

ORDINANCE NO. 20 - _____

Amendment No. _____ To Richland County Comprehensive Zoning Ordinance No. 5 Relating To A Parcel Belonging To John and Mary Pat Kaul in the Town of Buena Vista.

The Richland County Board of Supervisors does hereby ordain as follows:

1. The County Board, having considered the following factors, hereby finds that the following rezoning is in the best interests of the citizens of Richland County:

- (a) Adequate public facilities to serve the development are present or will be provided.
- (b) Provision of these facilities will not be an unreasonable burden to local government.
- (c) The land to be rezoned is suitable for development and development will not cause unreasonable water or air pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.
- (d) Non-farm development will be directed to non-agricultural soils or less productive soils.
- (e) Non-farm development will be directed to areas where it will cause minimum disruption of established farm operations or damage to environmentally sensitive areas.
- (f) Non-farm development will be encouraged to locate so as to leave a maximum amount of farmland in farmable size parcels.
- (g) Non-farm residential development will be directed to existing platted subdivisions and sanitary districts.

2. Richland County Comprehensive Zoning Ordinance No. 5, which was adopted by the Richland County Board of Supervisors on May 20, 2003, as amended to date, is hereby further amended as follows:

That the official maps designating district boundaries, as adopted by Richland County Ordinance 1985 No. 1 (also known as Amendment No. 1 to the Richland County Comprehensive Zoning Ordinance No. 3), which was adopted on March 19, 1985, are hereby amended as follows:

3. That the following described 30.53 acre parcel belonging to John and Mary Pat Kaul in the Town of Buena Vista is hereby rezoned from the General Agricultural and Forestry District (A-F) to a Agricultural-Residential (A-R) District:

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1; PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2; ALL IN TOWN 9 NORTH, RANGE 2 EAST, TOWN OF BUENA VISTA, RICHLAND COUNTY, WISCONSIN, BEING MORE FULLY DESCRIBED AS FOLLOWS;
BEGINNING AT THE EAST QUARTER CORNER OF SECTION 2, T9N, R2E;
THENCE S 00°00'10" E ON THE EAST LINE OF THE SOUTHEAST QUARTER, 339.95'; THENCE S 89°40'19" W, 301.50'; THENCE N 76°48'36" W, 486.99';
THENCE N 43°47'41" W, 33.42' TO A POINT ON THE CENTERLINE OF S.T.H. 130; THENCE N 46°08'50" E, 292.17' TO THE INTERSECTION OF THE CENTERLINE OF S.T.H. 130 WITH THE CENTERLINE OF MUNZ DRIVE; THENCE N 87°56'52" E ON THE CENTERLINE OF MUNZ DRIVE, 0.69' TO THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF THE NORTHEAST QUARTER AND THE CENTERLINE OF S.T.H. 130; THENCE N 46°05'54" E ON THE CENTERLINE OF S.T.H. 130, 222.62' TO THE LAST POINT ON SAID CENTERLINE; THENCE N 43°53'06" W, 59.31'; THENCE N 89°29'38" W, 109.92'; THENCE N 64°44'44" W, 70.72'; THENCE S 84°13'11" W, 75.37'; THENCE S 51°44'36" W, 245.53'; THENCE S 07°34'06" E, 79.02' TO A POINT ON THE CENTERLINE OF MUNZ DRIVE; THENCE S 88°12'44" W ON SAID CENTERLINE, 66.34' TO THE LAST POINT THEREON; THENCE N 07°34'06" W, 367.60'; THENCE S 83°17'17" W, 179.69'; THENCE N 13°57'11" E, 466.08'; THENCE N 10°02'49" W, 158.40'; THENCE N 50°57'11" E, 222.75'; THENCE N 10°57'11" E, 250.50' TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N 89°48'30" E ON SAID NORTH LINE, 459.42' TO THE LAST POINT THEREON;
THENCE S 22°25'04" E, 667.52'; THENCE S 80°56'35" E, 162.39' TO A POINT ON THE CENTERLINE OF S.T.H. 130; THENCE S 30°32'10" W ON SAID CENTERLINE, 155.36'; THENCE SOUTHWESTERLY ON SAID CENTERLINE, 93.77' ON THE ARC OF A 1461.62' RADIUS CURVE TO THE RIGHT,

MAKING A CENTRAL ANGLE OF 03°40'33" AND A LONG CHORD OF 93.75' THAT BEARS S 32°22'26" W TO THE LAST POINT ON SAID CENTERLINE; THENCE S 27°46'30" E, 528.45' TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 1; THENCE S 89°43'46" W, 104.33' TO THE POINT OF BEGINNING. PARCEL AREA CONTAINS 30.11 ACRES, MORE OR LESS.

ALSO, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWN 9 NORTH, RANGE 2 EAST, TOWN OF BUENA VISTA, RICHLAND COUNTY, WISCONSIN BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 2, T9N, R2E; THENCE S 89°36'40" W ON THE NORTH LINE OF THE SOUTHEAST QUARTER, 587.39' TO THE INTERESECTON OF SAID NORTH LINE WITH THE CENTERLINE OF S.T.H. 130; THENCE S 64°00'55" W, 109.82' TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF S.T.H. 130 AND THE POINT OF BEGINNING; THENCE S 88°12'44" W, 382.78'; THENCE S 89°35'09" W, 339.78'; THENCE N 80°20'44" W, 89.57'; THENCE S 85°26'21" W, 694.30'; THENCE N 50°34'42" W, 17.29'; THENCE N 85°26'21" E, 708.15'; THENCE S 80°20'44" E, 90.31'; THENCE N 89°35'09" E, 338.37'; THENCE N 88°12'44" E, 395.86' TO A POINT ON THE WESTERLY RIGHT OF WAY OF S.T.H. 130; THENCE S 46°06'44" W, 17.82' TO THE POINT OF BEGINNING, and

4. This Ordinance shall be effective on October 27, 2020.

Dated: _____
Passed: _____
Published: _____

ORDINANCE OFFERED BY THE ZONING AND
LAND INFORMATION COMMITTEE

Marty Brewer, Chair
Richland County Board of Supervisors

ATTEST:

Victor V. Vlasak
Richland County Clerk

FOR AGAINST

_____	_____	_____
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_____	_____	_____
_____	_____	_____
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