

REZONING APPLICATION

Racine County, Wisconsin

Owner: Eric Lundstrom
Address: 33800 Dream Street
Burlington, WI 53105
Telephone #: 262-705-2784
Fax #:
E-mail: atmguy100@gmail.com
Date petition filed: 11-18-2022

Applicant/agent: Attorney Peter J. Ludwig
Address: P.O. Box 717
Burlington, WI 53105
Telephone #: 262-763-1888
Fax #: 262-763-2493
E-mail: pludwig@btownlaw.com
Hearing date: December 19, 2022

TO THE RACINE COUNTY BOARD OF SUPERVISORS:

Please take notice that the undersigned hereby petitions the Economic Development & Land Use Planning Committee to consider a request to REZONE the land described in the attachment

FROM A-1, Farmland Preservation District and M-4, Quarrying District DISTRICT
TO C-2, Upland Resource Conservation District DISTRICT

Town of Burlington # of Acres 20.66 1/4 Section NE Section 8 T 02 N R 19 E

Parcel # 002021908004000

Location/site address Vacant Parcel directly North of 33011 Yahnske Road

Attached are

- X Survey or plot plan, prepared by a Wisconsin registered land surveyor, that identifies property ownership with dimensions (12 copies: 10 of the 12 copies should be individually folded to approximately 8.5" x 11")
X Legal description of land to be rezoned, prepared by a Wisconsin registered land surveyor
X Names & addresses of land owners within 300 feet of the boundary of the area requested to be rezoned (include across the street, highway, &/or Interstate)
X Hearing & publication fees as set by the adopted fee schedule, payable to Racine County Planning (Fees are non-refundable. Re-publication/amendment fees will be charged where applicable.)
X Report of existing & future land usage / Proposed development plan
X Letter of Agent Status

Handwritten signature

The completed petition with all required attachments must be submitted to: Racine County Development Services, 14200 Washington Avenue, Sturtevant, WI 53177; phone: 262-886-8440; fax: 262-886-8480; hours: 8:00 a.m. to 12:00 noon & 12:30 p.m. to 4:30 p.m., Monday through Friday. This is the minimal required information that must be submitted to have a rezoning application processed. Additional information might be requested if the Department, the Committee, &/or the Town fee that such additional information is necessary to adequately evaluate the application.

credit card/cash/check # 44880 amount received: \$ 600.00

The Economic Development & Land Use Planning Committee public hearings are generally held the 3rd Monday of each month. They start at 6:00 p.m. & are held in the Ives Grove Office Complex Auditorium, 14200 Washington Avenue (just west of the Sheriff's Patrol Station on Highway 20). Parking is available in the visitor parking lot on the north side of the building.

STAFF USE ONLY:

Recommend:

- ( ) approval
( ) denial

ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

Recommend:

- ( ) approval
( ) denial

**WANASEK, SCHOLZE, LUDWIG, EKES & WISHAU, S.C.**

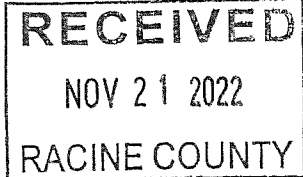
**ATTORNEYS AT LAW**

133 SOUTH PINE STREET  
POST OFFICE BOX 717  
BURLINGTON, WISCONSIN 53105-0717

BRIAN R. WANASEK  
RICHARD SCHOLZE  
PETER J. LUDWIG  
BRETT A. EKES  
NOAH M. WISHAU

TELEPHONE: (262) 763-1888  
FACSIMILE: (262) 763-2493  
E-MAIL: [pludwig@btownlaw.com](mailto:pludwig@btownlaw.com)

November 18, 2022



Racine County Development Services  
Attn: Sean  
14200 Washington Avenue  
Sturtevant, WI 53177

Dear Sean:

Please be advised I represent the Lundstroms with respect to their proposed rezone of their parcel in the Town of Burlington. We spoke several weeks back regarding this matter, and discussed moving this parcel from A1/M4 to C2.

Enclosed you will find a copy of the Wetzel survey with proposed division. The ultimate dividing line may not be exactly where indicated, but we understand that each parcel needs to be at least three acres. Where the line is ultimately drawn may be dependent upon where the Town allows driveways.

The legal description is contained on the survey. The closest property owners are attached, as well as a check in the amount of \$600.

We would asked to be placed on the December meeting agenda.

Please advise if you are seeking any additional information or documentation.

If you have any questions or concerns, please feel free to contact me, either by telephone or e-mail.

Sincerely,

WANASEK, SCHOLZE, LUDWIG, EKES & WISHAU, S.C.

  
Peter J. Ludwig

PJL:db  
Enclosure

cc: Eric Lundstrom

**Maiter, Shaun T.**

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**From:** Joy Lundstrom <cweps1@yahoo.com>  
**Sent:** Tuesday, November 29, 2022 12:48 PM  
**To:** Maiter, Shaun T.  
**Cc:** Eric Lee Lundstrom; Peter Ludwig  
**Subject:** Rezoning of parcel in Town of Burlington

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Shaun,

Eric and Joy Lundstrom give our Attorney Peter Ludwig permission to complete the rezoning application.

Property Yahnke Road, Town of Burlington is being used as vacant land.  
Property Yahnke Road, Town of Burlington will be used as residential properties.

Please let me know if there is anything else that you need from us.

Thank you,

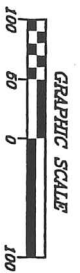
Joy Lundstrom  
cweps1@yahoo.com  
cell: 262-581-7660

**SITE MAP**  
**-FOR-**  
**PROPOSED REZONE**  
**AND LAND DIVISION**  
**-OF-**

BEGINNING AT THE CENTER OF SECTION 8; THENCE NORTH 00°01' EAST ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 8, 1456.07 FEET TO A POINT; THENCE SOUTH 73°40' EAST 426.10 FEET TO A POINT; THENCE SOUTH 00°01' WEST PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 8, 426.10 FEET TO A POINT; THENCE SOUTH 73°40' EAST 394.23 FEET TO A POINT; THENCE SOUTH 01°08' EAST 794.12 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 8; THENCE WEST 803.23 FEET TO CENTER OF SECTION AND PLACE OF BEGINNING. SAID LAND BEING IN THE TOWN OF BURLINGTON, RACINE COUNTY, WISCONSIN.

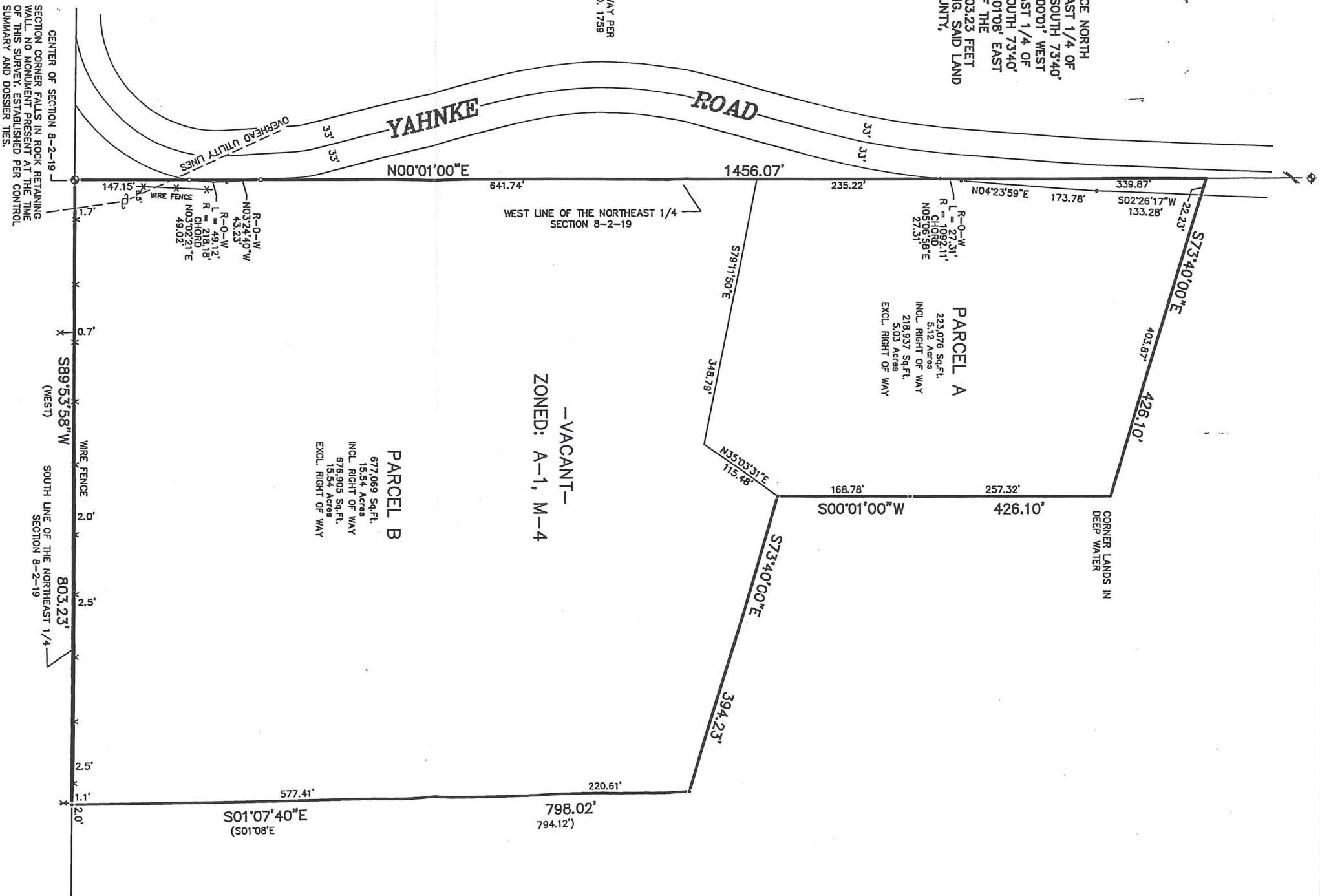
PREPARED FOR: ERIC LUNDSTROM

YAHNKE ROAD RIGHT OF WAY PER  
 CERTIFIED SURVEY MAP NO. 1759

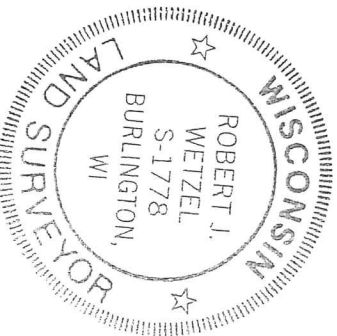


- LEGEND**
- FOUND IRON PIPE
  - SET IRON PIPE
  - UTILITY POLE
  - ( ) RECORDED AS
  - ⊕ ROUND COUNTY MONUMENT

**RECEIVED**  
 NOV 21 2022  
 RACINE COUNTY

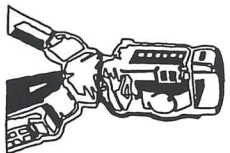


SECTION CORNER FALLS IN ROCK RETAINING WALL. NO MONUMENT PRESENT AT THE TIME OF THIS SURVEY. ESTABLISHED PER CONTROL SUMMARY AND DOSSIER TIES.



BEARINGS HEREON RELATE TO THE WEST LINE OF THE NORTHEAST 1/4, ASSUMED BEARING OF NORTH 00°01'00" EAST. REFER TO A CURRENT TITLE REPORT FOR EASEMENTS OR RESTRICTIONS THAT MAY AFFECT THE USE OF THIS SITE.

**B.W. SURVEYING, INC.**  
 412 N. PINE STREET  
 BURLINGTON, WI 53105  
 (262)-767-0225



*Robert J. Wetzel*  
 ROBERT J. WETZEL  
 S-1778

DRAWN BY:	RW	DATE:	NOVEMBER 14, 2022
CHECKED BY:	BW, DW	DRAWING NO.:	10770d1
JOB NO.:	10770	SHEET	1 OF 1