

**CITY OF PORT WASHINGTON, WISCONSIN
ORDINANCE NO. 2017-10**

**AN ORDINANCE REZONING LAND WITHIN THE CITY OF PORT WASHINGTON, NORTH
OF THE HIDDEN HILLS SUBDIVISION AND AMENDING THE OFFICIAL ZONING MAP**

WHEREAS, the owners of the property, Hillcrest Investments, LLC, located north of the Hidden Hills subdivision and south of Green Bay Road, as more particularly shown in Exhibit A, have requested rezoning of said property from AG Agriculture to RS-1 Single Family Detached; RS-3 Single Family Detached; and RS-5 Single and Two Family Detached, 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 sec. 62.23(7)(d), Stats., and such public hearing was held before the Common Council on December 19, 2017; 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,

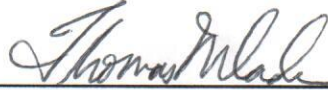
NOW, THEREFORE, the Common Council of the City of Port Washington, Wisconsin, do ordain as follows:

Section 1. Those certain lands located north side of the Hidden Hills Subdivision, as more particularly shown in Exhibit A and legally described in Exhibit B and Exhibit C attached hereto and incorporated herein, are hereby rezoned from AG Agriculture to RS-1 Single Family Detached; RS-3 Single Family Detached; and RS-5 Single and Two Family Detached.

Section 2. Pursuant to Sections 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

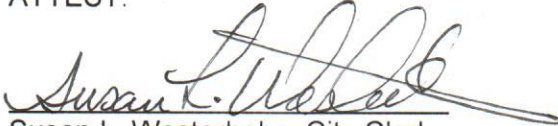
Section 3. This Ordinance shall become effective upon passage and publication.

Passed and approved this 19th day of December, 2017.



Thomas Mlada, Mayor

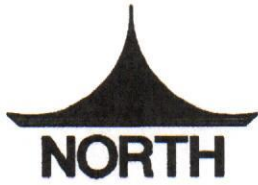
ATTEST:



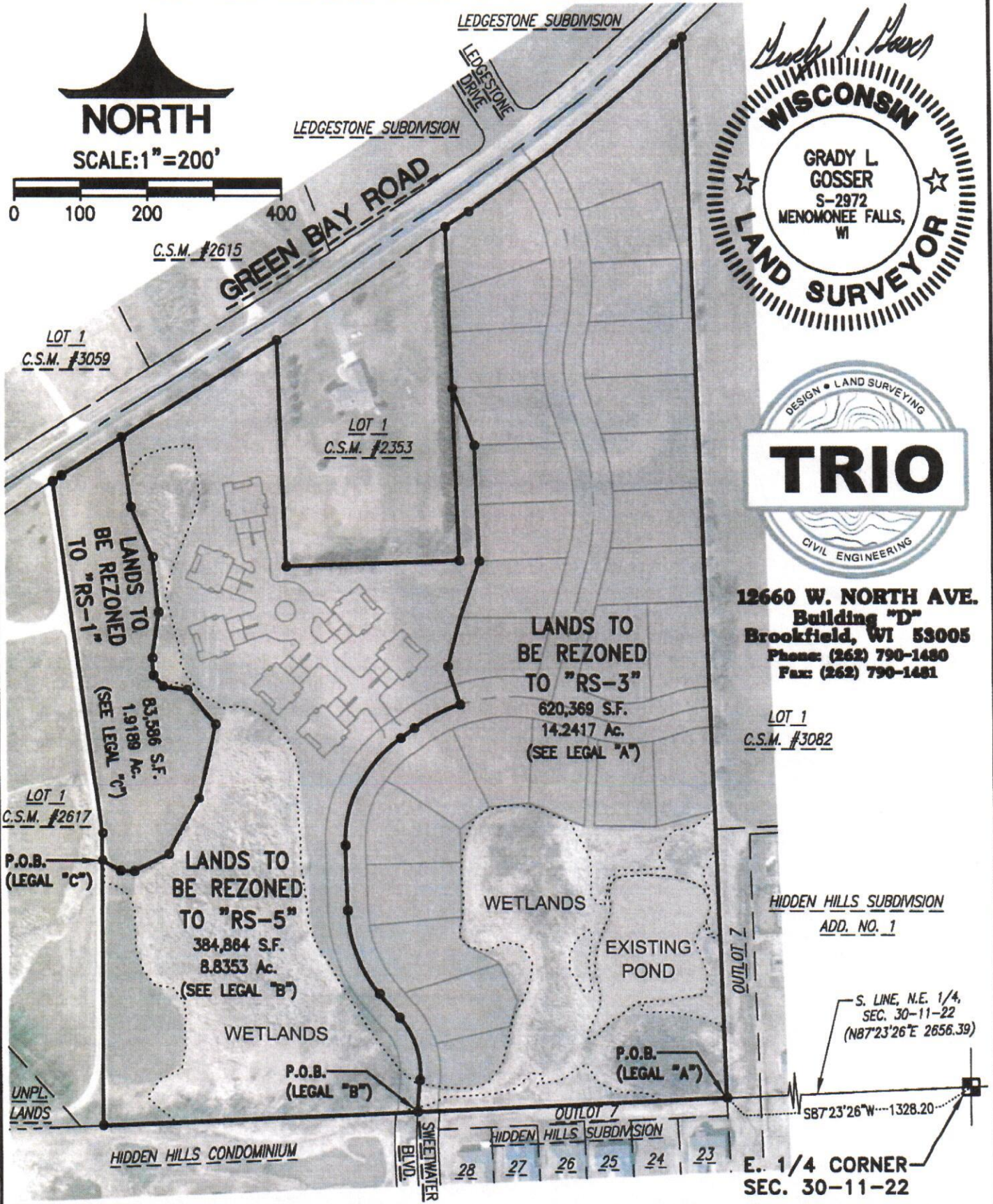
Susan L. Westerbeke, City Clerk

REZONING EXHIBIT "A"

BEING A PART OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30,
TOWN 11 NORTH, RANGE 22 EAST, IN THE CITY OF PORT WASHINGTON, OZAUKEE COUNTY, WISCONSIN.



SCALE: 1" = 200'



12660 W. NORTH AVE.
Building "D"
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

LOT 1
C.S.M. #3082

HIDDEN HILLS SUBDIVISION
ADD. NO. 1

S. LINE, N.E. 1/4,
SEC. 30-11-22
(N87°23'26"E 2656.39)

OUTLOT 7
E. 1/4 CORNER
SEC. 30-11-22

REZONING EXHIBIT "B"

LEGAL DESCRIPTION "A" (LANDS TO BE REZONED TO "RS-3"):

Being a part of the Southwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 30, Town 11 North, Range 22 East, in the City of Port Washington, Ozaukee County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 corner of said Section 30; Thence South 87°23'26" West and along the South line of the said Northeast 1/4 Section, 1328.20 feet to the place of beginning of lands hereinafter described;

Continuing thence South 87°23'26" West and along the said South line, 467.67 feet to a point; Thence North 04°25'10" East, 48.15 feet to a point of curvature; Thence Northwesterly 100.89 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 130.00 feet, whose central angle is 44°27'58", and whose chord bears North 17°48'49" West, 98.38 feet to a point of tangency; Thence North 40°02'48" West, 46.38 feet to a point of curvature; Thence Northwesterly 135.01 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 200.00 feet, whose central angle is 38°40'38", and whose chord bears North 20°42'29" West, 132.46 feet to a point of tangency; Thence North 01°22'10" West, 96.43 feet to a point of curvature; Thence Northeasterly 194.56 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 200.00 feet, whose central angle is 55°44'10", and whose chord bears North 26°29'55" East, 186.98 feet to a point of tangency; Thence North 54°22'00" East, 25.74 feet to a point of curvature; Thence Northeasterly 78.00 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 250.00 feet, whose central angle is 17°52'32", and whose chord bears North 63°18'16" East, 77.68 feet to a point; Thence North 17°45'28" West, 60.00 feet to a point; Thence North 14°02'25" East, 77.20 feet to a point; Thence North 19°05'50" East, 89.90 feet to a point; Thence North 01°56'37" West, 172.45 feet to a point; Thence North 20°53'02" West, 92.43 feet to a point on the East line of Lot 1 of Certified Survey Map No. 2353; Thence North 01°56'37" West and along the said East line, 240.82 feet to a point on the Southeasterly Right-of-Way line of "Green Bay Road"; Thence North 56°17'33" East and along the said Southeasterly Right-of-Way line, 42.22 feet to a point of curvature; Thence Northeasterly 397.84 feet along the said Southeasterly Right-of-Way line and the arc of a curve, whose center lies to the Northwest, whose radius is 2733.00 feet, whose central angle is 08°20'26", and whose chord bears North 52°07'20" East, 397.49 feet to a point of tangency; Thence North 47°57'07" East and along the said Southeasterly Right-of-Way line, 16.58 feet to a point; Thence South 01°58'27" East and along the West line of Lot 1 of Certified Survey Map No. 3082 and then the West line of "Hidden Hills Addition No. 1" (A Subdivision Plat of Record), 1589.31 feet to the point of beginning of this description.

Said Parcel contains 620,369 Square Feet (or 14.2417 Acres) of land, more or less.

LEGAL DESCRIPTION "B" (LANDS TO BE REZONED TO "RS-5"):

Being a part of the Southwest 1/4 of the Northeast 1/4 of Section 30, Town 11 North, Range 22 East, in the City of Port Washington, Ozaukee County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 corner of said Section 30; Thence South 87°23'26" West and along the South line of the said Northeast 1/4 Section, 1795.87 feet to the place of beginning of lands hereinafter described;

Thence North 04°25'10" East, 48.15 feet to a point of curvature; Thence Northwesterly 100.89 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 130.00 feet, whose central angle is 44°27'58", and whose chord bears North 17°48'49" West, 98.38 feet to a point of tangency; Thence North 40°02'48" West, 46.38 feet to a point of curvature; Thence Northwesterly 135.01 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 200.00 feet, whose central angle is 38°40'38", and whose chord bears North 20°42'29" West, 132.46 feet to a point of tangency; Thence North 01°22'10" West, 96.43 feet to a point of curvature; Thence Northeasterly 194.56 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 200.00 feet, whose central angle is 55°44'10", and whose chord bears North 26°29'55" West, 186.98 feet to a point of tangency; Thence North 54°22'00" East, 25.74 feet to a point of curvature; Thence Northeasterly 78.00 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 250.00 feet, whose central angle is 17°52'32", and whose chord bears North 63°18'16" East, 77.68 feet to a point; Thence North 17°45'28" West, 60.00 feet to a point; Thence North 14°02'25" East, 77.20 feet to a point; Thence North 19°05'50" East, 89.90 feet to a point; Thence North 01°56'37" West, 172.45 feet to a point; Thence North 20°53'02" West, 92.43 feet to a point on the East line of Lot 1 of Certified Survey Map No. 2353; Thence South 01°56'37" East and along the said East line, 257.93 feet to a point; Thence South 88°03'23" West and along the South line of said Lot 1, 260.28 feet to a point; Thence North 01°56'37" West and along the West line of said Lot 1, 339.03 feet to a point on the Southeasterly Right-of-Way line of "Green Bay Road"; Thence South 57°48'02" West and along the said Southeasterly Right-of-Way line, 275.09 feet to a point; Thence South 07°26'21" East, 104.00 feet to a point; Thence South 22°43'35" East, 81.65 feet to a point; Thence South 05°50'58" East, 83.22 feet to a point; Thence South 08°04'46" West, 70.90 feet to a point; Thence South 03°47'50" East, 26.65 feet to a point; Thence South 40°42'11" East, 21.47 feet to a point; Thence South 81°32'54" East, 37.28 feet to a point; Thence South 39°23'48" East, 65.58 feet to a point; Thence South 12°12'32" West, 119.45 feet to a point; Thence South 28°36'30" West, 96.54 feet to a point; Thence South 63°17'32" West, 57.55 feet to a point; Thence North 89°02'53" West, 20.48 feet to a point; Thence North 59°44'07" West, 31.25 feet to a point on the East line of Lot 1 of Certified Survey Map No. 2617; Thence South 00°12'27" West and along the said East line, 395.74 feet to a point on the said South line of the said Northeast 1/4 Section; Thence North 87°23'26" East and along the said South line, 470.73 feet to the point of beginning of this description.

Said Parcel contains 384,864 Square Feet (or 8.8353 Acres) of land, more or less.

LEGAL DESCRIPTION "C" (LANDS TO BE REZONED TO "RS-1"):

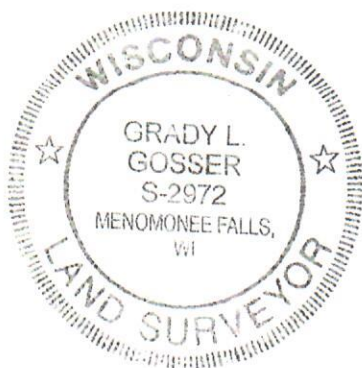
Being a part of the Southwest 1/4 of the Northeast 1/4 of Section 30, Town 11 North, Range 22 East, in the City of Port Washington, Ozaukee County, Wisconsin, now being more particularly bounded and described as follows:

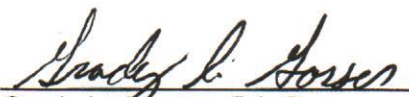
Commencing at the East 1/4 corner of said Section 30; Thence South 87°23'26" West and along the South line of the said Northeast 1/4 Section, 2266.60 feet to a point; Thence North 00°12'27" East and along the East line of Lot 1 of Certified Survey Map No. 2617, 395.74 feet to the place of beginning of lands hereinafter described;

Continuing thence North 00°12'27" East and along the said East line, 39.49 feet to a point; Thence North 07°35'10" West and along the said East line, 541.40 feet to a point on the Southeasterly Right-of-Way line of "Green Bay Road"; Thence North 57°21'15" East and along the said Southeasterly Right-of-Way line, 15.30 feet to a point; Thence North 57°48'02" East and along the said Southeasterly Right-of-Way line, 107.57 feet to a point; Thence South 07°26'21" East, 104.00 feet to a point; Thence South 22°43'35" East, 81.65 feet to a point; Thence South 05°50'58" East, 83.22 feet to a point; Thence South 08°04'46" West, 70.90 feet to a point; Thence South 03°47'50" East, 26.65 feet to a point; Thence South 40°42'11" East, 21.47 feet to a point; Thence South 81°32'54" East, 37.28 feet to a point; Thence South 39°23'48" East, 65.58 feet to a point; Thence South 12°12'32" West, 119.45 feet to a point; Thence South 28°36'30" West, 96.54 feet to a point; Thence South 63°17'32" West, 57.55 feet to a point; Thence North 89°02'53" West, 20.48 feet to a point; Thence North 59°44'07" West, 31.25 feet to the point of beginning of this description.

Said Parcel contains 83,586 Square Feet (or 1.9189 Acres) of land, more or less.

Date: 12/14/17




Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481