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ORDINANCE BY THE RACINE COUNTY ECONOMIC DEVELOPMENT AND LAND USE PLANNING COMMITTEE TO REZONE FROM A-3 GENERAL FARMING DISTRICT III & R-3A SUBURBAN RESIDENTIAL DISTRICT (SEWERED) TO R-2S SUBURBAN RESIDENTIAL DISTRICT (SEWERED-LARGE LOTS)

SECTION 12, T4N, R19E, TOWN OF WATERFORD

APPLICANT: L & T DEVELOPMENT

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 & R-3A Suburban Residential District (Sewered) to R-2S Suburban Residential District (Sewered-Large Lots)

ALL THAT PART OF the Northeast Quarter and Southeast Quarter of the Northwest Quarter of Section 12, Town 4 North, Range 19 East, Town of Waterford, Racine County Wisconsin, bounded and described as follows:

COMMENCING at the Northeast corner of the Northwest quarter of said quarter section;

THENCE S 88°48'41" W along the North line of the Northwest quarter and centerline of North Lake Drive, 220.00 feet;

THENCE S 00°43'27" E 24.75 feet to the point of beginning of the lands hereinafter described;

THENCE S 88°48'41" W and parallel with the North line of said quarter section, 1063.40 feet;

THENCE S 00°45'07" E 1037.67 feet; THENCE S 89°07'36" E 116.48 feet; THENCE S 00°49'43" E 325.12 feet; THENCE S 89°04'27" E 193.00 feet; THENCE S 01°23'17" E 345.00 feet; THENCE S 88°18'27" E 142.73 feet; THENCE N 74°19'36" E 543.41 feet; THENCE N 27°13'00" E 131.00 feet;

THENCE S 89°04'26" E 196.77 feet to the West right-of-way line of State Trunk Highway 164;

THENCE Northerly along said West right-of-way line the following courses; THENCE N 00°41'49" W 554.74 feet;

THENCE N 89°18'11" E 5.00 feet; THENCE N 00°41'49" W 650.00 feet; THENCE S 89°18'11" W 15.00 feet; THENCE N 00°41'49" W 97.58 feet to a point; THENCE S 88°48'41" W 167.41 feet; THENCE N 00°43'27" W 180.00 to the point of beginning; SAID LANDS CONTAINING 1,838,412 square feet or 42.20 acres of 2 3 5

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ALL THAT PART of the Northeast quarter and the Southeast quarter of the Northwest quarter of Section 12, Town 4 North, Range 19 East, Town of Waterford, Racine County Wisconsin, bounded and described as follows:

COMMENCING at the Northeast corner of the Northwest quarter of said quarter section;

THENCE S 00°43'27" E along the East line of the Northwest quarter 1517.01 feet;

THENCE N 89°04'27" W 43.24 feet to the point of beginning of the lands hereinafter described;

THENCE Southerly along the West right-of-way line of State Trunk Highway 164 the following courses:

S 00°41'49" E 112.24 feet;

THENCE S 89°18'11" W 25.00 feet;

THENCE S 00°41'49" E 350.00 feet;

THENCE N 89°18'11" E 68.44 feet;

THENCE S 00°43'27" E 307.22 feet to a point;

THENCE N 76°04'27" W 402.00 feet;

THENCE Northwesterly 172.83 feet along the arc whose center lies to the East, having a radius of 128.00 feet, chord beard N 37°23'31" W 160.00 feet to a point of compound curve;

THENCE Northerly 146.14 feet along the arc of curve whose chord lies to the East, having a radius of 246.00 feet, chord bears N 18°18'32" E 144.00 feet;

THENCE N 27°13'08" E 462.37 feet;

THENCE S 89°04'27" E 177.71 feet to the point of beginning; SAID LANDS CONTAINING 247,682 square feet or 5.69 acres of land.

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 Waterford Town Clerk within seven (7) days after this ordinance is adopted.

Respectfully submitted, ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

Jeff Halbach, Chair Thomas Pringle, Vice Chair

Q. A. Shakoor, II, Secretary Karen A. Nelson

Mark M. Gleason Michael J. Miklasevich

VOTE REQUIRED: MAJORITY BOARD ACTION:

1st Reading Adopted For 2nd Reading Against

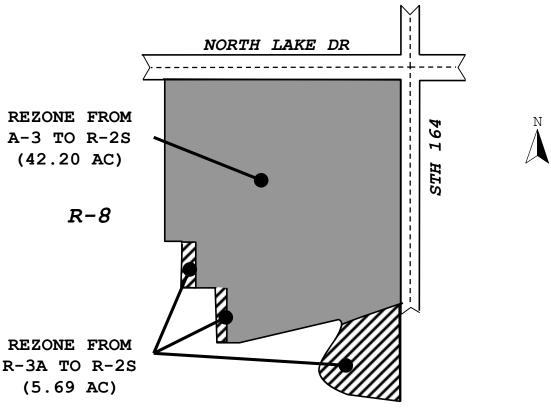
The Certificate of Publication, in compliance with State Statutes, is available at Racine County Planning.

Absent

FISCAL NOTE - NOT APPLICABLE

NOTE: to allow a 28-lot single-family residential development

NOTE: The Committee recommended approval of this petition as this rezoning is consistent with the statement of purpose and intent of the zoning district as identified in the Racine County zoning ordinance and this rezoning is compatible with surrounding zoning and uses and there are no illegal spot zoning issues with this petition.



SEC 12 - T4N - R19E TOWN OF WATERFORD