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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 NORWAY
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.

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

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

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

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

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

17 EXCLUSIVE OF LANDS already conveyed or reserved for highway
18 purposes.

19 ALSO EXCEPTING LAND conveyed by Warranty Deed to Keith Johnson
20 and Shawn R. Mathiesen, dated February 11, 1997 and recorded in the
21 office of the Register of Deeds for Racine County, Wisconsin on
22 February 14, 1997 in Volume 2611, at page 672, as Document No.
23 1569494; and re-recorded in said Register's office on March 5, 1997
24 in Volume 2616 of records, as page 118, as Document No. 1571292.

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

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

32 SAID LAND CONTAINING 62.01 acres.

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

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

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41 Respectfully submitted,

42
43 1st Reading _____ ECONOMIC DEVELOPMENT AND LAND USE
44 PLANNING COMMITTEE

45 2nd Reading _____

46
47 BOARD ACTION _____ Robert D. Grove, Chairman

48 Adopted _____

49 For _____

50 Against _____ Mark M. Gleason, Vice-Chairman

51 Absent _____

52
53 VOTE REQUIRED: _____ Dan F. Sharkozy, Secretary

54
55 Prepared by: _____

56 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:

15
16 Approved: _____

17
18 Vetoed: _____

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20
21 Date: _____, _____
22 William L. McReynolds, County Executive

23
24
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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