

STATE OF WISCONSIN VILLAGE OF RICHFIELD WASHINGTON COUNTY
ORDINANCE O2021-04-03

**AN ORDINANCE TO AMEND THE VILLAGE'S COMPREHENSIVE PLAN AND FUTURE
LAND USE MAP FOR PROPERTY IDENTIFIED BY TAX KEY: V10_0146**

WHEREAS, the Village Board is authorized by state law to adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2), Wis. Stats., and to amend it from time to time; and

WHEREAS, the Village Board adopted a comprehensive plan in 2014, following extensive public participation, and has amended such plan on multiple occasions since then; and

WHEREAS, the Village Board adopted a public participation plan which established procedures and requirements to amend the adopted comprehensive plan; and

WHEREAS, the Neosho Country Christian School Inc., in late 2020 purchased the former Plat Elementary School from Monches Investments LLC.; and

WHEREAS, the Plan Commission approved the proposed Plan of Operation near concurrent with the executed land transfer. It is expected they will take occupancy in the former Plat School at the start of the 2021-22 school year; and

WHEREAS, the property owner's soon-to-be former school located at 1810 Old CC (Tax Key: V10_0146) is now under contract and proposed to be sold to an individual looking to turn the school into a single-family home; and

WHEREAS, consistent with that private property transfer, the property owners have now submitted an application to amend the Future Land Use Map (Map 12) included in the Comprehensive Plan by changing the land use classification of the area depicted in Exhibit A from "Institutional" to "Single Family" and make corresponding changes in the text of the plan; and

WHEREAS, the Plan Commission reviewed the petitioner's request on March 4, 2021; and

WHEREAS, the Plan Commission found that the comprehensive plan with the proposed amendments contains all of the required elements specified in Section 66.1001(2), Wis. Stats.; and

WHEREAS, the Village Board will held a public hearing on April 15, 2021 regarding the proposed amendment in compliance with the requirements of Section 66.1001(4)(d), Wis. Stats.

NOW, THEREFORE BE IT RESOLVED, the Village Board of the Village of Richfield, Washington County, Wisconsin, DO HEREBY ORDAIN AS FOLLOWS to Amend the following Sections of the Village's Comprehensive Plan:

Section 1. Change the land use classification of the area depicted in Exhibit A from "Institutional" to "Single Family"

Section 2. Amend the figures in Table 11-8 for Single-Family Residential and Institutional as follows:

	Acres	Percent of Total
Single-Family Residential	13,710.96	58.77
Institutional	240.34	1.03

(The remainder of Table 11-8 remains unchanged.)

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 15th day of April, 2021.

Attest:

John Jeffords, Village President

Jim Healy, Village Clerk/Administrator

Exhibit A

Tax Key: V10_0146

Institutional to Single-Family

