



DOOR COUNTY

**AMENDATORY ZONING ORDINANCE 2016 - 11
AMENDMENT TO THE ZONING MAP OF GARDNER**

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The Door County Board of Supervisors, pursuant to Section 59.69(5)(e), Wisconsin Statutes, does hereby ordain an amendment to the detailed zoning map of the Town of Gardner for Tax Parcel # 012-02-18272431A to change the parcel that is currently zoned Single Family Residential 20,000 (SF20) & General Agricultural (GA) to Small Estate (SE).

Tax Parcel # 012-02-18272431A, situated in the Town of Gardner, County of Door, State of Wisconsin and more particularly described in *Exhibit A*, Warranty Deed, Doc #: 796074, attached hereto and incorporated herein by reference as if set forth in full.

See the map attached hereto and incorporated herein by reference.

Pursuant to Section 59.69(5)e.6., Wisconsin Statutes, this ordinance shall take effect on the 41st day after the date of enactment.

**SUBMITTED BY:
Resource Planning Committee**

Kenneth Fisher, Chair

Mark Moeller

Susan Kohout

David Enigl

Don Sitte

21

ROLL CALL Board Members	Aye	Nay	Exc.
AUSTAD	X		
BACON	X		
D. ENGLEBERT	X		
R. ENGLEBERT	X		
ENIGL	X		
FISHER	X		
GUNNLAUGSSON	X		
HAINES			X
HALSTEAD	X		
KOCH	X		
KOHOUT	X		
LIENAU	X		
LUNDAHL	X		
MOELLER	X		
NEINAS	X		
ROBILLARD	X		
SCHULTZ	X		
SITTE	X		
SOHNS	X		
VIRLEE	X		
WAIT		X	

BOARD ACTION
Vote Required: Majority Roll Call Vote of a Quorum

Motion to Approve Adopted Defeated

1st Fisher 2nd Sitte

Yes: 19 No: 1 Exc: 1

Reviewed by: , Corp. Counsel

Reviewed by: _____ , Administrator

Certification:
I, Jill M. Lau, Clerk of Door County, hereby certify that the above is a true and correct copy of an ordinance that was enacted on the 28th day of June, 2016 by the Door County Board of Supervisors.

Jill M. Lau
County Clerk, Door County

COUNTERSIGNED

Dave Lienau, Chairman
Door County Board of Supervisors

Effective Date _____

Zellner Re-zone
Proposed: SF20/GA to SE
#012-02-18272431A

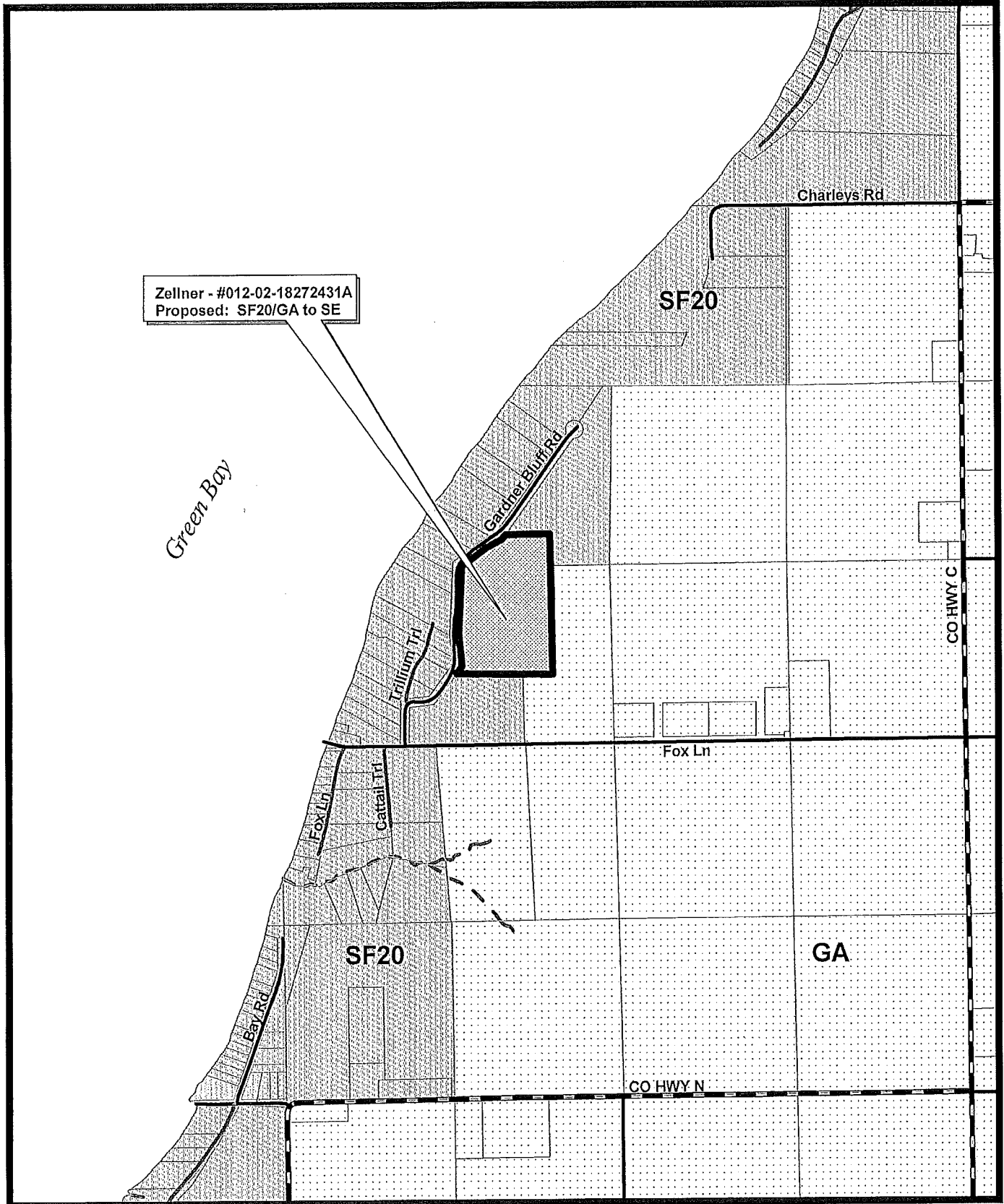


EXHIBIT
A

DOC#: 796074



WARRANTY DEED

Recorded
JUNE 1, 2016 AT 03:18PM

THIS DEED, made between Timothy J. Zellner, a single person and Tricia E. Dufek, formerly known as Tricia E. Zellner, a single person, Grantors, and Aaron Floor and Michele Floor, husband and wife, as survivorship marital property, Grantees,

CAREY PETERSILKA
REGISTER OF DEEDS
DOOR COUNTY, WI

WITNESSETH, that the said Grantors for a valuable consideration of One Dollar (\$1.00) and other good and valuable consideration, convey to Grantees the following described real estate in Door County, State of Wisconsin:

Fee Amount Paid: \$30.00
Transfer Fee Paid: \$930.00
WHZ: W-1

See attached Exhibit A.

Tract Indexed

RETURN TO: **PENINSULA TITLE**

Bay Title & Abstract, Inc.
345 South Monroe Avenue
Green Bay, WI 54301

012-02-18272431A
Parcel Identification Number

This is not homestead property.

Together with all and singular hereditaments and appurtenances thereunto belonging; and the Grantors warrant that the title is good, indefeasible in fee simple and free and clear of encumbrances, except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing, and will warrant and defend the same.

DATED this 31 day of May, 2016.

Timothy J. Zellner

Tricia E. Dufek f/k/a Tricia E. Zellner

AUTHENTICATION

ACKNOWLEDGMENT

Signatures of Timothy J. Zellner and Tricia E. Dufek f/k/a Tricia E. Zellner authenticated this _____ day of _____, 2016.

STATE OF WISCONSIN : Seal
: SS. Affixed
COUNTY OF Door :

(Print Name)
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____ authorized by
§706.06, Wis. Stats.)

Personally came before me this 31 day of May, 2016, the above-named Timothy J. Zellner and Tricia E. Dufek f/k/a Tricia E. Zellner, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY:
Attorney John F. Hager
Hager, Dewick & Zuengler, S.C.
As Scrivener Only; Per Legal Description Provided

(Print Name)
Notary Public, State of Wisconsin
My Commission: 12-18-2016



EXHIBIT A

LEGAL DESCRIPTION

A parcel of land located in Government Lot Two (2) and Government Lot Three (3), Section Eighteen (18), Township Twenty-seven (27) North, Range Twenty-four (24) East, in the Town of Gardner, Door County, Wisconsin, described as follows:

Commencing at the center of said Section 18; thence South 00 deg. 27 min. 48 sec. West 1313.74 feet along the East line of the SW 1/4 of Section 18; thence North 89 deg. 02 min. 42 sec. West 450.16 feet; thence North 00 deg. 27 min. 48 sec. East 537.44 feet to a found 1 inch steel pipe and point of beginning of lands to be described; thence continuing North 00 deg. 27 min. 48 sec. East 1021.50 feet to a found 1 inch steel pipe; thence North 89 deg. 02 min. 42 sec. West 328.41 feet to a found 1 inch steel pipe located on the easterly right of way of Gardner Bluff Road; thence along said right of way as follows: South 37 deg. 14 min. 46 sec. West 38.83 feet; thence South 62 deg. 28 min. 56 sec. West 134.45 feet to a found 1 inch steel pipe; thence South 55 deg. 13 min. 39 sec. West 233.69 feet; thence South 04 deg. 11 min. 45 sec. West 499.09 feet to a found 1 1/4 inch steel pipe; thence South 03 deg. 51 min. 37 sec. East 241.21 feet to a found 1 1/4 inch steel pipe; thence South 37 deg. 45 min. 45 sec. West 63.64 feet to a found 1 inch steel pipe; thence leaving said right of way South 89 deg. 02 min. 42 sec. East 714.15 feet to the point of beginning.

The above legal description is pursuant to a survey by Michael G. McCarty, Professional Land Surveyor, dated May 24, 2016. This tract was formerly known and described as:

A tract of land in Government Lots Two (2) and Three (3), Section Eighteen (18), Township Twenty-seven (27) North, Range Twenty-four (24) East, in the Town of Gardner, Door County, Wisconsin, described as follows:

Commencing at the center of said Section 18, which is marked by a Door County Monument and is the point of real beginning; thence South 0 deg. 07 min. 15 sec. West along the quarter section line 1,313.94 feet to the Southeast corner of Government Lot 3; thence North 89 deg. 23 min. 15 sec. West along the South line of Government Lot 3, 1,532.97 feet; thence North 2 deg. 16 min. East, 289.01 feet; thence North 85 deg. 16 min. East, 185.65 feet; thence North 37 deg. 26 min. East, 351.13 feet; thence North 4 deg. 14 min. West, 241.20 feet; thence North 3 deg. 46 min. East, 499.31 feet; thence North 54 deg. 46 min. East, 233.75 feet; thence North 62 deg. 00 min. East, 131.31 feet; thence North 36 deg. 54 min. 30 sec. East, 916.33 feet; thence run along a curve to the right and left with radius of 66.00 feet, central angle of 150 deg. 00 min., length of 172.79 feet, with main chord bearing North 21 deg. 54 min. 30 sec. East, 127.50 feet; thence North 36 deg. 54 min. 30 sec. East, 325.49 feet to an existing fence line; thence South 88 deg. 07 min. East along said fence line 68.22 feet to an existing iron pipe; thence South 2 deg. 28 min. 50 sec. West along the East line of Government Lot 2, 1,330.89 feet to the point of real beginning.

EXCEPTING THEREFROM: Part of Government Lots 2 and 3 in the SW 1/4 of Section 18, Township 27 North, Range 24 East, Town of Gardner, Door County, Wisconsin described as follows:

Commencing at the center of said section, which is marked by an aluminum Door County monument, said point being the point of beginning; thence South 00 deg. 07 min. 15 sec. West along the East line of said SW 1/4 1313.74 feet to the Southeast corner of Government Lot 3; thence North 89 deg. 23 min. 15 sec. West 450.00 feet; thence North 00 deg. 07 min. 15 sec. East 1558.71 feet; thence North 89 deg. 23 min. 15 sec. West 328.41 feet; thence North 36 deg. 54 min. 30 sec. East 874.14 feet to a point on a 66 foot cul-de-sac; thence Northeasterly 172.79 feet along the arc of said 66 foot radius cul-de-sac having an interior angle of 150 deg. 00 min. 00 sec., a chord of 127.50 feet bearing North 22 deg. 00 min. 58 sec. East; thence North 37 deg. 00 min. 58 sec. East 325.40 feet; thence South 88 deg. 04 min. 38 sec. East 68.26 feet; thence South 02 deg. 32 min. 42 sec. West 1329.30 feet to the point of beginning.

EXHIBIT

A

DOC# : 796074

FURTHER EXCEPTING THEREFROM: Part of Government Lot 3 in Section 18, Township 27 North, Range 24 East, Town of Gardner, Door County, Wisconsin described as follows:

Commencing at the center of said section, which is marked by an aluminum Door County monument; thence South 00 deg. 07 min. 15 sec. West along the 1/4 section line 1313.74 feet to the Southeast corner of Government Lot 3; thence North 89 deg. 23 min. 15 sec. West 450.00 feet to the point of beginning; thence continuing North 89 deg. 23 min. 15 sec. West 1084.75 feet to the East line of Gardner Bluff Road; thence North 02 deg. 22 min. 18 sec. East 289.82 feet; thence North 85 deg. 16 min. 00 sec. East 185.65 feet; thence North 37 deg. 25 min. 25 sec. East 287.55 feet; thence South 89 deg. 23 min. 15 sec. East 714.10 feet; thence South 00 deg. 05 min. 15 sec. West 537.21 feet to the point of beginning.