

## ORDINANCE 2015-2

### AN ORDINANCE REZONING CERTAIN LANDS OWNED BY MARK FILLBACK AND BY FERRELGAS, LP IN THE CITY OF RICHLAND CENTER FROM THE C-G GENERAL BUSINESS DISTRICT TO THE IND INDUSTRIAL DISTRICT

The Common Council of the City of Richland Center, Wisconsin does ordain as follows:

#### **SECTION 1:**

The zoning map incorporated in Chapter 400 of the Code of Ordinances of the City of Richland Center is amended to remove the following described lands from the C-G General Commercial Zoning District and to place them into the IND Industrial Zoning District:

#### **Property No. 1:**

Tax parcel no. 276-2723-1000

Present Owner: Mark Fillback

Lot One (1) Richland County Certified Survey Map No. 489, recorded in the Register of Deeds office for Richland County, Wisconsin, on February 25, 2003, in Volume 4 of CSM's pages 206-207, as Document No, 255144. Being located partly in the Northwest Quarter (NW  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) and partly in the Southwest Quarter (SW  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) of Section 27, Town 10 North, Range 1 East, City of Richland Center, Richland County, Wisconsin, EXCEPT THAT PORTION described in Quit Claim Deed recorded on August 25, 1998, in Volume 294 of Records, page 472, as Document No. 230172.

#### **Property No. 2:**

Tax parcel no. 276-2811-5000

Present Owner: Mark Fillback

#### **Parcel I:**

A part of the Northwest Quarter (NW  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) of Section Twenty-seven (27) and a part of the Northeast Quarter (NE  $\frac{1}{4}$ ) of the Northeast Quarter (NE  $\frac{1}{4}$ ) of Section Twenty-eight (28), Township Ten (10) North, Range One (1) East, Richland County, Wisconsin, described as follows:

Commencing at the Northeast corner of the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) of said Section Twenty-seven (27);  
Thence South 460 feet along the East line of said Southeast Quarter (SE  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) to the Southerly Right-of-way limit of United States

Highway "14";  
Thence North 74° 03' West, 791 feet along a chord of a curve of said Southerly Right-of-way limit to a point on said Southerly Right-of-way limit;  
Thence North 74° 03' West, 300 feet along a chord of a curve of said Southerly Right-of-way limit to a point on said Southerly Right-of-way limit;  
Thence North 79° 57' West 225 feet along a chord of a curve of said Southerly Right-of-way limit to a point on said Southerly Right-of-way limit;  
Thence North 76° 26' West 1,131.20 feet along said Southerly Right-of-way limit to the Point of Beginning;  
Thence North 76° 26' West 443 feet along said Southerly Right-of-way limit to the Easterly Right-of-way limit of Foundry Drive;  
Thence South 1° 47' West 171.48 feet along said Easterly Right-of-way limit to the Northerly Right-of-way limit of the Chicago, Milwaukee, St. Paul & Pacific Railroad;  
Thence Easterly along said Northerly Right-of-way limit to a point which is South 2° 07' West 129.9 feet of the point of beginning;  
Thence North 2° 07' East, 129.9 feet to the Point of Beginning;

EXCEPT: All that part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Twenty-eight (28) and that part of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Twenty-seven (27), bounded and described as follows:

Commencing at the Northwest corner of said Section Twenty-seven (27);  
Thence South 00° 15' 32" East, 1166.30 feet along the West Line of the Northwest Quarter (NW ¼) of said Section Twenty-seven (27) to a point on the North Right-of-way of an existing Railroad;  
Thence North 81° 35' 31" West, 18.27 feet along the North Railroad Right-of-way to the Point of Beginning;  
Thence North 15° 12' 50" East, 155.08 feet to a point on the South Right-of-way of United States Highway "14";  
Thence South 76° 26' 00" East, 280.48 feet along said Highway Right-of-way;  
Thence South 02° 07' 00" West, 129.56 feet to a point on the North Right-of-way of an existing Railroad;  
Thence North 81° 35' 31" West, 311.82 feet along said North Railroad Right-of-way to the Point of Beginning.

ALSO EXCEPTING THEREFROM those portions conveyed to the State of Wisconsin, Department of Transportation for highway purposes in Deed by corporation from Wilson Motors, Inc. to State of Wisconsin, Department of Transportation dated November 11, 1983 and recorded on December 1, 1983 in Volume 170 of Records on page 270-271 as Document No. 181248

Parcel II:

A part of the West One-half (W ½) of the Northwest Quarter (NW ¼) of Section

Twenty-seven (27), and a part of the East One half (E ½) of the Northeast Quarter (NE ¼) of Section Twenty-eight (28) all in Township Ten (10) North, Range One (1) East Richland County, Wisconsin, described as follows:

Commencing at a point which is South 460 feet to the Southerly right-of-way of U.S. Highway "14" North 74° 03' West 1,091 feet along said Southerly right-of-way, North 79° 57' West 225 feet along said Southerly right-of-way, North 76° 26' West 1131.20 feet along said Southerly right-of-way and South 2° 07' West 229.90 feet to the Southerly right-of-way limit of the Chicago, Milwaukee, St. Paul and Pacific Railroad of the Northeast Corner of the Southeast quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Twenty-seven (27);  
Thence North 81° 36' West 220 feet along said railroad right-of-way limit;  
Thence Northwesterly along said railroad right-of-way limit to the intersection of said railroad right-of-way limit with the East line of Foundry Drive in the City of Richland Center;  
Thence South 1° 26' West 100 feet along the Easterly side of said Foundry Drive;  
Thence Southeasterly to a point which is South 2° 07' West 100 feet and North 81° 36' West 220 feet of the point of commencement;  
Thence South 81° 36' East 220 feet;  
Thence North 2° 07' East 100 feet to the point of commencement.

**Property No. 3:**

Tax parcel no. 276-2722-1000  
Present Owner: Ferrellgas, LP

All that part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 28 and that part of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 27, all in Township 10 North, Range 1 East, City of Richland Center, Richland County, Wisconsin, bounded and described as follows:  
Commencing at the Northwest Corner of said Section 27;  
Thence South 00° 15' 32" East, 1166.30 feet along the West Line of the Northwest Quarter (NW ¼) of said Section 27 to a point on the North Right-of-Way of an existing Railroad;  
Thence North 81° 35' 31" West, 18.27 feet along the North Railroad Right-of-Way to the Point of Beginning;  
Thence North 15° 12' 50" East, 155.08 feet to a point on the South Right-of-Way of United States Highway "14";  
Thence South 76° 26' 00" East, 280.48 feet along said Highway Right-of-Way;  
Thence South 02° 07' 00" West, 129.56 feet to a point on the North Right-of-Way of an existing Railroad;  
Thence North 81° 35' 31" West, 311.82 feet along said North Railroad Right-of-Way to the point of Beginning; containing 0.96 acre of land.

**SECTION 2:**

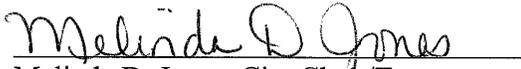
This ordinance shall be in full force and effect from and after its passage and publication.

Enacted the 3<sup>rd</sup> day of February, 2015

A handwritten signature in cursive script, appearing to read "P. F. Corcoran", written over a horizontal line.

Paul F. Corcoran, Mayor

ATTEST:

A handwritten signature in cursive script, appearing to read "Melinda D. Jones", written over a horizontal line.  
Melinda D. Jones, City Clerk/Treasurer