

STATE OF WISCONSIN VILLAGE OF RICHFIELD WASHINGTON COUNTY
ORDINANCE O2021-05-01

**AN ORDINANCE TO REZONE A PORTION OF PROPERTY LOCATED AT 1810 OLD CC
(TAX KEY: V10_0146) FROM RS-1, COUNTRY ESTATES DISTRICT AND I-1,
INSTITUTIONAL DISTRICT TO RS-1, COUNTRY ESTATES DISTRICT**

WHEREAS, the property owner, Neosho Country Christian School, d/b/a St. Augustine Catholic School is acting as the petitioner to rezone the following parcel of land, Tax Key: V10_0146 from Rs-1, Country Estate District and I-1, Institutional District to Rs-1, Country Estates District; and

WHEREAS, the property is proposed to be rezoned so the owner can sell the property to a private owner for the use of a single-family home; and

WHEREAS, the property owner previously petitioned for and was granted approval on April 15, 2021 for a Future Land Use Map Amendment to change the designation from “Institutional” to “Single Family”; 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 May 20, 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 20th day of May, 2021.

Attest:

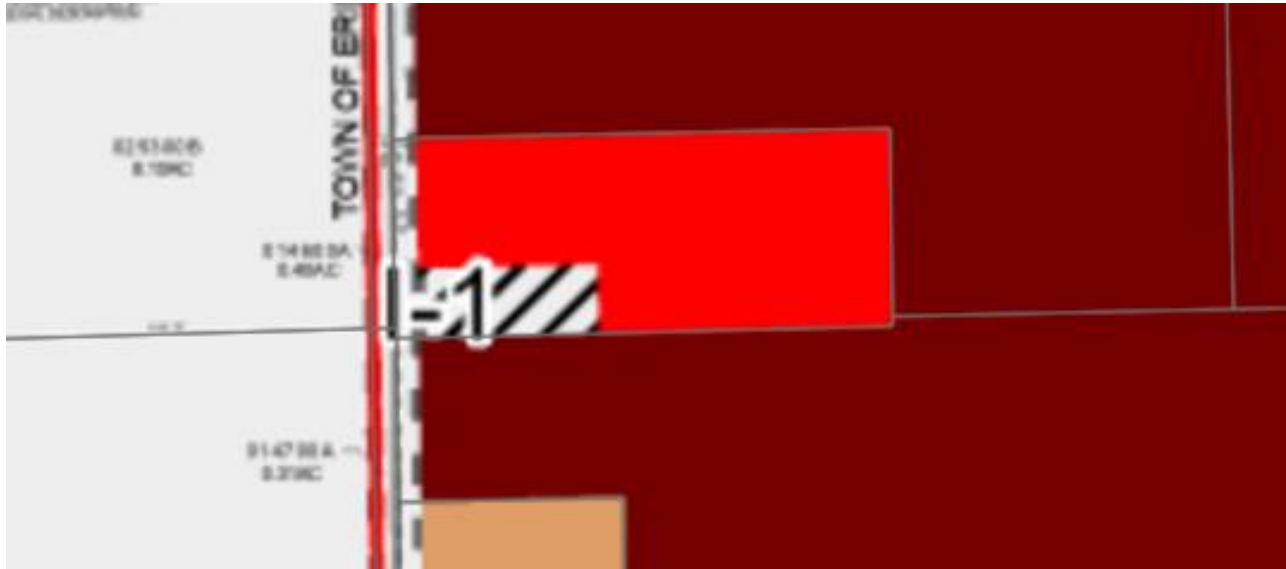
John Jeffords, Village President

Jim Healy, Village Clerk/Administrator

Exhibit A

Tax Key: V10_0146

Rs-1 Country Estates District & I-1, Institutional District to Rs-1, Country Estates District



Legal Description of area to be rezoned:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00°37' EAST, A DISTANCE OF 1311.00 FEET ALONG THE WEST LINE OF SAID SECTION 7 TO THE POINT OF BEGINNING; THENCE SOUTH 89°55' EAST, A DISTANCE OF 263.00 FEET TO A POINT; THENCE NORTH 00°37', A DISTANCE OF 105.00 FEET TO A POINT; THENCE NORTH 89°55' WEST, A DISTANCE OF 263.00 FEET TO THE WEST LINE OF SAID SECTION 7; THENCE SOUTH 00°37', A DISTANCE OF 105 FEET ALONG THE WEST LINE OF SAID SECTION 7 TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 0.634 ACRES MORE OR LESS OF LAND ZONED I-1.