

Owner: Pashina Group LLC
 Address: 4330 Conifer Ct.
Kansasville, WI 53139
 Telephone #: 262-731-0007
 Fax #: _____
 E-mail: pashinagroup@gmail.com
 Date petition filed: April 17, 2023

Applicant/agent: CIFA North America -
 Address: 14215 Two Mile Rd Todd Lutz
Franksville, WI 53126
 Telephone #: (262) 977-0128
 Fax #: _____
 E-mail: todd.lutz@cifa.com
 Hearing date: May 15, 2023

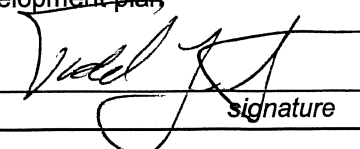
TO THE RACINE COUNTY BOARD OF SUPERVISORS:

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 B-3 Commercial Service District DISTRICT
 TO M-3 Heavy Industrial District DISTRICT
 Town of Dover # of Acres ± 2.63 1/4 Section NW Section 36 T 3 N R 20 E
 Parcel # 006032036040110
 Location/site address 4330 Conifer Ct.

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

Todd Lutz
14215 Two Mile Road
Yorkville, WI 53126

April 17, 2023

Racine County
14200 Washington Avenue
Sturtevant, WI 53177

Dear Planning Commission

CIFA North America (CIFA NA) has purchased the property located at ⁴³³⁰~~4360~~ Conifer Court Union Grove WI from the Pashina Group. The Pashina group currently uses the property to sell and service automotive type products. There will be no changes to the existing lighting or landscaping of the property when CIFA takes ownership.

CIFA NA is a heavy equipment manufacturer specializing in the manufacturing and sale of concrete pumping equipment. CIFA NA will use the property as corporate office, sales, warehousing/distribution of parts and assembly of concrete pumping equipment beginning Aug 1. CIFA NA does not plan to change anything about the property other than move in and begin our business at this location. CIFA NA currently employees 12 persons with plans to add personnel as business demands increase. Normal business hours are 6:30 am - 5 pm (Monday through Friday), with occasional overtime as business needs dictate.

Sincerely,

Todd Lutz

Todd Lutz
Vice President, CIFA North America

Enclosures: #
CC:

REZONING APPLICATION

Racine County, Wisconsin

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Kansasville, WI 53139
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Todd Lutz
signature

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Recommend:	Recommend:
<input type="checkbox"/> approval	<input type="checkbox"/> approval
<input type="checkbox"/> denial	<input type="checkbox"/> denial

ALTA/NSPS LAND TITLE SURVEY

TITLE COMMITMENT:

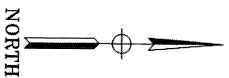
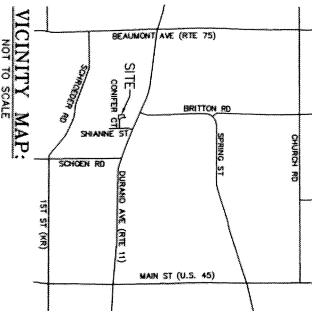
THIS SURVEY IS BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 211100100, EFFECTIVE DATE OCTOBER 25, 2021.

LEGAL DESCRIPTION:

LOTS NINE (9), TEN (10) AND ELEVEN (11), TOGETHER WITH AN UNDIVIDED THREE EIGHTEENTHS (3/18) INTEREST IN OUTLOT ONE (1), IN EVERGREEN COMMERCE PARK, ACCORDING TO THE RECORDED PLAT HEREOF. SAID LAND BEING IN THE TOWN OF DOWER, RAICINE COUNTY, WISCONSIN.

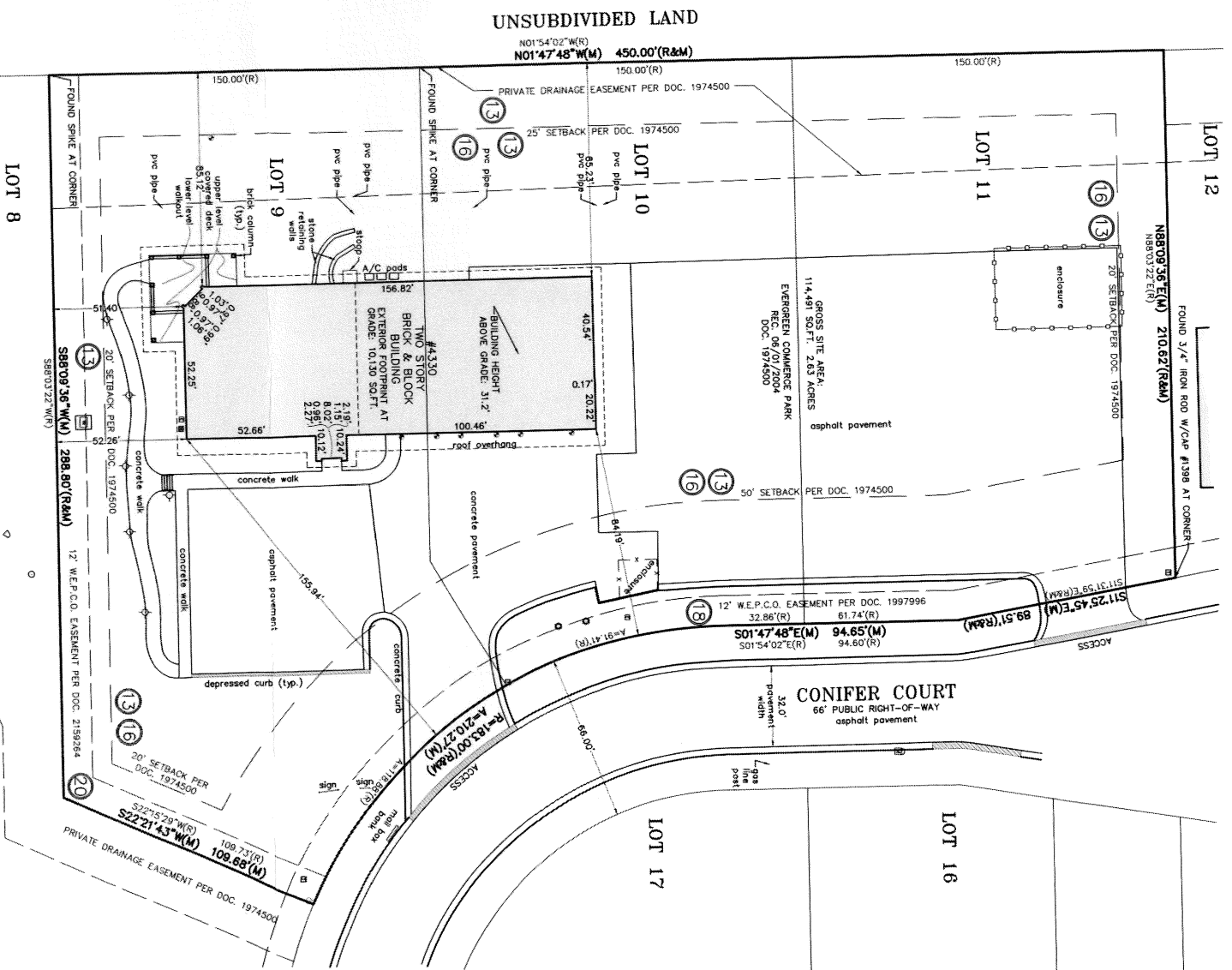
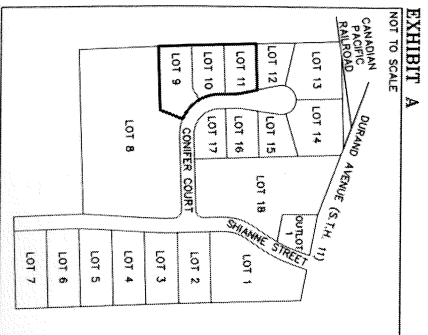
NOTES ON SCHEDULE B:

13. Matters shown on the recorded plat of Evergreen Commerce Park, as follows:
 - (a) MDOT Highway restrictions Nos. 1, 2, 3 and 4
 - (b) Notation notes regarding set backs
 - (c) Notation notes regarding utility setbacks
 - (d) Notation notes regarding set backs
 - (e) 50 foot DOT Highway setback line, 30 foot landscaping easement, landscaping berm, ondivision triangle
 - (f) No access to STH 117 (Dunaid Avenue)
 - (g) Private drainage easement
 - (h) Utility Easement Provision
14. Agreement As to Well And Water recorded on April 8, 1993 in Volume 2239, Page 907, as Document No. 1412979.
15. Agreement As to Well And Water recorded on April 11, 2003 as Document No. 1894975 and amended by an Affidavit of Correction recorded on May 8, 2004 as Document No. 1901864.
16. Declaration of Development Standards and Protective Covenants recorded on June 1, 2004 as Document No. 1974502 PER SECTION 3.5 OF DOCUMENT. ALL SETBACK AREAS ARE ALSO NON-EXCLUSIVE UTILITY EASEMENTS. SETBACKS PER PLAT ARE PLOTTED HEREOF.
17. Subdivider's Agreement recorded on June 1, 2004 as Document No. 1974503.
18. Distribution Easement Underground Joint recorded on October 19, 2004 as Document No. 1973996.
19. Holding Tank Agreement recorded on August 7, 2007 as Document No. 2142694 and amended by an Affidavit of Correction recorded on August 16, 2007 as Document No. 2143721.
20. Distribution Easement Underground Joint recorded on January 3, 2008 as Document No. 2159264.



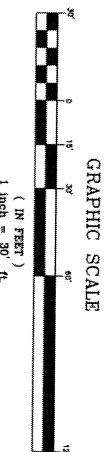
LEGEND

(N)	WEASING
(R)	RECORD
R=	RADIUS
A=	ARC LENGTH
4	BOLLARD / POLE / POST
⊙	LIGHT POLE
⊞	COMMUNICATIONS PEDESTAL
⊞	ELECTRIC BOX
⊞	GAS METER
⊞	TRANSFORMER
⊞	COMMUNICATIONS MANHOLE
⊞	SEPTIC FIELD MANHOLE
⊞	CATCH BASIN
⊞	FLARED END SECTION
⊞	HAND PAUL
—X—X—	FENCE, CHAIN-LINK
—O—O—	FENCE, WOOD
—	ESSENTIAL LINE
---	SETBACK LINE
---	PROPERTY LINE



SURVEYOR'S NOTES:

1. ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE DESCRIPTIONS ORDERED TO BE SURVEYED CONTAINS A PROPER DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.
2. ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF, NO DIMENSIONS TO BE ASSUMED FROM SCALING.
3. COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
4. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, BASED SOLELY ON ABOVE GROUND VISIBLE EVIDENCE, UNLESS OTHERWISE STATED OR INDICATED BY A REFERENCE TO A SPECIFIC DOCUMENT.
5. NO RECORD EVIDENCE OF CEMENTERS, BURIAL GROUNDS OR GASSETS WAS PROVIDED TO SURVEYOR, NOR WAS EVIDENCE OBSERVED AT THE TIME OF SURVEY.
6. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE REFERENCED TITLE COMMITMENT.
7. BASIS OF BEARINGS IS STATE PLANE COORDINATE SYSTEM WISCONSIN SOUTH ZONE.
8. THE PROPERTY HAS ACCESS TO CONIFER COURT, A PUBLIC ROAD.
9. OUTLOT 1 PER PLAT IS GRAPHICALLY SHOWN HEREON PER EXHIBIT A.



SURVEYOR'S CERTIFICATION:

STATE OF ILLINOIS
COUNTY OF COOK
S.S.

CERTIFIED TO:
PASHINA GROUP, LLC
CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes NO items of Table A thereof.
Date of Plat: 01/26/2022

BY: JAMES COOK
WISCONSIN PROFESSIONAL LAND SURVEYOR #S-2775
LICENSE EXPIRES: JANUARY 31, 2024



ALTA/NSPS LAND TITLE SURVEY
COMMERCIAL PROPERTY
4330 CONIFER COURT
UNION GROVE, WISCONSIN

ig CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 WARBURG DRIVE, WHEELING, ILLINOIS 60090 PH: (847) 215-1133 | FAX: (847) 215-1177
1129 MAIN STREET, UNION GROVE, WISCONSIN 53182 PH: (262) 878-6200 | ig@igconsulting.net
PREPARED FOR: PASHINA GROUP, LLC SCALE: 1" = 30'
FIELD CREW: C.L. FIELD WORK: 12/20/2021 DRAFTED BY: J.H. CHECKED BY: C.W.
FORM NO. 184-001310

PROJECT NUMBER
21468

006032035002000
RAYMOND B & NOELLE J DEMUYNC
1706 COUNTY LINE RD
UNION GROVE, WI 53182

006032036040150
K5 HOLDINGS LLC
5035 VANDENBOOM RD
KANSASVILLE, WI 53139

006032036040080
MILES PROPERTIES, LLC
6523 46TH STREET
KENOSHA, WI 53144

006032036040170
JK EDVENTURES LLC
4324 SHIANNE ST.
UNION GROVE, WI 53182

006032036040130
4310 SCB INVESTMENTS LLC
2145 NE FRONTAGE ROAD
STURTEVANT, WI 53177

006032036040140
MARK A SZCZERBA
4353 SHIANNE ST
UNION GROVE, WI 53182

006032036040110
PASHINA GROUP, LLC
4330 CONIFER CT
KANSASVILLE, WI 53139

006032036040180
JK EDVENTURES LLC
4324 SHIANNE ST
UNION GROVE, WI 53182

006032035001000
KARL O FRANTZ
17302 PLANK RD
UNION GROVE, WI 53182

006032036040120
BRIAN J KRAUS
6545 FOREST LN
WATERFORD, WI 53185

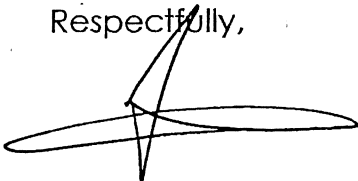
Pashina Group, LLC dba ENE Motors
4330 Conifer Ct, Union Grove, WI 53182
262-731-0007
pashinagroup@gmail.com

April 12, 2023

Rezoning Authorization Letter

Pashina Group, LLC authorizes CIFA North America to seek rezoning of 4330 Conifer Court, Union Grove WI in accordance with their business needs. Pashina Group, LLC will vacate premises on or before Aug 1, 2023 and will continue to conduct present business until this date, assuming closing on the property takes place.

Respectfully,

A handwritten signature in black ink, appearing to read 'Tony Dzabiroski', written over the word 'Respectfully,'.

Tony Dzabiroski
Vice President