

**CITY OF PORT WASHINGTON, WISCONSIN
ORDINANCE 2022 - 10**

**AN ORDINANCE REZONING LAND WITHIN THE CITY OF PORT WASHINGTON
AND AMENDING THE OFFICIAL ZONING MAP**

WHEREAS, Welton Development LLC, a Wisconsin limited liability company, has requested rezoning of that certain real property located north of East Sauk Road and east of Woodridge Lane in the City of Port Washington, Wisconsin, depicted as Part of Lot 2 of Certified Survey Map #3653 on Exhibit A, and more particularly described on Exhibit B, attached hereto and incorporated by reference herein, from RM-2 Multiple Family zoning district to RS-5 Single and Two Family Residence zoning district; and

WHEREAS, the Plan Commission has reviewed all standards required to be considered by the Zoning Ordinance of the City of Port Washington and has recommended that said property be rezoned by the Common Council; and

WHEREAS, all notices of said rezoning request and public hearing thereon have been given as required by said Zoning Ordinance and § 62.23(7)(d), Wis. Stat., and such public hearing was held before the Common Council on June 21, 2022; and

WHEREAS, the Common Council has determined that the rezoning of said land will promote the public health, safety and general welfare of the community, and has directed that the zoning districts and Official Zoning Map of the City of Port Washington be amended to reflect the above-described zoning changes,

NOW, THEREFORE, the Common Council of the City of Port Washington, Wisconsin, do ordain as follows:

Section 1. Those certain lands located north of East Sauk Road and east of Woodridge Lane, in the City of Port Washington, Wisconsin, depicted as Part of Lot 2 of Certified Survey Map #3653 on Exhibit A, and more particularly described on Exhibit B, attached hereto and incorporated by reference herein, are hereby rezoned from RM-2 Multiple Family zoning district to RS-5 Single and Two Family Residence zoning district.

Section 2. Pursuant to §§ 20.05.010, et seq., 20.21.060 and 20.23.000 of the Zoning Ordinance of the City of Port Washington, the Official Zoning Map shall be amended accordingly.

Section 3. This Ordinance shall become effective upon passage and publication.

Passed and approved this 21st day of June, 2022.


Theodore Neitzke IV, Mayor

ATTEST:

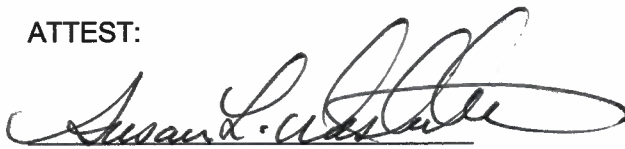

Susan L. Westerbeke, City Clerk

EXHIBIT A
MAP OF REZONED LAND



EXHIBIT B
LEGAL DESCRIPTION OF REZONED LAND

BEING PART OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 3653 LOCATED IN THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, T.11 N., R.22 E., CITY OF PORT WASHINGTON, OZAUKEE COUNTY, WISCONSIN AND DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE S.02~50'40"E., 281.92 FEET ALONG THE EAST LINE OF SAID LOT 2; THENCE S .84~07'06"W., 184.25 FEET; THENCE S.87~06'54"W., 109.44 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N.02~01'36"E., 110.16 FEET ALONG SAID WEST LINE; THENCE N.11~25'20"E., 187.79 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 2; THENCE N.87~09'20"E., 237.80 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 78,268 SQUARE FEET (1.79 ACRES).

WOODRIDGE 2 EXISTING ZONING



WOODRIDGE 2 PROPOSED ZONING (TO MATCH PRELIM PLAT)



D & H LAND SURVEYS LLC
 1628 GEORGIA AVENUE
 SHEBOYGAN, WISCONSIN
 BEING PART OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 3653
 LOCATED IN THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF
 THE SOUTHEAST QUARTER OF SECTION 31, T 11 N, R 22 E
 CITY OF PORT WASHINGTON, OZAUKEE COUNTY, WISCONSIN
 CONTAINING 78,268 SQ. FT. OF LAND AND DESCRIBED AS
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2
 THENCE S 02°50'40" E, 281.92 FEET ALONG THE EAST LINE OF SAID LOT 2,
 THENCE S 84°07'06" W 184.25 FEET THENCE S 87°06'54" W 109.44 FEET
 TO THE WEST LINE OF SAID LOT 2 THENCE N 02°01'36" E 110.16 FEET
 ALONG SAID WEST LINE THENCE N 11°25'20" E 187.79 FEET
 ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 2
 THENCE N 87°09'20" E 237.80 FEET ALONG SAID NORTH LINE
 TO THE POINT OF BEGINNING

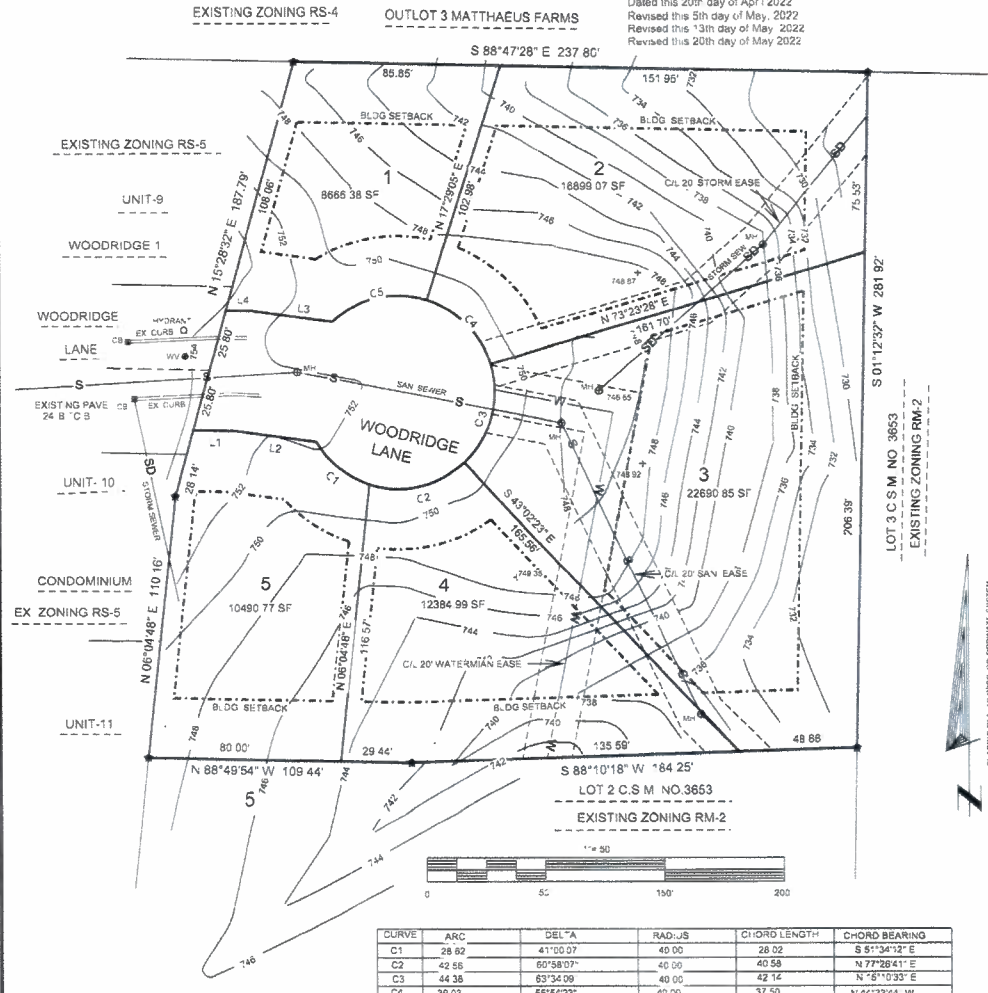
PRELIMINARY PLAT
 OF
 WOODRIDGE II



THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
 IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

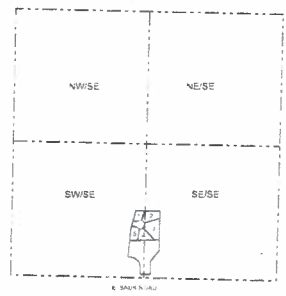
Dennis J. Van Sluys

Dennis J. Van Sluys S-1238
 Dated this 20th day of April, 2022
 Revised this 5th day of May, 2022
 Revised this 13th day of May, 2022
 Revised this 20th day of May, 2022



CURVE	ARC	DEL' A	RADIUS	CHORD LENGTH	CHORD BEARING
C1	28.82	41°00'07"	40.00	28.02	S 51°34'12" E
C2	42.56	60°58'07"	40.00	40.58	N 77°28'41" E
C3	44.36	63°32'09"	40.00	42.14	N 75°10'33" E
C4	38.03	55°54'23"	40.00	37.50	N 64°33'44" W
C5	42.32	60°37'16"	40.00	40.37	S 77°10'27" W

LOCATION MAP
 SE 1/4 SEC 31 T 11 N R 22 E



OWNER/DEVELOPER
 WELTON DEVELOPMENT LLC
 2563 APPLWOOD DRIVE
 PORT WASHINGTON WI 53074
 WFLTONBUILDERS@YAHOO.COM

SURVEYOR DENNIS J. VAN SLUYS
 D & H LAND SURVEYS LLC
 1628 GEORGIA AVE
 SHEBOYGAN, WI 53081
 DHLAND@SBCGLOBAL.NET
 PHONE 920-457-3892

EXISTING ZONING RM-2
 PROPOSED ZONING RS-5
 SIDE YARDS 6' AND B' TOTAL 14'
 STREET SETBACK 25'

LINE	BEARING	DISTANCE
-1	S 88°47'28" E	18.18
-2	S 82°06'10" E	33.35
-3	N 82°06'10" W	33.04
-4	N 88°47'28" W	17.04

(July 7, 2022)

CITY OF PORT WASHINGTON, WISCONSIN

ORDINANCE NO. 2022-10

PLEASE TAKE NOTICE that Ordinance 2022-10: Rezoning Land and Amending the Official Zoning Map is amended by the Common Council of the City of Port Washington on June 21, 2022.

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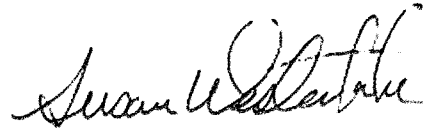
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The full text of the Ordinance may be viewed at the office of the City Clerk at City Hall, 100 W. Grand Avenue, Port Washington, WI, 53074, tele. (262) 284-5585, Monday through Friday, from 7:30 a.m. to 4:30 p.m., or may be accessed at the City's website found at the following link: <http://www.cityofportwashington.com>.

Dated this 27th day of June, 2022



Susan L. Westerbeke, City Clerk