

**ORDINANCE NO. 822**

**ORDINANCE ADOPTING IMPLEMENTATION PLAN FOR CREATION OF  
NORTHERN GATEWAY COMMUNITY COLLECTIVE  
PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT NO. 4**

**WHEREAS**, Northern Gateway LLC has submitted a petition to designate the 119.97 acres owned by it east of I-43 and west of Northwoods Road north of State Highway 33 as a Planned Unit Development (PUD) Overlay District; and

**WHEREAS**, all notices of the petition to designate the 119.97 acre parcel known as Northern Gateway Community Collective as a Planned Unit Development Overlay District and public hearing thereon having been given as required by Village ordinances, and notice of the public hearing on the requested establishment of a Planned Unit Development Overlay District was published as required by statute, and the public hearing on the petition and plan elements was held before the Village Plan Commission on August 2, 2022 at approximately 5:30 p.m.; and

**WHEREAS**, the Village of Saukville Plan Commission, after reviewing the general plan statement, specific implementation plan and all other pertinent information and all standards required to be considered by the Village ordinances and due deliberation, and having found the plans to be desirable and compatible with the Village's comprehensive plan, has recommended approval of the petition to establish a Planned Unit Development Overlay District and development plans for the 119.97 acre parcel shown on Exhibit A attached hereto.

**NOW THEREFORE, BE IT ORDAINED**, by the Village Board of the Village of Saukville as follows:

1. District. A Planned Unit Development (PUD) Overlay District to be known as Northern Gateway Community Collective Planned United Development Overlay District No. 4 is established pursuant to § 205-49 of the Village Code, the boundaries of which are shown and described in Exhibits A and B attached hereto.

2. Plan. The Specific Implementation Plan for Northern Gateway Community Collective PUD Overlay District No. 4 is approved and adopted.

3. Development Guidelines and Conditions. The development guidelines and conditions contained herein shall limit and control the location of structures and use of land within Northern Gateway Community Collective PUD Overlay District No. 4.

A. Any parcel zoned B-P Business Park District shall comply with all provisions of § 205-41 of the Code of the Village of Saukville, except as set forth in Subsection 3.C below.

B. Any parcel zoned TND Traditional Neighborhood Development District shall comply with all provisions of § 205-50 of the Code of the Village of Saukville, except as set forth in Subsection 3.C below.


C. The deviations from the requirements of §§ 205-41 and 205-50 that may be permitted in Northern Gateway Community Collective PUD Overlay District No. 4 are set forth in Exhibit C attached hereto.

D. All parcels within the Northern Gateway Community Collective PUD Overlay District No. 4 shall comply with all provisions of §§ 205-95 and 205-96 of the Code of the Village of Saukville related to site plan review and architectural control.

E. No person shall erect or alter any structure in the TND Traditional Neighborhood Development District without first obtaining the Village of Saukville Plan Commission's approval of detailed site and architectural plans. No person shall erect or alter any structure in the B-P Business Park District without first obtaining the Village of Saukville Industrial Review Committee/Community Development Authority's approval of detailed site and architectural plans.

This ordinance shall become effective upon passage and posting.

Adopted this 16th day of August, 2022.

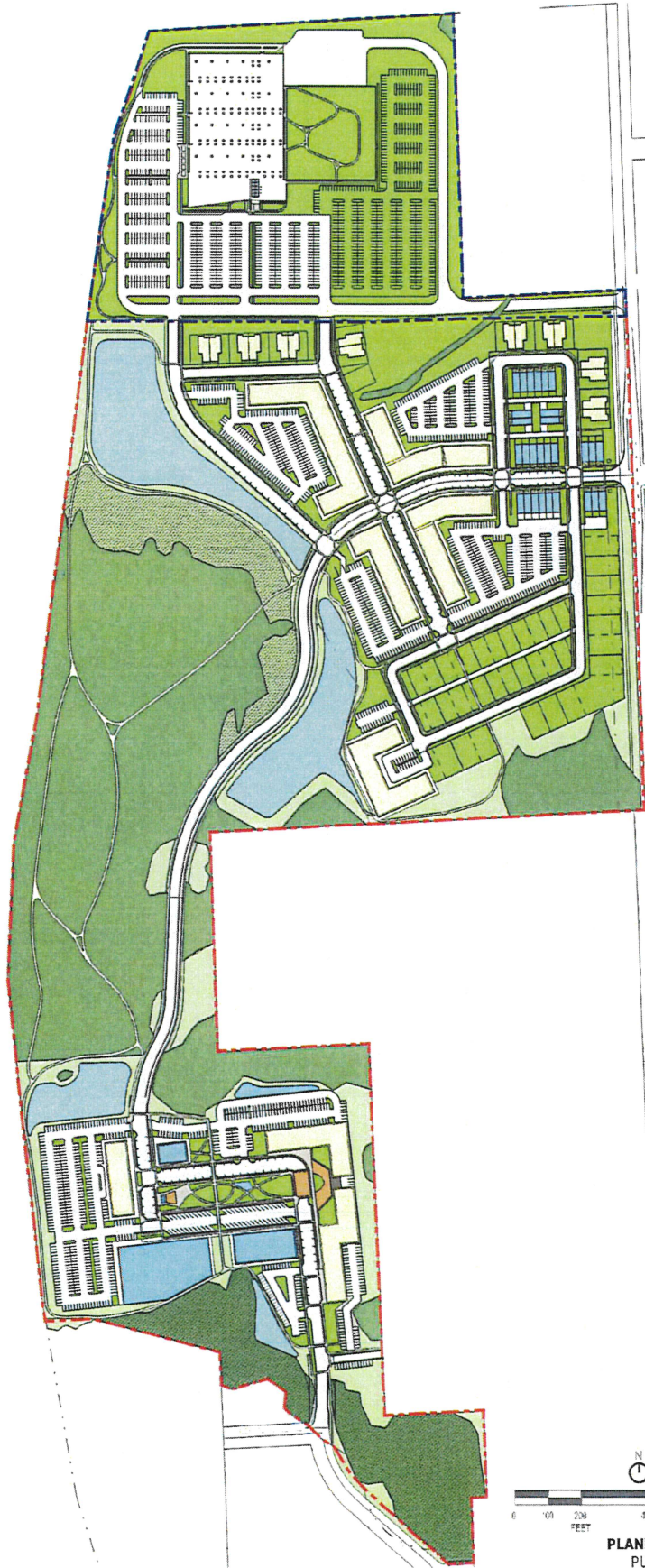
  
Barbara A. Dickmann  
Village President

**ATTEST:**

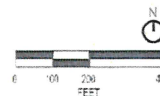
  
Julie Friede  
Village Clerk

Provide an accurate map of the area covered by the plan including the relationship to the total general development plan.

# EXHIBIT A



*\*Trails/paths shown are for concept design purposes only. Final design and engineering to be determined at a later date.*



**VILLAGE OF SAUKVILLE  
PLANNED UNIT DEVELOPMENT DISTRICT  
PUD OVERLAY IMPLEMENTATION PLAN**

## EXHIBIT B

### Description – Parcel to be re-zoned B-P:

A parcel of land being part of Lot 1 of C.S.M. Number 3665, recorded at Document Number 0864820, located in the SW 1/4 of the SE 1/4, and the SE 1/4 of the SE 1/4 of Section 24, and the NE 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4 of Section 25, all in Township 11 North, Range 21 East, Village of Saukville, Ozaukee County, Wisconsin. More particularly described as follows:

Commencing at the NW corner of Lot 1 of said C.S.M. Number 0864820, said corner being on the easterly right of way line of Interstate Highway 43 and the point of beginning of lands to be described; thence N. 86°40'46" E., 940.86 feet; thence S. 01°49'13" E., 864.18 feet; thence N. 87°10'06" E., 460.13 feet to the westerly right of way line of Northwoods Road; thence S. 01°59'47" E., 70.03 feet along said westerly right of way line; thence S. 88°25'02" W., 1620.50 feet to the aforementioned easterly right of way line of Interstate Highway 43; thence along said right of way line as follows: N. 07°15'04" E., 291.39 feet; thence N. 09°17'46" E., 309.53 feet; thence N. 19°58'36" E., 245.33 feet; thence Northeasterly, 78.90 feet along the arc of a non-tangent 4306.84 foot curve to the right whose chord bears N. 15°05'40" E., 78.90 feet (incl. < = 01°02'59") to the point of beginning.

Said parcel contains 1,002,610 square feet +/- (23.02 acres +/-).

## EXHIBIT B

Description – Parcel to be re-zoned TND:

A parcel of land being part of Lot 1 and all of Lot 2, Lot 3 and Outlot 1 of C.S.M. Number 3665, recorded at Document Number 0864820, and Lot 1 of C.S.M. Number 3700, recorded at Document Number 0876993, and those portions previously dedicated for the right of way of Market Street, located in the NE 1/4 of the NE 1/4, the NW 1/4 of the NE 1/4, the SW 1/4 of the NE 1/4, the SE 1/4 of the NE 1/4, the NE 1/4 of the SE 1/4, the NW 1/4 of the SE 1/4, and the SE 1/4 of the SE 1/4, of Section 25, all in Township 11 North, Range 21 East, Village of Saukville, Ozaukee County, Wisconsin. More particularly described as follows:

Commencing at the NE corner of said Section 25-11-21, said corner being on the centerline of Northwoods Road; thence S. 01°59'47" E., 424.99 feet along the east line of the NE 1/4 of said Section 25-11-21 (centerline of Northwoods Road); thence S. 87°10'06" W., 40.00 feet to the westerly right of way line of Northwoods Road; thence S. 01°59'47" E., 70.03 feet to the point of beginning of lands to be described; thence continue S. 01°59'47" E., 1504.11 feet along said right of way line to the northerly line of Lot 2 of C.S.M. Number 2641, recorded at Document Number 0864820; thence S. 87°01'14" W., 1294.03 feet along said northerly line to the NW corner of Lot 2 of said C.S.M. Number 2641; thence S. 02°09'40" E., 663.78 feet along the westerly line of Lot 2 of said C.S.M. Number 2641 to the SW corner of Lot 2 of said C.S.M. Number 2641; thence N. 87°07'46" E., 465.16 feet along the southerly line of Lot 2 of said C.S.M. Number 2641 to the NW corner of Parcel 2 of C.S.M. Number 2943, recorded at Document Number 0570765; thence S. 02°27'28" E., 1120.09 feet along the westerly line of said C.S.M. Number 2943 to the SW corner Parcel 2 of said C.S.M. Number 2943; thence N. 87°06'30" E., 299.32 feet along the southerly line of Parcel 2 of said C.S.M. Number 2943 to the NW corner of Lot 4 of C.S.M. Number 1686, recorded at Document Number 0364938; thence S. 02°04'06" E., 260.00 feet along the westerly line of Lot 4 of said C.S.M. Number 1686 to the SW corner of Lot 4 of said C.S.M. Number 1686, said corner also being on the northerly line of Lot 1 of C.S.M. Number 2513, recorded at Document Number 0481675; thence S. 87°06'30" W., 46.40 feet along the northerly line of Lot 1 of said C.S.M. Number 2513 to the NW corner of Lot 1 of said C.S.M. Number 2513; thence S. 02°04'06" E., 195.00 feet along the westerly line of Lot 1 of said C.S.M. Number 2513; thence S. 87°55'54" W., 80.81 feet to the easterly right of way line of Market Street; thence along said right of way line as follows: Northwesterly, 63.27 feet along the arc of a 340.00 foot radius curve to the left whose chord bears N. 44°04'32" W., 63.17 feet (incl. <= 10°39'41"); thence N. 49°24'22" W., 276.68 feet; thence Northwesterly, 143.73 feet along the arc of a 260.00 foot radius curve to the right whose chord bears N. 33°34'08" W., 141.91 feet (incl. <= 31°40'28"); thence leaving said right of way line, N. 59°03'31" W., 56.53 feet; thence N. 46°02'46" W., 35.32 feet; thence N. 50°20'57" W., 23.71 feet; thence Northerly, 12.09 feet along the arc of a 340.00 foot radius curve to the right whose chord bears N. 00°44'54" W., 12.04 feet (incl. <= 02°01'43") to the SE corner of Outlot 1 of said C.S.M. Number 3665, said corner being on the northerly right of way line of Boettcher Drive; thence S. 86°55'59" W., 16.88 feet along the southerly line of Outlot 1 of said C.S.M. Number 3665 (northerly right of way line); thence continue along the southerly line of Outlot 1 of said C.S.M. Number 3665 as follows: N. 56°01'23" W., 50.12 feet; thence N. 41°10'59" W., 25.11 feet; thence N. 04°11'17" E., 49.09 feet; thence N. 56°25'58" W., 63.66 feet;

thence S. 77°43'26" W., 62.45 feet; thence S. 68°32'32" W., 29.18 feet; thence S. 74°34'40" W., 22.35 feet; thence N. 67°10'11" W., 35.03 feet to the SW corner of Outlot 1 of said C.S.M. Number 3665; thence N. 02°10'34" W., 97.52 feet along the westerly line of Outlot 1 of said C.S.M. Number 3665 to the SE corner of Lot 1 of said C.S.M. Number 3700; thence along the southerly line of Lot 1 of said C.S.M. Number 3700 as follows: N. 75°38'00" W., 403.29 feet; thence N. 89°13'20" W., 144.81 feet to the SW corner of Lot 1 of said C.S.M. Number 3700, said corner being on the easterly right of way line of Interstate Highway 43; thence along said right of way line as follows: N. 10°07'27" W., 41.41 feet; thence N. 06°10'05" W., 989.47 feet; thence N. 02°33'38" E., 395.77 feet; thence N. 10°00'40" E., 421.22 feet; thence N. 07°15'04" E., 1166.47 feet; thence leaving said right of way line, N. 88°25'02" E., 1620.50 feet to the point of beginning.

Said parcel contains 4,223,086 square feet +/- (96.95 acres +/-).

