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3 ORDINANCE BY THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE  
4 PLANNING COMMITTEE TO REZONE FROM A-2 GENERAL FARMING & RESIDENTIAL  
5 DISTRICT II TO B-3 COMMERCIAL SERVICE DISTRICT

6  
7 SECTION 1, T3N, R21E, TOWN OF YORKVILLE

8  
9 APPLICANT: TCTS, LLC

10  
11 AN ORDINANCE TO AMEND that Certain Ordinance Entitled RACINE COUNTY  
12 ZONING ORDINANCE adopted December 2, 1969, found on pages 185 to  
13 232 of the OFFICIAL PROCEEDINGS OF THE RACINE COUNTY BOARD OF  
14 SUPERVISORS FOR THE YEAR 1969 as recodified May 28, 1991, by  
15 Ordinance 91-196.

16  
17 The County Board of Supervisors of the County of Racine ordains as  
18 follows: Amend the Racine County Zoning Ordinance and change the  
19 zoning district for the following described lands from A-2 General  
20 Farming & Residential District II to B-3 Commercial Service  
21 District

22  
23 The South 1/2 of the Northeast 1/4 of Section 1, Township 3 North,  
24 Range 21 East, except the following described property:

25 THAT PART of the South 1/2 of the Northeast 1/4 of Section 1,  
26 Township 3 North, Range 21 East, bounded as follows:

27 BEGIN at the intersection of the West line of Interstate  
28 Highway I-94 and the East and West 1/4 Section line of said Section  
29 1, that is located South 88°19' West 270.10 feet from the 1/4 corner  
30 of said Section 1;

31 THENCE North 01°25' West 100.00 feet to the place of beginning  
32 of this description;

33 RUN THENCE South 88°19' West 290.00 feet;

34 THENCE North 01°25' West 100.00 feet parallel to said Highway  
35 I-94;

36 THENCE North 88°19' West 290.00 feet parallel to the said East  
37 and West 1/4 Section line to the West line of said Highway I-94;

38 THENCE South 01°25' East 100.00 feet along the West line of  
39 said Highway I-94 to the point of beginning.

40 ALSO THAT PART of the South 1/2 of the Northeast 1/4 of Section 1,  
41 Township 3 North, Range 21 East, bounded as follows:

42 BEGIN at the intersection of the West line of Interstate I-94  
43 and the East and West 1/4 Section line of said Section 1, that is  
44 located South 88°19' West 270.10 feet from the East 1/4 corner of  
45 said Section 1;

46 CONTINUE THENCE South 88°19' West 290.00 feet along said East  
47 and West 1/4 Section line;

48 THENCE North 01°25' West 100.00 feet parallel to said Highway  
49 I-94;

50 THENCE North 88°19' East 290.00 feet parallel to the said East  
51 and West Section line to the West line of said Highway I-94;

52 THENCE South 01°25' East 100.00 feet along the West line of  
53 said Highway I-94 to the point of beginning.

ALSO EXCEPTING LAND conveyed to the State of Wisconsin recorded in the office of the Register of Deeds on October 18, 1957 in Volume 616 of Deeds, at page 192, as Document No. 667838, described as follows:

IN Section 1, Township 3 North, Range 21 East, all that part of the East 1/2 lying Easterly of a line 190 feet Westerly of, measured normal to, the following described reference line;

FROM A POINT in the 1/4 line of said Section 1, 80.10 feet West of the East 1/4 corner;

THENCE South 01°25' East 165.00 feet to the point of beginning of said reference line;

THENCE North 01°25' West 1484.30 feet to the point of ending of said reference line;

EXCLUSIVE OF LANDS already conveyed or reserved for highway purposes.

ALSO EXCEPTING LAND conveyed by Warranty Deed to Keith Johnson and Shawn R. Mathiesen, dated February 11, 1997 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on February 14, 1997 in Volume 2611, at page 672, as Document No. 1569494; and re-recorded in said Register's office on March 5, 1997 in Volume 2616 of records, as page 118, as Document No. 1571292.

ALSO EXCEPTING LAND conveyed by Warranty Deed executed by Keith Johnson to Kim R. Bednar and Sharon K. Bednar, husband and wife, dated February 8, 1997 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on February 21, 1997 in Volume 2613 of Records, at page 29, as Document No. 1570062.

SAID LAND being in the Town of Yorkville, Racine County, Wisconsin.

SAID LAND CONTAINING 62.01 acres.

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

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

Respectfully submitted,

1st Reading \_\_\_\_\_

ECONOMIC DEVELOPMENT AND LAND USE  
PLANNING COMMITTEE

2nd Reading \_\_\_\_\_

BOARD ACTION \_\_\_\_\_

Robert D. Grove, Chairman

Adopted \_\_\_\_\_

For \_\_\_\_\_

Against \_\_\_\_\_

Mark M. Gleason, Vice-Chairman

Absent \_\_\_\_\_

VOTE REQUIRED:

Dan F. Sharkozy, Secretary

Prepared by:

Planning & Development Dept.

Kenneth Hall

4 \_\_\_\_\_  
5 Thomas Pringle

6 \_\_\_\_\_  
7 Q. A. Shakoor II

8 \_\_\_\_\_  
9 John A. Wisch

10  
11  
12  
13 The foregoing legislation adopted by the County Board of Supervisors of  
14 Racine County, Wisconsin, is hereby:

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16 Approved: \_\_\_\_\_

17  
18 Vetoed: \_\_\_\_\_

19  
20  
21 Date: \_\_\_\_\_, \_\_\_\_\_  
22 William L. McReynolds, County Executive

23  
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25 The Certificate of Publication, in compliance with State Statutes, is  
26 available at Racine County Planning.

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29 FISCAL NOTE - NOT APPLICABLE

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32 NOTE: The purpose of this rezoning is to allow construction of  
33 a corporate office building for Shorewest Surety  
34 Services, Inc.

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36 NOTE: The Committee recommended approval of this petition as  
37 the Town Plan Commission recommended approval.

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