

ORDINANCE NO. 2020-03

**An Ordinance Rezoning the Property located at
266-286 North Main Street and 217-227 Green Bay Road in the Village of
Thiensville from R-4 Multiple-Family Residential and B-2 Shopping-Center District
to R-5 Multiple-Family District and B-4 Highway Business District and (PDO)
Planned Development Overlay**

The proposed ordinance having been submitted to the Village Planning Commission for recommendation and notice having been given pursuant to Wis. Statutes, the Village Board of the Village of Thiensville, Wisconsin, does hereby ordain as follows:

The following described real estate situated at 226-286 North Main Street and 217-227 Green Bay Road in the Village of Thiensville, Wisconsin, presently being in the R-4 Multiple-Family Residential and B-2 Shopping-Center District to R-5 Multiple-Family District and B-4 Highway Business District and (PDO) Planned Development Overlay to cover the entire site.

Description:

B4 ZONING

That part of Lot 1 of Certified Survey Map No. 1987, in the Northeast 1/4 of Northeast 1/4 of Section 22 and in the Northwest 1/4 of Northwest 1/4 of Section 23, Township 9 North, Range 21 East, in the Village of Thiensville, Ozaukee County, Wisconsin.

COMMENCING at the Northwest corner of the Northwest 1/4 of Section 23; thence South 01°08'27" East along the West line of said 1/4 Section 33.00 feet to a point on the South line of East Freistadt Road and the point of beginning of the lands to be described; thence North 88°53'27" East along said South line 192.24 feet to a point; thence South 01°08'31" East 268.88 feet to a point; thence North 88°51'28" East 32.53 feet to a point; thence South 01°27'14" East 263.96 feet to a point on the North line of Certified Survey Map No. 1344; thence South 84°17'41" West on the North 126.72 feet to a point; thence North 05°42'19" West 60.00 feet to a point; thence South 84°17'41" West 78.99 feet to a point on the East line of North Main Street; thence Northwesterly 122.31 feet along said Easterly line on the arc of a curve whose center lies to the West which has a radius of 1950.00 feet and a chord which bears North 12°40'44" West, 122.29 feet to a point; thence North 14°28'33" West along said easterly line 345.94 feet to the point on a curve; thence Northeasterly 47.72 on the arc of a curve whose center lies to the Southeast which has a radius of 54.50 feet and a chord which bears North 43°09'36" East, 46.21 feet to a point on a South line of East Freistadt Road; thence North 88°51'27" East along said South line 55.59 feet to the point of beginning.

R5 ZONING

That part of Lots 1 & 2 of Certified Survey Map No. 1987, in the Northwest 1/4 of Northwest 1/4 of Section 23, Township 9 North, Range 21 East, in the Village of Thiensville, Ozaukee County, Wisconsin.

COMMENCING at the Northwest corner of the Northwest 1/4 of Section 23; thence South 01°08'27" East along the West line of said 1/4 Section 33.00 feet to a point on the South line of East Freistadt Road; thence North 88°53'27" East along said South line 192.24 feet to the point of beginning; thence continuing North 88°53'27" East along said South line 285.14 feet to a point on the West line of Certified Survey Map No. 1526; thence South 01°06'33" East along said West line 133.70 feet to a point on the South line of said Map; thence North 88°53'27" east along said South line 118.37 feet to a point on the West line of Lot 3, Certified Survey Map No. 1987; thence South 01°06'33" East along said West line 100.00 feet to a point on the South line of said Lot 3; thence North 88°53'57" East along said South line 84.40 feet to a point on the West line of Green Bay Road; thence South 14°08'27" West along said West line 338.20 feet to a point on the North line of Lot 3, Certified Survey Map No. 1344; thence North 82°50'58" West along said North line 253.08 feet to a point; thence South 84°17'41" West along said North line 114.59 feet to a point; thence North 01°27'14" West 263.96 feet to a point; thence South 88°51'28" West 32.53 feet to a point; thence North 01°08'31" West 268.88 feet to the point of beginning.

PUD ZONING

The PUD Zoning description shall be the combined legal description of the B4 and the R5 Zoning to describe the entire project area.

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

Passed and adopted this 18th day of May, 2020

Van A. Mobley, Village President

Countersigned:

Amy L. Langlois, Village Clerk

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