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3 **ORDINANCE BY THE RACINE COUNTY ECONOMIC DEVELOPMENT AND LAND**
4 **USE PLANNING COMMITTEE TO REZONE FROM A-3 GENERAL FARMING**
5 **DISTRICT III TO M-3 HEAVY INDUSTRIAL DISTRICT**

6
7 **SECTION 34, T3N, 20E, TOWN OF DOVER**

8
9 **OWNER: STEVEN B. AMENT**

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11 **APPLICANT: CONSERV FS**

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13 **AN ORDINANCE TO AMEND** that Certain Ordinance Entitled RACINE COUNTY
14 ZONING ORDINANCE adopted December 2, 1969, found on pages 185 to 232 of the
15 **OFFICIAL PROCEEDINGS OF THE RACINE COUNTY BOARD OF SUPERVISORS**
16 **FOR THE YEAR 1969 as recodified May 28, 1991, by Ordinance 91-196.**

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18 **The County Board of Supervisors of the County of Racine ordains as follows:**
19 **Amend the Racine County Zoning Ordinance and change the zoning district for**
20 **the following described lands from A-3 General Farming District III to M-3 Heavy**
21 **Industrial District.**

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23 **PARCEL #1 LEGAL DESCRIPTION, Part of Parcel Id. No. 006032034003000**

24
25 **PART OF** the Northeast Quarter of the Northeast Quarter of Section 34,
26 Township 3 North, Range 20 East of the 4th Principal Meridian, Town of Dover, County
27 of Racine, State of Wisconsin and described as follows:

28 **COMMENCING** at the northeast corner of said Section 34;

29 **THENCE** South 02 degrees 33 minutes 04 seconds East, grid bearing from
30 North, Wisconsin Coordinate System, South Zone (NAD 27) along the east line of said
31 Northeast Quarter of the Northeast Quarter 374.96 feet;

32 **THENCE** South 87 degrees 26 minutes 56 seconds West at a right angle to the
33 previous described line 148.50 feet;

34 **THENCE** North 02 degrees 33 minutes 04 seconds West parallel with the east
35 line of said quarter quarter section 23.40 feet;

36 **THENCE** South 87 degrees 26 minutes 56 seconds West at a right angle to the
37 previously described line 46.60 feet to the POINT OF BEGINNING of the parcel to be
38 described;

39 **THENCE** North 02 degrees 33 minutes 04 seconds West at a right angle to the
40 previous described line 200.00 feet;

41 **THENCE** South 87 degrees 26 minutes 56 seconds West at a right angle to the
42 previously described line 1, 123.03 feet to the west line of the Northeast Quarter of the
43 Northeast Quarter of said section;

44 **THENCE** South 02 degrees 30 minutes 16 seconds East along the west line of
45 said quarter quarter section 248.30 feet;

46 **THENCE** North 87 degrees 26 minutes 56 seconds East 458.12 feet;

47 **THENCE** North 02 degrees 33 minutes 04 seconds West parallel with the east
48 line of said quarter quarter section 48.30 feet;

49 **THENCE** 87 degrees 26 minutes 56 seconds East 664.93 feet to the POINT OF
50 BEGINNING.

51 The parcel contains 5.7 acres, more or less.

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4 **PARCEL #2 LEGAL DESCRIPTION, Part of Parcel Id. No. 006032034020000**

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6 **PART OF** the Northwest Quarter of the Northeast Quarter of Section 34,
7 Township 3 North, Range 20 East of the 4th Principal Meridian, Town of Dover, County
8 of Racine, State of Wisconsin and described as follows:

9 **COMMENCING** at the northeast corner of said Section 34;

10 **THENCE** South 02 degrees 33 minutes 04 seconds East, bearing from North,
11 Wisconsin Coordinate System, South Zone (NAD 27) along the east line of said
12 Northeast Quarter of the Northeast Quarter 374.96 feet;

13 **THENCE** South 87 degrees 26 minutes 56 seconds West at a right angle to the
14 previous described line 148.50 feet;

15 **THENCE** North 02 degrees 33 minutes 04 seconds West parallel with the east
16 line of said quarter quarter section 23.40 feet;

17 **THENCE** South 87 degrees 26 minutes 56 seconds West at a right angle to the
18 previously described line 46.60 feet;

19 **THENCE** North 02 degrees 33 minutes 04 seconds West at a right angle to the
20 previous described line 200.00 feet;

21 **THENCE** South 88 degrees 03 minutes 28 seconds West parallel with the north
22 line of said quarter quarter section 1,123.09 feet to the west line of the Northeast
23 Quarter of the Northeast Quarter of said section and the POINT OF BEGINNING of the
24 parcel to be described;

25 **THENCE** continue South 88 degrees 03 minutes 28 seconds West parallel with
26 the north line of said quarter quarter section 30.00 feet;

27 **THENCE** South 02 degrees 30 minutes 16 seconds East parallel with the west
28 line of said quarter quarter section 466.28 feet to a point on the north line of the
29 Chicago, Milwaukee, St. Paul and Pacific Railway;

30 **THENCE** North 81 degrees 39 minutes 04 seconds East 30.16 feet along the
31 north line of said railroad right of way to the west line of the Northeast Quarter of the
32 Northeast Quarter of said section;

33 **THENCE** North 02 degrees 30 minutes 16 seconds West along the west line of
34 said quarter quarter section 464.39 feet to the POINT OF BEGINNING.

35 The parcel contains 0.32 acres, more or less.

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38 **The official Racine County Zoning Map is hereby amended to conform to this**
39 **ordinance.**

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41 **The Racine County Clerk is directed to transmit duplicate copies of this**
42 **ordinance by registered mail to the Dover Town Clerk within seven (7) days after**
43 **this ordinance is adopted.**

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46 Respectfully submitted,

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48 1st Reading _____

**ECONOMIC DEVELOPMENT & LAND USE
PLANNING COMMITTEE**

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50 2nd Reading _____

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5 **BOARD ACTION**

6 Adopted _____
7 For _____
8 Against _____
9 Absent _____

David Cooke, Chairman

Robert D. Grove, Vice-Chairman

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11 **VOTE REQUIRED: Majority**

Thomas Roanhouse, Secretary

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13 Prepared by:
14 Public Works & Development
15 Services Department

Thomas Pringle

Monte G. Osterman

Tom Hincz

Mark Gleason

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26 **The foregoing legislation adopted by the County Board of Supervisors of Racine**
27 **County, Wisconsin, is hereby:**

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29 **Approved:** _____

30 **Vetoed:** _____

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32 **Date:** _____,

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35 _____
Jonathan Delagrave, County Executive

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38 **FISCAL NOTE - NOT APPLICABLE**

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40 **NOTE:** The Committee recommended approval of this petition as this
41 rezoning is consistent with the existing 2035 Comprehensive Plan
42 and this rezoning is compatible with surrounding zoning.
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