

**CITY OF PORT WASHINGTON, WISCONSIN  
ORDINANCE NO. 2020 - 8**

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

**WHEREAS**, Black Cap Halcyon Holdings LLC, a Wisconsin limited liability company, the owner and Developer of Prairie's Edge subdivision in the City of Port Washington, Wisconsin has requested rezoning, as set forth hereinbelow, of that certain land lying east of County Highway C and South Wisconsin Street, designated as "Lot 1 Proposed CSM WXYZ" (hereinafter the "CSM" or the "CSM land") within the Preliminary Plat of the North Parcel of said subdivision, which CSM was conditionally approved by the City Plan Commission on October 15, 2020, as depicted and more particularly described in Exhibits A and B, respectively, attached hereto and incorporated by reference herein; and

**WHEREAS**, pursuant to the Developer's request, the CSM land would be rezoned from the RM-2 Multiple Family (Garden Apts. & Townhouses) zoning district and the B-2 Local Service Center Business zoning district, to the B-2 Local Service Center Business zoning district in its entirety; and, further, the CSM land would include and remain subject to the existing OPD Planned Development overlay zoning to facilitate the Developer's proposed development of the CSM land as the site of a community-based residential facility; 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 the CSM land be rezoned by the Common Council; and

**WHEREAS**, all notices of the Developer's rezoning request and public hearing thereon have been given as required by said Zoning Ordinance and Wis. Stat. sec. 62.23(7)(d), and such public hearing was held before the Common Council on November 17, 2020; and

**WHEREAS**, the Common Council has determined that the rezoning of said CSM 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:

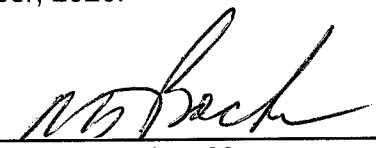
**Section 1.** That certain land within Prairie's Edge subdivision, lying east of County Highway C and South Wisconsin Street in the City of Port Washington, Wisconsin, designated as "Lot 1 Proposed CSM WXYZ" (hereinafter the "CSM" or the "CSM land") within the Preliminary Plat of the North Parcel of said subdivision, which CSM was conditionally approved by the City Plan Commission on October 15, 2020, as depicted and more particularly described in Exhibits A and B, respectively, attached hereto and incorporated by reference herein, is hereby rezoned as follows:

- A. The CSM land is hereby rezoned from the RM-2 Multiple Family (Garden Apts. & Townhouses) zoning district and the B-2 Local Service Center zoning district, to the B-2 Local Service Center Business zoning district in its entirety; and
- B. The CSM land shall include and remain subject to the existing OPD Planned Development overlay zoning to facilitate the Developer's proposed development of the CSM land as the site of a community-based residential facility, as reflected in the Business, Site, and Operational Plans approved for the facility by the City of Port Washington Plan Commission on June 25, 2020

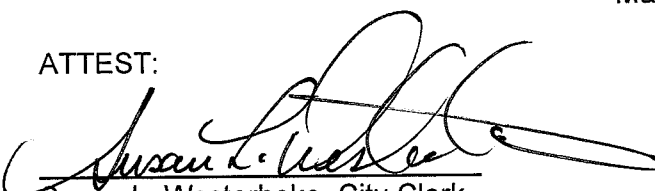
**Section 2.** Pursuant to Sections 20.05.010, et seq., 20.21.060 and 20.23.000 of the Zoning Ordinance of the City of Port Washington, the Official Zoning Map shall be amended at such time as all plans for the development have been approved, mapped and recorded as required by said Zoning Ordinance.

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

Passed and approved this 17th day of November, 2020.

  
\_\_\_\_\_  
Martin T. Becker, Mayor

ATTEST:

  
\_\_\_\_\_  
Susan L. Westerbeke, City Clerk



**EXHIBIT B**  
**LEGAL DESCRIPTION OF REZONED CSM LAND**

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP 4013, SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE SOUTH 72°24'56" EAST, 205.00 FEET;  
THENCE SOUTH 17°37'58" WEST, 422.54 FEET;  
THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT 42.92 FEET, WITH A RADIUS OF 43.50 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 76°33'51" WEST, 41.20 FEET;  
THENCE NORTH 72°29'43" WEST, 177.84 FEET, TO THE EAST LINE OF WISCONSIN STREET;  
THENCE NORTH 17°03'53" EAST, 307.19 FEET, ALONG SAID EAST LINE;  
THENCE CONTINUE ALONG SAID EAST LINE BEING THE ARC OF A CURVE BEARING TO THE RIGHT 102.65 FEET, WITH A RADIUS OF 387.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 24°39'49" EAST, 102.35 FEET;  
THENCE NORTH 32°15'45" EAST, 17.59 FEET, ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINING 93,148 SQUARE FEET // 2.1384 ACRES, MORE OR LESS.