

LAND USE PLAN AMENDMENT APPLICATION

PH items # 1&2

Racine County, Wisconsin

Owner: John H. Fouk
Address: 21021 Durand Ave
Union Grove, WI 53182
Telephone #: 262-497-6176
Fax #: _____
E-mail: FoukJohn@gmail.com
Date petition filed: October 3, 2022

Applicant/agent: John H. Fouk
Address: 5110-69th Dr
Union Grove, WI 53182
Telephone #: 262-497-6176
Fax #: _____
E-mail: FoukJohn@gmail.com
Hearing date: Nov 21 2022

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 Low Density Residential (40,000 square feet to
1.49 acres per dwelling unit)

TO Commercial

Municipality Dover # of Acres ^{15,199 sq. ft.} 0.35 1/4 Section NE Section 36 T 3 N R 20 E

Parcel # 006-03-20-36-032-010 (part of)

Location/site address 21021 Durand Ave Union Grove WI

Briefly explain reasoning for Land Use Plan Amendment

This is a rural Area with B3 along the East
side and a well used Highway (Durand Ave/Hwy 11)
on the North

Attachments:

Town/Village Land Use Plan Map
 cover letter

hearing/review fee (all fees are ~~NON-REFUNDABLE~~)
NIA letter of agent status

RECEIVED
OCT 03 2022
RACINE COUNTY

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

Staff Initials STM/EGS Cash or Check # 0429 Fee: \$ 400⁰⁰

REZONING APPLICATION

Racine County, Wisconsin

Owner: John H. Fonk
Address: 21021 Durand Ave
Union Grove, WI 53182
Telephone #: 262-497-6176
Fax #: _____
E-mail: fonkjohn@gmail.com
Date petition filed: October 3, 2022

Applicant/agent: John H. Fonk
Address: 5110-69th Dr
Union Grove, WI 53182
Telephone #: 262-497-6176
Fax #: _____
E-mail: fonkjohn@gmail.com
Hearing date: Nov 21 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 B1 Neighborhood Business District
TO B3 Commercial Service District
Town of DOVER # of Acres ^{15,199 sq ft} 0.350 1/4 Section NE Section 36 T. 3 N R. 20 E
Parcel # 006-03-20-36-032-010
Location/site address 21021 Durand Ave Union Grove WI

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
- N/A Letter of Agent Status

John H. Fonk
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 #: 0429 amount received: \$ 600⁰⁰

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:	ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
Recommend:	Recommend:
<input type="checkbox"/> approval	<input type="checkbox"/> approval
<input type="checkbox"/> denial	<input type="checkbox"/> denial

RECEIVED

OCT 03 2022

RACINE COUNTY

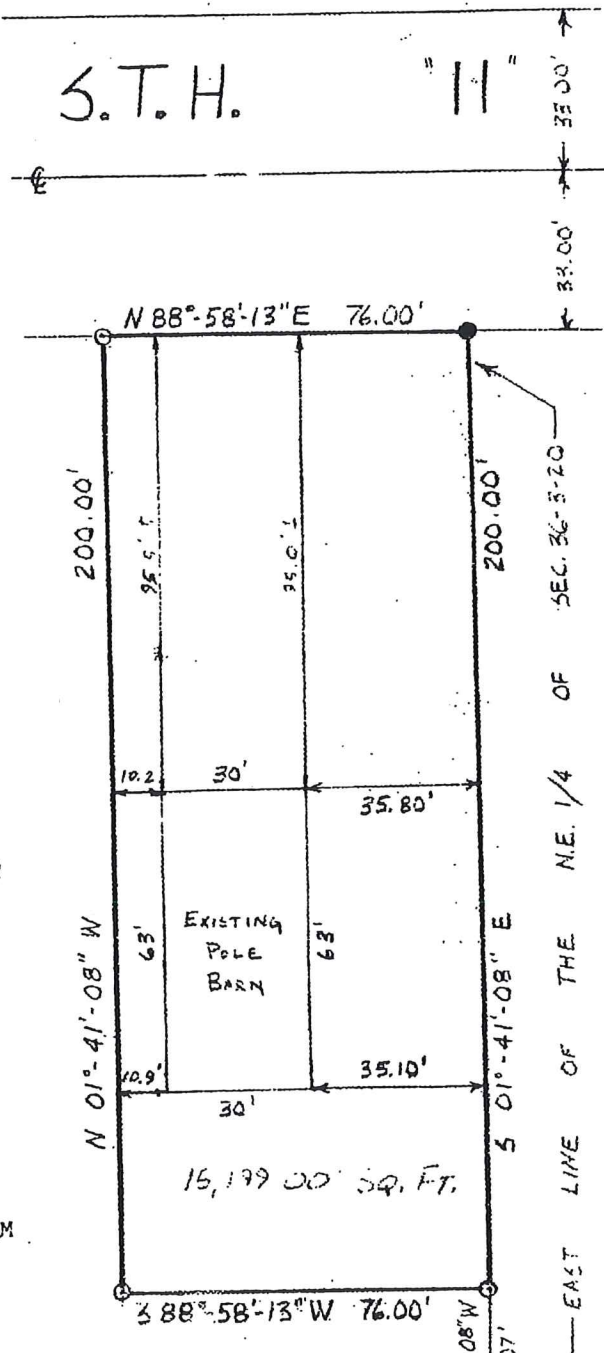
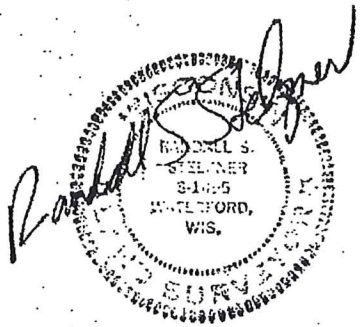
PLAT OF SURVEY

RECEIVED
OCT 03 2022
RACINE COUNTY

PART OF THE NE.1/4 OF SECTION 36, T.3N., R.20E., OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF DOVER, COUNTY OF RACINE, STATE OF WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 36, RUN THENCE N.01°-41'-08"W. ALONG THE EAST LINE OF SAID NE.1/4 SECTION 1422.07 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL, THENCE S.88°-58'-13"W. 76.00 FEET, THENCE N.01°-41'-08"W. PARALLEL WITH SAID EAST LINK 200.00 FEET, THENCE N.88°-58'-13"E. ALONG THE SOUTHERLY RIGHT OF WAY LINE OF S.T.H. "11" 76.00 FEET, THENCE S.01°-41'-08"E. ALONG SAID EAST LINE 200.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 15,199.00 SQ. FT. OF LAND MORE OR LESS.

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT THE LANDS DEPICTED HEREON HAVE BEEN SURVEYED UNDER MY DIRECTION AND THAT THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY.

RANDALL S. STELZNER
LAND SURVEYOR S-1495
WATERFORD, WI
REESMAN'S EXCAVATING AND
GRADING, INC.
KANSASVILLE, WI



--- LEGEND ---

- DENOTES IRON PIPE FOUND
- DENOTES IRON PIPE SET
- ⊕ DENOTES BRASS CAP FOUND

SCALE: 1" = 30'

JOB NO.: 79024

DATE: AUGUST 28, 1979

OWNER: JOE KURHAJEC
21021 20705 DURAND AVE.
UNION GROVE, WI 53182

BEARINGS ARE RELATIVE TO
GRID NORTH OF THE WISCONSIN
STATE PLANE COORDINATE SYSTEM
SOUTH ZONE