

AGENDA ITEM #1

REZONING APPLICATION

Racine County, Wisconsin

Owner: Brad Carlson
 Address: 23204W. 7 mile Rd.
Muskego, WI 53150
 Telephone #: 262-661-9809
 Fax #: _____
 E-mail: bradc291@gmail.com
 Date petition filed: 2/25/20

Applicant/agent: Erica Tilot
 Address: 23204W. 7 mile Rd.
Muskego, WI 53150
 Telephone #: 262-994-8918
 Fax #: _____
 E-mail: ericatilot@gmail.com
 Hearing date: April 20th, 2020

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 R-2 Suburban Residential District (unsewered) DISTRICT
 TO A-2 General Farming & Residential District II DISTRICT
 Town of Norway # of Acres ±2.79 ¼ Section SE Section 7 T 4 N R 20 E
 Parcel # 010042003047000
 Location/site address 23204W. 7 mile Rd. Muskego, WI 53150

Attached are

- 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")
 - Legal description of land to be rezoned, prepared by a Wisconsin registered land surveyor
 - 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)
 - 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.)
 - Report of existing & future land usage
 - Proposed development plan
- Bradley Carlson
signature

The completed petition with all required attachments must be submitted to: Racine County Planning, 14200 Washington Avenue, Sturtevant, WI 53177; phone: 262-886-8470; fax: 262-886-8488; 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 feel that such additional information is necessary to adequately evaluate the application.

cash or check #: 338540 amount received: \$ 000.⁰⁰

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

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FEB 27 2020

LAND USE PLAN AMENDMENT APPLICATION

Racine County, Wisconsin

Owner: Brad Carlson
Address: 23204 W. 7 Mile Rd.
Muskego, WI 53150
Telephone #: 262-661-9809
Fax #:
E-mail: ~~brad~~ bradc291@gmail.com
Date petition filed: 2/25/20

Applicant/agent: ERICA TILOT
Address: 23204 W. 7 Mile Rd.
Muskego, WI 53150
Telephone #: 262-994-8918
Fax #:
E-mail: ericatilot@gmail.com
Hearing date: April 20th, 2020

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

The undersigned requests to amend the

RECOMMENDED LAND USE PLAN FOR RACINE COUNTY PLANNING AREA 2035

FROM Low Density Residential (19,000 square feet
to 1.49 Acres per Dwelling)

TO Agricultural, Rural Residential, and open land

Municipality Norway # of Acres ±1.49 ¼ Section SE Section 7 T. 4 N R. 20 E
Parcel # 010042003047000

Location/site address 23204 W. 7 Mile Rd. Muskego, WI

Briefly explain reasoning for Land Use Plan Amendment

Looking to rezone property to A2 for personal
use to have horses on the property.

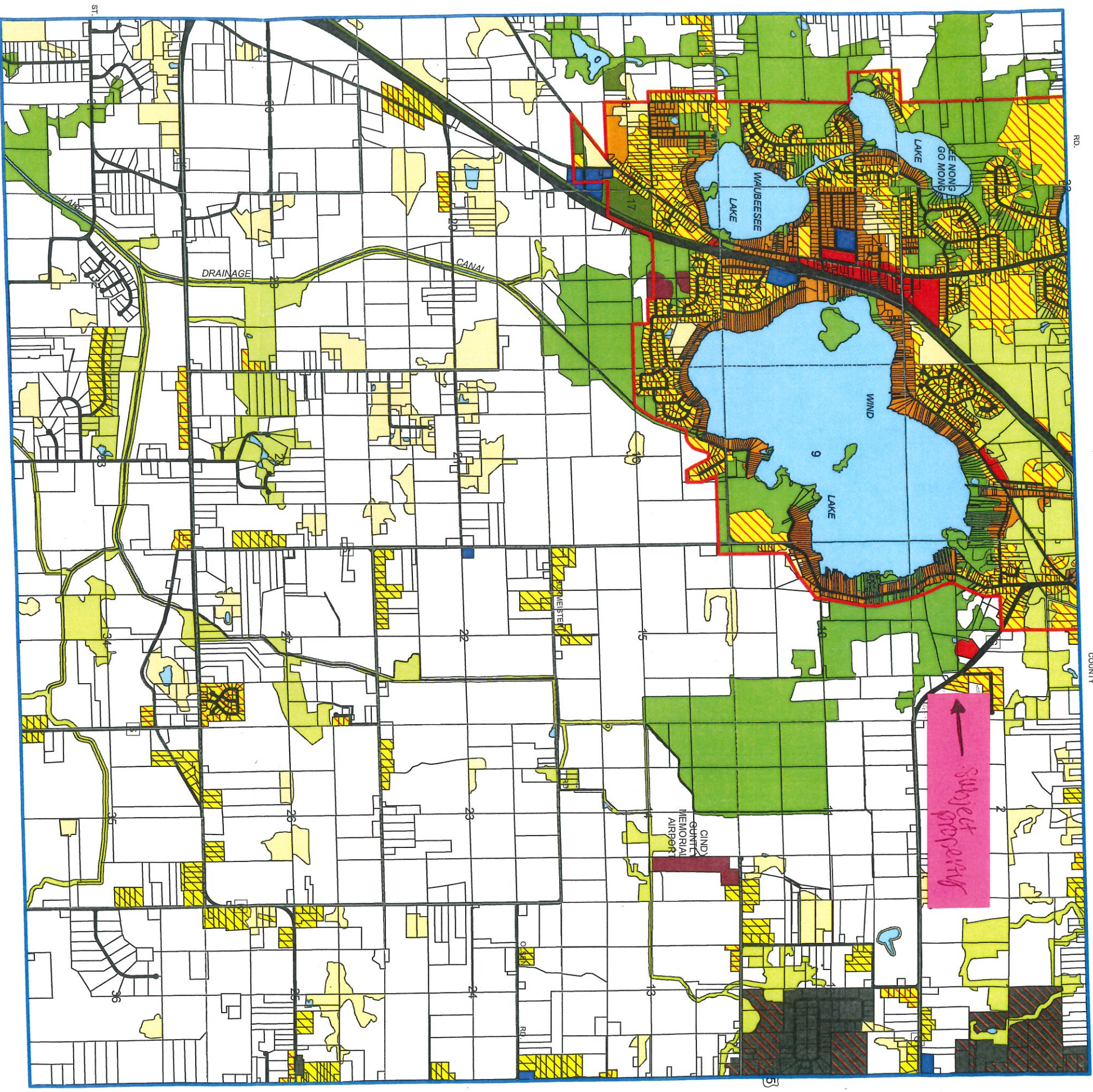
Attachments:

- Town/Village Land Use Plan Map
- hearing/review fee (all fees are NON-REFUNDABLE)
- cover letter
- letter of agent status


















Staff Use Only: (Checks payable to Racine County Planning)		
Staff Initials <u>[Signature]</u>	Cash or Check # <u>338540</u>	Fee \$ <u>1000.00</u>

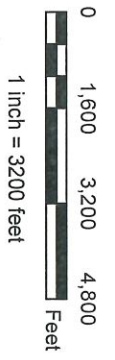
RECOMMENDED TOWN OF NORWAY 2035 LAND USE PLAN MAP

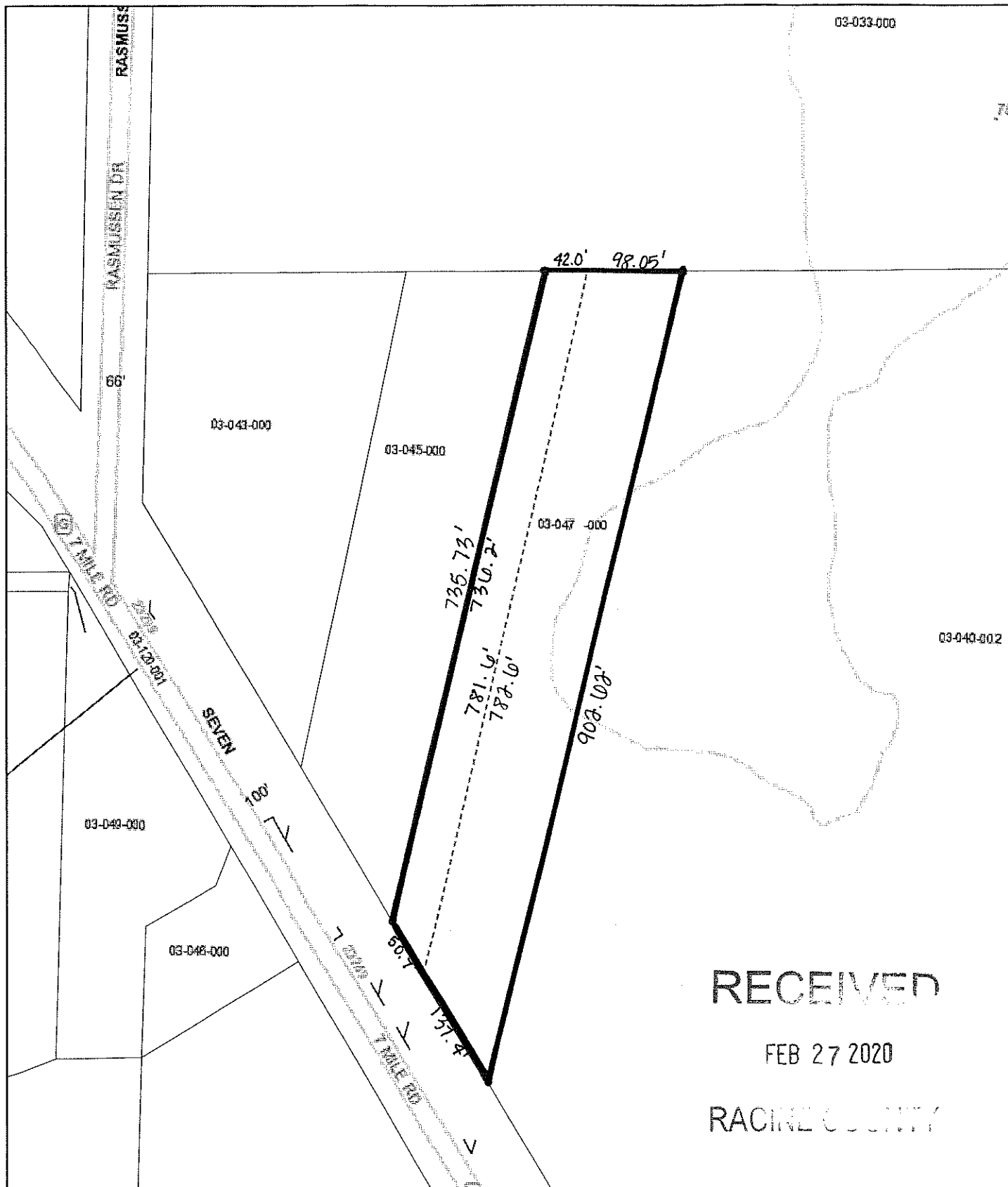
COUNTY









27

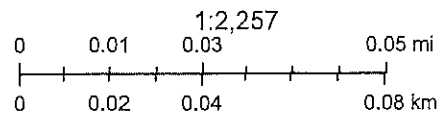
-  SUBURBAN I RESIDENTIAL
(1.5 TO 2.99 ACRES PER DWELLING)
-  LOW DENSITY RESIDENTIAL
(19,000 SQUARE FEET TO 1.49 ACRES PER DWELLING)
-  MEDIUM DENSITY RESIDENTIAL
(6,200 TO 18,999 SQUARE FEET PER DWELLING)
-  HIGH DENSITY RESIDENTIAL
(LESS THAN 6,200 SQUARE FEET PER DWELLING)
-  COMMERCIAL
-  INDUSTRIAL-EXISTING/PLANNED
-  GOVERNMENTAL AND INSTITUTIONAL
-  STREETS AND HIGHWAYS
-  RECREATIONAL
-  AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN LAND
-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  SURFACE WATER
-  TRANSPORTATION AND UTILITIES
-  PARCEL LINE
-  PLANNED SEWER SERVICE AREA BOUNDARY



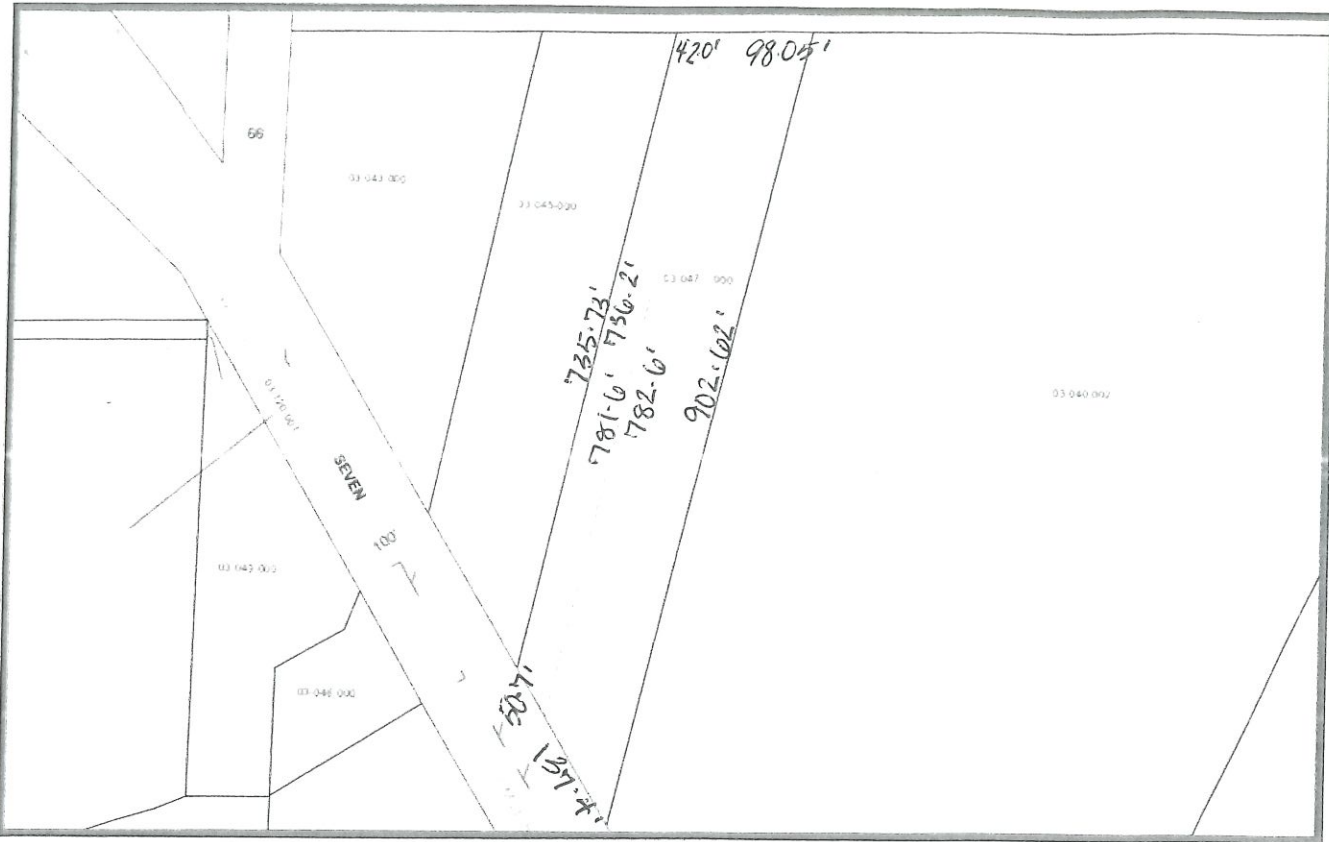


February 28, 2020

-  Quarter Quarter Section
-  Tax Parcels
-  Quarter Section
-  Parcel Tie Lines
-  Sections
-  Municipal Boundaries



Racine County, SEWRPC. Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



February 26, 2020

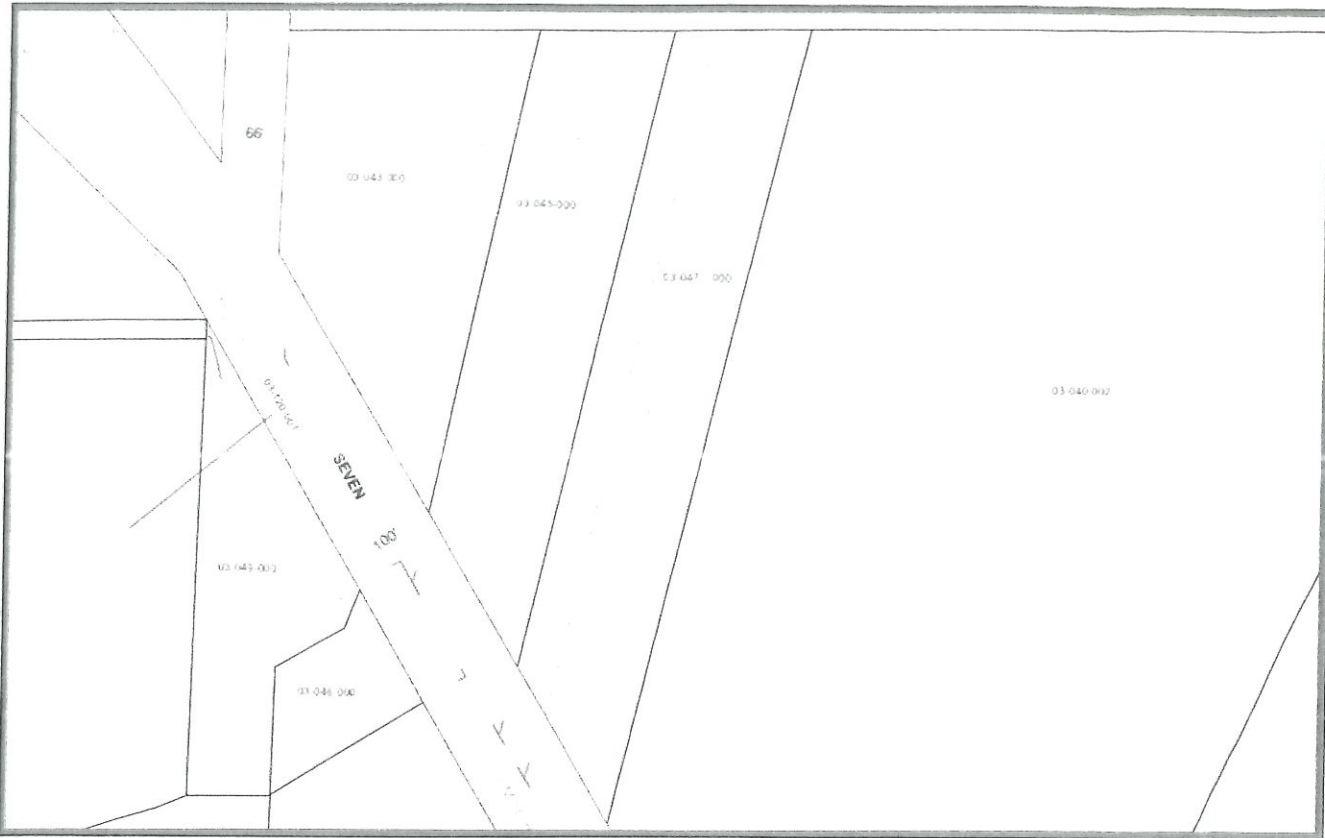
- Quarter Quarter Section
- Tax Parcels
- Municipal Boundaries
- Quarter Section
- Parcel Tie Lines
- Water lines
- Sections
- Text Related Lines
- Waterbody

1:2,280
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km
Racine County SEWRPC Sources Esri HERE Garmin Intermap
Increment P Corp. GEBCO USGS FAO NPS NRCAN GeoBase IGN
ArcGIS WebApp Builder

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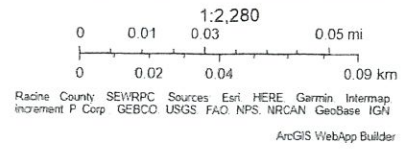
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February 26, 2020

- | | | |
|-------------------------|--------------------|----------------------|
| Quarter Quarter Section | Tax Parcels | Municipal Boundaries |
| Quarter Section | Parcel Tie Lines | Water lines |
| Sections | Text Related Lines | Waterbody |



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RACINE COUNTY

03-045-000

03-

23204 7 MILE RD W

Parcel ID: 010042003047000

Owner:

BRADLEY CARLSON
23204 7 MILE ROAD
MUSKEGO, WI 53150

School District:

NORWAY J7
WATERFORD UNION HS

Assessment Value

Land: 83,600.00
Improvements: 88,700.00
Total: 172,300.00
Current Tax: 2,938.21

Zoning: R-2

Zoom to ...

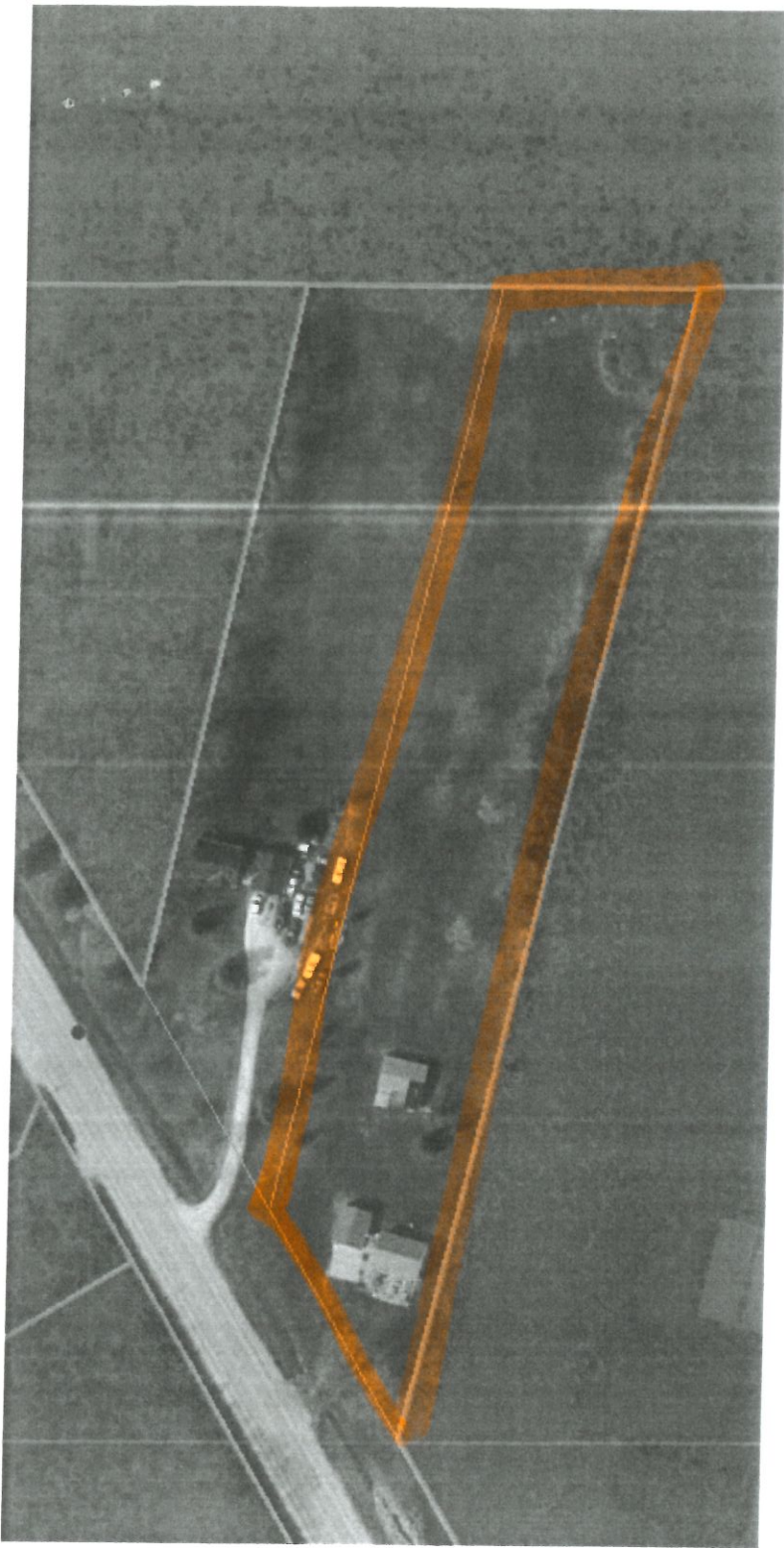
03-040-002

7 MILE RD
7 MILE RD

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Report of existing & future land usage

Existing – Single family residential

Future Land usage – Single family residential structure with horses for personal use

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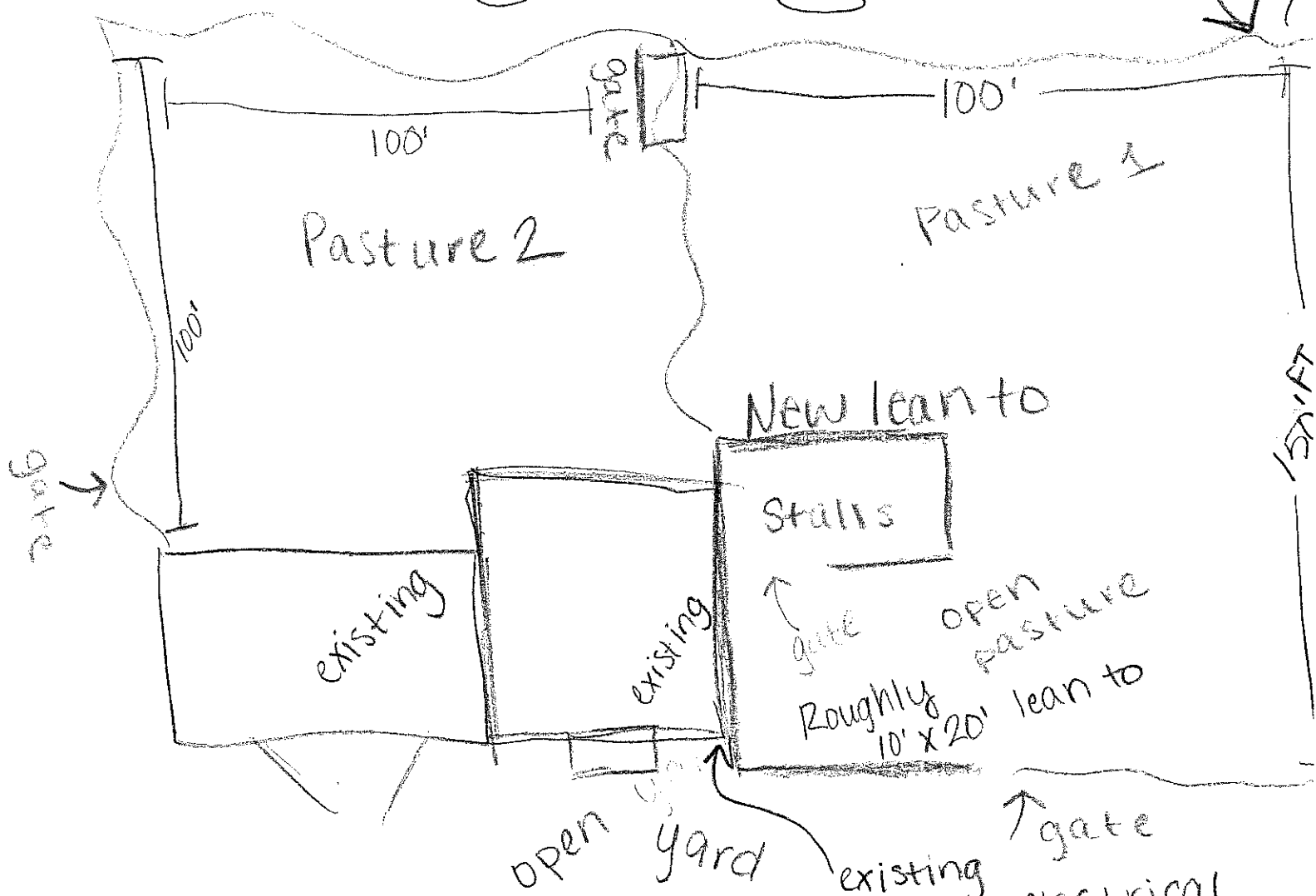
RACINE COUNTY

Proposed Development Plan

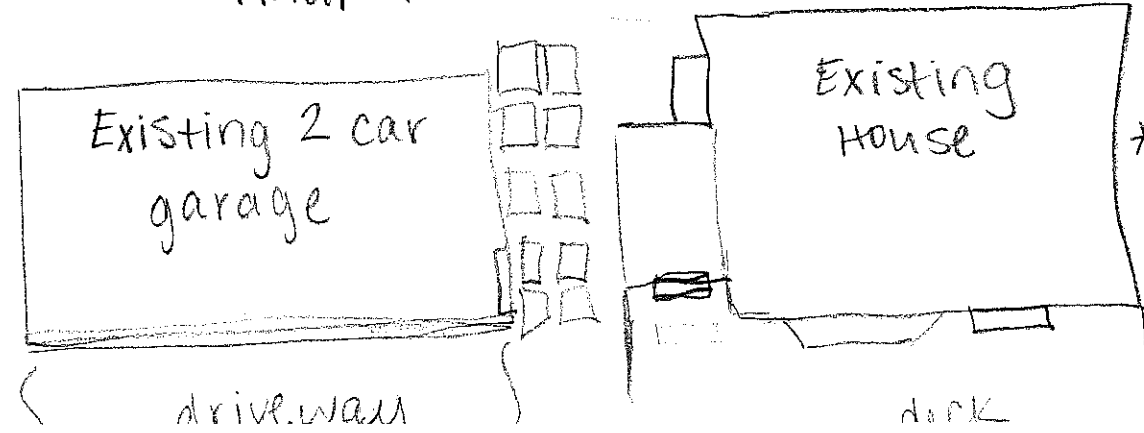
open yard to end of lot
 Pasture 2 to end w/ existing Building

Run pasture to pine tree line

trees



*All dimensions are rough not final *

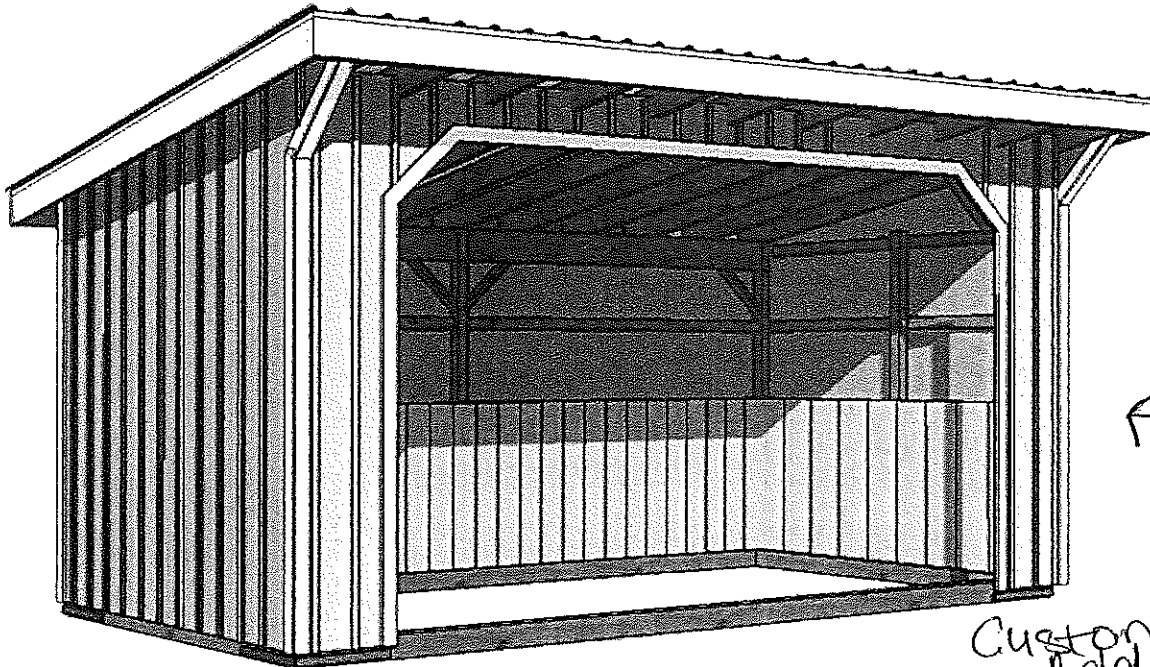


*see attached for sample photo of what lean to will look like *



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