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3 **ORDINANCE BY THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE**
4 **PLANNING COMMITTEE TO REZONE FROM B-5 HIGHWAY BUSINESS DISTRICT**
5 **TO B-3 COMMERCIAL SERVICE DISTRICT**

6
7 **SECTION 25, T3N, R21E, TOWN OF YORKVILLE**

8
9 **OWNER: YORKVILLE REAL ESTATE ASSOCIATION, LLC**

10
11 **AGENTS: ROBERT NOWAK & APRIL CAREY**

12
13 **AN ORDINANCE TO AMEND** that Certain Ordinance Entitled RACINE COUNTY
14 ZONING ORDINANCE adopted December 2, 1969, found on pages 185 to 232 of the
15 **OFFICIAL PROCEEDINGS OF THE RACINE COUNTY BOARD OF SUPERVISORS**
16 **FOR THE YEAR 1969 as recodified May 28, 1991, by Ordinance 91-196.**

17
18 **The County Board of Supervisors of the County of Racine ordains as follows:**
19 **Amend the Racine County Zoning Ordinance and change the zoning district for**
20 **the following described lands from B-5 Highway Business District to B-3**
21 **Commercial Service District.**

22
23 **THAT PART** of the Northeast Quarter of Section 25, Township 3 North, Range
24 21 East, in the Town of Yorkville, Racine County, Wisconsin, described as follows:

25 **COMMENCE** at a point on the North-South ¼ line of said Section 25 located
26 South 01°28'59" East, 1250.87 feet to the South right-of-way of S.T.H. "11";

27 **THENCE** North 81°37'59" East, 1366.34 feet along said South line to the East
28 line of the West Frontage Road of Interstate Highway "94" and the point of beginning of
29 this description;

30 **RUN THENCE** North 81°37'59" East 233.60 feet along the South line of S.T.H.
31 "11" to the I-94 right-of-way;

32 **THENCE** South 49°56'16" East 190.04 feet along said right-of-way;

33 **THENCE** South 01°31'57" East 143.73 feet along I-94 right-of-way to the South
34 line of the North ½ of the Northeast ¼ of said Section;

35 **CONTINUE THENCE** South 01°31'57" East 146.16 feet along said right-of-way
36 to point located 121.23 feet distant from and perpendicular to, the West Frontage Road
37 of I-94;

38 **THENCE** North 58°20'28" West, 269.08 feet to the South line of the North ½ of
39 the Northeast ¼;

40 **THENCE** South 88°45'29 West, 27.01 feet along said South line to a point on
41 the East line of said West Frontage Road and a point on a curve of Southwesterly
42 convexity, whose radius is 785.51 feet and whose chord bears North 26°31'52" West
43 266.62 feet;

44 **THENCE** Northerly 267.91 feet along the arc of said curve and East line of said
45 road to the point of beginning;

46 **EXCEPT LAND** conveyed by Warrant Deed recorded in the Racine of Deeds
47 Office on October 19, 2010, as Document No. 2265161.

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50 **The official Racine County Zoning Map is hereby amended to conform to this**
51 **ordinance.**

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53 **The Racine County Clerk is directed to transmit duplicate copies of this**
54 **ordinance by registered mail to the Yorkville Town Clerk within seven (7) days**
55 **after this ordinance is adopted.**
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1 Ordinance No. 2014-28
2 Page Two

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4
5 **Respectfully submitted,**

6
7 1st Reading _____

**ECONOMIC DEVELOPMENT & LAND USE
PLANNING COMMITTEE**

8
9 2nd Reading _____

10
11
12 **BOARD ACTION**

Mark M. Gleason, Chairman

13 Adopted _____

14 For _____

15 Against _____

Robert D. Grove, Vice-Chairman

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18 **VOTE REQUIRED: Majority**

Mike Dawson, Secretary

19
20 Prepared by:
21 Public Works & Development
22 Services Department

Thomas Pringle

Monte G. Osterman

Tom Hincz

Thomas Roanhouse

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

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37 **Approved:** _____

38 **Vetoed:** _____

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40 **Date:** _____,

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43 _____
James A. Ladwig, County Executive

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5 **FISCAL NOTE - NOT APPLICABLE**
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7 **NOTE:** The Committee recommended approval of this petition as this
8 rezoning is consistent with the existing 2035 Comprehensive Plan; is
9 consistent with the statement of purpose and intent of the zoning
10 district as identified in the Ordinance; is compatible with
11 surrounding zoning and uses; and, will not adversely affect the
12 surrounding property values.
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