



AGENDA  
ARCHITECTURAL REVIEW BOARD MEETING  
RICHFIELD VILLAGE HALL  
4128 HUBERTUS ROAD, HUBERTUS WISCONSIN  
NOVEMBER 18, 2015  
6:30 P.M.

*Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Village of Richfield Architectural Review Board, 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 an 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 Public Hearings, or if the rules are suspended to allow them to do so.")*

1. Call to Order/ Roll Call
2. Verification of Open Meetings Law compliance
3. Pledge of Allegiance
4. Approval of Minutes:
  - a. August 19, 2015 – Regular Meeting
5. DISCUSSION/ACTION
  - a. Discussion/Action regarding a proposed accessory building and façade upgrade at 1913 STH 175 (Tax Key: V10\_030500Z)
6. 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 or [www.richfieldwi.gov](http://www.richfieldwi.gov) with as much advance notice as possible.

4 a

**1. Call to Order/Determination of Quorum**

Chairman Bob Wirth called the meeting to order at 6:30 PM, noting that a quorum of the Board was present. Board members: Jason Duehring, Del Schmechel, Tim Einwalter and Jim Otto were present.

Also present: Building Inspector Joel Jaster and Village Administrator Jim Healy

**2. Confirmation of Open Meetings Law Compliance**

Village Administrator Healy confirmed that the agenda was posted at the Colgate, Hubertus, and Richfield U.S. Post Offices as well as online and at Village Hall. Digital copies of the agenda were also sent to the West Bend Daily News, Milwaukee Journal Sentinel, Hartford Times Press, and Germantown Express News.

**3. Pledge of Allegiance**

**4. Approval of Minutes**

**a. June 4, 2015 – Regular Meeting**

Motion by Commissioner Otto to approve the June 4, 2015 minutes; Seconded by Commissioner Schmechel; Motion passed without objection.

**5. DISCUSSION/ACTION ITEMS**

**a. Discussion/Action regarding residential home plans for Lot 53 in Reflections Village, Perthel Homes, Inc.**

Village Administrator Healy discussed the subdivision's receivership. It was further discussed that the Village Board would be considering several policy directives related to the Walkable Hamlet Zoning District on August 20th. Specifically whether or not the Architectural Review Board would still be required to review homes in the Reflections Village subdivision.

Motion by Commissioner Otto to table the home plans for Lot 53 in Reflections Village until after the Village Board Meeting on August 20, 2015; Seconded by Commissioner Einwalter; Motion passed without objection.

**6. Adjournment**

Motion by Commissioner Schmechel to adjourn; Seconded by Commissioner Duehring; Motion passed without objection at 6:55 PM.

Respectfully Submitted,

Laura Johnson  
Deputy Clerk

5 a

5a



VILLAGE OF RICHFIELD  
ARCHITECTURAL REVIEW BOARD COMMUNICATION FORM  
MEETING DATE: November 18, 2015

SUBJECT: Chase Electric, 1913 STH 175 (Tax Key: V10\_030500Z)  
DATE SUBMITTED: November 10, 2015  
SUBMITTED BY: Jim Healy, Village Administrator

*POLICY QUESTION: DOES THE ARCHITECTURAL REVIEW BOARD WISH TO RECOMMEND TO THE PLAN COMMISSION THE APPROVAL OF THE PROPOSED ACCESSORY BUILDING PLAN?*

*ISSUE SUMMARY:*

This application is being submitted by The Custom House, LLC on behalf of Chase Electric located at 1913 STH 175 (Tax Key: V10\_030500Z). Per section 70.133 of the Village Code the Architectural Review Board shall review all designs that go through the Site, Building and Plan of Operation (SBOP) process.

The purpose of these standards is to assist the Plan Commission, Architectural Review Board and general public with developing standards to achieve the highest 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.

Part of the design criteria you need to be considering per our ordinances are the following:

- A high-quality design, composition/usage of materials, colors, and construction with surrounding buildings; and
- Keeping a diversity of architectural styles throughout the Village, building scale and massing compatible with surrounding architecture, appropriate building roof lines and shape; and
- Compatibility with surrounding land uses and geographic location.

The proposal before us tonight is for the construction of a rear accessory building behind the current post office building. The proposed building is 100' x 34' (3,229 sqft) and is proposed to be constructed with 'lap siding' (LP Smartside/Hardie plank). On the north and south elevations of the primary office building, they are proposing a similar architectural improvement by placing matching siding there as well. From talking with the property owner, they plan to utilize two (2) colors of hardie plank to offer some curbside appeal.

Currently, the building is made of concrete masonry units or CMU. These CMU's are prohibited building materials for new construction buildings in the Village, unless they petition this body to otherwise allow it, which they are not. One of the architectural treatments they are proposing to do for the accessory structure is to have the lap siding at two different distances apart, 4" and 6", respectively. Doing so will provide a nice visual breakup for a large mass building like they are proposing. It would be the recommendation of Staff that this body also considers what the principal building would look like with the same treatment. Doing so may create some uniformity with the design and may better tie-in that architectural component.

*FUTURE IMPACT AND ANALYSIS:*

Forward to Plan Commission: Yes  
Addition Approvals Needed: Yes

REVIEWED BY:

*Katey Smith*  
Village Deputy Treasurer

*ATTACHMENTS:*

1. Photos of existing area to be remodeled
2. Submittal drawings prepared by The Custom House, LLC



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ARCHITECTURAL REVIEW BOARD COMMUNICATION FORM  
MEETING DATE: November 18, 2015

SUBJECT: Chase Electric, 1913 STH 175 (Tax Key: V10\_030500Z)  
DATE SUBMITTED: November 10, 2015  
SUBMITTED BY: Jim Healy, Village Administrator

STAFF RECOMMENDATION:

Motion to recommend approval to the Plan Commission for the design elevations for the proposed accessory structure, as presented, by The Custom House, LLC for Chase Electric, located at 1913 STH 175 (Tax Key: V10\_030500Z).

APPROVED FOR SUBMITTAL BY:

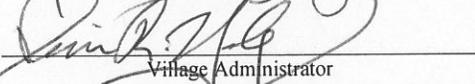
VILLAGE CLERK USE ONLY  
BOARD ACTION TAKEN



Village Staff Member

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

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



Village Administrator

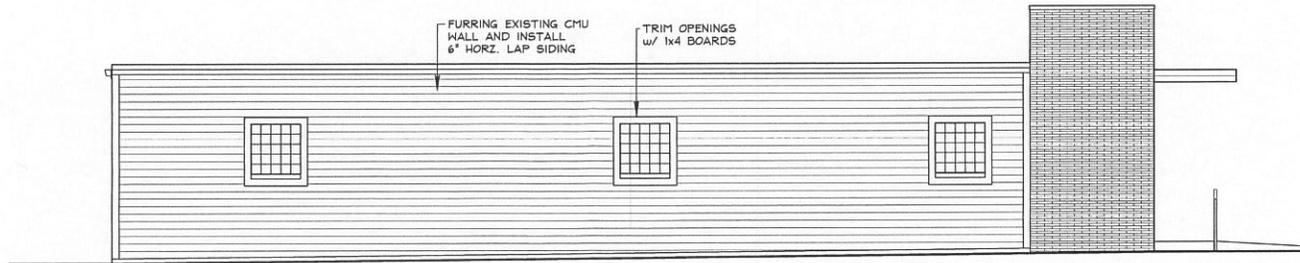
RICHFIELD  
MI  
53076





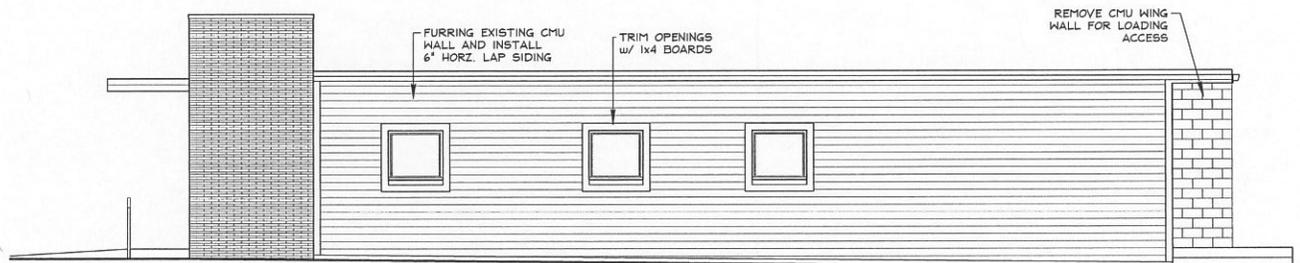
RICHFIELD  
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53076





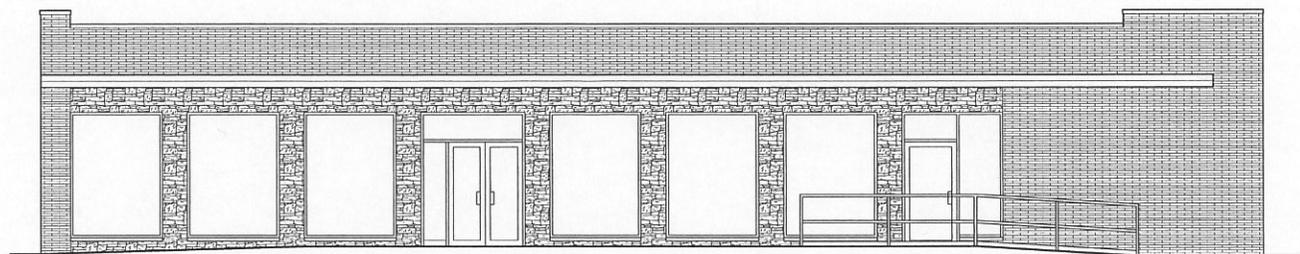
3 LEFT SIDE ELEVATION (SOUTH)

1/8" = 1'-0"



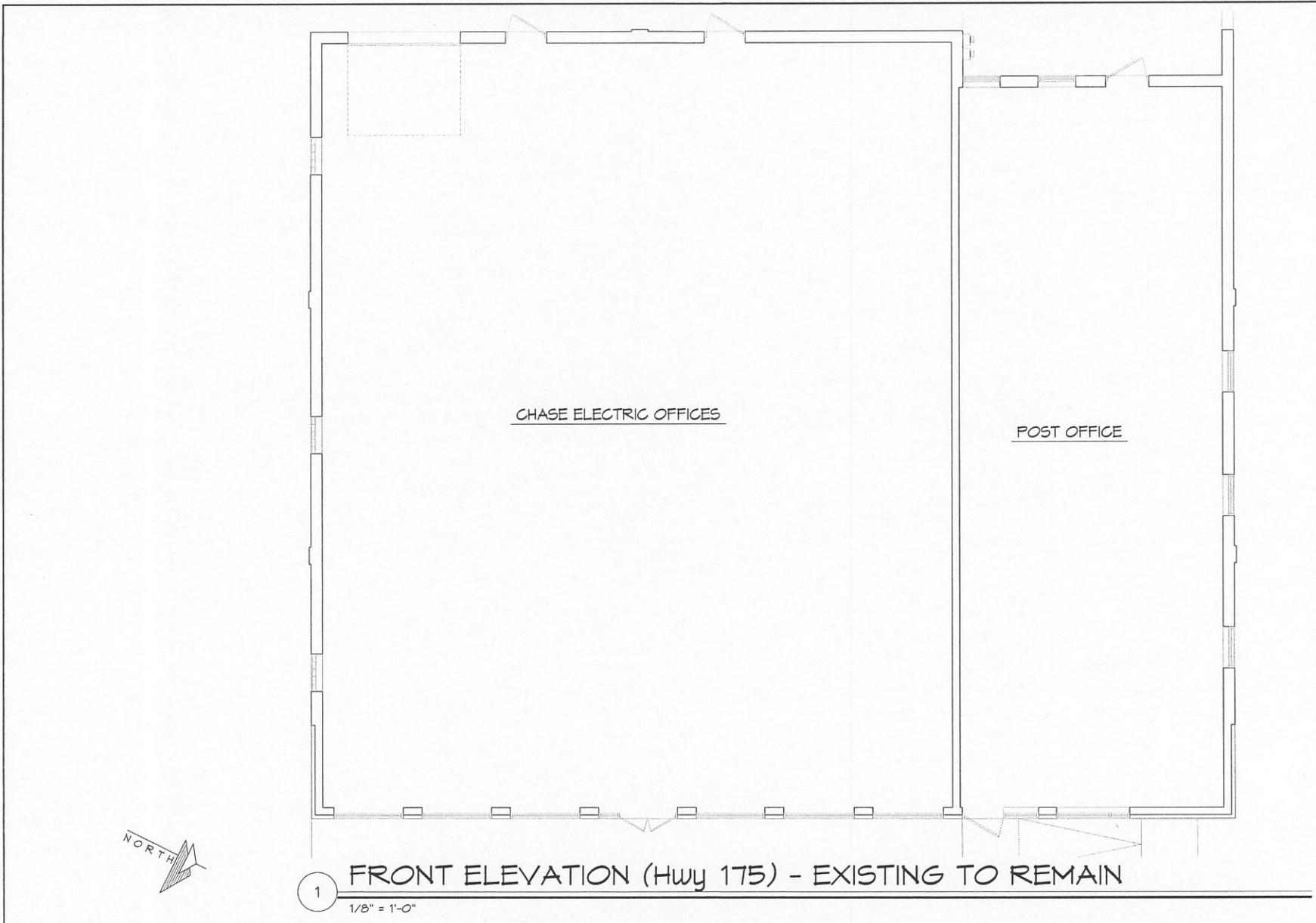
2 RIGHT SIDE ELEVATION (NORTH)

1/8" = 1'-0"



1 FRONT ELEVATION (Hwy 175) - EXISTING TO REMAIN

1/8" = 1'-0"



**THE  
CUSTOM  
HOUSE LLC**

ARCHITECTURE UNLIMITED

RESIDENTIAL-COMMERCIAL

1506 S. 58th STREET  
WEST ALLIS, WI 53214  
PHONE (414) 617-0352

Chase Electric  
Offices and Retail  
1923 Hwy 175  
Richfield, WI

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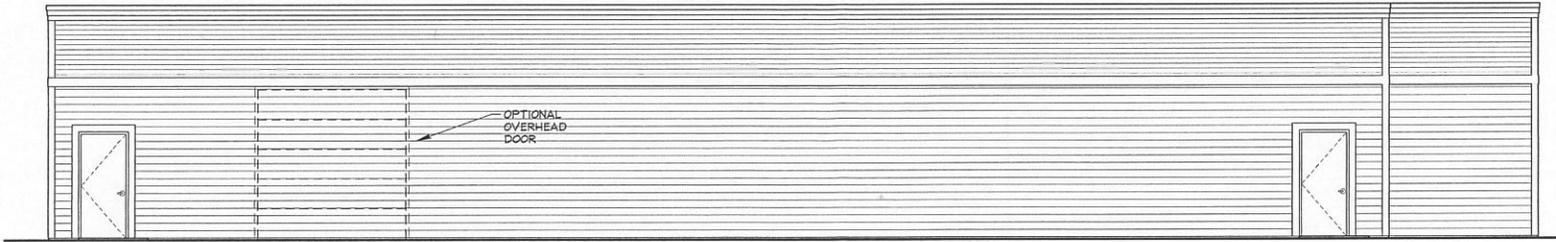
Issued For:	Date:
Prelim	07 Oct, 2015
Prelim 2	04 Oct, 2015

Drawn By:	DG
Checked By:	DG

Date:	18 sept, 2015
Job Number:	15.002

Sheet Number

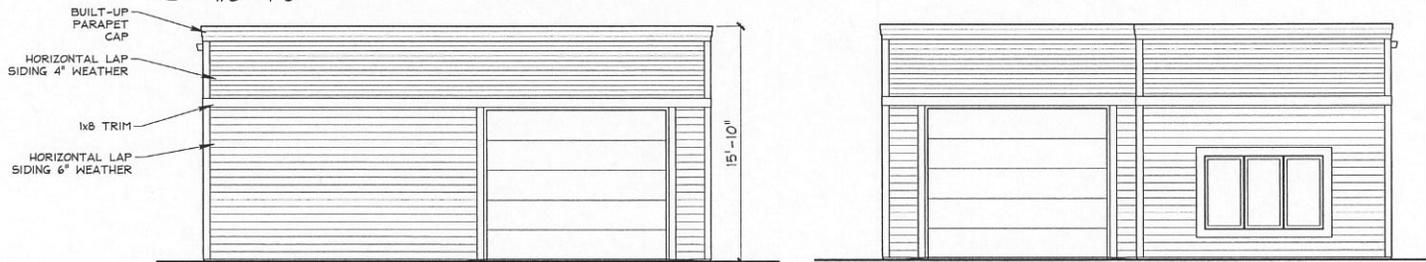
**A 2**



3 RIGHT SIDE ELEVATION (EAST)  
1/8" = 1'-0"



2 LEFT SIDE ELEVATION (WEST )  
1/8" = 1'-0"



1 FRONT AND REAR ELEVATIONS (SOUTH AND NORTH)  
1/8" = 1'-0"

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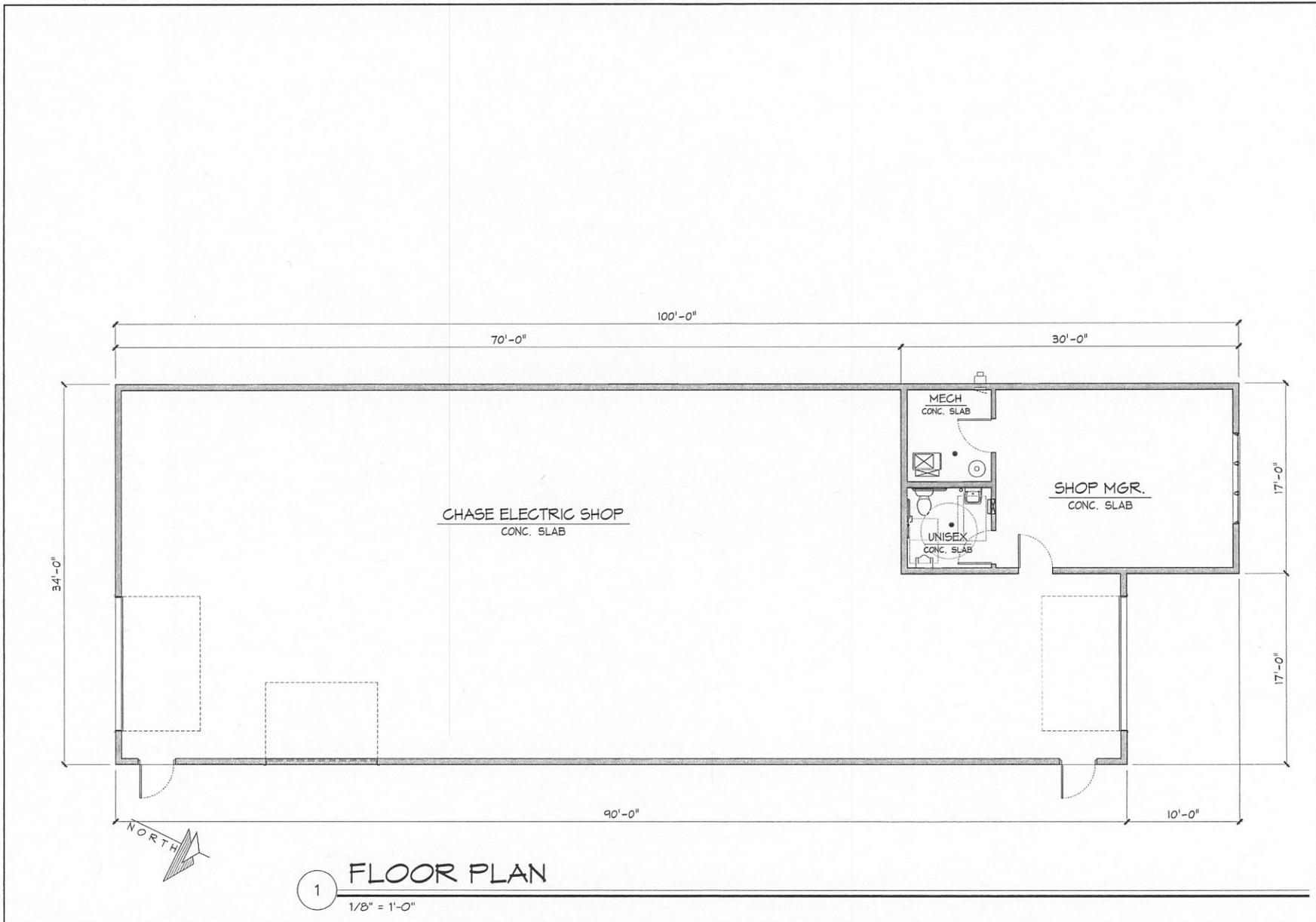
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Drawn By:        DG  
Checked By:      DG

Date:             18 Sept. 2015  
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Sheet Number

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HOUSE LLC**  
ARCHITECTURE UNLIMITED

RESIDENTIAL-COMMERCIAL  
1506 S. 58th STREET  
WEST ALLIS, WI 53214  
PHONE (414) 617-0352

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Offices and Retail  
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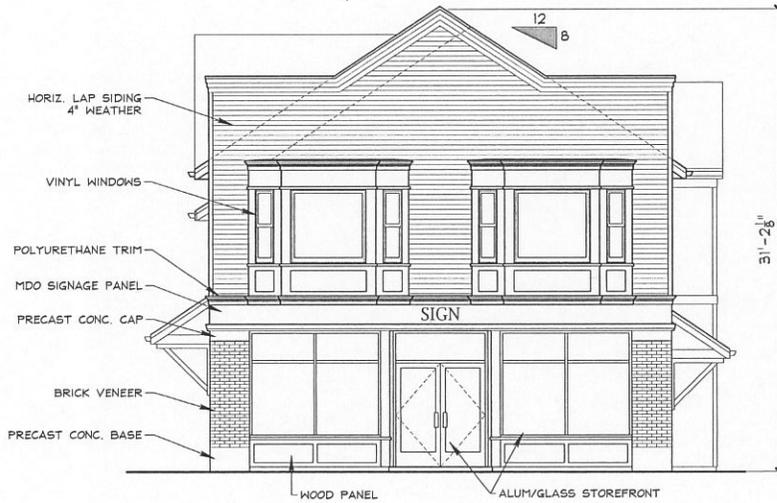
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Date:	18 Sept, 2015
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Sheet Number	

**A 4**



3 LEFT SIDE ELEVATION (SOUTH)  
1/8" = 1'-0"



1 FRONT ELEVATION (HWY 175)  
1/8" = 1'-0"



2 REAR ELEVATION  
1/8" = 1'-0"

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HOUSE LLC  
ARCHITECTURE UNLIMITED

RESIDENTIAL-COMMERCIAL  
1506 S. 58th STREET  
WEST ALLIS, WI 53214  
PHONE (414) 617-0352

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Preim 2 04 Oct, 2019

Drawn By: DG  
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Date: 10 Sept, 2019  
Job Number: 15062  
Sheet Number

A 5

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HOUSE LLC**  
ARCHITECTURE UNLIMITED

RESIDENTIAL-COMMERCIAL  
1506 S. 58th STREET  
WEST ALLIS, WI 53214  
PHONE (414) 617-0352

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Offices and Retail  
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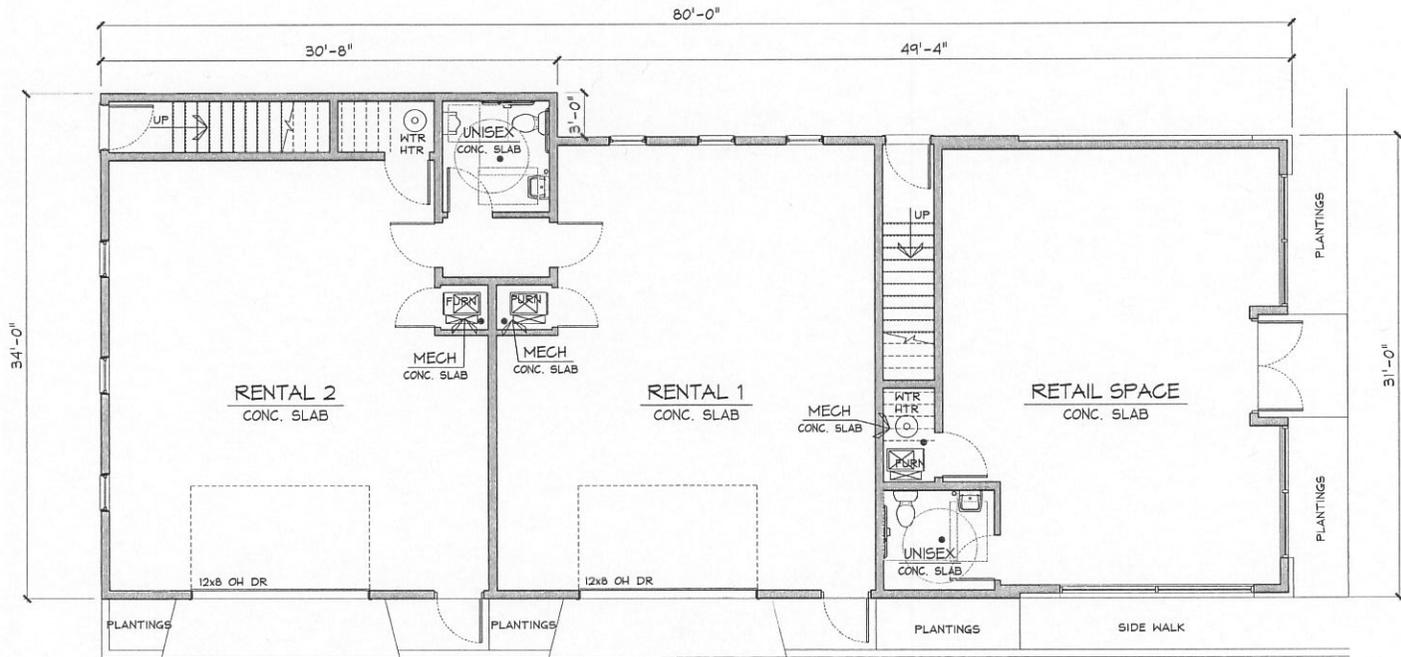
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Drawn By:	DG
Checked By:	DG
Date:	19 Sept. 2015
Job Number:	15.062
Sheet Number	

**A 6**



1 RIGHT SIDE ELEVATION (NORTH)  
1/8" = 1'-0"



1 FIRST FLOOR PLAN  
 1/8" = 1'-0"

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 CUSTOM  
 HOUSE LLC**  
 ARCHITECTURE UNLIMITED

RESIDENTIAL-COMMERCIAL  
 1506 S. 58th STREET  
 WEST ALLIS, WI 53214  
 PHONE (414) 617-0352

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 Offices and Retail  
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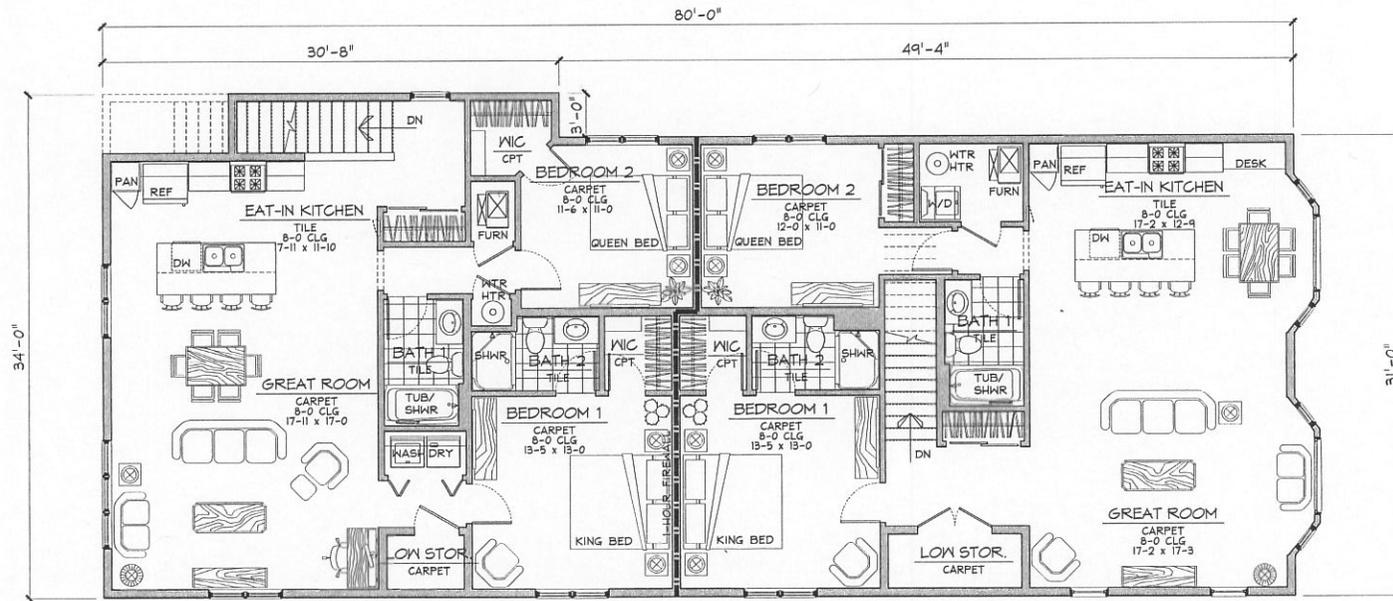
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**A 7**

Chase Electric  
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Richfield, WI



1 SECOND FLOOR PLAN  
1/8" = 1'-0"

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HOUSE LLC**

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RESIDENTIAL-COMMERCIAL

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WEST ALLIS, WI 53214  
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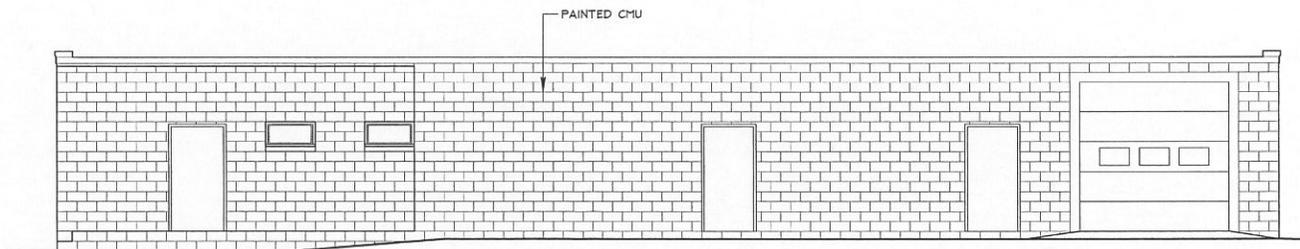
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**A 9**



1 REAR ELEVATION  
1/8" = 1'-0"