

Andrew P. Pels 2308 N. Raynor Ave.

APPLICATION FOR A VARIANCE/APPEAL

Union Grove, WI 53182

Racine County, Wisconsin

Owner: Andrew Pags

Applicant/Agent: OWNER

Address: 2308 North Raynor Ave

Date petition filed: 2-1-2022 Hearing Date: 3-1-2022

Union Grove WI 53182

Municipality: Dover

Phone (Hm) 262-770-9147 (Wk) Same

Zoning district(s): B-5

TO THE ZONING BOARD OF ADJUSTMENT/APPEALS: Please take notice that the undersigned was denied a permit or seeks an appeal of the Zoning Administrator for: a land division to create a substandard lot and to allow a shared driveway to traverse the district abutting the highway to service a use/structure in a different zone that is not permitted in the zoning district abutting the highway at site address 2308 N. Raynor Ave., Section 1, T 3 N, R 20 E

Lot(s) — Blk — Subd/CSM — Parcel Id.# 006032001006001

in Racine County, Wisconsin, for the reason that the application failed to comply with Chapter 20 (Zoning) of the Racine County Code of Ordinances with respect to: the proposed lot will have insufficient

frontage and the shared driveway will traverse the district abutting the highway to service a use/structure in a different zone that is not permitted in the zoning district abutting

Applicant is subject to: Article VI, Division 20 B-5 Highway Business District; Section 20-191 Substandard nonconforming lots and Sec. 20-1017 Reduction or joint use.

the highway

of the Racine County Zoning Ordinance.

Check applicable below: (Underline or circle the word "all" or "partially" below, as needed)

- Property is all/partially located in the shoreland area of
Project is all/partially located in the shoreland area of
Property is all/partially located in the floodplain area of
Project is all/partially located in the floodplain area of
Property is all/partially located in a wetland area. Project is all/partially located in a wetland area.

Indicate below or attach separate pages showing how your application meets the legal criteria for a variance.

1) Explain how the Ordinance creates an unnecessary hardship and in the absence of approval no feasible use can be made of the property. See Attachment

2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. See Attachment

3) Describe how the approval would not create substantial detriment to adjacent property or materially impair or be contrary to the purpose and spirit of zoning or the public interest. See Attachment

4) Explain how the request is not based on economic gain or loss and is not self-imposed. See Attachment

Owner/Applicant's Signature [Signature] Date 1/28/22

Fee paid: \$ 450.00 Check # 9576 (Payable to Racine County Planning) *Please attach required documentation

Application for a Variance / Appeal

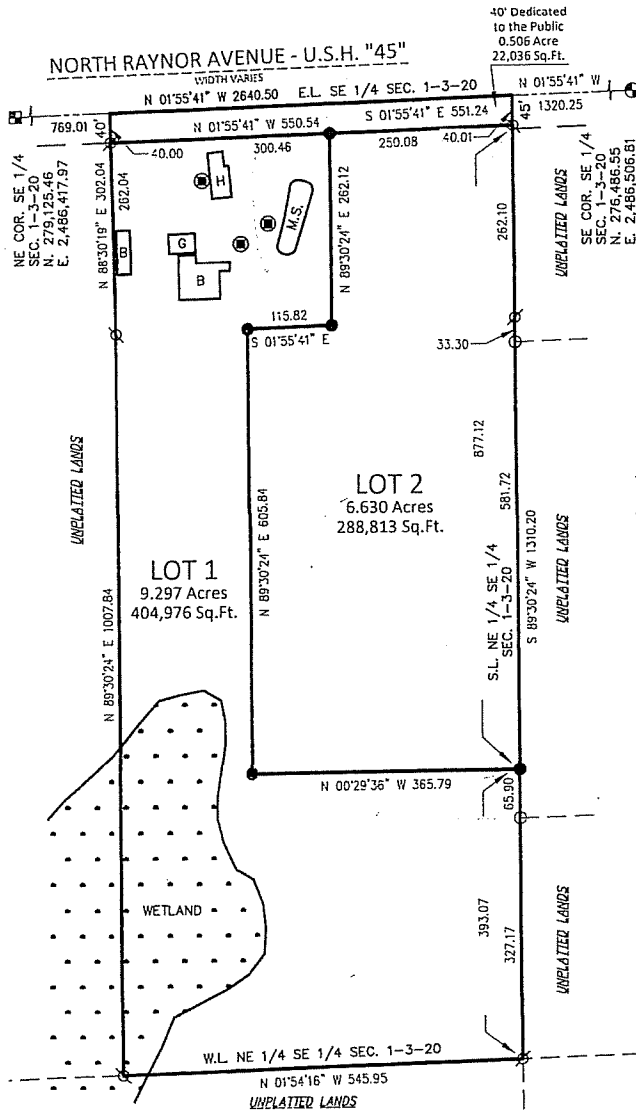
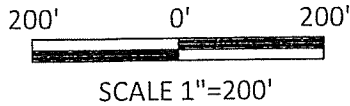
- 1. The Town of Dover and Racine County has approved the rezone for 6.6 acres to B-5. This property is on Federal / State Highway 45. The State does not allow to add a separate drive for rezoned parcel. Also, existing buildings, mound system and well prohibit the 400' of frontage required for the B-5 zoning.**
- 2. The residence and out buildings I believe were constructed in the 1800s. These existing buildings also prohibit the parcel from meeting the 400' Frontage.**
- 3. I have discussed my thoughts to rezone this parcel with all property owners within the 300' of parcel to be rezoned. Upon discussing my thoughts to rezone 6.6 acres I have gone into detail with them on the use of this parcel. They are well aware that I would like to build a shop and office. Also both the Town and County meetings went well with no opposition.**
- 4. This property would be used to house our family business, Richard Pagels Trucking, Inc.**

CERTIFIED SURVEY MAP NO. _____

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, IN THE TOWN OF DOVER, COUNTY OF RACINE, STATE OF WISCONSIN.

**DRAFT
10-27-2021**

RECORDING DATA



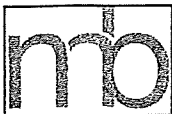
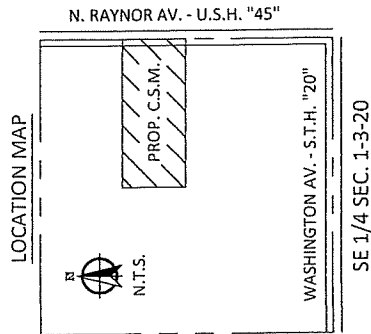
NOTES:
ZONING OF PARCELS IS: A-2.

OWNER/LAND SPLITTER: ANDREW M. PAGELS
2308 NORTH RAYNOR AVENUE,
UNION GROVE, WISCONSIN 53182

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.

WETLANDS SHOWN ARE FROM THE
WISCONSIN WETLAND INVENTORY MAP.

- LEGEND:
- 3/4" O.D. REBAR - 1.50 LBS. / LIN. FT. SET
 - 1-1/4" IRON PIPE FOUND
 - ⊗ REBAR W / YELLOW CAP FOUND
 - ⊙ 3/4" REBAR FOUND
 - ⊕ CAST IRON MON. W / BRASS CAP FOUND
 - ⊞ CONC. MON. W / BRASS CAP FOUND
 - ⊙ MISC. MANHOLE
 - H HOUSE
 - B BARN
 - G GARAGE
 - M.S. MOUND SYSTEM



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

SEE PAGE 2 FOR EXISTING
BUILDING DETAILS

2021.0234.02 CSM.DWG
SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

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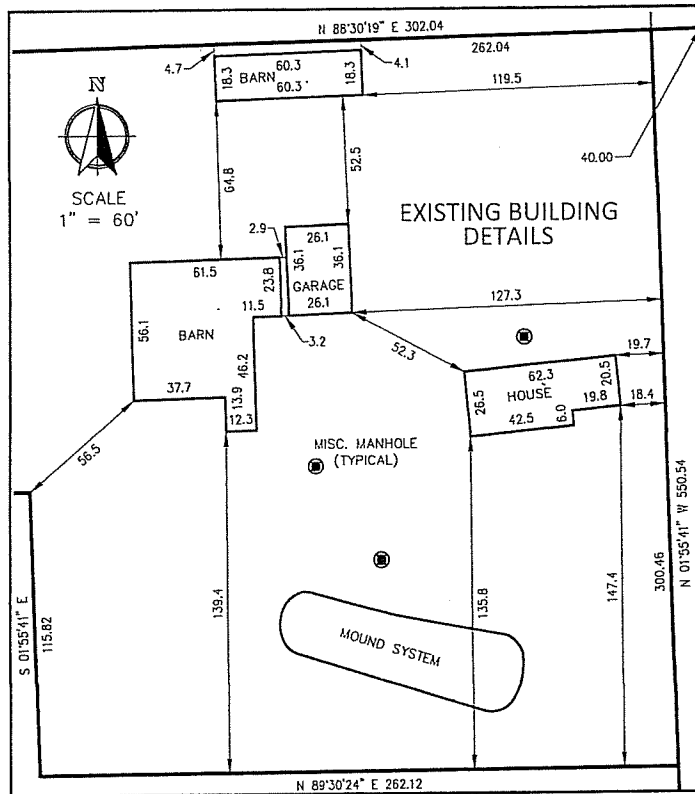
SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of Andrew M. Pagels; That such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: 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 Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 1 and the point of beginning of this description; run thence S89°30'24"W, 1310.20 feet along the South line of the Northeast 1/4 of said Section 1 to the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 1; thence N01°54'16"W, 545.95 feet along the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 1; thence N89°30'24"E, 1007.84 feet parallel with the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 1; thence N88°30'19"E, 302.04 feet to a point on the East line of the Southeast 1/4 of said Section 1; thence S01°55'41"E, 551.24 feet along the East line of the Southeast 1/4 of said Section 1 to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 1 and the point of beginning of this description. Said land being in the Town of Dover, County of Racine and State of Wisconsin. Containing 715,825 square feet or 16.433 acres.

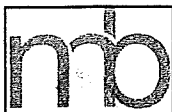
That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Code of General Ordinances for the Town of Dover. That such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made;

October 27, 2021

Mark R. Madsen, P.E., P.L.S. (S-2271)
 Nielsen Madsen & Barber, S.C.
 1458 Horizon Blvd. Suite 200
 Racine, WI 53406



DRAFT
10-27-2021

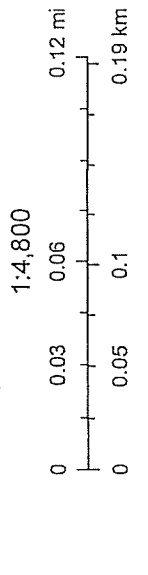
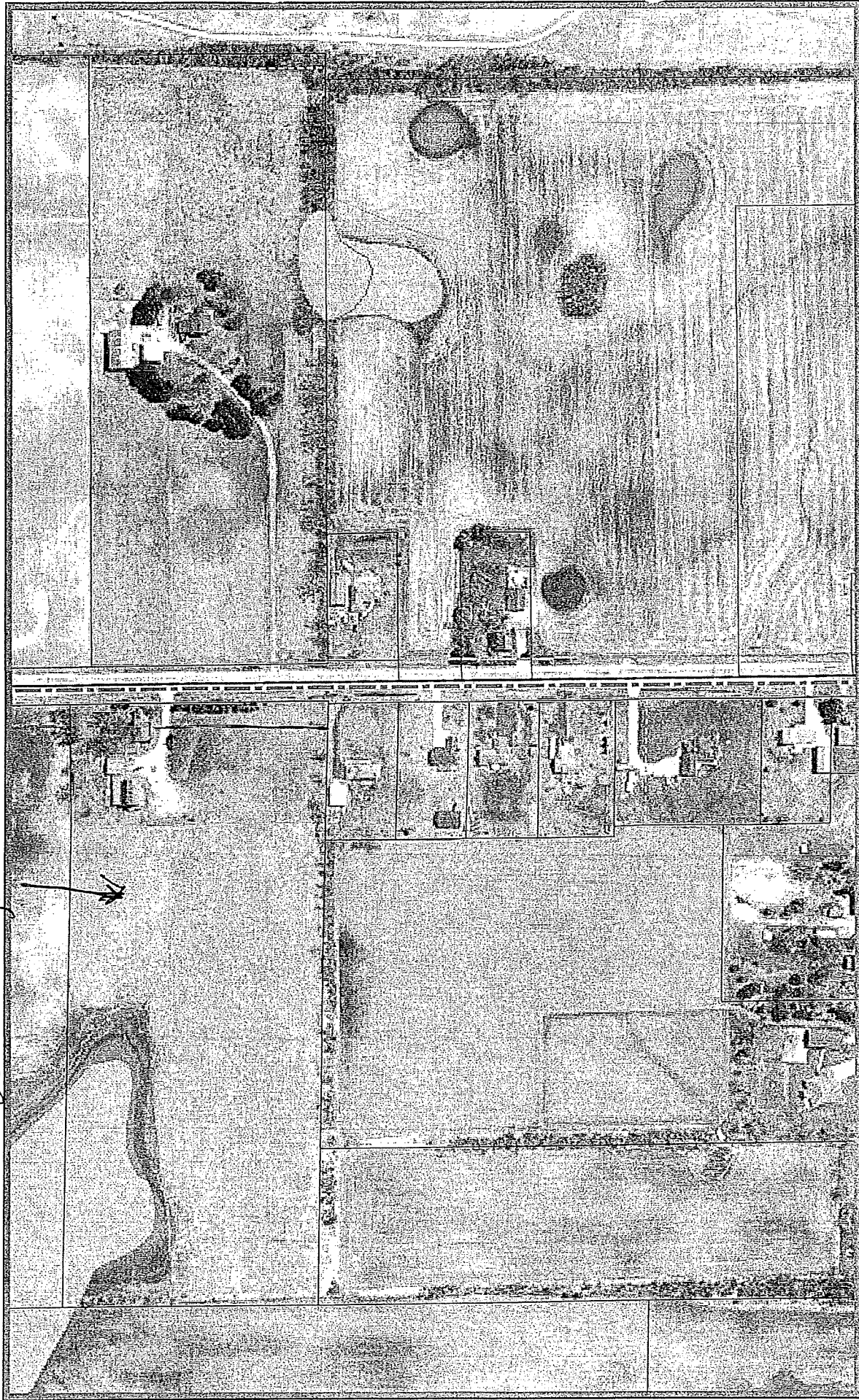


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2021.0234.02 CSM.DWG
 SHEET 2 OF 3 SHEETS

ArcGIS WebMap

2308 N. Raynor



September 20, 2021

- Quarter Quarter Section
- Quarter Section
- Sections
- Tax Parcels
- Parcel Tie Lines
- Municipal Boundaries
- Road Right of Ways
- Water lines
- Waterbody
- Fema FloodPlain
- 2010 DNR Wetland Survey