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3
4 ORDINANCE BY THE RACINE COUNTY ECONOMIC DEVELOPMENT AND LAND USE
5 PLANNING COMMITTEE TO REZONE FROM B-3 COMMERCIAL SERVICE DISTRICT
6 AND M-2 GENERAL INDUSTRIAL DISTRICT TO M-3 HEAVY INDUSTRIAL
7 DISTRICT

8
9 SECTION 32, T4N, R22E, TOWN OF CALEDONIA

10
11 APPLICANT: DIMITRI ROUPAS

12
13 AN ORDINANCE TO AMEND that Certain Ordinance Entitled RACINE COUNTY
14 ZONING ORDINANCE adopted December 2, 1969, found on pages 185 to
15 232 of the OFFICIAL PROCEEDINGS OF THE RACINE COUNTY BOARD OF
16 SUPERVISORS FOR THE YEAR 1969 as recodified May 28, 1991, by
17 Ordinance 91-196.

18
19 The County Board of Supervisors of the County of Racine ordains as
20 follows: Amend the Racine County Zoning Ordinance and change the
21 zoning district for the following described lands from B-3
22 commercial service district and M-2 general industrial district to
23 M-3 heavy industrial district

24
25 A TRACT OF LAND BEING A PART OF the northeast ¼ and the
26 southeast ¼ of the southeast ¼ of Section 32, Town 4 North, Range
27 22 east, located in the Town of Caledonia, County of Racine, State
28 of Wisconsin, bounded and described as follows:

- 29
- 30 COMMENCING at the east ¼ corner of said section;
- 31 THENCE south 01°16'36" east for a distance of 1163.48 feet,
- 32 along the east line of said ¼ section, to a point;
- 33 THENCE north 71°43'28" west for a distance of 78.69 feet, to a
- 34 point;
- 35 THENCE south 10°33'16" east for a distance of 193.30 feet, to
- 36 the point of beginning;
- 37 THENCE south 10°33'16" east for a distance of 428.93 feet, to
- 38 a point;
- 39 THENCE south 83°57'00" west for a distance of 249.18 feet, to
- 40 a point;
- 41 THENCE north 10°33'16" west for a distance of 378.49 feet, to
- 42 a point;
- 43 THENCE north 89°56'09" east for a distance of 104.76 feet, to
- 44 a point;
- 45 THENCE north 00°03'51" west for a distance of 80.45 feet, to a
- 46 point;
- 47 THENCE south 87°58'42" east for a distance of 133.96 feet, to
- 48 the point of beginning.

49 TOGETHER WITH AND SUBJECT TO covenants, easements, and
50 restrictions of record.

51 SAID PROPERTY CONTAINS 2.335 acres, more or less.

4 The applicant is providing a restrictive covenant on this parcel
5 which will limit the approved M-3 uses to truck parking.

6
7 The official Racine County Zoning Map is hereby amended to conform
8 to this ordinance.

9
10 The Racine County Clerk is directed to transmit duplicate copies of
11 this ordinance by registered mail to the Caledonia Town Clerk
12 within seven (7) days after this ordinance is adopted.

13
14
15 Respectfully submitted,
16 ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

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19
20 Jeff Halbach, Chair Thomas Pringle, Vice Chair

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24 Q. A. Shakoor, II, Secretary Karen A. Nelson

25
26
27
28 Mark M. Gleason Michael J. Miklasevich

29
30
31
32 Robert D. Grove

33
34
35
36 VOTE REQUIRED: MAJORITY

BOARD ACTION:

37
38 1st Reading _____

Adopted

39
40 2nd Reading _____

For
Against
Absent

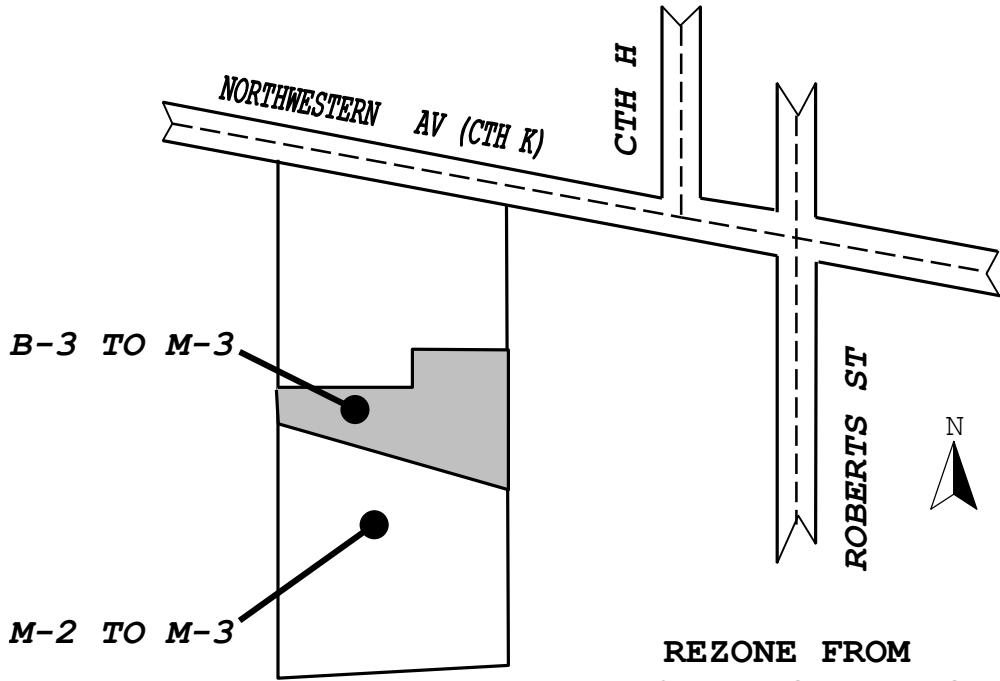
41
42
43
44 The Certificate of Publication, in compliance with State Statutes,
45 is available at Racine County Planning.

46
47 FISCAL NOTE - NOT APPLICABLE

48
49 NOTE: to provide for the overnight (up to 72 hours) parking of
50 trucks, including semi-tractors and trailers

51
52 NOTE: The Committee recommended approval of this petition as
53 this rezoning will not adversely affect the surrounding
54 property values and this rezoning is consistent with
55 overall local ordinances and zoning plans as identified
56 by staff.
57
58

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6



B-3 TO M-3

M-2 TO M-3

SEC 32 - T4N - R22E
TOWN OF CALEDONIA

REZONE FROM
M-2 & B-3 TO M-3
(CONTAINS 3.425 AC)