

ORDINANCE O2020-02-02

AN ORDINANCE TO REZONE A PORTION OF THE FOLLOWING PARCELS V10_008400Z AND V10_008700Z IN THE VILLAGE OF RICHFIELD AND TO AMEND THE ZONING MAP OF THE VILLAGE OF RICHFIELD PURSUANT TO SECTION 70.163 OF THE MUNICIPAL CODE

WHEREAS, the property owner, Lofy Asset Trust, is acting as the petitioner to rezone the a portion of the following parcels of land identified by Tax Keys: V10_008400Z and V10_008700Z from A-1, Exclusive Agricultural District to RS-3, Single Family Residential District; and

WHEREAS, the property is proposed to be rezoned so the owner can legalize the detached structure on the subject property by taking a 30' buffer around the perimeter of their land; 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 February 27, 2020; 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.

Adopted this 27th day of February, 2020

Attest:


John Jeffords, Village President


Attest: Jim Healy, Village Administrator/Clerk

EXHIBIT A

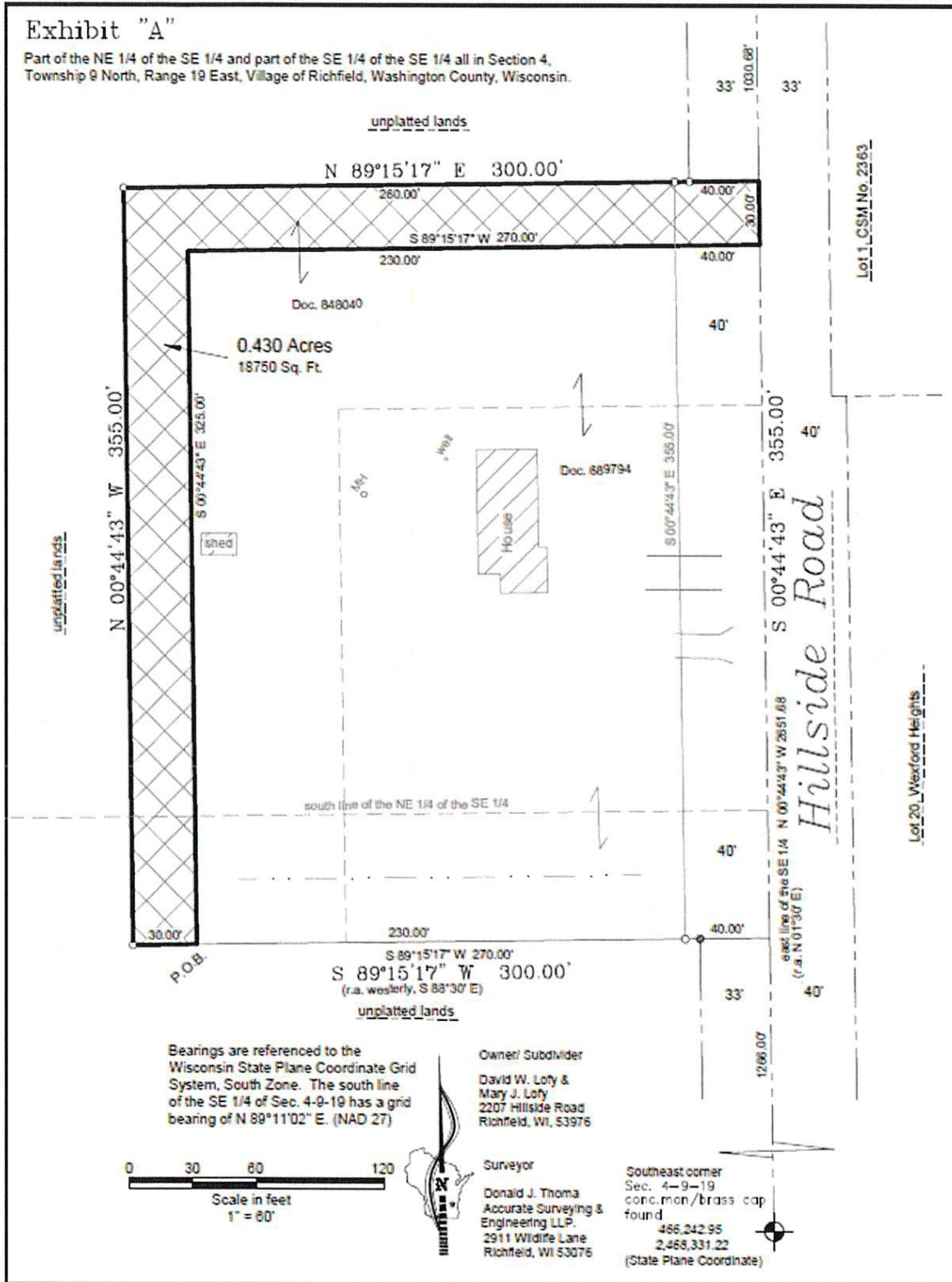
Part of the NE 1/4 of the SE 1/4 and part of the SE 1/4 of the SE 1/4 all in Section 4, Township 9 North, Range 19 East, Village of Richfield, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Southeast corner of said Section 4; thence N 00°44'43" W, along the east line of said SE 1/4, 1266.00 feet; thence S 89°15'17" W, along the south line of lands described in Document Numbers 689794 and 848040, recorded in the Washington County Registry, 270.00 feet, being the point of beginning of lands herein described; thence continuing S 89°15'17" W, 30.00 feet; thence N 00°44'43" W, at right angles, 355.00 feet; thence N 89°15'17" E, at right angles, 300.00 feet, to a point in said east line of the SE 1/4; thence S 00°44'43" E, along said east line of the SE 1/4, 30.00 feet; thence S 89°15'17" W, at right angles and along the north line of said Document Number 848040, 270.00 feet; thence S 00°44'43" E, at right angles and along the west line of said Document Number 848040, 325.00 feet, to the point of beginning.

Continued on page 2 with visual exhibit.

Exhibit "A"

Part of the NE 1/4 of the SE 1/4 and part of the SE 1/4 of the SE 1/4 all in Section 4,
Township 9 North, Range 19 East, Village of Richfield, Washington County, Wisconsin.



Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone. The south line of the SE 1/4 of Sec. 4-9-19 has a grid bearing of $N 89^{\circ}11'02'' E$. (NAD 27)

Owner/ Subdivider
David W. Lofy &
Mary J. Lofy
2207 Hillside Road
Richfield, WI, 53976

Surveyor
Donald J. Thoma
Accurate Surveying &
Engineering LLP.
2911 Wildlife Lane
Richfield, WI 53076

Southeast corner
Sec. 4-9-19
conc. mon/brass cap
found
466,242.95
2,468,331.22
(State Plane Coordinate)

Lot 11, CSM No. 2363

Lot 20, Weirford Heights