

ORDINANCE NO. 21- _____

Amendment No. ____ To Richland County Comprehensive Zoning Ordinance No. 5 Relating To A Parcel Belonging To Gregory Greenheck 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:

That the following described 29.38-acre parcel belonging to Gregory Greenheck and in the Town of Buena Vista is hereby rezoned from the General Agricultural and Forestry District (A-F) to the Agriculture and Residential (A-R) District:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWN 9 NORTH, RANGE 2 EAST, TOWN OF BUENA VISTA, RICHLAND COUNTY, WISCONSIN BEING MORE FULLY DESCRIBED AS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 35, T9N, R2E;

THENCE N 89°42'43" E, 1307.33' TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE POINT OF BEGINNING, SAID POINT ALSO BEING ON A MEANDER LINE OF BEAR CREEK; THENCE NORTH 36°08'34" E ON SAID MEANDER LINE 210.00'; THENCE N 07°17'37" E ON A MEANDER LINE OF BEAR CREEK, 99.33' TO THE LAST POINT ON SAID MEANDER LINE; THENCE N 26°46'20" E, 27.24' TO A CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 667; THENCE N 59°02'17" E, 299.32' TO A CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 667;

THENCE N 23°08'10" E, 232.89' TO THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 667, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF COUNTY HIGHWAY JJ; THENCE SOUTHEASTERLY SAID RIGHT-OF-WAY, 42.68' ON THE ARC OF A 1437.00' RADIUS CURVE TO THE RIGHT, MAKING A CENTRAL ANGLE OF 01°42'06" AND A LONG CHORD OF

42.67' THAT BEARS S 71°41'02" E;
 THENCE S 70°49'59" E, 333.05'; THENCE SOUTHEASTERLY, 177.77' ON THE ARC OF A 2633.00' RADIUS CURVE TO THE LEFT, MAKING A CENTRAL ANGLE OF 03°52'06" AND A LONG CHORD OF 177.73' THAT BEARS S 72°46'02" E; THENCE S 74°42'05" E, 293.82' TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE LAST POINT ON SAID RIGHT-OF-WAY; THENCE S 00°18'14" E, 401.08' TO THE CENTER OF SECTION 35; THENCE N 89°42'19" E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 611.75'; THENCE S 01°54'32" E, 3.51' TO A POINT ON THE CENTERLINE OF OLD MILL ROAD; THENCE S 85°39'03" W ON SAID CENTERLINE, 311.80'; THENCE SOUTHWESTERLY, 203.91' ON THE ARC OF A 430.00' RADIUS CURVE TO THE LEFT, MAKING A CENTRAL ANGLE OF 27°10'11" AND A LONG CHORD OF 202.00' THAT BEARS S 72°03'57.5" W; THENCE S 58°28'52" W, 209.13'; THENCE S 62°32'39" W, 913.44'; THENCE SOUTHWESTERLY, 470.46' ON THE ARC OF A 1690.00' RADIUS CURVE TO THE LEFT, MAKING A CENTRAL ANGLE OF 15°57'00" AND A LONG CHORD OF 468.94' THAT BEARS S 54°34'09" W; THENCE S 46°35'38" W, 60.27' TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE LAND POINT ON THE CENTERLINE OF OLD MILL ROAD; THENCE N 00°05'09" W, 923.39' TO THE POINT OF BEGINNING. PARCEL CONTAINS 29.18 ACRES (1,271,012 SQ.FT.), MORE OR LESS, TO THE ABOVE-DESCRIBED MEANDER LINES. PARCEL ALSO INCLUDES ALL THAT AREA OF LAND LYING BETWEEN THE ABOVE-DESCRIBED MEANDER LINES AND THE THREAD OF BEAR CREEK (APPROXIMATELY 0.2 ACRES, MORE OR LESS).

3. This Ordinance shall be effective on December 14th, 2021.

DATED: DECEMBER 14, 2021
 PASSED: DECEMBER 14, 2021
 PUBLISHED: DECEMBER 23, 2021

ORDINANCE OFFERED BY THE ZONING AND
 LAND INFORMATION COMMITTEE

	FOR	AGAINST
MARTY BREWER, CHAIR	X	
RICHLAND COUNTY BOARD OF SUPERVISORS	X	
	X	
ATTEST:	X	
	X	

DEREK S. KALISH
 RICHLAND COUNTY CLERK