

To: Sarah Reed, Racine County, Betty Novy, Village of Rochester  
From: Jay Henrichs on behalf of Jane Serdyski  
Date: September 4, 2021  
Re: Rezoning Application Preliminary Concept Plan for Pre-Application Conference at  
September 22, 2021 Plan Commission meeting.  
Parcel No. 176-03-19-11-007-000

Sarah and Betty,

Attached is the rezoning application and a preliminary concept plan that Jane Serdyski and her family are proposing. The plan is to create 1 residential lot that her son Kevin Babik would build his home on adjacent to the existing home where Jane and her husband currently live. After the discussion that we had with the plan commission at the August 25<sup>th</sup> meeting we have concluded that the best course of action is to request the zoning change from Urban Reserve to A2 only for the proposed lot to be created. Refer to the sketch provided in the submittal for the approximate size and location of the proposed lot as it relates to the balance of the farm. The balance of the land is proposed to remain in the Urban Reserve zoning as Jane and her family have no immediate plans for any further development on the property.

Kevin would like to build his home on approximately 1 ½ to 2 acres. The final size of the lot may be impacted by several factors including: the location at which Racine County engineering department approves access to the lot, impact on the currently existing WASCB drainage system that was installed several years ago for the agricultural benefit of preventing land erosion on the farm, and the footprint of the home that Kevin and his wife choose to build. We are proposing that access to the home will be by a private drive to Washington Ave. initially, but Jane is thinking long term and is proposing to reserve a 65 foot area that could serve as a future road right of way to the east side of the proposed lot to be created. The future road would provide access to the balance of the farm if and when it is ever developed. It would be proposed that the drive way access to Kevin's future house would be from the future road if and when built and not to Washington Ave. Refer to the sketch provided in the submittal for a reference of how this may layout. We intend to work the Racine County engineering department and the team that installed the WASKEP drainage system to help facilitate these decisions.

Thank you for your consideration,



Jay Henrichs

REZONING APPLICATION		VILLAGE OF ROCHESTER, RACINE COUNTY	
Owner: BABIK TRUST JOHN E + JANE A	Applicant/ agent: JAY HENRICHS		
Address: 29117 WASHINGTON AVE BURLINGTON, WI 53105	Address: 813 FOX LAKE SUITE A WATERFORD, WI 53185		
Telephone #: JANE SERAYNSKI 262-492-0073	Telephone #: 262-227-6631		
Fax #:	Fax #:		
E-mail: JSERA50@gmail.com	E-mail: JAY@BIGBENDDEVELOPMENT.COM		
Date Petition filed: 9/7/21	Hearing date:		

The undersigned hereby petitions the Village of Rochester Board to consider a request to REZONE the land described in the attachment

FROM URBAN RESERVE DISTRICT

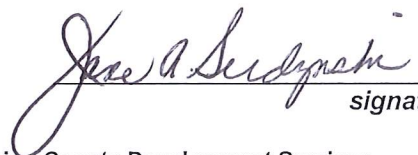
TO A2 DISTRICT

Parcel # A PORTION OF TAX KEY # 176-03-19-11-007-000 APPROX 1 1/2 ACRES

Location/ Site Address \_\_\_\_\_

Attached are:

- Hearing & publication fees as set by the adopted fee schedule, payable to "Racine County" (non-refundable).
- Signed "Agreement for Reimbursable Services"
- Legal Description of the area requested to be rezoned. TO BE SUPPLIED AT TIME SURVEY IS CREATED.
- Plot Plan drawn to scale showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts, and the location and existing use of all properties within two hundred (200) feet of the area proposed to be rezoned.
- Names & addresses of land owners 200 feet of the boundary of the area requested to be rezoned (include across the street, &/or highway)
- Report of existing & future land usage / Proposed development plan
- Letter of Agent Status (if applicable)

  
signature

The completed petition with all required attachments must be submitted to: Racine County Development Services Department; 14200 Washington Ave Sturtevant, WI 53177, phone: 262.886-8440 ext. 3; fax: 262.886-8480; hours: 8:30 a.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 Plan Committee, &/or the Village Board feel that such additional information is necessary to adequately evaluate the application.

cash or check #: 6607 amount received: \$ 850.<sup>00</sup>

Rezoning petitions are first considered by the Plan Commission, with recommendations made at a subsequent meeting from its first consideration. The Village Board holds a public hearing before the final decision is made. Plan Commission meetings are held the first Monday of each month at 7:00 p.m. Village Board meetings are held the 2<sup>nd</sup> and 4<sup>th</sup> Mondays of each month. Meetings are conducted at the Rochester Village Hall, 300 W. Spring Street, Rochester, Wisconsin.



*Village of Rochester*  
*Agreement for Reimbursable Services*  
**By Petitioner/Applicant/Property Owner**

The Village may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in its review of a proposal coming before the Plan Commission. The Village reserves the right to apply the charges for these services as well as for staff time expended in the administration, investigation and processing of applications to the Petitioner.

The Petitioner is required to provide the Village with an executed copy of this agreement as a prerequisite to the processing of the development application. The submittal of a development proposal application or petition shall be construed as an agreement to pay for such professional review services applicable to the proposal. The Village may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the Village as a special assessment to the subject property.

JANE SERDYNSKI

(Names)

REZONING APPLICATION

(Nature of application/petition)

, the applicant/petitioner/ property owner(s) for

, dated SEPTEMBER 4, 2021,

agrees to reimburse the Village of Rochester for all consultant services (e.g. engineering, planning, surveying, legal) required to process this application in addition to those normal costs payable by an applicant/petitioner (e.g. filing or permit fees, publication expenses, recording fees, impact fees, etc.), and, further, agrees to reimburse the Village for other administrative staff review if, in the judgment of the Village Board, such reimbursement is warranted.

Dated this 4 day of SEPTEMBER, 2021.

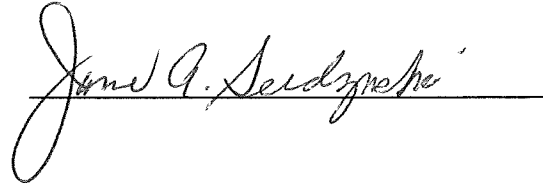
  
(Signature of Applicant/Petitioner)

\_\_\_\_\_  
(Signature of Property Owner, if Different from Applicant/Petitioner)

To: Village of Rochester  
From: Jane Serdynski  
Re: Appointment of Jay Henrichs and/or Kevin Babik as Agent  
Date: September 4, 2021

Jane Serdynski hereby appoints Jay Henrichs and/or Kevin Babik as my agent to represent me and work with the Village of Rochester as it relates the zoning and land division of a portion of parcel #176 031911007000, 50 acres located at 29117 Washington Ave, in the Village of Rochester effective as of the date above for the purpose of creating an approximate 1 ½ to 2 acre lot along Washington Ave and to change the zoning of said lot to A2.

Jane Serdynski

A handwritten signature in cursive script, reading "Jane A. Serdynski", is written over a horizontal line.



To: Rochester Planning Commission  
Re: Zoning Request for Property in the name of the Babik Family Trust located at 29117  
Washington Ave., Village of Rochester.  
Jane Serdynski, Owner/Trustee

My late husband, John Babik and I purchased 50 acres of woods, pond, marshland, tillable acreage, and home with outbuildings in 1988. Our family has enjoyed the rural life that it has provided to our family for 33 years. The 24 acres of tillable land has always been rented to the Weinkauff family. The woods, pond and marshland provide wonderful habitat for deer and turkeys, coyotes, and others. The Blue Heron Rookery has expanded to the southeast corner of our property. Our family hunts these lands and enjoys the trails that we have established and maintained in our woods. It has always been our intention to preserve the rural character of the property and my family, and I are dedicated to that end.

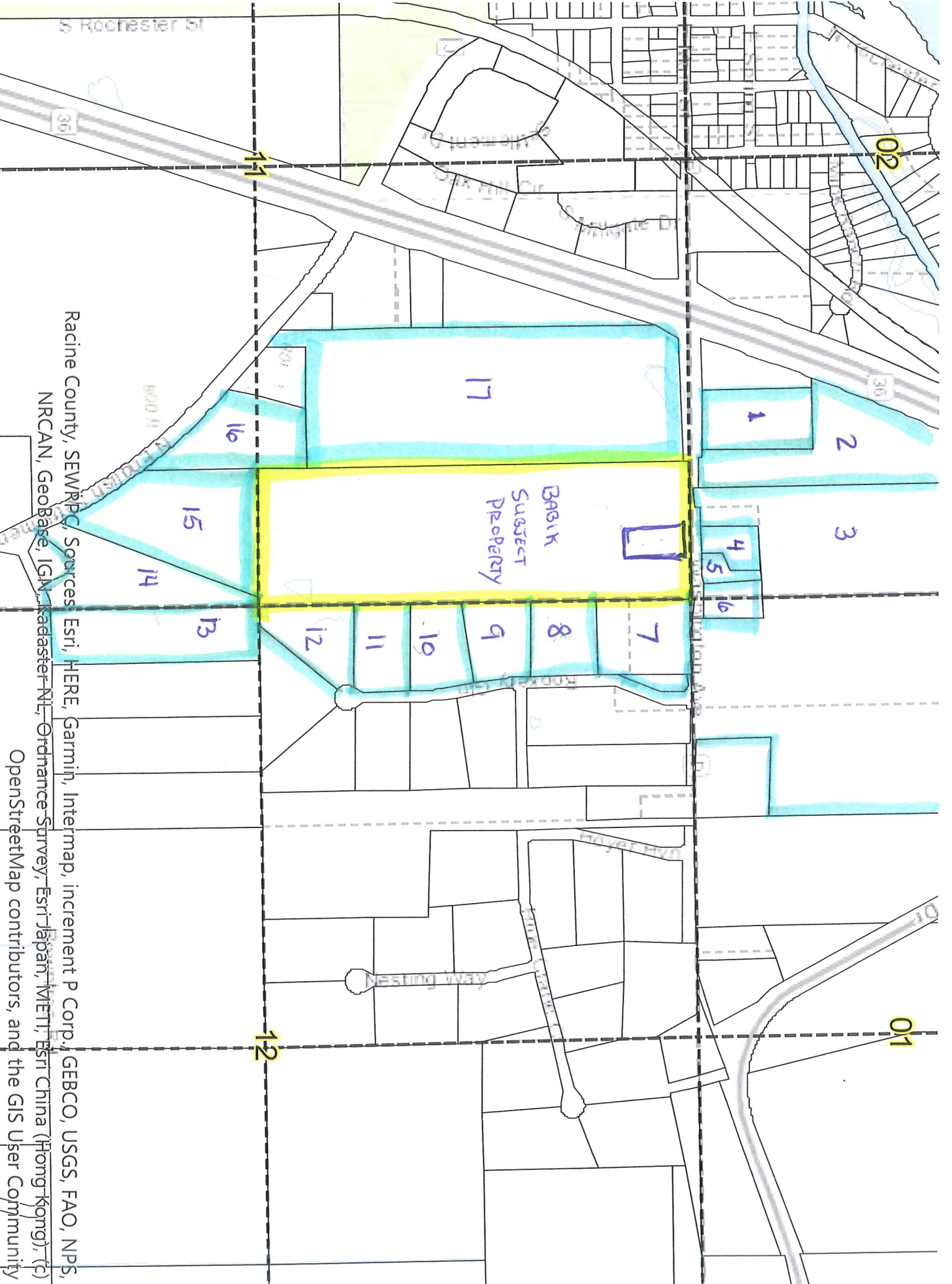
John and I always hoped that someday our sons would establish a home here and could continue to enjoy our rural country lifestyle. Our son Kevin Babik and his wife Corrin would now like to build a new home here on the family farm. We would like to create a 1-1/2 to 2 acre parcel on the land next to my existing home with access to the new home from highway D.

In the Rochester land use plan of 2020, our property was zoned UR Urban Reserve which seeks to preserve the availability of vacant and agricultural land for future urban expansion and to prevent development of lands where urban public utilities are not currently available.

Based on the information that we discussed with the Planning Commission on August 25<sup>th</sup>, creating a lot in the UR requires a deed restriction that is not feasible and makes an exception in the zoning code that could create loopholes.

With the advice we received at the referenced Plan Commission meeting, we are applying for a zoning change from UR to A2 classification for 1 buildable lot to be created on the property. We are not seeking to change any other zoning on the remaining land, and we have no immediate plans to develop the remainder of the farm property.

Thank you for your consideration.  
Jane Serdynski



Racine County, SEWRPC Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

1  
ZONED A2

Racine County RealEstate Tax Record Detail

Property Record for Parcel Number: 176-03-19-02-034-000

Page 1 of 2

Location Information



Municipality: VILLAGE OF ROCHESTER Site Address: 29208 WASHINGTON AVE  
Owner Name(s): MOTTA, ELLA M; MOTTA, THOMAS L Mailing Address: 29208 WASHINGTON AV  
City State Zip: BURLINGTON WI 53105-0000

Property Description: (As of last tax bill issued)

Legal Description: PT SE1/4 COM SW COR E1389 TO POB E361 N753 W361 S753 TO POB EXC HWY \*\*TOTAL ACRES\*\* 6.25

(Please refer to the source document for actual legal description>)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 2, T3N, R19E Volume: 2768 Document Number: 1629234  
Total Acres: 6.2500 Page: 926 [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

	2020	2019		2020	2019
Land Value:	\$130900.00	\$130900.00	Original Tax:	\$3961.89	\$3771.80
Improvement Value:	\$112000.00	\$112000.00	Lottery Credit:	\$195.21	\$227.92
Total Value:	\$242900.00	\$242900.00	First Dollar Credit:	\$79.65	\$82.14
Fair Market Value:	\$251200.00	\$251400.00	Net Tax:	\$3687.03	\$4081.86



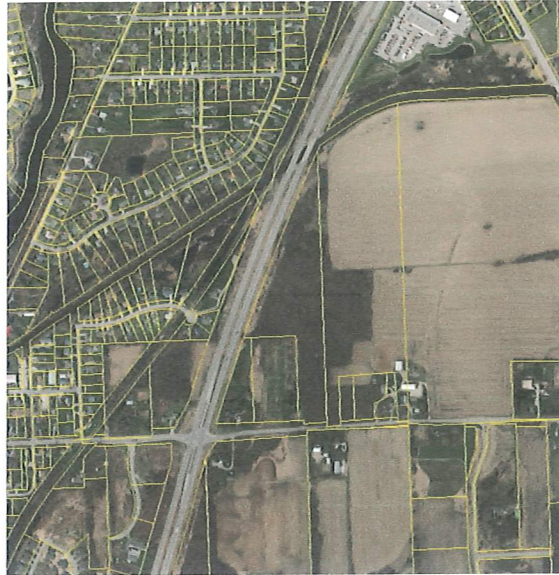
2  
ZONED UR

Racine County RealEstate Tax Record Detail

Property Record for Parcel Number: 176-03-19-02-028-010

Page 1 of 2

Location Information



Municipality: VILLAGE OF ROCHESTER Site Address: STH 36  
Owner Name(s): KOJIS TRUST JOSEPH M & IONE M Mailing Address: 229 W MAIN ST  
City State Zip: WATERFORD WI 53185-0000

Property Description: (As of last tax bill issued)

Legal Description: PT SE1/4 COM S1/4 COR N753 TO POB N562 E381 NE1564 NE363 S TO S SEC LN W223 N753 W1750 TO POB & COM CEN SEC TH E148 SW262 E1933 S100 TO POB SW363 SW1564 NELY ALG CREEK TO POB EXC HWY EXC V1136P213 EXC WISC ELEC PROP \*EXC LAND LYING W OF HWY 36\* \*\*DEED IN ERROR\*\* \*\*TOTAL ACRES\*\* 13.39

(Please refer to the source document for actual legal description>)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 2, T3N, R19E Volume: 1355 Document Number: 991274  
Total Acres: 13.3900 Page: 317 [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

	2020	2019		2020	2019
Land Value:	\$68000.00	\$68000.00	Original Tax:	\$1109.13	\$1142.72
Improvement Value:	\$0.00	\$0.00	Lottery Credit:	\$0.00	\$0.00
Total Value:	\$68000.00	\$68000.00	First Dollar Credit:	\$0.00	\$0.00
Fair Market Value:	\$72300.00	\$70400.00	Net Tax:	\$1109.13	\$1142.72

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ZONED UR

Racine County RealEstate Tax Record Detail

Property Record for Parcel Number: 176-03-19-02-043-000

Page 1 of 2

Location Information



Municipality: VILLAGE OF ROCHESTER Site Address: WASHINGTON AVE  
Owner Name(s): KOJIS TRUST JOSEPH M & IONE M Mailing Address: 229 W MAIN ST  
City State Zip: WATERFORD WI 53185

Property Description: (As of last tax bill issued)

Legal Description: E1/2E1/2SE1/4 & PT SE1/4 CSM #3092 V10 P73 DOC#2360572 OUTLOT 1 EXC S OF HWY &N OF CANAL &HWY 36 EXC #2130623 EXC #2563190 CSM 3415 PT TO 014031902043010 & 043020 IN 07 FOR 08 ROLL PT FROM 176031902043001 IN 2020 FOR 2021 ROLL PT TO 176031901011010 IN 2020 FOR 2021 ROLL \*\*TOTAL ACRES\*\* 32.39

(Please refer to the source document for actual legal description>)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 2, T3N, R19E Volume: N/A Document Number: 2563190  
Total Acres: 32.3900 Page: N/A [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

	2020	2019		2020	2019
Land Value:	\$0.00	\$0.00	Original Tax:	\$0.00	\$0.00
Improvement Value:	\$0.00	\$0.00	Lottery Credit:	\$0.00	\$0.00
Total Value:	\$0.00	\$0.00	First Dollar Credit:	\$0.00	\$0.00
Fair Market Value:	\$0.00	\$0.00	Net Tax:	\$0.00	\$0.00

4.  
ZONED UR

Racine County RealEstate Tax Record Detail

Property Record for Parcel Number: 176-03-19-02-043-100

Page 1 of 2

Location Information



Municipality: VILLAGE OF ROCHESTER Site Address: WASHINGTON AVE

Owner Name(s): MILLER, BENJAMIN; MILLER, HIRAM Mailing Address: 7840 MARSH RD City State Zip: WATERFORD WI 53185

Property Description: (As of last tax bill issued)

Legal Description: PT SE1/4 CSM #3092 V10 P73 #2360572 LOT 1 FROM 176031902043010 & 043020 IN 2013 FOR 2014 ROLL \*\*TOTAL ACRES\*\* 1.84

(Please refer to the source document for actual legal description>)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 2, T3N, R19E Volume: N/A Document Number: 2546406

Total Acres: 1.8400 Page: N/A [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

	2020	2019		2020	2019
Land Value:	\$72100.00	\$72100.00	Original Tax:	\$2740.21	\$4271.94
Improvement Value:	\$95900.00	\$187000.00	Lottery Credit:	\$0.00	\$0.00
Total Value:	\$168000.00	\$259100.00	First Dollar Credit:	\$79.65	\$82.14
Fair Market Value:	\$173800.00	\$268100.00	Net Tax:	\$2660.56	\$4354.08



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ZONED UR

Racine County RealEstate Tax Record Detail

Property Record for Parcel Number: 176-03-19-02-043-200

Page 1 of 2

Location Information



Municipality: VILLAGE OF ROCHESTER Site Address: 29020 WASHINGTON AVE

Owner Name(s): KOJIS TRUST JOSEPH M & IONE M Mailing Address: 229 W MAIN ST City State Zip: WATERFORD WI 53185-0000

Property Description: (As of last tax bill issued)

Legal Description: PT SE1/4 CSM #3092 V10 P73 LOT 2 FROM 176031902043010 & 043020 IN 2013 FOR 2014 ROLL \*\*TOTAL ACRES\*\* 0.94

(Please refer to the source document for actual legal description>)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 2, T3N, R19E Volume: 10 Document Number: 2360572

Total Acres: 0.9400 Page: 073 View all documents

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

Table with 5 columns: Assessment Year (2020, 2019), Land Value, Improvement Value, Total Value, Fair Market Value, Original Tax, Lottery Credit, First Dollar Credit, Net Tax.

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ZONED UR

Racine County RealEstate Tax Record Detail

Property Record for Parcel Number: 176-03-19-01-011-010

Page 1 of 2

Location Information

Municipality: VILLAGE OF ROCHESTER Site Address: 28946 WASHINGTON AVE  
Owner Name(s): KOJIS TRUST JOSEPH M & IONE M Mailing Address: 229 W MAIN ST  
City State Zip: WATERFORD WI 53185

Property Description: (As of last tax bill issued)

Legal Description: PT SE1/4 SEC 2 & PT SW1/4 SEC 1  
CSM 3415 DOC#2563190  
LOT 1 FROM 176031902043000 & 176031901011000 IN 2020 FOR 2021 ROLL \*\*TOTAL ACRES\*\* 1.79

(Please refer to the source document for actual legal description>)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 1, T3N, R19E Volume: N/A Document Number: 2563190  
Total Acres: 1.7900 Page: N/A [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

	<u>2020</u>	2019		2020	2019
Land Value:	\$0.00	\$0.00	Original Tax:	\$0.00	\$0.00
Improvement Value:	\$0.00	\$0.00	Lottery Credit:	\$0.00	\$0.00
Total Value:	\$0.00	\$0.00	First Dollar Credit:	\$0.00	\$0.00
Fair Market Value:	\$0.00	\$0.00	Net Tax:	\$0.00	\$0.00

Racine County RealEstate Tax Record Detail

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ZONED A 2

Property Record for Parcel Number: 176-03-19-12-007-000

Page 1 of 2

Location Information



Municipality: VILLAGE OF ROCHESTER Site Address: 28919 WASHINGTON AVE

Owner Name(s): ANTON, RONALD G; ANTON, SUZANNE B Mailing Address: 28919 WASHINGTON AV  
City State Zip: ROCHESTER WI 53167-0000

Property Description: (As of last tax bill issued)

Legal Description: PT NW1/4 SEC 12&PT SW1/4 SEC 1 COM NW COR SEC 12 S 381 E450 N381 W220 NW231 S23 TO POB & COM NW COR S381 TO POB S194 E450 N194 W450 TO POB \*\*TOTAL ACRES\*\* 6.00

(Please refer to the source document for actual legal description>)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 12, T3N, R19E Volume: 1725 Document Number: N/A

Total Acres: 6.0000 Page: 81 [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

	2020	2019		2020	2019
Land Value:	\$136900.00	\$136900.00	Original Tax:	\$4539.28	\$4366.68
Improvement Value:	\$141400.00	\$141400.00	Lottery Credit:	\$195.21	\$227.92
Total Value:	\$278300.00	\$278300.00	First Dollar Credit:	\$79.65	\$82.14
Fair Market Value:	\$287800.00	\$288000.00	Net Tax:	\$4264.42	\$4676.74

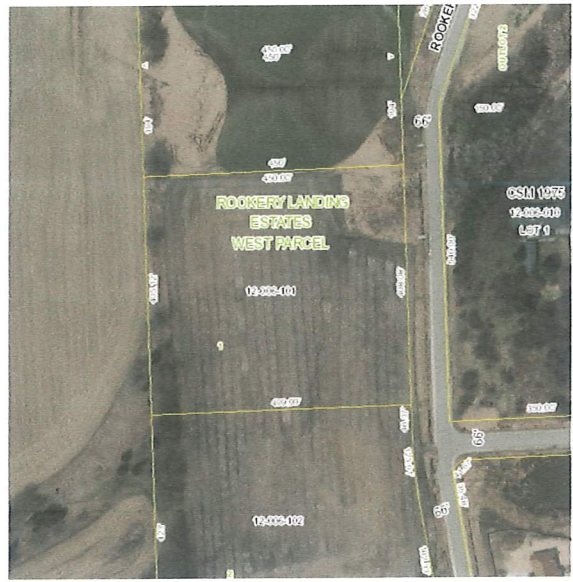


Racine County RealEstate Tax Record Detail

Property Record for Parcel Number: 176-03-19-12-006-101

Page 1 of 2

Location Information



Municipality: VILLAGE OF ROCHESTER Site Address: 1820 ROOKERY GLN

Owner Name(s): KAYE, ANDREA M; KAYE, JEFFERY R Mailing Address: 1820 ROOKERY GLN City State Zip: BURLINGTON WI 53105

Property Description: (As of last tax bill issued)

Legal Description: PT NW1/4 ROOKERY LANDING ESTATES WEST LOT 1 FROM 014031912006000 IN 06 FOR 07 ROLL \*\*TOTAL ACRES\*\* 4.20

(Please refer to the source document for actual legal description>)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 12, T3N, R19E Volume: N/A Document Number: SM\_827445

Total Acres: 4.2000 Page: N/A View all documents

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

	2020	2019		2020	2019
Land Value:	\$130000.00	\$130000.00	Original Tax:	\$11955.78	\$12007.78
Improvement Value:	\$603000.00	\$603000.00	Lottery Credit:	\$195.21	\$227.92
Total Value:	\$733000.00	\$733000.00	First Dollar Credit:	\$79.65	\$82.14
Fair Market Value:	\$757900.00	\$758500.00	Net Tax:	\$11680.92	\$12317.84

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ZONED A2

Racine County RealEstate Tax Record Detail

Property Record for Parcel Number: 176-03-19-12-006-102

Page 1 of 2

Location Information



Municipality: VILLAGE OF ROCHESTER Site Address: 1736 ROOKERY GLN  
Owner Name(s): JACOBS, AUBREY K; JACOBS, JAMES A Mailing Address: 1736 ROOKERY GLEN  
City State Zip: BURLINGTON WI 53105

Property Description: (As of last tax bill issued)

Legal Description: PT NW1/4 ROOKERY LANDING ESTATES WEST LOT 2 FROM 014031912006000 IN 06 FOR 07 ROLL \*\*TOTAL ACRES\*\* 4.13

(Please refer to the source document for actual legal description>)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 12, T3N, R19E Volume: N/A Document Number: 2317681  
Total Acres: 4.1300 Page: N/A [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

	2020	2019		2020	2019
Land Value:	\$107000.00	\$112000.00	Original Tax:	\$8106.46	\$5164.29
Improvement Value:	\$390000.00	\$200200.00	Lottery Credit:	\$195.21	\$0.00
Total Value:	\$497000.00	\$312200.00	First Dollar Credit:	\$79.65	\$82.14
Fair Market Value:	\$513900.00	\$323100.00	Net Tax:	\$7831.60	\$5246.43

Racine County RealEstate Tax Record Detail

Property Record for Parcel Number: 176-03-19-12-006-103

Page 1 of 2

Location Information



Municipality: VILLAGE OF ROCHESTER Site Address: 1708 ROOKERY GLN

Owner Name(s): CAMPBELL, SPENCER Mailing Address: 1708 ROOKERY GLEN  
City State Zip: BURLINGTON WI 53105

Property Description: (As of last tax bill issued)

Legal Description: PT NW1/4 ROOKERY LANDING ESTATES WEST LOT 3 FROM 014031912006000 IN 06 FOR 07 ROLL \*\*TOTAL ACRES\*\* 4.12

(Please refer to the source document for actual legal description->)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 12, T3N, R19E Volume: N/A Document Number: 2563932

Total Acres: 4.1200 Page: N/A [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

	2020	2019		2020	2019
Land Value:	\$112000.00	\$112000.00	Original Tax:	\$7158.81	\$7065.53
Improvement Value:	\$326900.00	\$326900.00	Lottery Credit:	\$195.21	\$227.92
Total Value:	\$438900.00	\$438900.00	First Dollar Credit:	\$79.65	\$82.14
Fair Market Value:	\$453800.00	\$454200.00	Net Tax:	\$6883.95	\$7375.59



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ZONED A2

Racine County RealEstate Tax Record Detail

Property Record for Parcel Number: 176-03-19-12-006-104

Page 1 of 2

Location Information



Municipality: VILLAGE OF ROCHESTER Site Address: 1626 ROOKERY GLN  
Owner Name(s): HETTICH, PHILIP; ROHLWING Mailing Address: 202 PARKSTONE DR  
HETTICH, JODI City State Zip: CARY IL 60013

Property Description: (As of last tax bill issued)

Legal Description: PT NW1/4 ROOKERY LANDING ESTATES WEST LOT 4 FROM 014031912006000 IN 06 FOR 07 ROLL \*\*TOTAL ACRES\*\*  
4.12

(Please refer to the source document for actual legal description>)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 12, T3N, R19E Volume: N/A Document Number: SM\_829200  
Total Acres: 4.1200 Page: N/A [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

	2020	2019		2020	2019
Land Value:	\$1300.00	\$1100.00	Original Tax:	\$21.21	\$18.49
Improvement Value:	\$0.00	\$0.00	Lottery Credit:	\$0.00	\$0.00
Total Value:	\$1300.00	\$1100.00	First Dollar Credit:	\$0.00	\$0.00
Fair Market Value:	\$0.00	\$1100.00	Net Tax:	\$21.21	\$18.49

12  
ZONED A2

Racine County RealEstate Tax Record Detail

Property Record for Parcel Number: 176-03-19-12-006-105

Page 1 of 2

Location Information



Municipality: VILLAGE OF ROCHESTER      Site Address: 1606 ROOKERY GLN  
Owner Name(s): BANOVETZ, JAMES M;  
BANOVETZ, SHEILA M      Mailing Address: 3009 PARKWAY DR  
City State Zip: STEVENS POINT WI 54481

Property Description: (As of last tax bill issued)

Legal Description: PT NW1/4 ROOKERY LANDING ESTATES WEST LOT 5 FROM 014031912006000 IN 06 FOR 07 ROLL \*\*TOTAL ACRES\*\*  
4.60

(Please refer to the source document for actual legal description>)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 12, T3N, R19E      Volume: N/A      Document Number: 2553846  
Total Acres: 4.6000      Page: N/A      [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

	<u>2020</u>	2019		2020	2019
Land Value:	\$1300.00	\$1200.00	Original Tax:	\$21.21	\$20.17
Improvement Value:	\$0.00	\$0.00	Lottery Credit:	\$0.00	\$0.00
Total Value:	\$1300.00	\$1200.00	First Dollar Credit:	\$0.00	\$0.00
Fair Market Value:	\$0.00	\$1200.00	Net Tax:	\$21.21	\$20.17

Racine County RealEstate Tax Record Detail

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ZONED A2

Property Record for Parcel Number: 176-03-19-12-010-010

Page 1 of 2

Location Information



Municipality: VILLAGE OF ROCHESTER Site Address: 28924 ROWNTREE RD

Owner Name(s): JEFFREY L KEMPEN & JENNIFER C KEMPEN REV TRUST 2/7/2020 Mailing Address: 28924 ROWNTREE ROAD City State Zip: BURLINGTON WI 53105

Property Description: (As of last tax bill issued)

Legal Description: PT SW1/4 CSM #2358 V7 P292 #1801717 PCL 1 \*\*TOTAL ACRES\*\* 9.62 FROM 014031912010000 IN 01 FOR 02 ROLL

(Please refer to the source document for actual legal description>)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 12, T3N, R19E Volume: N/A Document Number: SM\_829276

Total Acres: 0.0000 Page: N/A [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

	2020	2019		2020	2019
Land Value:	\$139500.00	\$139500.00	Original Tax:	\$8294.04	\$8235.14
Improvement Value:	\$369000.00	\$369000.00	Lottery Credit:	\$195.21	\$227.92
Total Value:	\$508500.00	\$508500.00	First Dollar Credit:	\$79.65	\$82.14
Fair Market Value:	\$525700.00	\$526100.00	Net Tax:	\$8019.18	\$8545.20



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ZONED A2

Racine County RealEstate Tax Record Detail

Property Record for Parcel Number: 176-03-19-11-015-020

Page 1 of 2

Location Information



Municipality: VILLAGE OF ROCHESTER Site Address: 29104 ROWNTREE RD  
Owner Name(s): FAUST TRUST HARRY J III Mailing Address: 29104 ROWNTREE RD  
City State Zip: BURLINGTON WI 53105-0000

Property Description: (As of last tax bill issued)

Legal Description: PT SE1/4 COM E1/4 COR S1264 W49 SW328 NW125 NW147 NE1297 NE50 TO POB EXC V553P735 V904P613 V1061P110 V2379P692 PT TO 014031911015010 IN 94 FOR 95 ROLL FROM 176031911015000 IN 08 FOR 09 ROLL \*\*TOTAL ACRES\*\* 8.27

(Please refer to the source document for actual legal description>)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 11, T3N, R19E Volume: N/A Document Number: 2351773  
Total Acres: 8.2700 Page: N/A [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

	2020	2019		2020	2019
Land Value:	\$142900.00	\$142900.00	Original Tax:	\$8057.52	\$7991.47
Improvement Value:	\$351100.00	\$351100.00	Lottery Credit:	\$195.21	\$227.92
Total Value:	\$494000.00	\$494000.00	First Dollar Credit:	\$79.65	\$82.14
Fair Market Value:	\$510800.00	\$511200.00	Net Tax:	\$7782.66	\$8301.53

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ZONED A2

Racine County RealEstate Tax Record Detail

Property Record for Parcel Number: 176-03-19-11-020-010

Page 1 of 2

Location Information



Municipality: VILLAGE OF ROCHESTER      Site Address: 1301 ENG SETTLEMENT AVE N  
Owner Name(s): KENNETH ROBERT      Mailing Address: 1301 N. ENGLISH SETTLEMENT  
                         DAHLSTROM & BEVERLY      DRIVE  
                         JOY EDWARDS DAHLSTROM      City State Zip: BURLINGTON WI 53105

Property Description: (As of last tax bill issued)

Legal Description: PT SE1/4 COM NE COR,S1297', W38',SW446',NW315',NW1133', NW421',E1551'TO POB EXC V553P735,V904P613,V1260P209 FROM 014031911020000 IN 08 FOR 09 ROLL \*\*TOTAL ACRES\*\* 13.00

(Please refer to the source document for actual legal description->)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 11, T3N, R19E      Volume: N/A      Document Number: 2584073  
Total Acres: 13.0000      Page: N/A      [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

	<u>2020</u>	2019		2020	2019
Land Value:	\$163900.00	\$163900.00	Original Tax:	\$7116.39	\$7021.82
Improvement Value:	\$272400.00	\$272400.00	Lottery Credit:	\$195.21	\$227.92
Total Value:	\$436300.00	\$436300.00	First Dollar Credit:	\$79.65	\$82.14
Fair Market Value:	\$451200.00	\$451500.00	Net Tax:	\$6841.53	\$7331.88

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ZONED A2

Racine County RealEstate Tax Record Detail

Property Record for Parcel Number: 176-03-19-11-017-020

Page 1 of 2

Location Information



Municipality: VILLAGE OF ROCHESTER      Site Address: 1405 ENG SETTLEMENT AVE N  
 Owner Name(s): HARTZHEIM, JEFFREY N;      Mailing Address: 1405 ENGLISH SETTLEMENT  
 HARTZHEIM, JUDY L                              City State Zip: BURLINGTON WI 53105-0000

Property Description: (As of last tax bill issued)

Legal Description: PT SE1/4 & NE1/4 CSM #1131 IN V3P328 PARCEL 1 EXC V2151P033 PT TO 014031911017010 IN 92 FOR 93 ROLL FROM 014031911017000 IN 08 FOR 09 ROLL \*\*TOTAL ACRES\*\* 6.63

(Please refer to the source document for actual legal description>)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 11, T3N, R19E      Volume: N/A      Document Number: 2009521  
 Total Acres: 6.6300      Page: N/A      [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

	2020	2019		2020	2019
Land Value:	\$130900.00	\$130900.00	Original Tax:	\$6475.38	\$6361.40
Improvement Value:	\$266100.00	\$266100.00	Lottery Credit:	\$195.21	\$227.92
Total Value:	\$397000.00	\$397000.00	First Dollar Credit:	\$79.65	\$82.14
Fair Market Value:	\$410500.00	\$410900.00	Net Tax:	\$6200.52	\$6671.46



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ZONE A2

Racine County RealEstate Tax Record Detail

Property Record for Parcel Number: 176-03-19-11-008-010

Page 1 of 2

Location Information



Municipality: VILLAGE OF ROCHESTER Site Address: 29309 WASHINGTON AVE  
Owner Name(s): DAHLSTROM, B J; DAHLSTROM, ERIC; DAHLSTROM, K R Mailing Address: 29309 WASHINGTON AVE  
City State Zip: BURLINGTON WI 53105-0000

Property Description: (As of last tax bill issued)

Legal Description: PT NE1/4 COM NE COR W825' S40' TO POB S2294' W725' S244' NW136' N2294' NE157' E739' TO POB FROM 014031911008000 IN 08 FOR 09 ROLL \*\*TOTAL ACRES\*\* 43.84

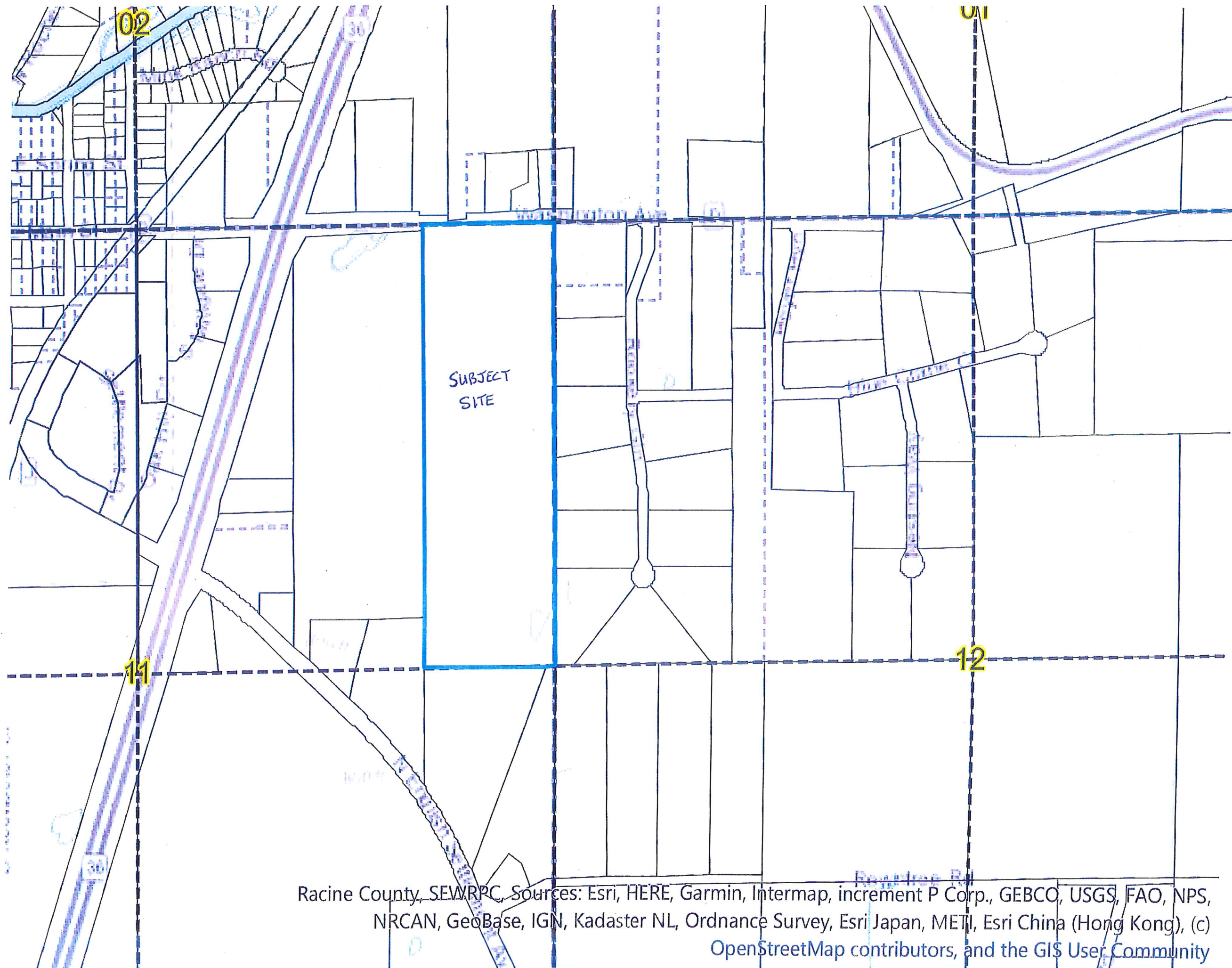
(Please refer to the source document for actual legal description>)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 11, T3N, R19E Volume: 1797 Document Number: 1193877  
Total Acres: 43.8400 Page: 989 [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

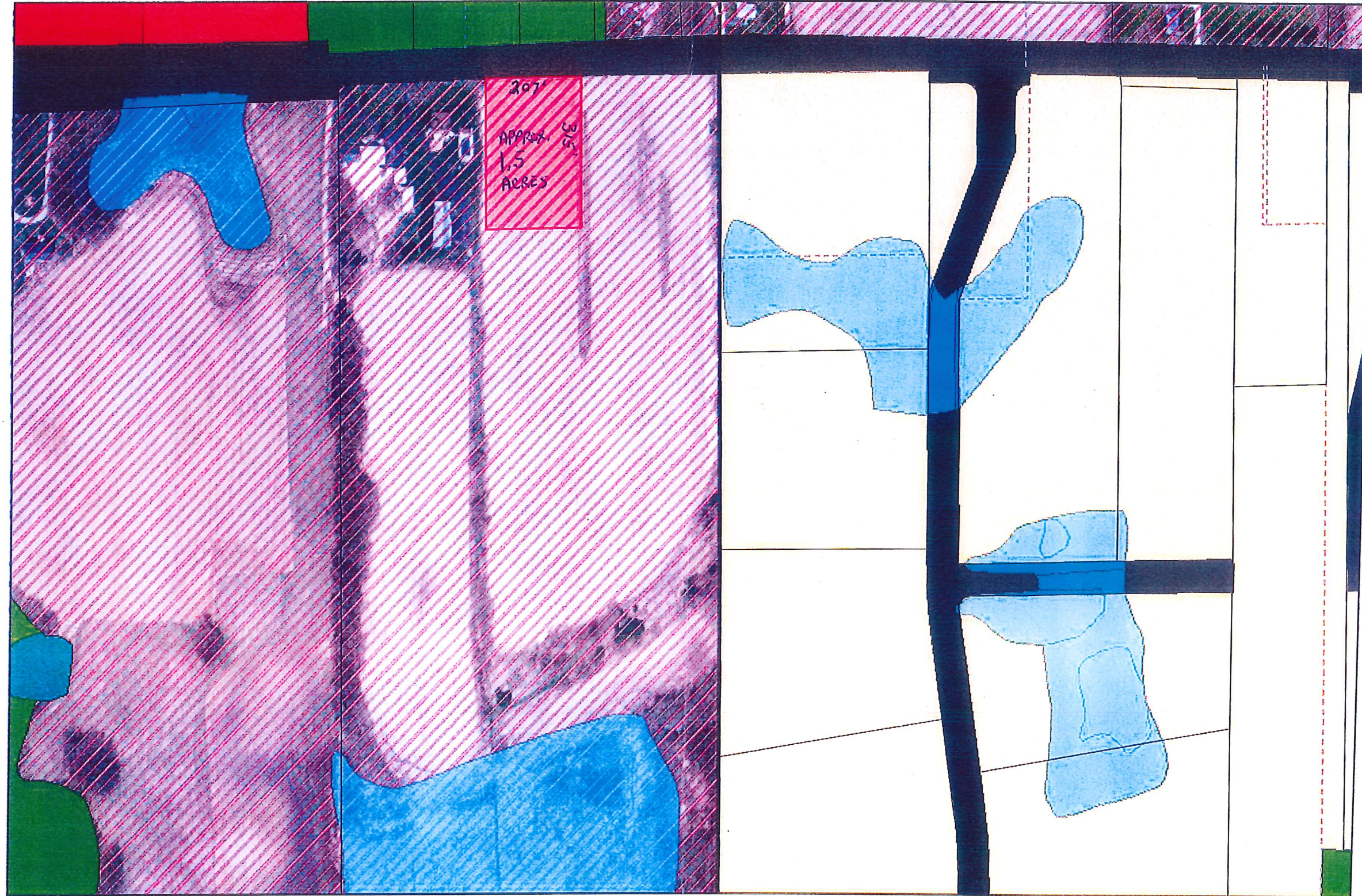
	Assessment Information		Real Estate Tax Information	
	2020	2019	2020	2019
Land Value:	\$66900.00	\$66700.00	Original Tax:	\$4005.92 \$3813.81
Improvement Value:	\$178700.00	\$178700.00	Lottery Credit:	\$195.21 \$227.92
Total Value:	\$245600.00	\$245400.00	First Dollar Credit:	\$79.65 \$82.14
Fair Market Value:	\$278900.00	\$253900.00	Net Tax:	\$3731.06 \$4123.87



Racine County, SEWRPC, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

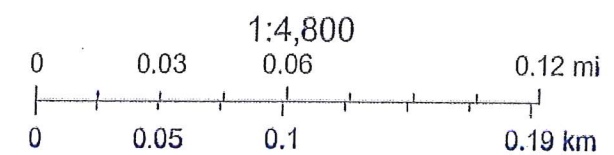


# ArcGIS WebMap



August 13, 2021

- |                         |                      |                         |
|-------------------------|----------------------|-------------------------|
| Quarter Quarter Section | Tax Parcels          | Water lines             |
| Quarter Section         | Parcel Tie Lines     | Waterbody               |
| Sections                | Municipal Boundaries | 2010 DNR Wetland Survey |



Racine County, SEWRPC, Southeastern Wisconsin Regional Planning Commission, Wisconsin DNR, Sources: Esri, HERE, Garmin, Intermap,

ArcGIS WebApp Builder



2640.45'

NE 1/4 COR

APPROXIMATE  
3000 S.F.  
HOME

EASEMENT  
FOR  
PRIVATE DRIVE

WILDLIFE  
APPROXIMATELY  
1.5 ACRE LOT

APPROXIMATE  
RIGHT-OF-WAY