'20" E, a distance of 34.28 feet; thence N82°27'50" E, a distance of 31.43 feet; thence N77°36'31" E, a distance of 19.19 feet; thence S58°48'06" E, a distance of 21.20 feet; thence N84°58'44" E, a distance of 12.75 feet; thence N45°54'53" E, a distance of 34.11 feet; thence N66°12'30" E, a distance of 19.09 feet; thence N27°21'20" E, a distance of 20.26 feet; thence S60°14'45" E, a distance of 11.47 feet; thence S36°28'49" E, a distance of 23.19 feet; thence N63°30'13" E, a distance of 15.08 feet; thence N29°22'04" E, a distance of 24.82 feet; thence N59°10'24" E, a distance of 20.59 feet; thence N35°11'05" E, a distance of 3.49 feet; thence N83°49'21" E, a distance of 18.25 feet; thence N13°59'07" E, a distance of 24.57 feet; thence N10°19'57" W, a distance of 36.07 feet; thence N46°15'05" E, a distance of 18.91 feet; thence N55°29'40" E, a distance of 16.53 feet; thence N73°26'03" E, a distance of 30.89 feet; thence N47°19'44" E, a distance of 16.95 feet; thence N17°00'54" E, a distance of 26.21 feet; thence N26°52'13" W, a distance of 44.99 feet; thence N42°42'18" W, a distance of 34.48 feet; thence N06°19'01" W, a distance of 49.10 feet; thence N58°40'07" E, a distance of 23.14 feet; thence N60°41'56" E, a distance of 19.76 feet; thence N79°21'40" E, a distance of 23.51 feet; thence S75°58'19" E, a distance of 29.27 feet; thence N79°37'05" E, a distance of 31.06 feet; thence N51°07'38" E, a distance of 24.76 feet; thence N54°19'57" E, a distance of 20.36 feet; thence N79°27'54" E, a distance of 19.07 feet; thence N30°54'30" E, a distance of 58.08 feet; thence N17°18'00" E, a distance of 43.90 feet; thence N18°34'29" E, a distance of 46.65 feet; thence N51°50'51" E, a distance of 34.38 feet; thence N01°39'06" E, a distance of 43.30 feet; thence N03°44'34" E, a distance of 18.72 feet; thence N72°58'30" W, a distance of 39.75 feet; thence N63°56'19" W, a distance of 53.58 feet; thence N48°34'42" W, a distance of 28.36 feet; thence N08°53'22" W, a distance of 36.80 feet; thence N62°51'56" W, a distance of 26.35 feet; thence N59°51'10" W, a distance of 19.60 feet; thence N20°07'15" W, a distance of 12.22 feet; thence S69°08'46" E, a distance of 19.50 feet; thence S77°29'08" E, a distance of 20.61 feet; thence N77°22'28" E, a distance of 26.25 feet; thence S80°30'04" E, a distance of 32.20 feet; thence N41°14'58" E, a distance of 27.61 feet; thence N70°58'17" E, a distance of 26.82 feet; thence N63°03'01" E, a distance of 29.36 feet; thence N65°59'32" E, a distance of 33.33 feet; thence N74°51'03" E, a distance of 22.65 feet; thence N74°51'03" E, a distance of 7.66 feet to the POINT OF BEGINNING; said described tract containing 1.8 Acres, more or less.

WETLAND 2

Commencing at the east 1/4 corner of section 13, town 2 north, range 20 east, from which the north line of the SE 1/4 of said section 13, bears S89°54'22" W cor.; thence S43°08'22" W, a distance of 1052.68 feet to the POINT OF BEGINNING; thence S78°39'42" E, a distance of 14.29 feet; thence S01°41'29" E, a distance of 14.29 feet; thence S49°03'32" W, a distance of 12.62 feet; thence S55°38'32" W, a distance of 17.40 feet; thence N48°37'17" W, a distance of 13.80 feet; thence N52°27'40" W, a distance of 17.81 feet; thence N34°51'10" E, a distance of 23.36 feet; thence N59°25'54" E, a distance of 20.90 feet to the POINT OF BEGINNING; said described tract containing 0.0 Acres, more or less.

WETLAND 3

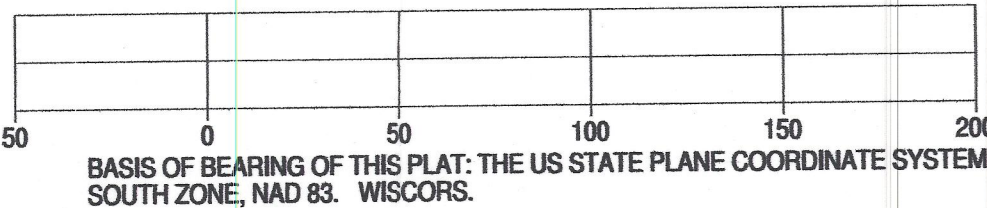
Commencing at the east 1/4 corner of section 13, town 2 north, range 20 east, from which the north line of the SE 1/4 of said section 13 bears S89°54'22" W; thence S47°44'39" W, a distance of 1336.23 feet to the POINT OF BEGINNING; thence S28°28'59" W, a distance of 17.76 feet; thence S34°46'42" W, a distance of 22.06 feet; thence S45°50'05" W, a distance of 14.32 feet; thence N68°26'09" W, a distance of 18.03 feet; thence N08°34'29" W, a distance of 20.19 feet; thence N22°05'12" E, a distance of 31.54 feet; thence N66°27'43" E, a distance of 18.53 feet; thence S84°08'16" E, a distance of 15.57 feet; thence S22°46'01" E, a distance of 8.89 feet; thence S16°21'49" E, a distance of 9.82 feet to the POINT OF BEGINNING; said described tract containing 0.0 Acres, more or less.

- () = recorded as
- = found iron bar
- = found iron pipe
- = set iron pipe
- = set iron bar

SCALE " = 1" = 50'

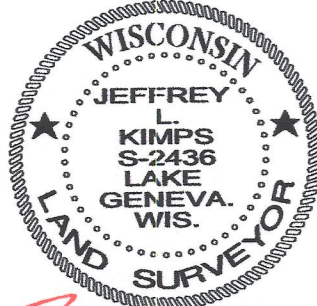
JOB # 17-175A

TAX KEY # 30-4-220-134-0150



"I Jeffrey L. Kimps, Wisconsin Registered Land Surveyor do hereby certify that this survey was performed by me and is in full compliance with chapter AE-7 of the Wisconsin Administrative Code * Minimum Standards for Property Surveys" and this map is an accurate representation thereof to the best of my knowledge and belief.

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



JEFFREY L. KIMPS S - 2436
Professional Land Surveyor
(original if signed in red)