

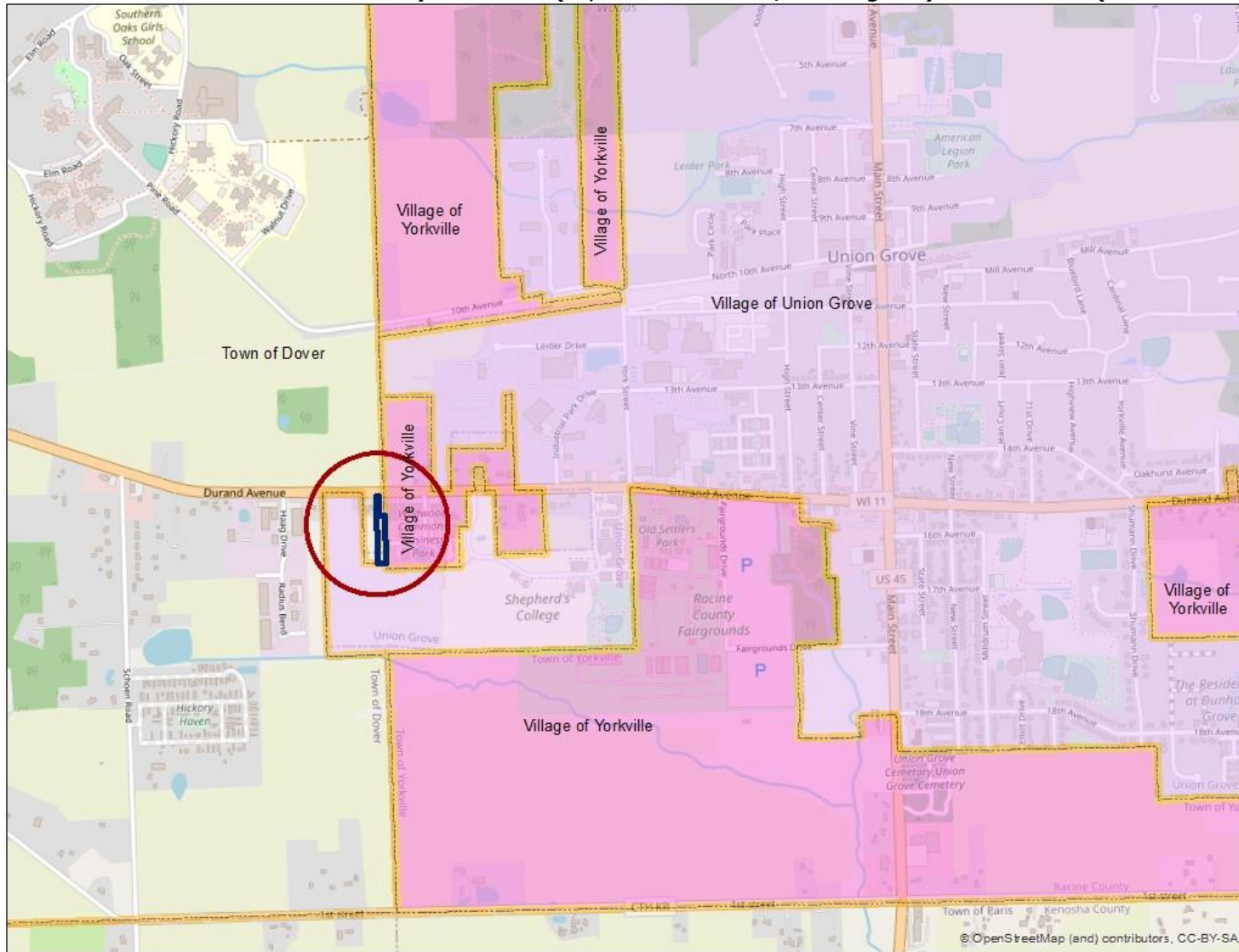
Racine County
Economic Development & Land Use
Planning Committee Public Hearing Meeting
Monday, July 17, 2023 - 6:00 p.m.
Ives Grove Office Complex Auditorium



John Fonk, Owner
Site Address: 21021 Durand Avenue

Location Map

Land Use Plan Amendment from Low Density Residential (40,000 sf to 1.49 ac / dwelling unit) to Commercial (Contains 1.038 ac)



SEC 36 – T3N – R20E

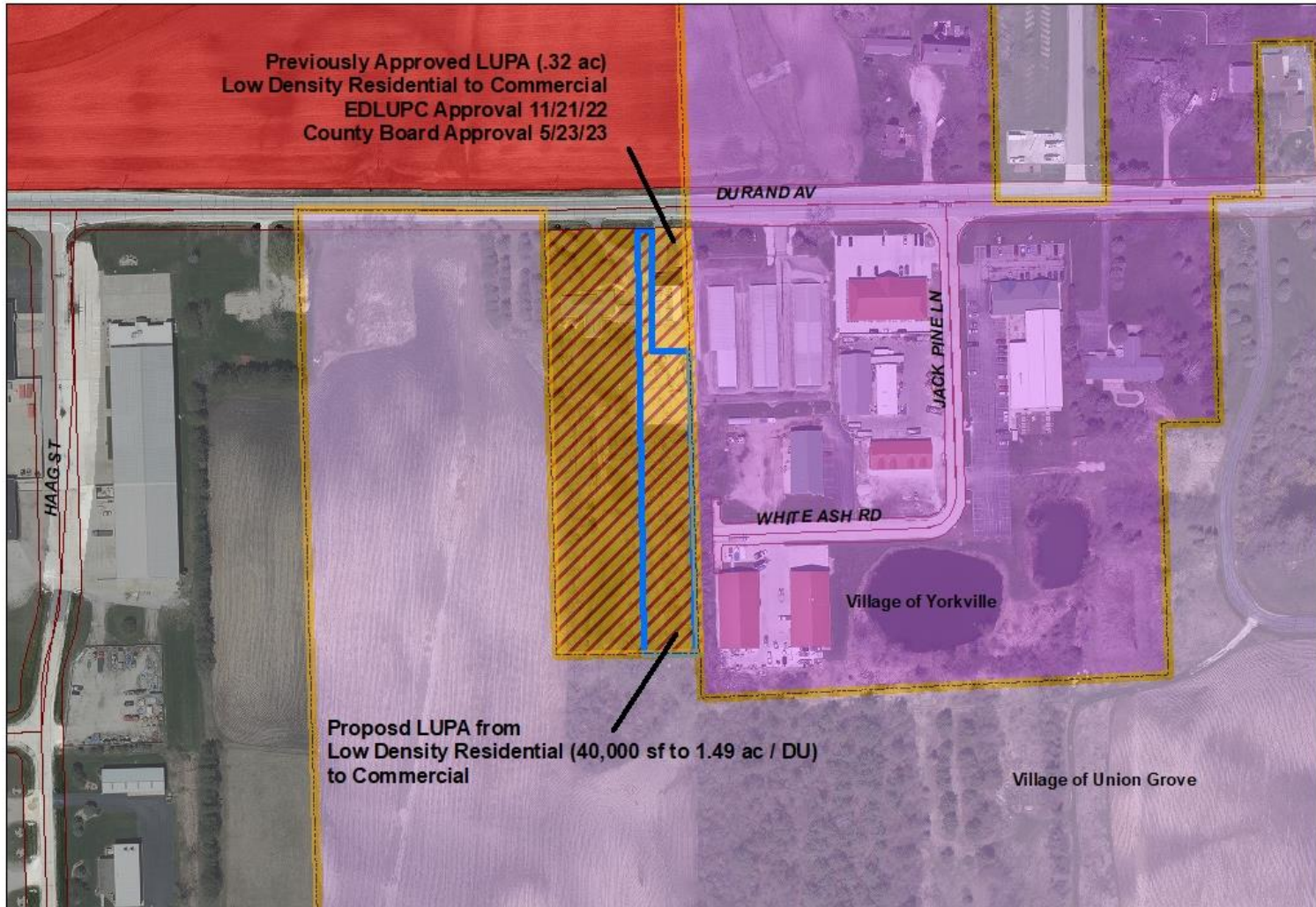
Town of Dover



John Fonk, Owner
Site Address: 21021 Durand Avenue

Land Use Plan

Land Use Plan Amendment from Low Density Residential (40,000 sf to 1.49 ac / dwelling unit) to Commercial (Contains 1.038 ac)



LAND USE DESCRIPTION

INDUSTRIAL
AGRICULTURAL LAND, RURAL RESIDENTIAL LAND (3.0 ACRES OR MORE PER DWELLING UNIT), AND OPEN LAND

LOW DENSITY RESIDENTIAL (40,000 SQUARE FEET TO 1.49 ACRES PER DWELLING UNIT)
MEDIUM DENSITY RESIDENTIAL (6,200 TO 18,999 SQUARE FEET PER DWELLING UNIT)

SEC 36 – T3N – R20E

Town of Dover

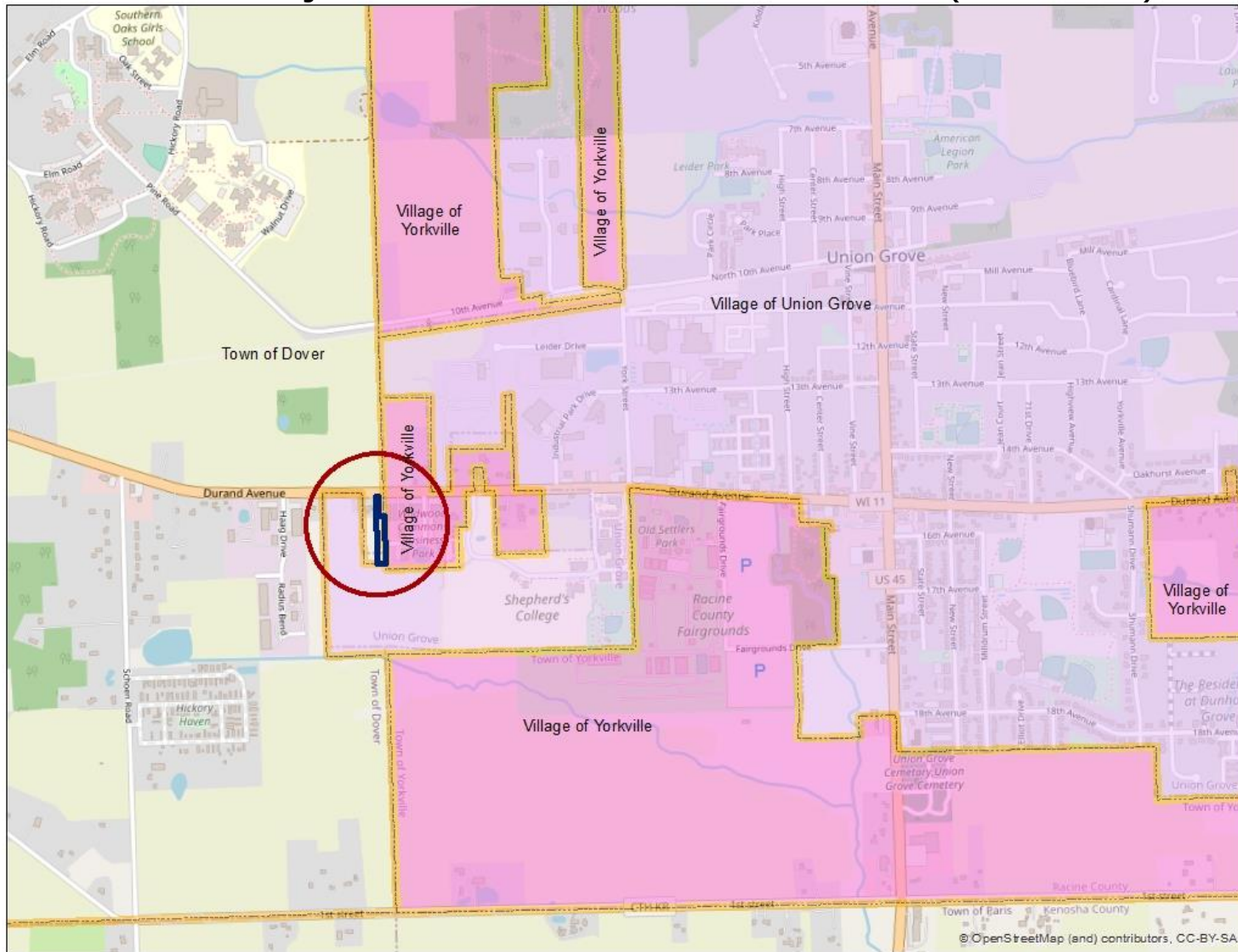


John Fonk, Owner

Site Address: 21021 Durand Avenue

Rezone from A-2 General Farming and Residential District II to B-3 Commercial Service District (Contains 1.038 ac)

Location Map



SEC 36 – T3N – R20E

Town of Dover

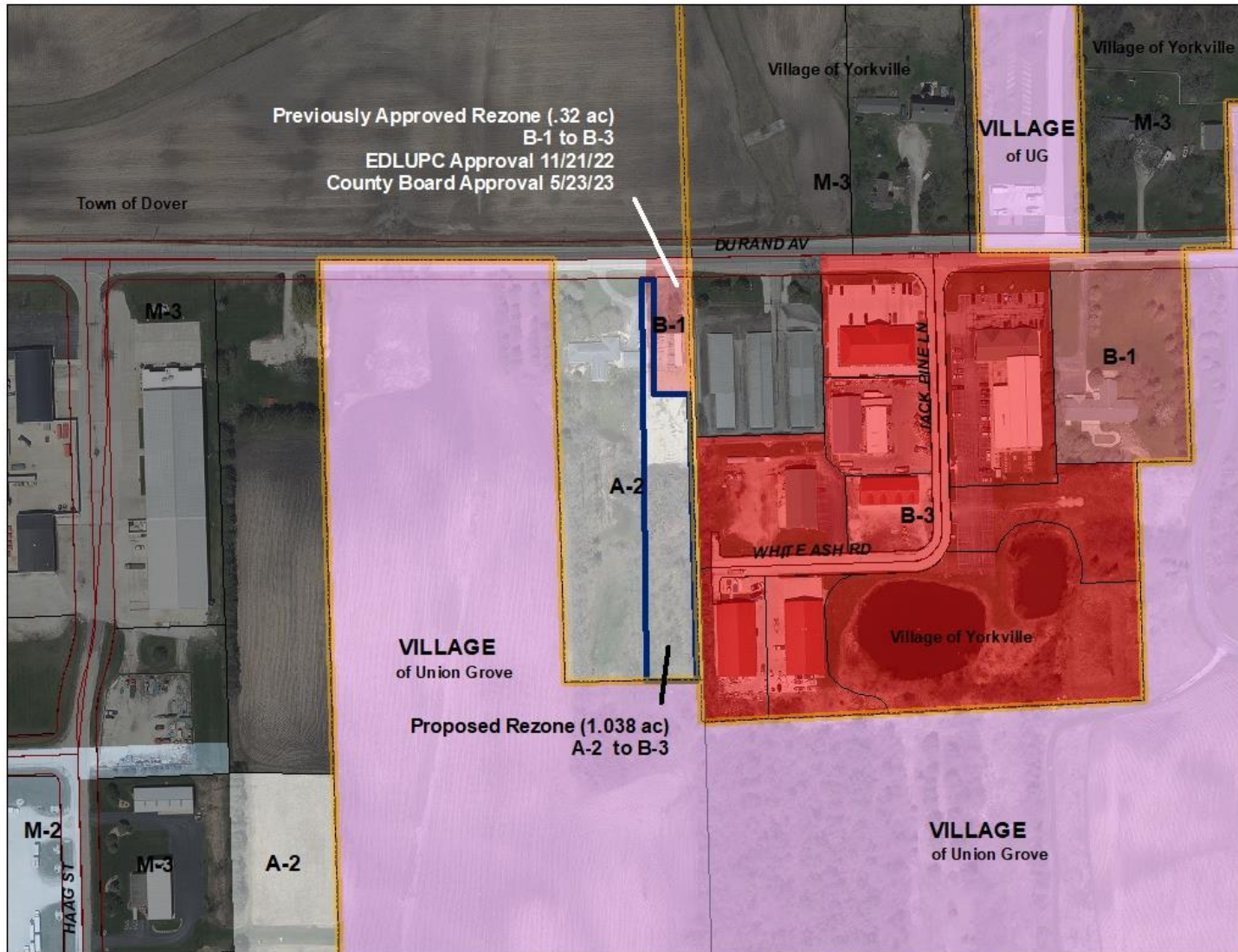


John Fonk, Owner

Site Address: 21021 Durand Avenue

Rezone from A-2 General Farming and Residential District II to B-3 Commercial Service District (Contains 1.038 ac)

Zoning Map



SEC 36 – T3N – R20E

Town of Dover



John Fonk, Owner
Site Address: 21021 Durand Avenue
Rezone from A-2 General Farming and Residential District II to B-3 Commercial Service District (Contains 1.038 ac)

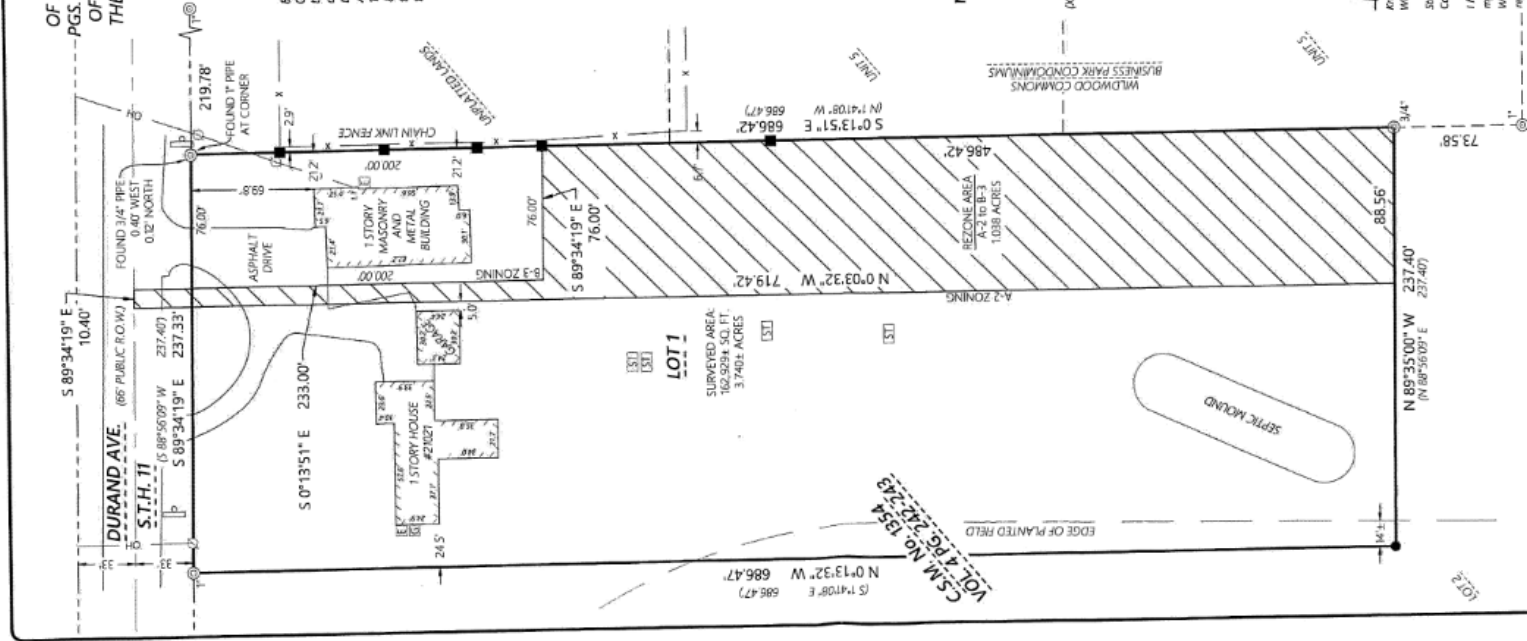
Proposed

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



Scale: 1" = 60'
0 30 60 90 120
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" U.S. Lbr./P.L.
- ⊙ Wooden Lath Set on Line
- ⊖ Iron Pipe Found
- ⊕ Record Information
- ⊗ Existing Boundary Line
- ⊘ Existing Right-of-Way
- ⊙ Existing Adjacent Property
- ⊖ Existing Centerline
- ⊕ Existing Fence
- ⊗ Existing Overhead Power
- ⊘ Existing Utility Pole
- ⊙ Existing Electric Meter
- ⊖ Existing Gas Meter
- ⊕ Existing Septic Tank
- ⊗ Existing Sign



Kristin J. Belongia
Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-25943
County of Racine

If the surveyor signature is not red in color the plan is a copy that should be assumed to contain unaltered information. This document and its contents do 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 and applicable Code. Minimum Standards for Property Surveys and correctly representing said measurements and its location.
Last day of field work: November 3rd, 2021
Revised to show B-3 zoning: May 6, 2023

<p>ORDER NO: 34106 FIELD CREW: DIE DRAWN BY: DIE SHEET 1 OF 1</p>	<p>FOR THE EXCLUSIVE USE OF: John Fonk 510 69th Drive Union Grove, WI 53182</p>	<p>Batterman engineers surveyors planners 2897 Meade Drive 60836-1484 www.Batterman.com</p>
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SEC 36 – T3N – R20E
Town of Dover

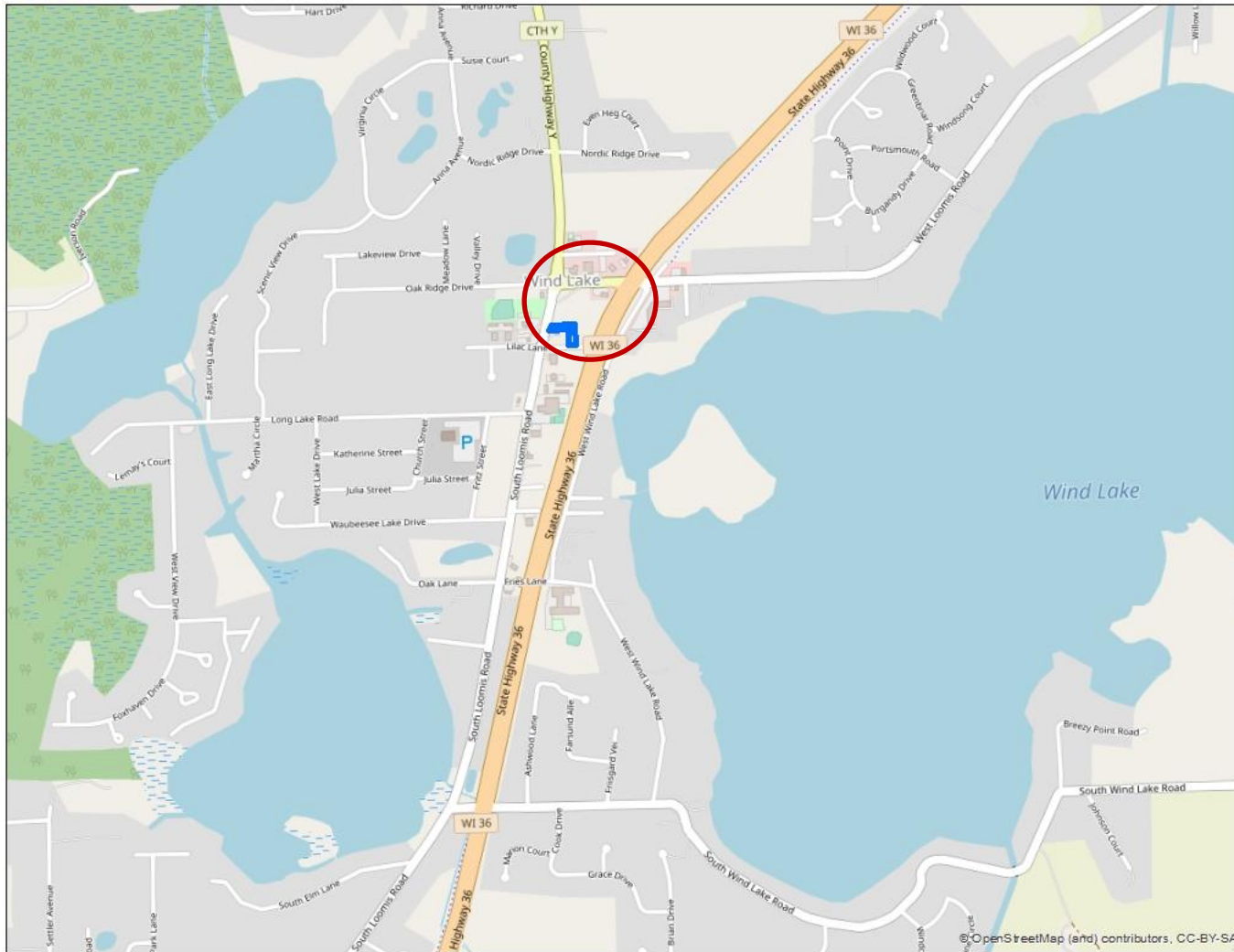


John & Crystal Bieringer, Owners
Derek Dube, Applicant

Site Address: 7923 Loomis Road

B-3 Conditional Use to occupy the existing building and site with an event venue facility (includes indoor and outdoor events) for up to 70 people (DBA The Celebration Center)

Location Map



SEC 8 – T4N – R20E

Town of Norway



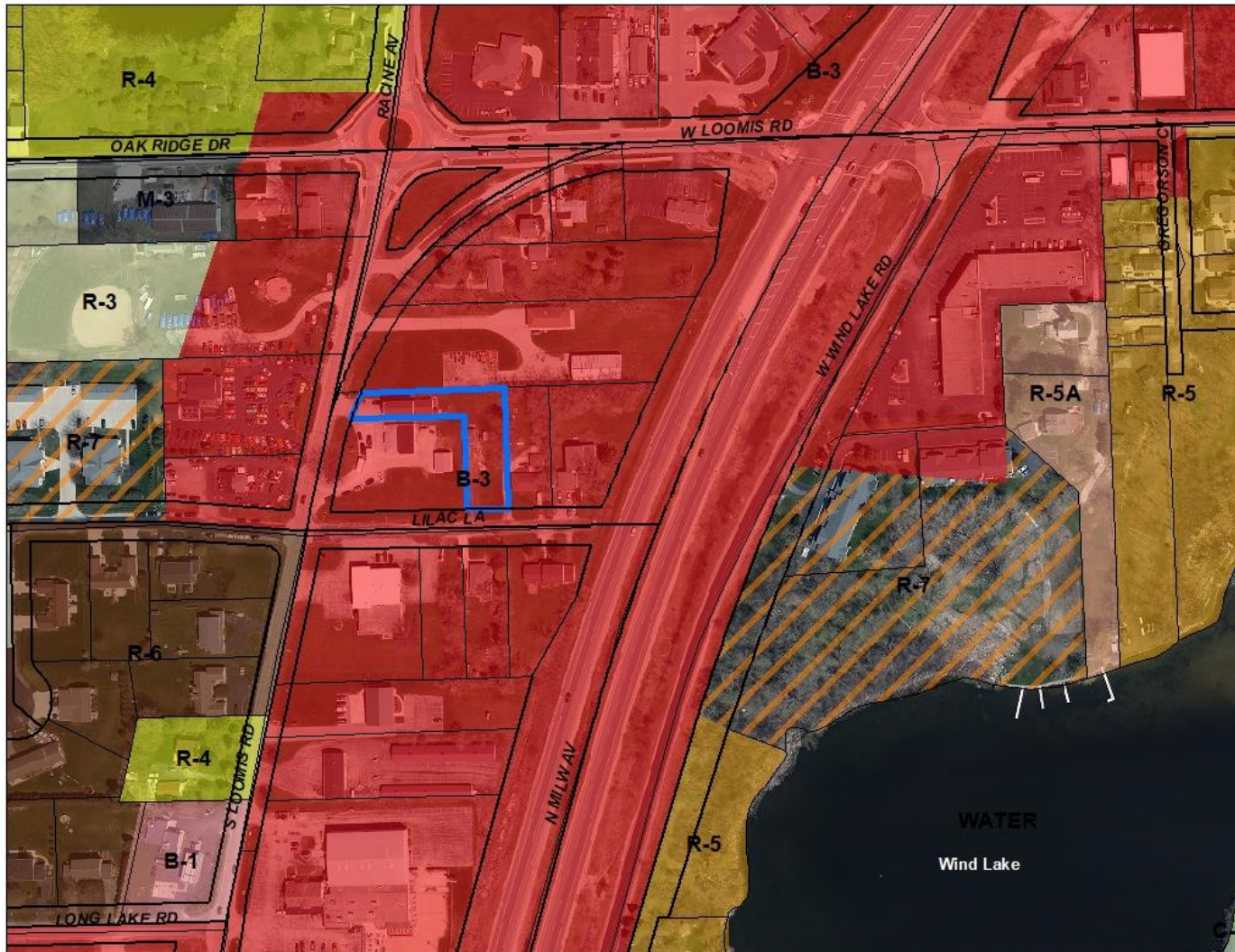
John & Crystal Bieringer, Owners

Derek Dube, Applicant

Site Address: 7923 Loomis Road

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Zoning Map



SEC 8 – T4N – R20E

Town of Norway



John & Crystal Bieringer, Owners
Derek Dube, Applicant

2022 Aerial

Site Address: 7923 Loomis Road

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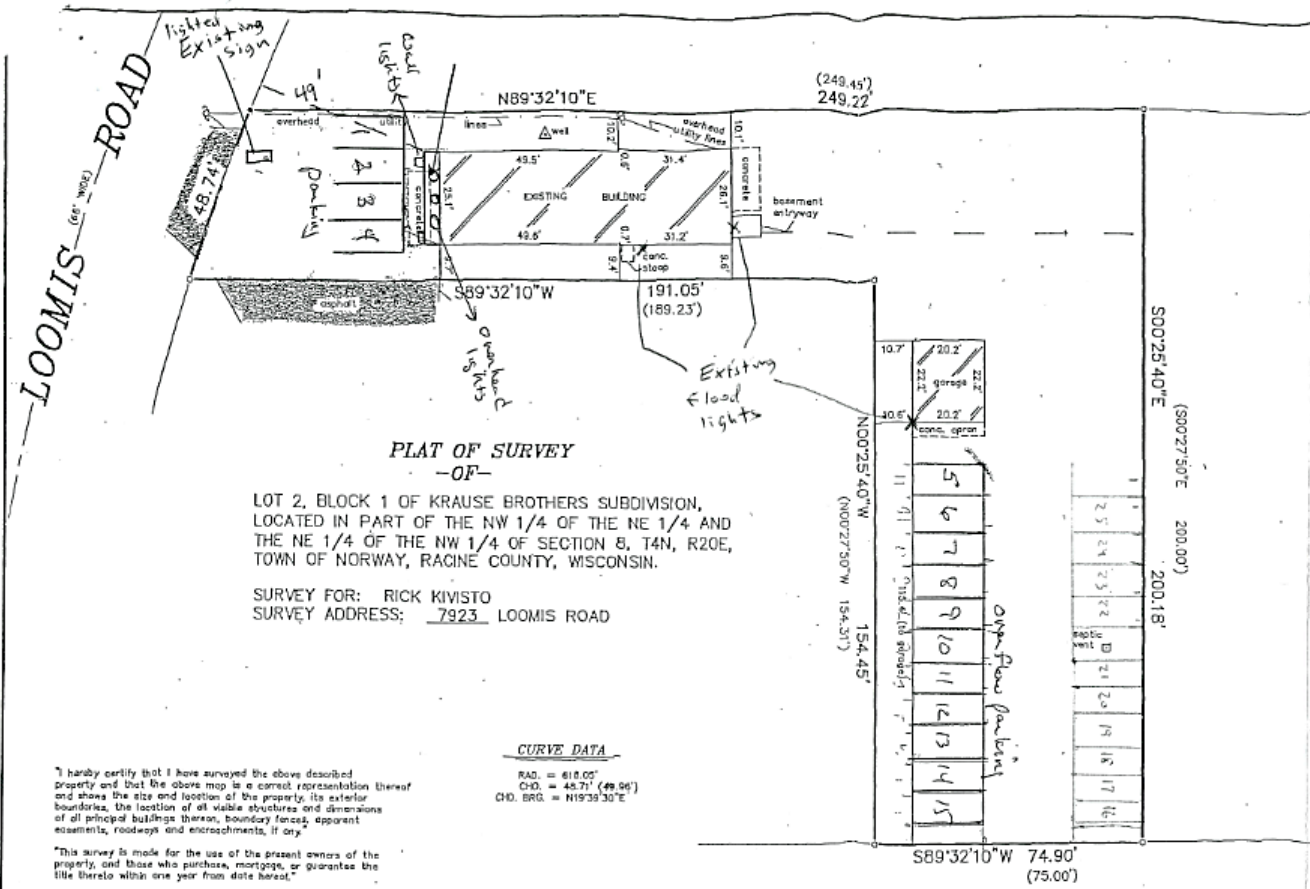
SEC 8 – T4N – R20E

Town of Norway



John & Crystal Bieringer, Owners
 Derek Dube, Applicant

Proposed



PLAT OF SURVEY
 -OF-

LOT 2, BLOCK 1 OF KRAUSE BROTHERS SUBDIVISION,
 LOCATED IN PART OF THE NW 1/4 OF THE NE 1/4 AND
 THE NE 1/4 OF THE NW 1/4 OF SECTION 8, T4N, R20E,
 TOWN OF NORWAY, RACINE COUNTY, WISCONSIN.

SURVEY FOR: RICK KIVISTO
 SURVEY ADDRESS: 7923 LOOMIS ROAD

CURVE DATA

RAD. = 615.05'
 CH. = 45.71' (49.94')
 CH. BRG. = N19°39'30"E

I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any.

This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from date hereof.

LEGEND

- FOUND IRON PIPE
- FOUND 2" IRON PIPE
- () RECORDED AS
- ⊕ UTILITY POLE

B.W. SURVEYING, INC.

LAND SURVEYS
 MAPPING AND PLANNING
 412 N. PINE STREET
 BURLINGTON, WI 53105
 (262)-767-0225



RECEIVED
 JUN 19 2023
 RACINE COUNTY

SCALE:
 1" = 30'

RECEIVED

MAR 02 2020

RACINE COUNTY



THIS IS NOT AN ORIGINAL PRINT
 UNLESS THIS SEAL IS RED.

Robert J. Wetzell
 ROBERT J. WETZEL S-1778

OCTOBER 23, 2006 7415
 DATE JOB NUMBER

SEC 8 - T4N - R20E
 Town of Norway

