

ORDINANCE NO. 2022-05

**An Ordinance to Rezone the 12.65 Acre Parcel Located
at N49W6337 Western Road**

The proposed ordinance having been submitted to the City Plan Commission for recommendation and notice having been given pursuant to Wis. Statute, the Common Council of the City of Cedarburg, Wisconsin, does hereby ordain as follows:

The following described real estate, situated in the City of Cedarburg, Wisconsin, presently being zoned as M-2 General Manufacturing is hereby rezoned to RS-6 and Rm-2 along with a PUD Overlay as follows:

LEGAL DESCRIPTION "A" LANDS TO BE REZONED TO "RS-6"

PART OF LOT 13 AND PART OF LOT 15 IN BLOCK 19 OF ASSESSOR'S PLAT, CITY OF CEDARBURG, BEING PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 21 EAST, VILLAGE OF CEDARBURG, COUNTY OF OZAUKEE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 34;
THENCE NORTH 87°25'01" EAST, 1336.71 FEET, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4;
THENCE SOUTH 00°46'02" WEST, 33.06 FEET, TO THE NORTHWEST CORNER OF BLOCK 19 OF SAID ASSESSOR'S PLAT;
THENCE CONTINUE SOUTH 00°46'02" WEST, 846.14 FEET, ALONG THE EAST LINE OF THE WISCONSIN ELECTRIC POWER COMPANY RIGHT OF WAY TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 77°24'13" EAST, 195.29 FEET;
THENCE NORTH 00°46'02" EAST, 25.69 FEET;
THENCE SOUTH 83°48'19" EAST, 158.10 FEET;
THENCE NORTH 07°03'55" EAST, 60.01 FEET;
THENCE NORTH 89°56'59" EAST, 235.22 FEET, TO THE WEST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP 519;
THENCE SOUTH 00°30'31" EAST, 62.05 FEET, ALONG SAID WEST LINE, TO THE SOUTHWEST CORNER OF SAID PARCEL 1;
THENCE NORTH 72°46'53" EAST, 125.83 FEET, ALONG THE SOUTH LINE OF SAID PARCEL 1 TO THE WEST LINE OF BLOCK 1 OF WILLIAM BUCH'S ADDITION TO THE CITY OF CEDARBURG;
THENCE SOUTH 00°27'15" EAST, 287.31 FEET, ALONG THE WEST LINE OF SAID BLOCK 1 TO THE NORTH LINE OF ARNOLD BUCH'S ADDITION TO CEDARBURG;
THENCE SOUTH 88°59'21" WEST, 716.71 FEET, ALONG SAID NORTH LINE TO SAID EAST LINE OF THE WISCONSIN ELECTRIC POWER COMPANY RIGHT OF WAY;
THENCE NORTH 00°46'02" EAST, 213.80 FEET, ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION "B" LANDS TO BE REZONED TO "Rm-2":

LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, PART OF LOT 11, PART OF LOT 13, AND PART OF LOT 15, IN BLOCK 19 OF ASSESSOR'S PLAT, CITY OF CEDARBURG, BEING PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, ALL BEING PART OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 21 EAST, VILLAGE OF CEDARBURG, COUNTY OF OZAUKEE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 34;
THENCE NORTH 87°25'01" EAST, 1336.71 FEET, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4;

THENCE SOUTH 00°46'02" WEST, 33.06 FEET, TO THE NORTHWEST CORNER OF BLOCK 19 OF SAID ASSESSOR'S PLAT AND THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE SOUTH 00°46'02" WEST, 846.14 FEET, ALONG THE EAST LINE OF THE WISCONSIN ELECTRIC POWER COMPANY RIGHT OF WAY;
THENCE NORTH 77°24'13" EAST, 195.29 FEET;
THENCE NORTH 00°46'02" EAST, 25.69 FEET;
THENCE SOUTH 83°48'19" EAST, 158.10 FEET;
THENCE NORTH 07°03'55" EAST, 60.01 FEET;
THENCE NORTH 89°56'59" EAST, 235.22 FEET, TO THE WEST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP 519;
THENCE NORTH 00°30'31" WEST, 70.22 FEET, ALONG SAID WEST LINE, TO THE SOUTHWEST CORNER OF LOT 4 OF CERTIFIED SURVEY MAP 1246;
THENCE SOUTH 72°19'43" WEST, 27.17 FEET, TO THE WEST LINE OF HANOVER STREET AS DEDICATED IN CERTIFIED SURVEY MAP 1246;
THENCE NORTH 17°31'18" WEST, 93.46 FEET, ALONG SAID WEST LINE OF HANOVER STREET;
THENCE NORTH 02°06'54" WEST, 107.72 FEET, ALONG SAID WEST LINE OF HANOVER STREET TO THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP 1332;
THENCE SOUTH 72°11'33" WEST, 129.60 FEET, ALONG THE SOUTH LINE OF SAID LOT 1;
THENCE NORTH 02°01'39" WEST, 533.40 FEET, ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID BLOCK 19 AND THE SOUTH LINE WESTERN AVENUE;
THENCE SOUTH 87°25'01" WEST, 378.88 FEET, ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION "C" LANDS TO BE REZONED TO "PUD":

LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, PART OF LOT 11, PART OF LOT 13, AND LOT 15, IN BLOCK 19 OF ASSESSOR'S PLAT, CITY OF CEDARBURG, BEING PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, ALL BEING PART OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 21 EAST, VILLAGE OF CEDARBURG, COUNTY OF OZAUKEE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 34;
THENCE NORTH 87°25'01" EAST, 1336.71 FEET, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4;
THENCE SOUTH 00°46'02" WEST, 33.06 FEET, TO THE NORTHWEST CORNER OF BLOCK 19 OF SAID ASSESSOR'S PLAT AND THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE SOUTH 00°46'02" WEST, 1059.94 FEET, ALONG THE EAST LINE OF THE WISCONSIN ELECTRIC POWER COMPANY RIGHT OF WAY;
THENCE NORTH 88°59'21" EAST, 716.71 FEET, ALONG THE NORTH LINE OF ARNOLD BUCH'S ADDITION TO CEDARBURG;
THENCE NORTH 00°27'15" WEST, 287.31 FEET, ALONG THE WEST LINE OF BLOCK 1 OF WILLIAM BUCH'S ADDITION TO THE CITY OF CEDARBURG;
THENCE SOUTH 72°46'53" WEST, 125.83 FEET, ALONG THE SOUTH LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP 519 TO THE SOUTHWEST CORNER OF SAID PARCEL 1;
THENCE NORTH 00°30'31" WEST, 132.27 FEET, ALONG THE WEST LINE OF SAID PARCEL 1, TO THE SOUTHWEST CORNER OF LOT 4 OF CERTIFIED SURVEY MAP 1246;
THENCE SOUTH 72°19'43" WEST, 27.17 FEET, TO THE WEST LINE OF HANOVER STREET AS DEDICATED IN CERTIFIED SURVEY MAP 1246;
THENCE NORTH 17°31'18" WEST, 93.46 FEET, ALONG SAID WEST LINE OF HANOVER STREET;
THENCE NORTH 02°06'54" WEST, 107.72 FEET, ALONG SAID WEST LINE OF HANOVER STREET TO THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP 1332;
THENCE SOUTH 72°11'33" WEST, 129.60 FEET, ALONG THE SOUTH LINE OF SAID LOT 1;
THENCE NORTH 02°01'39" WEST, 533.40 FEET, ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID BLOCK 19 AND THE SOUTH LINE WESTERN AVENUE;
THENCE SOUTH 87°25'01" WEST, 378.88 FEET, ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

Said Parcel contains 551,034 Square Feet (or 12.65 Acres) of land, more or less.

Tax Key No. 13-050-19-01.001


This ordinance shall take effect upon its passage and publication as provided by law.

Passed and adopted this 28th day of February 2022.



Patricia Thome, Acting Mayor

Attest:



Tracie Sette, City Clerk

Approved as to form:



Michael P. Herbrand, City Attorney