



### PLAN COMMISSION REPORT

Proposal: Rezone

Description: Review of a request to rezone approximately 1.2 acres of the parcels at 4959 & 4917 Douglas Avenue from R-7, Multi-Family Residential District to B-2, Community Business District.

Applicant(s): Lee Jaramillo

Address(es): 4959 & 4917 Douglas Avenue

**Suggested Motion:** That the Plan Commission recommends to the Village Board that the properties at 4959 & 4917 Douglas Avenue from R-7, Multi-Family Residential District to B-2, Community Business District for the following reasons:

1. This rezoning will not adversely affect the surrounding property values.
2. The 2035 Land Use Plan designates this property and adjacent properties as Commercial. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.

Owner(s): Johnson Financial Group & Wisconsin Department of Transportation

Tax Key(s): 104-04-23-29-138-000 & 104-04-23-29-151-000

Lot Size(s): ±2.7 acres

Current Zoning District(s): R-7, Multi-Family Residential District

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Commercial

**Background:** The subject properties consists of ±2.7 acres. The applicant is requesting that approximately 1.2 acres of these parcels be rezoned from R-7 to B-2. Currently the parcel located at 4917 Douglas Avenue is zoned R-7. The parcel located at 4959 Douglas is split zoned. The northern portion is zoned B-2 and the southern portion is R-7. The applicant would like to rezone approximately 1.2 acres to B-2 for future commercial development. At this time, the applicant intends to construct a multi-tenant development in this location.

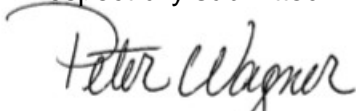
Commercial businesses currently exist to the north and west of these parcels. To the south and east are multi-family developments. This area is located within the Douglas Avenue business corridor. The applicant is aware of our recently amended ordinance requiring a 30-foot landscape buffer for any commercial development abutting a residential district and believes they still can proceed with their commercial development. The applicant is also aware that the parcels will need to be reconfigured prior to submitting a Building, Site, & Operations Plan.

The proposed rezoning is consistent with the Village's 2035 Land Use Plan as the plan calls for the area to be commercial.

If the Plan Commission agrees that the rezoning of these parcels is appropriate, staff has prepared suggest motion at the beginning of this report.

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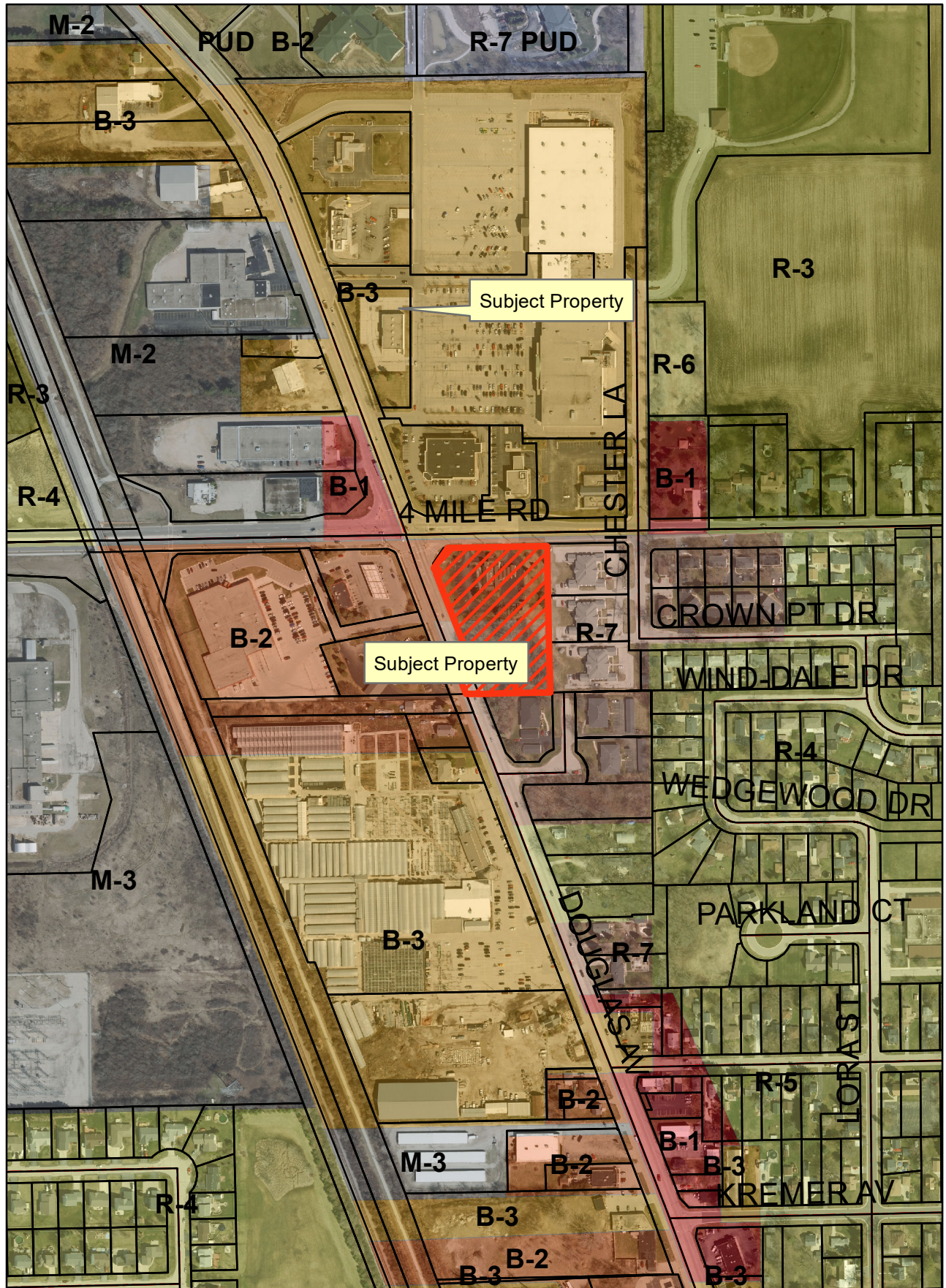
Respectfully submitted:




Peter Wagner, AICP  
Development Director

# Location Map

## 4959 & 4917 Douglas Avenue



### Legend

 4959 & 4917 Douglas Avenue

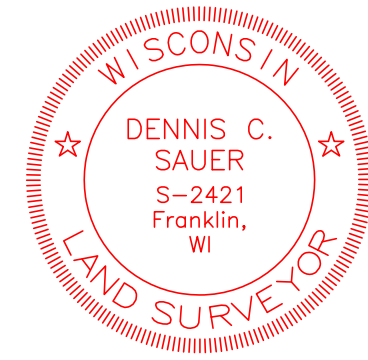
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO: Northterra Management, LLC, a Wisconsin limited liability company and Knight Barry Title, Inc.

File Number: 1098067 and 1098123  
 Commitment Date: January 16, 2020 Revised 2/24/20

That this map or plat and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA/NSPS and includes Table A Items 1, 2, 3, 4, 5, 7(a), 8, 11(a), 11(b), 16, 17, 18, 19 and Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

March 30, 2020  
 Date



*Dennis C. Sauer*  
 Dennis C. Sauer  
 Professional Land Surveyor S-2421

**LEGAL DESCRIPTION**

**PARCEL A:**  
 That part of the Northwest 1/4 of Section 29, Township 4, Range 23 East, in the Village of Caledonia, Racine County, Wisconsin, bounded as follows: Begin at a point on the North line of said Section 29 located S 88°55'30" W, 62.76 feet from a concrete monument with a brass cap marking the North 1/4 corner of said Section; running thence S 00°27'48" E, 346.98 feet, parallel with the East line of said Section to a 1" diameter iron pipe stake; thence N 88°55'30" E, 33.00 feet to a 1" diameter iron pipe stake; thence S 00°27'48" E, 117.00 feet to a 1" diameter iron pipe stake; thence S 88°55'30" W, 358.87 feet to a 1" diameter iron pipe stake; thence N 01°04'30" W, 80.00 feet to a 1" diameter iron pipe stake; thence S 88°55'30" W, 138.52 feet to a 1" diameter iron pipe stake on the Easterly line of Douglas Avenue; continue thence S 88°55'30" W, 35.20 feet to the centerline of Douglas Avenue; thence N 21°27'20" W, 226.27 feet on said centerline; thence N 20°31'37" W, 77.25 feet on said centerline; thence N 88°55'30" E, 35.00 feet to a railroad spike embedded in a bituminous pavement at the Easterly line of Douglas Avenue, continue thence N 88°55'30" E, 202.50 feet to a 1" diameter iron pipe stake; thence N 01°04'30" W, 66.01 feet to a 1" diameter iron pipe stake; continue thence N 01°04'30" W, 33.00 feet to the North line of said Section 29; thence N 88°55'30" E, 371.57 feet to the point of beginning.

**AND:**  
 That part of the Northwest 1/4 of Section 29, Township 4 North, Range 23 East, in the Village of Caledonia, Racine County, Wisconsin, bounded as follows: Begin on the North line of said Section in the center line of the Milwaukee Road; thence Southeasterly along the center line of said road, 105 feet; thence East to a point from which a line drawn North to the North line of said Section and West to beginning, shall include 1/2 acre; thence North to the North line of said Section; thence West to the place of beginning. EXCEPTING THEREFROM lands conveyed by documents recorded in Volume 1680 on page 820, as Document No. 1127742; Volume 2257 on page 8, as Document No. 1419587, Volume 3061 on page 713, as Document No. 1739109; Volume 3545 on page 49, as Document No. 1856619 and Volume 3545 on page 52, as Document No. 1856620.

Property Address: 4959 Douglas Avenue, Racine, Wisconsin  
 Tax Key Number: 104-04-23-29-138-000

**PARCEL B:**  
 That part of the Northwest 1/4 of Section 29, Township 4 North, Range 23 East in the Town of Caledonia, Racine County, Wisconsin, bounded as follows: Begin at the center of Wisconsin State Trunk Highway No. 32 (formerly called the Milwaukee Road), 463.93 feet South of the North line of said Section; run thence East 144 feet; thence North 80 feet; thence West parallel with the North line of said Section to the centerline of said Road; thence Southerly along the centerline of said Road; thence Southerly along the centerline of said road to the place of beginning.

Property Address: 4917 Douglas Avenue, Racine, Wisconsin  
 Tax Key Number: 104-04-23-29-151-000

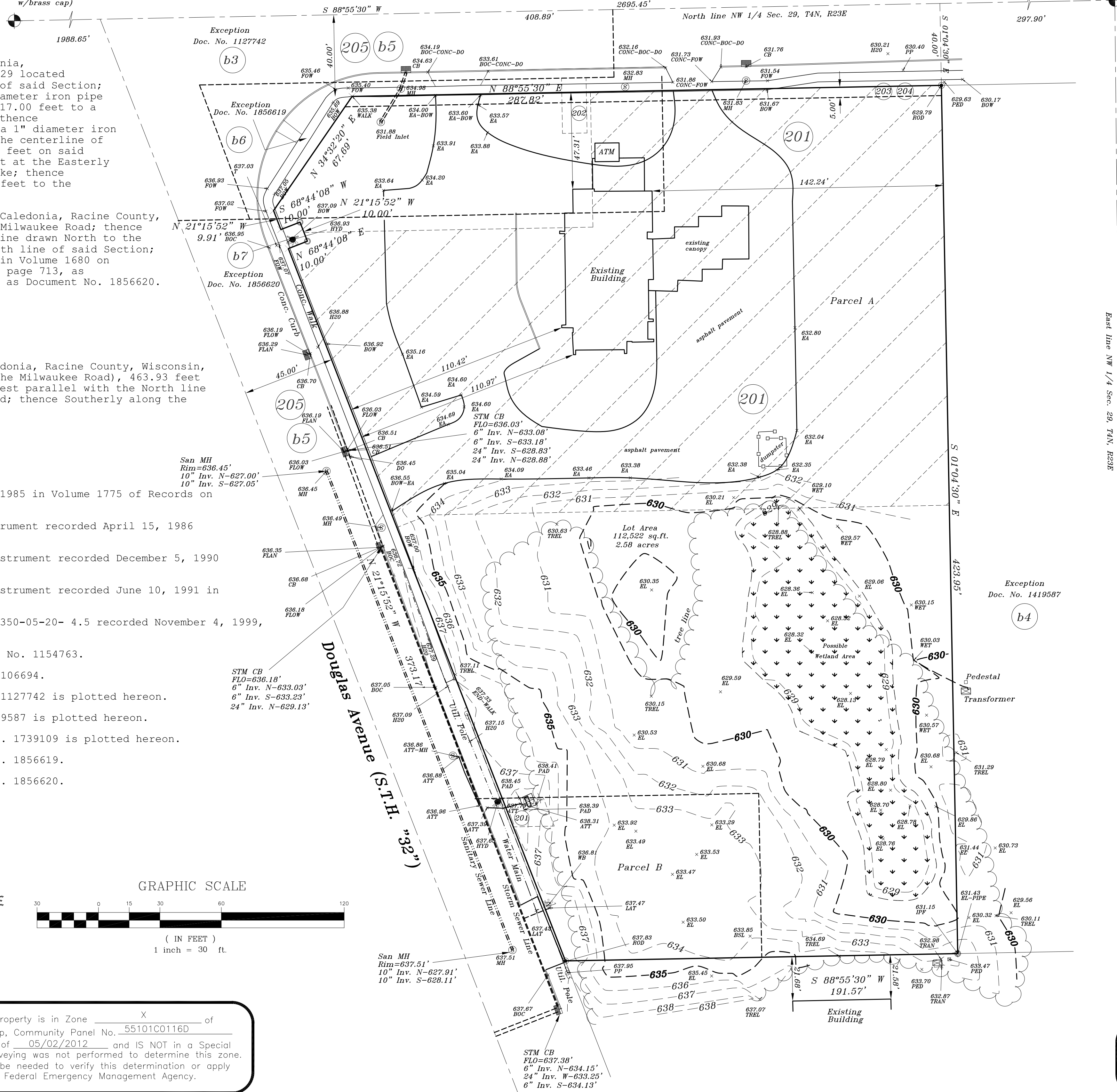
**SCHEDULE B**

201. Shared Access Agreement and other matters contained in the instrument recorded November 12, 1985 in Volume 1775 of Records on Page 212 as Document No. 1181589 is plotted hereon.
202. Utility Easement to Wisconsin Electric Power Company and other matters contained in the instrument recorded April 15, 1986 in Volume 1792 of Records on page 599 as Document No. 1191181 is plotted hereon.
203. Easement to Lake Michigan Storm Sewer Utility District and other matters contained in the instrument recorded December 5, 1990 in Volume 2045 of Records on page 515 as Document No. 1326882 is plotted hereon.
204. Easement to Lake Michigan Storm Sewer Utility District and other matters contained in the instrument recorded June 10, 1991 in Volume 2073 of Records on page 931 as Document No. 1341490 is plotted hereon.
205. Easements, restrictions and other matters contained in the Transportation Project Plat No. 2350-05-20- 4.5 recorded November 4, 1999, as Document No. 1707283 is plotted hereon.
- b 1. Warranty Deed recorded September 7, 1984, in Volume 1727 of Records on page 141, as Document No. 1154763.
- b 2. Warranty Deed recorded May 19, 1982 in Volume 1648 of Records on page 395, as Document No. 1106694.
- b 3. Warranty Deed recorded June 27, 1983 in Volume 1680 of Records on page 820, as Document No. 1127742 is plotted hereon.
- b 4. Warranty Deed recorded May 27, 1993 in Volume 2257 of Records on page 8, as Document No. 1419587 is plotted hereon.
- b 5. Warranty Deed recorded August 18, 2000 in Volume 3061 of Records on page 713, as Document No. 1739109 is plotted hereon.
- b 6. Warranty Deed recorded October 17, 2002 in Volume 3545 of Records on page 49, as Document No. 1856619.
- b 7. Warranty Deed recorded October 17, 2002 in Volume 3545 of Records on page 52, as Document No. 1856620.

# ALTA/NSPS Land Title Survey

NW Cor.  
 NW 1/4  
 Sec. 29-4-23  
 (conc. mon.  
 w/brass cap)

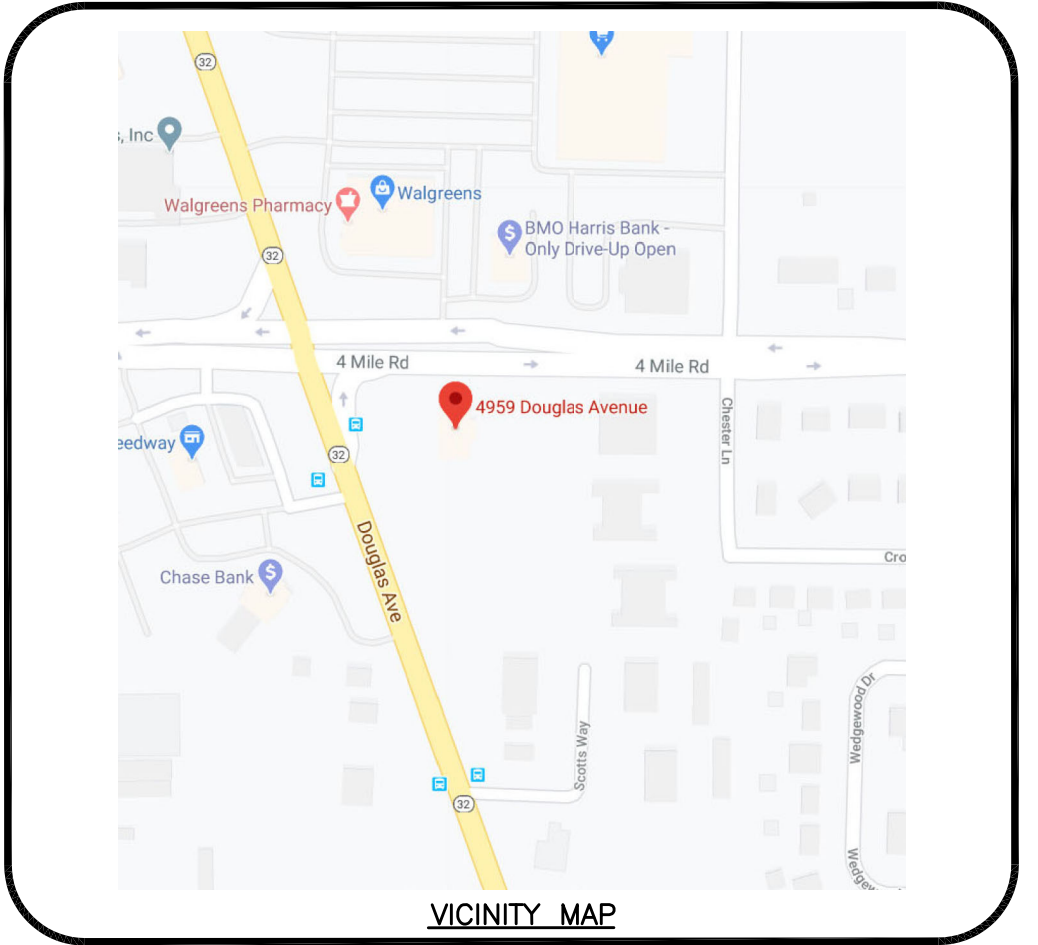
## 4 Mile Road (C.T.H. "G")



NE Cor.  
 NW 1/4  
 Sec. 29-4-23  
 (conc. mon.  
 w/brass cap)

Notes Related to Table A Items 16, 17 and 18  
 (16) DURING OUR FIELD SITE VISIT, THERE WAS NOT OBSERVABLE EVIDENCE OF EARLY MOVING WORK, BUILDING CONSTRUCTION OR BUILD ADDITIONS WITHIN RECENT MONTHS.  
 (17) THERE WAS NOT ANY CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.  
 (18) DURING OUR FIELD SITE VISIT, THERE WAS NOT OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

○ IRON PIPE FOUND	⊕ POWER POLE	— SS — SAN SEWER LINE
● IRON ROD FOUND	⊖ GUY WIRE	⊗ SEWER MANHOLE
⊙ P.K. NAIL FOUND	⊕ LIGHT POLE	⊙ CLEAN OUT
⊗ FND X MARK	⊕ STREET LIGHT POLE	— SD — STORM DRAIN LINE
⊗ SET X MARK	⊕ ELEC. TRANSFORMER	⊗ STORM INLET
⊕ R.R. SPIKE FOUND	⊕ AIR CONDITIONER	⊗ STORM DRAIN MANHOLE
⊕ R.R. SPIKE SET	— BE — BURIED ELECTRIC	⊗ STORM INLET
⊕ BENCHMARK	⊕ O/H E OVERHEAD ELECTRIC	⊗ CURB INLET
⊕ CONC. R/W MARKER	⊕ ELEC. MANHOLE	⊗ TELEPHONE BOX
(R) RECORD DATA	⊕ WATER LINE	⊗ TELEPHONE MANHOLE
(M) MEASURED DATA	⊕ WATER MANHOLE	⊗ TELEPHONE POLE
(C) CALCULATED DATA	⊕ WATER VALVE	⊗ CABLE BOX
R/W RIGHT OF WAY	⊕ WATER METER	⊗ TELEPHONE LINE
BSL BACK SET LINE	⊕ HYDRANT	⊗ O/H T OVERHEAD TELEPHONE
RCP REINFORCED CONC PIPE	⊕ GAS VALVE	⊗ CABLE TELEVISION
CMP CORRUGATED METAL PIPE	⊕ GAS METER	⊗ O/H C OVERHEAD CABLE
PVC PLASTIC PIPE	⊕ GAS MANHOLE	⊗ CABLE BOX
MTL METAL	⊕ BOLLARD	⊗ TRAFFIC POLES
L/S LANDSCAPING	⊕ BORE HOLE	⊗ TRAFFIC SIGNAL
⊕ TREE	⊕ MONITORING WELL	⊗ TRAFFIC MANHOLE
⊕ BRICK PILLAR	⊕ MAIL BOX	⊗ TRAFFIC SIGNAL BOX
	⊕ UNKNOWN MANHOLE	⊗ STOP SIGN
		⊗ SIGN



TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



CALL DIGGERS HOTLINE  
 1-800-242-8511  
 TOLL FREE  
 WIS STATUTE 182.0175(1974)  
 REQUIRES MIN. 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE  
 1-800-242-8511

Dennis C. Sauer  
 Registered Land Surveyor S-2421  
**METROPOLITAN SURVEY SERVICE, INC.**  
 REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS  
 9415 West Forest Home Avenue, Suite 202  
 Hales Corners, Wisconsin 53130  
 PH. (414) 529-5380 FAX (414) 529-9787  
 email address: survey@metropolitansurvey.com

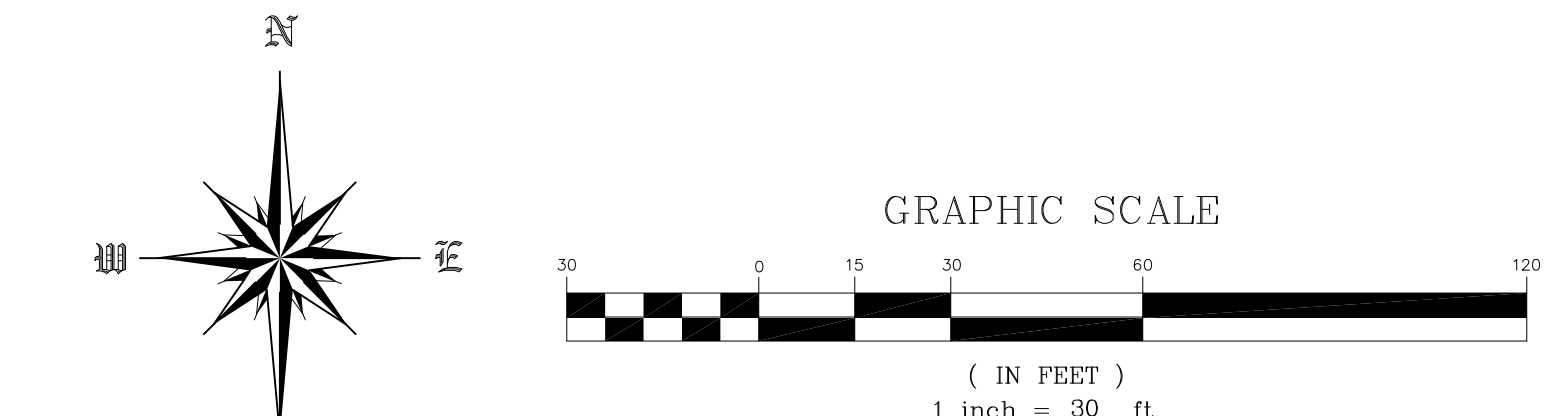
PREPARED FOR:  
 Northterra Management, LLC,  
 a Wisconsin limited liability company  
 and Knight Barry Title, Inc.

PROJECT LOCATION:  
 Racine County, Wisconsin

PROJECT ADDRESS:  
 4917 Douglas Avenue, Racine,  
 Wisconsin 53402

PROJECT NAME:  
 ALTA/NSPS LAND  
 TITLE SURVEY

JOB NUMBER: 111279  
 File Number: 1098067



**FLOOD DATA** This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 55101C0116D which has an effective date of 05/02/2012 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

DATE OF ORIGINAL: March 30, 2020  
 REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_, 2020  
 REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_, 2020  
 REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_, 2020