

REZONING APPLICATION (+Grace Van Valin)

Racine County, Wisconsin

Owner: Joshua Van Valin

Applicant/agent: ESAMS

Address: 29934 Greenleaf Dr
Burlington, WI 53105

Address: _____

Telephone #: 262-527-5549

Telephone #: _____

Fax #: _____

Fax #: _____

E-mail: jvanval1981@gmail.com

E-mail: _____

Date petition filed: 2-19-2024

Hearing date: 3/18/2024

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-3 General Farming District III DISTRICT
TO C-2 Upland Resource Conservation District DISTRICT
Town of Waterford # of Acres 18.9 ¼ Section 3SW Section 2 T 4 N R A E
Parcel # 016 0419 02 056 000
Location/site address directly west of 29218 North Lake Drive

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

RECEIVED
FEB 20 2024
RACINE COUNTY

Joshua Van Valin
signature

The completed petition with all required attachments must be submitted to: Racine County Planning, 14200 Washington Avenue, Sturtevant, WI 53177; phone: 262-886-8470; fax: 262-886-8488; 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.

cash or check # 1078 amount received: \$ 600

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

REZONING APPLICATION

Racine County, Wisconsin

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TO THE RACINE COUNTY BOARD OF SUPERVISORS:

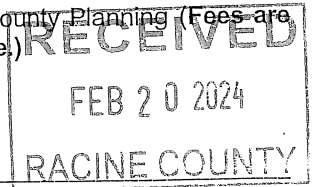
Please take notice that the undersigned hereby petitions the Economic Development & Land Use Planning Committee to consider a request to REZONE the land described in the attachment

FROM A-3 General Farming District III DISTRICT
TO C-2 Upland Resource Conservation District DISTRICT
Town of Watertown # of Acres 18.9 1/4 Section 3SW Section 2 T 4 N R 17 E
Parcel # 016 0419 02 056 000
Location/site address North Lake Drive

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)
OK 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
X Proposed development plan

Signature of Joshua Van Valin



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STAFF USE ONLY:

Recommend:
() approval
() denial

ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

Recommend:
() approval
() denial

Report of Existing and Future Land Use
And
Proposed Development Plan
Rezoning Application
2-19-2024

To whom it may concern,

This report will lay out my future plans for the 3 plots that will be made from splitting apart to current 20-acre parcel located on North Lake Drive (Tax ID 016-04-19-02-056-000).

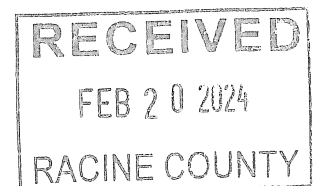
As this land has been in my family for over 100 years, I had no intention to sell some or all of this, however due to a change in marital status I will need to come up with money as an equalization payment. My plans are to rezone 2 separate 5-acre parcels on the Eastern half, and use the remaining 8.9 acres as a third parcel on the Western portion of the current property. If approved for this split, I would be looking to sell the Eastern most 5-acre parcel in an effort to come up with the funds to pay for the equalization payment.

The remainder of the property would be kept by myself and given to my children upon my death to try and keep it in my family. There is a small chance I would potentially build a home on one of the remaining parcels sometime in the future, however as of right now that is not an option.

I would also be looking at still potentially using the remainder of the land for maple syrup production in the future.

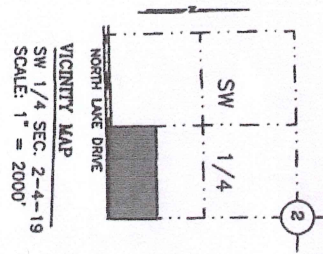
Respectfully,

Joshua Van Valin



PRELIMINARY DRAFT
 PROPOSED REZONE A-3 TO A-2 AND CERTIFIED SURVEY MAP

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____
 BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2,
 TOWN 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN



SCALE: 1" = 200'
 BEARING BASE: GRID NORTH, WISCONSIN STATE PLANE
 COORDINATE SYSTEM, SOUTH ZONE (NAD 1983)
 S. LINE OF THE SW 1/4 SEC. 2-4-19 BEARING S 87°53'18" W.

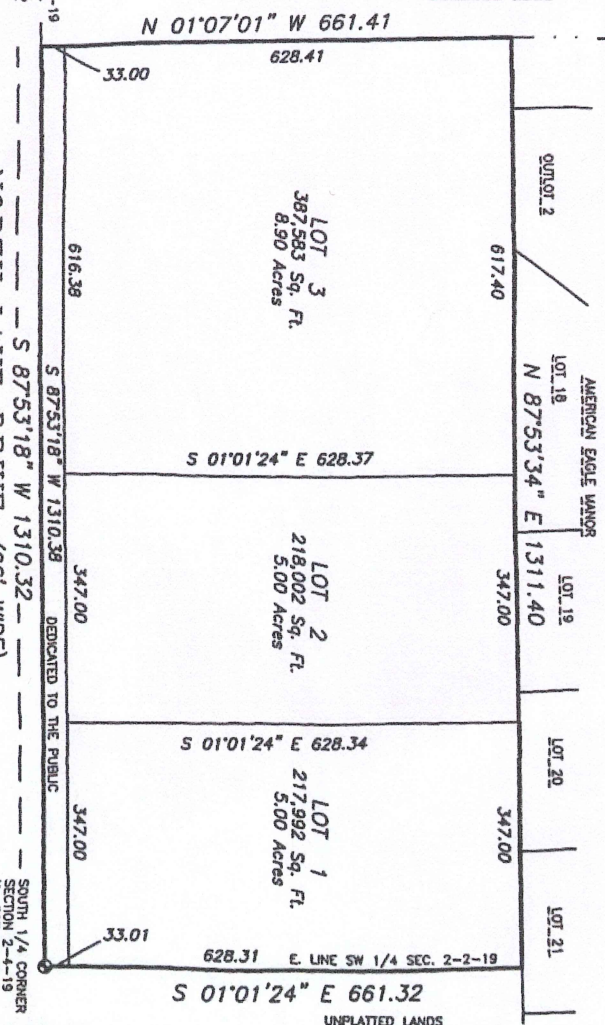
- LEGEND**
- ⊕ - FOUND RACINE COUNTY CONCRETE MONUMENT
 - - SET 1" IRON PIPE, 18" IN. LENGTH, 1.68 LBS./LIN. FT.
 - ⊙ - FOUND IRON PIPE
 - ⊖ - FOUND IRON ROD
 - () - RECORDED AS
 - ⚡ - SOIL BORING

SOUTHWEST CORNER
 SECTION 2-4-19
 N 107°24'16" E
 E 2475.441195

S. LINE SW 1/4 SEC. 2-2-19
 S 87°53'18" W 1310.32

NORTH LAKE DRIVE (66' WIDE)

SOUTH 1/4 CORNER
 SECTION 2-4-19
 N 107°24'16" E
 E 2475.060037



Gary B. Foat
 FEBRUARY 19, 2024

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____
BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2,
TOWN 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN


OWNERS CERTIFICATE:

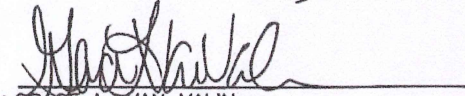
WE JOSHUA T. VAN VALIN AND GRACE L. VAN VALIN, HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE MAP, WE ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

TOWN OF WATERFORD AND THE VILLAGE OF VERNON;

WITNESS THE HAND AND SEAL OF SAID OWNER THIS 19 DAY OF February, 2024.

IN THE PRESENCE OF:


JOSHUA T. VAN VALIN


GRACE L. VAN VALIN

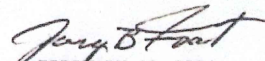
STATE OF WISCONSIN }
COUNTY OF RACINE }SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE NAMED JOSHUA T. VAN VALIN AND GRACE L. VAN VALIN, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

COMMISSION EXPIRES




FEBRUARY 19, 2024
SHEET 3 OF 4

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____
BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2,
TOWN 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN

TOWN OF WATERFORD APPROVAL:

APPROVED BY THE TOWN OF WATERFORD THIS _____, DAY OF _____, 2024.

TERI JENDUSA-NICOLAI, TOWN CHAIRMAN

TINA MAYER, TOWN CLERK

VILLAGE OF VERNON EXTRATERRITORIAL PLAT JURISDICTION APPROVAL:

APPROVED BY THE VILLAGE OF VERNON THIS _____ DAY OF _____, 2024.

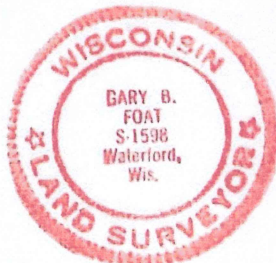
KAREN SCHUH, VILLAGE PRESIDENT

BRAD CALDER, VILLAGE CLERK

PLAN COMMISSION EXTRATERRITORIAL PLAT JURISDICTION APPROVAL:

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF VERNON ON
THIS _____ DAY OF _____, 2024.

KAREN SCHUH, PLANNING MANAGER



Gary B. Foat
FEBRUARY 19, 2024

SHEET 4 OF 4