

REZONING APPLICATION

Nancy Washburn
Racine County, Wisconsin

Owner: B&L Development, LLC c/o Mr. Chris Conigliaro & Mr. Jared Hamill
Address: 1280 Serena Lane
Burlington, WI 53105
Telephone #: 972-310-7503
Fax #: _____
E-mail: jaredhamill@gmail.com & chris@birchwoodrealtyplus.com
Date petition filed: April 18, 2022

Applicant/agent: R.H. Batterman & Co., Inc. / Todd Needham
Address: 2857 Bartells Drive 7450 County Line Rd
Beloit, WI 53511 Mt. Pleasant, WI 53403
Telephone #: 608-365-4464, Ext. 35 262-818-1836
Fax #: _____
E-mail: nancy1411washburn@gmail.com tneedham@rhbatterman.com
Hearing date: May 16, 2022

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 R-3 Suburban Residential District (Sewered) DISTRICT
TO R-4 Urban Residential District I DISTRICT

Town of Burlington # of Acres 51.98 1/4 Section SW&SE Section 22 T 3 N R 19 E
Parcel # 002-03-19-22-023-020 & 002-03-19-22-020-200

Location/site address Vacant Land in SE 1/4 and East 1/2 of the SW 1/4 of Section 22-3-19 & Lot 2, CSM #3347 1225 S. Browns

Attached are

Lake Dr. and east there of

- 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


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. 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 #: 68378 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

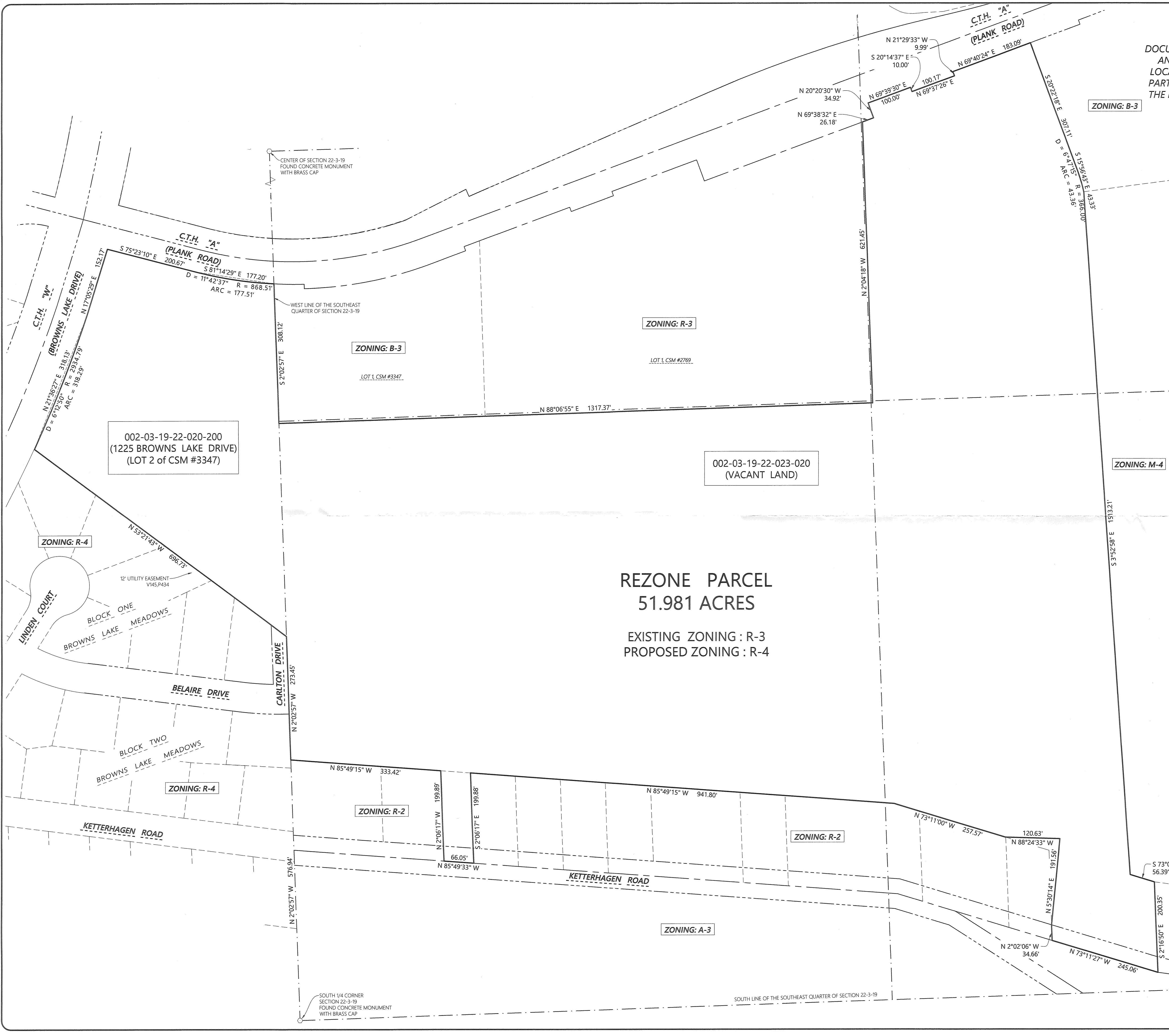
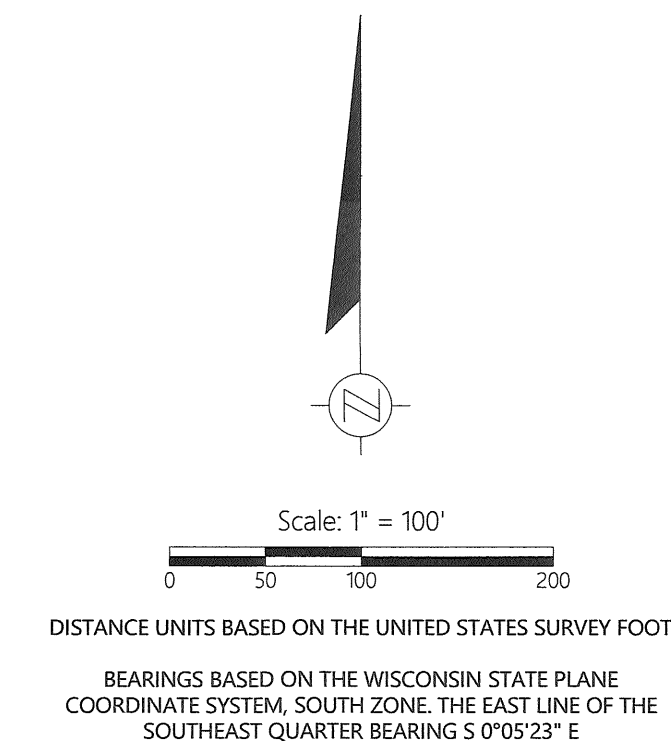
ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

Recommend:

- approval
- denial

REZONE MAP

LOT 2 OF CERTIFIED SURVEY MAP NO. 3347 RECORDED AS DOCUMENT NO. 2519993, LOCATED IN PARTS OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND LANDS LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, ALL IN T. 3 N., R. 19 E., OF THE 4TH P.M., TOWN OF BURLINGTON, RACINE COUNTY, WISCONSIN

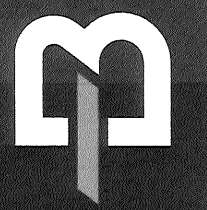


REZONE PARCEL
51.981 ACRES
 EXISTING ZONING : R-3
 PROPOSED ZONING : R-4

LEGAL DESCRIPTION
 LOT 2 OF CERTIFIED SURVEY MAP NO. 3347, RECORDED AS DOCUMENT NO. 2519993, LOCATED IN PARTS OF THE SOUTHEAST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND LANDS LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, ALL IN T. 3 N., R. 19 E., OF THE 4TH P.M., TOWN OF BURLINGTON, RACINE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at a brass cap in a concrete monument found at the South 1/4 corner of Section 22 (T.3N., R.19 E.); thence North 02°02'57" West along the West line of the Southeast 1/4 of aforesaid Section 22 a distance of 576.94 feet to the point of beginning; thence continue North 02°02'57" West a distance of 273.45 feet to the southeast corner of Lot 2 of Certified Survey Map No. 3347, recorded as Document No. 2519993; thence North 53°21'43" West along the South line of aforesaid Lot 2 a distance of 696.73 feet to the Easterly right-of-way line of C.T.H. "W"; thence along aforesaid east right-of-way line 318.29 feet along the arc of a curve to the left having a radius of 2934.79 feet and a chord which bears North 21°36'27" East a distance of 318.13 feet; thence continue along aforesaid Easterly right-of-way line North 17°05'29" East a distance of 152.17 feet to the Northwest corner of aforesaid Lot 2, also the Southerly right-of-way line of C.T.H. "A"; thence South 75°23'10" East along aforesaid Southerly right-of-way line a distance of 200.67 feet; thence along aforesaid Southerly right-of-way line 177.51 feet along the arc of a curve to the left having a radius of 868.51 feet and a chord which bears South 81°14'29" East a distance of 177.20 feet to the Northeast corner of aforesaid Lot 2 and West line of the Southeast 1/4 of aforesaid Section 22; thence South 02°02'57" East along aforesaid West line a distance of 308.12 feet to the Southwest corner of Lot 1 of aforesaid Certified Survey Map No. 3347; thence North 88°06'55" East a distance of 1317.37 feet to the Southeast corner of Lot 1 of Certified Survey Map No. 2769, recorded as Document No. 2076005; thence North 02°04'18" West along the East line of aforesaid Lot 1 a distance of 621.45 feet to the Southerly right-of-way line of aforesaid C.T.H. "A"; thence along the southerly right-of-way line of C.T.H. "A" for the following courses: 1) North 69°38'32" East a distance of 26.18 feet; 2) North 20°20'30" West a distance of 34.92 feet; 3) North 69°39'30" East a distance of 100.00 feet; 4) South 20°14'37" East a distance of 100.00 feet; 5) North 69°37'26" East a distance of 100.17 feet; 6) North 21°29'33" West a distance of 9.99 feet; 7) North 69°40'24" East a distance of 183.09 feet; thence South 20°22'18" East a distance of 307.11 feet; thence 43.36 feet along the arc of a curve to the right having a radius of 366.00 feet and a chord which bears South 15°56'43" East a distance of 43.33 feet; thence South 03°52'58" East a distance of 1513.21 feet; thence South 73°03'42" East a distance of 56.39 feet; thence South 02°16'50" East a distance of 200.35 feet to the centerline of Ketterhagen Road; thence North 73°11'27" West along aforesaid centerline a distance of 245.06 feet; thence North 02°02'06" West a distance of 34.66 feet to the north right-of-way line of Ketterhagen Road; thence North 05°30'14" East a distance of 191.56 feet; thence North 88°24'33" West a distance of 120.63 feet; thence North 73°11'00" West a distance of 257.57 feet; thence North 85°49'15" West a distance of 941.80 feet; thence South 02°06'17" East a distance of 199.88 feet to the centerline of Ketterhagen Road; thence North 85°49'33" West along aforesaid centerline a distance of 66.05 feet; thence North 02°06'17" West a distance of 199.89 feet; thence North 85°49'15" West a distance of 333.42 feet to the point of beginning.

Contains 2,264,300 square feet, or 51.981 acres, more or less.



Batterman
 engineers surveyors planners

REZONE MAP
 TOWN OF BURLINGTON,
 RACINE COUNTY, WISCONSIN

OWNER/DEVELOPER:
 B & L Development, LLC
 c/o Mr. Chris Conigliaro
 1280 Serena Lane
 Burlington, WI 53105

ORDER NO.: 34116
 BOOK: SEE FILE
 FIELD CREW: DGM/SJW
 DRAWN BY: KRS
 SHEET 1 OF 1

2857 Bartells Drive
 Beloit, Wisconsin 53511
 608.365.4464
 1040 N Wisconsin Street
 Elkhorn, Wisconsin 53121
 262.379.2250
 www.batterman.com
 File Name: J:\2020-34116\34116 - Redwood Ridge - Plank 15-530005\CERTIFICATE DRAWING FILES

