

2
3 ORDINANCE BY THE RACINE COUNTY ECONOMIC DEVELOPMENT AND LAND USE
4 PLANNING COMMITTEE TO REZONE FROM R-3 SUBURBAN RESIDENTIAL DISTRICT
5 (SEWERED) TO B-2 COMMUNITY BUSINESS DISTRICT
6

7 SECTION 1, T3N, R19E, TOWN OF ROCHESTER
8

9 OWNERS: BCKJ INVESTMENTS, LLC
10 DONALD HOUSTON & DONNA STANZA
11

12
13 AN ORDINANCE TO AMEND that Certain Ordinance Entitled RACINE COUNTY
14 ZONING ORDINANCE adopted December 2, 1969, found on pages 185 to
15 232 of the OFFICIAL PROCEEDINGS OF THE RACINE COUNTY BOARD OF
16 SUPERVISORS FOR THE YEAR 1969 as recodified May 28, 1991, by
17 Ordinance 91-196.
18

19 The County Board of Supervisors of the County of Racine ordains as
20 follows: Amend the Racine County Zoning Ordinance and change the
21 zoning district for the following described lands from R-3 Suburban
22 Residential District (Sewered) to B-2 Community Business District
23

24 ALL THAT PART OF the northwest ¼ of Section 1, Township 3
25 North, Range 19 East, described as follows:

26 BEGIN AT a government stone located at the northwest corner of
27 said Section 1;

28 RUN THENCE south 542.12 feet to a point in the centerline of
29 State Trunk Highway 20;

30 RUN THENCE south 31°28' east along centerline of said highway
31 797.07 feet to a point;

32 WHICH POINT MARKS place of beginning of parcel of land
33 hereinafter described;

34 CONTINUE THENCE south 31°28' east along centerline of said
35 highway 241.30 feet to a point;

36 THENCE south 89°56' east 782.90 feet to a point;

37 THENCE north 0°44' east 205.80 feet to a point;

38 THENCE north 89°56' west 910.81 feet to the place of
39 beginning;

40 CONTAINING 4.00 acres of land, more or less.

41 SAID LAND being in the Town of Rochester, County of Racine and
42 State of Wisconsin.
43

44 EXCEPTING THEREFROM the following parcels of real estates, to-
45 wit:

46 1. BEGINNING at the northwest corner of Section 1, Township 3
47 North, Range 19 East;

48 RUN THENCE south 542.12 feet to a point;

49 THENCE south 31°28' east 931.22 feet along the centerline of
50 State Trunk Highway 20 to the place of beginning of the parcel of
51 land hereinafter described;

52 RUN THENCE south 31°28' east 107.15 feet to a point;

53 THENCE south 89°56' east 187.70 feet to a point;

54 THENCE north 0°44' east 100.0 feet to a point;

55 THENCE south 88°04' west 245.13 feet to the place of
56 beginning;

57 CONTAINING 0.466 acres of land, more or less.

4 2. ALL THAT PART of the northwest ¼ of Section 1, Township 3
5 North, Range 19 East, described as follows:

6 BEGINNING AT A GOVERNMENT STONE located at the northwest
7 corner of said Section 1;

8 RUN THENCE south 542.12 feet to a point in the centerline of
9 State Trunk Highway 20;

10 RUN THENCE south 31°28' east along the centerline of said
11 highway 835.77 feet to the place of beginning of the parcel of land
12 hereinafter described;

13 CONTINUING THENCE south 31°28' east along the centerline of
14 said highway 95.45 feet to a point;

15 THENCE 88°04' east (south 89°56' east by deed) 245.13 feet to
16 a point;

17 THENCE north 0°44' east (north 0°44' west by deed) 72.80 feet
18 to a point;

19 THENCE north 89°56' west (south 88°04' west by deed) 292.80
20 feet measured (254.10 feet by deed) to the place of beginning.

21 3. THAT PORTION awarded Racine County for highway improvement
22 as recorded September 9, 1966, in Volume "920" of Records, page
23 488, Document No. 812509.

24 FURTHER EXCEPTING land described in Warranty Deed to the State
25 of Wisconsin Department of Transportation in Volume 2438 of
26 Records, page 184.

27 ALL SAID LANDS being in the Town of Rochester, County of
28 Racine and State of Wisconsin

29 -and-

30 BEGINNING AT A GOVERNMENT STONE located at the northwest
31 corner of Section 1, Township 3 North, Range 19 East;

32 RUN THENCE south 542.12 feet;

33 THENCE south 31°26' east 835.77 feet to the place of beginning
34 of parcel of land hereinafter described;

35 RUN THENCE south 89°56' east 292.80 feet;

36 THENCE south 0°44' west 72.80 feet;

37 THENCE south 88°04' west 245.13 feet;

38 THENCE north 31°28' west 95.45 feet to the place of beginning.

39 ALSO an easement described as follows:

40 BEGINNING at the northeast corner of Section 1, Township 3
41 North, Range 19 East;

42 RUN THENCE south 542.12 feet;

43 THENCE south 31°28' east 797.07 feet to the place of
44 beginning;

45 RUN THENCE south 89°56' east 313.43 feet;

46 THENCE south 0°44' west 33.00 feet;

47 THENCE north 89°56' west 292.80 feet;

48 THENCE north 31°28' west 38.70 feet to the place of beginning.

4 EXCEPTING THEREFROM lands conveyed in Volume 2411, page 390,
5 Document No. 1484503.

6 SAID LAND being in the Town of Rochester, County of Racine and
7 State of Wisconsin.

8
9 -and-

10
11 BEGINNING at the northwest corner of Section 1, Town 3 North,
12 Range 19 East, Town of Rochester, County of Racine, State of
13 Wisconsin;

14 RUN THENCE south 542.12 feet;
15 THENCE south 31°28' east 931.22 feet to the place of
16 beginning;

17 THENCE south 31°28' east 107.15 feet;

18 THENCE south 89°56' east 187.70 feet;

19 THENCE north 0°44' east 100.00 feet;

20 THENCE south 88°04' west 245.13 feet to the place of
21 beginning.

22
23 CONTAINING 0.466 acres of land, more or less.

24
25 The official Racine County Zoning Map is hereby amended to conform
26 to this ordinance.

27
28 The Racine County Clerk is directed to transmit duplicate copies of
29 this ordinance by registered mail to the Rochester Town Clerk
30 within seven (7) days after this ordinance is adopted.

31
32 Respectfully submitted,
33 ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

34
35
36
37 _____
38 Jeff Halbach, Chair

Thomas Pringle, Vice Chair

39
40
41 _____
42 Q. A. Shakoor, II, Secretary

Karen A. Nelson

43
44
45 _____
46 Mark M. Gleason

Michael J. Miklasevich

47
48
49 _____
50 Robert D. Grove

51
52 VOTE REQUIRED: MAJORITY

BOARD ACTION:

53
54 1st Reading _____

Adopted

55
56 2nd Reading _____

For
Against
Absent

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

6 FISCAL NOTE - NOT APPLICABLE

7 NOTE: to allow the development of a professional office complex

8 NOTE: The Committee recommended approval of this petition as
9 this rezoning is compatible with surrounding zoning and
10 uses and is consistent with overall local ordinances and
11 zoning plans.
12
13
14
15
16

