

STATE OF WISCONSIN      VILLAGE OF RICHFIELD      WASHINGTON COUNTY  
ORDINANCE O2022-12-02

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**AN ORDINANCE TO REZONE A SUBJECT PROPERTY IDENTIFIED BY TAX KEY:  
V10\_000200A001 FROM I-1, LIGHT INDUSTRY TO B-4, HIGHWAY BUSINESS DISTRICT**

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WHEREAS, the property owner, Helsan Development Co LLC, is acting as the petitioner to rezone the following parcel of land, Tax Key: V10\_000200A001 from I-1, Light Industry to B-4, Highway Business District; and

WHEREAS, the property is proposed to be rezoned so the owner can lease spaces to commercial/retail tenants; and

WHEREAS, the proposed rezoning is consistent with the Village's adopted Future Land Use Map adopted in 2014 by the Village Board; and

WHEREAS, the rezoning petition was 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 Plan Commission and Village Board conducted a Joint Public Hearing on December 1, 2022; 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 15<sup>th</sup> day of December, 2022.

Attest:



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



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John Jeffords, Village President

# Exhibit A

Tax Key: V10\_000200A001

I-1 Light Industry District to B-4, Highway Business District

