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

7  
8 SECTION 12, T4N, R19E, TOWN OF WATERFORD

9  
10 APPLICANT: L & T DEVELOPMENT

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

17  
18 The County Board of Supervisors of the County of Racine ordains as  
19 follows: Amend the Racine County Zoning Ordinance and change the  
20 zoning district for the following described lands from A-3 General  
21 Farming District III & R-3A Suburban Residential District (Sewered)  
22 to R-2S Suburban Residential District (Sewered-Large Lots)

23  
24 ALL THAT PART OF the Northeast Quarter and Southeast Quarter  
25 of the Northwest Quarter of Section 12, Town 4 North, Range 19  
26 East, Town of Waterford, Racine County Wisconsin, bounded and  
27 described as follows:

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

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

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

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

36 THENCE S 00°45'07" E 1037.67 feet;

37 THENCE S 89°07'36" E 116.48 feet;

38 THENCE S 00°49'43" E 325.12 feet;

39 THENCE S 89°04'27" E 193.00 feet;

40 THENCE S 01°23'17" E 345.00 feet;

41 THENCE S 88°18'27" E 142.73 feet;

42 THENCE N 74°19'36" E 543.41 feet;

43 THENCE N 27°13'00" E 131.00 feet;

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

46 THENCE Northerly along said West right-of-way line the  
47 following courses;

48 THENCE N 00°41'49" W 554.74 feet;

49 THENCE N 89°18'11" E 5.00 feet;

50 THENCE N 00°41'49" W 650.00 feet;

51 THENCE S 89°18'11" W 15.00 feet;

52 THENCE N 00°41'49" W 97.58 feet to a point;

53 THENCE S 88°48'41" W 167.41 feet;

54 THENCE N 00°43'27" W 180.00 to the point of beginning;

55 SAID LANDS CONTAINING 1,838,412 square feet or 42.20 acres of  
56 land.

4 ALL THAT PART of the Northeast quarter and the Southeast  
5 quarter of the Northwest quarter of Section 12, Town 4 North, Range  
6 19 East, Town of Waterford, Racine County Wisconsin, bounded and  
7 described as follows:

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

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

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

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

16 S 00°41'49" E 112.24 feet;

17 THENCE S 89°18'11" W 25.00 feet;

18 THENCE S 00°41'49" E 350.00 feet;

19 THENCE N 89°18'11" E 68.44 feet;

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

21 THENCE N 76°04'27" W 402.00 feet;

22 THENCE Northwesterly 172.83 feet along the arc whose center  
23 lies to the East, having a radius of 128.00 feet, chord bears N  
24 37°23'31" W 160.00 feet to a point of compound curve;

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

28 THENCE N 27°13'08" E 462.37 feet;

29 THENCE S 89°04'27" E 177.71 feet to the point of beginning;

30 SAID LANDS CONTAINING 247,682 square feet or 5.69 acres of  
31 land.

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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 Waterford Town Clerk  
38 within seven (7) days after this ordinance is adopted.  
39

40  
41 Respectfully submitted,  
42 ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

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44  
45  
46 Jeff Halbach, Chair

Thomas Pringle, Vice Chair

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50 Q. A. Shakoor, II, Secretary

Karen A. Nelson

51  
52  
53  
54 Mark M. Gleason

Michael J. Miklasevich

55  
56  
57  
58 Robert D. Grove

4 VOTE REQUIRED: MAJORITY

5 BOARD ACTION:

6 1st Reading \_\_\_\_\_

7 Adopted

8 For

9 2nd Reading \_\_\_\_\_

10 Against

11 Absent

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

14 FISCAL NOTE - NOT APPLICABLE

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

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