

Public Hearing Date: 11/20/2023

**ORDINANCE ADOPTING ZONING CHANGE
FOR 820 W. 17th Street**

WHEREAS, Badger State Ethanol, LLC ["Owner"] is the owner of 43.654 acres of real property located at 820 W. 17th Street (along with adjacent plots), Monroe with the legal description as described in Exhibit A, which is attached hereto and incorporated by reference ["Property"];

WHEREAS, the Property is currently zoned Light Industrial (LI) and the Owner has filed a petition on August 17, 2023 to change the zoning of the Property to Heavy Industrial (HI) as that zoning district is better suited for an ethanol plant than the Light Industrial zoning district. Heavy Industrial zoning districts tend to have more outdoor uses or storage, and there is usually greater potential for impact at the property line or greater safety considerations;

WHEREAS, the Plan Commission held a public hearing on October 11, 2023; and

WHEREAS, the Plan Commission for the City of Monroe has found that the City's comprehensive plan future land use map does not contain any parcel specific land use recommendation for this area and that no conflicts with the goals, objectives and policies of the comprehensive plan have been identified with the rezoning request. Therefore, the Plan Commission has recommended to the City Council in favor of approving such request to rezone the Property subject to Heavy Industrial.

WHEREAS, the Common Council finds that the Owner's petition to rezone the Property contains a complete application, is consistent with the City's Comprehensive Plan, and that it serves the public interest.

NOW THEREFORE, THE COMMON COUNCIL of the city of Monroe does ordain as follows:

SECTION 1: The zoning for the Property is hereby changed from Light Industrial Zoning District to Heavy Industrial Zoning District.

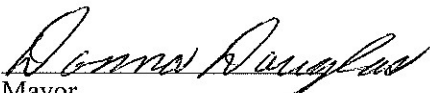
SECTION 2: All other guidelines, setbacks and uses identified in the Heavy Industrial Zoning District shall be applicable to the Property and shall for all purposes be the zoning regulations enforced.

SECTION 3: This ordinance shall be in full force on the day following its passage and official publication.

Dated the 20th day of November, 2023

Passed the 20th day of November, 2023

Published the 21st day of November, 2023



Mayor



City Clerk

EXHIBIT A

Legal Description of the Property includes the following three properties as follows:

Parcel A:

Legal Description: Lot 1 of Certified Survey Map No. 4817, as recorded in Volume 21 of Certified Survey Maps of Green County, Wisconsin, on Pages 159-161 as Document No. 560361.

Tax parcel #: 23251 2354.1303

Acres: 14.86

Parcel B:

Legal Description: Lot 1 of Certified Survey Map No. 3246, as recorded in Volume 12 of Certified Survey Maps of Green County, Wisconsin, on Pages 20-23 as Document No. 418262, in the Green County Register of Deeds Office, Green County, Wisconsin.

Tax parcel #: 23251 2354.1400

Acres: 27.87

Parcel C:

Legal Description: Lot 2 of Certified Survey Map No. 3246, as recorded in Volume 12 of Certified Survey Maps of Green County, Wisconsin, on Pages 20-23 as Document No. 418262, in the Green County Register of Deeds Office, Green County, Wisconsin.

Tax parcel #: 23251 2354.1500

Acres: 0.9240