

ORDINANCE O2023-07-03

**AN ORDINANCE MAKING VARIOUS AMENDMENTS TO CHAPTER 170 ZONING CODE,
APPENDIX C, RELATED TO THE DISTRICT DESCRIPTION OF THE
RS-4 SINGLE-FAMILY LAKE LOT DISTRICT**

WHEREAS, the Village of Richfield Village Board adopted a Zoning Code for the Village of Richfield entitled Chapter 170 and it will be amended from time to time; and

WHEREAS, in reviewing the Zoning Map an error was uncovered where several properties along Bark Lake Drive were inadvertently zoned A-2, General Agricultural District; and

WHEREAS, the subject properties did not conform to the Minimum Lot Size Requirement of 10-acres and as a result were made “Non-Conforming”; and

WHEREAS, the Village’s Consultant Planner and Attorney believed that rather than zone these properties into a single-family residential district which is “closed” that given their proximity to Bark Lake, it would be best to include them as a part of the Rs-4, Single Family Lake Lot District; and

WHEREAS, the Village Board and Plan Commission conducted a Joint Public Hearing on July 6, 2023 to accept public input and take action deemed appropriate; and

WHEREAS, at the conclusion of the Public Hearing, the Plan Commission recommended approval to the Village Board without objection; and

WHEREAS, the Village Board for the Village of Richfield, after carefully reviewing the recommendation of the Plan Commission for the Village of Richfield and having given the matter due consideration having determined that all procedural requirements and notice requirements have been satisfied, and having based its determination on the effect of the adoption of the ordinance on the health, safety and welfare of the community and the preservation and enhancement of property values in the community, and having given due consideration to the municipal problems involved hereby determine that the ordinance amendment will serve the public health, safety and general welfare of the Village of Richfield, will enhance property values in the Village and will not be hazardous, harmful, noxious, offensive or a nuisance, and will not unduly limit or restrict the use of property in the Village or for any other reason cause a substantial adverse effect on the property values and general desirability of the Village.

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


Section 1. Chapter 170 of the Village of Richfield municipal code entitled “Zoning”, Appendix C, is hereby amended to read as indicated in EXHIBIT A, attached hereto.

Section 2. 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 3. Effective Date. This ordinance shall become effective upon passage and publication/posting.

Adopted this 20th day of July, 2023.

Attest:



Jim Healy, Village Clerk/Administrator



John Jeffords, Village President

EXHIBIT A

Single-Family Lake Lots (RS-4) District

This district is for comparatively small lake lots which have riparian shoreline lake frontage on Amy Belle Lake, Bark Lake, ~~Friess Lake, and Lake Five, and Little Friess Lake.~~ It also refers to parcels ~~that have riparian shoreline lake frontage on Friess Lake and Little Friess Lake, as well as properties~~ located on Bark Lake Drive, Lakeview Avenue, Bonnie View Lane, Shoreland Lane, Footbridge Road, and Lake Drive. This zoning classification is limited to those parcels so designated on July ~~20, 2023, 21, 2022.~~

Building Standards	Details	
Building coverage, maximum	s. 170.868	20 percent for lots 0.25 acres or less; 18 percent for lots from 0.26 acres to 0.40 acres; 16 percent for lots from 0.41 acres to 0.55 acres; 14 percent for lots from 0.5 acres to 0.70 acres; 12 percent for lots from 0.71 acres to 0.85 acres; 10 percent for lots from 0.86 acres to 1 acre; 8 percent for lots more than 1 acre
Building height for accessory building; maximum	s. 170.870	15 feet if building is 192 square feet or less; 20 feet if more than 192 square feet but not to exceed the height of the principal building
Building height for principal building, maximum	s. 170.870	25 feet
Residential floor area, minimum	s. 170.867	1,300 square feet (not less than 650 square feet on first floor; and no bedroom may be less than 100 square feet, exclusive of closets)
Floor area of detached accessory buildings, maximum	s. 170.867	1 detached building not exceeding 192 square feet and 1 detached building not to exceed 720 square feet for lots 0.99 acres or smaller; 870 square feet for lots 1.0 to 1.49 acres; 1,020 square feet for lots 1.5 to 1.99 acres; 1,170 square feet for lots 2.0 to 2.49 acres; 1,320 square feet for lots 2.5 to 2.99 acres; 1,470 square feet for lots 3.0 to 3.99 acres; 1 percent of total lot area for ALL buildings for lots 4 acres or more. (NOTE: If only one detached building is constructed then the size of the allowable buildings may be combined.)
Number of detached accessory buildings, maximum	s. 170.876	2