

AGENDA ITEM #3

Vernon and Helen Brook Trust & Wayne & Ronda Kennedy  
29727 Plank Rd. 29641 Plank Rd.  
Burlington, WI 53105 Burlington, WI 53105  
Racine County, Wisconsin

REZONING APPLICATION

Owner: Arthur & Eileen Naber  
Address: 29929 Plank Rd.  
Burlington, WI 53105  
Telephone #: 262-206-9910  
Fax #: \_\_\_\_\_  
E-mail: art@bearburlington.com  
Date petition filed: February 6, 2020

Applicant/agent: Art Naber  
Address: 29929 Plank Rd  
Burlington, WI 53105  
Telephone #: 262-206-9910  
Fax #: \_\_\_\_\_  
E-mail: art@bearburlington.com  
Hearing date: March 16, 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 M-4 Quarrying District DISTRICT  
TO A-2 General Farming and Residential District II DISTRICT  
Town of Burlington # of Acres 4.14 1/4 Section NW+5W Section 23 T 3 N R 19 E  
Parcel # part of 002031923039000, 002031923045000 and part of  
Location/site address 29929 Plank Rd., 29727 Plank Rd and 29641 Plank Rd. 002031923015000

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

Art Naber  
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 #: 1141 amount received: \$ 600.00

The Economic Development & Land Use Planning Committee public hearings are generally held the 3<sup>rd</sup> 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:	ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
Recommend:	Recommend:
<input checked="" type="checkbox"/> approval	<input type="checkbox"/> approval
<input type="checkbox"/> denial	<input type="checkbox"/> denial

**DRAFT**

Racine County

Economic Development & Land Use  
Planning Committee Public Hearing Meeting  
**Monday, March 16, 2020 - 6:00 p.m.**

Ives Grove Office Complex Auditorium  
14200 Washington Avenue  
Sturtevant, WI 53177



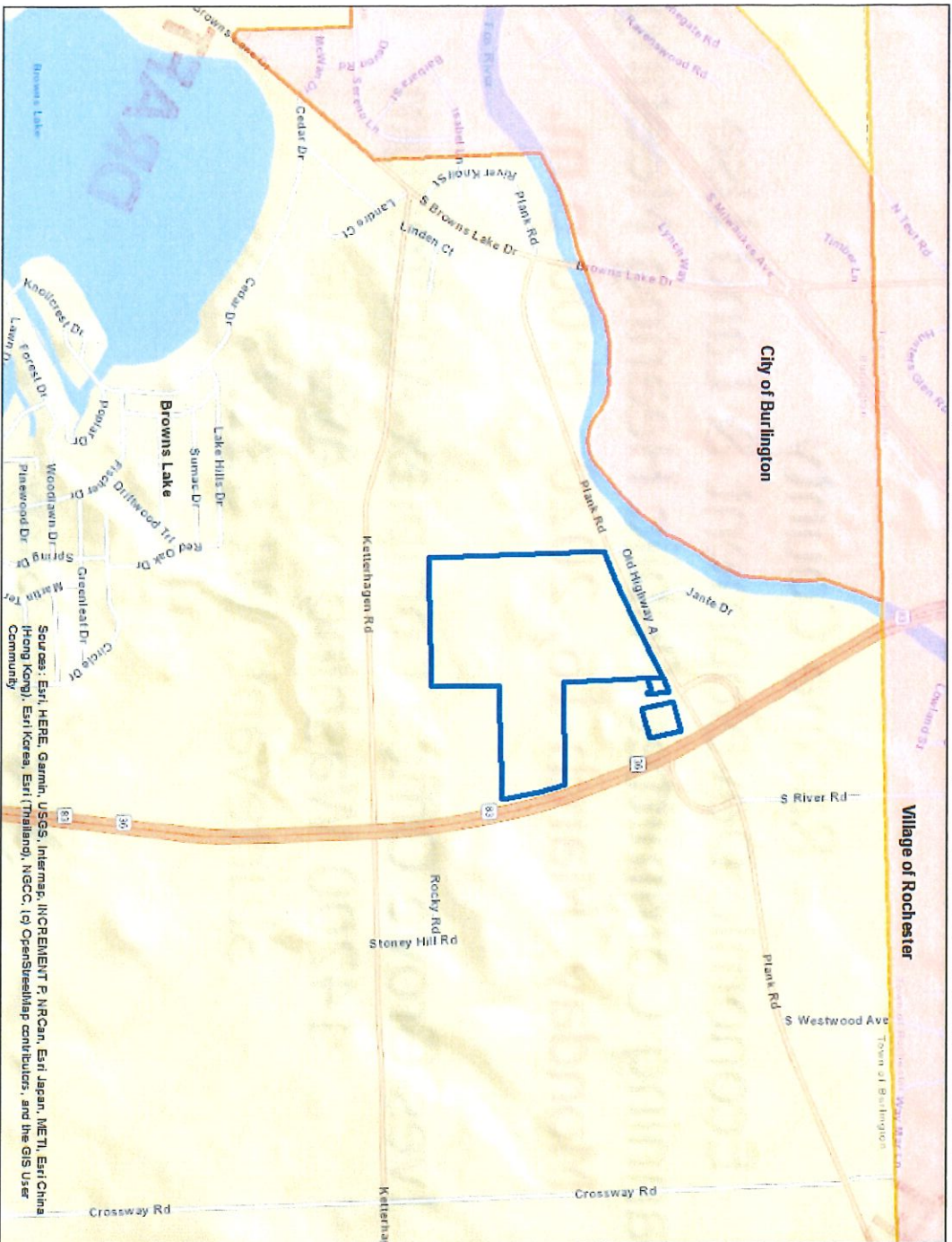
**DRAFT**

Arthur & Eileen Nabor; Vernon & Helen Brook Trust; and Wayne & Ronda Kennedy, Owners  
Arthur Nabor, Agent

Site Address: 29929, 29727 & 29641 Plank Road

Rezone (4.14 acres) from M-4 Quarrying District to A-2 General Farming & Residential District II (to remove the M-4 designation and place a consistent zoning district on these properties/portions to be in harmony with surrounding designations & uses)

### Location Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, EsriChina (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

SEC 23 – T3N – R19E  
Town of Burlington



Arthur & Eileen Nabor; Verron & Helen Brook Trust; and Wayne & Ronda Kennedy, Owners  
Arthur Nabor, Agent  
Site Address: 29929, 29727 & 29641 Plank Road  
Rezone (4.14 acres) from M-4 Quarrying District to A-2 General Farming & Residential District II (to remove the M-4 designation and place a consistent zoning district on these properties/portions to be in harmony with surrounding designations & uses)

### Zoning Map



SFC 23 – T3N – R19E  
Town of Burlington



Arthur & Eileen Nabor; Vernon & Helen Brook Trust; and Wayne & Ronda Kennedy, Owners  
Arthur Nabor, Agent  
Site Address: 29929, 29727 & 29641 Plank Road  
Rezone (.4-.14 acres) from M-4 Quarrying District to A-2 General Farming & Residential District II (to remove the M-4 designation and place a consistent zoning district on these properties/portions to be in harmony with surrounding designations & uses)

**2015 Aerial Map  
(partial)**

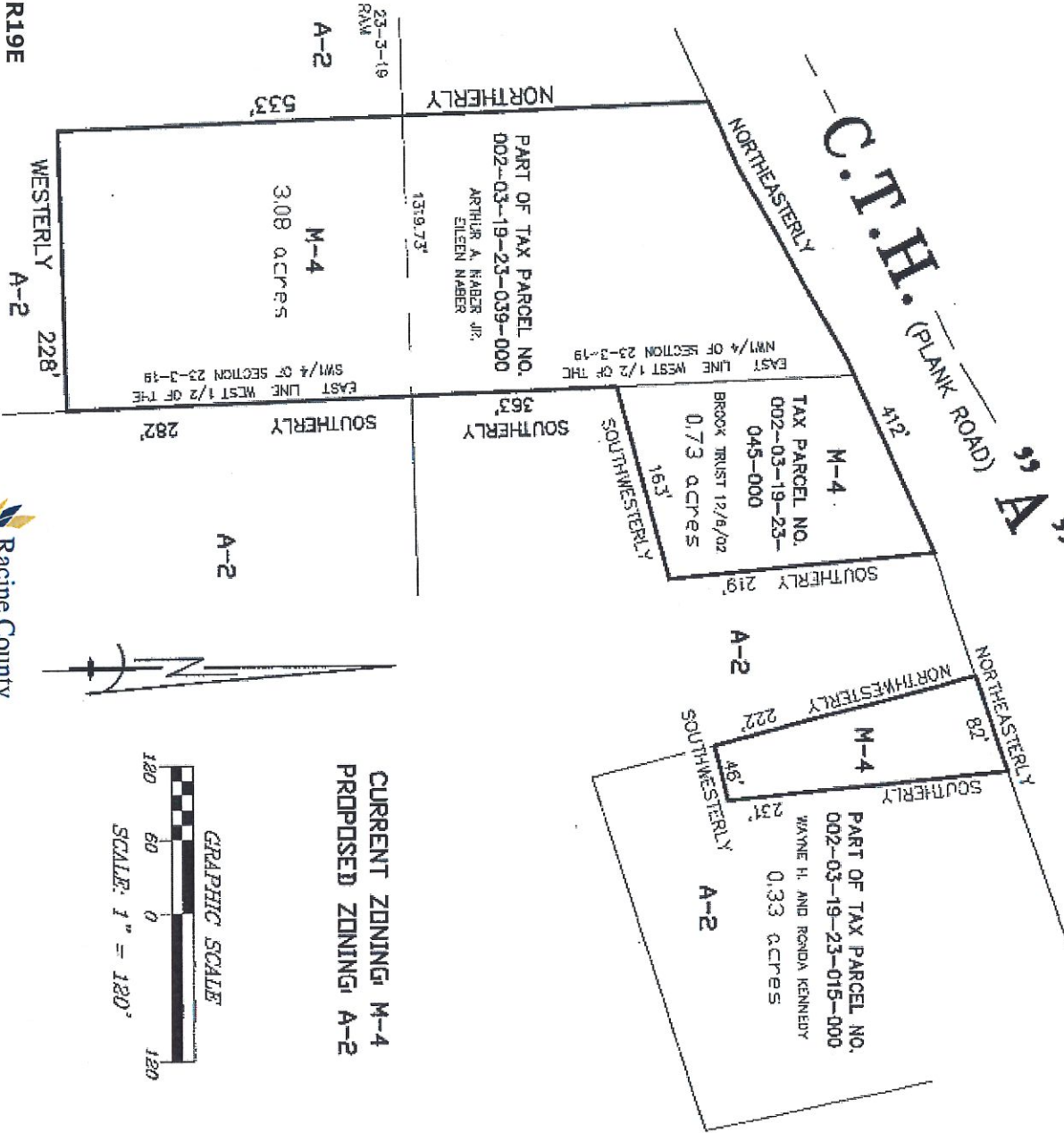


SEC 23 - T3N - R19E  
Town of Burlington



Arthur & Eileen Nabor; Vernon & Helen Brook Trust; and Wayne & Ronda Kennedy, Owners

**Site Plan**



**CURRENT ZONING M-4  
PROPOSED ZONING A-2**



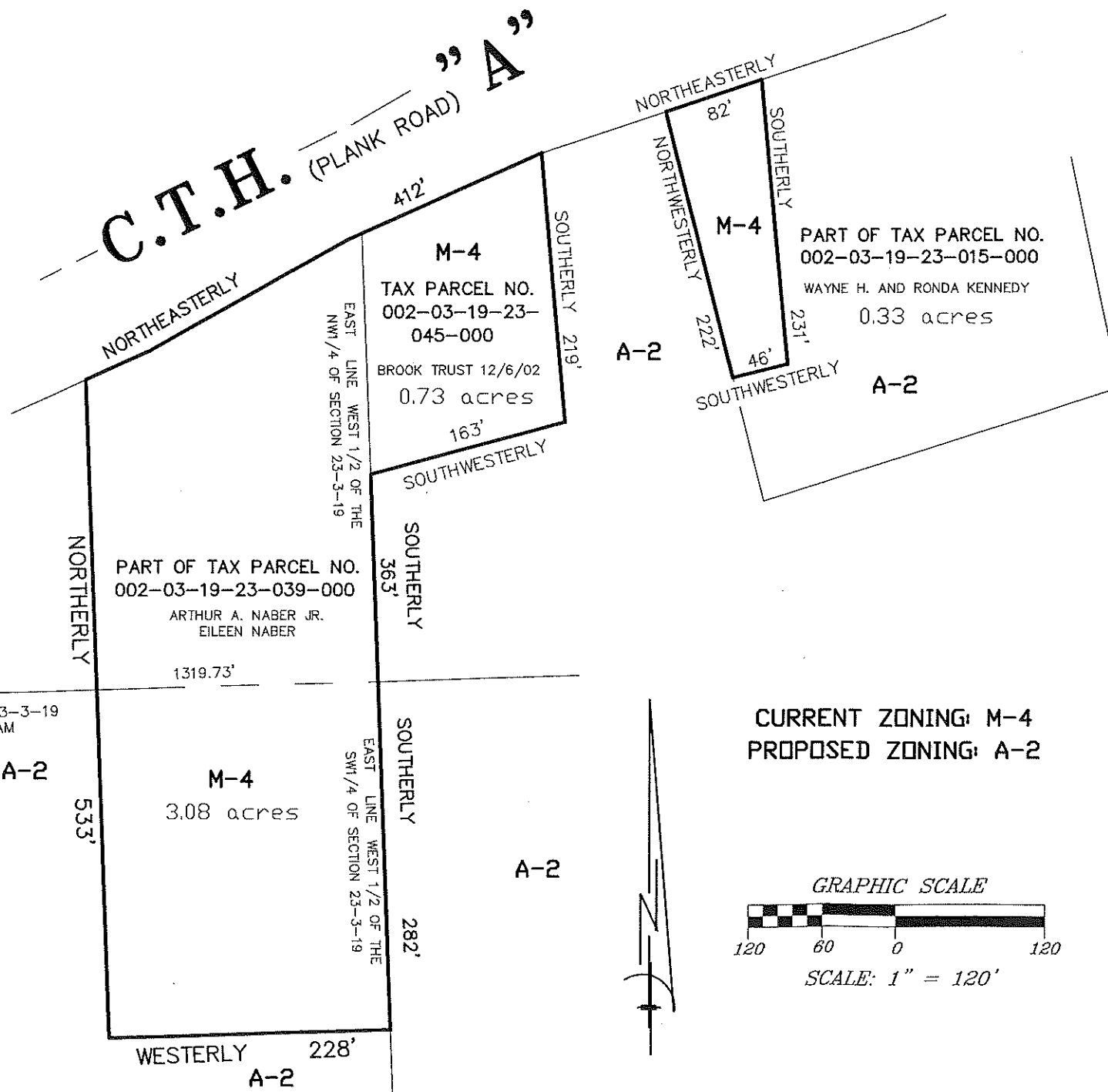
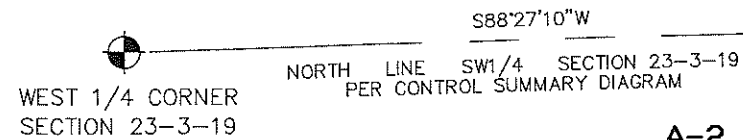
SEC 23 - T3N - R19E  
Town of Burlington

EXHIBIT  
-FOR-  
PROPOSED REZONE  
-OF-

PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 23; THENCE NORTH 88°27'10" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 SECTION 1319.73 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTHERLY ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4 SECTION 282 FEET; THENCE WESTERLY 228 FEET; THENCE NORTHERLY 533 FEET TO A POINT ON THE SOUTHERLY LINE OF COUNTY TRUNK HIGHWAY A; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE 412 FEET TO THE EAST LINE OF LANDS OWNED BY BROOK TRUST 12/6/02; THENCE SOUTHERLY ALONG SAID EAST LINE 219 FEET; THENCE SOUTHWESTERLY 163 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4 SECTION; THENCE SOUTHERLY ALONG SAID EAST LINE 363 FEET TO THE PLACE OF BEGINNING. ALSO INCLUDING ALL ABUTTING LANDS ZONED M-4 LYING NORTH OF SAID SOUTHERLY LINE OF COUNTY TRUNK HIGHWAY "A" AND THE CENTER LINE OF SAID HIGHWAY.

ALSO:

PART OF THE SOUTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTHWEST CORNER OF LANDS OWNED BY WAYNE H. AND RONDA KENNEDY AND THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY A; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE 82 FEET; THENCE SOUTHERLY 231 FEET; THENCE SOUTHWESTERLY 46 FEET; THENCE NORTHWESTERLY 222 FEET TO THE PLACE OF BEGINNING. ALSO INCLUDING ALL ABUTTING LANDS ZONED M-4 LYING NORTH OF SAID SOUTHERLY LINE OF COUNTY TRUNK HIGHWAY "A" AND THE CENTER LINE OF SAID HIGHWAY.



CURRENT ZONING: M-4  
PROPOSED ZONING: A-2

