

**STATE OF WISCONSIN      VILLAGE OF RICHFIELD      WASHINGTON COUNTY**  
**ORDINANCE O2021-09-01**

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**AN ORDINANCE TO REZONE A PORTION OF PROPERTY IDENTIFIED BY TAX KEY:  
V10\_1209 FROM A-2, GENERAL AGRICULTURAL DISTRICT AND UC, UPLAND  
CONSERVANCY DISTRICT TO RS-1B, SINGLE FAMILY CLUSTER/OPEN SPACE  
RESIDENTIAL AND UC, UPLAND CONSERVANCY DISTRICT**

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WHEREAS, the property owner, Hartford Land Development d/b/a Kaerek Homes, is acting as the petitioner to rezone the following parcel of land, Tax Key: V10\_1209 from A-2, General Agricultural District and UC, Upland Conservancy District to Rs-1b, Single Family Cluster/Open Space Residential District and UC, Upland Conservancy District; and

WHEREAS, the property is proposed to be rezoned so the owner can develop a single-family subdivision; and

WHEREAS, this proposed rezoning is consistent with the Village's Future Land Use Map; and

WHEREAS, the rezoning petition has been submitted to the Village of Richfield Plan Commission for report and recommendation; and

WHEREAS, the required public notice of the public hearing has been provided consistent with Section 62.23 of the Wisconsin Statutes and the Village's zoning regulations; and

WHEREAS, the Village Board conducted a public hearing on September 16, 2021; and

WHEREAS, the Plan Commission has recommended to the Village Board that the rezoning change be made; and of the recommendation of the Plan Commission, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, having determined that the rezoning is consistent with the Village's Comprehensive Plan, and having based its determination on the effect of granting of said rezoning on the health, safety, and welfare for the community, and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as the impact on the surrounding properties as to the noise, dust, smoke, odor and others, has hereby determined that the rezoning will not violate the spirit or intent the zoning ordinance for the Village of Richfield, will not be hazardous, harmful, noxious, offensive or a nuisance by reason of noise, dust, smoke odor or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the development is conducted pursuant to the following conditions and is in strict compliance with the same.

NOW, THEREFORE BE IT RESOLVED, the Village of Richfield Village Board, Washington County, Wisconsin ORDAINS AS FOLLOWS:

**Section 1. Zoning Map Change**

The subject property is hereby rezoned as described above and depicted in Exhibit A, attached hereto, and the zoning map of the Village of Richfield is hereby amended to incorporate the zoning of the subject property.

**Section 2. Effective Date**

This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law.

**Section 3. Severability.** Several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

**Section 4. Effective Date.** This ordinance shall become effective upon passage and publication/posting.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Attest:

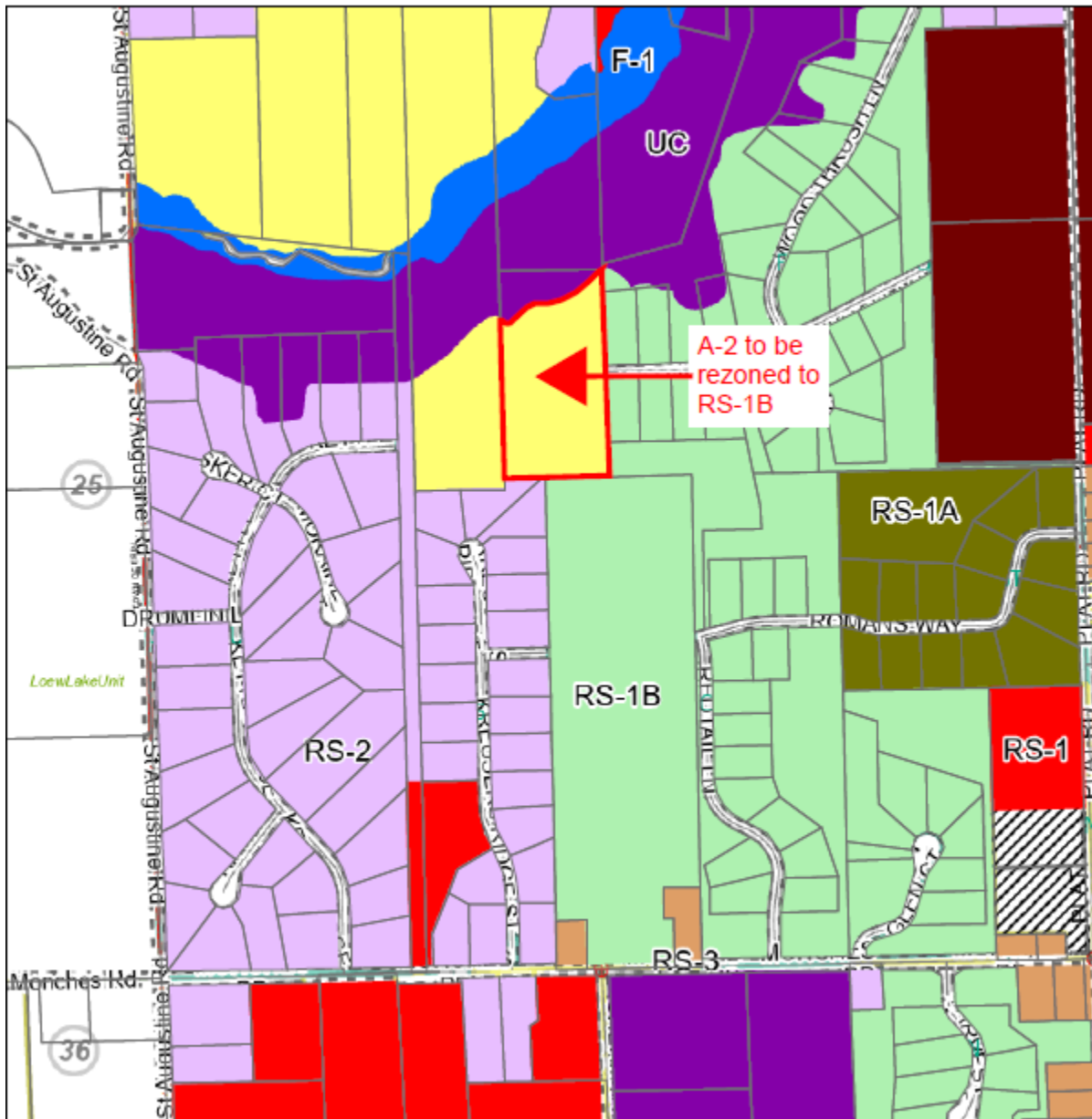
\_\_\_\_\_  
John Jeffords, Village President

\_\_\_\_\_  
Jim Healy, Village Clerk/Administrator

# Exhibit A

Tax Key: V10\_1209

A-2, General Agricultural District and UC, Upland Conservancy District to Rs-1b, Single Family Cluster/Open Space Residential District and UC, Upland Conservancy District described below and to be shown in the legal exhibit



## Legal Description of area to be rezoned:

The lands to be rezoned Rs-1B single-family cluster/open space residential district are hereafter described as follows: (per Pinnacle Engineering Group, dated August 5, 2021)

Being a part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 30, Town 9 North, Range 19 East, Village of Richfield, Washington County, Wisconsin, bounded and described as follows: Commencing at the southwest corner of said Northwest Quarter (NW 1/4); thence North 88°52'13" East along the south line of said Northwest Quarter (NW 1/4) 1957.36 feet to the place of beginning of the land hereinafter to be described; thence North 01°49'06" West 702.47 feet; thence North 60°16'38" East 41.38 feet; thence North 54°52'12" East 114.66 feet; thence North 37°43'09" East 73.40 feet; thence North 41°54'12" East 51.42 feet; thence North 55°19'44" East 20.88 feet; thence North 87°57'23" East 37.01 feet; thence South 74°04'06" East 28.84 feet; thence North 80°16'25" East 21.89 feet; thence North 67°11'05" East 43.07 feet; thence North 78°42'00" East 69.25 feet; thence North 83°49'21" East 63.05 feet; thence North 85°09'37" East 68.73 feet; thence South 01°46'59" East 925.87 feet to the south line of said Northeast Quarter (NE 1/4); thence South 88°38'43" West along said south line 90.75 to the center of Section 30; thence South 88°52'13" West 467.10 feet to the place of beginning. Containing 478,424 square feet (10.98 acres) of land.