

**TOWN OF CEDARBURG, WISCONSIN  
ORDINANCE NO. 2012-13**

**An Ordinance to Rezone land and Amend the Zoning Map resulting in an approximate 4 acre parcel zoned E-1 Estate Residential for proposed lot #1 located at 992 Elm Road in the Town of Cedarburg, Ozaukee County, Wisconsin.**

**WHEREAS**, the Town of Cedarburg Plan Commission, having previously reviewed all standards required to be considered by the Zoning Code of the Town of Cedarburg and after due deliberation, has recommended to the Town Board that certain property located at 992 Elm Road in the Town of Cedarburg, Ozaukee County, Wisconsin, be rezoned from Agricultural (A-1) to E-1 Estate Residential; and

**WHEREAS**, all notices of said proposed rezoning and public hearing thereon have been given as required by the Zoning Code and sec. 62.23(7)(d), Stats., and such public hearing was held before the Town Board of Supervisors on June 6, 2012; and

**WHEREAS**, the Town Board has determined that the rezoning of such property will promote the public health, safety, morals and general welfare of the community, and has made a motion that the zoning districts and Official Zoning Map of the Town of Cedarburg be amended to reflect the above-described zoning change,

**NOW, THEREFORE**, the Town Board of the Town of Cedarburg, Wisconsin, does ordain as follows:

1. Certain portions of newly created lot #1 approved via CSM by the Town Board on June 6<sup>th</sup>, 2012, being a total of 4 acres located at 992 Elm Road will be rezoned from A-1 Agricultural to E-1 Estate Residential in the Town of Cedarburg, Ozaukee County, Wisconsin.
2. The zoning districts and Official Zoning Map of the Town of Cedarburg shall be amended to reflect the revised zoning designation.
3. This Ordinance shall become effective upon passage and posting as provided by law.

Passed and approved this 6th day of June, 2012.

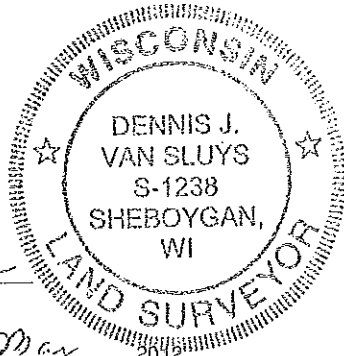
  
\_\_\_\_\_  
David Valentine, Town Chairman

ATTEST:

  
\_\_\_\_\_  
Debra Otto  
Town Clerk

CERTIFIED SURVEY MAP  
 STATE OF WISCONSIN  
 OZAUKEE COUNTY) SHEET 1 OF 2

ALL OF LOT 1 OF C.S.M. NO. 2477 LOCATED IN  
 THE SW 1/4 AND NW 1/4 OF THE SE 1/4 OF  
 SECTION 19, T.10 N., R.21 E., TOWN OF  
 CEDARBURG, OZAUKEE COUNTY, WISCONSIN.

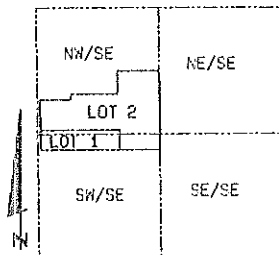


Dennis J. Van Sluys S-1238

dated this 24<sup>th</sup> day of May 2012.

LINE	BEARING	DISTANCE
L1	N 00°50'00" W	60.00
L2	S 89°59'01" E	33.00
L3	N 00°50'00" W	41.81
L4	N 86°06'10" E	141.70
L5	S 86°30'44" E	97.66
L6	S 31°09'13" E	35.71

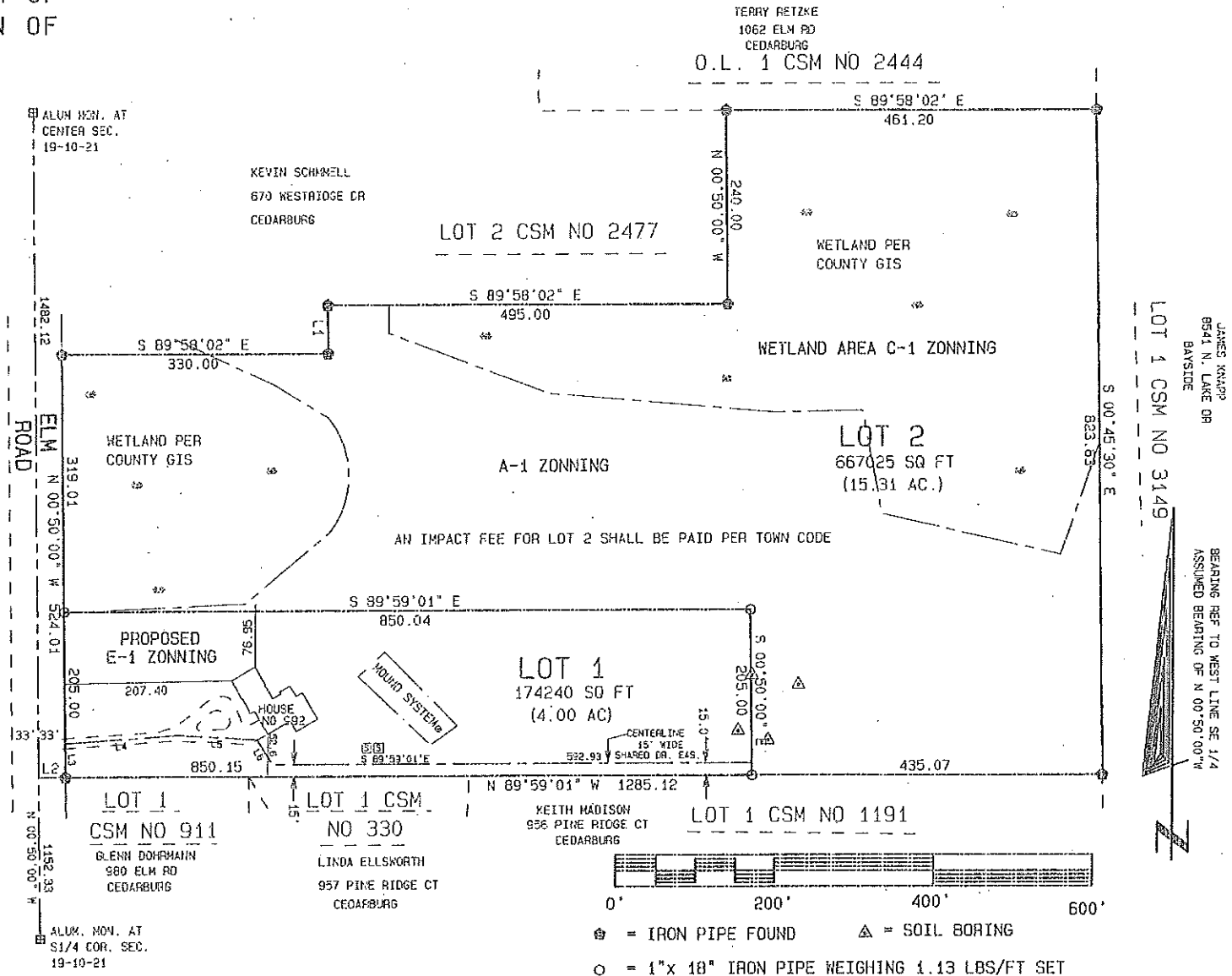
LOCATION MAP  
 SE 1/4 SEC. 19-10-21



1" = 2000'

SETBACKS

- A-1 ZONING  
 FRONT YARD 100.00  
 SIDE YARD 100.00  
 REAR YARD 100.00  
 RES. BLDG FOLLOW  
 R-3 RULES
- E-1 ZONING  
 FRONT YARD 75.00  
 SIDE YARD 40.00  
 REAR YARD 40.00



- ⊗ = IRON PIPE FOUND
- ⊠ = SOIL BORING
- = 1" x 18" IRON PIPE WEIGHING 1.13 LBS/FT SET

THIS INSTRUMENT DRAFTED BY DENNIS J VAN SLUYS DATA/CORBURG/ELMRD/L1CS247.MAP L-21135

CERTIFIED SURVEY MAP  
STATE OF WISCONSIN)  
OZAUKEE COUNTY) SHEET 2 OF 2

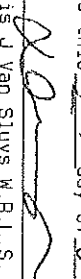
ALL OF LOT 1 OF C.S.M. NO. 2477 LOCATED IN THE SW 1/4  
AND NW 1/4 OF THE SE 1/4 OF SECTION 19, T.10 N., R.21  
E., TOWN OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Dennis J. Van Sluys, Wisconsin Registered Land Surveyor of D & H Land Surveys LLC, certify that under the direction of ANNE LEWANDOWSKI (owner, I have surveyed, divided and mapped ALL OF LOT 1 OF C.S.M. NO. 2477 LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, T.10 N., R.21 E., OWN OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN and described as: COMMENCING AT THE SOUTH QUARTER CORNER AID SECTION 19; THENCE N 00°50'00" W., 1152.33 FEET; THENCE S 89°59'01" E., 33.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING; THENCE N 00°50'00" W., 524.01 FEET; THENCE S 89°58'02" E., 330.00 FEET; THENCE N 00°50'00" W., 80.00 FEET; THENCE S 89°58'02" E., 495.00 FEET; THENCE N 00°50'00" W., 240.00 FEET; THENCE S 89°58'02" E., 461.20 FEET; THENCE S 00°45'30" E., 823.69 FEET; THENCE N 89°59'01" W., 1285.12 FEET TO THE POINT OF BEGINNING.  
SHARED DRIVE WAY EASEMENT DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N 00°50'00" W. 41.81 FEET TO THE POINT OF BEGINNING; THENCE N 86°06'10" E., 141.70 FEET; THENCE S 86°30'44" E., 97.86 FEET; THENCE S 31°09'13" E., 35.71 FEET; THENCE S 89°59'01" E., 560.99 FEET.

I, do further certify that I have compiled with section 236.34 of the Wisconsin Statutes and the Town of Cedarburg Land Division Ordinance in surveying and mapping the same. Such plat correctly represents all exterior boundaries and the subdivision of the land surveyed.

Dated this 24 day of Mar 2012.

  
Dennis J Van Sluys W.R.L.S. S-1236  
D & H Land Surveys  
1628 Georgia Ave.  
Sheboygan, WI 53081.  
920-457-3892



OWNER'S CERTIFICATE

As Owner (s), I (we) hereby certify that I (we) caused the land described on this map to be surveyed, divided, mapped as represented on this map.

ANNE M. LEWANDOWSKI  
992 ELM ROAD  
CEDARBURG, WI 53012  
703-887-7076

CHRISTOPHER A LEWANDOWSKI

PETER KRANSTOWER

APPROVAL PLAN COMMISSION OF THE TOWN OF CEDARBURG

This land division is hereby approved by the Plan Commission of the Town of Cedarburg this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman \_\_\_\_\_ Town Clerk \_\_\_\_\_

TOWN BOARD ORDINANCE

Resolved, that the Certified Survey Map in the Town of Cedarburg is hereby approved by the Town Board of the Town of Cedarburg.

Dated \_\_\_\_\_ Approved \_\_\_\_\_  
Town Chairman \_\_\_\_\_

I hereby certify that the foregoing is a copy of an Ordinance adopted by the Town Board of the Town of Cedarburg.

Town Clerk \_\_\_\_\_