

PH ITEM #3

LAND USE PLAN AMENDMENT APPLICATION

Racine County, Wisconsin

Owner: CAROL A. HOPPE
Address: 33701 Hill Valley Rd
EAST TROY, WI. 53120
Telephone #: 262-534-6480
Fax #: NA
E-mail: HOPPE.C.15@GMAIL.COM
Date petition filed: September 27, 2021

Applicant/agent: Hunter Perron
Address: 3460 W Sycamore St.
Franklin, WI 53132
Telephone #: 815-236-5307
Fax #: _____
E-mail: perroncontractingllc@gmail.com
Hearing date: November 15, 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 Prime Agricultural Land & Extractive Resource

TO Other Agricultural, Rural Residential, & Open Land

Municipality WATERFORD # of Acres ±5.97 ¼ Section NE Section 29 T. 4 N R. 19 E

Parcel # 016041929004010
016041929004001

Location/site address: Directly West of 33319 Hill Valley Rd

Briefly explain reasoning for Land Use Plan Amendment:
Looking to build a single family home on the property

Attachments:

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

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

Staff Initials JMR

Cash of Check # 1094

Fee \$ 400.00

RECEIVED

SEP 27 2021

REZONING APPLICATION

Racine County, Wisconsin

Owner: CAROL A. HOPPE
Address: 33701 Hill Valley Rd
EAST TROY, WI 53120
Telephone #: 262-534-6480
Fax #: NA
E-mail: HOPPE C 15 @ G.MAIL.
Date petition filed: September 27, 2021

Applicant/agent: Hunter Perron
Address: 3460 W Sycamore St
Franklin WI 53132
Telephone #: 815-236-5307
Fax #: -
E-mail: perron contracting llc @ gmail.com
Hearing date: November 15, 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 A-1 Farmland Preservation DISTRICT
TO A-2 General Farming & Residential DISTRICT II
Town of Waterford # of Acres ±5.97 ¼ Section NE Section 29 T. 4 N R. 19 E
Parcel # 0110041929004010 & 0110041929004001
Location/site address Directly West of 33701 Hill Valley Rd

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

Hunter Perron
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 #: 1094 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

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LRUSIFORMS1R2 app web



Lot 1 Hill Valley Dr Waterford WI

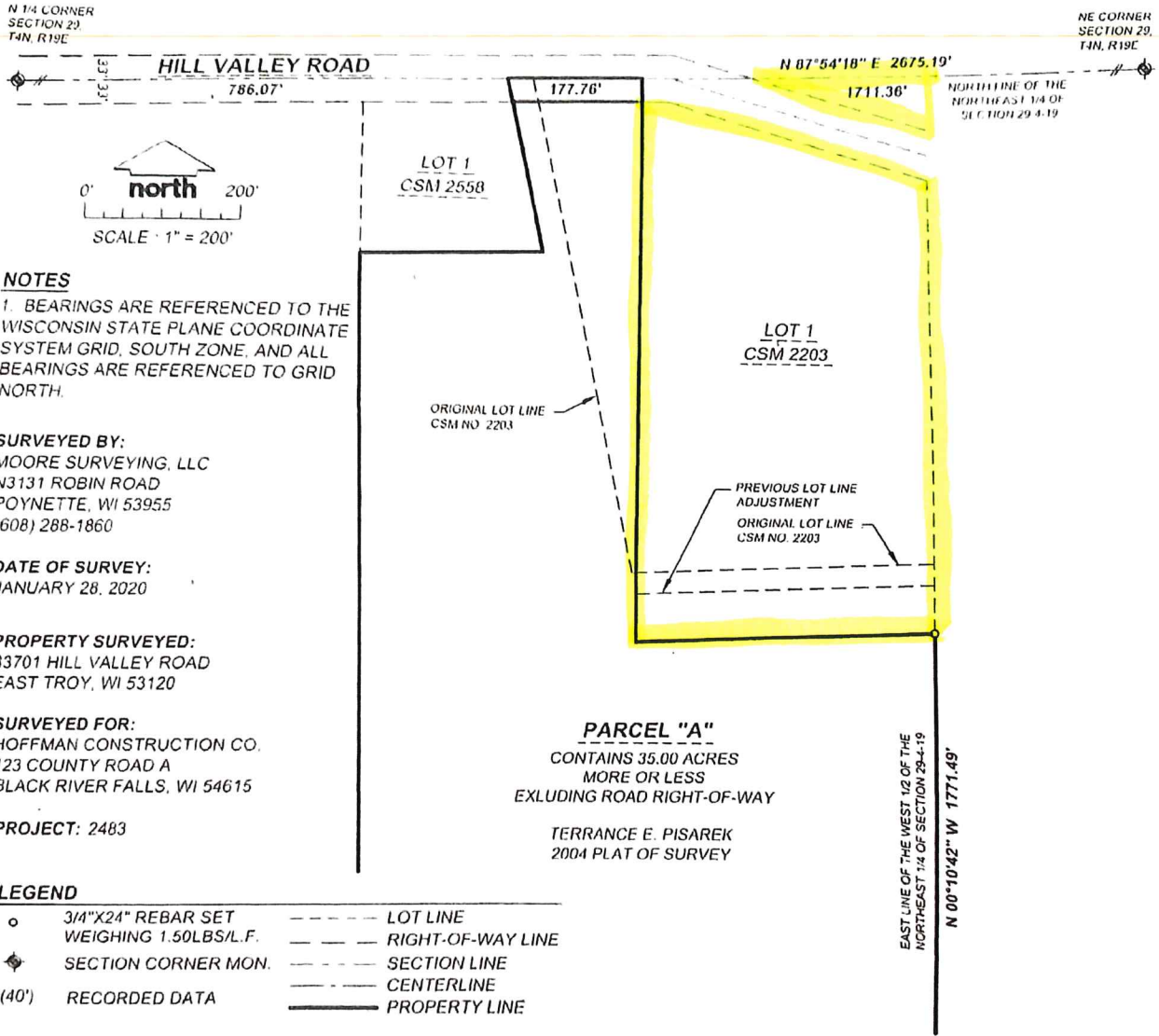
Existing Use: Property was created via CSM from a larger parcel, Currently the ground is being leased by the Land Owner to a Farmer to Agricultural use. Current Zoning is A-1

Proposed Use: Convert the Parcel from A-1 to A-2 Zoning so the parcel can be buildable.

Development Plan: The Buyer "Hunter Perron" is looking to break grown on his new home in fall of 2022. The design and layout of the home is still to be determined. Hunter is also looking to build an outbuilding roughly 40'x60' behind (south) of the home. The Lot has been Soil tested and per the Soil Test (Chris Johnson) it percd for a Conventional System.

PLAT OF SURVEY

PART OF THE WEST 1/2 OF THE NE 1/4, SECTION 29, TOWNSHIP 04 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN.



NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.

SURVEYED BY:
MOORE SURVEYING, LLC
N3131 ROBIN ROAD
POYNETTE, WI 53955
(608) 288-1860

DATE OF SURVEY:
JANUARY 28, 2020

PROPERTY SURVEYED:
33701 HILL VALLEY ROAD
EAST TROY, WI 53120

SURVEYED FOR:
HOFFMAN CONSTRUCTION CO.
123 COUNTY ROAD A
BLACK RIVER FALLS, WI 54615

PROJECT: 2483

RECORDED LEGAL DESCRIPTION PARCEL "A"

ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 19 EAST, IN THE TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS









COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE NORTH 87°54'18" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29, 786.07 FEET TO THE NORTHEAST CORNER OF LOT 1 CERTIFIED SURVEY MAP NO. 2558 AND THE PLACE OF BEGINNING; THENCE NORTH 87°54'18" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29, 177.76 FEET; THENCE SOUTH 00°32'27" WEST, 684.85 FEET; THENCE SOUTH 00°10'42" EAST PARALLEL TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, 62.93 FEET; THENCE NORTH 87°54'18" EAST, PARALLEL TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29, 382.36 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE NORTH 87°54'18" EAST ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, 171.49 FEET; THENCE SOUTH 87°56'16" WEST, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29, 740.04 FEET; THENCE NORTH 00°10'42" WEST PARALLEL TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, 2282.91 FEET TO THE SOUTH LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 2558; THENCE NORTH 87°54'18" EAST ALONG THE SOUTH LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 2558, 235.18 FEET TO THE EASTERLY LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 2558; THENCE NORTH 11°26'44" WEST ALONG THE EASTERLY LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 2558, 238.64 FEET TO THE PLACE OF BEGINNING, RESERVING THE NORTH 33 FEET FOR PUBLIC ROAD PURPOSES.

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SEP 24 2021
RACINE COUNTY

ArcGIS WebMap



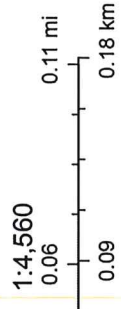
July 5, 2021

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

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SEP 27 2021

RACINE COUNTY



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE,

ArcGIS WebApp Builder