

Owner: Andrew Pagels
Address: 2308 N Raynor Ave
Union Grove WI 53182
Telephone #: 262-770-9147
Fax #:
E-mail: pagels.trucking@gmail.com
Date petition filed: 11-1-2021

Applicant/agent: Andrew Pagels
Address: 2308 N Raynor Ave
Union Grove WI 53182
Telephone #: 262-770-9147
Fax #:
E-mail: pagels.trucking@gmail.com
Hearing date: December 20, 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 Agricultural Land Rural Residential land (3.0 acres or more per dwelling unit) and open land

TO Commercial

Municipality Dover # of Acres 6.63 1/4 Section SE Section 1 T 3 N R 20 E

Parcel # 006-03-20-01-006-001

Location/site address 2308 N Raynor Ave

Briefly explain reasoning for Land Use Plan Amendment

See Attached cover Letter

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 JCC Cash or Check # 9559 Fee \$ 600.00

REZONING APPLICATION

Racine County, Wisconsin

Owner: Andrew Pagels

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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-2 General Farming & Residential District II DISTRICT

TO B-5 Highway Business District DISTRICT

Town of Dover # of Acres 6.63 1/4 Section SE Section 1 T 3 N R 20 E

Parcel # 006-03-20-01-006-001

Location/site address 2308 N Raynor 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 / Proposed development plan
NIA Letter of Agent Status

Signature of Andrew Pagels

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. 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.

credit card/cash/check #: 9559 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

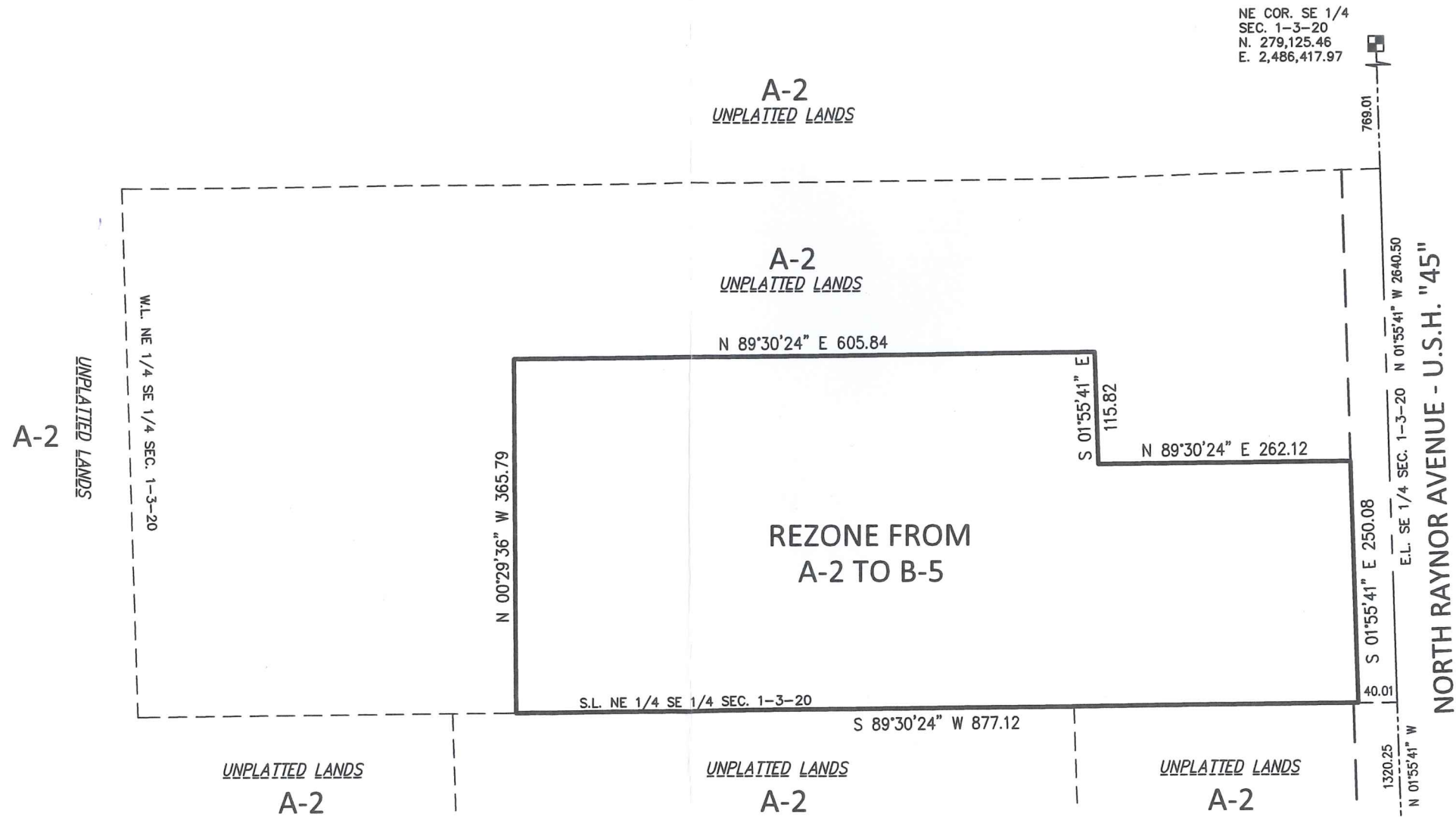
ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

Recommend:

- () approval
() denial

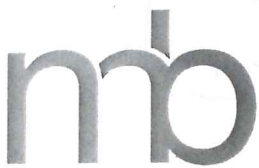
LANDS TO BE REZONED FROM A-2 TO B-5

That part of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 3 North, Range 20 East of the Fourth Principal Meridian, more particularly bounded and described as follows: Commencing at the Southeast corner of the Southeast 1/4 of said Section 1; thence N01°55'41"W, 1320.25 feet along the East line of the Southeast 1/4 of said Section 1 to the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 1; thence S89°30'24"W, 40.01 feet along the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 1 to the West line of North Raynor Avenue (USH 45) and the point of beginning of this description; continue thence S89°30'24"W, 877.12 feet along the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 1; thence N00°29'36"W, 365.79 feet; thence N89°30'24"E, 605.84 feet parallel with the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 1; thence S01°55'41"E, 115.82 feet parallel with the East line of the Southeast 1/4 of said Section 1; thence N89°30'24"E, 262.12 feet parallel with the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 1 to the West line of said North Raynor Avenue (USH 45); thence S01°55'41"E, 250.08 feet along the West line of said North Raynor Avenue (USH 45) and parallel with the East line of the Southeast 1/4 of said Section 1 to the point of beginning. Said land being in the Town of Dover, County of Racine and State of Wisconsin. Containing. 6.630 acres.



NOTES:

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983/2011. THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 1-3-20 IS ASSUMED TO BEAR N 01°55'41" W.



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbcsc.net

Scale: 1" = 150'
Drawn By: SCB
DATE: 10-29-2021
2021.0243.02
Re-zoning Exhibit
Andrew Pagels
Dover, Wisconsin