

Owner: PAUL TACKETT
 Address: 7135 MCHENRY ST
BURLINGTON, WIS
 Telephone #: 262-210-6522
 Fax #: _____
 E-mail: PAULEARL46@GMAIL.COM
 Date petition filed: MAY 20th 2021

Applicant/agent: OWNER
 Address: _____
 Telephone #: _____
 Fax #: _____
 E-mail: _____
 Hearing date: JULY 19th, 2021

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: RESIDENTIAL-SEWERED (25,000 Square feet to 1.49 acres per Dwelling unit)

TO: Commercial

RECEIVED

MAY 26 2021

RACINE COUNTY

Municipality Burlington # of Acres ±1.9 ¼ Section SW Section 8 T 02 N R 19 E
 (also part of NW ¼ 17-02-19)
 Parcel # 002.02.19.07.015.000

Location/site address 7135 McHenry Street

Briefly explain reasoning for Land Use Plan Amendment

THE USE WOULD NOT CHANGE
CURRENTLY AVX BUILDING & STORAGE FOR
MY ANTIQUE BUSINESS

Attachments:

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

Staff Use Only: (Checks payable to Racine County Planning)

Staff Initials EM Cash or Check # 3881 Fee \$ 600⁰⁰

REZONING APPLICATION

Racine County, Wisconsin

Owner: PAUL TACKETT
Address: 7135 MCHENRY ST BURLINGTON, WI 53105
Telephone #: 262-210-6522
Fax #:
E-mail: PAULEARL46@GMAIL.COM
Date petition filed: May 20th 2021

Applicant/agent: OWNEY
Address:
Telephone #:
Fax #:
E-mail:
Hearing date: July 19th 2021

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 A2-General Farming and Residential District II
TO B3-Commercial Service District
Town of BURLINGTON # of Acres 1.9 1/4 Section SW section 8 T 02 N R 19 E
Parcel # 002.02.19.07.015.000 (also part of NW 1/4 17-02-19)
Location/site address 7135 MCHENRY AVE

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
X Proposed development plan

Signature of Paul Tackett

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 # 3881 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

RECEIVED

MAY 26 2021

Szabo, Emily

From: Paul Tackett <paulearl46@gmail.com>
Sent: Wednesday, May 26, 2021 4:33 PM
To: Szabo, Emily
Subject: Racine County Economic Development & Land use Planning Committee

PLEASE NOTE: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Recommended Land use plan for Racine County planning area 2035

From: A-2

The land and pole barn are currently being used as an auxiliary storage for my antique business.(EARLY ROSE LLC)

The building was built in the early 2000s as an auxiliary building for the antique store. Part of the parcel is already zone B-3 and a portion is zoned A-2. The area in question is now zoned A-2

TO: B-3

The use of the land will not change and will continue to be used as storage for the antiques and equipment for the shows. I do not plan to put a residence on this property. It will remain cold storage for the antiques

Thank You
Paul Tackett

RECEIVED

MAY 26 2021

RACINE COUNTY

RECEIVED

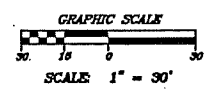
MAY 26 2021

RACINE COUNTY

LEGEND

- ◆ FOUND STANDARD RACINE COUNTY MONUMENT
- FOUND IRON PIPE
- SET IRON PIPE
- ⚡ FOUND RAILROAD SPIKE

NOTE: BEARINGS HEREIN RELATE TO THE NORTH LINE OF THE NE 1/4 OF SECTION 18-2-18 ASSUMED BEARING NORTH 89°16' EAST.

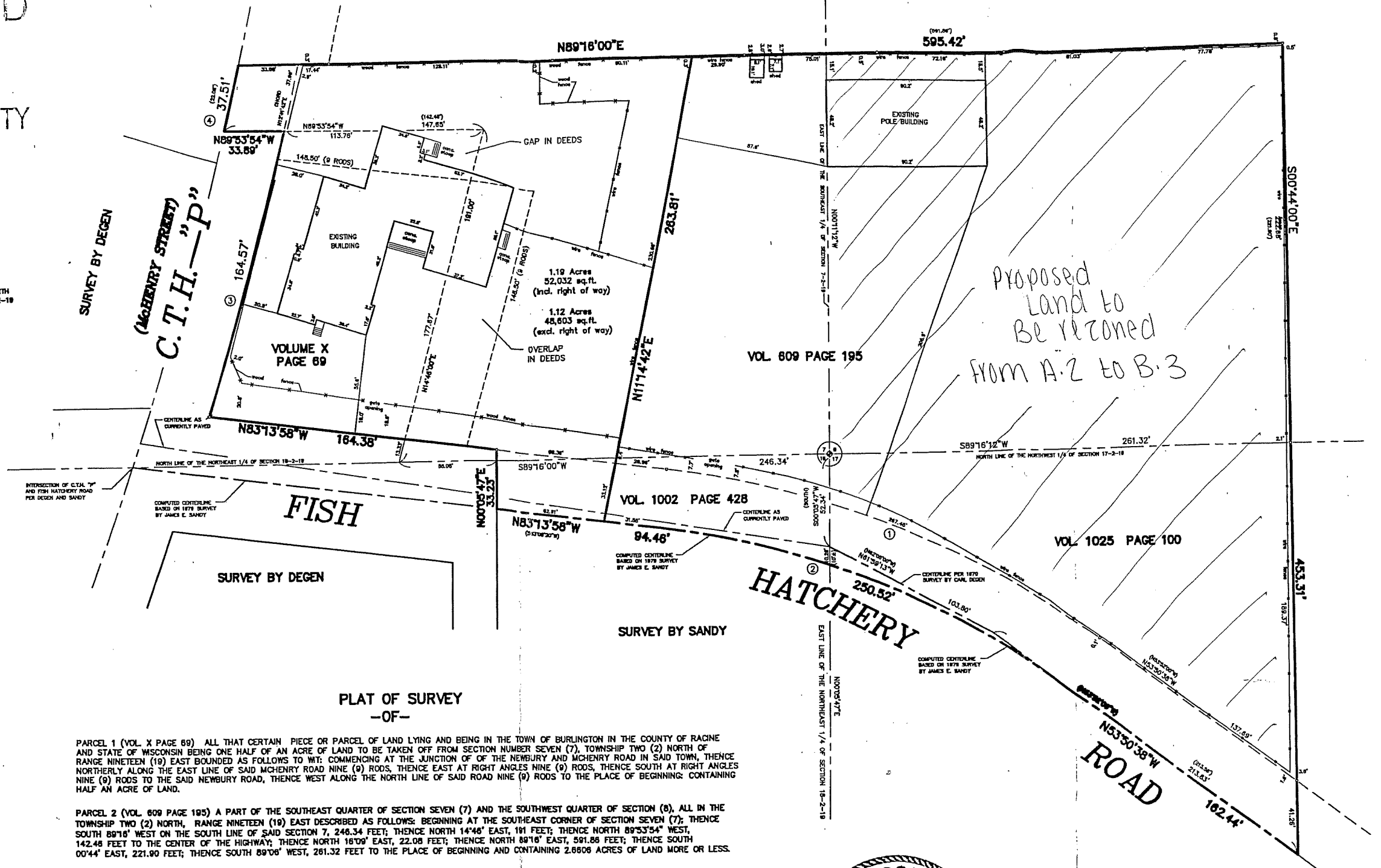


CURVE DATA

① RADIUS = 521.41' L.A. = 29°23'20" CHORD B'ING = N68°32'18"W CHORD = 284.53'	② RADIUS = 488.41' L.A. = 29°23'20" CHORD B'ING = N68°32'18"W CHORD = 247.78'
③ RADIUS = 2325.01' L.A. = 04°03'20" CHORD B'ING = S18°11'27"W CHORD = 164.53'	④ RADIUS = 2282.01' L.A. = 00°56'18" CHORD B'ING = N12°53'08"E CHORD = 37.51'

I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the site and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any.

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



Proposed Land to Be rezoned from A-2 to B-3

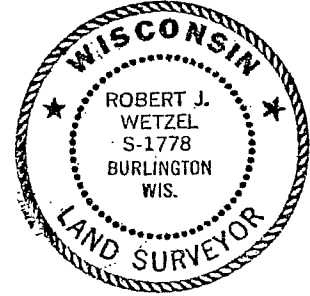
PARCEL 1 (VOL. X PAGE 89) ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING IN THE TOWN OF BURLINGTON IN THE COUNTY OF RACINE AND STATE OF WISCONSIN BEING ONE HALF OF AN ACRE OF LAND TO BE TAKEN OFF FROM SECTION NUMBER SEVEN (7), TOWNSHIP TWO (2) NORTH OF RANGE NINETEEN (19) EAST BOUNDED AS FOLLOWS TO WIT: COMMENCING AT THE JUNCTION OF THE NEWBURY AND MCHENRY ROAD IN SAID TOWN, THENCE NORTHERLY ALONG THE EAST LINE OF SAID MCHENRY ROAD NINE (9) RODS, THENCE EAST AT RIGHT ANGLES NINE (9) RODS, THENCE SOUTH AT RIGHT ANGLES NINE (9) RODS TO THE SAID NEWBURY ROAD, THENCE WEST ALONG THE NORTH LINE OF SAID ROAD NINE (9) RODS TO THE PLACE OF BEGINNING; CONTAINING HALF AN ACRE OF LAND.

PARCEL 2 (VOL. 609 PAGE 195) A PART OF THE SOUTHEAST QUARTER OF SECTION SEVEN (7) AND THE SOUTHWEST QUARTER OF SECTION (8), ALL IN THE TOWNSHIP TWO (2) NORTH, RANGE NINETEEN (19) EAST DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SECTION SEVEN (7); THENCE SOUTH 89°16' WEST ON THE SOUTH LINE OF SAID SECTION 7, 246.34 FEET; THENCE NORTH 14°46' EAST, 191 FEET; THENCE NORTH 89°33'54" WEST, 142.48 FEET TO THE CENTER OF THE HIGHWAY; THENCE NORTH 16°09' EAST, 22.08 FEET; THENCE NORTH 89°10' EAST, 591.88 FEET; THENCE SOUTH 00°44' EAST, 221.90 FEET; THENCE SOUTH 89°06' WEST, 261.32 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.8608 ACRES OF LAND MORE OR LESS.

PARCEL 3 (VOL. 1025 PAGE 100) PART OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWO (2) NORTH, RANGE NINETEEN (19) EAST OF THE 4TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION SEVENTEEN (17-2-19); RUN THENCE SOUTH, 52.34 FEET; THENCE SOUTH 62°05' EAST, 103.80 FEET; THENCE SOUTH 53°25' EAST, 213.56 FEET; THENCE NORTH 00°41' WEST, 230.63 FEET; THENCE SOUTH 89°09' WEST, 281.32 FEET TO THE PLACE OF BEGINNING; CONTAINING .81 ACRES OF LAND MORE OR LESS.

SUBJECT TO THE PUBLIC HIGHWAY KNOWN AS FISH HATCHERY ROAD OVER AND ACROSS THE SOUTHERLY SIDE THEREOF. SAID LAND LYING AND BEING IN THE TOWN OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN.

PARCEL 4 (VOL. 1002 PAGE 428) THE EAST 191.29 FEET OF THAT PART OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION EIGHTEEN (18), TOWNSHIP TWO (2) NORTH, RANGE NINETEEN (19) EAST DESCRIBED AS FOLLOWS: TO-WIT: COMMENCE AT THE NORTHEAST CORNER OF SECTION EIGHTEEN (18), TOWNSHIP TWO (2) NORTH, RANGE NINETEEN (19) EAST; THENCE SOUTH 89°18' WEST ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION, 398.18 FEET TO THE POINT OF INTERSECTION OF SAID NORTH LINE OF THE NORTHEAST 1/4 AND THE CENTERLINE OF C.T.H. "P"; THENCE SOUTH 83°08'20" WEST ALONG THE CENTERLINE OF A PUBLIC HIGHWAY KNOWN AS FISH HATCHERY ROAD AS NOW RELOCATED TO THE POINT OF COMMENCEMENT OF A CURVE OF THE AFORESAID CENTERLINE; THENCE ON THE ARC OF A CURVE ALONG AND UPON THE CENTERLINE OF SAID PUBLIC HIGHWAY KNOWN AS FISH HATCHERY ROAD AS RELOCATED TO THE POINT OF INTERSECTION OF THE AFORESAID CENTERLINE AND THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION EIGHTEEN (18-2-19); THENCE NORTH ON THE SAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 18-2-19, TEN FEET MORE OR LESS TO AN IRON STAKE; THENCE CONTINUE NORTH ON THE SAID EAST LINE OF THE NORTHEAST 1/4, 52.39 FEET TO A STONE MARKING THE POINT AND PLACE OF BEGINNING; AND CONTAINING ONE-FOURTH ACRE OF LAND MORE OR LESS; SUBJECT TO THE AFORESAID PUBLIC HIGHWAY KNOWN AS FISH HATCHERY ROAD AS NOW RELOCATED AND TRAVELED; SAID LAND LYING AND BEING IN THE TOWN OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN.



THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

Robert J. Wetzel
ROBERT J. WETZEL S-1778

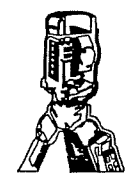
NOTES: VOLUME "X" PAGE 89 DOES NOT APPEAR TO ABUT VOLUME 609 PAGE 195, CREATING A GAP TO THE NORTH AND AN OVERLAP TO THE EAST, AS SHOWN.

VOLUME 609 PAGE 195 AS WRITTEN DOES NOT MATHEMATICALLY CLOSE BY 15.4' NORTH/SOUTH AND 0.56' EAST/WEST. USED DEED ANGLE AT NORTHEAST CORNER OF SAID DEED DESCRIPTION AND WOOD AND WIRE FENCE AS BEST EVIDENCE OF INTENDED NORTH LOT LINE.

VOLUME 1002 PAGE 428 IS THE ONLY AVAILABLE DATA DESCRIBING FISH HATCHERY ROAD. THIS DEED DOES NOT MATHEMATICALLY CLOSE, GIVES NO CURVE DATA FOR THE CURVE IT CALLS OUT, AND HAS A BEARING COURSE RECTED AS A SOUTHWESTERLY DIRECTION, WHEN A SOUTHEASTERLY DIRECTION WOULD MAKE MORE SENSE. CURVE WAS ESTABLISHED BY THIS OFFICE USING THE TWO TANGENT LINES, AND HOLDING THE 10' MORE OR LESS DIMENSION AS STATED. THIS WORKS REASONABLY WELL WITH THE CENTERLINE AS PAVED AT THE SOUTH-EAST END OF THE PROPERTY. HOWEVER THE CENTERLINE AS PAVED WEST OF THE CURVE APPEARS TO BE WELL NORTH OF THE CENTERLINE DESCRIBED AS RELOCATED AND TRAVELED IN THIS DEED.

B.W. SURVEYING, INC.

412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225



DRAWN BY:	F.J.L.	DATE:	1-23-07
CHECKED BY:	BJW	DRAWING NO.:	7485d1
JOB NO.:	7485	SHEET	1 OF 1