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**CITY OF PORT WASHINGTON, WISCONSIN
ORDINANCE NO. 2018-5**

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

WHEREAS, the owner (City of Port Washington) and Developer of the Prairie's Edge Development, Phase 1, Black Cap Halcyon, LLC located along the east side of County Highway C and S. Wisconsin Street as more particularly shown in Exhibit A and legally described in Exhibit B attached hereto and incorporated herein, have requested rezoning of said property from AG Agriculture District to the OPD Planned Development Overlay with the following underlying base zoning districts: Lots 1-A, 1-B and 7 are to be rezoned RM-2 with OPD Planned Development Overlay; Lot 2 to RM-4 with OPD Planned Development Overlay; Lots 8-44 are to be RS-5 with OPD Planned Development Overlay; Lots 3-6 and Outlot 1 are to be B-2 with OPD Planned Development Overlay; and Outlots 3-5 to be PUL with OPD Planned Development Overlay; 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 March 27, 2018; 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 along the east side of County Highway C, and S. Wisconsin Street, as more particularly shown in Exhibit A and legally described in

Exhibit B attached hereto and incorporated herein, are hereby rezoned from AG Agriculture District, to the OPD Planned Development Overlay with the following underlying base zoning districts: Lots 1-A, 1-B and 7 are to be rezoned RM-2 with OPD Planned Development Overlay; Lot 2 to RM-4 with OPD Planned Development Overlay; Lots 8-44 are to be RS-5 with OPD Planned Development Overlay; Lots 3-6 and Outlot 1 are to be B-2 with OPD Planned Development Overlay; and Outlots 3-5 to be PUL with OPD Planned Development Overlay;

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 amended at such time as all plans for Phase I of the development have been approved, mapped and recorded as required by said Zoning Ordinance.

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

Passed and approved this 27th day of March, 2018.


Thomas Mlada, Mayor

ATTEST:


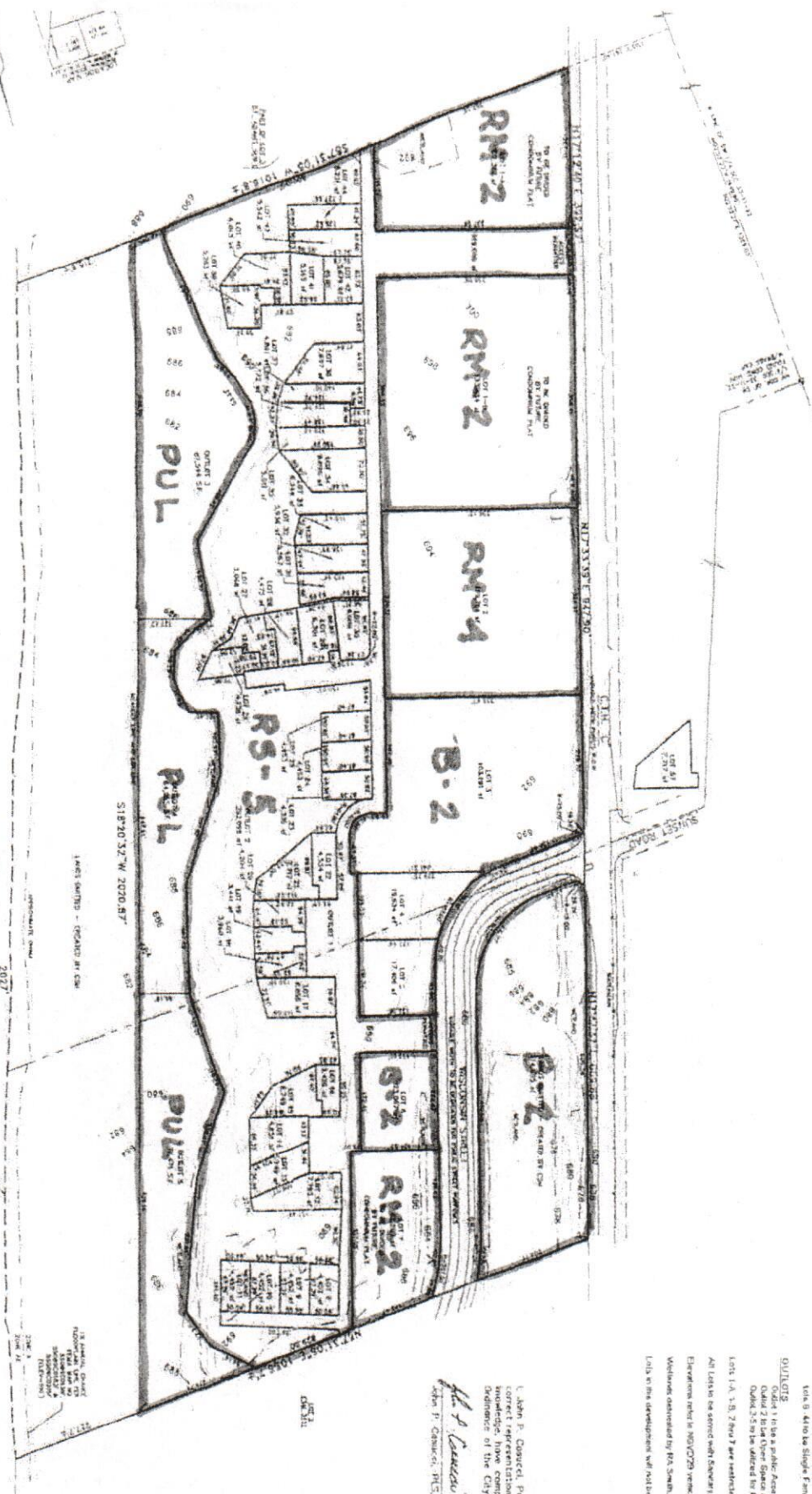

Susan L. Westerbeke, City Clerk

EXHIBIT 'A'



1. John P. Conner, Professional Land Surveyor, hereby certifies that the correct representation of existing land divisions, and hereby certifies that the same have been compiled with the provisions of Chapter 18 of the Code of the City of Fort Washington and Chapter 236 of the Code of the City of Fort Washington.

2. All lots are shown with Survey, Street and Waterline.

3. The information is NOT TO BE USED FOR ANY OTHER PURPOSE.

4. The information is NOT TO BE USED FOR ANY OTHER PURPOSE.

5. The information is NOT TO BE USED FOR ANY OTHER PURPOSE.

6. The information is NOT TO BE USED FOR ANY OTHER PURPOSE.

7. The information is NOT TO BE USED FOR ANY OTHER PURPOSE.

8. The information is NOT TO BE USED FOR ANY OTHER PURPOSE.

9. The information is NOT TO BE USED FOR ANY OTHER PURPOSE.

10. The information is NOT TO BE USED FOR ANY OTHER PURPOSE.

John P. Conner, P.E.S. 5-2055
 December 1, 2017
 Revised: 12-5-17

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THE KIRALI & MASHATRO ARCHITECTS, INC. BRIDGE CAP BALCONY I ATTORNS BUILDINGS.

Exhibit B

Prairie's Edge Zoning Descriptions City of Port Washington, Ozaukee County, Wisconsin

TO BE ZONED RM-2

Part of Lot 1 of Certified Survey Map No. 4013, being a part of the Southwest 1/4 of Fractional Section 33, Township 11 North, Range 22 East, in the City of Port Washington, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of said 1/4 Section; thence South 02°52'27" East along the West line of said 1/4 Section a distance of 1262.06 feet to a point; thence North 87°31'05" East 261.40 feet to a point in the East line of County Highway C and the point of beginning of lands to be described; thence North 17° 12' 40" East along said East line 267.11 feet to a point; thence South 72° 26' 00" East 337.58 feet to a point; thence South 17° 34' 10" West 144.52 feet to a point; thence South 87° 31' 05" West 357.59 feet to the point of beginning.

TO BE ZONED RM-2

Part of Lot 1 of Certified Survey Map No. 4013, being a part of the Southwest 1/4 of Fractional Section 33, Township 11 North, Range 22 East, in the City of Port Washington, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of said 1/4 Section; thence South 02°52'27" East along the West line of said 1/4 Section a distance of 1262.06 feet to a point; thence North 87°31'05" East 261.40 feet to a point in the East line of County Highway C; thence North 17°12'40" East along said East line 349.11 feet to the point of beginning of lands to be described; hence continuing North 17° 12' 40" East 43.86 feet to a point; thence North 17° 33' 39" East 350.49 feet to a point; thence South 72° 25' 48" East 338.42 feet to a point; thence South 17° 34' 10" West 394.33 feet to a point; thence North 72° 26' 00" West 338.09 feet to the point of beginning.

TO BE ZONED RM-2

Part of Lot 1 of Certified Survey Map No. 4013, being a part of the Northwest 1/4 of Fractional Section 33, Township 11 North, Range 22 East, in the City of Port Washington, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of said 1/4 Section; thence South 02°52'27" East along the West line of said 1/4 Section a distance of 1262.06 feet to a point; thence North 87°31'05" East 261.40 feet to a point in the East line of County Highway C; thence North 17°12'40" East along said East line 392.97 feet to a point; thence North 17°33'39" East along said East line 947.90 feet to a point; thence North 17°47'37" East along said East line 669.88 feet to the Southwest corner of Lot 2 of Certified Survey Map No. 3452; thence 87°31'05" East along the South line of said Lot 288.68 feet to the point of beginning of lands to be described; thence continuing North 87° 31' 05" East along said South line 145.47 feet to a point; thence South 17° 34' 12" West 307.08 feet to a point; thence North 72° 25' 48" West 152.53 feet to a point; thence North 17° 03' 53" East 138.63 feet to a point; thence 102.65 feet along an arc of a curve, whose center lies the Southeast, whose radius is 387.00 feet and whose chord bears North 24° 39' 49" East 102.35 feet to a point; thence North 32° 15' 45" East 17.59 feet to the point of beginning.

TO BE ZONED RS-5

Part of Lot 1 of Certified Survey Map No. 4013, being a part of the Southwest 1/4 and Northwest 1/4 of Fractional Section 33, Township 11 North, Range 22 East, in the City of Port Washington, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of said 1/4 Section; thence South 02°52'27" East along the West line of said 1/4 Section a distance of 1262.06 feet to a point; thence North 87°31'05" East 261.40 feet to a point in the East line of County Highway C; thence North 17°12'40" East along said East line 267.11 feet to the point of beginning of lands to be described; thence continuing North 17° 12' 40" East along said East line 82.00 feet to a point; thence South 72° 26' 00" East 338.09 feet to a point; thence North

17° 34' 10" East 916.12 feet to a point; thence South 72° 45' 22" East 25.50 feet to a point; thence 62.57 feet along an arc of a curve, whose center lies the Northwest, whose radius is 40.00 feet and whose chord bears North 62° 25' 48" East 56.38 feet to a point; thence North 17° 36' 57" East 63.37 feet to a point; thence North 72° 26' 03" West 12.05 feet to a point; thence North 17° 45' 07" East 246.87 feet to a point; thence North 72° 27' 08" West 132.56 feet to a point; thence North 17° 03' 53" East 64.50 feet to a point; thence South 72° 27' 08" East 133.01 feet to a point; thence North 17° 34' 12" East 172.41 feet to a point; thence South 72° 25' 48" East 18.00 feet to a point; thence North 17° 34' 12" East 307.08 feet to a point in the South line of Lot 2 of Certified Survey Map No. 3452; thence North 87° 31' 05" East along said South line 180.06 feet to a point; thence South 47° 24' 46" East 84.14 feet to a point; thence South 18° 15' 03" East 72.27 feet to a point; thence South 22° 44' 20" West 231.91 feet to a point; thence South 35° 43' 57" West 159.47 feet to a point; thence South 03° 40' 48" East 62.91 feet to a point; thence South 00° 35' 53" West 120.22 feet to a point; thence South 16° 45' 09" West 187.52 feet to a point; thence South 36° 02' 21" West 200.02 feet to a point; thence South 16° 42' 19" West 105.57 feet to a point; thence South 69° 57' 49" East 51.45 feet to a point; thence South 05° 08' 19" East 64.32 feet to a point; thence South 20° 45' 15" West 50.29 feet to a point; thence South 61° 49' 57" West 54.42 feet to a point; thence South 80° 25' 58" West 29.58 feet to a point; thence South 08° 36' 35" West 138.35 feet to a point; thence South 48° 38' 28" West 198.13 feet to a point; thence South 20° 38' 00" West 31.41 feet to a point; thence South 08° 32' 29" West 31.03 feet to a point; thence South 15° 26' 39" East 53.33 feet to a point; thence South 27° 23' 51" East 43.83 feet to a point; thence South 04° 43' 01" East 240.05 feet to a point; thence South 87° 31' 05" West 394.38 feet to a point; thence North 17° 34' 10" East 144.52 feet to a point; thence North 72° 26' 00" West 337.58 feet to the point of beginning.

TO BE ZONED PUL

Part of Lot 1 of Certified Survey Map No. 4013, being a part of the Southwest 1/4 and Northwest 1/4 of Fractional Section 33, Township 11 North, Range 22 East, in the City of Port Washington, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of said 1/4 Section; thence South 02°52'27" East along the West line of said 1/4 Section a distance of 1262.06 feet to a point; thence North 87°31'05" East 1013.37 feet the point of beginning of lands to be described; thence North 04° 43' 01" West 240.05 feet to a point; thence North 27° 23' 51" West 43.83 feet to a point; thence North 15° 26' 39" West 53.33 feet to a point; thence North 08° 32' 29" East 31.03 feet to a point; thence North 20° 38' 00" East 31.41 feet to a point; thence North 48° 38' 28" East 198.13 feet to a point; thence North 08° 36' 35" East 138.35 feet to a point; thence North 80° 25' 58" East 29.58 feet to a point; thence North 61° 49' 57" East 54.42 feet to a point; thence North 20° 45' 15" East 50.29 feet to a point; thence North 05° 08' 19" West 64.32 feet to a point; thence North 69° 57' 49" West 51.45 feet to a point; thence North 16° 42' 19" East 105.57 feet to a point; thence North 36° 02' 21" East 200.02 feet to a point; thence North 16° 45' 09" East 187.52 feet to a point; thence North 00° 35' 53" East 120.22 feet to a point; thence North 03° 40' 48" West 62.91 feet to a point; thence North 35° 43' 57" East 159.47 feet to a point; thence North 22° 44' 20" East 231.91 feet to a point; thence North 18° 15' 03" West 72.27 feet to a point; thence North 47° 24' 46" West 84.14 feet to a point a point in the South line of Lot 2 of Certified Survey Map No. 3452; thence North 87° 31' 05" East along said South line 214.79 feet to a point; thence South 18° 20' 32" West 2020.87 feet to a point; thence South 87° 31' 05" West 48.04 feet to the point of beginning.

TO BE ZONED RM-4

Part of Lot 1 of Certified Survey Map No. 4013, being a part of the Southwest 1/4 of Fractional Section 33, Township 11 North, Range 22 East, in the City of Port Washington, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of said 1/4 Section; thence South 02°52'27" East along the West line of said 1/4 Section a distance of 1262.06 feet to a point; thence North 87°31'05" East 261.40 feet to a point in the East line of County Highway C; thence North 17°12'40" East along said East line 392.97 feet to a point; thence North 17°33'39" East along said East line 350.49 feet to the point of beginning of lands to be described; thence continuing North 17° 33' 39" East along said East line 324.32 feet to a point; thence South 72° 25' 48" East 338.47 feet to a point; thence South 17° 34' 10" West 324.32 feet to a point; thence North 72° 25' 48" West 338.42 feet to the point of beginning.

TO BE ZONED B-2

Part of Lot 1 of Certified Survey Map No. 4013, being a part of the Southwest 1/4 and Northwest 1/4 of Fractional Section 33, Township 11 North, Range 22 East, in the City of Port Washington, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said 1/4 Section; thence South 02°52'27" East along the West line of said 1/4 Section a distance of 1262.06 feet to a point; thence North 87°31'05" East 261.40 feet to a point in the East line of County Highway C; thence North 17°12'40" East along said East line 392.97 feet to a point; thence North 17°33'39" East along said East line 674.81 feet to the point of beginning of lands to be described; thence continuing North 17° 33' 39" East along said East line 229.70 feet to a point; thence 18.34 feet along an arc of a curve whose center lies to the Southeast, whose radius is 15.00 feet and whose chord bears North 52° 35' 23" East 17.22 feet to a point; thence North 87° 37' 08" East 138.61 feet to a point; thence 225.35 feet along an arc of a curve, whose center lies the Northwest, whose radius is 183.00 feet and whose chord bears North 52° 20' 30" East 211.38 feet to a point; thence North 17° 03' 53" East 83.05 feet to a point; thence South 72° 27' 08" East 132.56 feet to a point; thence South 17° 45' 07" West 246.87 feet to a point; thence South 72° 26' 03" East 12.05 feet to a point; thence South 17° 36' 57" West 63.37 feet to a point; thence 62.57 feet along an arc of a curve, whose center lies the Northwest, whose radius is 40.00 feet and whose chord bears South 62° 25' 48" West 56.38 feet to a point; thence North 72° 45' 22" West 25.50 feet to a point; thence South 17° 34' 10" West 197.48 feet to a point; thence North 72° 25' 48" West 338.47 feet to the point of beginning.

TO BE ZONED B-2

Outlot 1 of Certified Survey Map No. 4013, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 11 North, Range 22 East, in the City of Port Washington, Ozaukee County, Wisconsin.

TO BE ZONED B-2

Part of Lot 1 of Certified Survey Map No. 4013, being a part of the Northwest 1/4 of Fractional Section 33, Township 11 North, Range 22 East, in the City of Port Washington, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of said 1/4 Section; thence South 02°52'27" East along the West line of said 1/4 Section a distance of 1262.06 feet to a point; thence North 87°31'05" East 261.40 feet to a point in the East line of County Highway C; thence North 17°12'40" East along said East line 392.97 feet to a point; thence North 17°33'39" East along said East line 947.90 feet to a point; thence North 17°47'37" East along said East line 669.88 feet to the Southwest corner of Lot 2 of Certified Survey No. 3452; thence North 87°31'05" East along said South line 434.15 feet to a point; thence South 17°34'12" West 307.08 feet to a point; thence North 72°25'48" West 18.00 feet to the point of beginning of lands to be described; thence South 17° 34' 12" West 172.41 feet to a point; thence North 72° 27' 08" West 133.01 feet to a point; thence North 17° 03' 53" East 172.47 feet to a point; thence South 72° 25' 48" East 134.53 feet to the point of beginning.