

REZONING APPLICATION

PH ITEM #1

Racine County, Wisconsin

Owner: Kurt and Julie Petrie Living Trust

Applicant/agent: Kurt Petrie

Address: 30614 Durand Ave  
Burlington, WI 53105

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Burlington, WI 53105

Telephone #: 262-716-4003

Telephone #: 262-716-4003

Fax #: N/A

Fax #: N/A

E-mail: kpetrie@ldvusa.com

E-mail: kpetrie@ldvusa.com

Date petition filed: January 8, 2024

Hearing date: February 19, 2024

**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-1 Farmland Preservation District and M-4 Quarrying District DISTRICT

TO A-2 General Farming and Residential District II DISTRICT

Town of Burlington # of Acres ±29.88 ¼ Section NE Section 26 T 3 N R 19 E

Parcel # 002031926002000

Location/site address Directly west of 29019 Ketherhagen Rd.

**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.**) \$600
- Report of existing & future land usage / Proposed development plan
- N/A Letter of Agent Status

[Signature] 1-5-24  
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 #: 8816 amount received: \$ 600.00

The Economic Development & Land Use Planning Committee public hearings are generally held the 3<sup>rd</sup> 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	

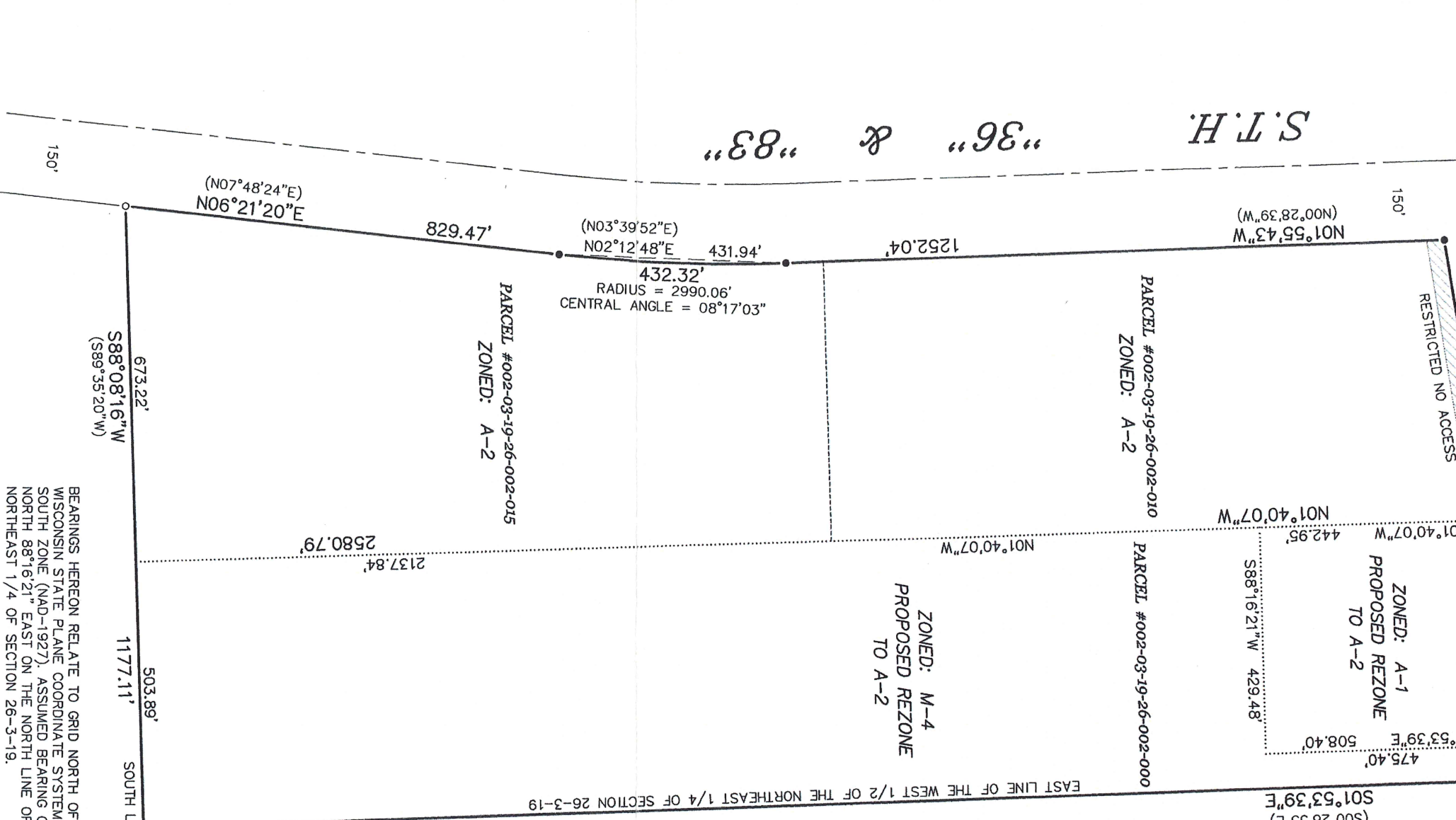
(N00°16'35"W)  
N01°43'39"W  
33.00'

NOTE: THE BEARINGS HEREON WOULD NEED TO BE ROTATED 01°27'04" CLOCKWISE TO ORIENTATE WITH THE RECORDED BEARINGS ON STATE R/W PROJECT NUMBER 3180-08-20.

### KETTERHAGEN ROAD

NORTH EAST CORNER  
SECTION 26-3-19

NORTH 1/4 CORNER  
SECTION 26-3-19



### LEGAL DESCRIPTION OF LAND TO BE REZONED FROM A-1 TO A-2

A PARCEL OF LAND BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 26; THENCE NORTH 88°16'21" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 SECTION, 1250.31 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HERINAFTER DESCRIBED; THENCE SOUTH 01°53'39" EAST 508.40 FEET; THENCE SOUTH 88°16'21" WEST 429.48 FEET; THENCE NORTH 01°40'07" WEST 442.95 FEET; THENCE NORTH 65°29'25" EAST 83.78 FEET; THENCE NORTH 01°43'39" WEST 33.00 FEET TO A POINT OF THE NORTH LINE OF SAID NORTHEAST 1/4 SECTION; THENCE NORTH 88°16'21" EAST, ALONG SAID NORTH LINE, 350.31 FEET TO THE POINT OF BEGINNING.

### LEGAL DESCRIPTION OF LAND TO BE REZONED FROM M-4 TO A-2

A PARCEL OF LAND BEING PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 26; THENCE NORTH 88°16'21" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 SECTION, 1250.31 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HERINAFTER DESCRIBED; THENCE CONTINUE NORTH 88°16'21" EAST, ALONG SAID NORTH LINE, 66.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID NORTHEAST 1/4 SECTION; THENCE SOUTH 01°53'39" EAST, ALONG SAID EAST LINE, 2645.06 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4 SECTION; THENCE SOUTH 88°08'16" WEST, ALONG SAID SOUTH LINE, 503.89 FEET; THENCE NORTH 01°40'07" WEST 2137.84 FEET; THENCE NORTH 88°16'21" EAST 429.48 FEET; THENCE NORTH 01°53'39" WEST 508.40 FEET TO THE POINT OF BEGINNING.

MAP FOR PROPOSED REZONE PREPARED FOR KURT B. AND JULIE A. PETRIE LIVING TRUST

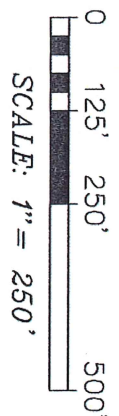
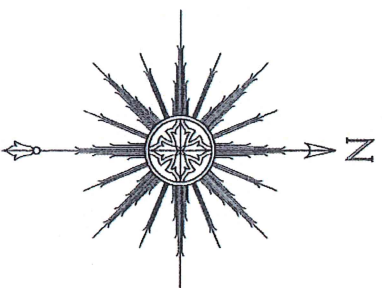


THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

*Thomas L. Satter*  
THOMAS L. SATTER S-2850

JANUARY 5, 2024 DATE 112301-REZONE JOB NUMBER

- LEGEND**
- FOUND 1-5/16" O.D. IRON PIPE
  - FOUND 3/4" DIA. IRON ROD WITH PLASTIC WISDOT CAP
  - ( ) RECORDED AS PER RIGHT-OF-WAY PROJECT NUMBER 3180-08-20



BEARINGS HEREON RELATE TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-1927). ASSUMED BEARING OF NORTH 88°16'21" EAST ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 26-3-19.

**SATTER SURVEYING, LLC**  
LAND SURVEYS, MAPPING AND PLANNING  
272 ORIGEN STREET  
BURLINGTON, WI 53105  
262-661-4239