

January 11, 2022

ORDINANCE NO. 2021-92

ORDINANCE BY THE RACINE COUNTY ECONOMIC DEVELOPMENT AND LAND USE PLANNING COMMITTEE TO REZONE FROM A-1 FARMLAND PRESERVATION TO A-2 GENERAL FARMING AND RESIDENTIAL

SECTION 29, T4N, R19E, TOWN OF WATERFORD

APPLICANT: AJ SCHERYANTZ

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-1 Farmland Preservation to A-2 General Farming and Residential

Legal Description:

LOT 1 OF CERTIFIED SURVEY MAP NO. 2203, AS RECORDED ON DECEMBER 8, 1999 IN VOLUME 6 OF CERTIFIED SURVEY MAPS ON PAGES 768 AND 769, AS DOCUMENT NO. 1710886, BEING PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN.

ALSO:

PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF WATERFORD, COUNTY OF RACINE, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 87°54'18" WEST ALONG THE NORTH LINE OF SAID NORTHEAST ¼ SECTION, 1337.60 FEET TO THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 2203 AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN; THENCE SOUTH 00°10'42" EAST ALONG THE EAST LINE OF SAID CERTIFIED SURVEY MAP, 656.00 FEET TO THE SOUTHEAST CORNER OF SAID CERTIFIED SURVEY AND THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 00°10'42" EAST 28.51 FEET; THENCE SOUTH 87° 54' 18" WEST 382.35 FEET; THENCE NORTH 11° 26' 44" WEST 28.88 FEET TO THE SOUTHWEST CORNER OF SAID CERTIFIED SURVEY MAP; THENCE NORTH 87°54'18" EAST ALONG SAID SOUTH LINE 388.00 FEET TO THE PLACE OF BEGINNING.

ALSO:

ALL THAT PART OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 19 EAST, IN THE TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

5 **COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF SAID**
6 **SECTION 29; THENCE NORTH 87°54'18" EAST ALONG THE NORTH LINE OF THE**
7 **NORTHEAST ¼ OF SAID SECTION 29, 819.69 FEET TO THE WESTLY LINE OF LOT**
8 **1 OF CERTIFIED SURVEY MAP NO.2203; THENCE SOUTH 11°26'44" EAST ALONG**
9 **THE WESTERLY LINE OF SAID LOT 1 EXTENDED SOUTHEASTERLY 693.34 FEET**
10 **TO THE PLACE OF BEGINNING; THENCE NORTH 87°54'18" EAST PARALLEL TO**
11 **THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 29, 382.36 FEET TO**
12 **THE EAST LINE OF THE WEST ½ OF THE NORTH EAST ¼ OF SAID SECTION 29;**
13 **THENCE SOUTH 00°10'42" EAST ALONG THE EAST LINE OF THE WEST ½ OF THE**
14 **NORTHEAST ¼ OF SAID SECTION 29, 62.93 FEET; THENCE SOUTH 87°54'18"**
15 **WEST PARALLEL TO THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION**
16 **29, 382.36FEET; THENCE NORTH 00°10'42" WEST PARALLEL TO THE EAST LINE**
17 **OF THE WEST ½ OF THE NORTH EAST ¼ OF SAID SECTION 29, 62.93 FEET TO**
18 **THE PLACE OF BEGINNING.**

19
20 **EXCEPT:**
21 **THAT PART CONVEYED IN QUIT CLAIM DEED RECORDED NOVEMBER 1, 2004,**
22 **PER DOCUMENT NO. 1999694.**

23
24
25 **AND:**
26 **OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 2203, AS RECORDED ON DECEMBER**
27 **8, 1999 IN VOLUME 6 OF CERTIFIED SURVEY MAPS ON PAGES 768 AND 769, AS**
28 **DOCUMENT NO. 1710886, BEING PART OF THE NORTHWEST ¼ OF THE**
29 **NORTHEAST ¼ OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 19 EAST, TOWN OF**
30 **WATERFORD, RACINE COUNTY, WISCONSIN.**

31
32
33
34 **The official Racine County Zoning Map is hereby amended to conform to this**
35 **ordinance.**

36
37 **The Racine County Clerk is directed to transmit duplicate copies of this ordinance**
38 **by registered mail to the Waterford Town Clerk within seven (7) days after this**
39 **ordinance is adopted.**
40

41
42
43 Respectfully submitted,

44
45 1st Reading _____

**ECONOMIC DEVELOPMENT & LAND USE
PLANNING COMMITTEE**

46
47 2nd Reading _____

48
49 **BOARD ACTION**

Tom Hincz, Chairman

50 Adopted _____

51 For _____

52 Against _____

53 Absent _____

Robert D. Grove, Vice-Chairman

54
55 **VOTE REQUIRED: Majority**

Brett Nielsen, Secretary

3
4
5 Prepared by:
6 Public Works & Development
7 Services Department

Tom Kramer

8
9 _____

Mike Dawson

10
11 _____

Jason Eckman

12
13 _____

Kelly Kruse

14
15
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17
18 **The foregoing legislation adopted by the County Board of Supervisors of Racine County,**
19 **Wisconsin, is hereby:**

20
21 **Approved:** _____

22 **Vetoed:** _____

23
24 **Date:** _____,

25
26 _____

27 **Jonathan Delagrave, County Executive**

28
29
30
31 **FISCAL NOTE - NOT APPLICABLE**

32
33 **NOTE:** **The Committee recommended approval of this petition as the Town**
34 **Planning Committee approved the land use plan amendment and**
35 **rezone on December 6, 2021, the Town Board approved the petitions**
36 **on December 13, 2021, and are compatible with surrounding zoning**
37 **and uses; and will not adversely affect the surrounding property**
38 **values.**

Ordinance No. 2021-92

Section 29 T4N R19E

Town of Waterford

± 5.97 Acres

Carol A. Hoppe, Owner

AJ Scheryantz, Agent

Parcel IDs: 016041929004010 and 016041929004001


 Rezone from A-1, Farmland Preservation District, to A-2, General Farming & Residential District II

Exhibit A

N



1 inch = 600 feet

