

ORDINANCE NO. 2015-1103

AN ORDINANCE OF THE CITY OF WISNER, CUMING COUNTY, NEBRASKA, CHANGING THE ZONING DESIGNATION FROM AGRICULTURAL (A) TO RESIDENTIAL (R), COMMERCIAL (C), AND INDUSTRIAL ON LOTS OF RECORD, ALL IN THE CITY OF WISNER, CUMING COUNTY, NEBRASKA; AMENDING THE ZONING DISTRICT MAP OF THE CITY OF WISNER, NEBRASKA; AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WISNER, NEBRASKA:

Section 1. That the Agricultural (A) zoning designation be changed to Residential (R) zoning designation on the following described real estate, to wit:

TAX LOT 23 IN THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 23 NORTH, RANGE 5 EAST OF THE 6TH P.M., CUMING COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, COUNTRY SIDE ACRES ADDITION TO THE CITY OF WISNER; THENCE SOUTH ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 3, A DISTANCE OF 377.00 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 330.00 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH ON SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE WEST ON THE SOUTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.

And

A TRACT OF LAND LYING IN THE EAST HALF OF SECTION 12, TOWNSHIP 23 NORTH, RANGE 4 EAST OF THE SIXTH P.M., CUMING COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH ON THE EAST LINE OF SAID SECTION 12 TO THE SOUTHEAST CORNER OF LOT 1, REPLAT OF LOT 1, BLOCK 82, FIFTH ADDITION TO THE CITY OF WISNER; THENCE WEST ON THE NORTH LINE OF AVENUE E RIGHT OF WAY TO THE SOUTHWEST CORNER OF LOT 3, OF SAID REPLAT; THENCE NORTH ON THE WEST LINE OF SAID LOT 3 AND LOT 2 OF SAID REPLAT TO THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE WESTERLY ON SAID SOUTH LINE TO THE NORTHERLY LINE OF SCHULTZ SUBDIVISION; THENCE NORTHWESTERLY ON SAID NORTHERLY LINE TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH ON SAID WEST LINE TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF AVENUE H; THENCE SOUTHEASTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF 5TH STREET; THENCE CONTINUING SOUTHEASTERLY ON THE SOUTHEASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF AVENUE H TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE EAST ON SAID SOUTH LINE TO THE POINT OF BEGINNING.

Section 2. That the Agricultural (A) zoning designation be changed to Commercial (C) zoning designation on the following described real estate, to wit:

A TRACT OF LAND LYING IN THE EAST HALF OF SECTION 12, TOWNSHIP 23 NORTH, RANGE 4 EAST OF THE SIXTH P.M., CUMING COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 275; THENCE NORTHWESTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF LOT 4 OF THE REPLAT OF LOTS 3, 4, 5 AND 6 OF FELLER EAST 1ST SUBDIVISION; THENCE SOUTHWESTERLY ON THE EASTERLY LINE

OF SAID LOT 4 TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHWESTERLY ON THE SOUTHERLY LINE OF SAID LOT 4 TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE CONTINUING NORTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 5 OF THE REPLAT OF LOTS 3, 4, 5 AND 6 OF FELLER EAST 1ST SUBDIVISION; THENCE WEST ON THE SOUTH LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF SAID LOT 5 AND THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12 TO THE NORTHERLY LINE OF AVENUE E; THENCE SOUTHEASTERLY ON SAID NORTHERLY LINE TO THE SOUTHEAST CORNER OF LOT 2 OF TWENTIETH ADDITION TO THE CITY OF WISNER; THENCE CONTINUING EAST ON THE NORTH LINE OF SAID AVENUE E TO THE EAST LINE OF SAID SECTION 12; THENCE SOUTH ON SAID EAST LINE TO THE POINT OF BEGINNING.

Section 3. That the Agricultural (A) zoning designation be changed to Industrial (I) zoning designation on the following described real estate, to wit:

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 23 NORTH, RANGE 4 EAST OF THE SIXTH P.M., CUMING COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH ON THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY 275; THENCE NORTHWESTERLY ON SAID SOUTHERLY LINE TO THE NORTHEAST CORNER OF LOT 4 OF THE REPLAT OF LOTS 3, 4, 5 AND 6 OF FELLER 1ST SUBDIVISION; THENCE SOUTHWESTERLY ON THE EAST LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHWESTERLY ON THE SOUTHERLY LINE OF SAID LOT 4 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE CONTINUING NORTHWESTERLY TO THE NORTHEAST CORNER OF LOT 6B OF SAID REPLAT; THENCE WEST ON THE NORTH LINE OF SAID LOT 6B TO THE NORTHWEST CORNER OF SAID LOT AND THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH ON SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING.

Section 4. That the Zoning Map of the City of Wisner shall be amended to reflect this change in zoning designation for the above referenced tracts of land.

Section 5. That this ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form according to law.

PASSED AND APPROVED THIS 20<sup>TH</sup> DAY OF July 2015.

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MAYOR

ATTEST:

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ADMINISTRATOR/CLERK/TREASURER

(SEAL)