



AGENDA  
PLAN COMMISSION MEETING  
RICHFIELD VILLAGE HALL  
4128 HUBERTUS ROAD, HUBERTUS, WISCONSIN  
OCTOBER 1, 2015  
7:00 P.M.

*Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Village of Richfield Plan Commission, at which a quorum of the Village Board may attend in order to gather information about a subject which they have decision making responsibility. The meeting will be held at the above noted date, time and location. Notice of Village Board Quorum. (Chairperson to announce the following if a quorum of the Village Board is in attendance at the meeting: "Please let the minutes reflect that a quorum of the Village Board is present and that the Village Board members may be making comments under the Public Comments section of the agenda, during any Public Hearing(s) or if the rules are suspended to allow them to do so.")*

1. Call to Order/Determination of quorum
2. Verification of Open Meetings Law compliance
3. Pledge of Allegiance
4. Approval of Minutes:
  - a. September 3, 2015 – Regular Meeting
5. PUBLIC HEARING
  - a. Discussion regarding the creation of Section 70.200.5 of the Village's Zoning Code – Downtown Business District
  - b. Discussion regarding multiple amendments to Section 70.212, entitled Walkable Hamlet District
  - c. Discussion regarding multiple amendments to Section 70.133, entitled Site, Building and Operations Plan Review, specifically those provisions which deal with the architectural review board processes/standards for properties in the Walkable Hamlet District
  - d. Discussion regarding a petition to rezone a portion of property located at 3791 Pioneer Road, Tax Key: V10\_0045-00A, from LC, Lowland Conservancy to Rs-1, Country Estates District
6. DISCUSSION/ACTION
  - a. Discussion and possible recommendation to the Village Board regarding the creation of Section 70.200.5 of the Village's Zoning Code – Downtown Business District
  - b. Discussion and possible recommendation to the Village Board regarding multiple amendments to Section 70.212, entitled Walkable Hamlet District
  - c. Discussion and possible recommendation to the Village Board regarding multiple amendments to Section 70.133, entitled Site, Building and Operations Plan Review, specifically those provisions which deal with the architectural review board processes/standards for properties in the Walkable Hamlet District
  - d. Discussion and possible recommendation to the Village Board regarding the partial rezoning of property located at 3791 Pioneer Road, Tax Key: V10\_0045-00A from LC, Lowland Conservancy to Rs-1, Country Estates District
  - e. Discussion regarding the amendment to the Residential Site, Building, and Plan of Operation for Reflections Village Subdivision
  - f. Discussion/Action regarding a petition for an ordinance amendment to allow "mini golf" in commercial zoning districts
7. ADJOURNMENT

Additional explanation of items on the agenda (Communication Forms) can be found on the village's website at [www.richfieldwi.gov](http://www.richfieldwi.gov). Notification of this meeting has been posted in accordance with the Open Meeting Laws of the State of Wisconsin. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Clerk's office at 628-2260 with as much advance notice as possible.

4 a

**1. Call to order/determination of quorum**

Chairman Jim Otto called the meeting to order at 7:01 p.m.

In attendance were Vice-Chairman Don Berghammer, Commissioners Ray Cote, Bob Lalk, Trustee Bill Collins, Village Administrator Jim Healy and Administrative Services Coordinator KateLynn Schmitt.

Commissioners Dick Melzer and Kurt Bartel had excused absences.

**2. Verification of Open Meetings Law compliance**

Administrative Services Coordinator KateLynn Schmitt stated that the agendas were posted at the Richfield, Hubertus, and Colgate U.S. Post Offices as well as Village Hall. Digital copies of the agenda were sent to the West Bend Daily News, Germantown Express News, Hartford Times Press, and the Milwaukee Journal Sentinel.

**3. Pledge of Allegiance**

**4. Approval of Minutes**

**a. August 6, 2015 – Regular Meeting**

Motion by Commissioner Lalk to approve the minutes of the regular August 6<sup>th</sup>, 2015 Plan Commission meeting; Seconded by Commission Berghammer; Motion passed without objection.

**5. DISCUSSION/ACTION**

**a. Discussion and possible recommendation to the Village Board regarding multiple amendments to Section 70.213 of the Village's Zoning Code – Floodplain District**

Motion by Commissioner Berghammer to recommend approval to the Village Board Ordinance 2015-09-01, an ordinance to amend Section 70.213 of the Village Code of ordinances relating to the Floodplain District; Seconded by Commissioner Lalk; Motion passed without objection.

**b. Discussion/Action regarding the creation of the B-5, Downtown Zoning District**

Commissioner Berghammer stated that he would still be in favor of expanding the district, as had been discussed in previous meetings, and would like to take another look at the properties in the area.

Chairman Otto stated that the boundaries as set currently included the specific problem district they were trying to fix. The other properties off of STH 175 were in compliance in their respective zoning districts.

Trustee Collins and Commissioner Cote said they were both okay with the boundaries as outlined.

Administrator Healy stated that the only way those single family homes would cease to be single family homes is if they changed to a business and ceased to be a home for an extended period of time.

Chairman Otto stated that the inclusion of a single family home option changed the intent of the new zoning district they were attempting to create.

Commissioner Cote, Trustee Collins, and Commissioner Berghammer were all in agreement that the single family home provision should be removed.

Motion by Trustee Collins to direct Staff to remove the single family home provision under Section D1 of the new business zoning district and to prepare and publish a Class II Public Hearing Notice for October for the B-5, Downtown Business District; Seconded by Commissioner Cote; Motion passed 3-2, with Commissioners Berghammer and Lalk opposed.

**c. Discussion/Action regarding a Site, Building, and Plan of Operation for “Boondock’s” Restaurant, located at 640 Plat Rd.**

Motion by Commissioner Lalk to approve the proposed Plan of Operation for “Boondock’s Pizzeria and Pub”, located at 640 Plat Road (Tax Key: V10\_1196) provided they receive all other necessary approvals and licenses required; Seconded by Commissioner Berghammer; Motion passed without objection.

**d. Discussion regarding a petition for an ordinance amendment to allow “mini golf” in commercial zoning districts**

Village Administrator Healy introduced to the Plan Commission a request received from Mr. John Bogues of Logger’s Park and his desire to have “mini golf” included as a permitted and/or conditional use in one of the Village of Richfield’s Business Districts so that he might be able to subdivide and rezone a portion of his property off of the corner of 167 and 175 at Logger’s Park.

Mr. John Bogues, 1643 Wolf Run stated that the building located on the south western most border has had trouble retaining gyms and the specific types of activities permitted in a park zoning district. To fix this problem he is hoping to subdivide the property and have the portion in which the building lies rezoned to business in order to allow more potential industries the opportunity to utilize that building. The “mini golf” activity at this property is doing very well so whatever zoning he changes the property to he is hoping that the “mini golf” would be able to continue. In order to have both business and “mini golf” activities he would need a portion of the zoning code changed, and was at the meeting to see if the Plan Commission would entertain the idea before he went through the entire approval process.

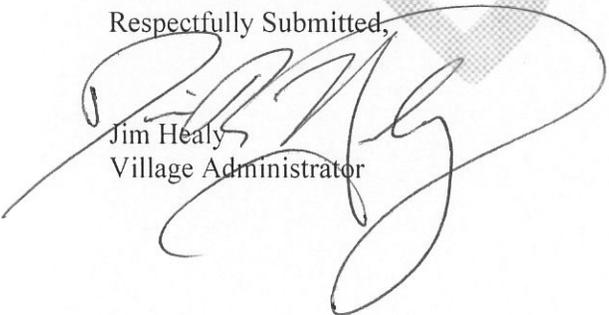
Chairman Otto believed this type of inclusion to a business zoning district would continue to adhere to the intent of the district.

Administrator Healy stated he would work with Mr. Bogues in the coming months to prepare an amendment to the Village Code.

**6. ADJOURNMENT**

Motion by Commissioner Lalk to adjourn; Seconded by Commissioner Berghammer; Motion passed without objection at 8:08 p.m.

Respectfully Submitted,

  
Jim Healy  
Village Administrator

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6a.

VILLAGE OF RICHFIELD  
PLAN COMMISSION COMMUNICATION FORM  
MEETING DATE: October 1, 2015

SUBJECT: B-5, Downtown Business District

DATE SUBMITTED: September 25, 2015

SUBMITTED BY: Jim Healy, Village Administrator

*POLICY QUESTION: DOES THE PLAN COMMISSION WISH TO RECOMMEND APPROVAL TO THE VILLAGE BOARD FOR THE PROPOSED B-5, DOWNTOWN BUSINESS DISTRICT ORDINANCE?*

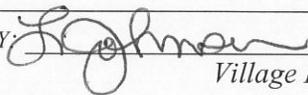
*ISSUE SUMMARY:*

Enclosed is the fourth generation ordinance for the B-5, Downtown Business District for your consideration. This ordinance has been reviewed by Attorney John Macy. The minor corrections and suggestions to this ordinance has been included in this draft for your review. Single family homes were removed as a Conditional Use from the proposed ordinance and the list of Principal Permitted Uses was combined into "like" categories and antiquated uses were removed from the list entirely. It is important to note that the changes were not substantive in the opinion of Staff, but merely reorganizing and utilizing uniform language throughout our Village's Zoning Code.

A list of the tax keys has been included in this ordinance that are being rezoned from B-3, General Business District to B-5, Downtown Business District. These property owners were all informed of their change in business designation. They were invited to either speak with Staff directly regarding their property specifically and they were informed about the date of the scheduled Public Hearing.

At the September 3, 2015 Plan Commission meeting, a motion was recommended to Staff to prepare a Class II Public Hearing Notice. A copy of the prepared notice is included for your convenience tonight.

*FUTURE IMPACT & ANALYSIS:*

REVIEWED BY:   
Village Deputy Clerk

Forward to Village Board: Yes  
Additional Approvals Needed: Yes  
Signatures Required: Yes

*ATTACHMENTS:*

- 1. O2015-10-01, an Ordinance to create 70.200.5, B-5, Downtown Business District
- 2. Public Hearing Notice sent to West Bend Daily News
- 3. Letter to property owners along STH 175, dated September 25, 2014

*STAFF RECOMMENDATION:*

Motion to recommend to the Village Board the approval of Ordinance O2015-10-01, an Ordinance to create Section 70.200.5, entitled Downtown Business District.

APPROVED FOR SUBMITTAL BY:

VILLAGE CLERKS USE ONLY  
BOARD ACTION TAKEN



VILLAGE OF RICHFIELD  
PLAN COMMISSION COMMUNICATION FORM  
MEETING DATE: October 1, 2015

<p><i>Mr</i> _____ Village Staff Member</p> <p><i>[Signature]</i> _____ Village Administrator</p>	<table><tr><td>Resolution No.</td><td>Continued To:</td></tr><tr><td>_____</td><td>_____</td></tr><tr><td>Ordinance No.</td><td>Referred To:</td></tr><tr><td>_____</td><td>_____</td></tr><tr><td>Approved</td><td>Denied</td></tr><tr><td>_____</td><td>_____</td></tr><tr><td>Other _____</td><td>File No.</td></tr><tr><td>_____</td><td>_____</td></tr></table>	Resolution No.	Continued To:	_____	_____	Ordinance No.	Referred To:	_____	_____	Approved	Denied	_____	_____	Other _____	File No.	_____	_____
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## VILLAGE OF RICHFIELD MEMO

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**DATE:** 9/24/15

**TO:** PROPERTY OWNERS ALONG STH 175

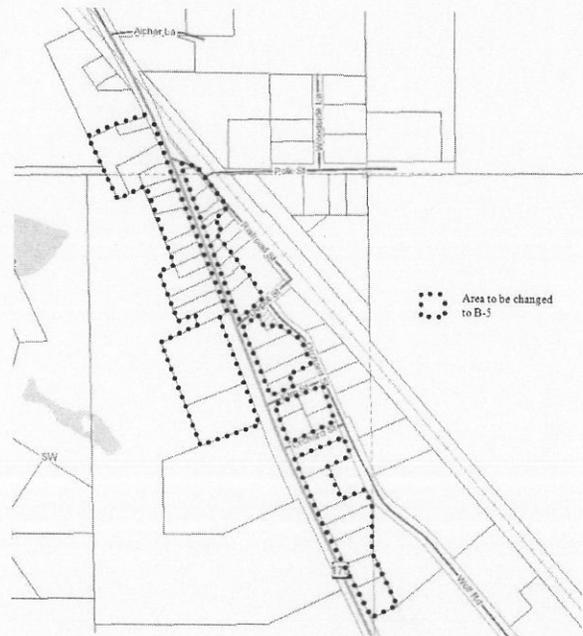
**FROM:** JIM HEALY, VILLAGE ADMINISTRATOR

**RE:** PUBLIC HEARING SCHEDULED FOR OCTOBER 1<sup>ST</sup> AT 7PM

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Over the course of the last several months Village Staff has been working in concert with the Plan Commission and the Village Board to develop a "Downtown Business District" zoning classification for properties with direct access to STH 175. You are receiving this letter because your property is already zoned for business operations even though there may or may not be business operations occurring on your property.

While the development standards generally make sense for a handful of the 113 properties with this same classification (B-3), the vast majority of parcels along STH 175 in the "downtown Richfield hamlet" do not fit the dimensional standards, especially minimum lot size. These parcels were created decades ago and are substantially smaller than the minimum lot size of two (2) acres in the B-3, General Business District. In the opinion of Staff, the building setback standards are sized for a two acre parcel and therefore are very difficult to meet for any sort of "new" development. This is a hindrance to property owners on many levels.



At the onset of the discussion, the task seemed daunting. Along this corridor are some of the Village's oldest structures. The parcels, almost entirely are legal, non-conforming uses compounded by the fact that they may or may not be also non-conforming lots and structures in that they do not meet minimum requirements in the B-3, General Business District. Our hope is that this new zoning classification give property owners more flexibility to redevelop their property and enhance the properties' future salability. **It is important to note that if your current 'use' on the property is residential this will not change, in any way, your ability to continue that use for as long as you desire. This zoning change also does not correlate to any change in your taxes because you are taxed not according to zoning, but your 'use' on the property.**

A copy of the proposed ordinance is attached for your convenience. Should you have any questions, comments, or concerns, please feel free to contact me at Village Hall. You can reach me at (262)-628-2260 or via email at [administrator@richfieldwi.gov](mailto:administrator@richfieldwi.gov).

**(Class II Public Notice)**  
**NOTICE OF PUBLIC HEARING**  
**VILLAGE OF RICHFIELD**  
**Thursday, October 1, 2015**

**PLEASE TAKE NOTICE:**

Notice is hereby given pursuant to Section 19.84, Wis. Stats., and provisions of the Village of Richfield Code of Ordinances, that the Village of Richfield Plan Commission will conduct a public hearing on Thursday, October 1, 2015 at 7:00 p.m. at the Village Hall, located at 4128 Hubertus Road, Hubertus, WI 53033, for each of the following:

- 1) To create Section 70.200.5 of the Village's zoning code entitled B-5, Downtown Business District and to amend the Village's Zoning Map with regards to the B-5 District and related parcels.
- 2) To consider the petition to rezone a portion of their property located at 3791 Pioneer Road, Tax Key: V10\_0045-00A) from LC, Lowland Conservancy to Rs-1, Country Estate District.
- 3) To consider the petition to amend multiple sections of 70.212, entitled Walkable Hamlet District.
- 4) To consider the petition to amend multiple sections of 70.133, entitled Site, Building, and Operations Plan Review, specifically those provisions which deal with the architectural review board processes/standards for properties in the Walkable Hamlet District.

The above amendments will affect the use of land within each of the defined districts as proposed. A copy of the proposed ordinances and proposed Zoning Maps will be on file and open for public inspection in the office of the Village Clerk for a period of two weeks prior to this public hearing. All interested parties will be heard. Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Clerk's Office at (262)-628-2260 with as much advance notice as possible.

Dated this September 14, 2015

**Publication Dates:**

September 17, 2015

September 24, 2015

Jim Healy  
Village Administrator  
Village of Richfield  
4128 Hubertus Road  
Hubertus, WI 53033  
(262)-628-2260

ORDINANCE 2015-10-01

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**AN ORDINANCE TO CREATE SECTION 70.200.5, A ZONING DISTRICT ENTITLED, B-5, DOWNTOWN BUSINESS DISTRICT AND TO CHANGE THE ZONING CLASSIFICATION OF SPECIFIED PARCELS TO B-5**

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WHEREAS, the Village of Richfield Village Board initiated this zoning amendment pursuant to Section 70.163(B) of the Village of Richfield Village Code, in recognition of the importance of having a vibrant business community; and

WHEREAS, the Village Board finds that the standards listed in the B-3, General Business District would not allow the redevelopment of the majority of properties located north of STH 167 and south of Pleasant Hill Road along STH 175; and

WHEREAS, upon due notice as specified in Section 70.45 of the Village Code, the Village Plan Commission held a public hearing in this matter on October 1, 2015; and

WHEREAS, the Plan Commission has reviewed the proposed changes and amendments and has made its recommendation to the Village Board at a meeting subsequent to the meeting at which the petition was first submitted, as required by Section 70.163(D) of the Village Code; and

WHEREAS, the Village Board finds that these new regulations being adopted are consistent with the 2014 adopted Comprehensive Plan which talks about the importance of the STH 175 corridor for economic development; and

WHEREAS, the new regulations would allow Staff to better administrate the code in the future without the need and necessity of seeking variances for commercial development; and

WHEREAS, the Village Board of the Village of Richfield having carefully reviewed the recommendation of the Village Plan Commission, being fully informed and advised, having determined that all procedural requirements and notice requirements have been satisfied, hereby determines that the public necessity, convenience, and general welfare and good zoning practice require that the B-5 District be created as described herein, and that the district boundaries be established as described herein.

NOW, THEREFORE, the Village Board of the Village of Richfield, Washington County Wisconsin DO HEREBY ORDAIN AS FOLLOWS:

**Section 1.** Section 70.200.5 of the Village of Richfield municipal code is hereby created entitled “B-5, Downtown Business District” to read as follows:

**§70.200.5 B-5, Downtown Business**

- A. Intent. To establish, enhance, and preserve the unique character of the Village’s downtown area along STH 175, north of STH 167 and south of Pleasant Hill Road. The District, which is limited to those properties generally located along STH 175 or abutting properties with

direct highway access, is intended to help act as a gateway to the community by enhancing the opportunities for commercial redevelopment, to establish and maintain small, neighborhood-scale mixed uses, all while encouraging high-quality design and architectural standards befitting of a higher density commercial zoning district.

**B. Permitted Principal Uses.** Permitted Principal Uses in the B-5 district are all principal uses permitted below:

1. Administrative and public service offices
2. Art, dance, or music teaching offices
3. Architects, engineers, or other similar professional offices
4. Bakery good stores
5. Banks, savings and loan association, and other financial institutions
6. Barber and beauty stores
7. Candy/confectionary stores
8. Clothing stores
9. Drugstores
10. Dry cleaning pickup and delivery establishments
11. Florists
12. Fruit and/or vegetable stores
13. General public bookstores
14. General business and professional offices
15. Gift stores
16. Hobby stores
17. Interior decorators
18. Electronic and/or Computer-related sales/services
19. Shoe stores/shoe repair shops
20. Tobacco stores
21. Antique stores
22. Bakeries including the baking of goods for local sale
23. Electrical supply stores
24. Furniture stores
25. Municipal parking lots

**C. Permitted Accessory Uses.** Permitted accessory uses in the B-5 district are as follows:

1. Garages for storage of vehicles and/or supplies used in conjunction with the operation of the permitted business.
2. Off-street parking and loading areas.

**D. Conditional Uses.**

1. Residential dwellings provided that such dwellings are located in the principal building, not on the ground level floor, and that access to/from such dwellings is directly to/from the exterior of the building. There shall also be a minimum gross floor area of four hundred twenty (420) square feet for an efficiency-type or one-bedroom dwelling unit, and five hundred fifty (550) square feet for a two-bedroom unit. A dwelling unit with more than two bedrooms shall not be allowed.
2. Any use not expressly stated in subsection B of this section, but similar in character to the permitted uses. It is generally expected that these uses will be conducted as a retail or service industry business on the premises, catering to the general public.

**E. Lot area and width in the B-5 district are as follows:**

1. Consideration for minimum lot areas and width shall be limited to only those properties directly abutting STH 175 between STH 167 and Pleasant Hill Road shown in Exhibit A.
- F. Building height and size.** Building height and size in the B-5 district as are follows:
1. No building or parts of a building shall exceed 45 feet in height or two-stories, whichever is less.
  2. No individual store, shop or business establishment shall have a total floor area of less than 300 square feet.
  3. The sum total of the first floor area of all principal and accessory buildings shall not exceed 60% of the total lot area, except that the Plan Commission may allow a greater percent of lot coverage with a special exception pursuant to s. 70.161A.
- G. Setbacks and yards.** Setback and yards in the B-5 district are as follows:
1. **East of STH 175:** For all properties in the B-5 district that are located east of STH 175, there shall be minimum setbacks as follows:
    - a. A street yard setback of zero feet but no greater than 15 feet setback from the road.
    - b. A side yard building setback of zero feet.
    - c. A rear yard setback of 10 feet.
  2. **West of STH 175:** For all properties in the B-5 district that are located west of STH 175, there shall be minimum setbacks as follows:
    - a. A street yard setback of zero feet but no greater than 15 feet setback from the road.
    - b. A side yard building setback of 10 feet.
    - c. A rear yard setback of 10 feet.
- H. Parking and loading space.** Parking and loading requirements shall be as specified in the B-3 district (Section 70.199(H)). Parking shall also not be permitted in any street yard.
- I. Minimum utility service.** Minimum utility service in the B-5 district shall be electricity, and county approved wastewater treatment and disposal and water supply systems.
- J. Special regulations.**
1. All business, servicing, processing, displays, and storage shall be conducted within completely enclosed buildings, except for the following: outdoor dining, produce or flower markets, or other similar type bedding plants and shrubs when authorized by the Plan Commission.
  2. To encourage a business use environment in the B-5 district that is compatible with the residential character of the Village, building/zoning permits for permitted uses shall not be issued without prior review by and approval of the Village Plan Commission. Such review and approval shall be concerned with adjacent uses, general layout, building site and operation plans, ingress, egress, parking, loading and unload, drainage, and screening and landscape plans.

**Section 2.** The zoning map of the Village of Richfield is hereby amended to remove the subject lands shown in Exhibit A from the B-3 General Business District, and to place such lands in the B-5 Downtown Business District.

**Section 3.** The Village Engineer is hereby authorized and directed to note this rezoning on the Official Zoning Map of the Village of Richfield immediately following the effective date of this ordinance.

**Section 4. 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 5. Effective Date.** This ordinance shall become effective upon passage and publication/posting.

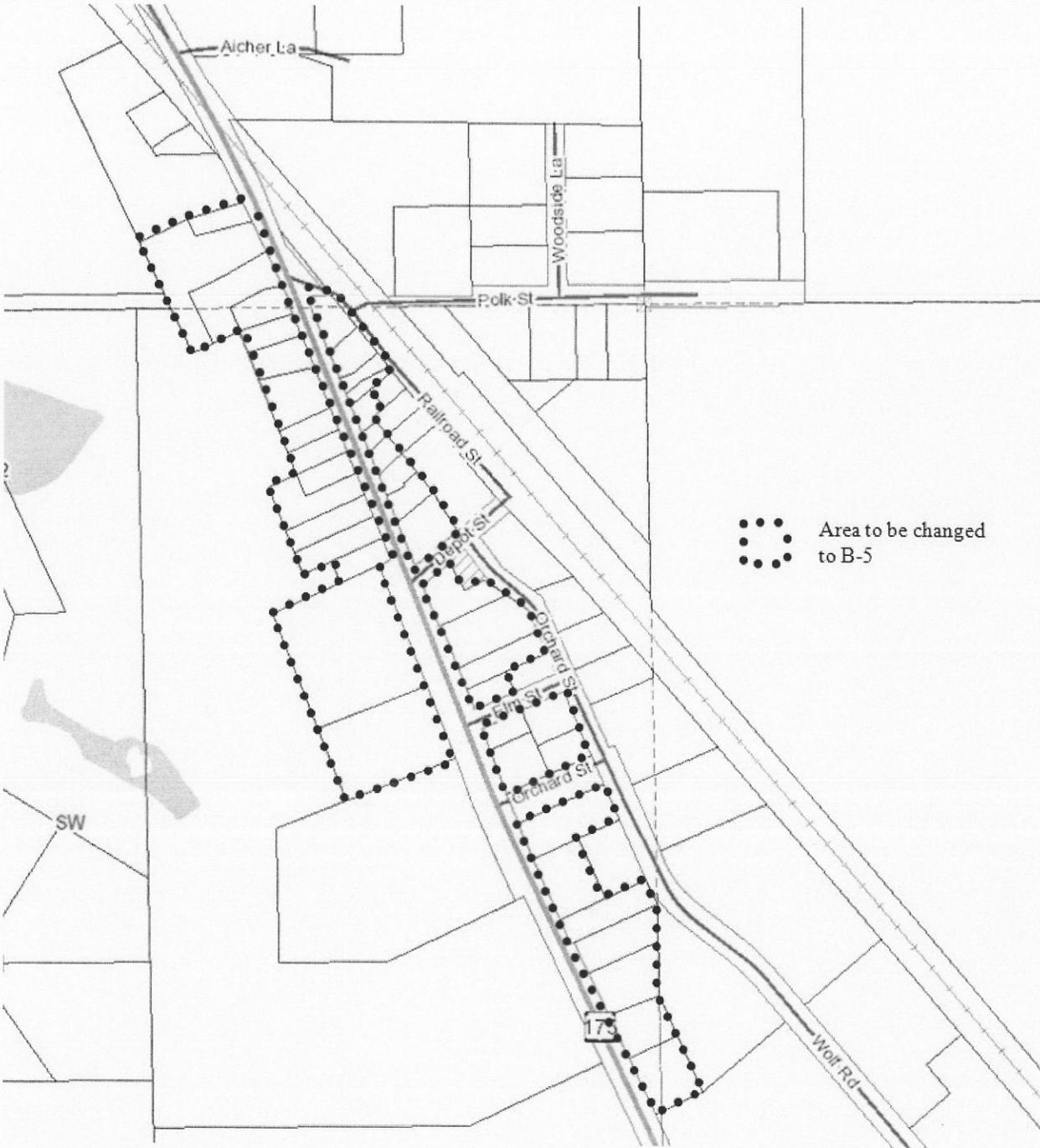
Adopted this 15<sup>th</sup> day of October, 2015.

Attest:

\_\_\_\_\_  
John Jeffords, Village President

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

**Exhibit A**



Tax Keys of Subject Parcels: V10-027600A, V10-027600B, V10-027700Z, V10-031300Z, V10-031200Z, V10-0311, V10-031000Z, V10-030900Z, V10-030400Z, V10-030500Z, V10-0306, V10-030700Z, V10-0308, V10-0272, V10-027200A, V10-0271, V10-028900Y, V10-029000Z, V10-0029100Z, V10-029200Z, V10-029300Z, V10-030300Z, V10-030200B, V10-030200Z, V10-030100Z, V10-030000Z, V10-032000H, V10-032000F, V10-032000G, V10-032000Z, V10-0327, V10-034100Z, V10-0329, V10-034000Z, V10-033800Z, V10-033700Z, V10-033600Z, V10-028400Z, V10-0285, V10-028600Z, and V10-028600B

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VILLAGE OF RICHFIELD  
 PLAN COMMISSION COMMUNICATION FORM  
 MEETING DATE: October 1, 2015

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SUBJECT: 70.133 and 70.212 – Ordinance Amendments

DATE SUBMITTED: September 25, 2015

SUBMITTED BY: Jim Healy, Village Administrator

*POLICY QUESTION: DOES THE PLAN COMMISSION WISH TO ACCEPT THE RECOMMENDATION OF THE VILLAGE BOARD AND THE PETITIONER FOR THE PROPOSED ORDINANCE AMENDMENTS?*

*ISSUE SUMMARY:*

Over the last several months, Village Staff has been working with a court-appointed receiver who was authorized by the Waukesha County Circuit Court to manage the assets of Mr. Bob Parchem and Ms. Caryl Parchem, the developers of Reflections Village. A “Receivership” is a type of corporate bankruptcy in which a “receiver” is appointed to run a company, in this case the limited liability company set up for Reflections Village (Reflections Richfield Investments, LLC). In most cases, the receiver is given ultimate decision-making powers and has full discretion in deciding how the received assets will be managed. The primary responsibility of the receiver is to recoup as much of the unpaid loans as possible. Oftentimes, receivers find that the best way to pay back loans is to liquidate the company’s assets, which effectively puts the company out of business, as its assets are sold in order to recoup some of the monies owned. Such is the case now, with many of the remaining lots selling for below market value and the parceling off of portions of the proposed future development of the subdivision (Phase II and Phase III).

The Reflections Village Homeowners Association (HOA) and Architectural Control Committee (ACC) have been in discussions with the Village regarding our approval process for homes in the Walkable Hamlet District. Their petition to the Village is for the Village to amend its ordinances so that the oversight in reviewing homes is left up to the subdivision’s controlling citizen bodies, much like many of the other subdivisions in the Village. The Village Board has no objection to this proposal. This policy decision has been communicated to the Architectural Review Board and they are in agreeance with the Board’s decision. On August 20, 2015 the Village Board entered into Closed Session to discuss this matter and others relating to the subdivision and upon exiting the Closed Session made the following motion:

Motion by Trustee Neu to direct the Village Administrator to work with the receiver of Reflections Richfield Investment LLC. to remove the Village of Richfield from all aspects of the architectural review process for new homes for the Reflection Village subdivision so that the Reflection Village Home Owners Association and/or Architectural Review for the Reflection Village subdivision shall be responsible for the subdivision architectural review; Seconded by Trustee Voss; Motion carried unanimously.

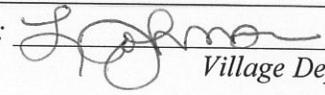
On September 17th, Staff attended the HOA meeting for Reflections Village subdivision, which was held at Village Hall, and discussed with the residents our stated intentions to remove ourselves from the home review process. It was met with overwhelming support from the citizens present as well as their respective Board members. It was further explained that this was the only subdivision in the Village where approvals are necessary to build homes and the Village believes, as the residents of the subdivision do, that our involvement in the review process is no longer necessary. Originally the subdivision was created with the presupposition that the Village would be reviewing and approving only a limited number of styles of “period themed homes” which residents could choose from. With the overall design goal of the subdivision changing, this is no longer necessary from the Village’s point of view.

Based on this policy directive from the Village Board, the Receiver for Reflections Village has submitted the proposed amendments before us tonight. Pursuant to Statutes and our Village Code, a Class II Public Hearing notice was created and published in the West Bend Daily News in two successive weeks, with the last date of publication being seven (7) days before the date of the hearing.



**VILLAGE OF RICHFIELD**  
**PLAN COMMISSION COMMUNICATION FORM**  
 MEETING DATE: October 1, 2015

*FUTURE IMPACT & ANALYSIS:*

REVIEWED BY:   
 Village Deputy Clerk

Forward to Village Board: Yes  
 Additional Approvals Needed: Yes  
 Signatures Required: Yes

*ATTACHMENTS:*

1. O2015-10-02, an Ordinance to amend 70.133
2. O2015-10-03, an Ordinance to amend 70.212
3. Public Hearing Notice sent to West Bend Daily News

*STAFF RECOMMENDATION:*

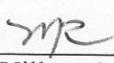
Motion to recommend to the Village Board the approval of Ordinance O2015-10-02, an Ordinance to amend Section 70.133(C)(3)(d) relating to the removal of restrictions for homes in the Walkable Hamlet Zoning District to go through the Architectural Review Board process.

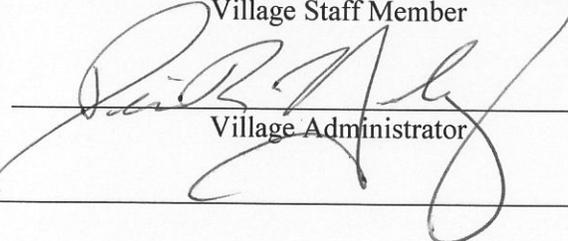
AND

Motion to recommend to the Village Board the approval of Ordinance O2015-10-03, an Ordinance to amend Section of 70.212(G)(2), Walkable Hamlet District, relating to the removal of home design restrictions.

APPROVED FOR SUBMITTAL BY:

VILLAGE CLERKS USE ONLY  
 BOARD ACTION TAKEN

  
 \_\_\_\_\_  
 Village Staff Member

  
 \_\_\_\_\_  
 Village Administrator

Resolution No.	Continued To:
_____	_____
Ordinance No.	Referred To:
_____	_____
Approved	Denied
_____	_____
Other _____	File No. _____

ORDINANCE 2015-10-02

AN ORDINANCE TO AMEND SECTION 70.133(C)(3)(d), RELATING TO ARCHITECTURAL REVIEW BOARD REVIEWS FOR PROPERTIES IN THE WALKABLE HAMLET DISTRICT

WHEREAS, the Village of Richfield was petitioned to initiate this zoning amendment pursuant to Section 70.163(B) of the Village of Richfield Village Code by the Homeowners Association and Architectural Control Committee for Reflections Village Subdivision; and

WHEREAS, the petition is consistent with the Village Board’s stated desire to no longer review and approve home design plans in Reflections Village Subdivision; and

WHEREAS, the Village Board entered into Closed Session August 20<sup>th</sup>, 2015 and came out of Closed Session and made the following motion: “Motion by Trustee Neu to direct the Village Administrator to work with the receiver of Reflections Richfield Investment LLC. to remove the Village of Richfield from all aspects of the architectural review process for new homes for the Reflection Village subdivision so that the Reflection Village Home Owners Association and/or Architectural Review for the Reflection Village subdivision shall be responsible for the subdivision architectural review; Seconded by Trustee Voss; Motion carried unanimously.”; and

WHEREAS, upon due notice as specified in Section 70.45 of the Village Code, the Village Plan Commission held a public hearing in this matter on October 1, 2015; and

WHEREAS, the Plan Commission has reviewed the proposed changes and amendments and has made its recommendation to the Village Board at a meeting subsequent to the meeting at which the petition was first submitted, as required by Section 70.163(D) of the Village Code; and

WHEREAS, the Village Board of the Village of Richfield having carefully reviewed the recommendation of the Village Plan Commission, being fully informed and advised, having determined that all procedural requirements and notice requirements have been satisfied, hereby determines that they accept the recommendation of the HOA and ACC for Reflections Village.

NOW, THEREFORE, the Village Board of the Village of Richfield, Washington County Wisconsin DO HEREBY ORDAIN AS FOLLOWS:

**Section 1.** Section 70.133(C)(3)(d) of the Village of Richfield municipal code is hereby amended as follows:

70.133(C)(3)(d): The purpose of these standards is to assist both the Town Plan Commission, Architectural Review Board, and the public with a standard to achieve quality in architectural design and to create a sense of place through appropriate use and composition of materials, architectural styles, and land use planning and design. ~~All provisions of Section 70.212 for Walkable Hamlet Districts are enforced and may exceed the standards set forth, unless otherwise stated.~~

**Section 4. 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 5. Effective Date.** This ordinance shall become effective upon passage and publication/posting.

Adopted this 15<sup>th</sup> day of October, 2015.

Attest:

\_\_\_\_\_  
John Jeffords, Village President

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

AN ORDINANCE TO AMEND SECTION 70.212 OF THE  
VILLAGE CODE, TITLED "WALKABLE HAMLET DISTRICT"

WHEREAS, the Village Board for the Village of Richfield adopted zoning regulations for the Village of Richfield and has amended such regulations from time to time; and

WHEREAS, the zoning regulations, as amended, are codified as Chapter 70 of the Village Code, which is titled "Zoning;" and

WHEREAS, Reflections Village Homeowner's Association has submitted a petition to the Village requesting various revisions to Section 70.212 of the Village Code, titled "Walkable Hamlet District," and

WHEREAS, the petition has been submitted to the Village of Richfield Plan Commission for report and recommendation; and

WHEREAS, the Plan Commission considered the petition at their meeting on October 1, 2015, and recommended approval on October 1, 2015, pursuant to the procedure established in Section 70.163(D) of the Village Code; and

WHEREAS, upon due notice as specified in Section 70.45 of the Village Code, the Village Plan Commission held a public hearing on this matter on October 1, 2015; and

WHEREAS, the Village Board finds that the Village's zoning regulations, as amended by this ordinance, are consistent with the 2014 adopted Comprehensive Plan; and

WHEREAS, the Village Board of the Village of Richfield having carefully reviewed the recommendation of the Village Plan Commission, being fully informed and advised, having determined that all procedural requirements and notice requirements have been satisfied, hereby determines that this ordinance is consistent with the public necessity, convenience, and general welfare and good zoning practice.

NOW, THEREFORE, the Village Board of the Village of Richfield, Washington County Wisconsin DO HEREBY ORDAIN AS FOLLOWS:

**Section 1.** Subsection 70.212(G)(2) of Chapter 70 of the Village Code, titled "Zoning," is hereby repealed and recreated to read as follows:

2. Reserved.

**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,

**Deleted:** Architectural design guidelines. A variety of architectural features and building materials are encouraged to give each building or group of buildings a distinctive character within a larger theme. The guidelines in this section are intended to provide consistency among the buildings within walkable hamlet developments. All provisions as setforth in subsection 70.133(C) of this Code shall be met; however, where conflicts may occur the architectural guidelines setforth in this section shall govern.¶

- a. Height. New structures within a walkable hamlet shall be no more than two stories.¶
- b. Existing structures.¶
  - i. Existing structures, if determined to be historic or architecturally significant, shall be protected from demolition or encroachment by incompatible structures or landscape development.¶
  - ii. The U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Properties shall be used as the criteria for renovating historic or architecturally significant structures and/or Plan Commission review and approval for rehabilitation or renovation based on the Village's desire to preserve the architectural character and integrity of the building, or grouping of buildings.¶
- c. Residential structures.¶
  - i. Entrances. Porches, pent roofs, roof overhangs, hooded front doors, or other similar architectural elements shall define the front entrance to all residences. These amenities may extend forward of the build-to line.¶
  - ii. Stoops. If a stoop is provided it must adhere to the following restrictions:¶
    - (1) Stoops may extend forward of the build-to line, but must not encroach into a street right-of-way or sidewalk.¶
    - (2) Stoops shall have a minimum depth of three feet and a minimum width of five feet.¶
    - (3) Stoops may be roofed or unroofed.¶
- d. Commercial structures.¶
  - i. Facade requirements.¶
    - (1) The architectural features, materials, and the articulation of a facade of a building shall be continued on all sides.¶
    - (2) A minimum of 50% of the front facade on the ground floor shall be transparent, consisting of windows or door openings allowing views into and out of the interior.¶
    - (3) Facades facing a primary passageway may not have blank walls (without doors or windows).¶
    - (4) Buildings wider than 75 feet shall incorporate vertical elements in the principal face to mimic similar smaller scale development.¶
  - ii. Awnings and canopies. If an awning or canopy is to be provided the following standards shall apply:¶
    - (1) Awnings and canopies may extend forward of the build-to-line, but must not extend into the street right-of-way.¶
    - (2) Awnings or canopies extending from the first story shall meet the following dimensions:¶
      - (a) Depth. Five feet maximum, though overlapping onto the sidewalk is recommended, but not closer than two feet to an existing or planned street.¶
      - (b) Height. The lowest point on an awning or canopy shall be between nine feet and 12 feet above the sidewalk level.¶
      - (c) Length. 25% to 100% of the front of the building, unless individual window awnings and/or canopies ... [1]

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 15th day of October, 2015.

\_\_\_\_\_  
John Jeffords, Village President

Attest:

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

Architectural design guidelines. A variety of architectural features and building materials are encouraged to give each building or group of buildings a distinctive character within a larger theme. The guidelines in this section are intended to provide consistency among the buildings within walkable hamlet developments. All provisions as set forth in subsection 70.133(C) of this Code shall be met; however, where conflicts may occur the architectural guidelines set forth in this section shall govern.

- a. Height. New structures within a walkable hamlet shall be no more than two stories.
- b. Existing structures.
  - i. Existing structures, if determined to be historic or architecturally significant, shall be protected from demolition or encroachment by incompatible structures or landscape development.
  - ii. The U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Properties shall be used as the criteria for renovating historic or architecturally significant structures and/or Plan Commission review and approval for rehabilitation or renovation based on the Village's desire to preserve the architectural character and integrity of the building, or grouping of buildings.
- c. Residential structures.
  - i. Entrances. Porches, pent roofs, roof overhangs, hooded front doors, or other similar architectural elements shall define the front entrance to all residences. These amenities may extend forward of the build-to line.
  - ii. Stoops. If a stoop is provided it must adhere to the following restrictions:
    - (1) Stoops may extend forward of the build-to line, but must not encroach into a street right-of-way or sidewalk.
    - (2) Stoops shall have a minimum depth of three feet and a minimum width of five feet.
    - (3) Stoops may be roofed or unroofed.
- d. Commercial structures.
  - i. Facade requirements.
    - (1) The architectural features, materials, and the articulation of a facade of a building shall be continued on all sides.
    - (2) A minimum of 50% of the front facade on the ground floor shall be transparent, consisting of windows or door openings allowing views into and out of the interior.
    - (3) Facades facing a primary passageway may not have blank walls (without doors or windows).
    - (4) Buildings wider than 75 feet shall incorporate vertical elements in the principal face to mimic similar smaller scale development.
  - ii. Awnings and canopies. If an awning or canopy is to be provided the following standards shall apply:

- (1) Awnings and canopies may extend forward of the build-to-line, but must not extend into the street right-of-way.
- (2) Awnings or canopies extending from the first story shall meet the following dimensions:
  - (a) Depth. Five feet maximum, though overlapping onto the sidewalk is recommended, but not closer than two feet to an existing or planned street.
  - (b) Height. The lowest point on an awning or canopy shall be between nine feet and 12 feet above the sidewalk level.
  - (c) Length. 25% to 100% of the front of the building, unless individual window awnings and/or canopies are part of the architectural expression. Window awnings shall cover the entire length of the window.
- (3) Awnings shall be covered with fabrics.
- (4) High-gloss or plasticized fabrics are prohibited.
- (5) Backlighting of awnings is prohibited.
- (6) Awnings may not hide or substitute for required features such as expression lines and cornices.
- iii. Bay windows. If bay windows are incorporated into a commercial building design, the following standards shall apply.
  - (1) Bay windows may extend forward of the build-to line, but must not encroach into a street right-of-way or over a sidewalk or other pedestrianway.
  - (2) Bay windows shall have the same details required for principal facades: sills, lintels, cornices and expression lines.
- iv. Porches. All porches provided on commercial buildings shall adhere to the following standards:
  - (1) Front porches may extend forward of the build-to line, but must not encroach into a street right-of-way.
  - (2) Front porches must have a minimum depth of eight feet.
  - (3) Front porches may extend across 100% of a building facade, however no more than 50% of the porch shall be screened. Front porches may have multi-story verandas and/or balconies above.
- v. Arches and colonnades. Arches and colonnades on commercial structures shall adhere to the following standards:
  - (1) Arches and colonnades may extend forward of the build-to line.
  - (2) Arches and colonnades must not encroach over a publicly maintained walkway (e.g. a sidewalk), unless the Plan Commission grants approval.
  - (3) Arches and columns must have at least seven feet of depth from the building front to the inside face of the column.
  - (4) Arches and colonnades shall have a minimum height of nine feet above a sidewalk.

- (5) Open multi-story verandas, awnings, balconies, and enclosed usable space can be constructed above a colonnade.
  - (6) Arcades and colonnades shall only be constructed where the minimum depth can be obtained.
  - (7) On corner lots, arcades and colonnades are encouraged to wrap around to the side of the building.
- vi. Roof types permitted. Hip roofs, gable roofs, shed roofs flat roofs with parapets or mansard roofs.
- (1) Exposed rafter ends are encouraged.
  - (2) Wide overhangs are encouraged and can be supported with decorative brackets.
  - (3) Dormers are encouraged on sloped roofs.
- vii. Roofing materials permitted. Commercial building roofs may be constructed with one or more of the following materials:
- (1)Metal (steel, stainless steel, copper);
  - (2)Shingles (asphalt, fiber reinforced cement, metal, cedar, slate);
  - (3)Tiles (Clay or terra cotta, concrete);
  - (4)Flat roofs—any materials allowed by applicable building codes.
- viii. Other roofing types and materials. Other types of roofs and roofing materials are prohibited unless explicitly approved as part of a WHD application and review process.

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6d



VILLAGE OF RICHFIELD  
PLAN COMMISSION COMMUNICATION FORM  
MEETING DATE: October 1, 2015

SUBJECT: Rezoning – Tax Key: V10\_004500A, Michael J. McRae

DATE SUBMITTED: September 25, 2015

SUBMITTED BY: Jim Healy, Village Administrator

*POLICY QUESTION: DOES THE PLAN COMMISSION WISH TO RECOMMEND TO THE VILLAGE BOARD THE REZONING OF A PORTION OF THE SUBJECT PARCEL FROM LC, LOWLAND CONSERVANCY DISTRICT TO RS-1, COUNTRY ESTATES DISTRICT?*

*ISSUE SUMMARY:*

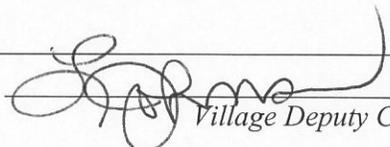
The petition before us tonight is being submitted by Mr. and Mrs. Michael McRae, who live at 3791 Pioneer Road. The subject parcel is generally located on the corner of Scenic and Pioneer Road. Please refer to the Washington County GIS Map in the Attachments for locational purposes. The petitioners are currently in the process of working with Staff to sell their property to a willing buyer. Along with the sale of their property they have also approached the Village for assistance with several boundary line relocations with adjoining property owners. Please refer to the Attachment for further clarification on what those proposed boundary changes may look like.

The property owners are requesting of the Village a change in zoning designation for approximately 7 acres from LC, Lowland Conservancy to Rs-1, Country Estates District. This proposed partial rezoning petition would be consistent with the Village's Future Land Use Map. The property as it is currently zoned, with a single family residential use, is a legal, non-conforming use. Single family residential homes are not permissible in the Lowland Conservancy District. The proposed rezoning of this property, under the purview of this body, would remove the legal, non-conforming status of this property, so long as any boundary line relocation proposal administratively approved by Staff would maintain minimum acreage requirements.

A Public Hearing has been scheduled and pursuant to our municipal code and a Class II Notice has run for two consecutive weeks in the West Bend Daily News. Every property owner within 300' of the subject property was contacted. At the time of this writing Staff has received no written comments from residents.

*FUTURE IMPACT & ANALYSIS:*

REVIEWED BY:

  
Village Deputy Clerk

Forward to Village Board: Yes  
Additional Approvals Needed: Yes  
Signatures Required: Yes

*ATTACHMENTS:*

1. Class II Public Hearing Notice
2. Ordinance 2015-10-04, an Ordinance to rezone Tax Key: V10\_004500A from LC to Rs-1
3. Washington County GIS overview of subject property
4. Proposed boundary line reconfigurations

*STAFF RECOMMENDATION:*

Motion to recommend to the Village Board the adoption of Ordinance O2015-10-04, an Ordinance to rezone a portion of Tax Key: V10\_004500A from LC, Lowland Conservancy District to Rs-1, Country Estates District.

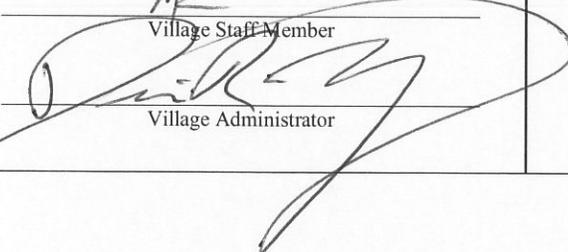


**VILLAGE OF RICHFIELD**  
**PLAN COMMISSION COMMUNICATION FORM**  
MEETING DATE: October 1, 2015

APPROVED FOR SUBMITTAL BY:

VILLAGE CLERKS USE ONLY  
BOARD ACTION TAKEN

  
\_\_\_\_\_  
Village Staff Member

  
\_\_\_\_\_  
Village Administrator

Resolution No. \_\_\_\_\_  
Ordinance No. \_\_\_\_\_  
Approved \_\_\_\_\_  
Other \_\_\_\_\_

Continued To: \_\_\_\_\_  
Referred To: \_\_\_\_\_  
Denied \_\_\_\_\_  
File No. \_\_\_\_\_

**(Class II Public Notice)**  
**NOTICE OF PUBLIC HEARING**  
**VILLAGE OF RICHFIELD**  
**Thursday, October 1, 2015**

**PLEASE TAKE NOTICE:**

Notice is hereby given pursuant to Section 19.84, Wis. Stats., and provisions of the Village of Richfield Code of Ordinances, that the Village of Richfield Plan Commission will conduct a public hearing on Thursday, October 1, 2015 at 7:00 p.m. at the Village Hall, located at 4128 Hubertus Road, Hubertus, WI 53033, for each of the following:

- 1) To create Section 70.200.5 of the Village's zoning code entitled B-5, Downtown Business District and to amend the Village's Zoning Map with regards to the B-5 District and related parcels.
- 2) To consider the petition to rezone a portion of their property located at 3791 Pioneer Road, Tax Key: V10\_0045-00A) from LC, Lowland Conservancy to Rs-1, Country Estate District.
- 3) To consider the petition to amend multiple sections of 70.212, entitled Walkable Hamlet District.
- 4) To consider the petition to amend multiple sections of 70.133, entitled Site, Building, and Operations Plan Review, specifically those provisions which deal with the architectural review board processes/standards for properties in the Walkable Hamlet District.

The above amendments will affect the use of land within each of the defined districts as proposed. A copy of the proposed ordinances and proposed Zoning Maps will be on file and open for public inspection in the office of the Village Clerk for a period of two weeks prior to this public hearing. All interested parties will be heard. Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Clerk's Office at (262)-628-2260 with as much advance notice as possible.

Dated this September 14, 2015

**Publication Dates:**

September 17, 2015

September 24, 2015

Jim Healy  
Village Administrator  
Village of Richfield  
4128 Hubertus Road  
Hubertus, WI 53033  
(262)-628-2260

**AN ORDINANCE TO REZONE A PORTION OF A SUBJECT PARCEL OF LAND 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**

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WHEREAS, the Village of Richfield is acting as the petitioner to partially rezone approximately 7 acres of land shown in Attachment 1 of the following parcel of land: Tax Key: V10\_004500A from LC, Lowland Conservancy District to Rs-1; and

WHEREAS, the subject property contains 47.59 acres; 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 Plan Commission conducted a public hearing on October 1, 2015; 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 substantially conforming to 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, 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 Attachment 1, attached hereto, and the zoning map of the Village of Richfield is hereby amended to incorporate the zoning of the subject properties.

**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 15<sup>th</sup> day of October, 2015

\_\_\_\_\_  
John Jeffords, Village President

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

PIONEER ROAD

AREA OF PROPOSED REZONING

PARCEL V10\_0045-00A

SCENIC ROAD

Zoning Districts

- RD-1 Two-Family Cluster/Open Space Residential District**  
This district is intended to provide for the development of agricultural and other open space areas on ten acres or more in areas of two-family residential lots and subdivisions at a gross density that does not exceed one two-family structure per 3.0 gross acres or one individual dwelling unit per 1.5 gross acres where a minimum of 40 percent of such areas are required to be preserved as open space areas.
- RS-1 Country Estate District**  
This district is intended to provide for single-family residential and hobby or medium development that is consistent with the maintenance of a rural country side character and lifestyle. This district serves as a transitional district between the farmstead areas and the more intensively developed suburban areas in the town.
- RS-1A Single-Family Residential & Rural Preservation District**  
This district is intended to provide for development of farm and natural open space areas on residential lots and subdivisions, wherein significant portions of such open spaces are preserved either in the form of areas within large lots at an average gross density of 10,000 square feet (approximately three acres) per lot, or within special open space overlays, the creation of which is encouraged in this section by developing portions of allowable lots into such overlays under a density incentive, pursuant to Wis. Stats. § 62.23(7)(b). Special planned development districts within this RS-1A district are declared to be. Further, this RS-1A zoning classification is restricted solely to properties located within the RS-1A single-family residential rural preservation district prior to the effective date of the ordinance from which this section is derived.
- RS-1B Single-Family Cluster/Open Space Residential District**  
This district is intended to provide for the development of agricultural and other open space areas at least 20 acres in area or larger into single-family residential lots and subdivisions at a gross density that does not exceed one dwelling unit per 100,000 square feet (approximately 3.0 acres) where a minimum of 40 percent of such areas are required to be preserved as open space areas.
- RS-1C Country Entertainment Parcel Residential District**  
This district is intended to provide for single-family residential development on "vacant parcels" of land, as defined below. The RS-1C district serves as a transitional district between farmstead areas and more intensively developed suburban areas of the town.
- RS-2 Single-Family Residential District**  
This district is intended to provide for single-family residential development at densities not exceeding 5.07 dwelling unit per net acre. Further, this zoning classification is restricted solely to properties located within RS-2 single-family residential district prior to January 1, 1994.
- RS-3 Single-Family Residential District**  
This district is intended to accommodate only single-family residential uses in existence on the effective date of the ordinance from which this chapter is derived, and their accessory uses as evidenced on the effective date of the ordinance from which this chapter is derived within the older, established areas of the town where such uses are located on lots or parcels of land which are within predominantly residential areas, are smaller than 10,000 square feet in area, and were lots of record on the date of approval of this chapter.
- RS-4 Single-Family Residential District**  
This district is intended to provide for limited development of single-family residential housing, of parcels no more than 10.99 acres, with any new parcels maintaining a minimum of 100 feet of lake frontage, for lake shore properties on any Lake, Bark, Franks, Lake Five, and Little Franks Lakes, including those portions of the Village of Richfield that are also regulated by the floppage district of the Village of Profitable Coles or Oranages.
- WHD Walkable Hamlet District**  
This district is to allow for the development and redevelopment of land in the Town of Richfield consistent with the walkable hamlet and/or business development as described in the Town of Richfield Comprehensive Plan and indicated on the 10 and 20 Year Future Land Use (Zon) Maps provided therein.
- IB-1 Institutional District**  
This district is intended to eliminate the ambiguity of maintaining, in unincorporated city districts, areas which are under public or quasi-public ownership and where the use for public or quasi-public purpose is anticipated to be permanent.
- B-1 Neighborhood Business District**  
This district is intended to provide for individual or small groups of retail and customer service retail establishments in a shopping center setting. This type of district is generally separated from other major commercial areas but near residential development and includes such amenities as increased open space and ample off-street parking and loading areas and architectural or landscape screening from adjacent neighborhoods, making such retail uses centers more compatible with the character of adjacent residential districts.
- IB-2 Community Business District**  
This district is intended to provide for individual or large groups of retail and customer service retail establishments in a shopping center setting. This type of district is usually located at or near the intersection of two arterial streets or highways and designed for the convenience of weekly or monthly one-stop shopping and includes such amenities as increased open space and ample off-street parking and loading areas and architectural screening or landscaping.
- B-3 General Business District**  
This district is intended to provide for the orderly continuation and revitalization of the older established business areas of the town where uses are not exclusively of one type but, rather, mixed and include retail sales shops, wholesale and warehousing outlets, and institutional, recreational, and even residential uses. Many of the existing businesses in this B-3 district may not meet the requirements of the B-1 or B-2 business district.
- B-4 Highway Business District**  
This district is intended to provide for the orderly and attractive grouping of appropriate business and industrial activities which are largely related to and dependent upon highway traffic or which are specifically designed to serve the needs of such traffic.
- M-1 General Wholesale Business/Warehouse District**  
This district is intended to provide for the orderly and attractive grouping of appropriate locations of business or industrial activities which are basically wholesale, including storage of bulk, wholesale and retail goods but not including the retail sale of such goods.
- M-2 Limited Industrial District**  
This district is intended to provide for manufacturing or fabrication operations, which, on the basis of physical and operational characteristics, would not be detrimental to the immediate surrounding area or to the town as a whole by reason of smoke, odor, noise, dust, fumes, traffic, physical appearance, or other similar factors; and to establish such regulatory controls as will reasonably ensure compatibility with the surrounding area in this respect.
- M-3 General Industrial District**  
This district is intended to provide for the same type of manufacturing and fabricating operations and uses as in the M-2 industrial district but more intensive uses but within those areas where the relationship to surrounding use would create fewer problems of compatibility. The M-3 industrial district also permits those activities generally perceived as being of a nuisance nature or considered to be hazardous.
- M-4 Industrial Park District**  
This district is intended to provide for the orderly development and attractive grouping of light industrial, warehousing, and office uses on appropriately located and landscaped property which, on the basis of actual physical and operational characteristics of use, buildings and structures, would not be detrimental to the adjoining property, surrounding area or to the community as a whole by reason of noise, dust, light or fumes, smoke, odor, traffic, physical appearance, possible groundwater, stormwater or wastewater impacts, or other similar factors.
- M-5 Mineral Extraction District**  
This district is intended to provide for the orderly continuation or restoration of quarries or other extractive and related operations in existence on the effective date of the ordinance from which this chapter is derived and to provide for the location in appropriate places of new extractive operations that provide maximum protection to the natural environment.
- A-1 Exclusive Agricultural District**  
This district is intended to provide for the continuation of general farm and related uses in those areas of the town that are not committed to other development.
- A-2 General Agricultural District**  
This district is intended to provide for maintain, preserve, and enhance agricultural lands historically utilized for crop production but which are not included within the A-1 exclusive agricultural district and which are generally best suited for smaller farm units, including truck farming, horse farming, hobby farming, orchards, and other similar agriculture related farming activity.
- P-1 Park & Recreation District**  
This district is intended to provide for areas where the recreational needs, both public and private, of the populace can be met without undue disturbance of natural resources and adjacent users.
- LC Land Conservation District**  
This district is intended to be used to prevent dispersion of valuable natural or manmade resources and to protect watercourses, including the abundance of navigable waters and areas that are not adequately drained or areas which are subject to periodic flooding, where development would result in hazards to health or safety or would deplete or destroy natural resources or be otherwise detrimental to the public welfare and which are not designated as shoreline or floodplain areas on the county shoreline-floodplain map.
- LC-1 Wetland Conservation District**  
This district is intended to be used to preserve, protect, enhance, and restore all significant woodlands, areas of rough topography, and related scenic areas. Regulation of these areas will serve to control erosion and sedimentation and will promote and maintain the natural beauty of the town.
- F-1 Floodplain District**  
This district is intended to preserve in essentially open space and natural use, lands which are unsuitable for intensive development purposes due to poor natural soil conditions and periodic flood inundation and shall include all land and water area lying within the delineated flood 100-year recurrence interval flood or as delineated on the county shoreline-floodplain map.

This Cmap®-Dwyer, Inc. GIS map contains information including but not limited to Washington County. This data is subject to constant change. Cmap®-Dwyer, Inc. makes no warranties or guarantees, either expressed or implied, as to the accuracy or correctness of this data. nor accepts any liability arising from any incorrect, incomplete or misleading information contained therein.

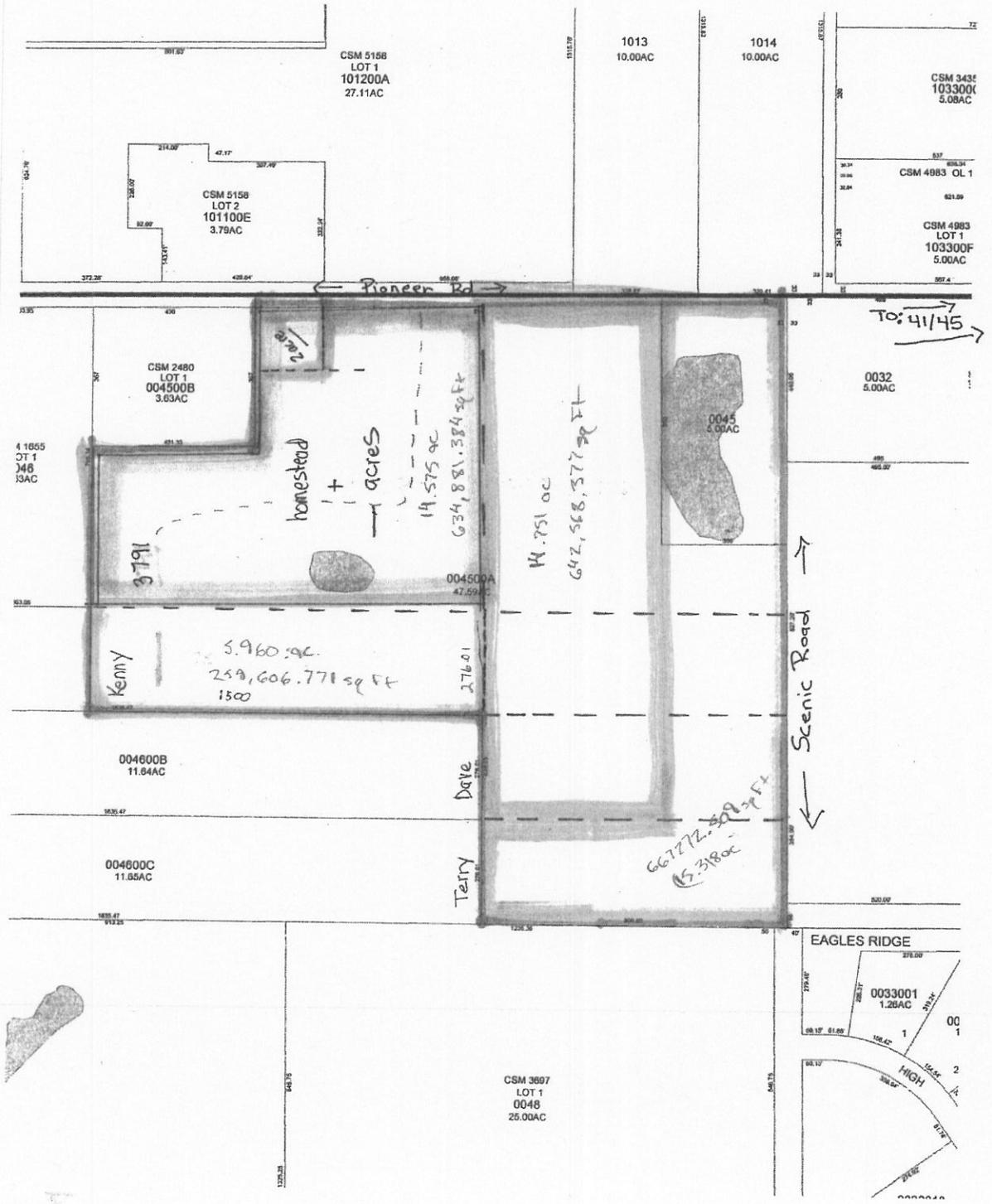
Village of Richfield  
Washington County, Wisconsin

Proposed Zoning Change  
LC to RS-1  
Tax ID V10\_0045-00A

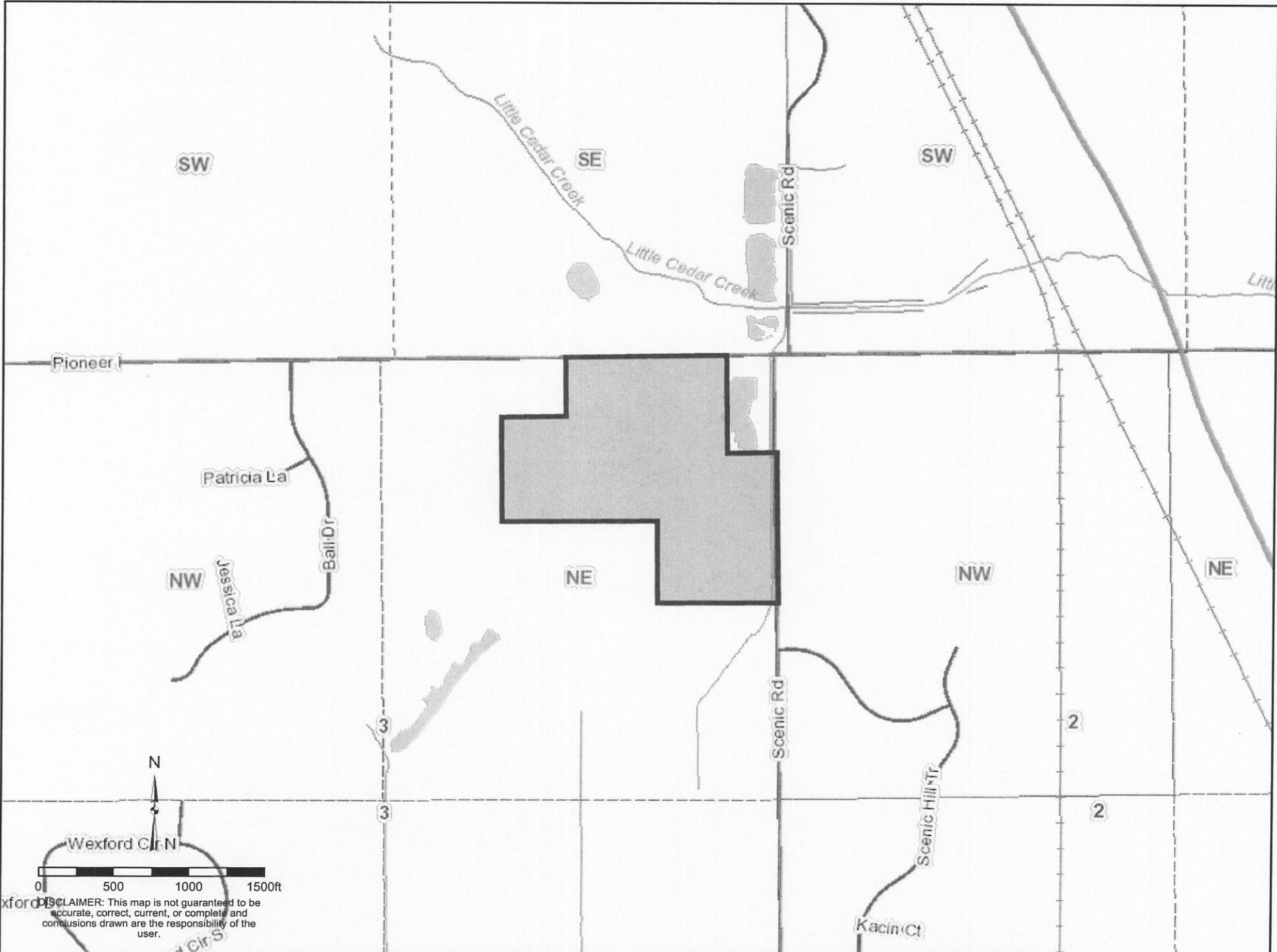
**gai consultants**  
a subsidiary of GAI, INC.

1 inch equals 400 feet

31



Handwritten signature or initials in the bottom left corner of the map.



Wexford Cir N  
 Disclaimer: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

6 e



**VILLAGE OF RICHFIELD**  
 PLAN COMMISSION COMMUNICATION FORM  
 MEETING DATE: October 1, 2015

6e.

SUBJECT: Residential SBOP – Reflections Village

DATE SUBMITTED: September 25, 2015

SUBMITTED BY: Jim Healy, Village Administrator

*POLICY QUESTION: NONE, DISCUSSION ONLY.*

*ISSUE SUMMARY:*

The Receiver for the Reflections Village Subdivision or his agent will be making a presentation on October 1<sup>st</sup> regarding the proposed changes relating to the architectural housing requirements.

*FUTURE IMPACT & ANALYSIS:*

REVIEWED BY:

*Village Deputy Clerk*

Forward to Village Board: N/A  
 Additional Approvals Needed: N/A  
 Signatures Required: N/A

*ATTACHMENTS:*

- Residential SBOP for Reflections Village

*STAFF RECOMMENDATION:*

None, discussion only.

APPROVED FOR SUBMITTAL BY:

VILLAGE CLERKS USE ONLY  
 BOARD ACTION TAKEN

Village Staff Member

Village Administrator

Resolution No. _____	Continued To: _____
Ordinance No. _____	Referred To: _____
Approved _____	Denied _____
Other _____	File No. _____



March 22, 2010 11:30 AM  
SHARON A MARTIN, REGISTER OF DEEDS  
WASHINGTON COUNTY, WISCONSIN

Fee Amount: \$137.00

Consent to Recordation of a Site, Building,  
and Operation Plan for the Residential  
Component of Reflections Village as  
Approved by the Village Board for the  
Village of Richfield

**Document  
Number**

**Document Title**

Parcel Identification Number (PIN): V10-0355 and V10-35400D

WHEREAS Reflections Richfield Investments, LLC, ("property owner") owns real property in the Village of Richfield, Washington County, ("subject property") more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, the property owner made application to the Village of Richfield to develop the subject property as a "walkable hamlet" under s. 70.212 of the municipal code, to be known as "Reflections Village"; and

WHEREAS, one step in the overall approval process for Reflections Village is the approval of a site, building, and operation plan ("SBOP"); and

WHEREAS, the Plan Commission for the Village of Richfield and the Village Board approved a preliminary SBOP for Reflections Village on September 4, 2008; and

WHEREAS, the Plan Commission for the Village of Richfield and the Village Board approved a final SBOP for the residential component of Reflections Village at a special meeting on November 23, 2009; and

WHEREAS, subsection 70.212(E)(11) of the municipal code requires that the approved SBOP, a copy of which is attached hereto as Exhibit B and incorporated herein by reference, be recorded in the office of the register of deeds of Washington County; and

WHEREAS, the property owner willingly agrees to be bound by the SBOP for the residential component of the Reflections Village by signing and recording this document.

NOW, THEREFORE, in consideration of the granting of the aforementioned approvals of Reflections Village by the Village Board, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned hereby consents to the recordation of the SBOP for the residential component of Reflections Village, which shall run with the land and shall be binding upon the undersigned and its successors in title and interest to the property, its assigns, and all subsequent owners and occupants of all or any part of such real property.

Dated this 11<sup>TH</sup> of March, 2010

I, Jonathan G. Spheeris, managing member of Reflections Richfield Investments, LLC, acknowledge that Reflections Richfield Investments shall be bound by the approved SBOP for the residential component of Reflections Village.

**Recording Area  
Name and Return Address**

137-64

Jeremiah Vangen, Deputy Clerk  
Village of Richfield  
4128 Hubertus Road  
Hubertus, WI 53033

Reflections Richfield Investments, LLC

Jonathan G. Spheeris  
Jonathan G. Spheeris, Managing Member

STATE OF WISCONSIN )  
 ) ss  
COUNTY OF Waukesha )

Personally came before me this 11<sup>th</sup> day of March, 2010, the above named Jonathan G. Spheeris, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Sarah A. Frantz SARAH A. FRANTZ  
Notary Public, State of Wisconsin  
My Commission: 12/2/2012

Village Of Richfield, Washington County, Wisconsin

John Jeffords  
John Jeffords, Village President

Donna Jackson  
Donna Jackson, Interim Administrator/Clerk/Treasurer

STATE OF WISCONSIN )  
 ) ss  
COUNTY OF WASHINGTON )

Personally came before me this 18 day of March, 2010, the above named John Jeffords, Village President and Donna Jackson, Interim Village Administrator/Clerk/Treasurer, of the above-named municipal corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such individual and Village Clerk of said municipal corporation and acknowledged that they executed the foregoing instrument as such officers of said municipal corporation by its authority and pursuant to the authorization by the Village Board from their meeting on the 23<sup>rd</sup> day of November, 2009.

Beverly A. Laubenstein BEVERLY A. LAUBENSTEIN  
Notary Public, State of Wisconsin  
My Commission: 12-15-2013

APPROVED AS TO FORM:

John P. Macy  
John P. Macy, Village Attorney

THIS DOCUMENT WAS DRAFTED BY ATTY MICHAEL D. ORLEMAN

Exhibit A  
Legal Description

All that part of Lot 2 of Certified Survey Map No. 6302, Outlot 1 of Certified Survey Map No. 3492 and Unplatted Lands, being located in a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 13, Town 9 North, Range 19 East, in the Village of Richfield, Washington County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 corner of said Section 13; said point being the place of beginning of lands hereinafter described;

Thence South  $01^{\circ}08'55''$  East and along the East line of the said Southeast 1/4 Section, 1323.915 feet to a point; Thence South  $89^{\circ}20'12''$  West and along the South line of the North 1/2 of the said Southeast 1/4 Section, 1027.70 feet to a point; Thence North  $18^{\circ}58'03''$  West, 697.62 feet to a point; Thence South  $89^{\circ}21'17''$  West, 69.93 feet to a point on the West line of the East 1/2 of the said Southeast 1/4 Section; Thence North  $01^{\circ}06'44''$  West and along the said West line of the said East 1/2, 662.37 feet to a point on the North line of the said Southeast 1/4 Section (also being the South line of the said Northeast 1/4 Section); Thence South  $89^{\circ}22'22''$  West and along the said South line of the said Northeast 1/4 Section, 592.53 feet to a point on the East Right-of-Way line of "State Trunk Highway 175"; Thence North  $10^{\circ}17'10''$  West and along said East Right-of-Way line, 1343.33 feet to a point on the North line of the South 1/2 of the said Northeast 1/4 Section; Thence North  $89^{\circ}21'10''$  East and along the said North line of the said South 1/2, 1133.03 feet to a point on the West line of the East 3/4 of the said Northeast 1/4 of the said Northeast 1/4 Section; Thence North  $01^{\circ}10'13''$  West and along the said West line of the said East 3/4, 336.92 feet to a point on the South line of said Outlot 1 of said Certified Survey Map No. 3492; Thence South  $89^{\circ}19'58''$  West and along the said South line of said Outlot 1, 33.00 feet to a point that is the Southeast corner of Lot 1 of said Certified Survey Map No. 3492; Thence North  $01^{\circ}10'13''$  West and along the East line of said Lot 1, 659.34 feet to a point; Thence Northwesterly 244.58 feet along the Northeasterly line of said Lot 1 and the arc of a curve, whose center lies to the Northeast, whose radius is 6816.00 feet, whose central angle is  $02^{\circ}03'21''$ , and whose chord bears North  $41^{\circ}44'11.5''$  West, 244.56 feet to a point of tangency; Thence North  $40^{\circ}42'31''$  West and along the said Northeasterly line of said Lot 1, 23.63 feet to a point; Thence South  $89^{\circ}19'58''$  West and along the said Northeasterly line of said Lot 1 and being parallel to the North line of the said Northeast 1/4 Section, 185.13 feet to a point; Thence North  $00^{\circ}40'02''$  West and along the said Northeasterly line of said Lot 1, 66.00 feet to a point on the South Right-of-Way line of "State Trunk Highway 167"; Thence North  $89^{\circ}19'58''$  East and along the said South Right-of-Way line, 215.87 feet to a point on the Southwesterly Right-of-Way line of "Chicago Milwaukee St. Paul and Pacific Railroad"; Thence South  $40^{\circ}42'31''$  East and along the said Southwesterly Railroad Right-of-Way line, 54.38 feet to a point of curvature; Thence Southeasterly 407.57 feet along the said Southwesterly Railroad Right-of-Way line and the arc of a curve, whose center lies to the Northeast, whose radius is 6750.00 feet, whose central angle is  $03^{\circ}27'34''$ , and whose chord bears South  $42^{\circ}26'18''$  East, 407.51 feet to a point of compound curvature; Thence Southeasterly 722.79 feet along the said Southwesterly Railroad Right-of-Way line and the arc of a curve, whose center lies to the Northeast, whose radius is 3725.00 feet, whose central angle is  $11^{\circ}07'03''$ , and whose chord bears South  $49^{\circ}43'36.5''$  East, 721.66 feet to a point of compound curvature; Thence Southeasterly 306.05 feet along the said Southwesterly Railroad Right-of-Way line and the arc of curve, whose center lies to the Northeast, whose radius is 3790.00 feet, whose central angle is  $04^{\circ}37'37''$ , and whose chord bears South  $57^{\circ}35'56.5''$  East, 305.96 feet to a point on the West Right-of-Way line of "United States Highway 41/45"; Thence South  $01^{\circ}09'33''$  East and along the said West Right-of-Way line, 335.31 feet to a point of curvature; Thence Southeasterly 731.65 feet along the said West Right-of-Way line and the arc of a curve, whose center lies to the Northeast, whose radius is 4457.18 feet, whose central angle is  $09^{\circ}24'18''$ , and whose chord bears South  $05^{\circ}51'42''$  East, 730.83 feet to a point on the East line of the said Northeast 1/4 Section; Thence South  $01^{\circ}08'40''$  East and along the said West Right-of-Way line and the said East line of the said Northeast 1/4 Section, 541.58 feet to a point that is the said East 1/4 corner of said Section 13 and the point of beginning of this description.

Said Parcel contains 4,882,044 Square Feet (or 112.0763 Acres) of land, more or less.

Exhibit B  
Site, Building and Operation Plan for Residential Component of Reflections Village



Village of Richfield  
Washington County, Wisconsin

RESIDENTIAL SITE, BUILDING  
AND OPERATIONS PLAN  
(S.B.O.P.)

# Reflections Village

**INTENT:**

The intent of this document is to provide the Village of Richfield with a Site, Building, and Operations Plan (SBOP) that summarizes the overall components of the Reflections Village neighborhood and requests approval pursuant to Village of Richfield's Zoning Ordinance Section 70-212(e). The information contained within this document supersedes all previous SBOP materials submitted to the Village.

**PROJECT NAME:**  
Reflections Village

**PROJECT OWNER:**  
Reflections Richfield Investments, LLC

**SUBMITTED BY:**  
Spheeris Development Corp., Jon Spheeris

**APPLICANT:**  
Reflections Richfield Investments, LLC  
311 East Wisconsin Avenue  
Oconomowoc, WI 53066  
262-354-1101  
jon@pruar.com

**DESIGN TEAM:**  
Losik Engineering Design Group  
19035 West Capitol Drive  
Brookfield, WI 53045  
262-790-1480  
mlosik@losikengineering.com

Buettner & Associates  
711 West Acacia Road  
Glendale, WI 53217  
414-351-7080  
[dennis@buettnerassociates.com](mailto:dennis@buettnerassociates.com)

Trees on the Move  
5611 South Calhoun Road  
New Berlin, WI 53151  
262-679-5200  
[ziggy@treesonthemove.com](mailto:ziggy@treesonthemove.com)

AI Poeschl  
1406 Hidden Waters Circle  
West Bend, WI 53095  
262-338-6608  
[soilsman@poeschleng.com](mailto:soilsman@poeschleng.com)

Ivertch Dennis Iverson  
2880 Jonathon Circle  
Madison, WI 53711  
608-273-3751  
[iiverson@charter.net](mailto:iiverson@charter.net)

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## Project Description

Reflections Village is a period-themed development intended to embody the values of care and community among family and neighbors that is so often missing from today's new neighborhoods. The layout for the neighborhood has been thoughtfully and carefully designed to promote these values by offering residents places to recreate, shop, gather, and socialize along an extensive pathway network. Imagine an evening stroll where neighbors stop and talk while on their way to the corner store or where children walk to the park and play until dinner. All of this will happen in Reflections Village.

The neighborhood plan incorporates a mix of uses ranging from single-family homes to retail, office and recreational space. The architectural inspiration for the village will draw on the best classic styles and details from the 1890s through the 1940s, from modest cottages to the most elegant Queen Anne and Victorian estates of that era. Some homes will have two "fronts" on each home which will allow residents to walk out onto a wonderful pathway network on one side, while guests arrive at a welcoming front door facing the street.

While Reflections Village is the first new development planned as a walkable hamlet within the Village of Richfield, it has drawn inspiration from historic precedents within the Richfield hamlet. In addition to offering this unique blend of history and modern convenience, Reflections Village will be:

- Compact, attractive, and walkable;
- Designed for the human scale;
- Diverse in uses and activities;
- Designed with a safe and efficient transportation system;
- Sensitive to significant environmental features, groundwater protection, and stormwater management;
- Planned utilizing innovative wastewater technologies; and
- Consistent with the Village's adopted comprehensive plan.

## Approval Process

The walkable hamlet review and approval process is outlined within the Village of Richfield Zoning Ordinance Section 70-212(e). Due to the complexity of planning and approving a walkable hamlet, the process outlined requires multiple reviews. As the first project venturing through this approval process, the Reflections Village team and Village have worked together to define and refine a Village review process that will allow the project to advance without causing undue financial and schedule hardships. To clearly communicate the process, the following review process diagram has been prepared.

This diagram illustrates the approvals required prior to starting the formal approval process which begins with the Pre-Preliminary Architectural Review Committee (ARC) and Plat Reviews. Following pre-preliminary approvals, the Plan Commission and Village Board will approve the Preliminary Plat (and associated Preliminary Construction Documents) and overall Neighborhood SBOP. It is anticipated that Final Neighborhood SBOP approval will occur at the November 5, 2009 Plan Commission and Board meeting. Once final approval is attained, the Final Plat (including associated construction documents) will be submitted for final approval. At both the preliminary and final levels, the ARC will act in an advisory capacity to the Plan Commission offering comments prior to formal approvals.

The Neighborhood SBOP focuses on the residential components of Reflections Village while establishing guidelines for the neighborhood as a whole. Future SBOP submittal(s) detailing the neighborhood's non-residential portions will be submitted for review and approval. As an overall guiding document, it is recommended that the approved Neighborhood SBOP document be recorded, along with the Covenants & Deed Restrictions, at the County Register of Deeds Office.

The following details the process and approvals received to date:  
Initial Presentation to Village Administrator (Initial Planning & Zoning Administrator Conference)

July 2004

Pre-Preliminary Plat at County Planning/Parks Committee  
March 23, 2005

Neighborhood Meeting  
August 15, 2005

Rezoning of Parcel to WHD  
September 15, 2005

Pre-Preliminary Introductory Meeting  
September 30, 2005

Pre-Preliminary Pre-Application Conference  
October 14, 2005

Pre-Preliminary ARC Review  
October 19, 2005

Walkabout Site Inspection  
October 22, 2005

Pre-Preliminary Plat Review  
November 3, 2005

Updated Pre-Preliminary Plat at County  
Plan/Parks Committee

December 14, 2005

Richfield PC Informational Meeting  
February 02, 2006

Germantown EJT Plat Approval  
April 18, 2006

SOME PREVIOUS APPROVAL DATES MAY BE MISSING  
LAST APPROVAL WAS:

Preliminary Plat Review  
September 7, 2008

## Project Background

### LOCATION

Consistent with the Village of Richfield 20 Year Comprehensive plan, which seeks to centralize housing density and the commercial sector of the community, Reflections Village is located in the corridor between Highways 41/45 and 175, just south of Hwy 167 West (Holy Hill Road) and north of the Maple Terrace Subdivision (north of Hubertus Road). The parcel consists of approximately 114 acres of land formerly owned by the John and Evelyn Kohl Trust, the Goetz Family Partnership, and Daniel Goetz.

### ZONING

To address the needs of enhancing the commercial components of the Village, as well as providing housing suitable for the aging population of the community, the Village developed a designation of a "Walkable Hamlet" to describe the unique mixed development with higher density residential parcels that would encourage walking and a greater sense of community. Beginning in November 2004 the Village began developing the formal Walkable Hamlet development (WHD) ordinance. That document was adopted by the Village Board at its July 21, 2005 meeting. The request for rezoning of this parcel to a Walkable Hamlet was accepted unanimously by the Plan Commission at its September 1, 2005 meeting and approved unanimously by the Village Board at its September 15, 2005 meeting.

### SURROUNDING USES

The northern end of the parcel is an isolated natural resource area containing a designated wetland which abuts a railroad and Holy Hill Road. Also, north of the parcel adjacent to Hwy 175 is a residential area zoned R-1. East of the parcel is Town Line Road. There is a single residence located across Town Line Road about midway along the eastern edge of the parcel. North of that home the parcel abuts the Hwy 41/45 right-of-way. The southern edge of the parcel abuts the Maple Terrace subdivision which contains RS-3 housing that was constructed between 40 and 50 years ago. The western edge of the parcel abuts the property of John and Evelyn Kohl where they currently have a farming operation. Further north along the western boundary the property abuts Hwy 175. To the west of Hwy 175 is the Skyline Subdivision containing RS-3 housing constructed an estimated 20 years ago.

Illustrative Master Plan

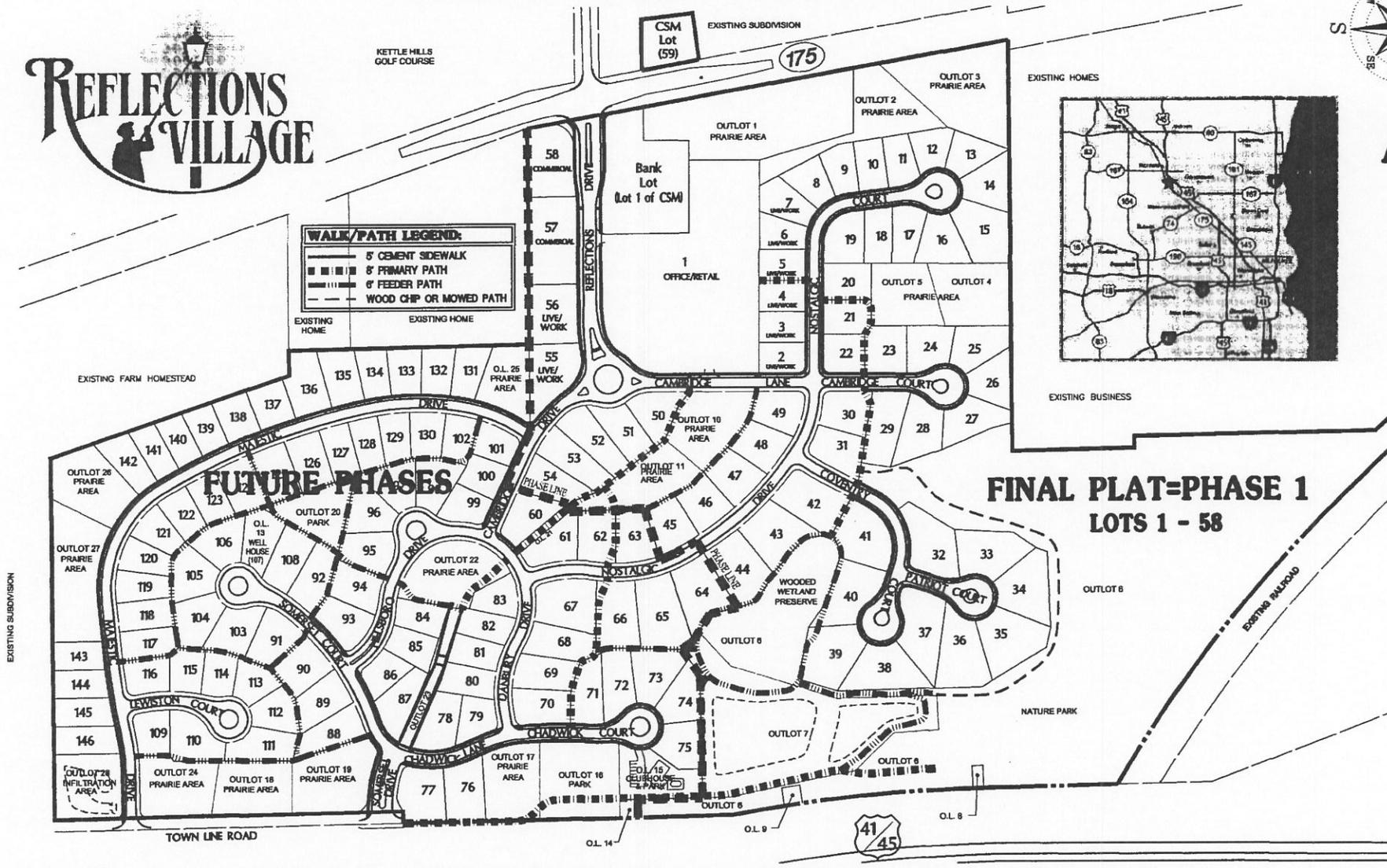
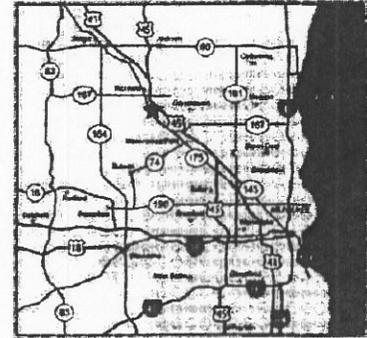
# ILLUSTRATIVE MASTER PLAN



A

**WALK/PATH LEGEND:**

	5' CEMENT SIDEWALK
	8' PRIMARY PATH
	6' FEEDER PATH
	WOOD CHIP OR MOWED PATH



**FINAL PLAT=PHASE 1  
LOTS 1 - 58**

ARTIST INTERPRETATION FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LOT DIMENSIONS AND TREE LOCATIONS ARE SUBJECT TO CHANGE. (12-4-09)

# REFLECTIONS VILLAGE

Site, Building & Operations Plan Acreage Breakdown



Development Chart

Land Use	Net Acreage	Total Units	Average Lot Size (1)	Adj. Avg. Lot Size (2)
<b>Residential</b>	<b>45.59</b>	<b>134</b>	<b>14,322.91</b>	<b>14,730.70</b>
Cottage Lots (1/4-acre [min.])	14.34	54	11,570.98	-
Village Lots (1/3-acre [min.])	21.97	62	15,191.13	-
Estate Lots (1/2-acre [min.])	9.28	18	22,466.44	-
<b>Neighborhood Commercial</b>	<b>8.45</b>			
Commercial Bank (Lot 1 of CSM)	1.60	-	-	-
Commercial 1 (Lot 1*)	4.57	-	-	-
Commercial 2 (Lot 58*)	0.56	-	-	-
Commercial 3 (Lot 57*)	0.75	-	-	-
Commercial Live/Work (Lots 2-7*)	1.56	-	-	-
Commercial Live/Work (Lots 55*, 56*)	1.01	-	-	-
<b>Parks and Open Space</b>	<b>42.17</b>			
<b>Sanitary Drainfields</b>	<b>14.29</b>			
Commercial Outlot 1*	2.28	-	-	-
Residential Outlot 2*	1.01	-	-	-
Residential Outlot 3*	1.44	-	-	-
Residential Outlot 4*	0.80	-	-	-
Residential Outlot 5*	0.69	-	-	-
Residential Outlot 10*	0.82	-	-	-
Residential Outlot 11*	0.76	-	-	-
Residential Outlot 17	0.74	-	-	-
Residential Outlot 18	0.73	-	-	-
Residential Outlot 19	0.89	-	-	-
Residential Outlot 22	0.88	-	-	-
Residential Outlot 24	0.77	-	-	-
Residential Outlot 25	0.55	-	-	-
Residential Outlot 26	0.80	-	-	-
Residential Outlot 28	1.13	-	-	-
<b>Water System</b>	<b>0.40</b>			
Outlot 13*	0.40	-	-	-
<b>Neighborhood Parks</b>	<b>22.74</b>			
Outlot 6*	20.06	-	-	-
Outlot 16	1.06	-	-	-
Outlot 20	0.57	-	-	-
Outlot 21	0.08	-	-	-
Outlot 23	0.37	-	-	-
Clubhouse (Outlot 15)	0.60	-	-	-
<b>Stormwater Management</b>	<b>4.74</b>			
Pond Area 1 (Outlot 7*)	3.97	-	-	-
Pond Area 2 (Outlot 28)	0.77	-	-	-
<b>Billboards</b>	<b>0.16</b>			
Outlot 8*	0.04	-	-	-
Outlot 9*	0.06	-	-	-
Outlot 14	0.06	-	-	-
<b>Roads and Right-of-Ways</b>	<b>16.27</b>			
Proposed Right-of-Way	13.81	-	-	-
Existing & Additional STH 175 Right-of-Way	1.73	-	-	-
Town Line Road Right-of-Way	0.73	-	-	-
<b>Totals</b>	<b>112.64</b>		<b>14,822.0</b>	<b>14,740.70</b>

Note (1): Average lot size using "ACTUAL" Estate Lot sizes.  
Note (\*): Lot numbers per Final Plat (See Exhibit "A")

Note (2): Average lot size when all Estate Lots are "CALCULATED" at 0.5 acres each.

## Conceptual Phasing Plan

Construction of Reflections Village is anticipated to occur in three phases over approximately 4-5 years. In contrast to many mixed-use developments, the developer intends to construct the commercial portions of the neighborhood in conjunction with the residential portions. This Neighborhood SBOP focuses on the residential portions of Reflections Village while establishing the framework for future commercial SBOPs. Establishment of this framework will offer the necessary assurances to move ahead with more detailed planning and design for the Village Center commercial areas.

The graphic representation below is intended to offer a likely order for construction of Reflections Village and shall not be considered binding. The final phasing and development time line will respond to market demands and conditions. Additional details on phasing will be identified in the developer's agreement with the Village.

# Conceptual Phasing Plan

## PHASING PLAN



KETTLE HILLS GOLF COURSE

CSM Lot (S9) EXISTING SUBDIVISION

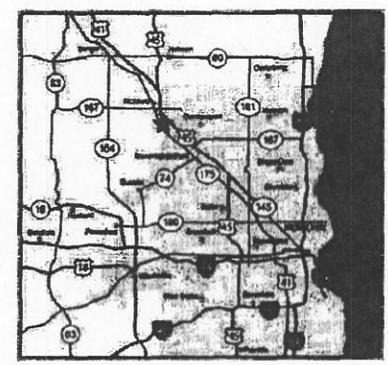
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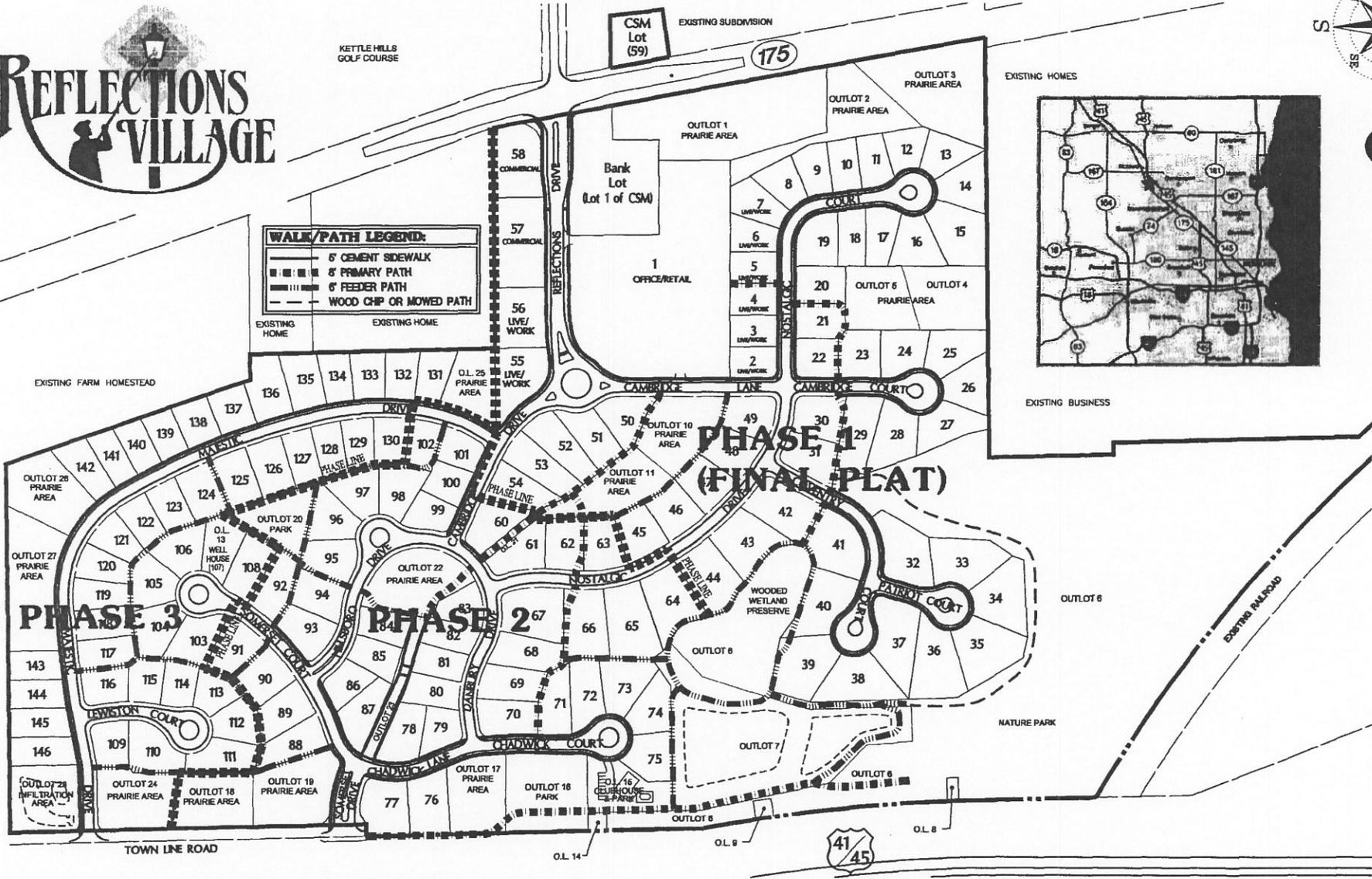
C

**WALK/PATH LEGEND:**

	6' CEMENT SIDEWALK
	8' PRIMARY PATH
	6' FEEDER PATH
	WOOD CHIP OR MOWED PATH



EXISTING BUSINESS



ARTIST INTERPRETATION FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LOT DIMENSIONS AND TREE LOCATIONS ARE SUBJECT TO CHANGE. (12-4-09)

## Residential Components

Reflections Village features a range of single-family Lots that allow residents to determine the housing type, size and price that fits their needs and lifestyle. Regardless of the home type or location, elements such as vintage-themed architecture will be shared by all residents. All homes will share the vintage-themed architecture. Elevator vaults are encouraged in all two story-homes that do not have a first floor bedroom.

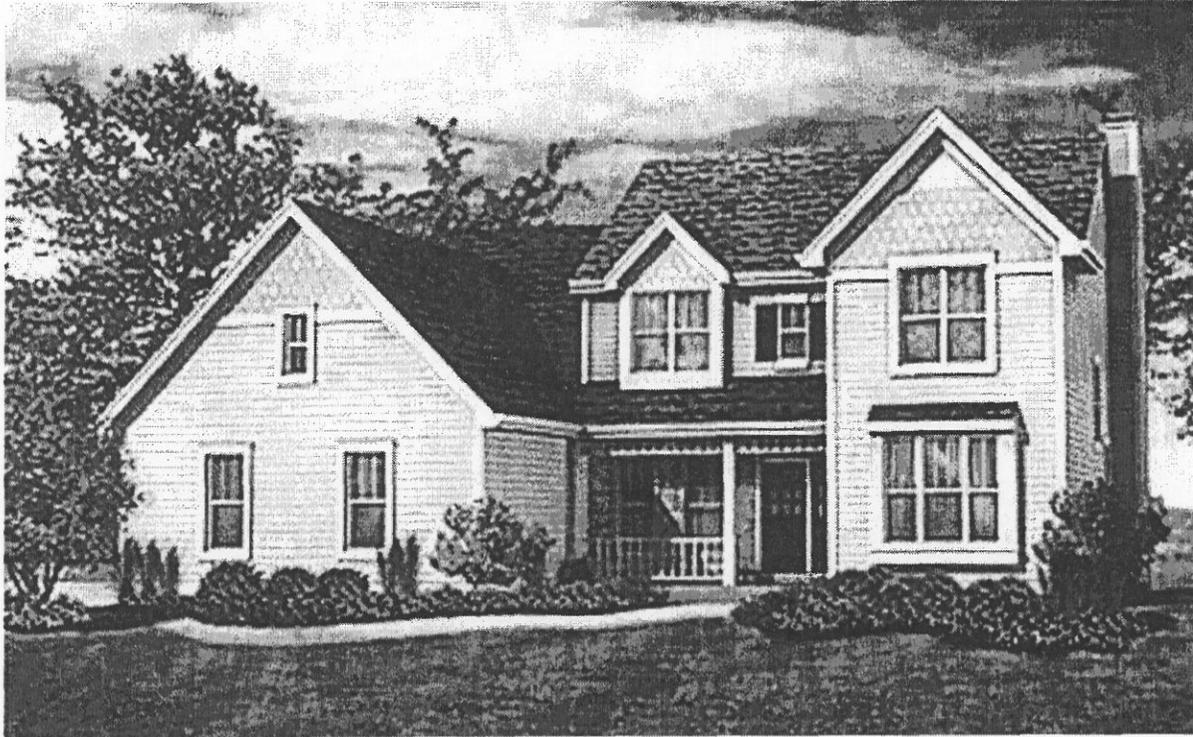
The Architectural Control Committee will review every home, which will also be presented to the Village Architectural Review Board and Plan Commission for approval. The Village Board may authorize the Architectural Review Board the sole authority to grant architectural approval for house plans to the extent such plans conform to this SBOP and limitations set forth in applicable Village ordinances and approvals concerning Reflections Village.

Residential Components include:

- Cottage Lots
- Village Lots
- Estate Lots

The architectural inspiration for the village will draw on the best classic styles and details from the 1890s through the 1940s, from modest cottages to the most elegant Queen Anne and Victorian estates of that era.

The following eight pages are representations, but not actual depictions, of the type of homes that could be built in Reflections Village.



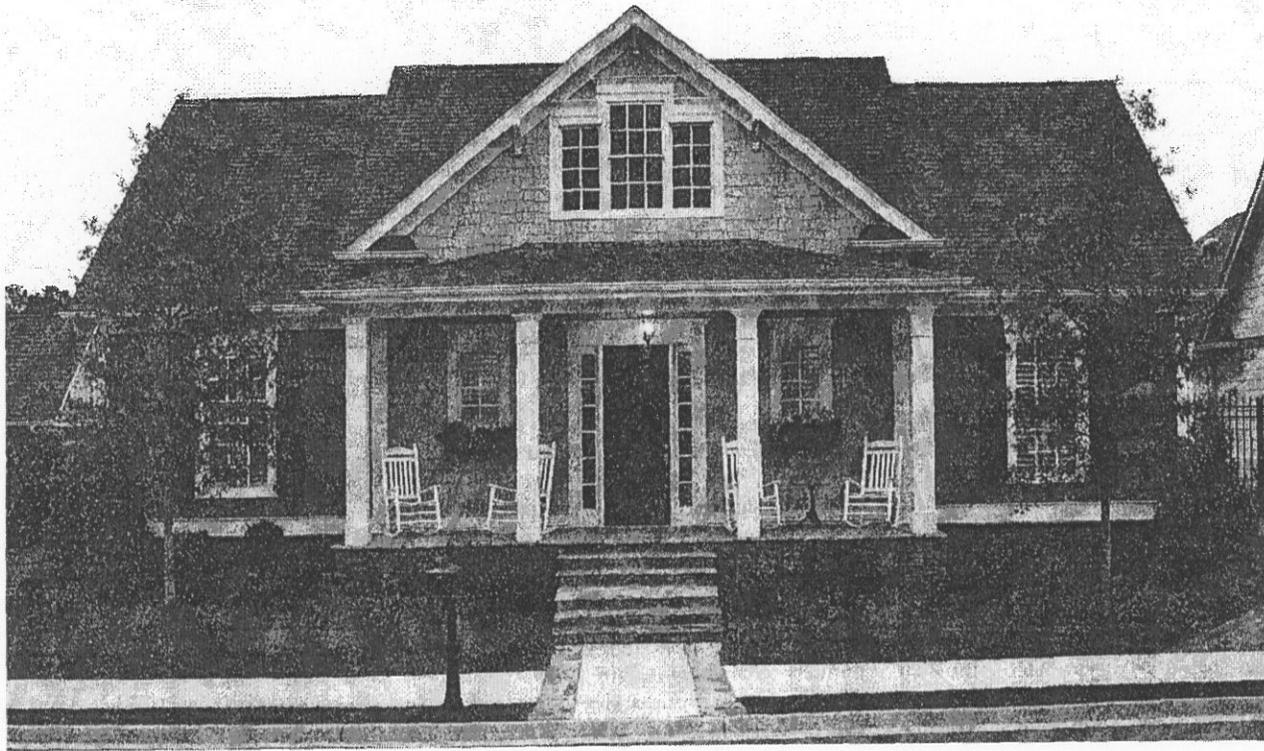


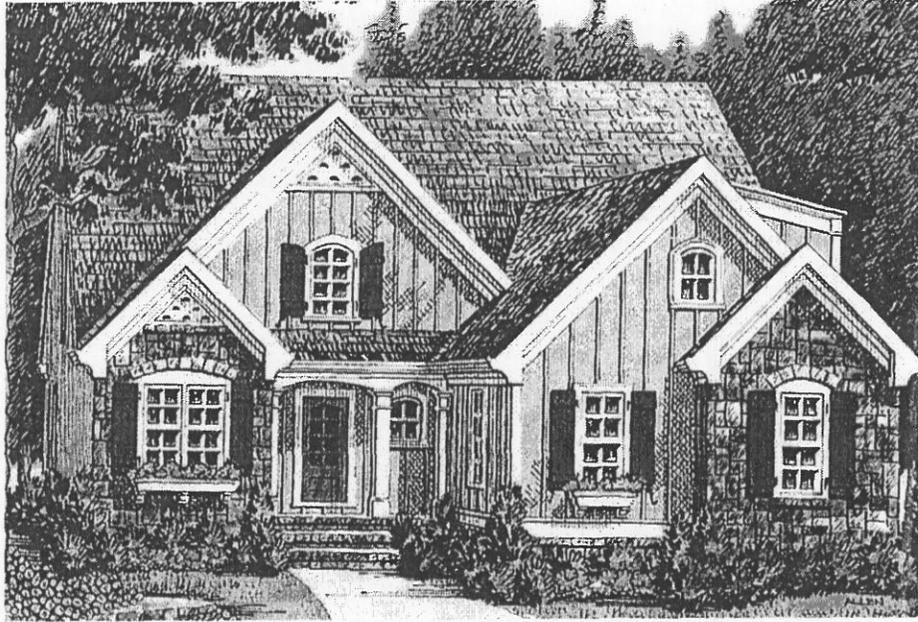












# Residential Components

## COTTAGE LOTS

### NUMBER OF UNITS AND DENSITY STANDARDS

Number of Units: Final Plat = 11; Future Phases (SBOP) = 43

Approximate New Acreage 14.34

Average Lot Size: 11,571

**FINAL PLAT NUMBERS:** 8, 9, 10, 11, 12, 13, 17, 18, 20, 21, 22  
(See Exhibit "A")

**ADDITIONAL LOTS, MASTER PLAN NUMBERS:** 79, 80, 81, 82, 83, 84, 85, 86, 99, 100, 101, 102, 109, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 127, 128, 129, 130, 131, 132, 133, 134, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146

Cottage Lots form the first component of the Reflections Village neighborhood. With a minimum lot size of 10,890 square feet (one-quarter acre) and an average of approximately 11,571 square feet, Cottage Lots are designed to meet the needs of empty-nesters, parents, and grandparents by offering independence without the responsibility of maintaining a large yard. In some areas, the layout of Reflections Village intentionally integrates Cottage Lots into the overall neighborhood fabric to promote a mix of ages, incomes, and home sizes. Other areas call for groupings of Cottage Lots to create unique sub-neighborhoods within Reflections Village, increasing the architectural diversity and living choices.

### PERMITTED USES

Single-family with attached garages

Accessory Buildings (storage buildings)

### PERMITTED ENCROACHMENTS

Porch stairs and roof eaves may encroach into all setbacks a maximum of 3 feet. Escape wells may encroach into side setbacks a maximum of 5 feet. In no case shall any of these items extend over a property line or a utility easement.

Accessory Structures may encroach into the Rear (path side) Building Setback with Reflections Village Architectural Control Committee (ACC) approval. In no case shall any accessory structure be located closer than 15 feet to the rear pathway easement.

### LOT REQUIREMENTS

Minimum Lot Area

10,890 square feet

Minimum Lot Width

60 feet at front building setback line

Minimum Building Setback – Front (street side)

House: 15 feet

Garage: 25 feet

Minimum Building Setback -Rear (path side)

25 feet from the rear property line for residential structures

15 feet from the rear property line for accessory building.

Minimum Building Setback -Side

12.5 feet for all structures

Minimum Building Separation on Lot

5 feet (between residential and accessory structures)

Minimum Paved Surface Side Setback

1 foot

Maximum Building Height

35 feet (per Village zoning ordinance)

Maximum Attached Garage Area

900 square feet

Detached garages are not allowed

Accessory Structure Placement

permitted in all yards per setbacks and encroachments noted

Maximum Number of Accessory Structures

1 total; no garage doors allowed on accessory structures

Maximum Accessory Structure Area

150 square feet

Maximum Accessory Structure Height

25 feet (max. 12/12 roof pitch)

Required Off-Street Parking

Four per lot, minimum of two covered

Maximum Impervious Surface Ratio

50% of total lot square footage

# Residential Components

## *COTTAGE LOTS*

### CHARACTER GUIDELINES

- Balconies, porches, roof overhangs, and other similar architectural elements shall define the street side and pathway side entrances to create identifiable access points.
- Porches, stoops, basement egress windows, and bay windows are allowed to extend beyond the setbacks to allow for increased depth and to encourage inclusion onto each home.
- Varied building setbacks are encouraged to create a more organic streetscape along the length of the street. In instances where garage doors face the public street, special attention will be taken to reduce the visual impact and appearance through appropriate architectural detailing.
- In instances where garage doors face the public street, special attention will be taken to reduce the visual impact and appearance through appropriate architectural detailing.
- Every effort will be made to avoid blank walls evident on all exterior facades. Remedial efforts include generous inclusion of windows, building jogs, architectural details, and material transitions to provide visual breaks to assure no blank walls greater than 20 feet in length.
- The use of architectural elements such as turrets, spires, and bays are encouraged to increase the visual interest within the neighborhood, particularly in cases where streets or pathways highlight views.
- Permitted accessory structures are required to match the architectural character and detailing provided on the home. All accessory buildings will require Reflections Village ACC approval prior to construction.
- We are permitting single-story homes for whomever wants one.

# Residential Components

## VILLAGE LOTS

### NUMBER OF UNITS & DENSITY STANDARDS

Number of Units: Final Plat = 22; Additional Phases (SBOP) = 40

Approximate New Acreage: 21.97 acres

Average Lot Size: 15,435 square feet (.35 acres)

**FINAL PLAT NUMBERS:** 14, 16, 19, 23, 24, 25, 26, 27, 28, 29, 30, 31, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54 (See Exhibit "A")

**ADDITIONAL LOTS, MASTER PLAN NUMBERS:** 59, 60, 61, 62, 63, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 103, 104, 105, 106, 108, 110, 111, 124, 125, 126, 135, 136

Village Lots are the second component of the Reflections Village neighborhood. Lot sizes range from a minimum of 14,520 square feet (one-third acre) to nearly one-half acre with an overall average of approximately 15,435 square feet and will accommodate a wide variety of home and lifestyle options. Village Lots are integrated throughout the neighborhood, continuing to reinforce the variety available within Reflections Village.

### PERMITTED USES

Single-family with attached garages

Accessory Buildings (storage buildings)

### PERMITTED ENCROACHMENTS

Porch stairs and roof eaves may encroach into all setbacks a maximum of 3 feet. Escape wells may encroach into side setbacks a maximum of 5 feet. In no case shall any of these items extend over a property line or a utility easement.

Accessory Structures may encroach into the Rear (path side) Building Setback with Reflections Village ACC approval. In no case shall any accessory structure be located closer than 15 feet to the rear pathway easement.

### LOT REQUIREMENTS

Minimum Lot Area

14,520 square feet

Minimum Lot Width

60 feet at front building setback line

Minimum Building Setback – Front (street side)

House: 15 feet

Garage: 25 feet

Minimum Building Setback -Rear (path side)

25 feet from the rear property line for residential structures

15 feet from the rear property line for accessory building.

Minimum Building Setback -Side

12.5 feet for all structures

Minimum Building Separation on Lot

5 feet (between residential and accessory structures)

Minimum Paved Surface Side Setback

1 foot

Maximum Building Height

35 feet (per Village zoning ordinance)

Maximum Attached Garage Area

900 square feet

Detached garages are not allowed

Accessory Structure Placement

permitted in all yards per setbacks and encroachments noted

Maximum Number of Accessory Structures

1 total; no garage doors allowed on accessory structures

Maximum Accessory Structure Area

150 square feet

Maximum Accessory Structure Height

25 feet (max. 12/12 roof pitch)

Required Off-Street Parking

Four per lot, minimum of two covered

Maximum Impervious Surface Ratio

50% of total lot square footage

# Residential Components

## *VILLAGE LOTS*

### CHARACTER GUIDELINES

- Balconies, porches, roof overhangs, and other similar architectural elements shall define the street side and pathway side entrances to create identifiable access points.
- Porches, stoops, basement egress windows, and bay windows are allowed to extend beyond the setbacks to allow for increased depth and to encourage inclusion onto each home.
- Varied building setbacks are encouraged to create a more organic streetscape along the length of the street.
- In instances where garage doors face the public street, special attention will be taken to reduce the visual impact and appearance through appropriate architectural detailing.
- Every effort will be made to avoid blank walls evident on all exterior facades. Remedial efforts include generous inclusion of windows, building jogs, architectural details, and material transitions to provide visual breaks to assure no blank walls greater than 20 feet in length.
- The use of architectural elements such as turrets, spires, and bays are encouraged to increase the visual interest within the neighborhood, particularly in cases where streets or pathways highlight views.
- Permitted accessory structures are required to match the architectural character and detailing provided on the home. All accessory buildings will require Reflections Village ACC approval prior to construction.
- We are permitting single-story homes for whomever wants one.

# Residential Components

## ESTATE LOTS

### NUMBER OF UNITS & DENSITY STANDARDS

Number of Units: 18 units  
Approximate New Acreage: 9.28 acres  
Average Lot Size: 22,466

FINAL PLAT NUMBERS: 15, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44 (See Exhibit "A")

ADDITIONAL FUTURE LOTS, MASTER PLAN NUMBERS: 64, 65, 66, 67

Estate Lots are the third and final living option within the Reflections Village neighborhood. With a minimum lot size of 21,780 square feet (one-half acre) and an average of approximately 22,466 square feet, these lots accommodate the largest lots in Reflections Village. Occupying premier locations and offering a transition from the adjacent neighborhoods, these grand lots add another layer to the diversity in living options and aesthetic character within the neighborhood.

### PERMITTED USES

Single-family with attached garages  
Accessory Buildings (storage buildings)

### PERMITTED ENCROACHMENTS

Porch stairs and roof eaves may encroach into all setbacks a maximum of 3 feet. Escape wells may encroach into side setbacks a maximum of 5 feet. In no case shall any of these items extend over a property line or a utility easement.

Accessory Structures may encroach into the Rear (path side) Building Setback with Reflections Village ACC approval. In no case shall any accessory structure be located closer than 15 feet to the rear pathway easement.

### LOT REQUIREMENTS

Minimum Lot Area  
21,780 square feet  
Minimum Lot Width  
60 feet at front building setback line  
Minimum Building Setback – Front (street side)  
House: 15 feet  
Garage: 25 feet  
Minimum Building Setback -Rear (path side)  
25 feet from the rear property line for residential structure  
15 feet from the rear property line for accessory building  
Minimum Building Setback -Side  
12.5 feet for all structures  
Minimum Building Separation on Lot  
5 feet (between residential and accessory structures)  
Minimum Paved Surface Side Setback  
1 foot  
Maximum Building Height  
35 feet (per Village zoning ordinance)  
Maximum Attached Garage Area  
900 square feet  
Detached garages are not allowed  
Accessory Structure Placement  
permitted in all yards per setbacks and encroachments noted  
Maximum Number of Accessory Structures  
1 total; no garage doors allowed on accessory structure  
Maximum Accessory Structure Area  
150 square feet  
Maximum Accessory Structure Height  
25 feet (max. 12/12 roof pitch)  
Required Off-Street Parking  
Four per lot, minimum of two covered  
Maximum Impervious Surface Ratio  
50% of total lot square footage

# Residential Components

## *ESTATE LOTS*

### CHARACTER GUIDELINES

- Balconies, porches, roof overhangs, and other similar architectural elements shall define the street side and pathway side entrances to create identifiable access points.
- Porches, stoops, basement egress windows, and bay windows are allowed to extend beyond the setbacks to allow for increased depth and to encourage inclusion onto each home.
- Varied building setbacks are encouraged to create a more organic streetscape along the length of the street.
- In instances where garage doors face the public street, special attention will be taken to reduce the visual impact and appearance through appropriate architectural detailing.
- Every effort will be made to avoid blank walls evident on all exterior facades. Remedial efforts include generous inclusion of windows, building jogs, architectural details, and material transitions to provide visual breaks to assure no blank walls greater than 20 feet in length.
- The use of architectural elements such as turrets, spires, and bays are encouraged to increase the visual interest within the neighborhood, particularly in cases where streets or pathways highlight views.
- Permitted accessory structures are required to match the architectural character and detailing provided on the home. All accessory buildings will require Reflections Village ACC approval prior to construction.
- We are permitting single-story homes for whomever wants one.

## Open Space System

The Open Space System within Reflections Village encompasses approximately 42 acres offering a variety of experiences and activities. In addition to the areas of public open space, an additional approximately 6.69 acres of open space on the single family lots within Reflections Village is available for public use through an extensive pathway easement system. The Open Space System and associated Pathway Network not only link together the residents of Reflections Village, but neighborhood destinations such as the Civic Space and the Village Square Commercial areas. Links from this internal system to destinations outside of Reflections Village are being considered and options are being discussed with the Village.

In addition to the recreational experiences and activities afforded by the Open Space System, portions of the system perform vital functions such as stormwater management and wastewater treatment. Ownership and maintenance of the Open Space System will be private; however, all portions will be accessible to the general public.

### APPROXIMATE NET ACREAGE OF OPEN SPACE

42 acres (37% of project site) The Open Space System includes:

- Neighborhood Pocket Parks
- Village Square Lawn
- Open Space Preserve
- Wastewater Treatment Fields
- Stormwater Management Areas

# Open Space System

## NEIGHBORHOOD POCKET PARKS

MASTER PLAN NUMBERS: Outlots 15, 16, 20, 21, 23

APPROXIMATE NET ACREAGE 2.69 acres

The Neighborhood Pocket Parks are located in close proximity to the residents of Reflections Village and are linked together by the extensive Pathway Network. In some cases, these open spaces visually link different areas of the neighborhood becoming important focal points. In other cases, these Pocket Parks become recreational amenities. The Neighborhood Pocket Parks will be privately owned and maintained by the Reflections Village Homeowners Association (RVHA) and will be open for public use.

It is the intent to let Reflections Village residents select some of the elements that will be installed in each Neighborhood Pocket Park. Although the residents will select the final elements within each park, the following is a list of elements that may be considered for inclusion within each Neighborhood Pocket Park.

### POTENTIAL AMENITIES

#### Outlots 15 & 16

- Pathway
- Playground equipment
- Landscaping
- Clubhouse with pool
- Benches

#### Outlot 20

- Pathway
- Gazebo and benches
- Landscaping

#### Outlot 21

- Pathway
- Landscaping

#### Outlot 23

- “Promenade”
- Pathway
- Extensive landscaping
- Benches
- Pergola

# Open Space System

## *OPEN SPACE PRESERVE*

**FINAL PLAN NUMBER** Outlot 6 (See Exhibit "A")

**APPROXIMATE NET ACREAGE** 20.06 acres

The Open Space Preserve offers another layer of amenities to the Open Space System. Encompassing two wetlands and significant amounts of woodland, this area provides a sharp contrast to the designed open spaces within other parts of the neighborhood. A Trail Network will weave through this environmentally significant area and allow residents to enjoy the natural environment. The Open Space Preserve will be privately owned and maintained by the RVHA.

Although detailed design has not been completed, the following information lists the elements being considered for inclusion with the Open Space Preserve.

### **OPEN SPACE PRESERVE – POTENTIAL AMENITIES**

- Pathway system
- Landscaping
- Benches

## Open Space System

### ***WASTEWATER TREATMENT FIELDS***

**FINAL PLAT NUMBERS** Outlots 1, 2-5, 10, 11 (See Exhibit "A")

**ADDITIONAL FUTURE OUTLOTS, MASTER PLAN NUMBERS** Outlots 17, 18, 19, 22, 24, 25, 26, 28

**FINAL PLAT APPROXIMATE NET ACREAGE** 7.83 acres

**ADDITIONAL FUTURE OUTLOTS, MASTER PLAN APPROXIMATE NET ACREAGE** 6.49 acres

The Wastewater Treatment Fields are a vital part of Reflections Village. While these fields are part of the private sanitary system, they offer visual breaks in the neighborhood fabric of Reflections Village. The fields themselves will be landscaped to take on a natural appearance with the inclusion of native grasses and forbs adding color and texture to the neighborhood. The Pathway Network will follow the perimeter of many of the outlots containing the fields, however, additional recreational opportunities will be limited to reduce compaction and enhance infiltration. Ownership and maintenance details are provided in the Residential Declaration of Restrictions.

# Open Space System

## ***STORMWATER MANAGEMENT FACILITIES***

**FINAL PLAT NUMBER** Outlot 7 (See Exhibit "A")  
**ADDITIONAL FUTURE OUTLOT, MASTER PLAN NUMBER** Outlot 28

**FINAL PLAT, APPROXIMATE NET ACREAGE** 3.97 acres  
**ADDITIONAL FUTURE OUTLOT, MASTER PLAN APPROXIMATE NET ACREAGE** 0.77 acres

Stormwater management is an important component of the Reflections Village design. Best management practice (BMPs) will be developed and implemented to the maximum extent possible to address both the quality and quantity of runoff in all areas of the neighborhood. BMPs will seek to maximize pollutant removed, minimize cost, reduce future maintenance burdens, and blend into the aesthetic character of the site.

Two primary areas are identified for stormwater management. The northern area, located near the wetlands, serves much of the development. A smaller stormwater management area is planned near the southeast corner of the neighborhood. The design of this management area includes infiltration measures and retains stormwater on-site to aid in reducing off-site drainage problems.

Typical BMPs may include:

- Stormwater detention/retention ponds
- Grassed swales Oil and Grease Filters (commercial areas)
- Reduced street cross-sections (reducing impervious surfaces)

The Stormwater Management Facilities will be privately owned and maintained as identified in the Residential Declaration of Restrictions.

## Utility Systems

The unique character and amenities of Reflections Village extend to the utility systems available to residents. The sanitary systems, as well as a new well and architecturally themed enclosed building for water storage, will be built as part of the infrastructure improvements for the neighborhood. These two systems will offer residents convenience and ease of maintenance.

The redesigned sanitary system addresses many of the Village's concerns and alleviates the need for the formation of a village utility district. Through close cooperation and coordination with the County, a series of smaller systems designed to treat clusters of homes are planned. Separately owned and maintained systems are planned to treat the effluent from the commercial uses. All treatment will occur within the Wastewater Treatment Fields with no requirement or need for additional treatment areas.

Utility Systems include:

- Sanitary System (see Wastewater Treatment Fields)
- Water System

# Utility Systems

## *WATER SYSTEM*

**FINAL PLAT NUMBER** Outlot 13

**APPROXIMATE NET ACREAGE** 0.4 acres

Water service for the neighborhood will be provided through the construction of a communal well with an architecturally themed building facade. The communal well, located near the south end of Somerset Court, adjacent to the park on Outlot 20, will include a small building housing the pumping equipment. The design of this building will blend with the architectural theme for Reflections Village.

The other major component of the water system is a buried ground reservoir for water storage, which will be located adjacent to the well on Outlot 13.

## Street Network

APPROXIMATE NET ACREAGE 13.81 acres

APPROXIMATE STREET LENGTH 10,160 feet

The street network has been thoughtfully and carefully designed to reduce or eliminate cut-through traffic while promoting safe and efficient vehicular movement through the neighborhood. A total of three connections will link the Reflections Village Street Network with the existing street infrastructure. Two access points will tie to Town Line Road on the east side of the project. The other access point intersects STH 175 and will likely serve as the primary routes for entering and exiting the neighborhood.

Within the neighborhood, the street system has also been carefully planned. Reduced street widths, which reduce impervious surfaces limiting run-off, will help promote slower traffic speeds, enhancing the pedestrian focus of the neighborhood. Attention has been given to the views and vistas along the street corridors often terminating in prominent elements such as unique building architecture, open space and sculpture. While this system addresses the safe and efficient transportation of automobiles, pedestrian users are given equal consideration. The Street Network will be dedicated to the village.

Street Networks include:

- Village Center Commercial Street
- Village Center Residential Street
- Residential Street
- Traffic Calming Measures.

# Street Network

## VILLAGE CENTER COMMERCIAL STREET

66 FT. – 80 FT. RIGHT-OF-WAY

The Village Center Commercial Street is the primary entry point into the Reflections Village Neighborhood and will serve commercial uses near the Village Square. The entrance road right-of-way, including a landscaped island, varies from 66 feet to 80 feet in width. The design of this street is meant to encourage pedestrian activities such as window shopping while allowing convenient parking and access to the businesses at key pedestrian crossings, the street may be table topped, highlighted with specialty paving and/or bump outs may be added to enhance pedestrian movement and aid in traffic calming. These techniques for enhancing pedestrian safety are discussed in more detail in the Traffic Calming Section that follows.

In addition to accommodating safe and efficient movement for cars and pedestrians, the layout of this street was carefully planned to direct views to prominent locations such as the Village Square and the Community Center

### DESIGN CHARACTERISTICS

Right of Way Width	66 - 80 feet
Posted Speed	25 mph
Street Width	24 feet and 40 feet, curb face to curb face
Sidewalk/Terrace Width	15.5 feet, both sides (5 ft both sides in areas near the intersection with HWY 175)
Parking	both sides (select areas)
Street Trees	both sides

**Street Network**

*VILLAGE CENTER*

*RESIDENTIAL STREET*

INTENTIONALLY LEFT BLANK

# Street Network

## *RESIDENTIAL STREET*

50 FT. RIGHT-OF-WAY

Residential Streets comprise a majority of the Street Network within the residential areas of the neighborhood. The reduced pavement width balances the need for safe and efficient traffic movement with speed suited to residential neighborhoods.

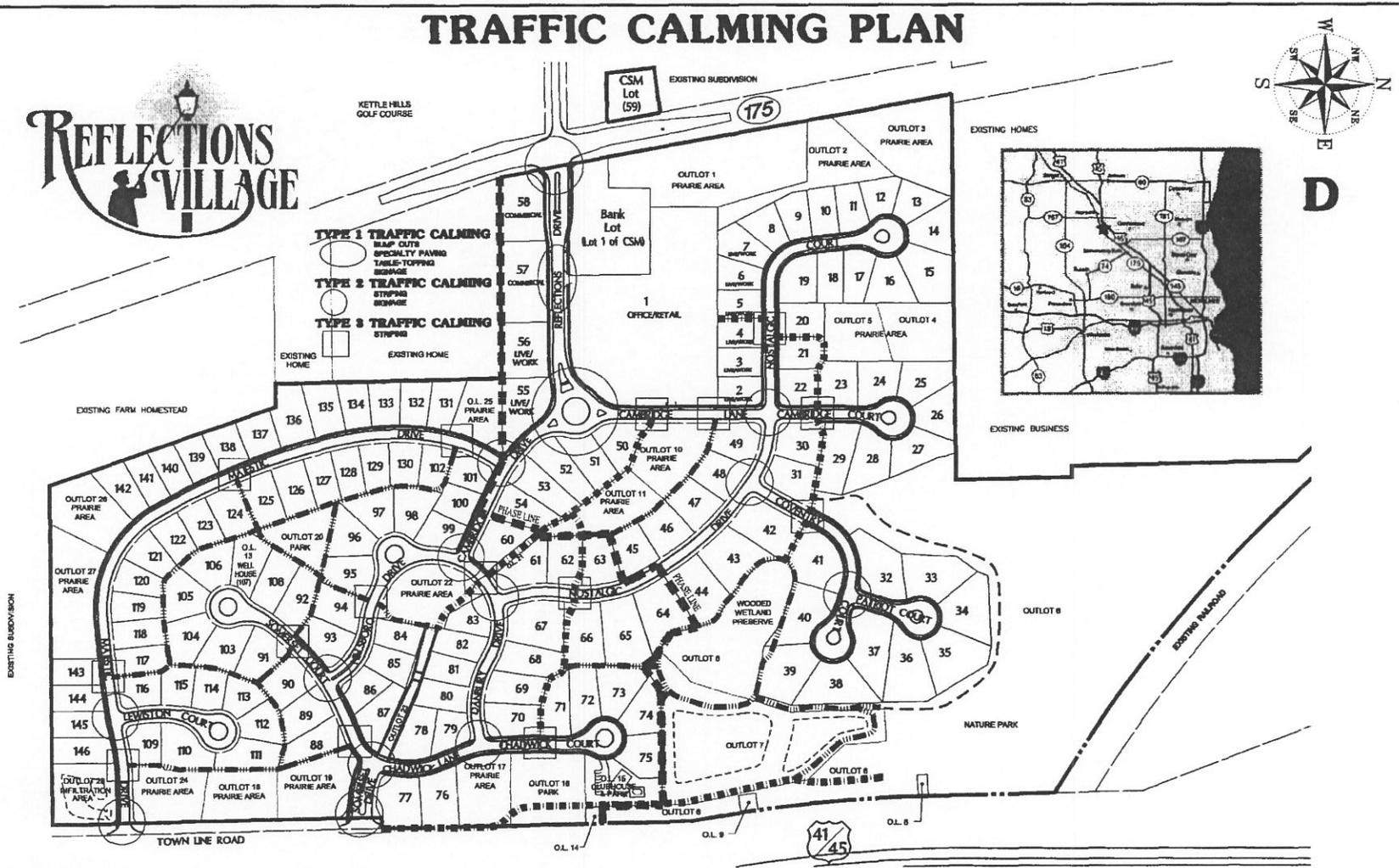
### DESIGN CHARACTERISTICS

Right of Way Width	50 feet
Posted Speed	25 mph
Street Width	24 feet
Sidewalk	select areas only
Terrace Width	10 feet
Parking	one side
Street Trees	both sides

# Street Network

## TRAFFIC CALMING MEASURES

Traffic Calming Measures will be integrated into the Transportation Network design to help reduce speeds on many residential streets. These measures alert drivers to pedestrian crossings and make driving at higher speeds uncomfortable. Typical Traffic Calming Measures include bump-outs, intersection medians, table-topping, specialty paving, and signage. The Traffic Calming Measures used will vary depending on the location and traffic volumes anticipated. At this time, the exact measures that will be used have not been determined. Full engineering details and locations for the Traffic Calming Measures will be coordinated with the Village prior to implementation. Preliminary locations and types of measures that may be used are indicated below.



NOTE: INTERPRETATION FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LOT DIMENSIONS AND THESE LOCATIONS ARE SUBJECT TO CHANGE. (08-13-00)

## Path Network

### *PATHWAYS*

The design and layout of the neighborhood incorporates an extensive Pathway Network linking all parts of the neighborhood. All Reflections Village homes will have direct access to the network promoting healthy living, recreation, social interaction, and an enjoyable walking environment. Residents can walk to visit neighbors, walk to the commercial area, Central Park, the clubhouse and pool without the need to jump into their automobiles. To extend the use and enhance the appeal of this corridor, the Pathways will be lighted using period fixtures. Where the network intersects a street, Traffic Calming Measures are planned to ensure safety by limiting traffic speeds and visual recognition of Pathway crossings.

As the primary walking route, the pathways will be relatively wide, 6 foot and 8 foot, to allow groups to easily pass one another and will be cleared of snow in the winter by the RNHA. While some of the pathways will be located on outlots, some will be located on public access easements along rear or, in a limited number of places, side property lines.

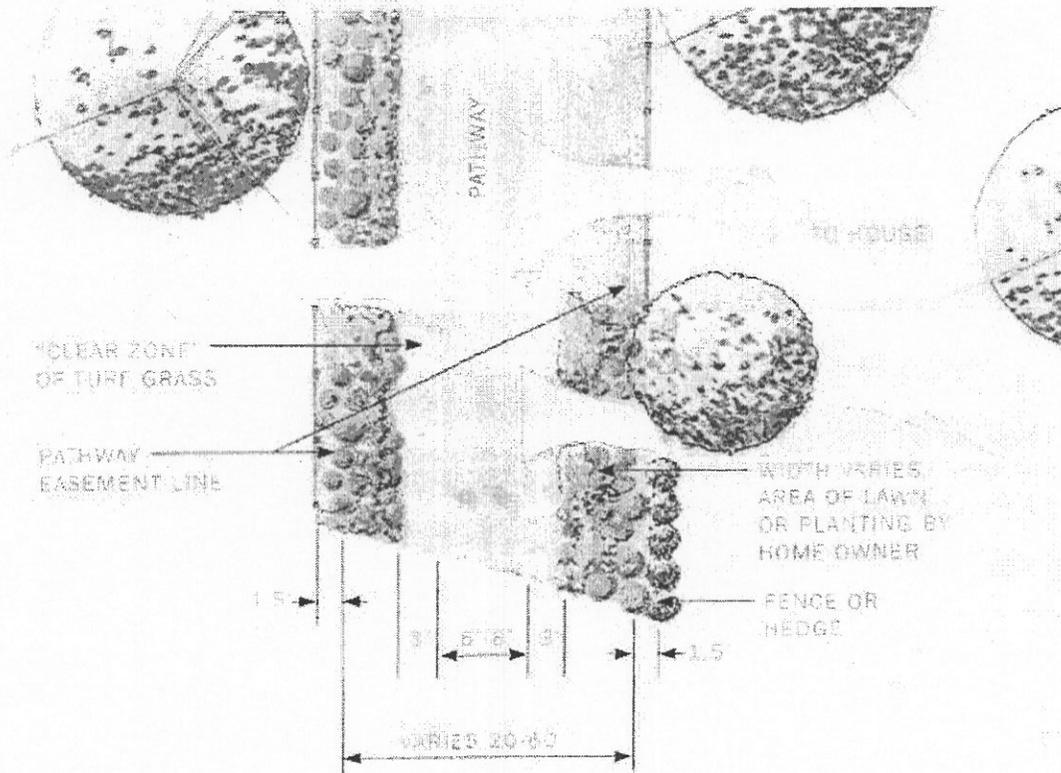
# Path Network

## PATHWAYS

The developer shall install landscape materials along the pedestrian paths as indicated in the approved landscape plan.

Homeowners wishing to install additional plantings or a fence may request approval from the Architectural Review Board. The Architectural Review Board will review such requests using the guidelines indicated below and on the following page to provide a consistent theme along the pedestrian pathways, including appropriate plant species, description of the uniform fence and fence placement requirements.

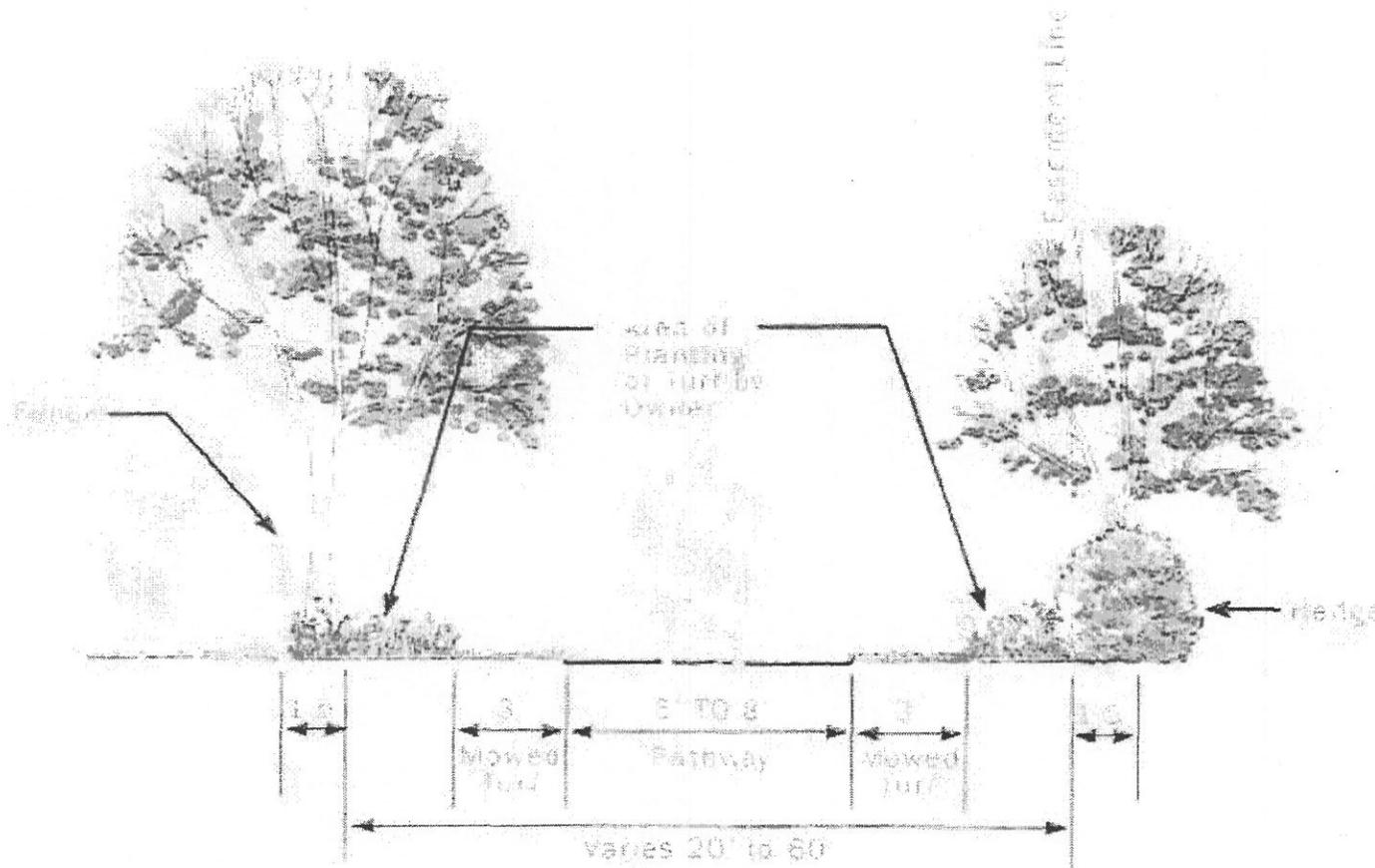
The following is a prototypical guide for landscaping along the pathways in the rear yards of the homes.



# Path Network

## PATHWAYS

The following provides a cross sectional view of a prototypical planting arrangement along the rear yard pathways.



# Path Network

## PATHWAYS

### UNIFORM FENCES

Fence shall be constructed of 4"x4" cedar posts spaced approximately 6 to 8 feet on center. Cedar posts shall be 8' long with installed with a typical 4 foot bury (7 ft. minimum). The fence shall have 3 horizontal cedar boards and a cedar cap board. All boards shall be of eastern or western cedar. The base board shall be full cut 1 x 8", the middle, upper and cap boards shall be full cut 1"x 6" cedar. Fence shall be allowed to weather to a gray color. Thereafter, the fences are to be maintained with application of a medium gray stain as necessary.

### APPROVED PLANT SPECIES

#### Native Plants & Cultivars

These cultivars are selected for smaller size, disease resistance, larger flowers, heavier fruit, or better fall color

Botanical Name	Common Name	Ht.	Spd.	Spacing
<b>Ornamental Trees</b>				
Amelanchier canadensis 'Prince William'	Prince William Serviceberry	8-10'	6'	5'
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	25'	20'	15'
Amelanchier x grandiflora 'Robin Hill'	Robin Hill Serviceberry	20'	12'	10'
Betula papyrifera 'Renci'	Renaissance Reflection Paper Birch	50'	25'	20'
Carpinus caroliniana	Musclewood/Blue Beech	25'	25'	20'
Cornus alternifolia	Pagoda Dogwood	15-25'	15-25'	20'
Crataegus crusgalli var. inermis	Thornless Cockspur Hawthorn	20-30'	25-30'	25'
Prunus americana	American Plum	15-20'	15-25'	12'
<b>Evergreen Shrubs</b>				
Juniperus communis var. depressa	Oldfield Juniper (4' Ht. x 12')	4'	10'	8'
Thuja occidentalis 'Woodwardii'	Woodward Globe Arborvitae	4' Ht.	B/B	48"

APPROVED PLANT SPECIES continued

**Deciduous shrubs**

Aesculus parviflora	Bottlebush Buckeye	8'10'	10'-15'	6-8'
Amelanchier stolonifera	Running Serviceberry	5'	10'	6'
Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	6-8'	4-6'	4'
	Black Chokeberry 'Iroquois Beauty'	3'	3-5'	3'
Aronia melanocarpa 'Morton'	Glossy Black Chokeberry (6-8' Ht.)	5'-6'	4-5'	48"
Aronia melanocarpa var. elata	New Jersey Tea	2-3'	3-4'	36"
Ceanothus americanus	Buttonbush	6-8'	6-8'	5'
Cephalanthus occidentalis	Pagoda Dogwood			
Cornus alternifolia	Isanti Redosier Dogwood (5' Ht.)	5-6'	5-6'	48"
Cornus sericea 'Isanti'	American Filbert (Hazelnut)	8'	8'	6'
Corylus americana	Common Witch Hazel	6-10'	10-15'	6'
Hamamelis virginiana	Gro-Low Sumac			
Rhus aromatica 'Gro-Low'	Scarlet Elderberry	10-12'	10-12'	6'
Sambucus pubens	Silver Buffalo Berry	6-10'	39976	6'
Shepherdia argentea	Nannyberry Viburnum	12-15'	8-10'	6'
Viburnum lentago	Blackhaw Viburnum	10-15'	12-20'	10'
Viburnum prunifolium	American Cranberrybush Viburnum	10'	8'	6'
Viburnum trilobum				

**Grasses**

Andropogon gerardii	Big Bluestem (WI Native)	4-7'	2-3'	
Histrix patula	Bottlebrush Grass	1-3'	8-24"	
Schizachyrium scoparium	Little Bluestem	2-3'	12-18"	
Sporobolus heterolepis 'Tara'	Prairie Dropseed 'Tara'	2"	12-18"	

APPROVED PLANT SPECIES continued

**Non Native Plants**

(These ornamental plants are not aggressive or invasive)

These cultivars are selected for smaller size, disease resistance, larger flowers, more fruit or better fall color

Botanical Name	Common Name	Ht.	Spd.
<b>Ornamental Trees</b>			
Amelanchier canadensis 'Prince William'	Prince William Serviceberry	8-10'	10'
Carpinus caroliniana J.N. Globe	Musclewood 'Ball O' Fire'	15'	15'
Crataegus phaenopyrum 'Westwood 1"	Hawthorn 'Washington Lustre'	20-25'	20'
Malus 'Adirondack'	Adirondack Crabapple	20'	12'
Malus JFS-KWS	Royal Raindrops Crabapple	20'	15'
Malus 'Jewelcole'	Red Jewel Crabapple	20'	15'
Malus 'Lanzam'	Lancelot Crabapple	10'	8"
Malus 'Liset'	Liset Crabapple	15-20'	20-25'
Malus 'Purple Prince"	Purple Prince Crabapple	20'	20'
<b>Deciduous shrubs</b>			
Amelanchier alnifolia 'Regent'	Regent Saskatoon Serviceberry	4-6'	4-8'
Forsythia viridissima 'Klein's Autumnal'	Klein's Autumnal Forsythia	4-5'	4-5'
Hamamelis vernalis	Vernal Witch Hazel	6-10'	10-15'
Physocarpus opulifolius 'Diablo'	Diablo Ninebark	6-8'	6-8'
Physocarpus opulifolius 'Nana'	Dwarf Ninebark (5-6' ht. X 5-6' spd.)	5-6'	5-6'
Rhus aromatica 'Gro-Low'	Gro-Low Sumac	2-3'	6-8'
Rosa rugosa 'Fru Dagmar Hastrup'	Fru Dagmar Hastrup Rose	3-4'	3-4'
Sambucus canadensis 'Boerner'	Boerner Elderberry (8-10' x 8-10')	8-10'	8-10'
Spiraea cinerea 'Grefsheim'	Grefsheim Spirea	4-5'	4-5'
Spiraea japonica 'Froebelii"	Froebelii Spirea	3-4'	3-5'
Spiraea japonica 'Goldflame'	Goldflame Spirea	2-3'	3-4'
Spiraea japonica 'Norman'	Norman Spirea	2-3'	3-4'
Syringa meyeri 'Palibin'	Palibin Lilac	4-5'	5-7'
Syringa patula 'Miss Kim'	Miss Kim Lilac	6-7'	5-6'
Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	5-7'	5-7'
Viburnum trilobum 'Bailey Compact'	Bailey Compact Viburnum	5-6'	5-6'
Weigelia florida 'Alexandra'	Wine & Roses Weigela	4-5'	4-5'
Weigela florida 'Dark Horse'	Dark Horse Weigela	3'	3'
Weigela 'Red Prince'	Red Prince Weigela	5-6'	5-6'

APPROVED PLANT SPECIES continued

**Non Native Plants**

(These ornamental plants are not aggressive or invasive)

These cultivars are selected for smaller size, disease resistance, larger flowers, more fruit or better fall color

Botanical Name	Common Name	Ht.	Spd.
<b>Ornamental Trees</b>			
Amelanchier canadensis 'Prince William'	Prince William Serviceberry	8-10'	10'
Carpinus caroliniana J.N. Globe	Musclewood 'Ball O' Fire'	15'	15'
Crataegus phaenopyrum 'Westwood 1"	Hawthorn 'Washington Lustre'	20-25'	20'
Malus 'Adirondack'	Adirondack Crabapple	20'	12'
Malus JFS-KWS	Royal Raindrops Crabapple	20'	15'
Malus 'Jewelcole'	Red Jewel Crabapple	20'	15'
Malus 'Lanzam'	Lancelot Crabapple	10'	8"
Malus 'Liset'	Liset Crabapple	15-20'	20-25'
Malus 'Purple Prince"	Purple Prince Crabapple	20'	20'
<b>Deciduous shrubs</b>			
Amelanchier alnifolia 'Regent'	Regent Saskatoon Serviceberry	4-6'	4-8'
Forsythia viridissima 'Klein's Autumnal'	Klein's Autumnal Forsythia	4-5'	4-5'
Hamamelis vernalis	Vernal Witch Hazel	6-10'	10-15'
Physocarpus opulifolius 'Diablo'	Diablo Ninebark	6-8'	6-8'
Physocarpus opulifolius 'Nana'	Dwarf Ninebark (5-6' ht. X 5-6' spd.)	5-6'	5-6'
Rhus aromatica 'Gro-Low'	Gro-Low Sumac	2-3'	6-8'
Rosa rugosa 'Fru Dagmar Hastrup'	Fru Dagmar Hastrup Rose	3-4'	3-4'
Sambucus canadensis 'Boerner'	Boerner Elderberry (8-10' x 8-10')	8-10'	8-10'
Spiraea cinerea 'Grefsheim'	Grefsheim Spirea	4-5'	4-5'
Spiraea japonica 'Froebelii"	Froebelii Spirea	3-4'	3-5'
Spiraea japonica 'Goldflame'	Goldflame Spirea	2-3'	3-4'
Spiraea japonica 'Norman'	Norman Spirea	2-3'	3-4'
Syringa meyeri 'Palibin'	Palibin Lilac	4-5'	5-7'
Syringa patula 'Miss Kim'	Miss Kim Lilac	6-7'	5-6'
Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	5-7'	5-7'
Viburnum trilobum 'Bailey Compact'	Bailey Compact Viburnum	5-6'	5-6'
Weigelia florida 'Alexandra'	Wine & Roses Weigela	4-5'	4-5'
Weigela florida 'Dark Horse'	Dark Horse Weigela	3'	3'
Weigela 'Red Prince'	Red Prince Weigela	5-6'	5-6'



## Path Network

### *TRAILS*

In addition to the extensive paved Pathway System, a network of trails will allow pedestrians to access more remote areas of the neighborhood. Unlike the Pathway System which will be paved and cleared of snow for winter use, trails will be either mowed turf, gravel or wood chip in non-wetland areas. Use of these trails, while anticipated to be limited in the winter may provide routes for snowshoeing and / or cross-country skiing.

Gravel Trail Width: 6 feet to 8 feet

Mowed Grass Trail Width: 6 feet to 8 feet

## **Signage Elements**

Signage within Reflections Village will continue the vintage theme of the neighborhood. A neighborhood entry sign is planned. The location and design of the sign will be part of the landscaping plan.

## **Landscaping**

Landscaping within Reflections Village will form a crucial component of the overall neighborhood experience providing necessary shade while directing and highlighting views. Residential landscaping will generally feature foundation plantings.

## **Architectural Character**

### ***COLOR PALETTE***

Homeowners within Reflections Village will be required to adhere to an approved color palette as approved by the Architectural Control Committee for their homes.

# Architectural Character

## ARCHITECTURAL DETAILING & MATERIALS

Attention to Architectural Detailing and Materials is important with Reflections Village. The materials and details offered reflect the desire for quality and adherence to the neighborhood that will make Reflections Village truly unique. The information below highlights the details and materials that will be required by the Deed Restrictions. While this list is not a complete inventory of all Architectural Details and Materials, it presents the minimum expectations for each home within the neighborhood.

Overall Design	Period designs from 1890's through 1940's
Exterior	<p>Natural wood, stone            Structural or thin faced brick            Cultured stone            Stucco            Cement board; plank or fish scale            LP Smart with wood or wood composite corner boards            Efis system (Dryvit) with wood or wood composite corner boards            Artificial stone, brick composite wood with ACC approval            No metal or vinyl siding except fascia and soffit            No exposed foundation greater than 8"            Fully dimensional shingles; exceptions with ACC approval            Minimum roof pitch ; 2 Story 8/12, 1 ½ Story 8/12, 1 Story 10/12            All windows must be wrapped.                If surrounded by brick, soldier course or other design allowed                If shutters used, need only be surrounded top and bottom.            Double hung casement windows required when appropriate            If grids used, must be on 4 sides            No wall shall have 20 or more feet of continuous wall.            Direct vent fireplaces allowed. If chimney, must be brick, stone, cultured stone, strucco or efis.            Porch decking must be maintenance free</p>

**ARCHITECTURAL DETAILING & MATERIALS (continued)**

Garages and Accessory Structures    Must match design of home. Exceptions with ACC approval  
Garages must be attached. Maximum 900 Sq Ft  
One accessory structure allowed. Maximum 150 Sq Ft.

Miscellaneous	Drives must be hard surfaced Off-street parking: 4 per lot required, 2 covered No wall shall have 20 or more feet of continuous wall.

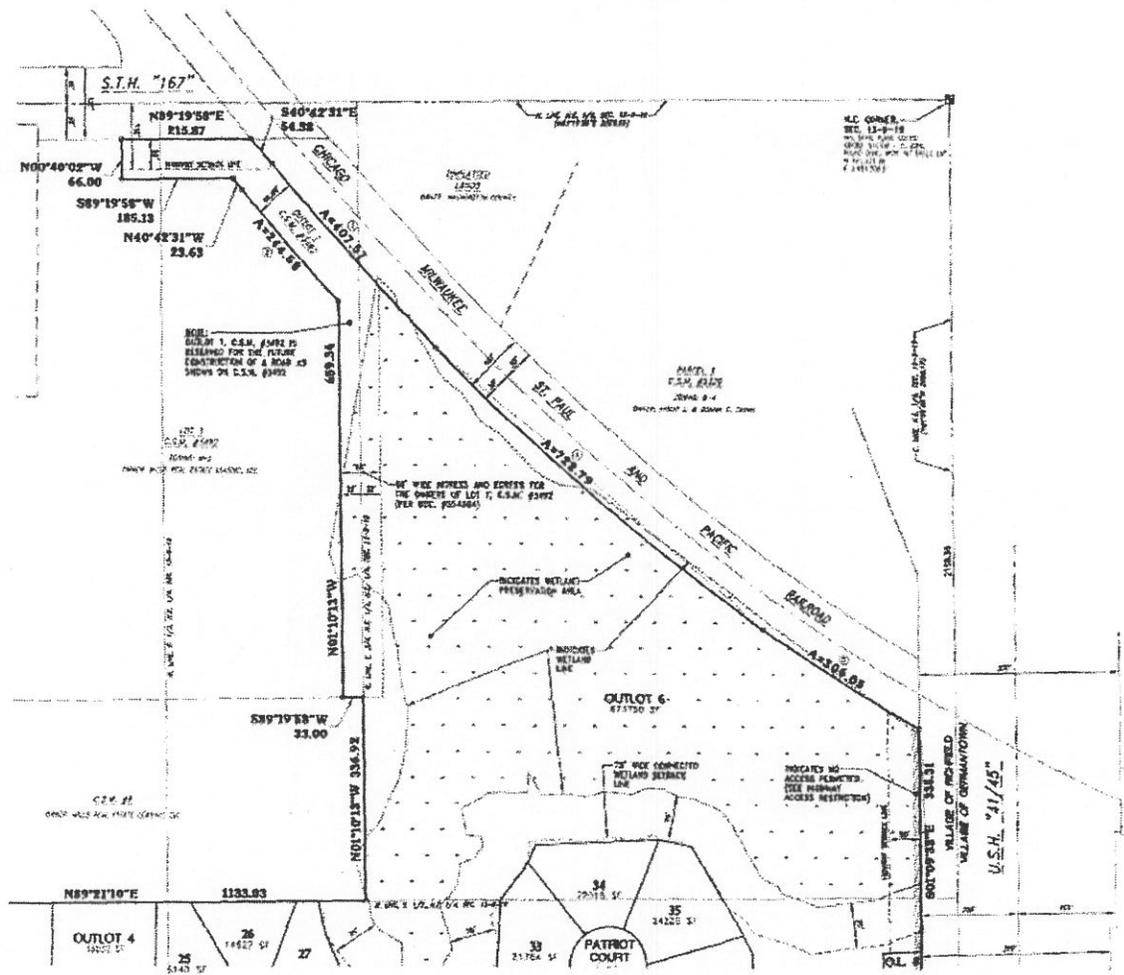
## Appendix

1. Exhibit “A” – Approved Final Plat of Reflections Village (Phase 1)



# REFLECTIONS VILLAGE

BEING A REVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. \_\_\_\_\_, OUTLET 1 OF CERTIFIED SURVEY MAP NO. 2448 AND UNPLATTED LANDS, BEING LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF NORTHFIELD, WISCONSIN COUNTY, WISCONSIN.



**LOSIK ENGINEERING**  
 DESIGN GROUP  
 19835 W. Capital Drive, Suite 201  
 Brookfield, WI 53005  
 Phone: 262-786-0000  
 Fax: 262-786-0000  
 E-mail: info@losikengineering.com



There are no objections to this plan as shown to me by J.M.H., J.S.O., J.L.S. and J.S.H. and I have filed this plan as provided by J.M.H., J.S.O., J.L.S. and J.S.H.  
 dated March 2nd, 2010  
*Renata Dany*  
 Director of Administration

02-009-789-01

THIS INSTRUMENT WAS DRAFTED BY MICHAEL J. LOSIK S-1065

REVISED THIS 14TH DAY OF FEBRUARY, 2010  
 DATED THIS 2ND DAY OF SEPTEMBER, 2009

SHEET 2 OF 13

# REFLECTIONS VILLAGE

BEING A REVISION OF LOT 3 OF CERTIFIED SURVEY MAP NO. 189171 OF CERTIFIED SURVEY MAP NO. 3007 AND UNPLATTED LANCES, BEING LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 5 NORTH, RANGE 15 EAST IN THE VILLAGE OF ROCKFORD, WASHINGTON COUNTY, WISCONSIN.

There are no objections to this plat with respect to Secs. 226.13, 226.14, 226.20 and 226.21(1) and (2), Wis. Stat., as provided by s. 226.12, Wis. Stat.

Created: *March 2nd, 2010*

*Michael J. Losik*

Department of Administration



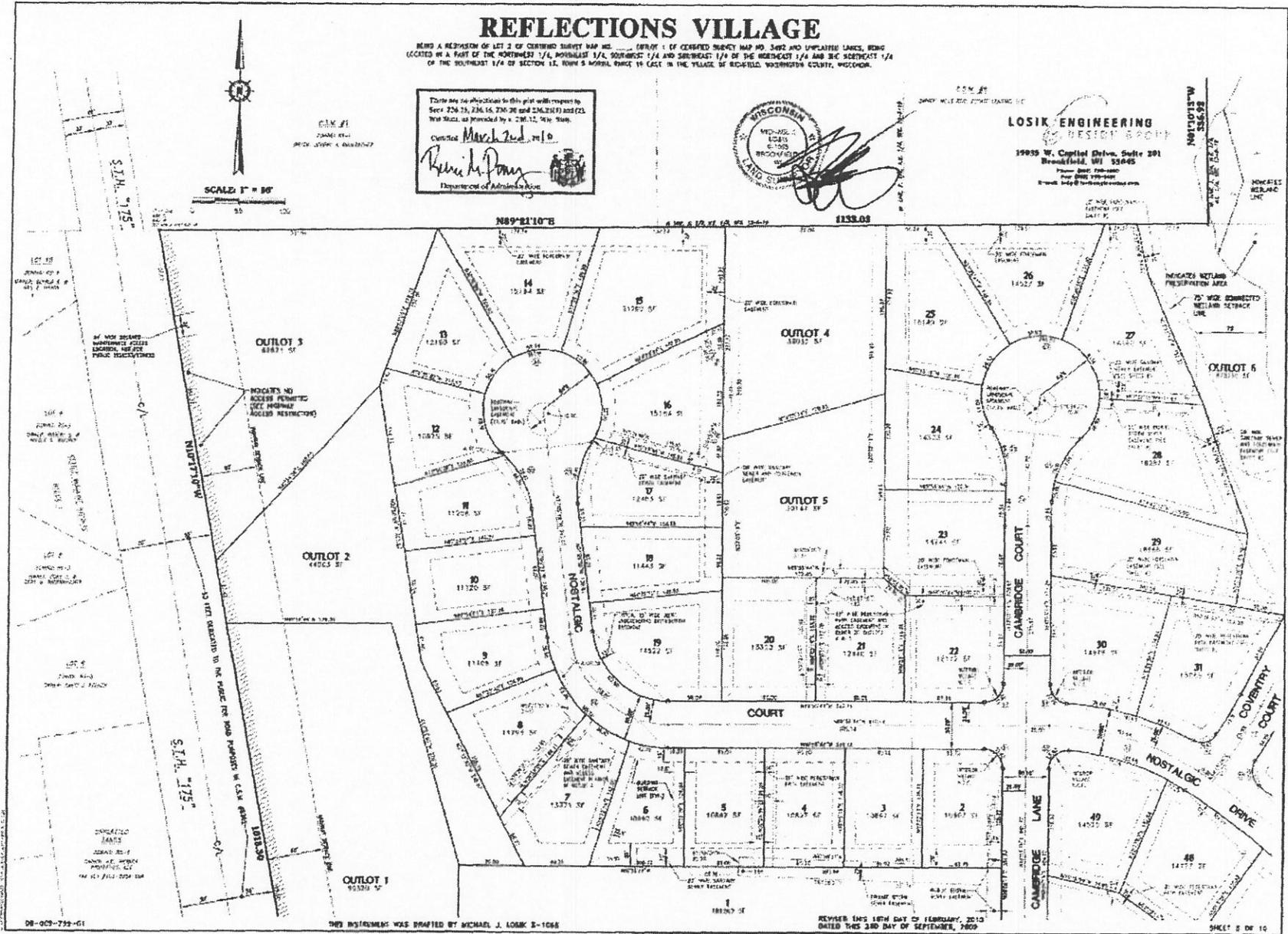
**LOSIK ENGINEERING**  
DESIGN GROUP

19835 W. Capitol Drive, Suite 201  
Brookfield, WI 53045

Phone: 262-786-0000  
Fax: 262-786-0000  
E-mail: info@losikengineering.com



SCALE: 1" = 80'

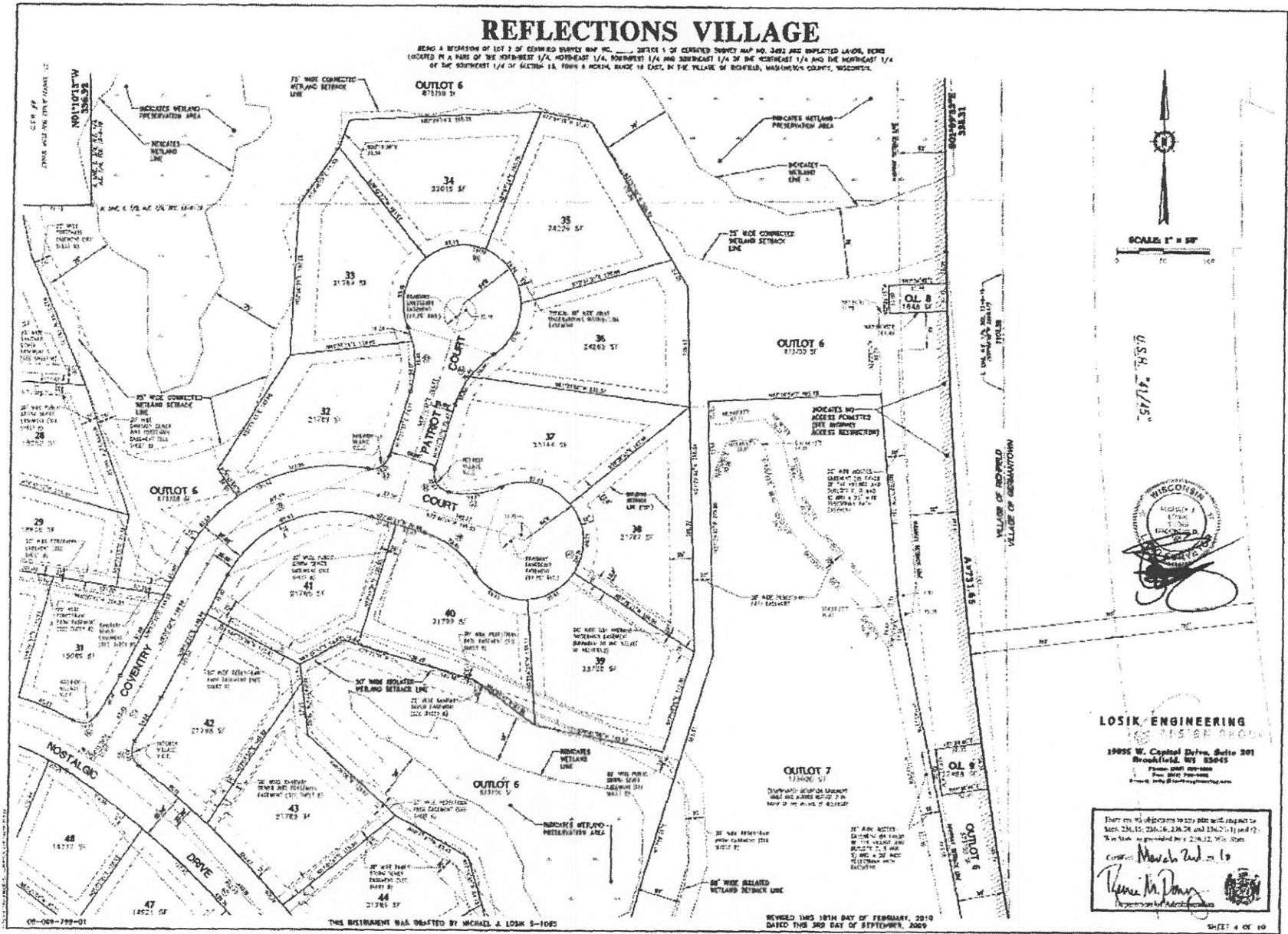


DE-003-729-G1

THIS INSTRUMENT WAS DRAFTED BY MICHAEL J. LOSIK S-1068

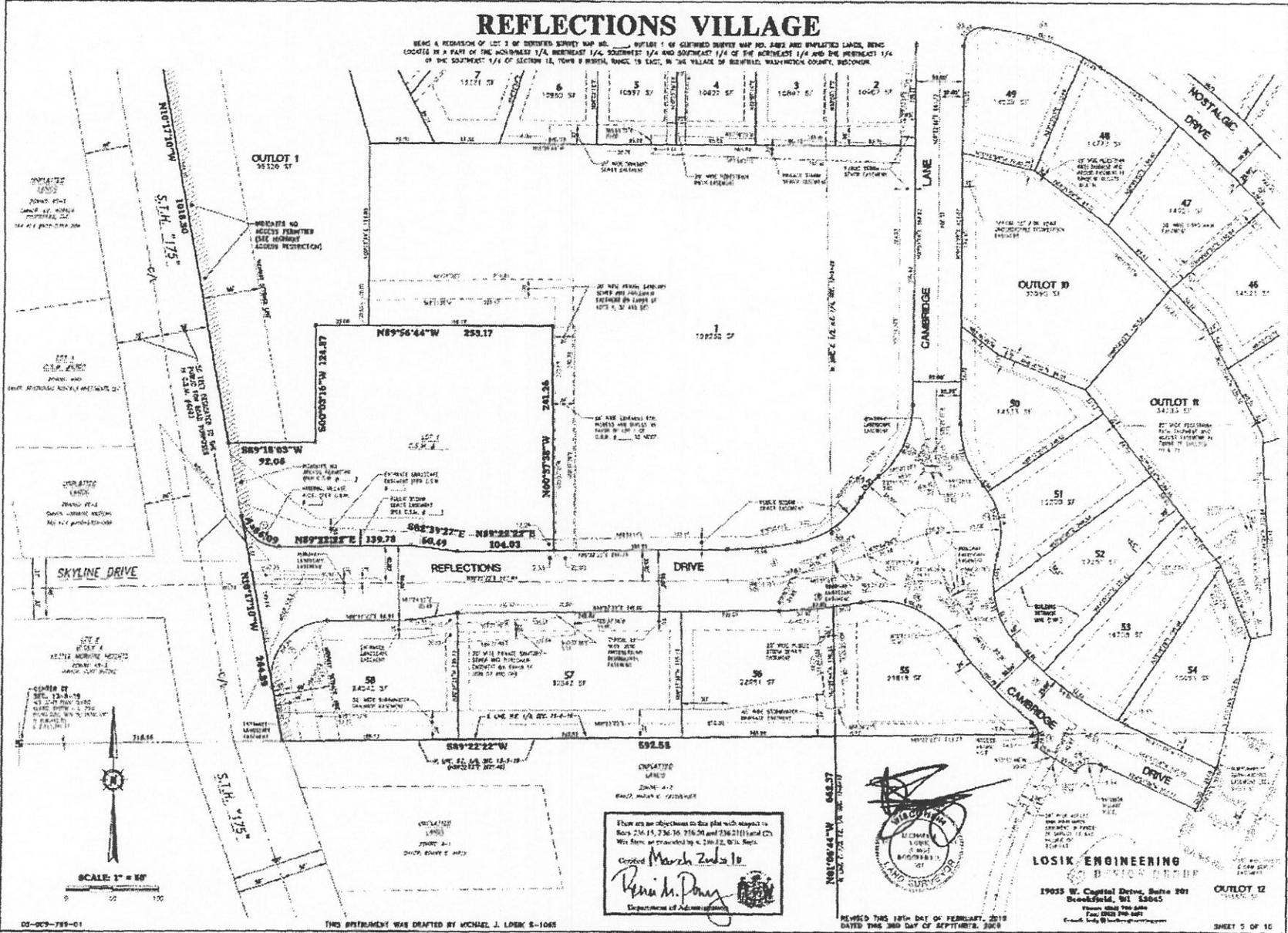
REVISED THIS 18TH DAY OF FEBRUARY, 2010  
DATED THIS 2ND DAY OF SEPTEMBER, 2009

SHEET 2 OF 10



# REFLECTIONS VILLAGE

BEING A REVISION OF LOT 2 OF DIVISION SURVEY MAP NO. 1071801 & 1 OF DIVISION SURVEY MAP NO. 1062 AND UNPLATTED LAND, BEING LOCATED IN A PART OF THE NORTHEAST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF BIRMINGHAM, WASHINGTON COUNTY, MICHIGAN.

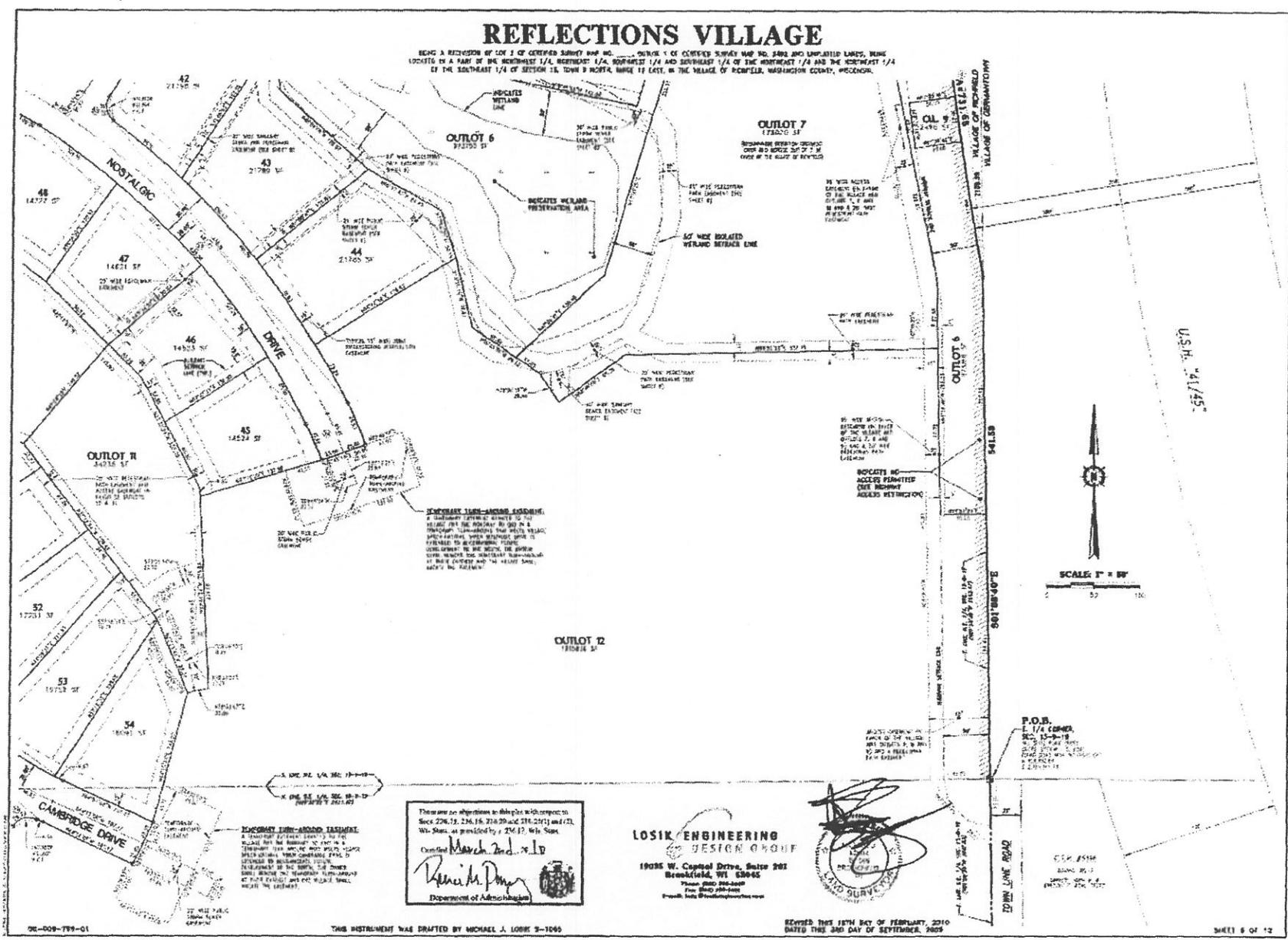


02-909-789-01

THIS INSTRUMENT WAS DRAFTED BY MICHAEL J. LOSIK S-1068

REVISED THIS 10TH DAY OF FEBRUARY, 2010  
DATED THIS 28th DAY OF SEPTEMBER, 2009

SHEET 5 OF 10



# REFLECTIONS VILLAGE

BEING A REVISION OF LOT 3 OF CERTIFIED SURVEY MAP NO. 10000, 1/4 SECTION 15, TOWN 9 NORTH, RANGE 17 EAST, IN THE VILLAGE OF RICHFIELD, WASHINGTON COUNTY, MISSOURI, BEING LOCATED IN A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWN 9 NORTH, RANGE 17 EAST, IN THE VILLAGE OF RICHFIELD, WASHINGTON COUNTY, MISSOURI.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.22(1) and (2), Wis. Stats., as provided by 236.17, Wis. Stats.

Dated March 2nd 2010

*Rebecca M. Perry*

Department of Administration

**LOSIEK ENGINEERING**  
DESIGN GROUP

1905 W. Capital Drive, Suite 201  
Brentwood, TN 37026

Phone: 615-840-8888  
Fax: 615-840-2888  
E-mail: losie@losiekengineering.com



RECORDED THIS 15TH DAY OF FEBRUARY, 2010  
DATED THIS 2ND DAY OF SEPTEMBER, 2009

DE-009-799-01

THIS INSTRUMENT WAS DRAFTED BY MICHAEL J. LOSIEK 5-1040

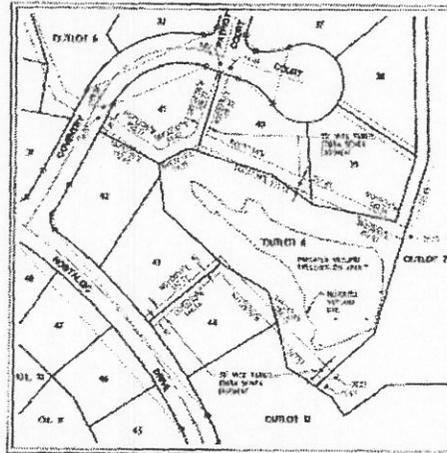
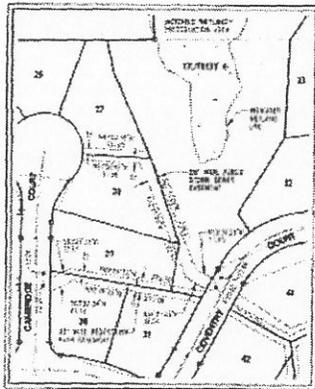
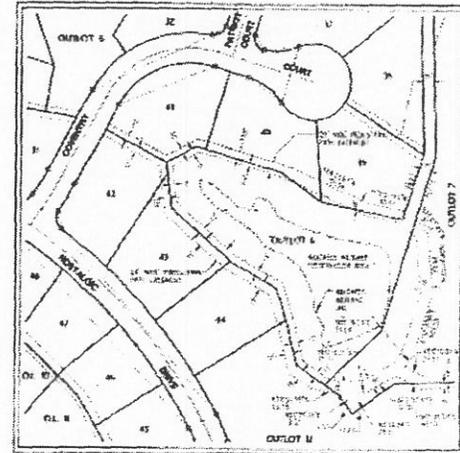
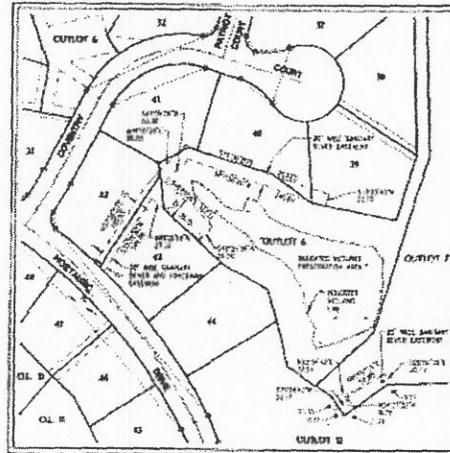
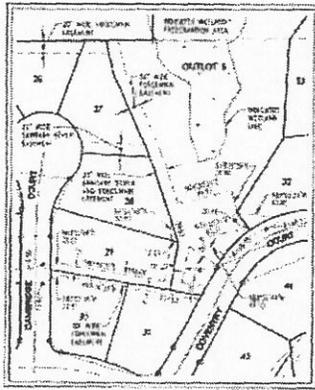
SHEET 6 OF 12



# REFLECTIONS VILLAGE

BEING A MEMORANDUM OF UNDERSTANDING OF CERTAIN SURVEY MAP NO. 2088 AND RELATED LANDS, BEING LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4 AND WESTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 5 NORTH, RANGE 19 EAST, IN THE VILLAGE OF ROCKFELLER, WASHINGTON COUNTY, WISCONSIN

## "EASEMENT DETAIL SHEET"



SCALE 1" = 100'

This use in violation of the rules with respect to Sec. 226.21, 226.22, 226.23 and 226.24 of the Wisconsin Statutes, Wis. Stat. Sec. 226.21, 226.22, 226.23, and 226.24.

Certified *March 2nd 2010*  
*Kevin H. Papp*  
 Department of Agriculture

**LOSIX ENGINEERING**  
 DESIGN GROUP  
 19088 W. Capitol Drive, Suite 201  
 Rockfield, WI 53085  
 Phone: 262-798-2400  
 Fax: 262-798-2401  
 E-mail: info@losixengineering.com

WISCONSIN  
 MICHAEL J. LOSIX  
 Notary Public  
 [Signature]

08-009-798-01

THIS INSTRUMENT WAS PREPARED BY MICHAEL J. LOSIX S-1028

REVISED THIS 18TH DAY OF FEBRUARY, 2010  
 DATED THIS 3RD DAY OF SEPTEMBER, 2008

2-SHEET & OF 10



# REFLECTIONS VILLAGE

BEING A REVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. \_\_\_\_\_, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 5493 AND UNPLATTED LINES, BEING LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWN 8 NORTH, RANGE 15 EAST, IN THE VILLAGE OF RICHFIELD, WASHINGTON COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN )  
COUNTY OF WAUKESHA )

I, Michael J. Losik, Registered Land Surveyor, do hereby certify:

That I have surveyed, defined and mapped "Reflections Village", being a revision of Lot 2 of Certified Survey Map No. \_\_\_\_\_, Outlot 1 of Certified Survey Map No. 5493 and Unplatted Lines, being located in a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 13, Town 8 North, Range 15 East, in the Village of Richfield, Washington County, Wisconsin, now being more particularly described and described as follows:

Commencing at the East 1/4 corner of said Section 13, said point being the place of beginning of lands hereinafter described:

Thence South 01°48'25" East and along the East line of the said Southeast 1/4 Section, 1225.915 feet to a point; Thence South 89°38'17" West and along the South line of the West 1/2 of the said Southeast 1/4 Section, 1927.78 feet to a point; Thence North 10°28'01" West, 672.62 feet to a point; Thence South 89°31'11" West, 49.93 feet to a point on the West line of the East 1/2 of the said Southeast 1/4 Section; Thence North 81°08'49" West and along the said West line of the said East 1/2, 582.27 feet to a point on the North line of the said Southeast 1/4 Section (also being the South line of the said Northeast 1/4 Section); Thence South 89°22'32" West and along the said South line of the said Northeast 1/4 Section, 382.53 feet to a point on the East Right-of-Way line of "State Trunk Highway 175"; Thence North 16°17'08" West and along said East Right-of-Way line, 264.88 feet to a point; Thence Southwesterly 88.98 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 43.83 feet, whose central angle is 69°20'28", and whose chord bears South 56°21'26" East, 92.41 feet to a point of tangency; Thence North 89°22'22" East and parallel to the said South line of the said Northeast 1/4 Section, 139.78 feet to a point; Thence South 82°35'27" East, 184.08 feet to a point; Thence North 89°23'38" East and parallel to the said South line of the said Northeast 1/4 Section, 104.93 feet to a point; Thence North 03°37'36" West, 241.38 feet to a point; Thence North 89°54'04" West, 233.32 feet to a point; Thence South 89°42'19" West, 124.87 feet to a point; Thence South 89°18'03" West, 82.02 feet to a point on the East Right-of-Way line of said "State Trunk Highway 175"; Thence North 16°17'02" West and along said East Right-of-Way line, 191.82 feet to a point on the North line of the South 1/2 of the said Northeast 1/4 Section; Thence North 81°17'18" East and along the said North line of the said South 1/2, 1193.83 feet to a point on the West line of the East 1/2 of the said Northeast 1/4 of the said Northeast 1/4 Section; Thence North 81°18'17" West and along the said West line of the said East 1/2, 228.92 feet to a point on the South line of said Outlot 1 of said Certified Survey Map No. 1492; Thence South 89°19'58" West and along the said South line of said Outlot 1, 233.03 feet to a point that is the Southwest corner of Lot 1 of said Certified Survey Map No. 2412; Thence North 81°17'18" East and along the East line of said Lot 1, 810.28 feet to a point; Thence Northwesterly 244.88 feet along the Northwesterly line of said Lot 1 and the arc of a curve, whose center lies to the Northwest, whose radius is 6814.89 feet, whose central angle is 02°07'21", and whose chord bears North 41°46'11.6" West, 244.88 feet to a point of tangency; Thence North 86°42'21" West and along the said Northwesterly line of said Lot 1, 23.63 feet to a point; Thence North 89°19'58" West and along the said Northwesterly line of said Lot 1 and being parallel to the North line of the said Northeast 1/4 Section, 188.15 feet to a point; Thence North 00°46'02" West and along the said Northwesterly line of said Lot 1, 86.00 feet to a point on the South Right-of-Way line of "State Trunk Highway 167"; Thence North 89°19'58" East and along the said South Right-of-Way line, 811.67 feet to a point on the Southwesterly Right-of-Way line of "Chicago Milwaukee St. Paul and Pacific Railroad"; Thence South 46°42'31" East and along the said Southwesterly Railroad Right-of-Way line, 64.26 feet to a point of curvature; Thence Southwesterly 487.82 feet along the said Southwesterly Railroad Right-of-Way line and the arc of a curve, whose center lies to the Northwest, whose radius is 6193.89 feet, whose central angle is 69°27'34", and whose chord bears South 42°28'18" East, 402.57 feet to a point of compound curvature; Thence Southwesterly 722.78 feet along the said Southwesterly Railroad Right-of-Way line and the arc of a curve, whose center lies to the Northwest, whose radius is 3725.89 feet, whose central angle is 11°27'02", and whose chord bears South 49°46'26.9" East, 721.66 feet to a point of compound curvature; Thence Southwesterly 722.78 feet along the said Southwesterly Railroad Right-of-Way line and the arc of a curve, whose center lies to the Northwest, whose radius is 1790.83 feet, whose central angle is 04°37'27", and whose chord bears South 57°25'55.3" East, 306.88 feet to a point on the West Right-of-Way line of "United States Highway 414"; Thence South 81°32'32" East and along the said West Right-of-Way line, 328.24 feet to a point of curvature; Thence Southwesterly 721.66 feet along the said West Right-of-Way line and the arc of a curve, whose center lies to the Northwest, whose radius is 4432.18 feet, whose central angle is 09°04'18", and whose chord bears South 09°51'42" East, 138.83 feet to a point on the East line of the said Northeast 1/4 Section; Thence South 81°08'40" East and along the said West Right-of-Way line and the said East line of the said Northeast 1/4 Section, 541.58 feet to a point that is the East 1/4 corner of said Section 13 and the point of beginning of this description.

Said Parcel contains 4,212,155 Square Feet (or 110,479 Acres) of land, more or less.  
That I have made such survey, laid down and set out by the direction of REFLECTIONS RICHFIELD INVESTMENTS, LLC, owner of said lands.

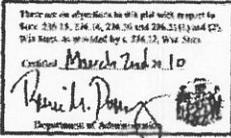
That such map is a correct representation of all the exterior boundaries of the land surveyed and the said division thereof.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division and Planning Ordinances of the Village of Richfield, in surveying, dividing, mapping and dedicating the same.

Dated this 30th day of September, 2009.  
Michael J. Losik



Michael J. Losik, R.L.S., Registered Land Surveyor, Wisconsin, No. 10341  
LOSIK ENGINEERING DESIGN GROUP, LTD.  
17835 W. Capital Drive, Suite 201  
Richfield, WI 53085  
Phone: (262) 785-1800 Fax: (262) 785-1811



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17835 W. Capital Drive, Suite 201  
Richfield, WI 53085  
Phone: (262) 785-1800  
Fax: (262) 785-1811  
E-mail: info@losikeng.com

## COUNTY TREASURER'S CERTIFICATE:

STATE OF WISCONSIN )  
COUNTY OF WASHINGTON )

I, Janice Gabelman, being duly elected, qualified and acting Treasurer of the County of Washington do hereby certify that the records in my office show no unredeemed taxes and no unpaid taxes or special assessments as of \_\_\_\_\_ 20\_\_\_\_ on any of the land included in the Plat of "REFLECTIONS VILLAGE".

Date: \_\_\_\_\_  
Janice Gabelman, County Treasurer

## VILLAGE TREASURER'S CERTIFICATE:

STATE OF WISCONSIN )  
COUNTY OF WASHINGTON )

I, Donna Jackson, being duly appointed, qualified and acting Treasurer of the Village of Richfield, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of \_\_\_\_\_ 20\_\_\_\_ on any of the land included in the plat of "REFLECTIONS VILLAGE".

Date: \_\_\_\_\_  
Donna Jackson, Interim Village Treasurer

## VILLAGE OF RICHFIELD VILLAGE BOARD APPROVAL:

Approved by the Village Board on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Johi Jeffers, President

Donna Jackson, Interim Village Clerk

## CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

As owner, we hereby certify that we have caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. We also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or approval:

APPROVING AGENCIES:  
1. Village of Richfield

AGENCIES WHO MAY OBJECT:  
1. State of Wisconsin Department of Administration  
2. State of Wisconsin Department of Transportation, Division of Highways  
3. Washington County Planning, Conservation and Parks Department

Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

REFLECTIONS RICHFIELD INVESTMENTS, LLC

By: Jon Sphariss, Managing Member

STATE OF WISCONSIN )  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Jon Sphariss, Managing Member of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Managing Member of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

First Name: \_\_\_\_\_  
Notary Public: \_\_\_\_\_ County, WI: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE:

INVESTORS BANK, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of REFLECTIONS RICHFIELD INVESTMENTS, LLC, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

INVESTORS BANK

STATE OF WISCONSIN )  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and \_\_\_\_\_ of the above named corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such \_\_\_\_\_ and \_\_\_\_\_ of said corporation, and acknowledged that they (they) executed the foregoing instrument as such officer(s) as the deed of said corporation by its authority.

First Name: \_\_\_\_\_  
Notary Public: \_\_\_\_\_ County, WI: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

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VILLAGE OF RICHFIELD  
PLAN COMMISSION COMMUNICATION FORM  
MEETING DATE: October 1, 2015

SUBJECT: Petition to amend ordinances to allow 'Mini Golf' in Commercial Zoning

DATE SUBMITTED: September 25, 2015

SUBMITTED BY: Jim Healy, Village Administrator

*POLICY QUESTION: DOES THE PLAN COMMISSION WISH TO ACCEPT THE PETITION OF MR. JOHN BOGUES, OWNER OF LOGGER'S PARK, TO PLACE 'MINI-GOLF' AS AN ALLOWABLE USE IN ONE OF OUR COMMERCIAL DESIGNATIONS?*

*ISSUE SUMMARY:*

Over the course of the last several months Mr. Bogues has been communicating with Staff regarding the future of his property. One of the concerns raised by the property owner over the future commercial viability of that corner are the limited types of uses allowed in the P-1, Parks and Recreation District. A few months back, the former tenant of Mr. Bogues' 10,000sqft. building, "Momentum Health Club", went out of business after operating approximately two (2) years. This was the second health club which occupied this space and prior to those was a daycare facility.

Village Intern Brad Calder reached out to surrounding communities where these types of "mini golf" facilities exist and determined the zoning on these parcels to be as follows:

- Prairieville Park**, 2507 Plaza Ct., Waukesha, WI 53186- B-5, Community Business District
- Swing Time**, 1601 E. Main St., Waukesha WI 53186 – M-3, Limited Business and Industrial Park District
- Tee Aire**, 21700 Gumina Rd., Pewaukee, WI 53072 – B-2, Limited General Business District
- Paradise Golf**, 601 E. Paradise Dr., West Bend, WI 53095 – P-1, Park, Recreation & Open Space District
- Swing Time**, W197N10340 STH 175 (Appleton Avenue), Germantown, WI 53022 - A-2, Agricultural District and B-3, General Business District

At the September 3, 2015 Plan Commission meeting the proposal from Mr. Bogues was brought before the Plan Commission to consider. After the conclusion of discussion by the Plan Commission, general consensus was had by the Board that they did not believe that 'mini golf' was an inappropriate use to be considered in one of the Village's business zoning districts. Staff was directed to analyze the business zoning districts and propose a recommended change to the Plan Commission for consideration tonight.

After careful consideration of the directive from the Plan Commission and taking into consideration the totality of the business zoning districts, Village Staff and its consultant planner Tim Schwecke believe the most appropriate zoning classification for 'mini golf' to be placed in and for ultimate rezoning of a portion of Mr. Bogues' parcel would be the B-4, Highway Business District classification. The intent of the B-4, Highway Business District is as follows:

“Intent. The B-4 Highway Business District is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes and those businesses and customer service establishments which are logically related to and depended upon highway traffic or which are specifically designed to service the needs of such traffic.”

Being that this parcel is located on the corner of STH 175 and STH 167, with the entrance to the proposed area being directly off of STH 167, it seemed logical from Staff's perspective to make this recommendation. However, it is important to note that the parcel directly north of Logger's Park, Pioneer Bowl, does have the zoning designation of being B-2, Community Business District. However, the minimum acreage for parcels in the B-2 district is eight (8). Pioneer Bowl's property is approximately 30 acres, including the land where the baseball diamonds are situated (~25ac), which is a different parcel than the bowling alley (5ac).



**VILLAGE OF RICHFIELD**  
**PLAN COMMISSION COMMUNICATION FORM**  
**MEETING DATE: October 1, 2015**

With Mr. Bogues only having approximately 15 acres of land and given his stated intention of attempting to minimize to the greatest degree possible the amount of land to be subdivided, that further bolstered our logic and reasoning for recommending the B-4 District which has a minimum acreage of 1 acre. The currently constructed approximately 10,000 square foot building is 40' off of the western side boundary line, 45' off of the rear yard boundary line, and 315' from the street boundary line.

Finally, in terms of placement into the B-4, Highway Business District ordinance, Staff would propose placing 'mini golf' as a Conditional Use rather than a Permitted Principal Use. Mr. Bogues' operations are already controlled by a Conditional Use Permit, which will of course need to be amended, but it seemed reasonable to also place this type of a use as *conditional* not because of Mr. Bogues' situation, but because then this use would be allowed anywhere in the Village under the B-4 District which may or may not be desirable from the Plan Commission and Village Board's perspectives. This would also require the property owner or any future owner of the parcel to apply for and receive a Conditional Use Permit in order to operate in any fashion. Given the great lengths Staff has gone to analyze this and work with the property owner on a reasonable solution to his property, we did not believe this provision to be burdensome. Staff also had the opportunity to speak with the property owner/petitioner on September 25, 2015 and he is also in agreeance with the proposed ordinance amendment and if the Plan Commission deemed it to be acceptable, he would formally petition us to amend the same.

*FUTURE IMPACT & ANALYSIS:*

REVIEWED BY:   
*Village Deputy Clerk*

Forward to Village Board: Yes.  
 Additional Approvals Needed: Yes.  
 Signatures Required: Yes.

*ATTACHMENTS:*

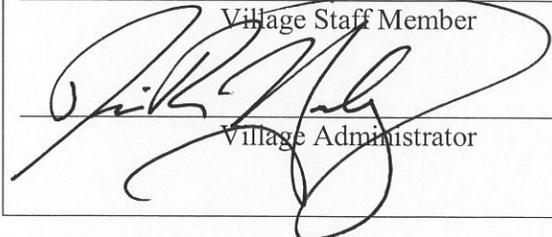
1. B-4, Highway Business District Ordinance
2. Washington County GIS overview of subject parcel

*STAFF RECOMMENDATION:*

Motion to direct Staff to work with the property owner and prepare a Class II Public Hearing Notice for November 5, 2015 at 7PM to amend the B-4 Highway Business District to include 'mini golf' as a Conditional Use.

APPROVED FOR SUBMITTAL BY:

  
 \_\_\_\_\_  
 Village Staff Member

  
 \_\_\_\_\_  
 Village Administrator

VILLAGE CLERKS USE ONLY  
 BOARD ACTION TAKEN

Resolution No. _____	Continued To: _____
Ordinance No. _____	Referred To: _____
Approved _____	Denied _____
Other _____	File No. _____

*Village of Richfield, WI  
Friday, September 25, 2015*

## Chapter 70. Zoning

### ARTICLE III. Districts

#### 70.200. B-4 Highway Business District.

- A. Intent. The B-4 highway business district is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes of those businesses and customer service establishments which are logically related to and dependent upon highway traffic or which are specifically designed to serve the needs of such traffic.
- B. Permitted principal uses. Permitted principal uses in the B-4 district are as follows:
1. Auto sales and services.
  2. Auto and truck accessory sales.
  3. Building supply stores.
  4. Drive-in establishments providing service to customers without the necessity of such customers entering the building.
  5. Fast food stores.
  6. Fuel service stations, provided that all service islands and pumps shall meet the setback requirements specified herein.
  7. Motels and hotels.
  8. Motor vehicle sales and service.
  9. Restaurants.
  10. Trailer sales or rentals.
  11. Tractor and other farm implement sales and service.

12. Transit bus station.
  13. Truck stop, not for the purpose of transferring or off-loading of goods, or of longterm storing or parking of vehicles.
- C. Permitted accessory uses. Permitted accessory uses in the B-4 district are as follows:
1. Accessory garages for storage of vehicles used in conjunction with the operation of the business or for occupants of the premises.
  2. Off-street parking and loading areas.
  3. Nonilluminated or internal illuminated nonflashing signs (see section 70.816).
- D. Conditional uses. Conditional uses in the B-4 district are personal communication service (PCS) antenna structures and accessory equipment storage facilities; including, but not limited to, cellular communication towers and associated facilities.
- E. Lot area and width. Lot area and width in the B-4 district are as follows:
1. Lots shall have a minimum area of one acre.
  2. Lots shall be not less than 150 feet in width at the building setback line.
- F. Building height and size. Building height and size in the B-4 district are as follows:
1. No building or part of a principal building shall exceed 35 feet in height except for personal communication service (PCS) tower structures and no accessory building shall exceed 15 feet in height.
  2. No accessory building shall exceed 15 feet in height.
  3. The sum total of the floor area of the principal and all accessory buildings shall not exceed 30% of the lot area.
- G. Setback and yards. Setback and yards in the B-4 district are as follows:
1. There shall be a minimum building setback of 40 feet from the right-of-way of all streets.
  2. There shall be a minimum side yard on each side of all buildings of not less than equivalent to the yards in the adjoining district but not less than 10 feet.
  3. There shall be a rear yard of 25 feet.

- H. Parking and loading space. In the B-4 district there shall be a minimum of two square feet of off-street parking and loading area for each square foot of retail sales or service space under roof (see section 70.185).
- I. Minimum utility service. Minimum utility service in the B-4 district is electricity and county approved wastewater treatment and disposal, and water supply systems.
- J. Special regulations. To encourage a business use environment in the B-4 district that is compatible with the residential character of the Village, building/zoning permits for permitted uses in the highway business district shall not be issued without prior review by and approval of the Village Plan Commission. Such review and approval shall be concerned with adjacent uses, general layout, building site and operation plans, ingress, egress, parking, loading and unloading, drainage, screening, and landscape plans.



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.