

REZONING APPLICATION

Racine County, Wisconsin

Owner: SETH JENSEN (BISANABI PRESERVE)
Address: 6202 S LOOMIS RD
WIND LAKE, WI 53185
Telephone #: 414-687-0527
Fax #: _____
E-mail: SJENSEN@JENSENCOMPANY.COM
Date petition filed: 7/29/21

Applicant/agent: OWNER
Address: _____
Telephone #: _____
Fax #: _____
E-mail: _____
Hearing date: 9/30/21

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-3 General Farming District III DISTRICT
TO A-2 General Farming Residential District II DISTRICT
Town of NORWAY # of Acres ±87.18 ¼ Section SW1/4 Section 1821A T 4 N R 20 E
Parcel # 010042018089000, 010042018092001, 010042018094000, 010042018083000, 010042018084000, 01004201901700
Location/site address At & adjacent to 6202 S. Loomis Road

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

[Signature]
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) #: 1120 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

RECEIVED
JUL 29 2021
RACINE COUNTY

July 29th 2021

To:

Racine County Planning
14200 Washington Ave.
Sturtevant, WI 53177

From:

Bisanabi Preserve LLC
6202 S Loomis Road
Wind Lake, WI 53185
414-687-0527

Department of Planning,

RE: rezoning request for Bisanabi Preserve LLC. - Report of Existing and future land usage and proposed development plan

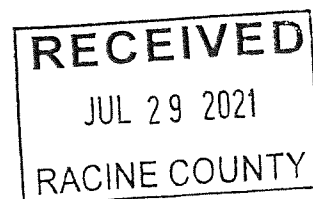
We are requesting to rezone our property from the current A-3 Designation to an A-2 Designation in order to eventually build a single-family home.

Currently the property is being used as farmland along with portions that are enrolled in a (MFL) Managed Forest Land program. It is our intention to keep the land use plan for the most part the same as it currently is. Only changes would be an estimated 3 Acre section removed from the MFL program where a single family home would be built. We will continue to rent out approx 40 acres to a local farmer and participate in the MFL program with the rest of the property. Overall, we are interested in preserving the land and protecting it from future development. Thank you for your review.

Please feel free to contact me directly if you have any questions at 414-687-0527.

Best Regards,

Seth Jensen
Owner, Bisanabi Preserve LLC



MAP AND LEGAL DESCRIPTION
 -FOR-
 PROPOSED REZONED (A-3 TO A-2)

PARCEL 1: THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 20 EAST, IN THE TOWN OF NORWAY, RACINE COUNTY, WISCONSIN, AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18-4-20; RUN THENCE NORTH 00°02'30" EAST 1871.04 FEET; THENCE NORTH 87°02'30" EAST 438.65 FEET TO BEGINNING OF THIS DESCRIPTION; RUN THENCE NORTH 87°02'30" EAST 609.90 FEET TO WATER'S EDGE AND EXTENDING ALONG WATER'S EDGE OF A PRIVATE LAKE SOUTH 171°4'05" WEST 286.82 FEET; THENCE SOUTH 48°34' WEST 567.31 FEET; THENCE SOUTH 05°48' EAST 183.18 FEET; THENCE SOUTH 85°01'30" WEST 124.26 FEET; THENCE NORTH 00°02'30" EAST 791.48 FEET TO PLACE OF BEGINNING. ALSO A PORTION OF ISLAND IN LAKE BEGIN AT THE SOUTHEAST CORNER OF ABOVE DESCRIBED PARCEL; RUN THENCE SOUTH 05°48' EAST 45.00 FEET; THENCE NORTH 77°12' EAST 655.72 FEET; THENCE SOUTH 89°50' EAST 78.29 FEET; THENCE SOUTH 00°10' WEST 657.91 FEET TO THE SOUTH EDGE OF SAID ISLAND; THENCE SOUTH 00°10' WEST 79.74 FEET, MORE OR LESS TO THE NORTH SIDE OF SAID ISLAND; THENCE WEST, SOUTH AND EAST BACK TO BEGINNING OF SAID ISLAND. ALSO AN EASEMENT ALONG THE SOUTH SIDE OF ABOVE FIRST PARCEL 10 FEET WIDE, RUNNING THENCE NORTH 85°01'30" EAST TO WATER'S EDGE. ALSO, TOGETHER WITH AN EASEMENT OF 3 RODS FOR ROADWAY PURPOSES OVER AND ALONG THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT WHICH IS 1846.29 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18; THENCE NORTH 87°02'30" EAST 438.65 FEET; THENCE NORTH 00°02'30" EAST 49.50 FEET; THENCE SOUTH 87°02'30" WEST 684.15 FEET; THENCE SOUTH 00°02'30" WEST 49.50 FEET TO THE POINT OF BEGINNING. TAX KEY NO.: 010-04-020-18-089-000

PARCEL 2: THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 20 EAST, IN THE TOWN OF NORWAY, RACINE COUNTY, WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTH 1/4 CORNER OF SAID SECTION 18; RUN THENCE NORTH 00°10'30" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 18, 752.99 FEET TO THE CENTER LINE OF LOOMIS ROAD; THENCE SOUTH 52°25'10" WEST, ALONG SAID CENTER LINE, 158.11 FEET; THENCE SOUTH 82°18'40" WEST, ALONG SAID CENTER LINE, 664.15 FEET TO THE PLACE OF BEGINNING OF PARCEL OF LAND HEREINAFTER DESCRIBED; RUN THENCE NORTH 25°05'30" WEST, 331.93 FEET; THENCE SOUTH 89°27' WEST, 248.64 FEET; THENCE SOUTH 00°10' WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18; THENCE EASTERLY ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 18, 538.67 FEET; THENCE EASTERLY ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 18, TO THE CENTER LINE OF LOOMIS ROAD; THENCE NORTH 52°18'40" EAST ALONG SAID CENTER LINE 684.15 FEET TO THE PLACE OF BEGINNING. SUBJECT TO RIGHTS OF PUBLIC OVER THE SOUTHEASTERLY SIDE FOR PUBLIC HIGHWAY PURPOSES. TAX KEY NO.: 010-04-20-18-092-001

PARCEL 3: PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 20 EAST, IN THE TOWN OF NORWAY, RACINE COUNTY, WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTH 1/4 CORNER OF SAID SECTION 18; RUN THENCE NORTH 00°10'30" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 18, 752.99 FEET TO THE CENTER LINE OF LOOMIS ROAD AND THE PLACE OF BEGINNING OF PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE NORTH 00°10'30" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 18, 1320.00 FEET TO THE WEST LINE OF SAID 1/4 SECTION; THENCE SOUTH 87°58'40" WEST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, 1320.00 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18; THENCE SOUTH 00°10' WEST ALONG THE WEST LINE OF SAID 1/2 OF SECTION 18, 1440.47 FEET; THENCE SOUTH 89°50' EAST 280.00 FEET; THENCE NORTH 89°50' EAST 50.84 FEET; THENCE NORTH 89°27' EAST 248.64 FEET; THENCE SOUTH 25°05'30" EAST 331.93 FEET TO THE CENTER LINE OF LOOMIS ROAD; THENCE NORTH 52°18'40" EAST ALONG SAID CENTER LINE 684.15 FEET; THENCE NORTH 52°25'10" EAST, ALONG SAID CENTER LINE 158.11 FEET TO THE PLACE OF BEGINNING. SUBJECT TO RIGHTS OF PUBLIC OVER SOUTHEASTERLY SIDE FOR PUBLIC HIGHWAY PURPOSES. TAX KEY NO.: 010-04-20-18-091-000

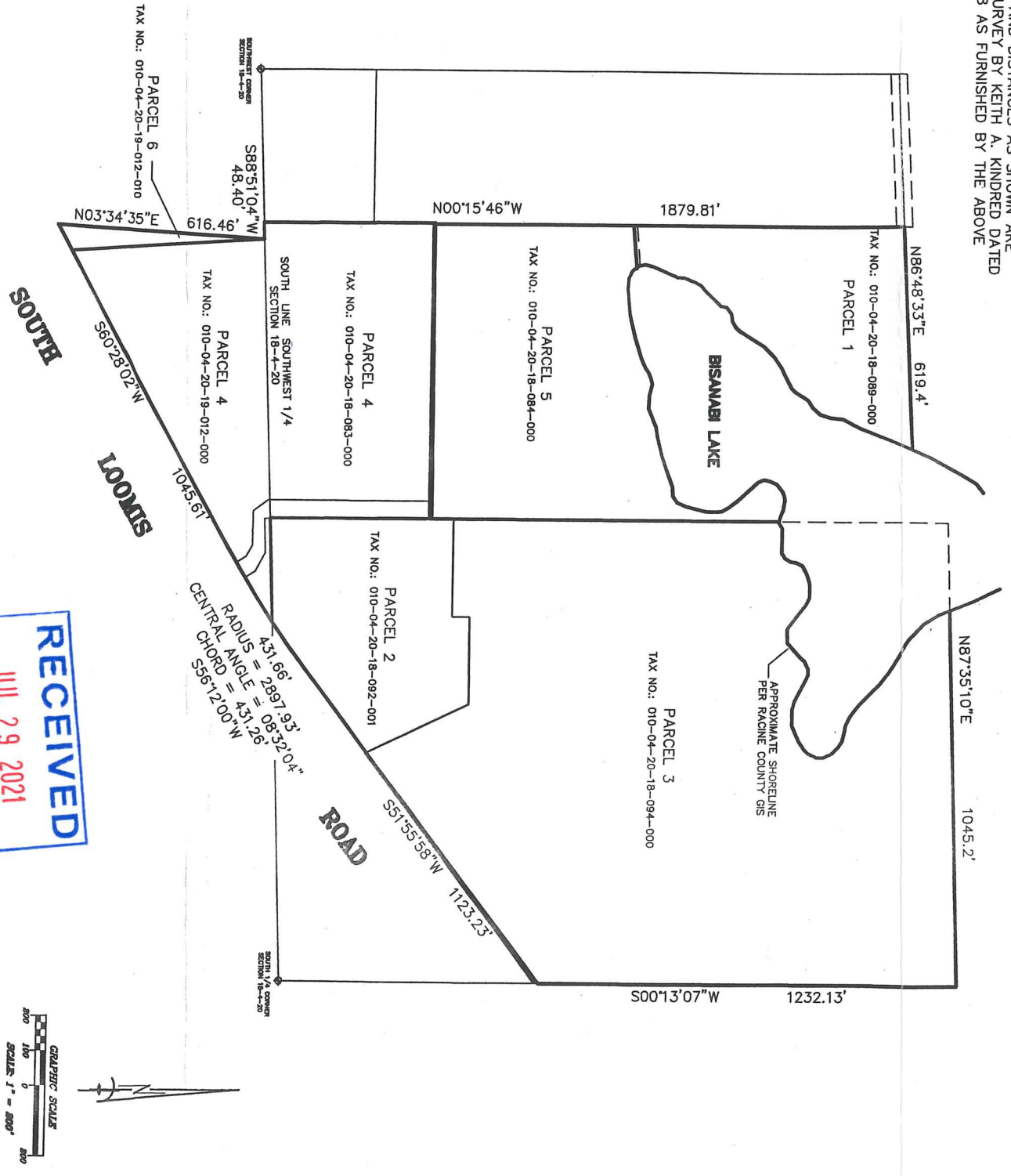
PARCEL 4: THAT PART OF THE SOUTHWEST 1/4 OF SECTION 18 AND THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 20 EAST, IN THE TOWN OF NORWAY, RACINE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 18, 438.31 FEET NORTH 87°51'04" EAST OF THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH 00°15'46" WEST PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION 501.79 FEET TO A POINT; THENCE NORTH 89°44'14" EAST AT RIGHT ANGLES TO THE WEST LINE OF SAID 1/4 SECTION; 846.74 FEET TO A POINT; THENCE SOUTH 00°12'44" EAST 474.10 FEET TO A POINT ON THE SOUTH LINE OF SAID 1/4 SECTION, SAID POINT BEING 1320 FEET SOUTH 87°51'04" WEST OF THE SOUTHEAST CORNER OF SAID 1/4 SECTION; THENCE NORTH 87°51'04" EAST 299.20 FEET TO A POINT ON THE CENTER LINE OF LOOMIS ROAD; THENCE SOUTH 58°10'45" WEST ALONG SAID CENTER LINE 256.32 FEET; THENCE SOUTH 60°20'48" WEST ALONG SAID CENTER LINE 960.45 FEET; THENCE NORTH 03°34'06" WEST 575.56 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 19; THENCE SOUTH 87°51'04" WEST 48.44 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART USED FOR LOOMIS ROAD. TAX KEY NO.: 010-04-20-18-083-000 AND 010-04-20-19-012-000

PARCEL 5: THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 20 EAST, IN THE TOWN OF NORWAY, RACINE COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION; RUNNING THENCE NORTH 00°02'30" EAST 340.00 FEET; RUN THENCE SOUTH 89°57'30" EAST 438.07 FEET; THENCE NORTH 00°02'30" EAST 782.17 FEET; THENCE NORTH 85°01'0" EAST 124.20 FEET MORE OR LESS TO THE SHORE LINE OF A PRIVATE LAKE AND THE PLACE OF BEGINNING. THENCE SOUTH 85°01'0" WEST 124.26 FEET; THENCE SOUTH 00°02'30" WEST 585.77 FEET; THENCE SOUTH 89°57'30" EAST 844.45 FEET; THENCE NORTH 00°10' EAST 1023.88 FEET; THENCE NORTH 89°50' WEST 78.29 FEET MORE OR LESS TO THE SHORE LINE OF SAID PRIVATE LAKE; THENCE SOUTHERLY AND WESTERLY ALONG THE SHORE OF SAID LAKE TO THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR ROADWAY PURPOSES OVER AND ALONG THE FOLLOWING DESCRIBED PROPERTY, COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE PARCEL, RUNNING THENCE NORTH 89°57'30" WEST 49.50 FEET; THENCE SOUTH 00°10' WEST 472.99 FEET; THENCE SOUTH 35°50' EAST 55.00 FEET; THENCE SOUTH 89°10' EAST 100.00 FEET; THENCE SOUTH 60°50' EAST 35.00 FEET; THENCE SOUTH 31°00' EAST 34.80 FEET; THENCE SOUTH 56°59'30" WEST 50.00 FEET; THENCE NORTH 31°00' WEST 35.0 FEET; THENCE SOUTH 89°10' EAST 100.00 FEET; THENCE SOUTH 88°06'30" WEST 100.00 FEET; THENCE NORTH 00°10' EAST 472.99 FEET TO THE POINT OF BEGINNING. TAX KEY NO.: 010-04-20-18-084-000

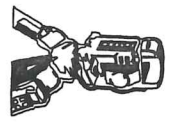
PARCEL 6: THAT PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 20 EAST IN THE TOWN OF NORWAY, RACINE COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE NORTH 87°51'04" EAST ALONG THE NORTH LINE OF SAID 1/4 SECTION 486.75 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 03°34'06" EAST 574.72 FEET TO THE CENTER LINE OF SOUTH LOOMIS ROAD; THENCE SOUTH 60°23'20" WEST ALONG SAID CENTER LINE 85.41 FEET; THENCE NORTH 03°34'35" EAST 617.01 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM ANY LANDS DEDICATED FOR ROAD OR STREET RIGHT OF WAY. TAX KEY NO.: 010-04-20-19-012-010

PREPARED FOR: SETH JENSEN

NOTE: BEARINGS AND DISTANCES AS SHOWN ARE PER PREVIOUS SURVEY BY KEITH A. KINDRED DATED JANUARY 1, 2018 AS FURNISHED BY THE ABOVE NAMED CLIENT.



RECEIVED
 JUL 29 2021
 RACINE COUNTY



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

DRAWN BY:	DATE:	JANUARY 19, 2020
CHECKED BY:	DRAWING NO.:	10010-R-01
DATE:	SHEET:	1 OF 1

ROBERT J. WETZEL
 S-1778