

LAND USE PLAN AMENDMENT APPLICATION

PH ITEM #1

Racine County, Wisconsin

Owner: John Fonk
Address: 5110 69th Drive
Union Grove, WI 53182
Telephone #: 262-497-6176
Fax #: —
E-mail: —
Date petition filed: May 25, 2023

Applicant/agent: John Fonk
Address: 5110 69th Drive
Union Grove, WI 53182
Telephone #: 262-497-6176
Fax #: —
E-mail: —
Hearing date: July 17, 2023

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 1.038 ¼ Section NE Section 36 T 03 N R 20 E

Parcel # 006032036032010

Location/site address 21021 Durand Avenue

Briefly explain reasoning for Land Use Plan Amendment

To accommodate an expanded Commercially Zoned area in
conjunction with an existing commercial use.

Attachments:

Town/Village Land Use Plan Map

hearing/review fee (all fees are NON-REFUNDABLE)

cover letter

letter of agent status

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

Staff Initials SJM

Cash or Check # 0486

Fee \$ 600.00

REZONING APPLICATION

Racine County, Wisconsin

Owner: John Fank
Address: 5110 69th Drive
Union Grove, WI 53182
Telephone #: 262-497-6176
Fax #: -
E-mail: -
Date petition filed: May 25, 2023

Applicant/agent: John Fank
Address: 5110 69th Drive
Union Grove, WI 53182
Telephone #: 262-497-6176
Fax #: -
E-mail: -
Hearing date: July 17, 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 A-2 General Farming + Residential District II DISTRICT
TO B-3 Commercial Service District DISTRICT
Town of Dover # of Acres 1.038 1/4 Section NE Section 36 T 03 N R 20 E
Parcel # 006032036032010
Location/site address 21021 Durand Avenue

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
N/A Letter of Agent Status

John H. Fank
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 #: 0486 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

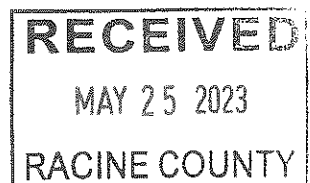
Recommend:
() approval
() denial

May 24, 2023

To whom it may concern,

In reference to the present B3 zoning at 21021 Durand Ave., Union Grove, Wi 53182. I have rented this property to Ken Kirk for his storage of antique lumber and for the display and sales of lawn furniture made from that lumber. I'm looking to create a place for people to park trucks for the expansion of the zoning area at this time, and sometime in the future maybe add some small buildings for storage or workshops.


John H. Fonk



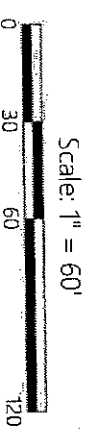
PLAT OF SURVEY

OF LOT 1, CERTIFIED SURVEY MAP NO. 1354, VOL. 4, PGS. 242-243, BEING PART OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 36, T. 3 N., R. 20 E., OF THE 4TH P.M., TOWN OF DOVER, RACINE COUNTY, WISCONSIN.

LEGAL DESCRIPTION FOR REZONE AREA:

Beginning at a found 3/4" iron rebar the Southeast corner of Lot 1 of Certified Survey Map No. 1354, recorded in Volume 4 at Pages 242-243; thence North 89°35'00" West along the South line of aforesaid Lot 1 a distance of 88.56 feet; thence North 0°03'32" West a distance of 719.42 feet to the centerline of State Trunk Highway "11", also known as Durand Avenue; thence South 89°34'19" East along aforesaid centerline a distance of 10.40 feet; thence South 0°13'51" East a distance of 233.00 feet; thence South 89°34'19" East a distance of 76.00 feet to the East line of aforesaid Lot 1; thence South 0°13'51" East along aforesaid East line a distance of 486.42 feet to the point of beginning. Containing 1.038 acres, more or less.

RECEIVED
MAY 26 2023
RACINE COUNTY



DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

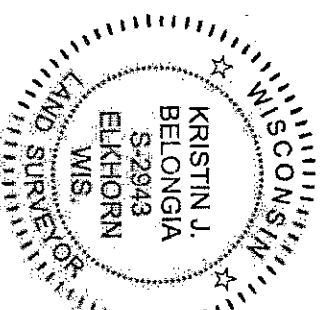
BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, RACINE ZONE, THE EAST LINE OF C.S.M. NO. 1354 BEARING S 0°13'51" E

MONUMENT KEY

- Iron Rebar Set
- 3/4" x 24"(1.5 Lbs./Ft.) Wooden Lath Set on Line
- ⊙ Iron Pipe Found
- (XXX,XX) Record Information

LEGEND

- Existing Boundary Line
- - - Existing Right-of-Way
- · - Existing Adjacent Property
- · - Existing Centerline
- X Existing Fence
- OH Existing Overhead Power
- ∅ Existing Utility Pole
- E Existing Electric Meter
- G Existing Gas Meter
- ST Existing Septic Tank
- ST Existing Sign

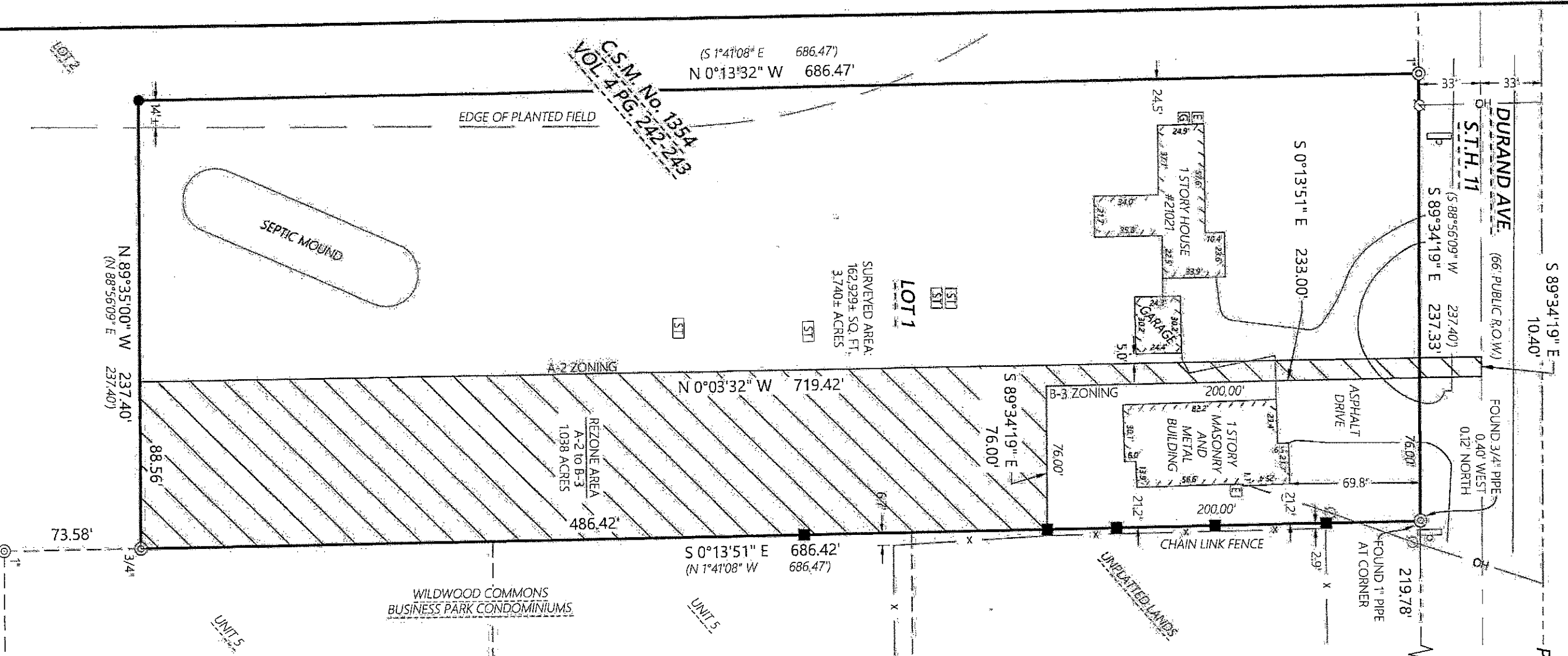


Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943
State of Wisconsin } ss
County of Rock

Kristin J. Belongia

If the surveyor's signature is not red in color the plain is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

I hereby certify that I have supervised the survey of the property described above and to the best of my knowledge and belief, the plat drawn hereon complies with Chapter A-E 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly represents said survey and its location.
Given under my hand and seal this 4th day of November, 2021 at Beloit, Wisconsin.
Last day of field work November 3rd, 2021
Revised to show B-3 zoning May 8, 2023



ORDER NO: 34106
FIELD CREW: DJE
DRAWN BY: DJE
SHEET 1 OF 1

FOR THE EXCLUSIVE USE OF:
John Fork
5110 69th Drive
Union Grove, WI 53182

PLAT OF SURVEY

Patterman
engineers surveyors planners
2857 Bartlett Drive Beloit, Wisconsin 53511
608.365.4464 www.patterman.com

