

**CITY OF RICE LAKE  
COMMON COUNCIL  
BARRON COUNTY, WISCONSIN**

**ORDINANCE NO. 22-04**

**AN ORDINANCE TO CHANGE A ZONING DISTRICT DESIGNATION**

The Common Council of the City of Rice Lake, Wisconsin, hereby ordains as follows:

1. The zoning district designation for the property described in the attached Exhibit A (the “Property”) shall be changed from Agricultural Transition (AT) and Agricultural (A) to Estate Residential (RE) and General Commercial (C) as shown in the attached Exhibit B.
2. The City Zoning Map shall be changed to reflect the change in the zoning district designation of the Property set forth in this Ordinance.
3. Except as amended, the City Zoning Map and the zoning ordinance are hereby reaffirmed in their entirety.
4. This Ordinance shall take effect after its passage and publication as provided by law.
5. If any provisions of this Ordinance or any application of this Ordinance to any person or circumstance is found to be invalid or unconstitutional, such a finding shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid or unconstitutional provision or applications.

Adopted by the Common Council on July 26, 2022.

CITY OF RICE LAKE

By: \_\_\_\_\_

Justin Fonfara, Mayor

Attest: \_\_\_\_\_

Kathleen V. Morse, City Clerk-Treasurer

Published: August 22, 2022

**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PROPERTY**

A parcel of land being part of the NE 1/4 of the NE 1/4, part of the NW 1/4 of the NE 1/4, and part of Lot 1, Certified Survey Map Number 6329, Volume 42, Page 59, Document Number 834069, all located in Section 31, Township 35 North, Range 11 West, Extraterritorial Jurisdiction of City of Rice Lake, Town of Rice Lake, Barron County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 31;  
thence on the north line of said Section 31, S88°18'34"E 1295.42 feet to the Point of Beginning;  
thence continuing on said north line, S88°18'34"E 1208.49 feet to a point of intersection with the westerly Right of Way of a Town Road;  
thence leaving said north line and on said westerly Right of Way, S02°48'46"E 32.01 feet to a rebar;  
thence S21°53'37"E 243.05 feet to a rebar;  
thence S00°54'12"E 537.52 feet to a rebar;  
thence S89°39'42"W 17.11 feet to a rebar;  
thence S00°47'06"E 487.30 feet to an iron bar;  
thence leaving said westerly Right of Way, N88°34'58"W 679.72 feet to an iron bar;  
thence N01°25'02"E 33.00 feet to an iron bar;  
thence N19°18'06"E 322.14 feet to an iron bar;  
thence N01°23'50"W 353.16 feet to an iron bar;  
thence N88°35'17"W 580.80 feet to an iron bar;  
thence N27°45'03"W 293.72 feet to an iron bar;  
thence N00°00'00"E 336.81 feet to the Point of Beginning.

Said parcel contains 1,155,524 square feet, subject to all easements and restrictions of record.

**AND**

A parcel of land being part of the NE 1/4 of the NE 1/4, part of the NW 1/4 of the NE 1/4, part of the SW 1/4 of the NE 1/4, and part of Lot 1, Certified Survey Map Number 6329, Volume 42, Page 59, Document Number 834069, all located in Section 31, Township 35 North, Range 11 West, Extraterritorial Jurisdiction of City of Rice Lake, Town of Rice Lake, Barron County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 31;  
thence on the north line of said Section 31, S88°18'34"E 511.38 feet to the Point of Beginning;  
thence continuing on said north line, S88°18'34"E 784.04 feet to a point;  
thence leaving said north line, S00°00'00"W 336.81 feet to an iron bar;  
thence S27°45'03"E 293.72 feet to an iron bar;  
thence S88°35'17"E 580.80 feet to an iron bar;

thence S01°23'50"E 353.16 feet to an iron bar;  
thence S19°18'06"W 322.14 feet to an iron bar;  
thence S01°25'02"W 33.00 feet to an iron bar;  
thence N88°34'58"W 582.06 feet to an iron pipe;  
thence S00°59'46"E 391.43 feet to an iron pipe;  
thence N86°48'45"W 176.04 feet to an iron pipe;  
thence N00°45'29"W 524.11 feet to an iron pipe;  
thence N23°04'16"W 830.23 feet to an iron pipe;  
thence N89°01'15"W 323.65 feet to an iron pipe;  
thence N00°37'18"E 398.06 feet to the Point of Beginning.

Said parcel contains 1,123,854 square feet, subject to all easements and restrictions of record.

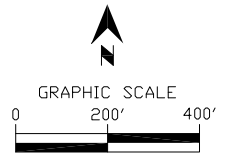
**EXHIBIT B**  
**MAPS OF THE PROPERTY**

See Attached.

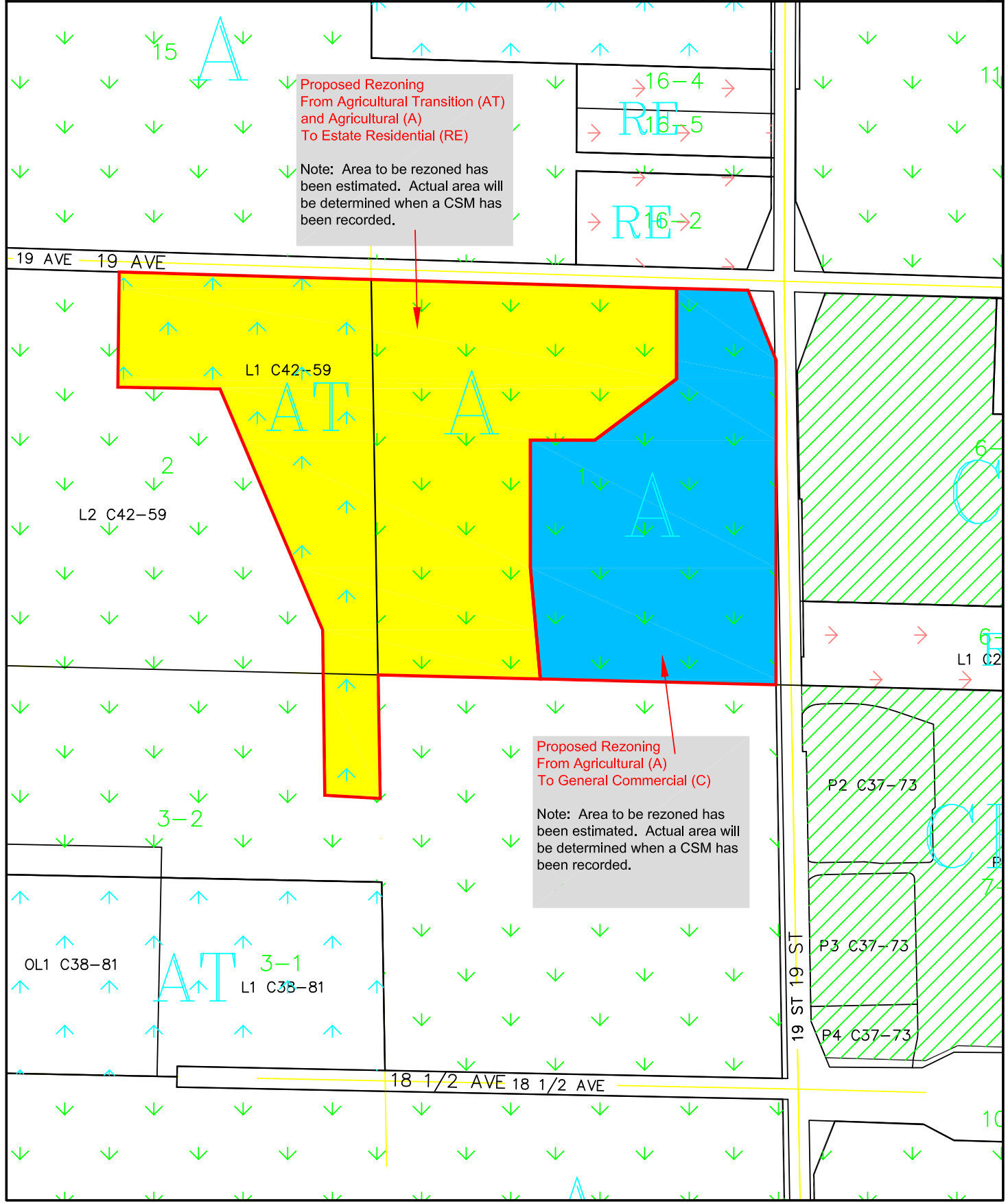


# Proposed Rezoning -- Ordinance #22-04

From Agricultural Transitional (AT) and Agricultural (A)  
To Estate Residential (RE) and General Commercial (C)  
For: Allen Schneider, 1893 19 Avenue



City of Rice Lake, ADC, 6/9/2022, Schneider Ord #22-04.dwg



**Proposed Rezoning**  
From Agricultural Transition (AT)  
and Agricultural (A)  
To Estate Residential (RE)

Note: Area to be rezoned has been estimated. Actual area will be determined when a CSM has been recorded.

**Proposed Rezoning**  
From Agricultural (A)  
To General Commercial (C)

Note: Area to be rezoned has been estimated. Actual area will be determined when a CSM has been recorded.

15  
A

16-4  
RE  
16-5  
RE  
16-2

19 AVE 19 AVE

L1 C42-59  
AT  
A  
L2 C42-59  
1  
2  
3-2

6  
C

L1 C2

P2 C37-73  
C  
P3 C37-73  
P4 C37-73

OL1 C38-81  
AT  
L1 C38-81  
3-1

18 1/2 AVE 18 1/2 AVE

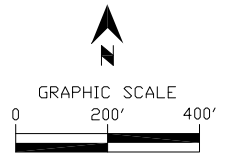
19 ST 19 ST

10

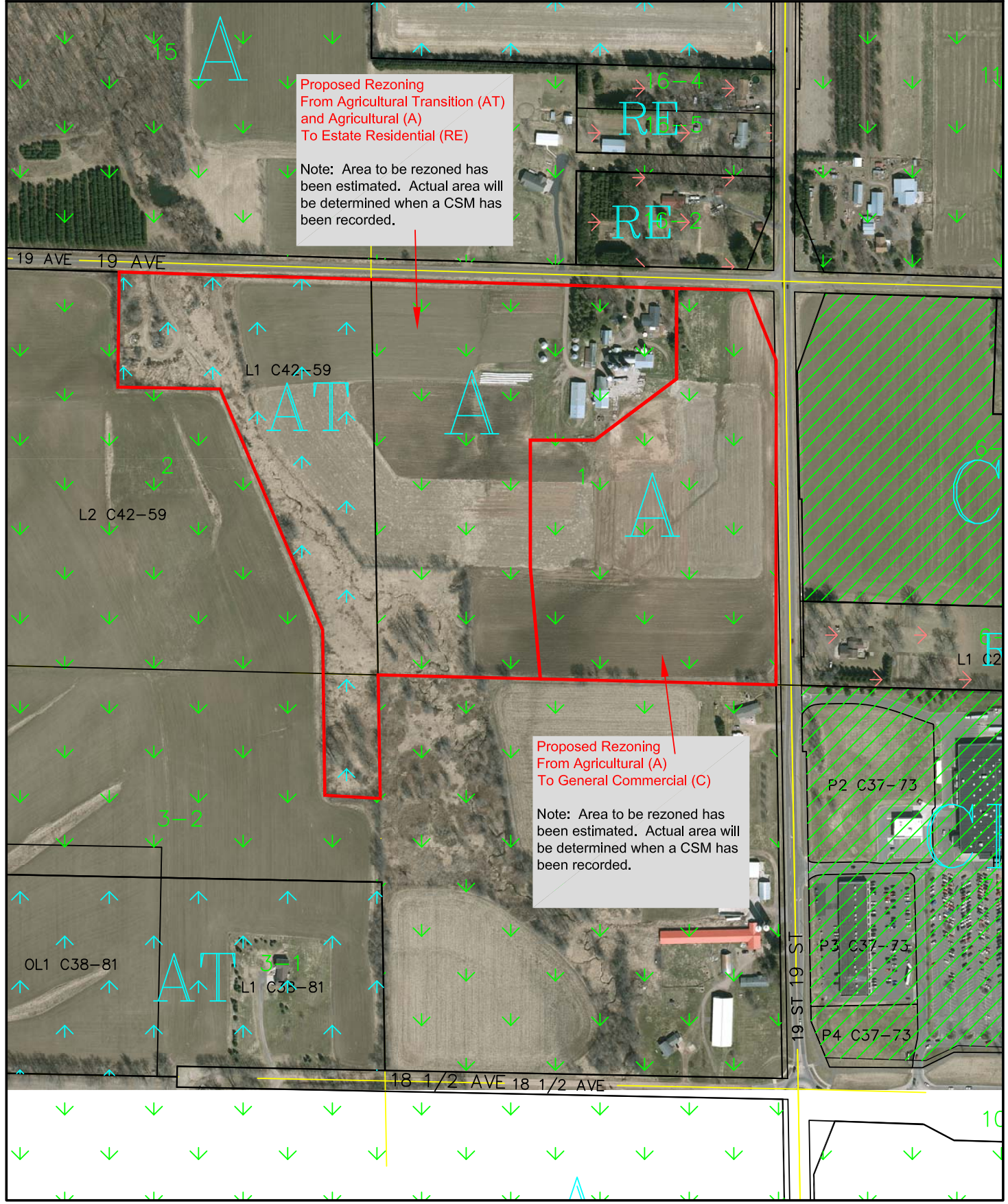


# Proposed Rezoning -- Ordinance #22-04

From Agricultural Transitional (AT) and Agricultural (A)  
To Estate Residential (RE) and General Commercial (C)  
For: Allen Schneider, 1893 19 Avenue



City of Rice Lake, ADC, 6/9/2022, Schneider Ord #22-04.dwg



**Proposed Rezoning  
From Agricultural Transition (AT)  
and Agricultural (A)  
To Estate Residential (RE)**

Note: Area to be rezoned has been estimated. Actual area will be determined when a CSM has been recorded.

**Proposed Rezoning  
From Agricultural (A)  
To General Commercial (C)**

Note: Area to be rezoned has been estimated. Actual area will be determined when a CSM has been recorded.

19 AVE 19 AVE

L1 C42-59

L2 C42-59

OL1 C38-81

L1 C38-81

18 1/2 AVE 18 1/2 AVE

P2 C37-73

P3 C37-73

P4 C37-73

19 ST 19 ST

L1 C2

10