

REZONING APPLICATION

Racine County, Wisconsin

Owner: HAAG PROPERTIES LLC
Address: 2115 DURAND AVE
UNION GROVE WI 53182
Telephone #: 262-770-1126
Fax #: 262-878-4019
E-mail: WALLY HAAG @ HOT MAIL . COM
Date petition filed: 7/19/21

Applicant/agent: Wally Haag
Address: SAME AS OWNER
Telephone #:
Fax #:
E-mail:
Hearing date: August 16, 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 DISTRICT
TO M3 Heavy Industrial District DISTRICT

Town of DOVER # of Acres 3.6 1/4 Section NE Section 36 T 3 N R 20 E

Parcel # 006 032036033000

Location/site address 2115 Durand Ave Union Grove WI 53182

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
Letter of Agent Status

Wally Haag Haag Properties LLC 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.

credit card/cash/check #: 2288 amount received: \$1000.00

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:

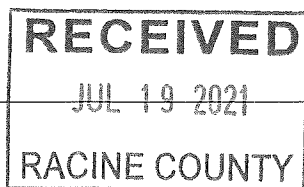
ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

Recommend:

Recommend:

- () approval
() denial

- () approval
() denial



HAAG PROPERTIES L.L.C.

21209 Durand Avenue
Union Grove, WI 53182

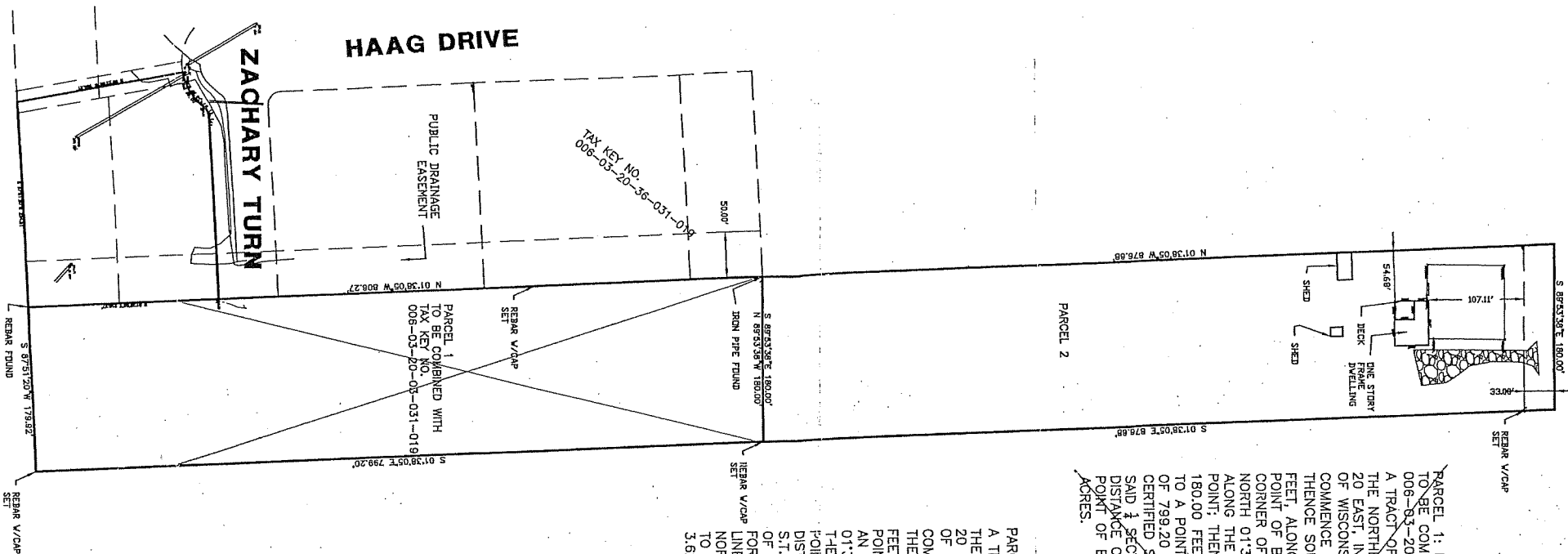
To whom it may concern

21115 Durand Avenue is currently a single-family resident which needs a lot of interior up grades. We wish to change the zoning from A-2 to M-3 for future expansion of our industrial property which adjoins it which is M-3. With the zoning changes we may raise the current structures.

Sincerely
Wally Haag
Haag properties LLC



S.T.H. "11"



PARCEL 1: PART OF TAX KEY NO. 008-03-20-36-033-000 TO BE COMBINED WITH TAX KEY NO. 008-03-20-36-031-019
 A TRACT OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTH-EAST 1/4 OF SECTION 36, TOWN 3 NORTH, RANGE 20 EAST, IN THE TOWN OF DOVER, COUNTY OF RACINE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
 COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE SOUTH 87°51'20" WEST FOR A DISTANCE OF 814.78 FEET, ALONG THE SOUTH LINE OF SAID 1/4 SECTION, TO THE POINT OF BEGINNING, POINT ALSO BEING THE SOUTHEAST CORNER OF AN EXISTING CERTIFIED SURVEY MAP; THENCE NORTH 01°38'05" WEST FOR A DISTANCE OF 806.27 FEET, ALONG THE EAST LINE OF SAID CERTIFIED SURVEY MAP, TO A POINT; THENCE SOUTH 89°53'38" EAST FOR A DISTANCE OF 180.00 FEET, PARALLEL TO THE CENTERLINE OF S.T.H. "11", TO A POINT; THENCE SOUTH 01°38'05" EAST FOR A DISTANCE OF 798.20 FEET, PARALLEL TO THE EAST LINE OF SAID CERTIFIED SURVEY MAP, TO A POINT ON THE SOUTH LINE OF SAID 1/4 SECTION; THENCE SOUTH 87°51'20" WEST FOR A DISTANCE OF 179.92 FEET, ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING. CONTAINS 144,423 SF OR 3.31551 ACRES.

PARCEL 2:
 A TRACT OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTH-EAST 1/4 OF SECTION 36, TOWN 3 NORTH, RANGE 20 EAST, IN THE TOWN OF DOVER, COUNTY OF RACINE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
 COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE SOUTH 87°51'20" WEST FOR A DISTANCE OF 814.78 FEET, ALONG THE SOUTH LINE OF SAID 1/4 SECTION, TO A POINT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF AN EXISTING CERTIFIED SURVEY MAP; THENCE NORTH 01°38'05" WEST FOR A DISTANCE OF 806.27 FEET, ALONG THE EAST LINE OF SAID CERTIFIED SURVEY MAP, TO THE POINT OF BEGINNING; THENCE NORTH 01°38'05" WEST FOR A DISTANCE OF 876.68 FEET, TO THE EXISTING CENTERLINE OF S.T.H. "11"; THENCE SOUTH 89°53'38" EAST FOR A DISTANCE OF 180.00 FEET, TO A POINT; THENCE SOUTH 01°38'05" EAST FOR A DISTANCE OF 876.68 FEET, PARALLEL TO THE EAST LINE OF SAID CERTIFIED SURVEY MAP, TO A POINT; THENCE NORTH 89°53'20" WEST FOR A DISTANCE OF 180.00 FEET, TO THE POINT OF BEGINNING. CONTAINS 157,728 SF OR 3.62094 ACRES.



SCALE
 0 100 200
 FEET

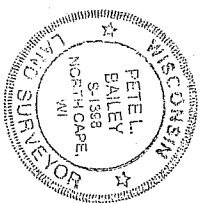
*Reduced *
 NOT TO SCALE

STATE OF WISCONSIN
 COUNTY OF RACINE

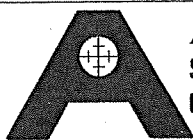
The above-described property has been surveyed under my direction and the above map is a correct representation thereof.

DATED AT: NORTH CAPE, WISCONSIN, THIS 14TH DAY OF MAY 2006.

AMERICAN SURVEYING COMPANY, INC.
 PETE L. BAILEY, RLS NO. 1398
 RECERTIFIED this _____ day of _____, 2006.



RECEIVED
 JUL 19 2021
 RACINE COUNTY



AMERICAN SURVEYING COMPANY, INC.

12207 C.T.H. "K" FRANKSVILLE, WISCONSIN 53126
 TEL. (262) 835-4774 FAX: (262) 835-2379
 beaufordbailey@hotmail.com

DRAWN BY: PLB	REVISIONS:	DATE
CHECKED BY: PLB		
PLOT SCALE: 1" = 100'		
DATE: 05/14/2008		
JOB NO.: 2008094		
DWG. FILE: JN208115A	CLIENT NO.	03873

TOWN OF DOVER

PROJECT:
PLAT OF SURVEY/BOUNDARY SURVEY
 PREPARED FOR: ROBERT SCHOEN

Sheet

1 of 1