

October 21, 2021

ORDINANCE NO. 2021-58

ORDINANCE BY THE RACINE COUNTY ECONOMIC DEVELOPMENT AND LAND USE PLANNING COMMITTEE TO REZONE FROM A-3 GENERAL FARMING DISTRICT III TO A-2 GENERAL FARMING AND RESIDENTIAL DISTRICT II.

SECTIONS 18 & 19, T4N, R20E, TOWN OF NORWAY

OWNER: SETH JENSEN

AN ORDINANCE TO AMEND that Certain Ordinance Entitled RACINE COUNTY ZONING ORDINANCE adopted December 2, 1969, found on pages 185 to 232 of the OFFICIAL PROCEEDINGS OF THE RACINE COUNTY BOARD OF SUPERVISORS FOR THE YEAR 1969 as recodified May 28, 1991, by Ordinance 91-196.

The County Board of Supervisors of the County of Racine ordains as follows: Amend the Racine County Zoning Ordinance and change the zoning district for the following described lands from A-3 General Farming District III to A-2 General Farming and Residential District II.

Parcel 1:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 20 EAST, IN THE TOWN OF NORWAY, RACINE COUNTY, WISCONSIN, AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18-4-20; RUN THENCE NORTH 00°02'30" EAST 1871.04 FEET; THENCE NORTH 87°02'30" EAST 438.65 FEET TO BEGINNING OF THIS DESCRIPTION; RUN THENCE NORTH 87°02'30" EAST 609.80 FEET TO WATER'S EDGE AND EXTENDING ALONG WATER'S EDGE OF A PRIVATE LAKE SOUTH 17°14'05" WEST 266.82 FEET; THENCE SOUTH 48°34' WEST 567.31 FEET; THENCE SOUTH 05°48' EAST 183.18 FEET; THENCE SOUTH 85°01'30" WEST 124.26 FEET; THENCE NORTH 00°02'30" EAST 791.48 FEET TO PLACE OF BEGINNING. ALSO A PORTION OF ISLAND IN LAKE, BEGIN AT THE SOUTHEAST CORNER OF ABOVE DESCRIBED PARCEL; RUN THENCE SOUTH 05°48' EAST 45.00 FEET; THENCE NORTH 77°12' EAST 655.72 FEET; THENCE SOUTH 89°50' EAST 78.29 FEET; THENCE SOUTH 00°10' WEST 657.91 FEET TO THE SOUTH EDGE OF SAID ISLAND; THENCE SOUTH 00°10' WEST 79.74 FEET, MORE OR LESS, TO THE NORTH SIDE OF SAID ISLAND; THENCE WEST, SOUTH AND EAST BACK TO BEGINNING OF SAID ISLAND. ALSO AN EASEMENT ALONG THE SOUTH SIDE OF ABOVE FIRST PARCEL 10 FEET WIDE, RUNNING NORTH 85°01'30" EAST TO WATER'S EDGE.

ALSO, TOGETHER WITH AN EASEMENT OF 3 RODS FOR ROADWAY PURPOSES OVER AND ALONG THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT WHICH IS 1846.29 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18; THENCE NORTH 87°02'30" EAST 438.65 FEET; THENCE NORTH 00°02'30" EAST 49.50 FEET; THENCE SOUTH 87°02'30" WEST 438.65 FEET; THENCE SOUTH 00°02'30" WEST 49.50 FEET TO THE POINT OF BEGINNING. TAX KEY NO.: 0100420-18-089000

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4 **Parcel 2:**

5
6 THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18,
7 TOWNSHIP 4 NORTH, RANGE 20 EAST, IN THE TOWN OF NORWAY, RACINE COUNTY,
8 WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE
9 SOUTH 1/4 CORNER OF SAID SECTION 18; RUN THENCE NORTH 00°10'30" EAST,
10 ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 18, 752.95 FEET TO
11 THE CENTER LINE OF LOOMIS ROAD; THENCE SOUTH 52°25'10" WEST, ALONG
12 SAID CENTER LINE, 158.11 FEET; THENCE SOUTH 52°18'40" WEST, ALONG SAID
13 CENTER LINE, 664.15 FEET TO THE PLACE OF BEGINNING OF PARCEL OF LAND
14 HEREINAFTER DESCRIBED; RUN THENCE NORTH 25°05'30" WEST, 331.93 FEET;
15 THENCE SOUTH 89°27' WEST, 248.64 FEET; THENCE SOUTH 00°10' WEST 50.84
16 FEET; THENCE NORTH 89°50' WEST 280.00 FEET TO THE WEST LINE OF THE
17 EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18; THENCE SOUTH 00°10' WEST
18 ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION
19 18, 538.67 FEET; THENCE EASTERLY ALONG THE SOUTH LINE OF THE SOUTHWEST
20 1/4 OF SECTION 18, TO THE CENTER LINE OF LOOMIS ROAD; THENCE
21 NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD TO THE PLACE OF
22 BEGINNING. SUBJECT TO RIGHTS OF PUBLIC OVER THE SOUTHEASTERLY SIDE
23 FOR PUBLIC HIGHWAY PURPOSES. TAX KEY NO.: 0100420-18-092001

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25 **Parcel 3:**

26
27 PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP
28 4 NORTH, RANGE 20 EAST IN THE TOWN OF NORWAY, RACINE COUNTY, WISCONSIN
29 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTH 1/4
30 CORNER OF SAID SECTION 18; RUN THENCE NORTH 00°10'30" EAST, ALONG THE
31 EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 18, 752.95 FEET TO THE
32 CENTER LINE OF LOOMIS ROAD AND THE PLACE OF BEGINNING OF PARCEL OF
33 LAND HEREINAFTER DESCRIBED; THENCE CONTINUE NORTH 00°10'30" EAST,
34 ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 18, 1232.28 FEET;
35 THENCE SOUTH 87°58'40" WEST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF
36 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, 1320.00 FEET TO
37 THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18;
38 THENCE SOUTH 00°10' WEST ALONG THE WEST LINE OF SAID EAST 1/2 1440.47
39 FEET; THENCE SOUTH 89°50' EAST 280.00 FEET; THENCE NORTH 00°10' EAST
40 50.84 FEET; THENCE NORTH 89°27' EAST 248.64 FEET; THENCE SOUTH
41 25°05'30" EAST 331.93 FEET TO THE CENTER LINE OF LOOMIS ROAD; THENCE
42 NORTH 52°18'40" EAST ALONG SAID CENTER LINE 664.15 FEET; THENCE NORTH
43 52°25'10" EAST, ALONG SAID CENTER LINE 158.11 FEET TO THE PLACE OF
44 BEGINNING. SUBJECT TO RIGHTS OF PUBLIC OVER SOUTHEASTERLY SIDE FOR
45 PUBLIC HIGHWAY PURPOSES. TAX KEY NO.: 0100420-18-094000

5 **Parcel 4:**
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7 THAT PART OF THE SOUTHWEST 1/4 OF SECTION 18 AND THE NORTHWEST
8 1/4 OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 20 EAST, IN THE TOWN OF
9 NORWAY, RACINE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
10 COMMENCING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF
11 SECTION 18, 438.31 FEET NORTH 87°51'04" EAST OF THE SOUTHWEST CORNER
12 OF SAID 1/4 SECTION; THENCE NORTH 00°15'46" WEST PARALLEL TO THE WEST
13 LINE OF SAID 1/4 SECTION 501.79 FEET TO A POINT; THENCE NORTH
14 89°44'14" EAST AT RIGHT ANGLES TO THE WEST LINE OF SAID 1/4 SECTION
15 846.74 FEET TO A POINT; THENCE SOUTH 00°12'44" EAST 474.10 FEET TO A
16 POINT ON THE SOUTH LINE OF SAID 1/4 SECTION, SAID POINT BEING 1320
17 FEET SOUTH 87°51'04" WEST OF THE SOUTHWEST CORNER OF SAID 1/4 SECTION;
18 THENCE NORTH 87°51'04" EAST 299.20 FEET TO A POINT ON THE CENTER LINE
19 OF LOOMIS ROAD; THENCE SOUTH 58°10'45" WEST ALONG SAID CENTER LINE
20 266.32 FEET; THENCE SOUTH 60°20'48" WEST ALONG SAID CENTER LINE 960.45
21 FEET; THENCE NORTH 03°34'06" WEST 575.56 FEET TO A POINT ON THE NORTH
22 LINE OF THE NORTHWEST 1/4 OF SECTION 19; THENCE SOUTH 87°51'04" WEST
23 48.44 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART
24 USED FOR LOOMIS ROAD. TAX KEY NO.: 0100420-18-083000 AND 0100420-19-
25 012000
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27 **Parcel 5:**
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29 THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18,
30 TOWNSHIP 4 NORTH, RANGE 20 EAST, IN THE TOWN OF NORWAY, RACINE COUNTY,
31 WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE
32 SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION; RUNNING THENCE
33 NORTH 00°02'30" EAST 340.00 FEET; RUN THENCE SOUTH 89°57'30" EAST
34 438.07 FEET; THENCE NORTH 00°02'30" EAST 762.17 FEET; THENCE NORTH
35 85°01'10" EAST 124.20 FEET MORE OR LESS TO THE SHORE LINE OF A PRIVATE
36 LAKE AND THE PLACE OF BEGINNING; THENCE SOUTH 85°01'10" WEST 124.26
37 FEET; THENCE SOUTH 00°02'30" WEST 585.77 FEET; THENCE SOUTH 89°57'30"
38 EAST 844.45 FEET; THENCE NORTH 00°10' EAST 1023.88 FEET; THENCE NORTH
39 89°50' WEST 78.29 FEET MORE OR LESS TO THE SHORE LINE OF SAID PRIVATE
40 LAKE; THENCE SOUTHERLY AND WESTERLY ALONG THE SHORE OF SAID LAKE TO
41 THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR ROADWAY
42 PURPOSES OVER AND ALONG THE FOLLOWING DESCRIBED PROPERTY, COMMENCING
43 AT THE SOUTHWEST CORNER OF THE ABOVE PARCEL; RUNNING THENCE NORTH
44 89°57'30" WEST 49.50 FEET; THENCE SOUTH 00°10' WEST 472.99 FEET;
45 THENCE SOUTH 35°50' EAST 55.00 FEET; THENCE SOUTH 89°10' EAST 100.00
46 FEET; THENCE SOUTH 60°50' EAST 35.00 FEET; THENCE SOUTH 31°00' EAST
47 34.80 FEET; THENCE NORTH 56°59'30" EAST 50.00 FEET; THENCE NORTH
48 31°00" WEST 35.0 FEET; THENCE NORTH 60°50' WEST 58.00 FEET; THENCE
49 SOUTH 88°06'30" WEST 100.00 FEET; THENCE NORTH 00°10' EAST 472.99 FEET
50 TO THE POINT OF BEGINNING. TAX KEY NO.: 0100420-18-084000
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5 **The official Racine County Zoning Map is hereby amended to conform to this**
6 **ordinance.**

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8 **The Racine County Clerk is directed to transmit duplicate copies of this ordinance**
9 **by registered mail to the Norway Town Clerk within seven (7) days after this**
10 **ordinance is adopted.**

11
12 Respectfully submitted,

13
14 1st Reading _____

**ECONOMIC DEVELOPMENT & LAND USE
PLANNING COMMITTEE**

15
16 2nd Reading _____

17
18 **BOARD ACTION**

Tom Hincz, Chairman

19 Adopted _____

20 For _____

21 Against _____

22 Absent _____

Robert D. Grove, Vice-Chairman

23
24 **VOTE REQUIRED: Majority**

Brett Nielsen, Secretary

25
26 Prepared by:
27 Public Works & Development
28 Services Department

Kelly Kruse

29
30 _____
Tom Kramer

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32 _____
Mike Dawson

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34 _____
Jason Eckman

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42 **The foregoing legislation adopted by the County Board of Supervisors of Racine County,**
43 **Wisconsin, is hereby:**

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45 **Approved:** _____

46 **Vetoed:** _____

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48 **Date:** _____,

49
50 _____
51 **Jonathan Delagrave, County Executive**
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53

1 Ordinance No. 2021-58

2 Page Five

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4 **FISCAL NOTE - NOT APPLICABLE**

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6 **NOTE:** **The Committee recommended approval of this petition at their public**
7 **hearing on September 20, 2021 , as this rezoning is consistent with the**
8 **existing 2035 Comprehensive Plan and is consistent with the**
9 **statement, purpose and intent of the zoning district as identified in the**
10 **Ordinance. The town board approved this rezoning request at their**
11 **meeting on October 6, 2021.**

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Ordinance No. 2021-58

Section 18 & 19 T4N R20E

Town of Norway

± 82.18 Acres

Bisanabi Preserve, LLC-Seth Jensen, Owner

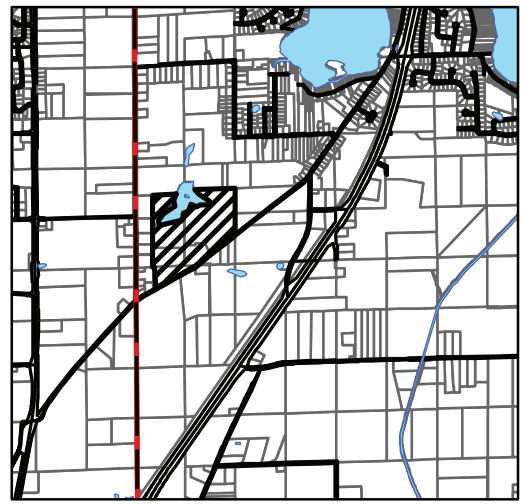
Parcel IDs: 010042018089000,
010042018092001,010042018094000,
010042018083000,010042018084000,
010042018012000

Exhibit A

N



1 inch = 700 feet



Rezoned from A-3, General Farming District III
to A-2 General Farming and Residential District II

