



AGENDA
PLAN COMMISSION MEETING
RICHFIELD VILLAGE HALL
4128 HUBERTUS ROAD, HUBERTUS, WISCONSIN
MARCH 3, 2016
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. February 4, 2016 – Regular Meeting
5. PUBLIC HEARING
 - a. Discussion regarding a petition to amend various sections of 70.212, entitled Walkable Hamlet District
 - b. Discussion regarding a petition to rezone two (2) properties indicated by Tax Keys: V10_0355912001 (23.03 acres) and V10_0355912003 (0.03 acres) from Walkable Hamlet District to Rs-1b, Single-Family Cluster/Open Space Residential District
6. DISCUSSION/ACTION
 - a. Discussion and possible recommendation to the Village Board regarding Ordinance O2016-03-01, an Ordinance to amend various sections of 70.212, entitled Walkable Hamlet District
 - b. Discussion and possible recommendation to the Village Board regarding Ordinance O2016-03-02, an Ordinance to rezone two (2) properties indicated by Tax Keys: V10_0355912001 (23.03 acres) and V10_0355912003 (0.03 acres) from Walkable Hamlet District to Rs-1b, Single-Family Cluster/Open Space Residential District
 - c. Acknowledgement of proposed amendments to both the Residential and Commercial SBOP for Reflections Village Subdivision
 - d. Discussion and possible recommendation to the Village Board regarding the reconsideration of a One-Lot CSM for Wittenberger Farms, LLC. indicated by Tax Keys: V10_0166 and V10_0165
 - e. Discussion and possible recommendation to the Village Board regarding a One-Lot CSM for Dan Tinti indicated by Tax Keys: V10_0486 and V10_048700A
 - f. Discussion and possible recommendation to the Village Board for Resolution R2016-03-01, a Resolution to commence the process for amending the Village's Comprehensive Plan
 - g. Discussion/Action regarding a Site, Building, and Plan of Operation for Bender Automotive, located at 2903 STH 167 (Tax Key: V10_035000C)
 - h. Discussion/Action regarding potential text amendments to the A-1, Exclusive Agricultural District

Additional explanation of items on the agenda (Communication Forms) can be found on the village's website at 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 Chairman Jim Otto, Commissioners Melzer, Lalk, Trustee Collins, Village Administrator Jim Healy and Administrative Services Coordinator KateLynn Schmitt.

Commissioners Cote and Bartel and had excused absences.

Vice-Chairman Berghammer arrived at 7:11PM.

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. January 7, 2016 – Regular Meeting

Motion by Commissioner Lalk to approve the minutes of the regular January 7, 2016 Plan Commission meeting; Seconded by Commissioner Melzer; Motion passed without objection.

5. PUBLIC HEARING

a. Discussion regarding a petitioned Conditional Use Permit to allow horses at 3810 Cora Lane (Tax Key: V10_0213005)

Administrator Healy introduced the topic.

b. Discussion regarding a petition to rezone a portion of property (12.204 acres) located at 3200 Pleasant Hill Road (Tax Key: V10_025500Y) from A-1, Exclusive Agricultural District to A-2, General Agricultural District

Administrator Healy introduced the topic.

Chairman Otto asked for a motion to open the public hearing for both agenda items, and that the public first speak on agenda item 5a. then agenda item 5b.

Motion to open the public hearings by Commissioner Melzer; Seconded by Commissioner Lalk; Motion passed without objection.

Barbara Engel, 3065 Willow Creek Road, Colgate stated she is the owner of the property immediately west of the 3810 Cora Lane. Ms. Engel stated that the property in question is a long narrow parcel of land just under four (4) acres. Ms. Engel stated she was against changing the subdivision code, and was concerned about the horses contaminating the well water.

Debbie Labonte, 3809 Cora Lane, Richfield stated she lived directly across the street from 3810 Cora Lane. Ms. Labonte stated she had been living there since 1978 and expressed concern about where the horses would be ridden.

Travis Nickels, 3821 Cora Lane, Richfield stated that he was a new owner in the subdivision. Mr. Nickels stated he recently learned about the issue and was opposed to allowing horses in the subdivision.

Dave Lakich, 3804 Cora Lane, Richfield stated that he recently purchased a property close to 3810 Cora Lane in June. Mr. Lakich stated that there is a sportsman club right behind the property with shooting happening at all different times and did not believe this would be a suitable environment for horses.

Gil Frank, 4156 Elmwood Road, Colgate stated that the original updates to the Comprehensive Plan was greatly advertised. Since the approval of the Comprehensive Plan it has been modified. Mr. Frank stated that he does want to see the parcels made smaller but is concerned about what they'll be allowed to do.

Danah Zoulek, 609 Scenic Road, stated that the Village's Comprehensive Plan was created using a lot of input from the community and is meant to be followed. Ms. Zoulek was attempting to follow the plan and the Plan Commission voted to change the zoning of her property taking her rights away.

Gary Stuesser stated that he was representing his father Mr. Ed Stuesser. Mr. Gary Stuesser stated that the land at 3200 Pleasant Hill Road has been in the family for generations, and he would like to continue using it and pass it on for agriculture purposes. Mr. Stuesser wants to pass the 12 acres onto his grandson for agricultural purposes.

Gus Dodsky stated that he lives on the opposite side of Cora Lane on Field Cliffe Drive. Mr. Dodsky stated that the Sportsman's Club has been there a longer period of time than the neighbors, and that it has always had a good relationship with its neighbors. Dodsky expressed concern with the horses becoming frightened with the shooting and breaking free of any fences.

Motion to close the public hearings by Commissioner Melzer; Seconded by Commissioner Lalk; Motion passed without objection.

6. DISCUSSION/ACTION

a. Discussion and possible recommendation to the Village Board regarding a petitioned Conditional Use Permit to allow horses at 3810 Cora Lane (Tax Key: V10_0213005)

Chairman Otto stated that the ordinances do not permit the Plan Commission to approve the conditional use both in terms of the property being located in a platted subdivision and not having enough land in residentially zoned land. Chairman Otto also stated in every instance he listens to what the residents have to say and in this instance the residents were unanimously against the proposed conditional use.

Motion by Commissioner Lalk to recommend denial to the Village Board for the proposed conditional use permit for horses 3810 Cora Lane

Administrator Healy requested that the Plan Commissioners cite the specific reasons for denial as previously laid out by the Chairman.

Chairman Otto requested a "friendly amendment" to Commissioner Lalk's motion to include the following: 1. it would not be legal for us to approve this proposed use due to our ordinances and 2) the unanimous objection to the conditional use during the public hearing

Commissioner Lalk consented to the amendments.

Seconded by Vice-Chairman Berghammer; Motion passed without objection.

b. Discussion and possible recommendation to the Village Board regarding a petition to rezone a portion of property (12.204 acres) located at 3200 Pleasant Hill Road (Tax Key: V10_025500Y) from A-1, Exclusive Agricultural District to A-2, General Agricultural District

Administrator Healy stated that when they adopted the Comprehensive Plan they did so knowing it was meant to ebb and flow with the current board and desires of the residents.

Vice-Chairman Berghammer stated he agreed with the Village Administrator and that it is the Plan Commission's job to judge every proposal individually based on the information given to them.

Motion by Trustee Collins to recommend to the Village Board the adoption of Ordinance O2016-02-01, an Ordinance to rezone a portion of Tax Key: V10_025500Y, as indicated in the ordinance exhibit, from A-1, Exclusive Agricultural District to A-2, General Agricultural District subject to the following Specific Condition of Approval:

- 1) The Village Board approve the proposed One-Lot Certified Survey Map.

Seconded by Commissioner Melzer; Motion passed 3-2.

c. Discussion and possible recommendation to the Village Board regarding a proposed One-Lot Certified Survey Map (CSM) for a portion of vacant property (12.204ac) located at 3200 Pleasant Hill Road (Tax Key: V10_025500Y)

Motion by Trustee Collins to recommend to the Village Board the approval of the certified survey map for Mr. and Mrs. Ed Stuesser for their property indicated by Tax Key: V10_025500Y, subject to the General Conditions of Approval listed below:

General Conditions of Approval:

1. The subdivider shall satisfy all comments, conditions, and concerns of the Village Engineer, the Village Planner, and all reviewing, objecting and approving bodies, including, but not limited to, the Wisconsin Department of Commerce per Ch. 236, Wisconsin Statutes and Ch. Comm. 85, Wisconsin Administrative Code; Wisconsin Department of Administration per Ch. 236, Wisconsin Statutes; and Washington County.
2. The subdivider shall, on demand, reimburse the Village all costs and expenses of any type that the Village incurs in connection with this development, including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
3. Any unpaid bills owed to the Village by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees, or any other fees owed to the Village; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of the billing by the Village, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village, including possible cause for termination of this approval.

Seconded by Vice-Chairman Berghammer; Motion passed 3-1-1.

d. Discussion/Action regarding a Site, Building, and Plan of Operation for Bender Automotive, located at 2903 STH 167 (Tax Key: V10_035000C)

Administrator Healy presented the topic.

Plan of Operation:

Motion by Commissioner Melzer to approve the proposed Plan of Operation for Bender Automotive, located at 2903 STH 167 (Tax Key: V10_035000C); Seconded by Trustee Collins; Motion passed without objection.

Site Plan:

Motion by Commissioner Melzer to approve the proposed Site Plan for Bender Automotive, located at 2903 STH 167 (Tax Key: V10_035000C); Seconded by Trustee Collins; Motion passed without objection.

Lighting Plan:

Motion by Commissioner Melzer to table the proposed lighting plan to the Plan Commission's March 3, 2016 meeting at 7PM; Seconded by Trustee Collins; Motion passed without objection.

e. Discussion and possible recommendation to the Village Board for Resolution R2016-02-01, a Resolution to commence the process for amending the Village's Comprehensive Plan

Administrator Healy presented the topic.

Motion by Commissioner Melzer to approve Resolution R2016-02-01, a Resolution to amend multiple sections of the Comprehensive Plan and to direct Staff to fulfill requirements of Wisconsin State Statutes for giving notice of the proposed Public Hearing on March 17, 2016 at 7:00PM; Seconded by Vice-Chairman Berghammer; Motion passed without objection.

f. Discussion regarding potential text amendments to the A-1, Exclusive Agricultural District

Administrator Healy introduced the topic, and stated he would facilitate a discussion using a whiteboard to gain feedback at a future meeting.

Vice-Chairman Berghammer recused himself.

Chairman Otto discussed how the Town made a conscious decision years ago to not continue with allowing these types of 'one-time' land divisions and he did not believe that he could support bringing that sort of caveat back into the Zoning Code.

The Plan Commissioners expressed interest in hearing more about potential 'uses' as it pertains to 'Agribusiness' and 'Agritainment'.

g. Discussion regarding a proposed ordinance amendment relating to boundary line relocations for legal conforming and legal, non-conforming properties

Administrator Healy introduced the topic, and stated he would be bringing back an amendment relating to boundary line relocations. This amendment would mean property owners who have legal, non-conforming lots would have to get Village approvals to do boundary line relocations before making alterations to their property. It is likely that process will be treated the same as a CSM due to the complex nature of the situations.

7. ADJOURNMENT

Motion by Commissioner Lalk to adjourn; Seconded by Commissioner Melzer; Motion passed without objection at 8:39 p.m.

Respectfully Submitted,

Jim Healy
Village Administrator

DRAFT

6 a



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM

6a

MEETING DATE: March 3, 2016

SUBJECT: Various Amendments to Section 70.212, Walkable Hamlet District
DATE SUBMITTED: February 26, 2016
SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE PLAN COMMISSION WISH TO RECOMMEND TO THE VILLAGE BOARD THE APPROVAL OF THE PROPOSED ORDINANCE AMENDMENTS?

ISSUE SUMMARY:

Over the last year, the Village Staff, Village Board and Plan Commission have been working with a court-appointed Receiver who was authorized by the Waukesha County Circuit Court to manage the subdivision 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 and reduce liability exposure for the primary credit holders.

The Receiver has been steadfast and committed to working with both the Village and the subdivision HOA to finalize any outstanding 'punch list' of items before the Receivership ends at the end of March. Inside that 'punch list' which was previously provided to the Plan Commission in February, was an indication that we are being petitioned for several changes to the Walkable Hamlet District section of the zoning code. The proposed changes are summarized below:

- 70.212(C)(2): Amended to eliminate the 100 acre minimum size development requirement and to amend the provision to further provide that the Reflections Village Development minimum size requirement shall be set forth in the existing recorded Plat for this project.
- 70.212(C)(3)(a)(ii): Amended to delete this Section in its entirety.
- 70.212(D): Amended to delete the "Live-Work Building" definition; delete the minimum 2% requirement for commercial, civic, or institution use and keep the Development as platted and as currently exists with the existing commercial development for Reflections Village.
- 70.212(E)(7)(b): Amended to delete the need for a menu of building times in the Walkable Hamlet District.
- 70.212(F)(4): Amended to provide that "open space" should be dedicated to the Homeowners Association and not dedicated to the public.
- 70.212(G)(1)(a)(i): Amended to reflect the average lot size of those homes already platted in the Reflections Village Phase I subdivision.

The Reflections Village HOA has also been made aware of these proposed changes to the Walkable Hamlet District and the understanding of Staff is that they are supportive of the proposed changes. Pursuant to our requirements for amending the Zoning Code, a Class II Public Hearing Notice has ran in the West Bend Daily News for the last two (2) consecutive weeks.



VILLAGE OF RICHFIELD
 PLAN COMMISSION COMMUNICATION FORM

6a

MEETING DATE: March 3, 2016

SUBJECT: Various Amendments to Section 70.212, Walkable Hamlet District
 DATE SUBMITTED: February 26, 2016
 SUBMITTED BY: Jim Healy, Village Administrator

FISCAL IMPACT:

REVIEWED BY: _____
 Village Deputy Treasurer

Initial Project Costs: N/A
 Future Ongoing Costs: N/A
 Physical Impact (on people/space): Variable
 Residual or Support/Overhead/Fringe Costs: Administrative

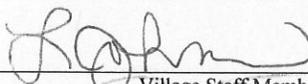
ATTACHMENTS:

1. Ordinance O2016-03-01, an Ordinance to amend various Sections of 70.212, Walkable Hamlet District (forthcoming)
2. Correspondence dated September 11, 2015 from Receiver, Attorney Ron Carlson
3. Section 70.212, Walkable Hamlet District

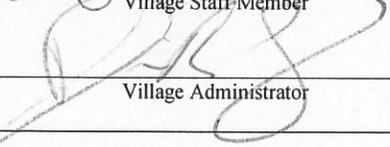
STAFF RECOMMENDATION:

Motion to recommend to the Village Board the approval of Ordinance O2016-03-01, an Ordinance to amend various Sections of 70.212 entitled Walkable Hamlet District.

APPROVED FOR SUBMITTAL BY:



 Village Staff Member



 Village Administrator

VILLAGE CLERK USE ONLY
 BOARD ACTION TAKEN

Resolution No. _____
 Ordinance No. _____
 Approved _____
 Other _____

Continued To: _____
 Referred To: _____
 Denied _____
 File No. _____

ORDINANCE 2016-03-01

**AN ORDINANCE TO AMEND MULTIPLE SECTIONS OF 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 March 3, 2016 and after the conclusion of a scheduled public hearing, made a favorable recommendation to the Village Board; 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(C)(2) of Chapter 70 of the Village Code, titled "WHD Walkable Hamlet District" is hereby amended as follows:

"The ~~minimum size of the~~ Walkable Hamlet District ~~although originally created as an option for developments in the Village of Richfield in 2008, now each development in this district~~ shall be limited to only those lots incorporated into the previously platted "Phase I" of the Reflections Village Subdivision. ~~Because the Village Board is not of a mind to allow any further development as a Walkable Hamlet District.~~ at least 100 acres. Part of a WHD development may include existing developed areas that are consistent with the intent of this section. Sites larger than 100 acres may be developed as multiple neighborhoods, with each designed to be integrated into an overall plan and the total site subject to all provisions contained in this section."

Section 2. Subsection 70.212(C)(3)(a)(ii) of Chapter 70 of the Village Code, titled “WHD Walkable Hamlet District” shall be deleted:

~~“The number of multifamily units permitted shall not exceed a maximum of four dwelling units per net acre, based on acreage planned for multifamily residential development within the WHD.”~~

Section 3. Subsection 70.212(D) entitled “Definitions” shall be deleted shall be amended to delete the reference to “Live-Work Building” and re-alphabetize the remaining definitions:

~~“Live-Work Building, a building that includes separate space for both living and working. Commercial space may be a home based business or may be leased independently”.~~

Section 4. Subsection 70.212(D) entitled “Definitions” shall amend by reference the “Walkable Hamlet District” as follows:

“Walkable Hamlet District (WHD), a compact, mixed-use thematic neighborhood where residential and a commercial building, as well as communal spaces are within close proximity to each other. A walkable hamlet district is a pedestrian-oriented neighborhood that may have variable or uniform lot width and sizes, a mix of dwelling unit types, and a nonresidential use generally located along a neighborhood center or fronting on a community park within one-fourth to ½ mile of most residential uses. The Walkable Hamlet District shall be confined to only those areas commonly referred to as “Reflections Village” Phase I as previously platted and recorded at the Washington County Register of Deeds. A minimum of 2% and a maximum of 15% of the gross acreage allocated for a WHD shall be designated for commercial, civic, or institution use lots. The Village Planning Commission may specify up to 50% of this designated land for specific civic purposes. Every residence of the neighborhood shall have a pathway access to the neighborhood center.

Section 5. Subsection 70.212(E)(7)(b) of Chapter 70 of the Village Code, titled “WHD Walkable Hamlet District” is hereby deleted:

~~“Identification of the architectural style(s) of the walkable hamlet and the accompanying site design style(s). This shall include a menu of building types that could be accommodated within the walkable hamlet.”~~

Section 6. Subsection 70.212(F)(4) of Chapter 70 of the Village Code, titled “WHD Walkable Hamlet District” is hereby amended as follows:

“Preservation and maintenance of open space. In a walkable hamlet, adequate provisions shall be made for the permanent preservation and maintenance of “open space” ~~either~~ by private reservation ~~or dedication to the public.~~”

Section 7. Subsection 70.212(G)(1)(a)(i) of Chapter 70 of the Village Code, titled “WHD Walkable Hamlet District” is hereby amended as follows:

“Single-family dwellings. These dwellings must reside on parcels of land ~~no smaller than 10,890 square feet (one quarter acre) of land with a minimum living space of 1,300 square feet, or as~~

~~reviewed and approved by the Plan Commission or as shown on the previously filed Final Plat for the Reflections Village-subdivision as recorded at the Washington County Register of Deeds. The average lot size in WHD developments shall be not less than 14,520 square feet (one-third-acre); where 50% of all lots must be at this lot size. The maximum lot size may exceed 21,780 square feet (one-half-acre) but shall only be calculated as a one-half-acre lot size.~~

Section 8. 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 9. Effective Date. This ordinance shall become effective upon passage and publication/posting.

Adopted this 17th day of March, 2016.

Attest:

John Jeffords, Village President

Jim Healy, Village Clerk/Administrator

RONALD M. CARLSON
Forseti Consulting LLC
N35 W23877 Highfield Court, Suite 100B
Pewaukee, WI 53072-6324

September 11, 2015

Village of Richfield
c/o Mr. Jim Healy
Village Administrator

RE: Reflections Village

Dear Mr. Healy:

Pursuant to your correspondence of September 8, 2015, I am herein submitting this letter as the Receiver's request to repeal and/or amend certain ordinances as it relates to the Reflections Village Architectural Review Board Approval's Process. Kindly accept this letter as such request. Below are the Sections that I believe need to be repealed and/or amended as it relates to the Reflections Village Project. I would appreciate it if you would review the same and then schedule this matter for a public hearing in order that this process can continue for the resolution of the issues related to this Development.

1. Section 70.133(C)(3)(d) should be amended to eliminate the provision that requires Section 70.212 for Walkable Hamlet Districts to be enforced as it relates to the Reflections Village Development;
2. Section 70.212(C)(2) should be amended to eliminate the 100 acre minimum size development requirement, and to amend the provision to further provide that the Reflections Village Development minimum size requirement will be as set forth in the existing recorded Plat for this Project;
3. Section 70.212(C)(3)(a)(ii) should be amended to delete this Section in its entirety as it relates to the Reflections Village Project;
4. Section 70.212(D) as it defines the "Live-Work Building" definition should be deleted as it relates to the Reflections Village Development;
5. Section 70.212(D) as it defines a "Walkable Hamlet District (WHD)" should be amended to eliminate the minimum 2% requirement for commercial, civic

or institution use and keep the Development as platted and as currently exists with the existing commercial development for Reflections Village;

6. Section 70.212(E)(7)(b) should be amended to eliminate the need for a menu of building types that could be accommodated within the Walkable Hamlet;
7. Section 70.212(F)(4) should be amended to provide that the "open space" requirement should be dedicated to the Homeowners Association for Reflections Village by private reservation and not dedicated to the public;
8. Section 70.212(G)(1)(a)(i) as it relates to Reflections Village should be amended to provide that the average lot size shall be as set forth in the existing recorded Plat for this Project;
9. The above-stated provisions would supersede any other code provisions that are inconsistent with the amendments and deletions requested above.

Please accept this petition to include those items set forth above, together with any other amendments, modifications, deletions or eliminations that may be required in the applicable code requirements that have previously been established for this Development.

I would appreciate it if you would schedule this matter as an agenda item for the next Plan Commission Meeting so that this matter may progress. If you require any additional information from me prior to the scheduled meeting, kindly so advise and I will be glad to supply whatever additional information the Village may require. Also attached with this correspondence is a check made payable to the Village in the amount of \$500.00 which I understand is the application fee for Zoning Code Amendment. If there is any additional fee or any additional information that is required, please so advise.

I thank you for your cooperation and look forward to proceeding with the applicable code revisions in order that the Project can proceed consistent with the conversations that I have had with you since my appointment as Receiver in this matter.

Very truly yours,

Attorney Ronald M. Carlson
Court Appointed Receiver

Reflections Village Homeowner's Association

By: Attorney Ronald M. Carlson, President

Village of Richfield, WI
Friday, February 26, 2016

Chapter 70. Zoning

ARTICLE III. Districts

70.212. WHD Walkable Hamlet District.

- A. Statutory authorization. This district is adopted pursuant to the authority contained in Wis. Stat. §§ 62.23 and 66.1027.
- B. Purpose and intent. The purpose of this district is to allow for the development and redevelopment of land in the Village of Richfield consistent with the walkable hamlet and/or townhome designations as described in the Village of Richfield Comprehensive Plan and indicated on the Ten- and Twenty-Year Future Land Use Plan Maps provided therein. All walkable hamlet-related development shall only be considered within these designated areas as illustrated on these plans. A walkable hamlet:
 1. Is compact, attractive, and walkable with defined centers and edges;
 2. Is designed for the human scale, namely it is proportionately and functionally designed for human interaction within a defined space, or neighborhood;
 3. Provides a diverse mix of uses and activities, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood;
 4. Incorporates a system of transportation options that are designed to promote safe and efficient use by walkers, cyclists, and drivers.
 5. Recognizes, retains and seeks to build upon the character, established development density, and architectural features of the Richfield Hamlet, within the area east of STH 175, north of Hubertus Road, west of US Highway 41/45, and south of Pleasant Hill Road;
 6. Incorporates significant environmental features into the design (i.e. ponds, streams, hills, valleys, wooded areas, etc.) through low impact design practices that are sensitive to groundwater protection and stormwater management;
 7. Efficiently utilizes innovative technologies for sanitary needs;
 8. Is consistent with the Village's adopted comprehensive plan. The intent is to permit greater flexibility and design freedom than permitted under the basic district regulations to accomplish a well balanced, aesthetically satisfying, economically desirable development of building sites within areas designated in the Richfield Comprehensive Plan as Walkable Hamlets. These regulations permit latitude in the development of building sites if such development is found to be in accordance with the purpose, spirit, and intent of this district and is not found to be hazardous, harmful, offensive or otherwise adverse to the environment, property values, and character of the neighborhood, or the health, safety and welfare of the community.

C. General requirements.

1. The walkable hamlet design (WHD) district provides an alternative set of standards for development only within and adjacent to the Richfield Hamlet and other complementary sites as indicated on the 10 and 20 future land use plan maps, with date of March 30, 2005. Sites seeking application for this district shall be large enough to contain a mix of uses and conform to the purpose and intent of this section.
2. The minimum size of each development in this district shall be at least 100 acres. Part of a WHD development may include existing developed areas that are consistent with the intent of this section. Sites larger than 100 acres may be developed as multiple neighborhoods, with each designed to be integrated into an overall plan and the total site subject to all provisions contained in this section.
3. The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:
 - a. Residential uses.
 - i. The number of single-family units permitted shall not exceed an average of four dwelling units per net acre, based on acreage planned for single family residential development within the WHD.
 - ii. The number of multifamily units permitted shall not exceed a maximum of four dwelling units per net acre, based on acreage planned for multifamily residential development within the WHD.
 - b. Mixed-use areas.
 - i. The number of single-family and multifamily dwelling units permitted shall be calculated as per above.
 - ii. Dwelling units constructed above or as part of buildings intended for commercial uses shall be permissible in addition to the number of dwelling units authorized under this section.
4. Fees. The Village may, by resolution, establish fees for the administration and development of this district.

- D. Definitions. The following definitions, in addition to those provided in section 70-12, shall be observed and applied, except when the context clearly indicates otherwise. Words used in the singular form shall include the plural form. Words used in the plural form shall include the singular. Specific words and phrases. When and if used in this section, the following words, phrases, and acronyms shall have the specific meanings as hereinafter defined:

ACRE, GROSS

The total area of a parcel of land. One acre equals 43,560 square feet.

ACRE, NET

A measure of land able to be developed after excluding dedicated rights-of-way, waterways, and wetlands.

ADT

Average daily traffic volumes of vehicles on a street.

AVERAGE DAILY TRIPS

The average number of vehicle trips made per day on a street.

BLOCK

A unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways, or any other barrier to the continuity of development.

BUILD-TO LINE

The line at which construction of a building, excluding porches, bay windows, covered porches, and connected decks and patios, may occur on a lot. A build-to line typically runs parallel to the front property line and is established to create an even building facade line along a street.

BOULEVARD

The portion of the street right-of-way between the back of the curblineline and sidewalk or property line, consisting of a wide, multi-lane arterial divided thoroughfare, to include amenities such as landscaping and sculpture. The right-of-way shall be a minimum of seven feet for all residential areas.

BUILDING, PRINCIPAL

The building on a lot in which is conducted the principal use as permitted on such lot by the regulations of the district in which it is located.

BUILDING SCALE

The relationship between the mass of a building and its surroundings, including the width of street, open space, and mass of surrounding buildings. Mass is determined by the three-dimensional bulk of a structure: height, width, and depth.

COMMON OPEN SPACE

Squares, greens, neighborhood parks, Village parks, and linear environmental corridors owned and maintained by the Village or any not-for-profit association(s).

COMMUNAL AREA

Portions of land or buildings within the walkable hamlet designated for the general use of all residents of the development.

CURB RADIUS

The curved edge of streets at an intersection measured at the outer edge of the street curb or of the parking lane.

DORMER ROOF

A projection from a sloping roof that contains a window and its own roof.

DWELLING UNIT

One or more rooms within a building or portion of a building designed, occupied, or intended for occupancy as living quarters with separate entry, cooking, sleeping, and bathroom facilities for the exclusive use by one household or housekeeping unit.

FACADE

The vertical surface of a building that is set along a frontage line. The elevation of a facade is the vertical surface area.

FRONT

That part of the building facing the designated primary passageway.

GABLE ROOF

A ridged roof forming a gable at both ends.

GARDENS, AESTHETIC

Landscaped areas owned by an association or the Village provided for plantings of trees, shrubs, and flowers intended to enhance the beauty of the development.

GATEWAY

A physical, primary entryway into the walkable hamlet district.

HAMLET

See Walkable hamlet.

HIP ROOF

A roof with pitched ends and sides.

LIVE-WORK BUILDING

A building that includes separate spaces for both living and working. Commercial space may be a home based business or may be leased independently.

LOT LINE

The property lines bounding the lot.

MANSARD ROOF

A roofing having two slopes with the lower slope steeper than the upper, or a single steep slope topped with a flat roof, enclosing the building's top floor. Modern variations of this roof type may create the visual effect of a sloped roof on a flat-roofed building without enclosing any inhabitable floor space.

MIXED USE

A combination of two or more uses, such as residential, commercial, and civic within the same building, parcel or complex.

MIXED USE BUILDING

A building that contains two or more of the following uses: residential, retail, office, employment, civic or other. Typically retail or service businesses are located on the first floor, while residential or office uses are located on the upper floors. Flexible first floor formats can enable the first floor residential use in the near-term with the long-term ability to convert to commercial use if the market warrants.

MODIFIED GRID STREET PATTERN

An interconnected system of streets that is primarily a rectilinear grid and pattern, however, modified in a street layout and block shape as to avoid a monotonous repetition of the basic street/block grid pattern. Street layouts for blocks are generally in the range of 200 to 600 feet deep by 400 to 800 feet long.

NEIGHBORHOOD CENTER

A street containing a mix of uses, including the greatest concentration of commercial development within the hamlet. The neighborhood center together with a community park shall form the focus of the walkable hamlet. This is a reference not so much to geography as it is the place where there is a primary concentration of communal activity (e.g. shopping, education, worship, employment or recreation).

PARAPET

A short vertical extension of a wall that rises above roof level, hiding the roof's edge and any roof-mounted equipment.

PATHWAY

A designated and landscaped passageway primarily for recreational walking or non-motorized biking use of the residents. While a sidewalk is the pedestrian passageway along side of a street for motorized vehicles, a pathway is independent of streets and focuses on egress within the development such as walking, using a non-motorized bike, or a battery-powered vehicle designed for the disabled.

PRIMARY PASSAGEWAY

A designated transportation thoroughfare considered "primary" for a specific segment of a walkable hamlet. Every segment is to have a designated primary passageway. It may be a passageway intended primarily for vehicles, pedestrians, horses, or bicycles. There may be more than one type of primary passageway in a development. Each type must be designated on the site plan as the primary passageway.

SHED ROOF

A pitched roof that has only one slope.

STORY

A space in a building between the surface of any floor at or above ground surface and the surface of the next floor above. If there is no such floor above, a story defines the space between such floor and the ceiling or roof above. A basement or cellar is not considered a story.

STREET, COLLECTOR

The highest order of residential streets (See street hierarchy). Conducts and distributes traffic between lower-order streets and higher-order streets (arterials and expressways). Since its function is to promote free traffic flow, access to homes and parking should be prohibited. Collectors should be designed to prevent use of lower level streets and roads, as shortcuts by non-neighborhood traffic. Total traffic volume should not exceed 3,000 ADT.

STREET HIERARCHY

The conceptual arrangement of streets based upon function. A hierarchal approach to street design classifies streets according to function, from high-traffic arterial roads and expressways down to streets whose function is residential access. Systematizing street design into a road hierarchy promotes safety, efficient land use, and residential quality.

WALKABLE HAMLET DISTRICT (WHD)

A compact, mixed-use thematic neighborhood where residential, commercial and civic buildings as well as communal spaces are within close proximity to each other. A walkable hamlet district is a pedestrian-oriented neighborhood that may have variable or uniform lot widths and sizes, a mix of dwelling unit types, and nonresidential uses generally located along a neighborhood center or fronting on a community park within one-fourth to 1/2 mile of most residential uses. A minimum of 2% and a maximum of 15% of the gross acreage allocated for a WHD shall be designated for commercial, civic, or institution use lots. The Village planning commission may specify up to 50% of this designated land for specific civic purposes. Every residence of the neighborhood shall have a pathway access to the neighborhood center.

WOODED

Any designated parcel of land where the density of trees covers more than 50% of the land mass.

- E. Application procedure and approval process.
 1. Application procedure. Prior to the issuance of any permits for buildings within a walkable hamlet, the following steps shall be completed according to the procedures outlined in this district. The result of this process will be: (1) zoning approval based on an approved

development plan consistent with the intent of this district; (2) site, building and operation plan approval; and (3) subdivision plat approval (if required) contained in chapter 66 of this Code.

- a. The applicant shall have an initial conference with the Village planning staff;
 - b. The applicant shall complete the pre-preliminary plat procedure (if required for the subdivision of land);
 - c. The applicant shall facilitate a neighborhood meeting;
 - d. A preliminary site, building and operation plan (preliminary SBOP) shall be reviewed by the Plan Commission, with zoning map amendment for a walkable hamlet district and preliminary plat review and approval by the Plan Commission and Village Board;
 - e. A final site, building and operation plan shall be approved by the Plan Commission;
 - f. Final plat approval by the Plan Commission and Village Board.
2. Initial conference. Before submitting an application for a WHD project, the applicant shall schedule an appointment and meet with the Village planning staff to discuss the procedure for approval of a WHD project, including submission requirements and design standards.
 3. Pre-preliminary plat. Prior to the filing of an application for the approval of a preliminary SBOP, zoning amendment, or plat, the applicant shall complete the pre-preliminary plat requirements in accordance with section 66.02(A) of this Code. This requirement shall only apply if a plat is required for the proposed walkable hamlet development.
 4. Neighborhood meeting. In addition to any public hearings required under this chapter, the applicant shall be responsible for conducting a neighborhood workshop for the walkable hamlet in accordance with the notice and timing requirements contained in subsections 70.133(D)(1)(a) through (c). This requirement shall apply to all walkable hamlet design district proposals regardless of size or use.
 5. Preliminary site, building and operation plan (preliminary SBOP), zoning amendment to walkable hamlet design district and preliminary plat approval. The preliminary SBOP summarizes and outlines the proposed development with the level of detail necessary for the Village planning staff, applicable committees, Village planning commission and the Village Board to consider the merits of the development, compliance with applicable statutes, ordinances, and covenants, and suitability in light of plans for growth and development within the Village.
 6. Preliminary SBOP process. The applicant shall submit a preliminary SBOP, zoning amendment and preliminary plat application on forms furnished by the Village along with all fees, review and processing escrow deposits, plans, documents and other supporting information required.
 - a. The Village planning staff shall receive the preliminary SBOP, rezoning request, and preliminary plat at least 25 days before the next available planning commission meeting date at which such an application can be reviewed and a public hearing held.
 - b. If plat approval is required for the requested walkable hamlet, the preliminary plat submitted by the applicant shall be distributed for review in accordance with section 66.02(B) of this Code.
 - c. The Village planning staff shall study the preliminary SBOP, rezoning request, and preliminary plat. The Village planning staff shall make a decision within five business days

prior to the required 25 days for processing the WHD request, before a meeting of the planning commission. The Village planning staff shall present its recommendation to the planning commission to either:

- Accept the application as presented;
- Accept the application with modifications; or
- Reject this application.

If the planning staff chooses to not recommend the preliminary SBOP, rezoning request, and preliminary plat for acceptance by the planning commission the applicant must be informed of the changes necessary to gain a favorable recommendation from the planning staff. In the event that planning staff provides a recommendation of denial a letter must be submitted to the applicant within five business days, to explain the reason (s) and stating what must be accomplished to create a favorable recommendation.

- d. After Plan Commission review and approval of the preliminary SBOP, rezoning request and preliminary plat, one of the following actions must be taken:
 - i. Grant full approval of the preliminary SBOP by the Plan Commission, with rezoning request and preliminary plat submitted to the Village Board for review and approval; or
 - ii. Grant conditional approval of the preliminary SBOP, rezoning request, and preliminary plat by the Plan Commission and submit the rezoning request and preliminary plat to the Village Board with its reservations or suggestions articulated for action by the Village Board; or
 - iii. Deny the preliminary SBOP, rezoning request and preliminary plat, and submit the recommendation of denial of the rezoning request and preliminary plat to the Village Board for their consideration. In rejecting the application the planning commission must inform the applicant of the reasons for the rejection and action necessary for reconsideration. If the application involves a rezoning request and preliminary plat, a recommendation of approval or denial must be forwarded to the Village Board for consideration in accordance with the timing requirements stipulated within section 66.02(B) of this Code.
 - e. On the recommendation of the planning commission, the planning staff shall schedule a date before the Village Board to consider the recommendation.
 - f. The Village Board shall either:
 - i. Approve the rezoning request, and preliminary plat (in accordance with section 66.02(B) of this Code);
 - ii. Approve the rezoning request, and preliminary plat (in accordance with section 66.02(B) of this Code) with modifications; or
 - iii. Deny the rezoning request and preliminary plat.
7. Preliminary SBOP submittal requirements. The materials submitted should be consistent with the site plan requirements outlined in subsections 70.134(D)(2) to (8), including:
- a. Conceptual site development plan. This map is to provide a general overview of the planned development. It should indicate proposed features and existing site features and uses that will remain. The map should depict lot outlines, location of streets, transit stops, drives and parking areas, pedestrian and bicycle paths, service access areas for receiving material and trash removal, and other impervious surfaces. The location of proposed and existing landscape features should also be indicated, along with any other

significant items necessary to provide a complete and accurate understanding of the development. This plan should be a scale of no less than one inch equals 100 feet. It should also indicate topography in two-foot contours for sites with 15 feet or more of local relief, or one-foot contours for local sites with less than 15 feet of local relief. This shall be clearly labeled Exhibit Preliminary SBOP-SDP.

- b. Identification of the architectural style(s) of the walkable hamlet and the accompanying site design style(s). This shall include a menu of building types that could be accommodated within the walkable hamlet.
- c. A development staging (i.e. phasing) plan.
- d. Report outlining covenants, easements, and agreements. This should be a written report providing general information about the covenants, utility systems, conservation easements, or agreements that will influence the use and maintenance of the proposed development. The report shall also describe the development objectives. This shall be clearly labeled Exhibit Preliminary SBOP-CEA.
 - i. A WHD is to have a governing structure to sustain and to supervise communal private utility services in the event the Village does not have a mechanism in place to oversee these utilities (i.e., a sanitary and/or a water utility district). The submitted SBOP-CEA must indicate the means by which the WHD utility operation will be organized, to demonstrate present and future provisions to sustain these utility systems and to meet all responsibilities related to these communal services.
 - ii. A separate resolution shall be approved, in reference to a WHD report. The report shall indicate how each WHD will sustain itself, how it will be supervised, and how the communal utilities will be addressed in each CEA, for each WHD.
 - iii. Each WHD Association may appoint an on-site manager or outsource all responsibilities as to guide all association and utility matters. The responsibilities and duties assigned per each WHD may consist of, but not be limited to the following, to:
 - (1) Submit a report to the Village, indicating the amount of usage of communal sanitary and water on-site systems on a quarterly and/or annual basis. The Village and applicant must agree to the best method of utility usage reporting.
 - (2) A user fee must be established and reported to the Village on a quarterly and/or annual basis, to cover all maintenance costs and capital improvements of the communal sanitary and water on-site systems. Procedures must be in effect to assure the Village that all users will pay the user fee and to collect all fees if the user is late in making payment(s). When systems are operational the applicant must establish a capital and maintenance fund and to maintain a cash balance with the Village. The amount will be determined based on the size and/or density of the WHD. As user fees are collected the applicants' deposit may be reduced.
 - (3) The usage of best management practices (BMP's) must be used at all times when forming all policies and practices for management of all communal sanitary and/or on-site water utility systems within all WHDs.
- e. Digital map. This is to be a digital *.DXF file, *.DGN file, or *.DWG file of the certified survey map. It should be submitted to the Village prior to Village signatures being placed upon the CSM. The file should be submitted on either a 3 1/2 inch diskette or CD-ROM. All information transmitted on the diskette or CD-ROM shall be tied to and referenced

- to State Plane Coordinates NGVD 1929 or others approved by the engineering/building inspection director.
- f. Plat data. If a preliminary plat is required for the proposed walkable hamlet, all plat data required by section 66.03(B) of this Code shall also be submitted with the application.
 - g. Any other information deemed necessary by the Village to evaluate the plans (e.g. traffic study, groundwater samples, etc.).
 - h. Thirty copies of the above information shall be submitted plus one reduced set no larger than 11 inches by 17 inches.
8. Final site building and operation plan approval. The final SBOP is to reflect all modifications made to the preliminary SBOP as well as including the necessary finalized detail indicating conclusive plans for the development. The final SBOP may be proposed, reviewed, and acted upon as a whole or in part or phases in accord with the approval provided for the preliminary SBOP.
- a. Final SBOP process. Following approval of the preliminary SBOP, the applicant shall submit a final SBOP to the Village planning staff.
 - i. The Village planning staff shall have received the final SBOP at least 10 business days before the next meeting of the planning commission.
 - ii. The Village planning staff shall study the final SBOP and make a recommendation at least five business days before a meeting of the planning commission to submit the project for consideration. The Village planning staff shall present its recommendation to the planning commission to either:
 - (1) Grant full and final approval of the final SBOP; or
 - (2) Grant conditional approval of the final SBOP; or
 - (3) Reject the final SBOP. In rejecting the plan the planning commission must inform the applicant of the reasons for the rejection and action necessary for reconsideration.
 - iii. If the Village planning staff chooses to not recommend the final SBOP for acceptance by the planning commission the applicant must be informed of the changes necessary to gain a recommendation from the planning staff and also the right of appeal to the planning commission.
 - iv. In its review of the final SBOP for a walkable hamlet the planning commission shall also consider the observations of the planning staff and take the following action:
 - (1) Grant full and final approval of the final SBOP; or
 - (2) Grant conditional approval of the final SBOP; or
 - (3) Reject the final SBOP. In rejecting the plan the planning commission must inform the applicant of the reasons for the rejection and action necessary for reconsideration.
 - b. Final SBOP submittal requirements. The applicant shall submit 30 copies plus one reduced set no larger than 11 inches by 17 inches of the final, updated series of plans, maps, and written materials described by subsection (E)(7), as well as, all required fees.
 - c.

Amendments to the final SBOP. The planning staff may approve minor changes to the final SBOP adopted by the Village Board. Such changes include increases or decreases of less than 5% in floor area of structures or number of dwelling units, changes in exterior building material or color, or a major change to a final SBOP that is more restrictive than any conditions of approval for the final SBOP. All other changes will require approval by a majority vote of all members of the Plan Commission.

9. Final subdivision of land. If the walkable hamlet involves the subdivision of land the applicant shall submit all required final land division documents in accordance with existing Village codes and Wis. Stat. Ch. 236 upon approval of the final SBOP. If there is a conflict between the design standards of the Village Code and the design guidelines of this district, the provisions of this section shall apply.
 10. Ownership and maintenance of open space. Provision shall be made for the ownership and maintenance of streets, sidewalks, pathways, squares, parks, open space, and other public spaces in a walkable hamlet by dedication to the municipality. Where ownership of any such spaces are to be retained by another party or neighborhood association, it must be clearly articulated in the covenants that provide reasonable assurances of the necessary maintenance to meet safety and aesthetic concerns.
 11. Recording of documents. The following documents need to be filed by the applicant to the county register of deeds office within 30 days after approval of the document by the Village Board:
 - a. A certified copy of the zoning ordinance amendment designating a tract of land as a WHD walkable hamlet district;
 - b. The final site, building, and operation plan;
 - c. The final plat.
- F. Criteria for approval. As a basis for determining the acceptability of a walkable hamlet application to the planning commission and Village Board, the following criteria shall be applied to the application for such district with specific consideration as to whether or not it is consistent with the spirit and intent of this chapter, is consistent with the policies of the Village comprehensive plan, has been prepared with professional advice and guidance and produces significant benefits in terms of environmental design.
1. Character and intensity of land use. In a walkable hamlet design district, the uses proposed and their intensity and arrangement on the site shall be of a visual and operational character which:
 - a. Are compatible to the physical nature of the site with particular concern for preservation of natural features, tree growth and open space.
 - b. Would produce an attractive environment of sustained aesthetic and ecological desirability, economic stability and functional practicality compatible with the general development plans for the area as established by the community.
 - c. Would not adversely affect the anticipated provision of public services and facilities such as schools, fire and police stations, street maintenance, stormwater drainage and maintenance of public areas.
 - d. Would not create a traffic or parking demand incompatible with the existing or proposed facilities to serve it. The locations of entrances and exits shall be designated to prevent unnecessary interference with the safe and efficient movement of traffic on

surrounding streets and that the development will not create any adverse effect upon the general traffic pattern of adjacent neighborhoods.

2. Economic feasibility and impact. The proponents of a walkable hamlet design district application shall provide evidence satisfactory to the planning commission and Village Board of its economic feasibility, of available adequate financing, and that it would not adversely affect the economic prosperity of the Village or the values of surrounding properties.
 3. Engineering design standards. The width of street rights-of-way, paving, and location of streets, outdoor lighting, location of septic and water infrastructure, provision for stormwater drainage, groundwater protection or other similar environmental engineering consideration shall be based on standards necessary to implement the specific function in the specific situation, provided, however, in no case shall standards be less than those necessary to insure the public safety and welfare as determined by the Village engineer.
 4. Preservation and maintenance of open space. In a walkable hamlet, adequate provisions shall be made for the permanent preservation and maintenance of "open space" either by private reservation or dedication to the public.
 - a. In the case of private reservation, the open area to be reserved shall be protected against building development by conveying to the Village as part of the conditions for project approval an open space easement over such open areas restricting the area against any future building or use except as consistent with that of providing landscaped open space for the aesthetic and recreational satisfaction of the surrounding residences. Buildings or uses for noncommercial, recreational or cultural purposes compatible with the open space objective may be permitted only when specifically authorized as part of the development plan or, subsequently, with the express approval of the Village Board following approval of building, site and operational plans by the Plan Commission.
 - b. The care and maintenance of such open space reservations shall be assured by establishment of appropriate management organization for the project. The manner of assuring maintenance and assessing such cost to individual properties shall be included in any contractual agreement with the Village and shall be included in the title to each property.
 - c. Ownership and tax liability of private open space reservations shall be established in a manner acceptable to the Village and made a part of the conditions of the plan approval.
 5. Implementation schedule. The applicant for a walkable hamlet shall submit a reasonable schedule for the implementation of the development to the satisfaction of the Village Board, including suitable provisions for assurance that each phase could be brought to completion in a manner that would not result in an adverse effect upon the community as a result of termination at that point.
- G. Use and design standards.
1. Permitted neighborhood uses. In order to achieve the proximity necessary to make neighborhoods walkable, it is important to mix land uses. A walkable hamlet should consist of a mix of residential uses, a mixed use area, and open space as provided below:
 - a. Residential dwellings. The cornerstone of a WHD are the residences. Therefore, the following represents permitted residential dwellings within the WHD:
 - i. Single-family dwellings. These dwellings must reside on parcels of land no smaller than 10,890 square feet (one-quarter-acre) of land with a minimum living space of 1,300 square feet, or as reviewed and approved by the Plan Commission. The

average lot size in WHD developments shall be not less than 14,520 square feet (one-third-acre), where 50% of all lots must be at this lot size. The maximum lot size may exceed 21,780 square feet (one-half-acre) but shall only be calculated as a one-half-acre lot size.

- ii. Where single-family dwellings exist side by side no less than 25 feet or no more than 50 feet of open space may exist between adjacent dwellings and/or their added amenities (decks, porches, sheds, garages, etc.).
 - iii. Every qualified WHD must contain a majority of buildings classified as single-family dwellings.
 - iv. Multifamily dwellings. This includes two-family dwellings and senior independent housing. When integrated into the WHD these dwellings shall fit uniformly in line with the single-family area of development. This requires conforming to a uniform setback and spacing between units, where applicable and based upon the review and approval of the Plan Commission.
 - v. Accessory storage or detached garage buildings shall not exceed 700 square feet of storage space. Larger accessory buildings are subject to Plan Commission review and approval.
 - vi. "Special needs" housing, such as community living arrangements and assisted living facilities. These dwellings are required to conform to the guidelines indicated above for single-family dwellings and multifamily dwellings.
- b. Mixed-use areas consisting of commercial, residential, civic or institutional, and open space uses are identified below. If at all possible, residential units should be within 1/4 to 1/2 mile, or a 15 minute walk, from existing or proposed commercial, civic, and open space areas. Individual commercial businesses shall not exceed a ground level footprint of 10,000 square feet in building size and may be above ground as high as two stories, not to exceed a roof height of 45 feet. Additional allowances may be made for steeples, cupolas, turrets, or similar projections insofar as they do not compromise the aesthetics of the development. Commercial business and retail business lots shall be within or adjacent to a square or park or collector street within the walkable hamlet. Special considerations may be given for buildings with larger footprints if the exterior design provides for aesthetic breaks that give the sense of multiple businesses, though being one building. Civic use structures and property may be strategically placed within residential areas provided considerations are made for increased traffic concerns.
- i. Commercial uses:
 - (1) Food services such as: neighborhood grocery stores; butcher shops; bakeries; restaurants, cafes, coffee shops, ice cream parlors, or other food service uses compatible to those permitted in the zoning ordinance, in B-1, B-2 and B-3 business districts, are permitted in the WHD. Food services not permitted are those providing drive-through services. Other food service-related uses; such as a tavern, may only be permitted upon conditional use approval. Conditional uses may be considered, as stated in the zoning ordinance, in B-1, B-2 and B-3 business districts. These uses require Village Board approval.
 - (2) Retail uses such as: florists or nurseries, hardware stores, gift stores, antique stores, stationery stores, bookstores, theaters, studios, galleries and shops of artists and artisans, second-hand stores, stores selling educational or home accent items or other retail uses compatible to those permitted in the zoning ordinance, in B-1, B-2 and B-3 business districts, are permitted in the WHD.

Retail uses not permitted are those demanding high traffic volumes or those that would have an appearance contrary to the thematic look of the development. The Planning and Planning and Zoning Administrator must review the type of retail use to determine if the use meets the conditions as stated in this ordinance to be a permitted use, conditional use, or if not permitted, based on uses stated in the zoning ordinance for a B-1, B-2 or B-3 business district.

- (3) Services such as: day care centers, music studios, dance studios, fitness centers, professional and medical offices, banks, barbers, or salons or other services compatible to those permitted in the zoning ordinance, in B-1, B-2 and B-3 business districts, are permitted in the WHD. Gas station(s) and their uses, including other uses that incorporate drive-through facilities as part of their operation must receive Village Board approval as a conditional use Gas stations and/or other environmentally sensitive uses, such as a neighborhood laundromat, are subject to additional plan review with respect to groundwater protection.
 - (4) Accommodations such as bed-and-breakfast establishments, and small hotels or inns are permitted uses in the WHD.
- ii. Residential uses:
- (1) Consistent with subsection (G)(1)(a) of this WHD ordinance for single-family dwellings; or
 - (2) Located on upper floors above commercial uses or to the rear of storefronts; or
 - (3) That combine a residence and the resident's workplace ("live-work" units). This may be achieved with first floor commercial/office space in a retail building.
- iii. Civic or institutional uses:
- (1) Municipal offices, police, fire stations, libraries, museums, community meeting facilities, and post offices (these may be substations).
 - (2) Transit shelters.
 - (3) Places of worship.
 - (4) Educational facilities.
 - (5) Cemeteries.
- iv. Open space uses:
- (1) Central or community square.
 - (2) Neighborhood park.
 - (3) Playground.
 - (4) Aesthetic or communal gardens.
 - (5) Non-motorized pathways including hiking and equestrian trails.
- c. Open space uses identified below should be incorporated in the walkable hamlet as appropriate.

- i. Environmental corridors;
 - ii. Non-motorized designated passage corridors;
 - iii. Protected natural areas;
 - iv. Community parks;
 - v. Streams, ponds, and other water bodies;
 - vi. Stormwater detention/retention facilities;
 - vii. Wooded areas;
 - viii. Non-commercial sledding hills;
 - ix. Communal athletic fields;
 - x. Aesthetic and communal gardens.
2. 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.
3. Lot and block standards.
 - a. Block and lot diversity. Street layouts should provide for blocks that provide for a variety of lot sizes throughout the WHD, and to facilitate housing diversity, housing choice and

- meet the special housing needs of the public. Blocks may incorporate a walking pathway to provide access through the lots.
- b. Lot widths. Lot widths should create a relatively symmetrical street cross section that reinforces the public space of the primary passageway as a simple, unified public space.
 - c. Special exceptions. Lot design shall comply with section 66-216 of this Code, unless the Plan Commission allows a special exception based on the unique characteristics of the specific area within the confines of the WHD.
 - d. Building setback—front.
 - i. All residential structures (e.g. single family, multiple-family, etc.) may form a consistent build-to line along each street. All single-family dwellings must be at least 15 feet from the street yard line. For other residential accessory buildings, to include attached or detached accessory storage buildings or garages, this line must be at least 25 feet from the street yard line.
 - ii. There is no minimum setback required for commercial, civic, and institutional buildings. These uses shall abut a sidewalk in mixed-use areas to form a consistent build-to line; however, plazas, promenades, esplanades and common green spaces are recommended between the street sidewalk and building sidewalks to form a variety of green spaces and uses.
 - e. Building setback—rear.
 - i. The principal building on lots devoted to single-family detached residences shall be setback at least 25 feet from the rear lot line.
 - ii. All other buildings shall be setback a minimum of 10 feet from the side and rear property lines. No accessory building shall exceed the build-to line. All other provisions of subsection 70.134(C) of this Code shall be complied with.
 - f. Building setback—side. All detached single family and multifamily residential uses shall maintain the minimum standards of subsection G(1)(b) to provide a sideyard setback of 10 feet from side property lines, and to maintain twenty-five-foot to fifty-foot clear distance between neighboring dwellings and/or their added amenities; however, a zero lot line side yard setback may be permitted if rowhouses and/or Villagehouses are approved, per Plan Commission review.
4. Wetland setbacks. A minimum open space wetland buffer must be provided, not less than the following between the nearest property line(s) and the perimeter boundary of all wetlands delineated and verified by the state department of natural resources (DNR), Southeast Wisconsin Regional Planning Commission (SEWRPC), Army Corps of Engineers (ACOE) and/or the state natural resources service (NRCS) or a source as recognized by these organizations:
 - a. Isolated wetlands: 50 feet.
 - b. Connected wetlands: 75 feet.
 5. Open space. At least 15% of the gross acreage of a walkable hamlet must be maintained in open space. Open space may include undevelopable lands such as steep slopes, wetlands, and stormwater management area. At least 25% of the open space must be common open space dedicated for parkland. Ninety percent of the residential dwellings in walkable hamlet should be within 1/4 to 1/2 mile or a 15 minute walk from parkland areas. All parkland space must contain a minimum of 10,890 square feet (one-quarter-acre) of space and cannot have more

than 10% of its space dedicated for wooded areas unless identified as wooded hiking areas. Designated park space must be landscaped to meet any one or more of the following types:

- a. Town square or circle. This space may have communal structures located on it (i.e. non-commercial structures like a gazebo, transit shelters, etc.) and be accented by aesthetic gardens, park benches, and other strategic plantings.
- b. Playground. An area with outdoor recreational equipment intended primarily for children.
- c. Picnic area. This area may contain communal picnic tables, picnic shelters, and permanently installed grills.
- d. Communal athletic fields. This area is used for all lawn sports. It may also be shared with an educational institution's athletic program but it must be available a minimum of 50% of the time between 6:00 a.m. to 10:00 p.m. for community uses as calculated on an annual basis.
- e. Parcels with bodies of water. If a portion of land contains a natural or a man-made body of water or stream, the water portion cannot account for more than 35% of the land designated as parkland. (Example: A 30,000 square foot parcel of land may still be designated as parkland so long as bodies of water within that parcel do not occupy more than 10,500 square feet, or 35%, of the total parcel).
- f. Interior park settings. For land located on the top of a building, or bordered on all sides by buildings, or enclosed within a structure (i.e. geodesic dome) to be qualified as parkland it must be accessible to the residents of the development at some point between 6:00 a.m. to midnight, a minimum of 2,000 hours per year, and it must be available for free access, unless allocated through the use of association fees.
- g. Wooded hiking area. This area is a designated parcel of land measuring minimally one acre in size, that has a wooded area over more than 50% of the land mass. The area has at least one defined hiking path with some sort of provision established for maintaining the path to allow hiking for more than half a year.
- h. Variances to this requirement. The Village Board may grant a variance to the parkland requirement. Special consideration may be granted if adjacent property is designated as parkland for the general public and it satisfies the distance and size requirements specified for parkland.
- i. Combinations. Any combination of these types of parkland can be considered.

H. Engineering requirements.

1. Stormwater management. The design and expansion of the walkable hamlet should minimize off-site stormwater runoff, promote on-site filtration, and minimize the discharge of pollutants to ground and surface water. Every reasonable attempt should be made to maintain and protect the natural topography, existing land cover and quantity and quality of groundwater. New development and redevelopment shall meet the requirements of the Washington County Stormwater Run-Off Control Ordinance, and shall achieve the following minimum requirements:
 - a. Untreated, direct stormwater discharges to wetland or surface waters are prohibited.
 - b. Post development peak discharge rates should not exceed predevelopment peak rates.
 - c.

Erosion and sediment controls must be implemented to remove 80% of the average annual load of suspended solids.

- d. Areas for snow storage should be provided.
 - e. Redevelopment stormwater management systems should improve existing conditions and meet standards to the extent practical.
 - f. All treatment systems or best management practices (BMPs) must have operation and maintenance plans to ensure that systems function as designed.
2. Motor vehicle circulation. Motor vehicle circulation shall be designed to minimize conflicts with pedestrians and bicycles. Traffic calming features, curb extensions, roundabouts, center turn lanes, and medians may be used to slow traffic speeds.
- a. Street hierarchy. Each street within a walkable hamlet shall be classified according to the following, noting that arterial streets should not bisect a walkable hamlet:
 - i. Collector. This street provides access to commercial or mixed-use buildings, but it is also part of the Village's major street network. On-street parking, whether diagonal or parallel, helps to slow traffic. Additional parking is provided in lots to the side or rear of buildings.
 - ii. Subcollector. This street provides primary access to individual residential properties and connects streets of lower and higher function. Design speed is 25 mph.
 - iii. Local street. This street provides primary access to individual residential properties. Traffic volumes are relatively low, with a design speed of 20 mph.
 - b. Street layout. The walkable hamlet should maintain the existing street grid, where present, and restore any disrupted street grid where feasible. In addition:
 - i. Intersections shall be at right angles whenever possible, but in no case less than 75°. Low volume streets may form three-way intersections creating an inherent right-of-way assignment (the through street receives precedence) that significantly reduces accidents without the use of traffic controls.
 - ii. Corner radii. The roadway edge at street intersections shall be rounded by a tangential arc with a minimum radius of 15 feet for local streets and 20 feet for intersections involving collector or arterial streets. A tangential arc with a minimum radius of 10 feet shall round the intersection of a local street.
 - iii. Curb cuts for driveways to individual residential lots shall be prohibited along arterial streets. Curb cuts shall be limited to intersections with other streets or access drives to parking areas for commercial, civic or multifamily residential uses. Clear sight triangles shall be maintained at intersections unless controlled by traffic signal devices. Mountable curbs may be used in-lieu of vertical face curbs, where appropriate. The Plan Commission and Village engineer shall decide the location of all curbing to address issues of safety, stormwater management and ground water protection.
 - iv. The orientation of streets should enhance the visual impact of common open spaces and prominent buildings and minimize street gradients. All streets shall terminate at other streets or at public land, except local streets may terminate in stub streets when such streets act as connections to future phases of the development. Culs-de-sac are discouraged. Local streets may not terminate other

than at other streets or public land when there is a connection to the pedestrian and bicycle path network at the terminus. Street design considerations should include consideration for snow removal.

- v. Recommended attributes of streets in a walkable hamlet development: These recommendations may be altered upon approval of the Village Plan Commission, Board and engineer. Collector streets are subject to existing Village and county standards.

	Subcollector	Local Street
Average Daily Trips	750 or more	Less than 250
Right of Way	48-72 feet	35-50 feet
Auto Travel Lanes	2 lanes 12 feet each	2 lanes 12 feet each
Bicycle Lanes	4 feet lane with no parking or 6 feet lane if combined with parking	None
Parking	None, one or both sides 8 feet wide	None or one side (8 feet)
Planting Strips	Minimum 6 feet	Minimum 4 feet
Walkways	3-5 feet wide	3-5 feet wide

- c. Nonmotorized circulation standards. The circulation system shall allow for different modes of transportation. The circulation system shall provide functional and visual links within the residential areas, mixed use area, and open space of WHD and shall be connected to external development. The circulation system shall provide adequate traffic capacity, connected pedestrian and/or bicycle routes (especially off-street bicycle or multi-use paths or bicycle lanes on the streets), control through traffic, limit lot access to streets of lower traffic volumes and promote safe and efficient mobility through the WHD. The applicant shall show compliance with this section, existing codes, and Village plans by submitting a circulation plan. The following provisions also apply:
- d. Pedestrian circulation. Convenient pedestrian circulation systems that minimize pedestrian-motor vehicle conflicts shall be provided continuously throughout the walkable hamlet. Where feasible, any existing pedestrian routes through the site shall be preserved and enhanced. All streets, shall be bordered by sidewalks or shall have pathways that would accomplish substantially the same egress as sidewalks. The following provisions also apply:
 - i. Walkways in residential areas. Clear and well-lighted walkways, a minimum of three feet in width, depending on projected pedestrian traffic, shall connect all dwelling entrances to the adjacent public recreational trails.
 - ii. Walkways in mixed-use areas. Clear and well-lighted walkways shall connect building entrances to the adjacent public walkways and to associated parking areas. Such walkways shall be at least five feet in width.
 - iii. Disabled Accessibility. Walkways shall comply with the applicable requirements of the Americans with Disabilities Act.
 - iv. Crosswalks. Intersections of walkways with streets shall be designed with clearly defined edges. Crosswalks shall be well lit and clearly marked with contrasting paving materials at the edges or with striping.
- e. Bicycle circulation. Bicycle circulation shall be accommodated on streets, pathways, and/or on dedicated bicycle paths. Facilities for bicycle travel may include off-street bicycle paths (generally shared with pedestrians and other non motorized users) and

separate, striped, four-foot bicycle lanes on streets. If a bicycle lane is combined with a lane for parking, the combined width should be 14 feet.

- f. Public transit access. Where public transit service is available or planned, convenient access to transit stops shall be provided. Where transit shelters are provided, they shall be placed in highly visible locations that promote security through surveillance, and shall be well lighted.
3. Parking requirements. Parking areas for shared or community-use should be encouraged. In addition:
 - a. Location. In a mixed-use area any parking lot shall be located at the rear or side of a building. A parking lot or garage may not be adjacent to or opposite a street intersection.
 - b. Landscaping. A parking lot or garage located at the side and facing the street shall be landscaped and screened. All landscaping and screening standards of subsection (J)(2) and subsection 70.134 (D) of this Code shall be adhered to.
 - c. Service access. Access for service vehicles should provide a direct route to service and loading dock areas in a manner that minimizes interference with traffic patterns, parking areas, or walkways. Alleys may be provided in commercial areas for service vehicles, utilities, and other uses subject to Plan Commission approval. Views of all loading and service docks, and refuse enclosures shall be screened from public view.
 - d. Paving. All streets are to be surfaced with concrete or hot mix asphalt (HMA), in accordance with the Village standards for development construction. Where possible, and aesthetically appropriate, the use of interlocking pavers is also permitted. All driveways must be surfaced with concrete or HMA within 18 months from occupation of the home, or as reviewed and approved by the Plan Commission.
 - e. Mixed-use parking requirements. In the mixed-use area, commercial use buildings must provide a minimum of one parking space for every 500 square feet of gross building area. Parking provisions must be able to meet the demands of the business. One off-street parking space with unrestricted ingress and egress shall be provided for each dwelling unit, if such units are approved by the Plan Commission, as part of the WHD.
 - f. Bicycle parking. Parking lots and commercial enterprises must provide not less than one bicycle parking space for every 10 motor vehicle parking spaces.
 - g. Multifamily parking requirements. Multifamily uses must provide one parking space for every dwelling unit and 1/2 parking space for each unit with two or more bedrooms. All required parking spaces must be enclosed within the principal multifamily building, such as below the first floor level. These parking spaces must not be housed within an accessory building.
 - h. Single family parking requirements. All single-family dwellings shall maintain a 2 1/2 attached garage for a maximum of two occupant-related vehicles and storage of accessory items. Detached garages may be permitted for lots at or greater than 10,890 square feet (one-quarter acre).
 - i. Parking plan. A parking plan shall be submitted by the applicant showing compliance with this section.
- I. Amenities and accents.
 1. Exterior signage requirements.

- a. Comprehensive signage plan. A comprehensive signage plan is required for any walkable hamlet that establishes a uniform sign theme. All signs developed under a comprehensive signage plan shall share a common style (e.g., size, shape, material).
 - b. Permitted signs. In the mixed-use area, all signs shall be wall signs or cantilever signs. Monument signs shall be reviewed based on the proximity and proportions of the principle building, building materials used, and distance from surrounding uses and preservation of vista corridors. Cantilever signs shall be mounted perpendicular to the building face and shall not exceed eight square feet per side. Wall signs shall not exceed 32 square feet in gross area. For the purpose of evaluating whether a sign is in conformity with the provisions of this section, the area of a sign is to be measured as the number of square feet of the smallest rectangle within which a single sign face can be enclosed. For wall-mounted letters, which a sign is composed of letters individually mounted or painted on a building wall, without a border or decorative enclosure, the sign area is that of the smallest single rectangle within which all letters and words can be enclosed.
 - c. Signs, including the use of temporary signage (i.e., advertising banners) in a walkable hamlet district shall be in accordance with the Village sign ordinance.
 - d. Prohibited signs. Pole signs and, billboards, other than human-scale designed advertising kiosks, are prohibited in walkable hamlets as these signs are designed to fit deep setbacks and cater to motorists. This type of signage is inconsistent with the pedestrian character and development density of a WHD.
 - e. Illumination. Signs shall be externally illuminated only and with all lighting facing in a downward direction, except that individual letters and symbols may be internally lit. Individual letters and symbols shall not exceed more than 50% of the face of the sign. All lighting shall be directed away from surrounding land uses. All residual glare shall be prohibited.
 - f. Placement of signs on principal facades. Facade signage shall match and complement the color, scale, and proportion of the building to which it represents, and shall be designed appropriately as part of the character of the facade.
2. Site lighting requirements.
 - a. Streetlighting shall be installed where necessary for safety of pedestrians and traffic, but shall only be permitted at street intersections.
 - b. Exterior lighting shall be directed downward in order to reduce glare onto adjacent properties.
 - c. A lighting plan package shall be submitted, indicating all site photometrics and measures to prevent light spillage, pole heights, cut-offs, unification of pole/bollard and lamp design, and specified uses (i.e., to illuminate a sidewalk or to accentuate a building architectural detail.)
 - d. Provisions of Chapter 63 of the Village Code shall be adhered to at all times, except in cases where this ordinance is inconsistent with Chapter 63.
- J. Landscaping. Overall composition and location of landscaping shall complement the scale of the development and its surroundings. In general, larger, well-placed contiguous planting areas shall be preferred to smaller, disconnected areas.
[Ord. No. 05-07-08, 7-21-2005]

1.

Screening-General. Where screening is required, it shall be at least three feet in height, unless otherwise specified. Required screening shall be at least 50% opaque throughout the year. Required screening shall be satisfied by one or a combination of: a decorative fence not less than 50% opaque behind a continuous landscaped area, a masonry wall, or a hedge.

2. Parking area landscaping and screening.
 - a. All parking and loading areas fronting public streets or sidewalks, and all parking and loading areas abutting residential districts or uses, shall provide:
 - i. A landscaped area at least five feet wide along the public street or sidewalk.
 - ii. Screening at least three feet in height and not less than 50% opaque.
 - iii. One tree for each 25 linear feet of parking lot frontage.
 - b. Parking area interior landscaping. The corners of parking lots, "island," and all other areas not used for parking or vehicular circulation shall be landscaped. Vegetation can include turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees. Such spaces may include architectural features such as benches, kiosks, or bicycle parking.
 - c. Within parking lots, landscaping shall be provided consistent with the requirements of subsection 70.185(A)(3).
3. Materials. All plant materials must meet the minimum standards set by the American National Standards Institute in ANSI Z60.1 American Standard for Nursery Stock. Landscape species shall be indigenous or proven adaptable to the climate, but shall not be invasive species. Plant materials shall comply with the following standards:
 - a. Minimum plant size shall be as specified as follows (for the purpose of determining tree trunk size, the diameter shall be measured six inches above ground level):
 - i. Evergreen tree—Six feet in height.
 - ii. Deciduous canopy tree—Two inches caliper.
 - iii. Evergreen or deciduous shrubs—Five gallon or three feet in height.
 - b. Landscape materials shall be tolerant of specific site conditions, including but not limited to heat, drought, and salt.
 - c. Existing healthy plant material may be utilized to satisfy landscaping requirements, provided it meets the minimum plant sizes specified in 8.04.01.
 - d. Landscape materials that are used for screening shall be of a size that allows growth to the desired height and opacity within two years.
4. Installation and maintenance of landscaping materials. All landscape materials shall be installed to current industry standards. Maintenance and replacement of landscape materials shall be the responsibility of the property owner, except for the common open spaces as accepted by the Village through the provisions of the WHD development agreement. Landscape maintenance should incorporate environmentally sound management practices, including the use of water- and energy-efficient irrigation systems, pruning primarily for plant health and public safety, and the replacement of dead materials.
5. A landscape plan package must be submitted, indicating all specie types, sizes, botanical and common names, amount and location, and all other provisions of subsection 70.133(D)(4) of this Code shall be adhered to at all times.

6 b



VILLAGE OF RICHFIELD
 PLAN COMMISSION COMMUNICATION FORM

66

MEETING DATE: March 3, 2016

SUBJECT: Rezoning petition, V10_0355912001 & V10_0355912003 from WHD to Rs-1b
 DATE SUBMITTED: February 26, 2016
 SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE PLAN COMMISSION WITH TO RECOMMEND TO THE VILLAGE BOARD THE CONDITIONAL APPROVAL OF THE PROPOSED REZONING FOR THE SUBJECT PROPERTIES?

ISSUE SUMMARY:

Over the last year, the Village Staff, Village Board and Plan Commission have been working with a court-appointed Receiver who was authorized by the Waukesha County Circuit Court to manage the subdivision 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 and reduce liability exposure for the primary credit holders.

The Receiver has been steadfast and committed to working with both the Village and the subdivision HOA to finalize any outstanding 'punch list' of items before the Receivership ends at the end of March. Inside that 'punchlist' which was previously provided to the Plan Commission in February, was this proposed rezoning. In February, the Receiver petitioned the Village to change the Future Land Use Map for Phase II to have it show the property as "Single Family" rather than "Walkable Hamlet District". They also proposed a minor change to the text of the document to more accurately reflect the land use area of the Phase I development. This petitioned zoning change would be consistent with proposed amendment to the Future Land Use Map.

Included for your review is a conceptual rendering of how the proposed seven (7) lots may be configured as prepared by TRIO Engineering. They have not formally petitioned such a change, but have indicated to the Village they are serious in their intent to develop this 23.06 acres as a three (3) acre density subdivision rather than the higher density Walkable Hamlet District. This is also evidenced by their petitions regarding the same. The Reflections Village HOA has also been made aware of this change and they, along with all property owners within 300' of the subject property were notified by mail on Monday, February 22nd. The notice also ran in the West Bend Daily News for the last two (2) consecutive weeks.

FISCAL IMPACT:

REVIEWED BY: _____
 Village Deputy Treasurer

Initial Project Costs: N/A
 Future Ongoing Costs: N/A
 Physical Impact (on people/space): Three (3) acre density single-family residential development
 Residual or Support/Overhead/Fringe Costs: Administrative



VILLAGE OF RICHFIELD

PLAN COMMISSION COMMUNICATION FORM

66

MEETING DATE: March 3, 2016

SUBJECT: Rezoning petition, V10_0355912001 & V10_0355912003 from WHD to Rs-1b

DATE SUBMITTED: February 26, 2016

SUBMITTED BY: Jim Healy, Village Administrator

ATTACHMENTS:

1. Ordinance O2016-03-02, an Ordinance to rezone properties from WHD to RS-1b
2. Concept Site Plan for Phase II Reflections Village

STAFF RECOMMENDATION:

Motion to recommend to the Village Board the approval of Ordinance O2016-03-02, an Ordinance to rezone Tax Keys: V10_0355912001 and V10_0355912003 from WHD, Walkable Hamlet District to Rs-1, Single-Family Cluster/Open Space Residential District subject to the following Specific Condition of Approval:

- 1) That the Village Board also adopt by ordinance the proposed amendment to the Village's Future Land Use Map and related text amendments to the Comprehensive Plan on March 17, 2016 as previously recommended by the Plan Commission.

APPROVED FOR SUBMITTAL BY:

VILLAGE CLERK USE ONLY
BOARD ACTION TAKEN



Village Staff Member



Village Administrator

Resolution No. _____
 Ordinance No. _____
 Approved _____
 Other _____

Continued To: _____
 Referred To: _____
 Denied _____
 File No. _____

56
66

STATE OF WISCONSIN VILLAGE OF RICHFIELD WASHINGTON COUNTY

ORDINANCE O2016-03-02

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

WHEREAS, the property owner, Reflections Richfield Investment, LLC, are acting as the petitioners to rezone the properties described by Tax Key: V10_0355912001 (23.03 acres) and V10_0355912003 (0.03 acres) from Walkable Hamlet District to Rs-1b, Single-Family Cluster/Open Space Residential District; and

WHEREAS, the subject properties contains 23.06 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 March 3, 2016; 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.

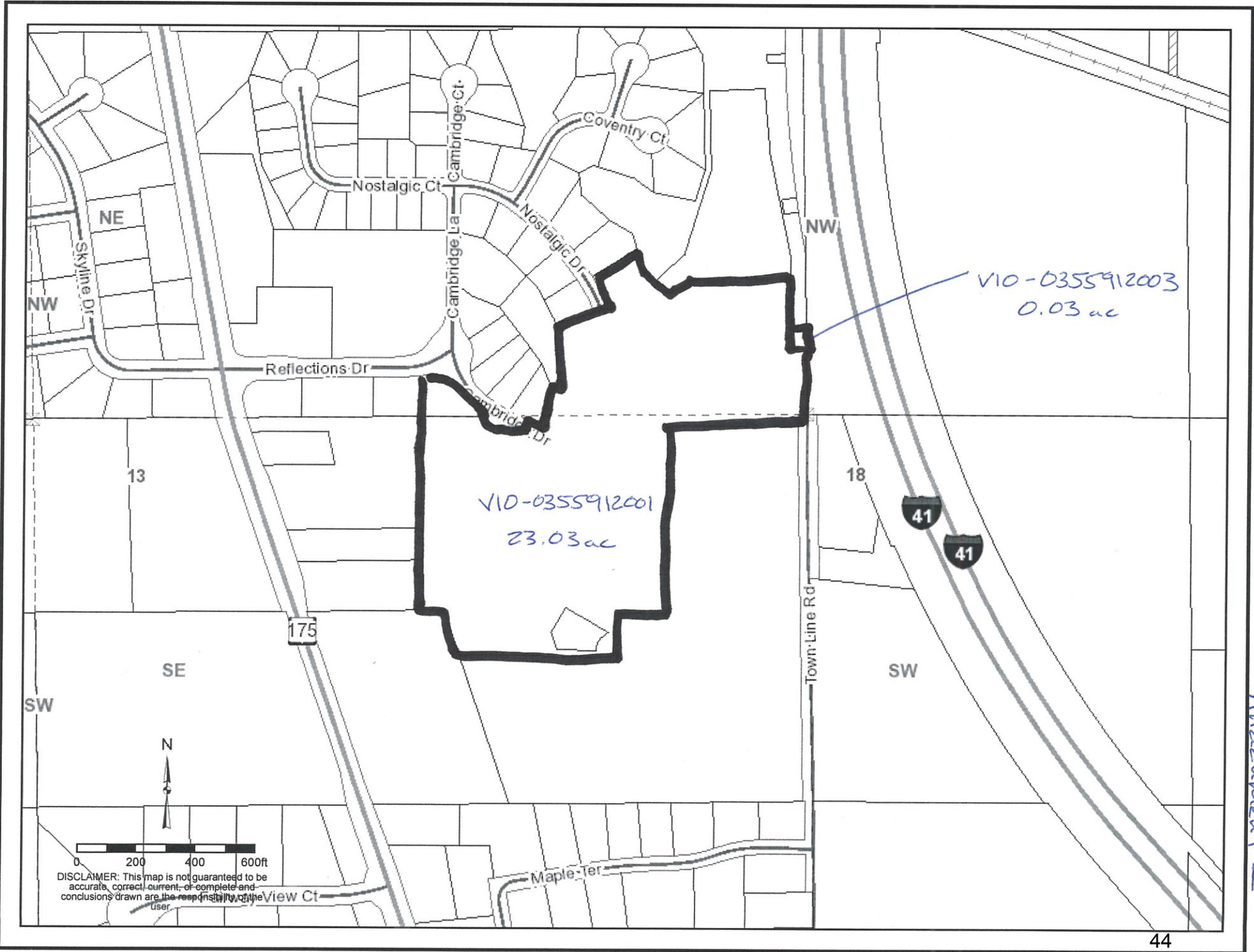
Adopted this 17th day of March, 2016

Attest:

John Jeffords, Village President



Attest: Jim Healy, Village Administrator/Clerk



Attachment 7



CONCEPT SITE PLAN

23.03 acres at Reflections Village
Richfield, WI

Prepared For:
Neumann Companies, Inc.
N27 W2405 Paul Court
Pewaukee, WI 53072

12690 W. North Avenue, Brookfield, WI 53005
P (262) 790-1480 F (262) 790-1481
jgudello@trioeng.com



DEVELOPMENT SUMMARY

- Proposed Zoning: Rs-1B
Single-Family Cluster/Open Space Residential District
- Gross Density: 130,000 s.f./lot
- Lot Characteristics:
 - Lot Area: 1.25 acres (min.)
 - Lot Width = 175' at building setback
 - Setbacks:
 - Front = not less than 50'
 - Side = 25'
 - Rear = 40'
- Open Space Characteristics:
 - 40% of total gross area (40% x 23.03 ac = 9.21 ac. min)
 - At least 90% contiguous
 - 50' perimeter buffer
 - At least one 30' wide accessway
 - 200' buffer to Highway property line
 - Maximize the number of lots abutting open space

SITE DATA

- 7 SINGLE-FAMILY CLUSTER LOTS
- Gross Density: 143,327 s.f./lot
- 2 Proposed Cul-de-sacs (16,700 s.f. pav't)
- Front Setbacks that provide 175' width
- Individual well and septic for each lot
- Contiguous Open Space = 10.94 ac (47.5%)

N:\CT2017\TRIO\0305-21\Concept\A\2314-Neumann-Concept\CONCEPT - 10-2016-01-20.dwg

Scale: 1" = 100' (22"x34")
Scale: 1" = 200' (11"x17")

Date: 01-20-15

6 c



VILLAGE OF RICHFIELD
 PLAN COMMISSION COMMUNICATION FORM

6c

MEETING DATE: March 3, 2016

SUBJECT: Reflections Village – SBOP – Commercial and Residential [(Amendments) Acknowledgment]
 DATE SUBMITTED: February 24, 2016
 SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: NONE.

ISSUE SUMMARY:

Over the last year, the Village Staff, Village Board and Plan Commission have been working with a court-appointed Receiver who was authorized by the Waukesha County Circuit Court to manage the subdivision 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 and reduce liability exposure for the primary credit holders.

As a part of this on-going discussion with the Receiver and the Reflections Village HOA, several discussions have been taking place amongst homeowners and the Village regarding what this subdivision will “be” and how it will look when the Receivership ends. Suffice it to say, the “New Urbanism” idea that once was Reflections Village, with viable commercial properties, a community band shell, and clubhouse is no more. However, what remains Staff believes is still a comparable subdivision to any other new residential development in the Village with considerable open space, walking paths, and high-quality, single-family housing stock.

The Receiver has been steadfast and committed to working with both the Village and the subdivision HOA to finalize any outstanding ‘punch list’ of items before the Receivership ends at the end of March. The result of which will culminate in a second court order filed in Waukesha County Circuit Court. The Receiver has indicated to Staff and the Village Board that he will be seeking changes to the Commercial and Residential SBOPS without our approval through the Court and then filing a proper amendment with the Washington County Register of Deeds. This matter is on the Plan Commission’s agenda for no other purpose than to be advisory.

The Receiver is asking the court to make revisions to the following documents, which are attached.

- Residential SBOP for Reflections Village (and Amendment 1)
- Commercial SBOP for Reflections Village

In regards to the Commercial SBOP, the bulk of the changes relate to the fact that Landmark Credit Union will be the sole commercial property in the subdivision. The space that was set aside for future commercial development will be deeded to the Reflections Village HOA for open space. This is a mutually agreeable proposition to the Village, the Reflections Village HOA and the Receiver.



VILLAGE OF RICHFIELD

PLAN COMMISSION COMMUNICATION FORM

6c

MEETING DATE: March 3, 2016

SUBJECT: Reflections Village – SBOP – Commercial and Residential [(Amendments) Acknowledgment]
 DATE SUBMITTED: February 24, 2016
 SUBMITTED BY: Jim Healy, Village Administrator

FISCAL IMPACT:

REVIEWED BY: _____

Village Deputy Treasurer

Initial Project Costs: N/A

Future Ongoing Costs: N/A

Physical Impact (on people/space): Amendments to SBOPs, Reflections Village Subdivision

Residual or Support/Overhead/Fringe Costs: Administrative

ATTACHMENTS:

1. Residential SBOP for Reflections Village (Redlined)
2. Commercial SBOP for Reflections Village and Other Lands (Redlined)
3. Correspondence dated 10/12/2015 from Receiver Ron Carlson regarding changes to the Residential SBOP

STAFF RECOMMENDATION:

N/A

APPROVED FOR SUBMITTAL BY:

VILLAGE CLERK USE ONLY
BOARD ACTION TAKEN



 Village Staff Member



 Village Administrator

Resolution No. _____
 Ordinance No. _____
 Approved _____
 Other _____

Continued To: _____
 Referred To: _____
 Denied _____
 File No. _____

1245734



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 11TH 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 11th 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 23rd 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~~

CHANGE TO RECORDED PLAT

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°08'55" East and along the East line of the said Southeast 1/4 Section, 1323.915 feet to a point; Thence South 89°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°58'03" West, 697.62 feet to a point; Thence South 89°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°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°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°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°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°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°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°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°03'21", and whose chord bears North 41°44'11.5" West, 244.56 feet to a point of tangency; Thence North 40°42'31" West and along the said Northeasterly line of said Lot 1, 23.63 feet to a point; Thence South 89°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°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°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°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°27'34", and whose chord bears South 42°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°07'03", and whose chord bears South 49°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°37'37", and whose chord bears South 57°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°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°24'18", and whose chord bears South 05°51'42" East, 730.83 feet to a point on the East line of the said Northeast 1/4 Section; Thence South 01°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

EXHIBIT B
As approved by the Village Board on
November 23, 2009



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:

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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

Trees on the Move
5611 South Calhoun Road
New Berlin, WI 53151
262-679-5200
ziggv@treesonthemove.com

AI Poeschl
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West Bend, WI 53095
262-338-6608
soilsman@poeschleng.com

Ivertech Dennis Iverson
2880 Jonathon Circle
Madison, WI 53711
608-273-3751
liverson@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(c). 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.

REFLECTIONS VILLAGE



Site, Building & Operations Plan Acreage Breakdown

Development Chart

Delete

Land Use	Net Acreage	Total Units	Average Lot Size (1)	Adj. Avg. Lot Size (2)
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	-
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	-	-	-
Sanitary Drainfields	14.29	-	-	-
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	-	-	-
Water System	0.40	-	-	-
Outlot 13*	0.40	-	-	-
Neighborhood Parks	22.74	-	-	-
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	-	-	-
Stormwater Management	4.74	-	-	-
Pond Area 1 (Outlot 7*)	3.97	-	-	-
Pond Area 2 (Outlot 28)	0.77	-	-	-
Outlot 8*	0.04	-	-	-
Outlot 9*	0.06	-	-	-
Outlot 14	0.06	-	-	-
Proposed Right-of-Way	13.81	-	-	-
Existing & Additional STH 175 Right-of-Way	1.73	-	-	-
Town Line Road Right-of-Way	0.73	-	-	-

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

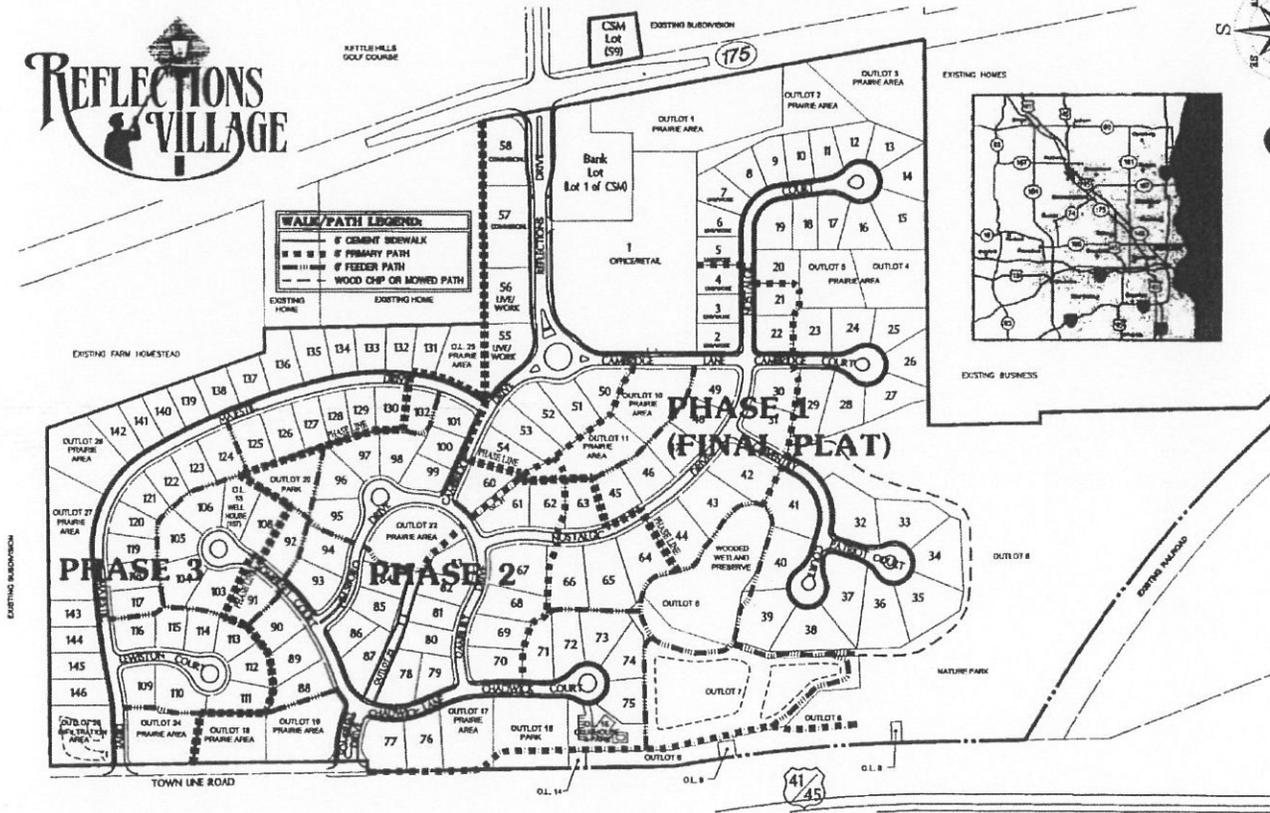
Construction of Reflections Village is anticipated to occur in ^{ONE}~~three~~ phases over approximately 4-5 years. In contrast to many mixed-use developments, the developer intends to construct the commercial portions of the neighborhood in conjunction with the residential portions. This Neighborhood 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

Replace with Recorded Plat

PHASING PLAN



WALK/PATH LEGEND:

	CEMENT SIDEWALK
	PRIMARY PATH
	FEEDER PATH
	WOOD CHIP OR MOWED PATH

NOTE: DIMENSIONS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LOT DIMENSIONS AND THEIR LOCATIONS ARE SUBJECT TO CHANGE. (12-14-99)

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.

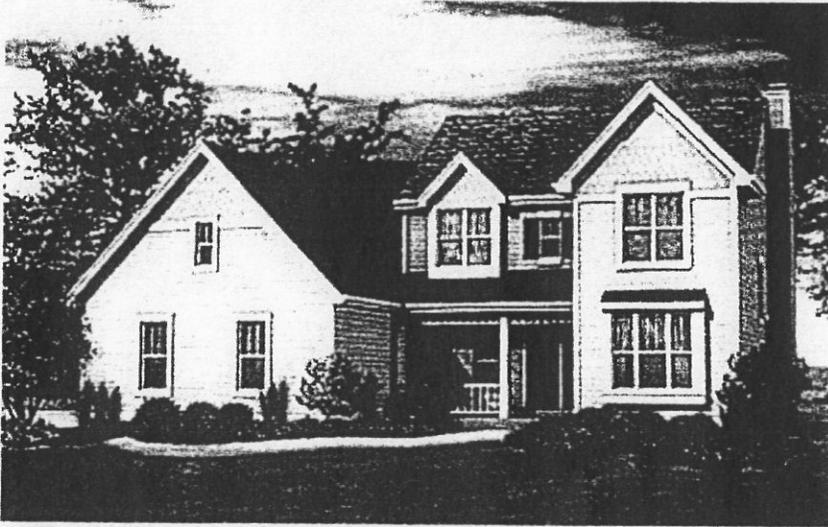
~~The Architectural Control Committee will review every home, which will also be presented to the Village Architectural Review Board and Plan Commission for approval. The Village Board may authorize the Architectural Review Board the sole authority to grant architectural approval for house plans to the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

Residential Components include:

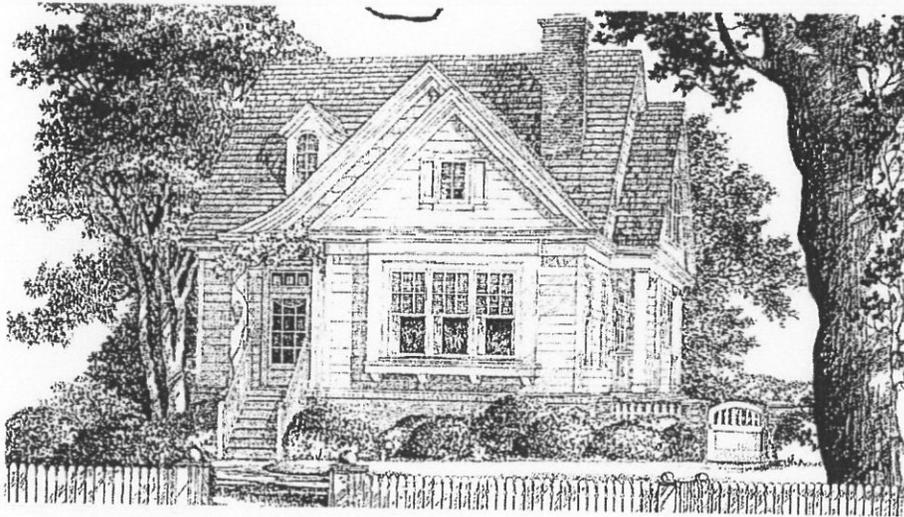
- Cottage Lots
- Village Lots
- Estate Lots

~~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.~~

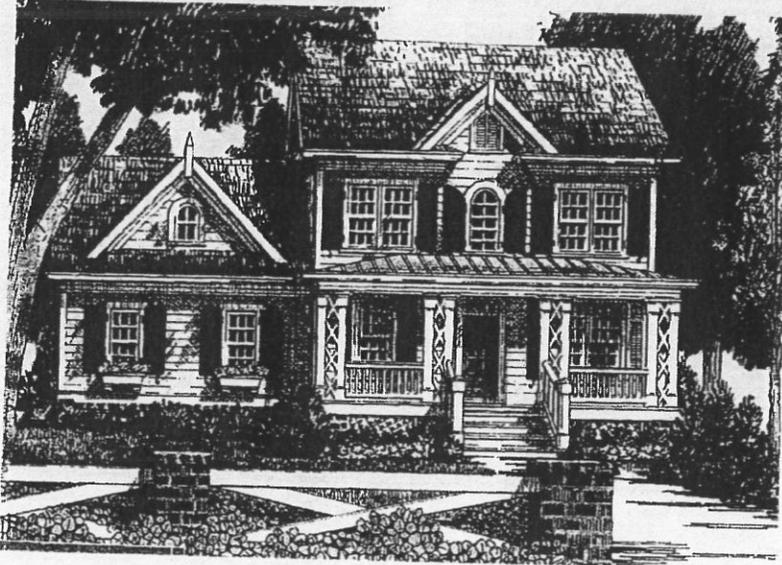
The following eight pages are representations, but not actual depictions, of the type of homes that could be built in Reflections Village.



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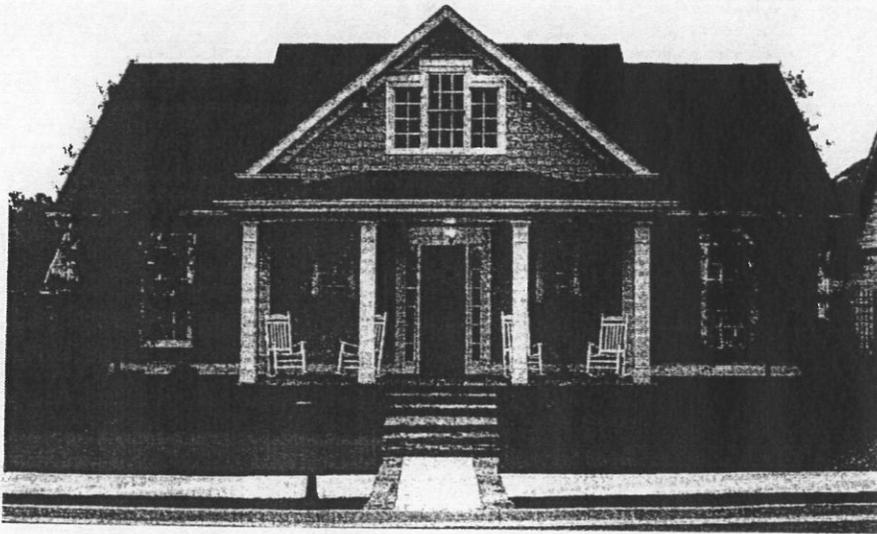


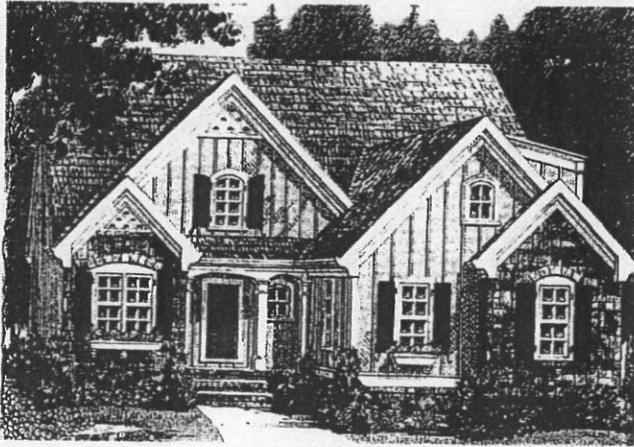












Residential Components

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: 11,574

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, 89, 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 11,574 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.

Add 2, 3, 4, 5, 6, 7, 55,
56, 57, 58

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 or 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 (0.35 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: 0.28 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 struc
15 feet from the rear property line for accessory buildi
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 structur
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

DELETE

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 Outlet 7 (See Exhibit "A")
ADDITIONAL FUTURE OUTLOT, MASTER PLAN NUMBER Outlet 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 12.21 acres~~

~~APPROXIMATE STREET LENGTH 10,160 feet~~

Per RECORDED PLAT

~~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 route 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 Network includes:~~

~~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.~~

Re-Proposed Plat

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

Replace with Recorded Plat

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.

TRAFFIC CALMING PLAN



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.

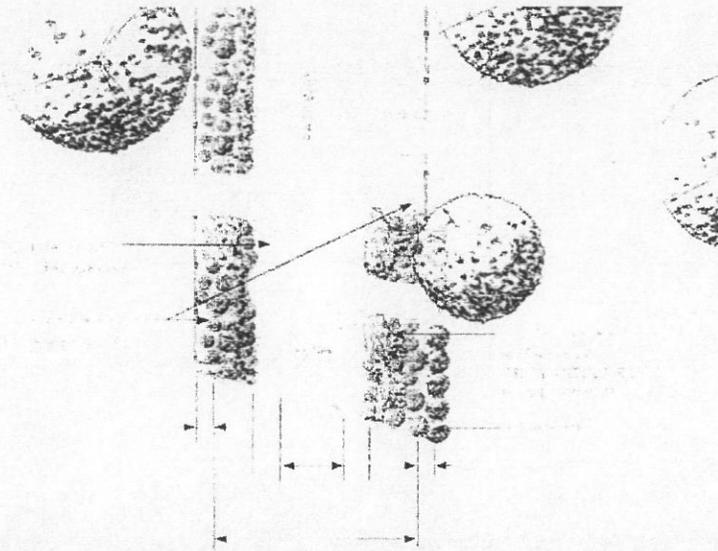
Path Network

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.

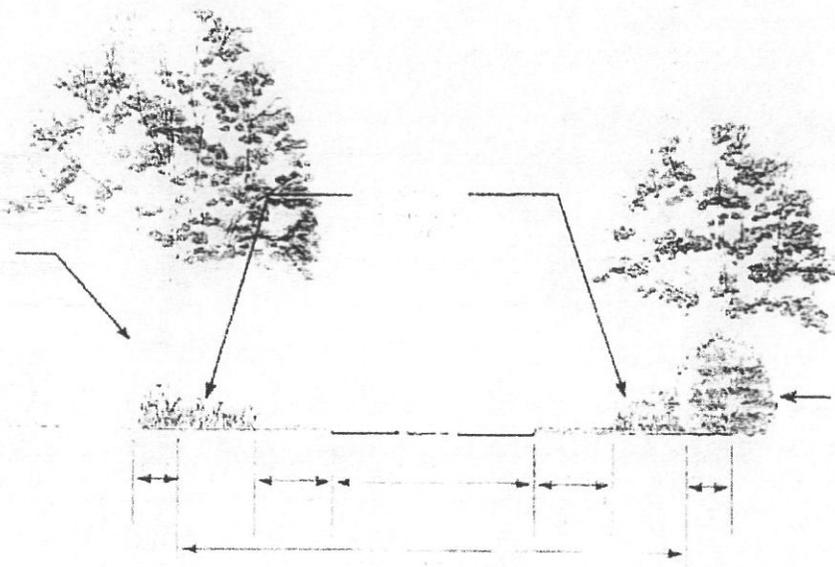
The following is a prototypical guide for landscaping along the pathways in the rear yards of the homes.



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
Ornamental Trees				
<i>Amelanchier canadensis</i> 'Prince William'	Prince William Serviceberry	8-10'	6'	5'
<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	25'	20'	15'
<i>Amelanchier x grandiflora</i> 'Robin Hill'	Robin Hill Serviceberry	20'	12'	10'
<i>Betula papyrifera</i> 'Renci'	Renaissance Reflection Paper Birch	50'	25'	20'
<i>Carpinus caroliniana</i>	Musclewood/Blue Beech	25'	25'	20'
<i>Cornus alternifolia</i>	Pagoda Dogwood	15-25'	15-25'	20'
<i>Crataegus crusgalli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	20-30'	25-30'	25'
<i>Prunus americana</i>	American Plum	15-20'	15-25'	12'
Evergreen Shrubs				
<i>Juniperus communis</i> var. <i>depressa</i>	Oldfield Juniper (4' Ht. x 12')	4'	10'	8'
<i>Thuja occidentalis</i> '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'
Aronia melanocarpa 'Morton'	Black Chokeberry 'Iroquois Beauty'	3'	3-5'	3'
Aronia melanocarpa var. elata	Glossy Black Chokeberry (6-8' Ht.)	5'-6'	4-5'	48"
Ceanothus americanus	New Jersey Tea	2-3'	3-4'	36"
Cephalanthus occidentalis	Bultonbush	6-8'	6-8'	5'
Cornus alternifolia	Pagoda Dogwood			
Cornus sericea 'Santi'	Isanti Redosier Dogwood (5' Ht.)	5-6'	5-6'	48"
Corylus americana	American Filbert (Hazelnut)	8'	8'	6'
Hamamelis virginiana	Common Witch Hazel	6-10'	10-15'	6'
Rhus aromatica 'Gro-Low'	Gro-Low Sumac			
Sambucus pubens	Scarlet Elderberry	10-12'	10-12'	6'
Shepherdia argentea	Silver Buffalo Berry	6-10'	39976	6'
Viburnum lentago	Nannyberry Viburnum	12-15'	8-10'	6'
Viburnum prunifolium	Blackhaw Viburnum	10-15'	12-20'	10'
Viburnum trilobum	American Cranberrybush Viburnum	10'	8'	6'
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.
Ornamental Trees			
Amelanchier canadensis 'Prince William'	Prince William Serviceberry	8-10'	10'
Carpinus caroliniana J.N. Globe	Musclewood 'Ball O' Fire'	15'	15'
Crataegus phacnopyrum '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'
Deciduous shrubs			
Amelanchier alnifolia 'Regent'	Regent Saskatoon Serviceberry	4-6'	4-8'
Forsythia viridissima 'Klein's Autumnal'	Klein's Autumnal Forsythia	4-5'	4-5'
Hamelis 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'
Weigelia florida 'Dark Horse'	Dark Horse Weigela	3'	3'
Weigelia '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.
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Appendix

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

1245733



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

Fee Amount: \$87.00

Document Number	Consent to Recordation of a Site, Building, and Operation Plan for the Commercial Component of Reflections Village as Approved by the Village Board for the Village of Richfield
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 commercial 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 commercial 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 commercial 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 11TH 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 commercial component of Reflections Village.

Recording Area

87-39

Name and Return Address

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 11th 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 23rd 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 ASTY MICHAEL D. ORGEMAN

RECORDED PART

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°08'55" East and along the East line of the said Southeast 1/4 Section, 1323.915 feet to a point; Thence South 89°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°58'03" West, 697.62 feet to a point; Thence South 89°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°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°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°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°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°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°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°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°03'21", and whose chord bears North 41°44'11.5" West, 244.56 feet to a point of tangency; Thence North 40°42'31" West and along the said Northeasterly line of said Lot 1, 23.63 feet to a point; Thence South 89°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°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°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°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°27'34", and whose chord bears South 42°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°07'03", and whose chord bears South 49°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°37'37", and whose chord bears South 57°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°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°24'18", and whose chord bears South 05°51'42" East, 730.83 feet to a point on the East line of the said Northeast 1/4 Section; Thence South 01°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 Commercial Component of Reflections Village

Exhibit B

As approved by the Village Board on November 23, 2009



Village of Richfield
Washington County, Wisconsin

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

Page 1 of 35

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:

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19035 West Capitol Drive
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mlosik@losikengineering.com

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Glendale, WI 53217
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soilsman@poeschleng.com

Ivertech Dennis Iverson
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Madison, WI 53711
608-273-3751
dliverson@charter.net

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VILLAGE SQUARE AND CENTRAL PARK

INTENT

Village Square and Central Park offers residents the opportunity to work, shop and socialize in close proximity to where they live. Plans for this area include retail and professional space, and residential options per Village code along with a Central Park with a band shell. Village Square commercial area will offer services and supplies to meet the daily needs of residents and are intended to supplement, rather than replace, the services currently available near the site. Central Park will offer a place for residents and non-residents to gather and socialize.

Final plans for the development of Village Square have not been completed. Information included in this document is to communicate the overall intent of Village Square and Central Park and to establish some basic parameters for future development in this area. As final designs for this area are developed, they will be submitted, on a per building basis, for review and approval.

THE SOLE COMMERCIAL USE
IS THE LANDMARK CREDIT UNION USE.
ALL OTHER COMMERCIAL LANDS TO
BECOME OPEN SPACE DESIRED
TO HOME OWNER ASSN.

Page 4 of 35

A portion of lot 1 will be
DESIRED TO LANDMARK FOR ASSN.

"THE VILLAGE SQUARE" "REFLECTIONS VILLAGE" VILLAGE OF RICHFIELD, WISCONSIN



SITE DATA TABLE:

COMMERCIAL LOTS:
 - LOT 1 = 487 AC. - BANK LOT = 1.89 AC.
 - REMAIN = 2.11 AC. CRITICAL AREA FOR COMMERCIAL
 TOTAL COMMERCIAL AREA = 8.28 AC.
 - LOT 27 = 8.78 AC.
 - LOT 28 = 8.58 AC.

COMMERCIAL SUMMARY:
 - MINIMUM DEVELOPMENT DENSITY FOR LOT 1: 95,000 TOTAL S.F. OF RETAIL & OFFICE SPACE (PER SPK)
 - PROPOSED NUMBER OF COMMERCIAL BUILDINGS = 7 - 8 BUILDINGS. THE TOTAL NUMBER AND SIZE OF COMMERCIAL BUILDINGS WILL BE DICTATED BY MARKET CONDITIONS.
 - COMMERCIAL AREA INCLUDES REMAINING LOT DESIGNATED AS A FUTURE BANK SITE.
 - COMMERCIAL AREA = 45,500 S.F. (FIRST FLOOR AREA) PLUS 4,000 S.F. BANK.
 - COMMERCIAL BUILDINGS MAY COMPLY SECOND STORIES, AS ALLOWED BY CODE AND DICTATED BY MARKET TRENDS.

PARKING DATA:

PARKING REQUIREMENTS:
 COMMERCIAL = 1 SPK PER 500 S.F. OF BUILDING AND (PER CODE) 45,500 S.F. / 500 S.F. = 90 SPACES REQUIRED (PER CODE)

NOTE:
 - ALL BUILDING FOOTPRINTS AND UTILS ARE CONCEPTUAL AND SUBJECT TO ADJUSTMENT WITH FINAL PLANS.

REVISIONS:

NOV 12, 2006	REVISED SECTION 13-19-10
NOV 12, 2006	REVISED SECTION 13-19-10
NOV 12, 2006	REVISED SECTION 13-19-10
NOV 12, 2006	REVISED SECTION 13-19-10

PLANS INDEX:

COVER SHEET	SHEET 1 OF 5
GENERAL NOTES	SHEET 2 OF 5
GENERAL NOTES	SHEET 3 OF 5
GENERAL NOTES	SHEET 4 OF 5
GENERAL NOTES	SHEET 5 OF 5

JOB NUMBER: 77670002-01
 DRAWN: CHICKEN
 S.C.C. M.L.L.
 PLOTTED: 12/16/2006 05:40 PM

LOSIK ENGINEERING
 CONSULTING GROUP
 1815 W. WISCONSIN AVENUE
 SUITE 200
 WISCONSIN, WI 53090
 TEL: 262.781.1100
 FAX: 262.781.1101
 E: info@losikengineering.com

REVISIONS
 DATE: 12-16-06
 DESCRIPTION: REFLECTIONS VILLAGE SQUARE
 INTERNAL UPDATES

REFLECTIONS VILLAGE
 COMMERCIAL INVESTMENTS
 REFLECTIONS VILLAGE INVESTMENTS, LLC
 801 EAST WISCONSIN AVENUE
 COOKCOUNTY, WI 53006

COVER SHEET
1 OF 5
NOVEMBER 7, 2006

VILLAGE SQUARE COMMERCIAL

— LANDMARK Credit Union

DESCRIPTION

Reflections Village Square commercial district offers residents a unique setting for a community building, shopping, working and playing. An integrated mix of neighborhood scaled shops and offices will be designed to offer residents many of the daily goods and services while complimenting the nearby offerings available within the Village of Richfield and surrounding area. Nestled near the entry to Reflections Village, the Village Square commercial shops and offices surround the Village Square creating a charming area for residents to window shop, relax on a bench or talk with a neighbor. Tenants in this district have not been fully determined; however, such uses as a restaurant, butcher, grocery, bakery, deli, daycare, optometrist, barber shop, café, and ice cream shop, professional offices and a bank are likely. In addition to these preliminary uses, residences may be located above commercial or to the rear of storefronts within this commercial area.

A conceptual site plan has been developed for the commercial buildings around the Central Park. These individual buildings could vary in size with up to a 10,000 square foot footprint. Sites can accommodate one or two story building. Some sites are suitable for smaller buildings. The final build-out will depend on market demand.

VILLAGE SQUARE COMMERCIAL

— LAND MARK CREDIT UNION

UNITS AND INTENSITY STANDARDS

Final Plat Numbers: Lots 1 (~~4.57 acres~~ ^{OPEN SPACE}); Lot 57 (0.75 acres); Lot 58 (0.56 acres); Outlot 1 (2.28 acres)
- and -

Lot 1 of CSM # 6357 (1.60 acres)

Approximate Net Acreage: 9.76 acres

Proposed Number of Commercial Buildings as follows:

Lot 1 of CSM # 6357 - 1 building

Lot 1: 7 to 8 buildings

Lots 57 and 58: 1 building each

LOT 57 & 58 to be
RESIDENTIAL in
LSC

~~Maximum Development Intensity for commercial area (excluding Lots 57 and 58):
96,000 square feet of commercial and office space~~

Commercial Area (anticipated intensity per Site Plan):

~~45,000 square feet (First Floor Area) plus approximately~~

~~4,000 square feet Bank (Lot 1 of CSM # 6357)~~

~~Lots 57 and 58 area will be determined by use and Village WHCD ordinance~~

Commercial space may contain second stories per Village WHD ordinance and dictated by market demand.

VILLAGE SQUARE COMMERCIAL

DESIGN CHARACTERISTICS

Construction Complete

All facades will be of a traditional design using design details of commercial buildings typically built from the 1890's through the 1940's. All buildings must be designed utilizing four-sided, finished architecture, and contain the same degree of finish on all four sides.

All exterior colors and materials must be as required per the deed restrictions and approved by the Architectural Control Committee to assure a cohesive yet varied appearance between buildings while being period appropriate.

Minimum parking ratio of one stall per 500 square feet of office/retail.

Shared parking arrangements may be utilized to eliminate unused stalls.

Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence or hedge may be installed along any street frontage adjacent to parking areas.

Parking areas on adjacent lots shall be connected wherever practical.

Trash enclosures shall be located in the parking area or adjacent to the side of the building and shall be screened from the right-of-way.

Mechanical equipment at ground level shall be screened from view. All rooftop equipment shall be enclosed in a building material that matches the structure or is visually compatible with the structure.

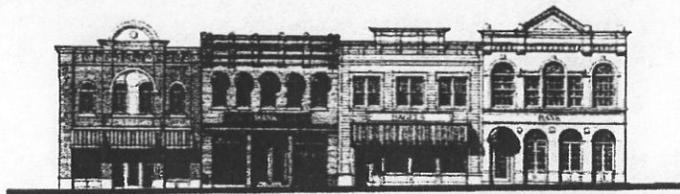
Building facades will parallel the pedestrian oriented street right-of-way or Village Square

Integrated streetscape elements may include such things as bike racks and street furniture.

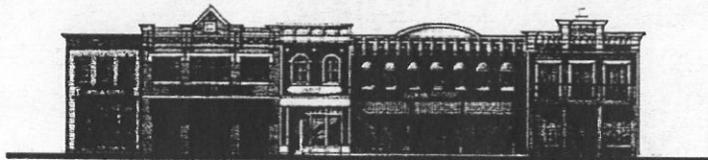
All commercial buildings are required to provide individual SBOPs to the Village of Richfield for approval. These SBOPs must address garbage collection, loading and unloading in addition to further specifics as required by the Village of Richfield.



Elevation - Retail Building #3



Elevation - Retail Building #2



Elevation - Retail Building #1



Concept Study

The Village Square
in Reflections Village



VILLAGE SQUARE COMMERCIAL

PERMITTED USES

Retail

Office

Civic or Institutional Uses

Residential
Open Space

Only uses as allowed per Village WHD ordinance and approved by the Architectural Control Committee will be permitted. All others will be prohibited.

VILLAGE SQUARE COMMERCIAL

LOT REQUIREMENTS

Minimum Lot Area: Varies (Per specific future submittals)

Maximum Lot Frontage: Varies (Per specific future submittals)

Minimum Building Setback – Front (street side): 0 feet

Minimum Building Setback – Rear: Varies (Per specific future submittals)

Minimum Building Setback – Side: 0 feet

Minimum Corner Lot Setback – Side: 0 feet from street side right-of-way

Minimum Building Separation: 0 feet between adjoining lots

Maximum Building Height: 2 stories (45 feet) except as per Village of Richfield Ordinance 70.161(A)(2)

Minimum Paved Surface Setback – Side and Rear: 0 feet

Minimum Paved Surface Setback – Front (street side): 5 feet

Off-street Parking and Loading: Varies (Per specific future submittals)

Maximum Impervious Surface Ratio: 75%

VILLAGE SQUARE CENTRAL PARK

DELETE

INTENT

Located in the center of Village Square is an area identified for community common area and park. This prominent location serves as a focal point within the neighborhood terminating many views and vistas linking the primarily residential and commercial areas. The focal point of Central Park will be a band shell within a natural amphitheater setting. Suggested uses for the band shell would be concerts and moonlight movies. As a center for community activities, the area will be open for use by residents of Reflections Village and the broader community. Parking for the area will be shared with the surrounding Village Square commercial area.

DESCRIPTION

Approximate Net Acreage: 25,100 square feet

Final Plat Number: Lot 1
Located within the center of the Village Square commercial area on Lot 1

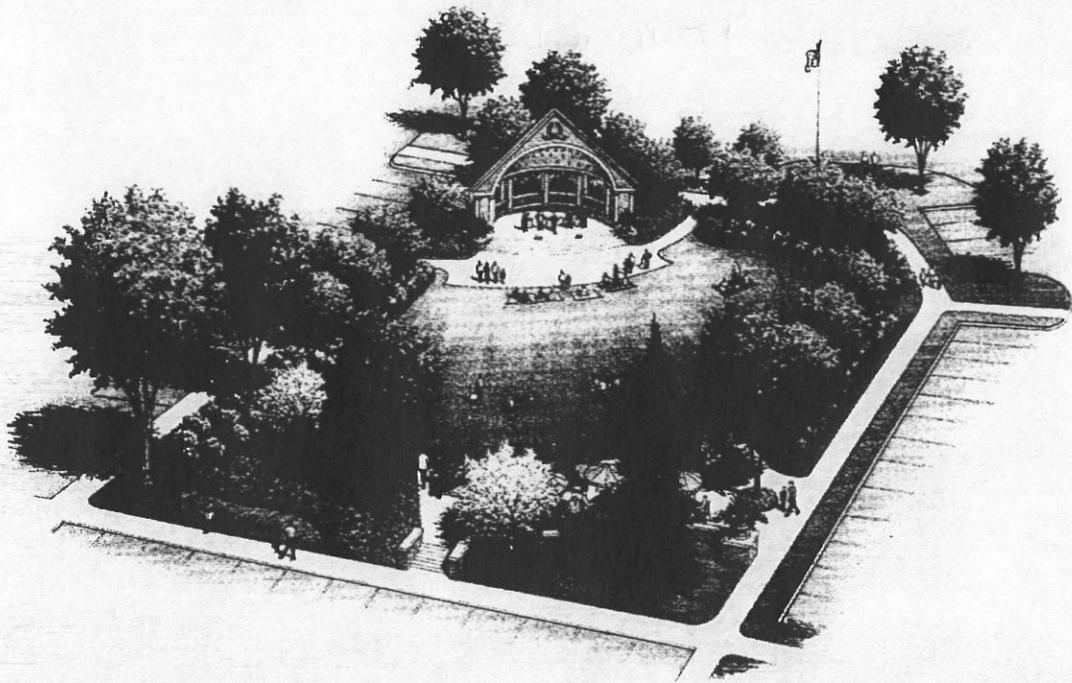
PERMITTED USES

Band shell

Park/Open Space

Only uses as allowed per Village WHD ordinance and approved by the Architectural Control Committee will be permitted. All others will be prohibited.

DELTE



OPEN SPACE SYSTEM

WASTEWATER TREATMENT FIELDS

Final Plat Number: Outlot 1
Approximate Net Acreage: 2.28 acres

Lot 1 of CSM # 6357 - Bank Parcel
Approximate Net Acreage of Lot: 1.60 acres

Outlot 1:

Outlot 1 of the Final Plat is the designated site for the Wastewater Treatment Fields intended to service the commercial lots. The actual septic systems planned for this Outlot will be private stand alone systems serving individual buildings and/or lots. This Outlot contains sufficient area to support any combination of individual septic systems within this Outlot. As each new building is constructed in the commercial area, the overall septic system design within the Outlot will be updated to account for the type of system that's installed and to demonstrate that adequate space is available for all remaining buildings. 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. Outlot 1, which is adjacent to the commercial lots, will be reserved in perpetuity for use as private septic systems to service the commercial lots. The Developer shall have the right to designate areas within Outlot 1 to commercial owners for such use until such time as all commercial lots have been developed. Each commercial lot owner will own an undivided fractional interest in Outlot 1. Outlot 1 contains enough land area and has enough capacity to service the septic needs of all of the commercial lots at a minimum level of five hundred (500) gallons per commercial lot (or building) per day.

Lot 1 of CSM # 6357 - Bank Parcel

This lot, situated adjacent to the Outlot 1 commercial septic area at the entrance to Reflections Village, will utilize a stand alone private septic system for sewer service.

OPEN SPACE SYSTEM

STORMWATER MANAGEMENT FACILITIES

Approximate Net Acreage: 3.97 acres

Final Plat Numbers: Outlot 7

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.

The stormwater management practice designed to service the commercial areas is the detention area located in the northeast corner of the site, near the wooded wetlands off USH 41/45. This stormwater detention area treats runoff from both the commercial areas and the residential development.

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 and publicly owned and maintained. The storm water detention facilities for the subdivision are located on Outlot 7. Each owner of a residential lot within the subdivision and any future additions shall own an equal, undivided fractional share of Outlot 7 and the Residential Association is responsible for all costs to repair, maintain and restore the storm water detention facilities. The Residential Association will invoice the Commercial Association for the commercial lots' use of the storm water detention facilities based on land area. The Commercial and Residential Declaration of Restrictions provide that any storm water or drainage easements located within an individual lot shall be maintained by the individual lot owner. Any storm water or drainage facilities depicted on the plat as "private" shall be maintained by the applicable owner's association. Any storm sewer facilities that are located within a public right-of-way will be owned, maintained and replaced by the Village of Richfield.

UTILITY SYSTEMS

The unique character and amenities of Reflections Village extend to the utility systems available to residents and businesses. 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 Reflections Village. These two systems will offer residents and businesses convenience and ease of maintenance.

The 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 and larger systems designed to treat the commercial buildings 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. Reviews and approvals for the systems designed for each individual building will be completed at the time of final building design, which is dictated by market conditions.

Utility Systems include:

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

It is expected and intended that Lot 1 of Reflections Village Subdivision will be divided into a number of commercial parcels through ~~certified survey maps or subdivision plats~~. ^{OPEN SPACE} A portion of Outlot 1 would be dedicated as a septic field to service each commercial lot or building. Each commercial lot would contain a septic tank which would be owned and maintained by the owner of the commercial lot. The Developer will grant a sanitary sewer easement from Outlot 1 to each commercial lot to reach Outlot 1. The sanitary septic pipes located outside of the commercial lots and extending to Outlot 1 will be part of the common areas of the commercial subdivision and will be governed by the commercial owner's association. The location of the sanitary sewer easements from the commercial lots to Outlot 1 will be shown on any future certified survey maps and plats creating the commercial lots, and will be governed by a declaration of cross easements to be recorded against each of the commercial lots. It is expected that market conditions and users will dictate the size of the commercial lots, the size of the private septic fields located on Outlot 1, and the location of easements. ~~Once the commercial area reaches the cumulative 11,980 gallons per day septic capacity of Outlot 1, no further development will be allowed in the commercial area without an onsite private septic system.~~ The allocation of sewer capacity is governed by the Covenants, Easements, and Agreements (CEA) Report as approved by the Village Board of the Village of Richfield. The governance of the commercial sanitary sewer system is further defined in the Commercial Declaration of Restrictions for Reflections Village.

UTILITY SYSTEMS

WATER SYSTEM

Approximate Net Acreage: .40 acres

Final Plat Numbers: Outlot 13

Water service for the commercial area will be provided through the construction of a communal well with an architecturally themed building facade. The communal well, located in Outlot 13 of the ~~initial~~ Final Plat, ~~near the south end of future Somerset Court and adjacent to the park on future 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.

PRIVATE PARKING AREA

The private parking area will consist of 24' wide drive lanes and a minimum 9' x 18' wide parking stalls, intermixed with landscape islands. These common areas will be maintained by the Commercial Owner's Association.

SIGNAGE ELEMENTS

Signage within Reflections Village will continue the vintage theme of the neighborhood. A neighborhood entry sign is planned along with a sign identifying the commercial area as "The Shops at Reflections Village. 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 commercial area including foundation plantings and extensive landscaping with in Central Park.

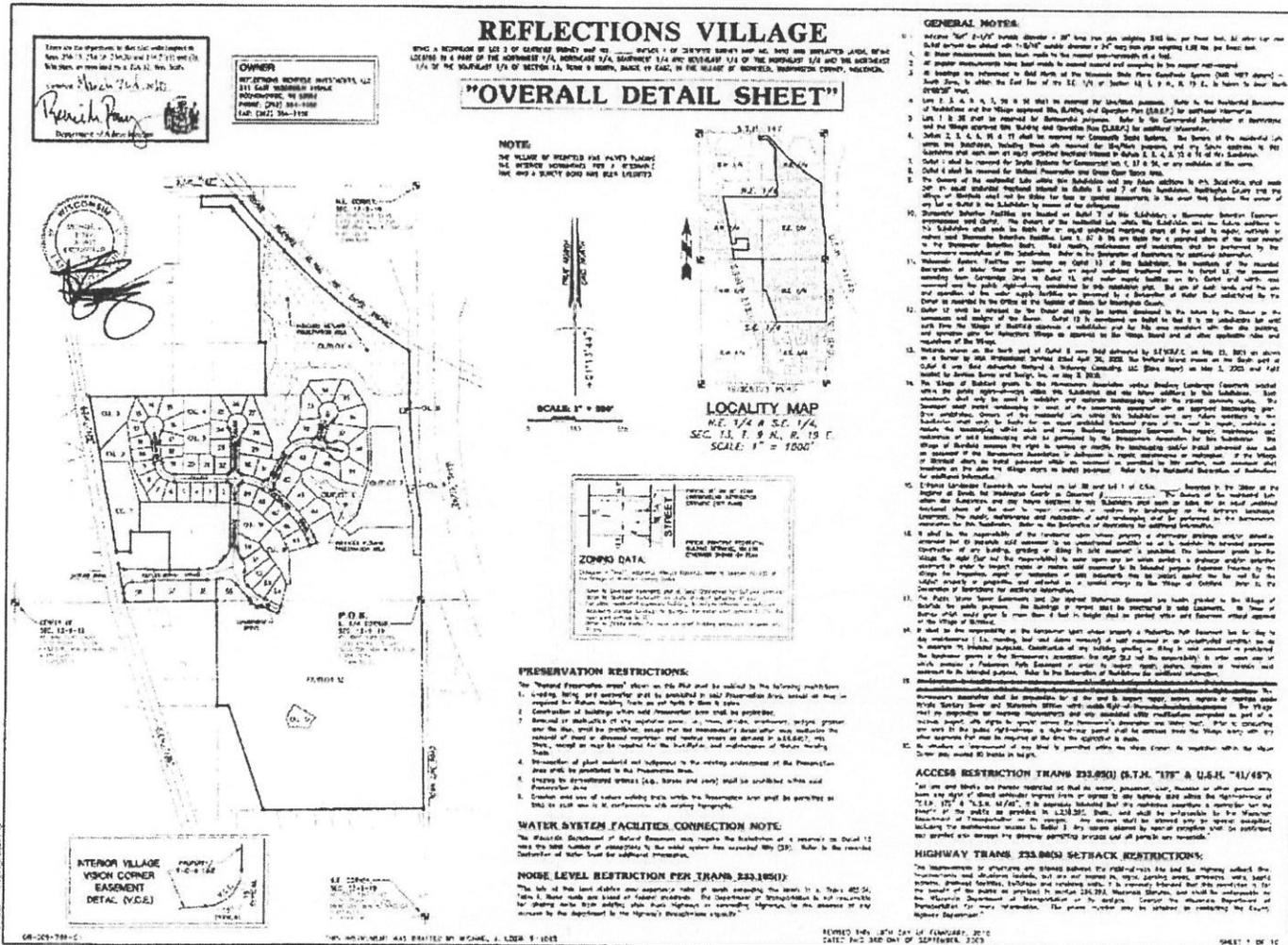
ARCHITECTURAL DETAILING

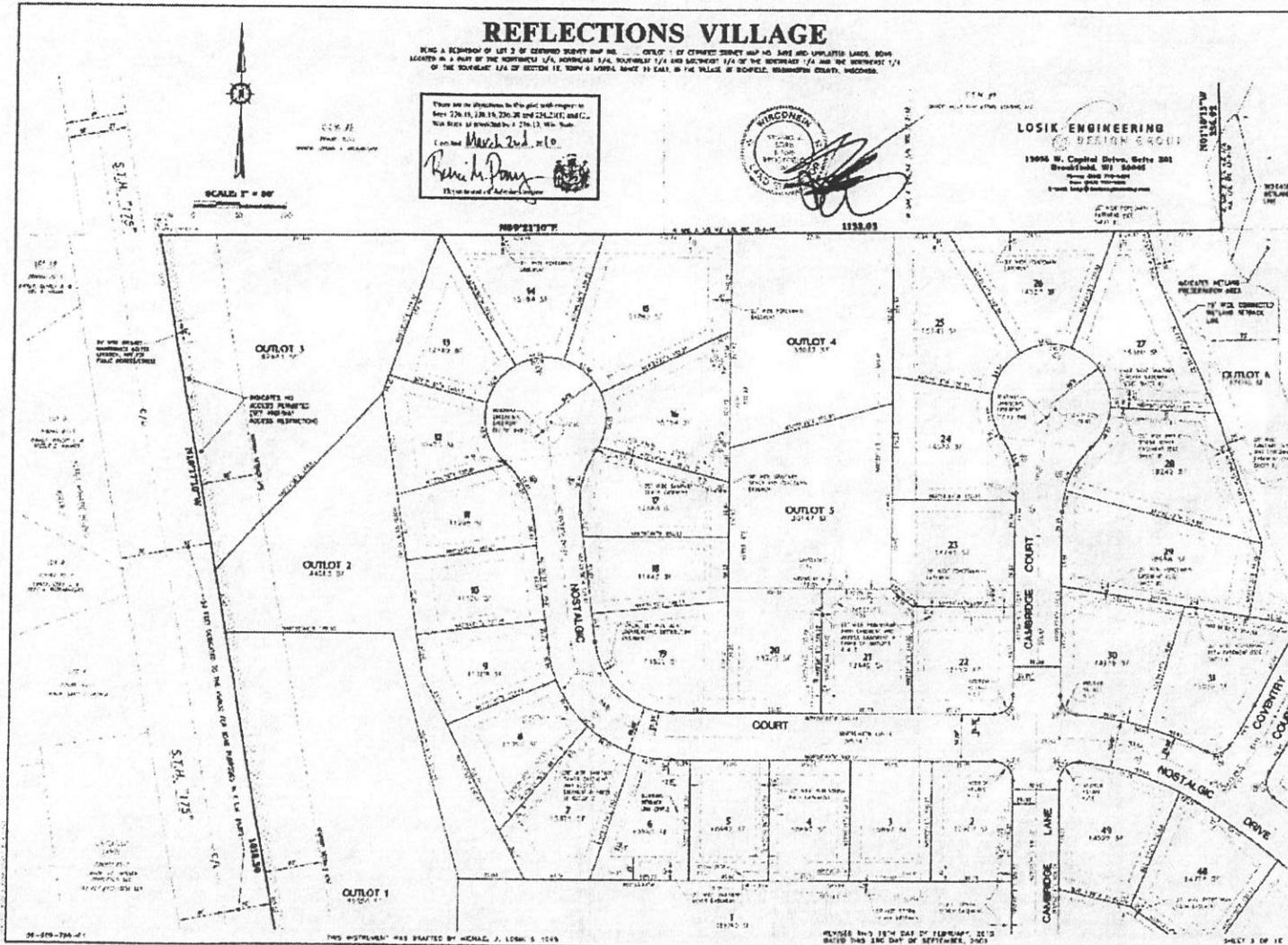
Attention to Architectural Detailing and Materials is important with Reflections Village. The materials and details offered reflect the desire for quality and adherence in the commercial area that will make Reflections Village truly unique.

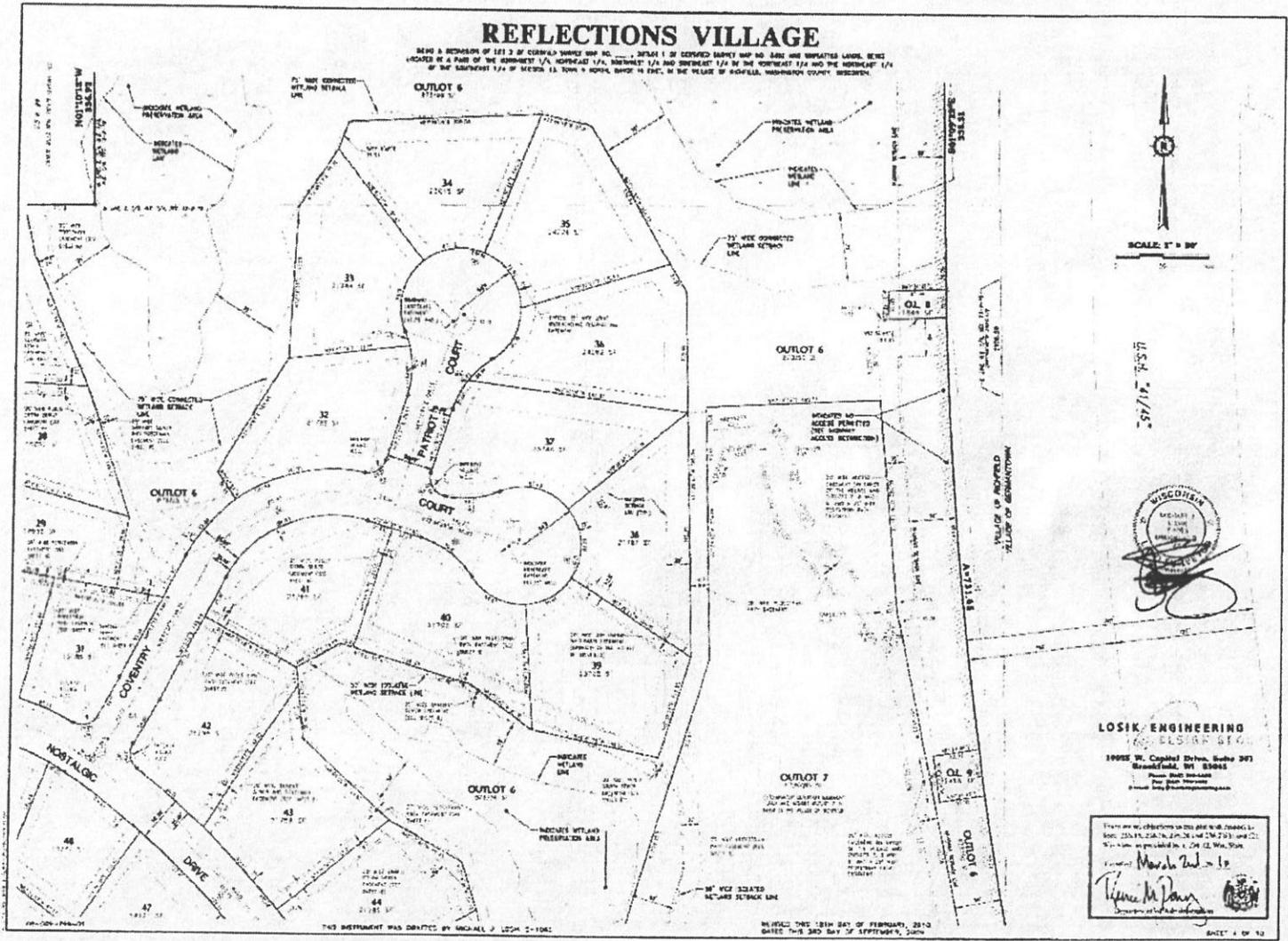
APPENDIX

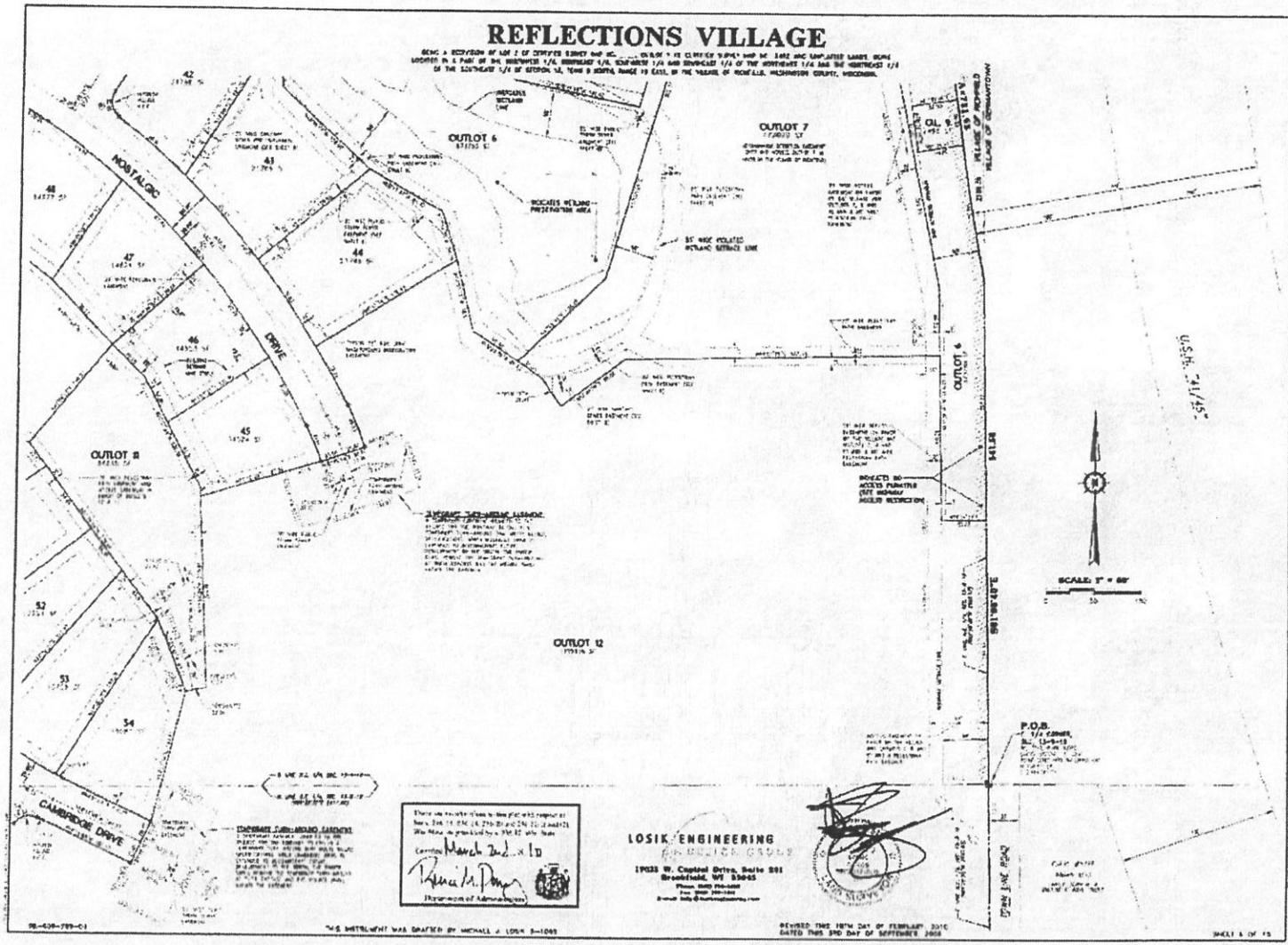
1. Exhibit "A" – Approved Final Plat of Reflections Village (Phase 1)
2. Exhibit "B" – Approved CSM # 6357 Lot 1

Exhibit "A" - Approved Final Plat of Reflections Village (Phase 1)



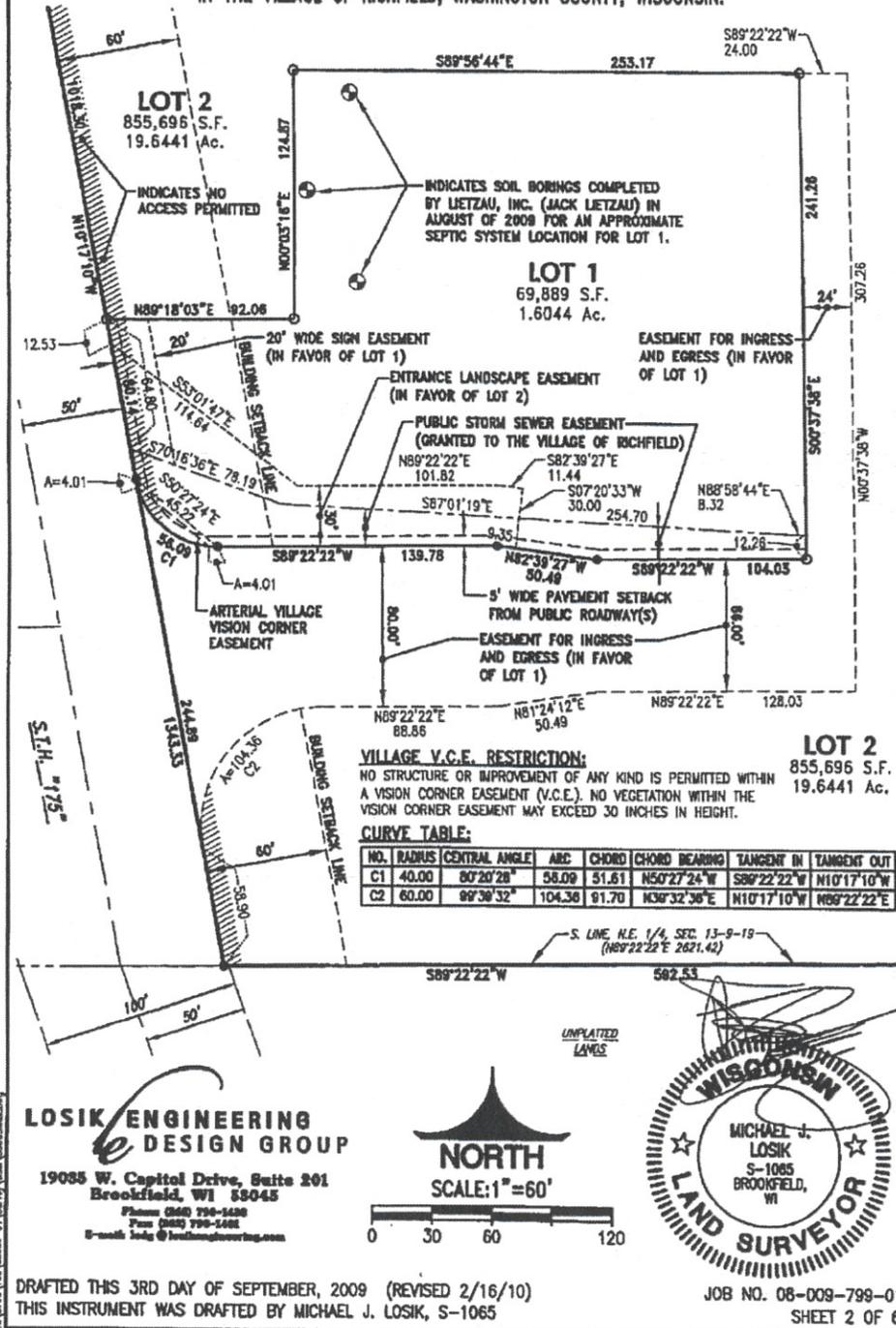






CERTIFIED SURVEY MAP NO.

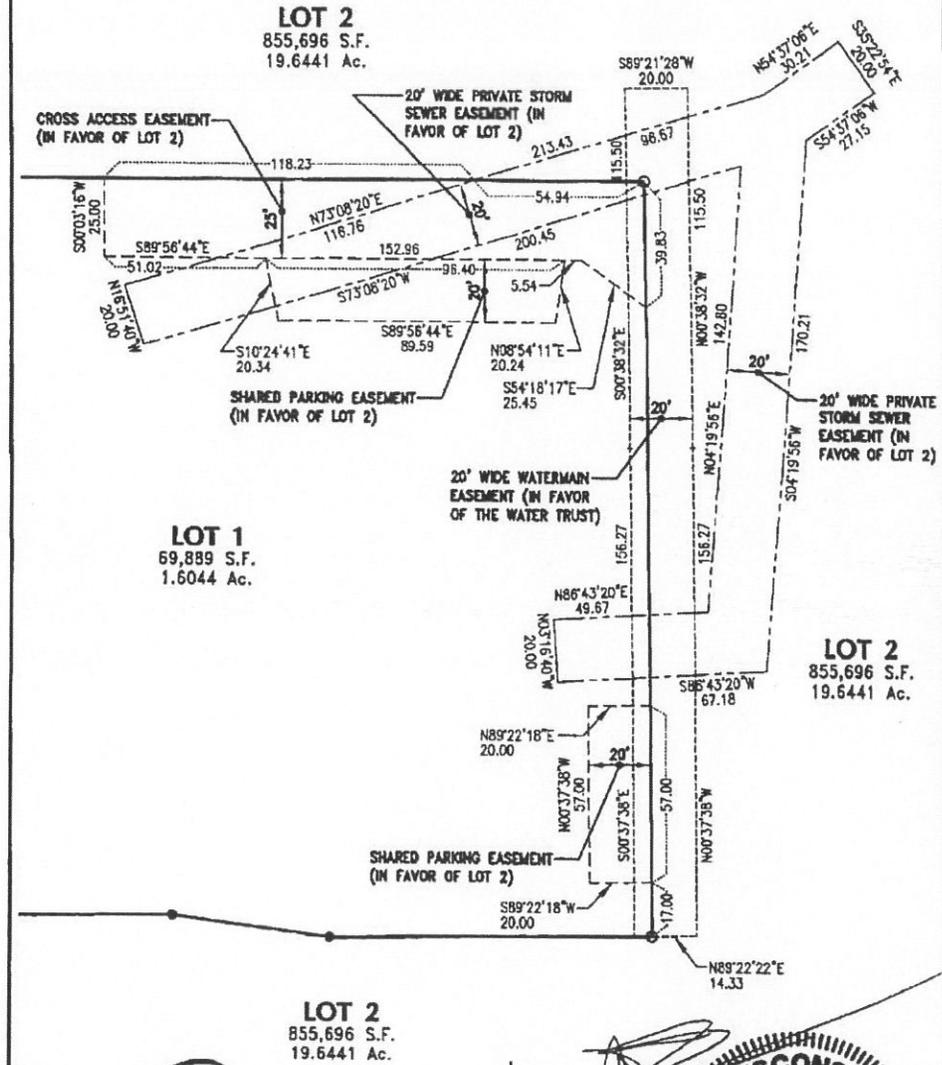
BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6302, LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWN 9 NORTH, RANGE 19 EAST, IN THE VILLAGE OF RICHFIELD, WASHINGTON COUNTY, WISCONSIN.



Page 31 of 35

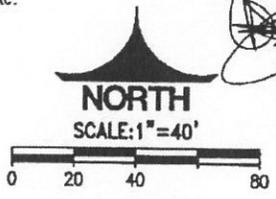
CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6302, LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWN 9 NORTH, RANGE 19 EAST, IN THE VILLAGE OF RICHFIELD, WASHINGTON COUNTY, WISCONSIN.



Page 32 of 35

LOSIK ENGINEERING DESIGN GROUP
 19035 W. Capital Drive, Suite 201
 Brookfield, WI 53045
 Phone (262) 790-6400
 Fax (262) 790-6402
 E-mail info@losikengineering.com



DRAFTED THIS 3RD DAY OF SEPTEMBER, 2009 (REVISED 2/16/10)
 THIS INSTRUMENT WAS DRAFTED BY MICHAEL J. LOSIK, S-1065

JOB NO. 08-009-799-01
 SHEET 3 OF 6

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6302, LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWN 9 NORTH, RANGE 19 EAST, IN THE VILLAGE OF RICHFIELD, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

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

That I have surveyed, divided and mapped a redivision of Lot 2 of Certified Survey Map No. 6302, located in a part of the Southwest 1/4 of the Northeast 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; Thence South 89°22'22" West and along the South line of the said Northeast 1/4 Section, 1310.71 feet to a point being the Southeast corner of the said Southwest 1/4 of the said Northeast 1/4 Section and the place of beginning of lands hereinafter described;

Continuing thence South 89°22'22" West and along the said South line, 592.53 feet to a point on the East Right-of-Way line of "State Trunk Highway 175"; Thence North 10°17'10" West and along the said East Right-of-Way line, 1343.33 feet to a point on the North line of the said Southwest 1/4 of the said Northeast 1/4 Section; Thence North 89°21'10" East and along the said North line, 805.15 feet to a point being the Northeast corner of the said Southwest 1/4 of the said Northeast 1/4 Section; Thence South 01°10'45" East and along the East line of the said Southwest 1/4 of the said Northeast 1/4 Section, 1324.63 feet to the point of beginning of this description.

Said Parcel contains 925,585 Square Feet (or 21.2485 Acres) of land, more or less.

That I have made such survey, land division and map 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 land division thereof made.

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

Dated this 3RD day of SEPTEMBER 2009.
REVISED: 2/16/10



Michael J. Losik, P.E., L.S.
Registered Land Surveyor, S-1065
LOSIK ENGINEERING DESIGN GROUP, LTD.
19035 W. Capitol Drive - Suite 201
Brookfield, WI 53045
Phone: (262)790-1480 Fax: (262)790-1481



Drafted this 3rd Day of September, 2009 (REVISED 2/16/10) Job. No. 08-009-799-01
THIS INSTRUMENT WAS DRAFTED BY MICHAEL J. LOSIK, S-1065 SHEET 4 OF 6
L:\LOBBY\WP\DOC\DOCUMENT\79908009-01\530-Certified Survey Map\Bank Parcel\CSM-Bank Parcel.doc

Page 33 of 35

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6302, LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWN 9 NORTH, RANGE 19 EAST, IN THE VILLAGE OF RICHFIELD, WASHINGTON COUNTY, WISCONSIN.

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 and mapping of the land described on this plat, and does hereby consent to the above certificate of INVESTORS BANK, this ____ day of _____, 20 ____.

INVESTORS BANK

STATE OF WISCONSIN)
) ss
COUNTY OF)

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

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

VILLAGE OF RICHFIELD VILLAGE BOARD APPROVAL:

Approved by the Village Board on this ____ day of _____, 20 ____.



John Jeffords, President

Donna Jackson, Interim Village Clerk

Drafted this 3rd Day of September, 2009 (REVISED 2/16/10)
THIS INSTRUMENT WAS DRAFTED BY MICHAEL J. LOSIK, S-1065
L:\LOBBYS\WPDOCT\DOCUMENT\7999\0699-01\U30-Certified Survey Map\Bank Parcel\C3M-Bank Parcel.doc

Job. No. 08-009-799-01
SHEET 6 OF 6

Page 35 of 35

Changes to the Reflections Village SBOP

Note All of the changes in the SBOP and First Amendment to the SBOP of Reflections Village are necessitated with the elimination of future phases of the development, the change from Vintage design (Period design from 1890's through 1940's) to traditional design of homes and the elimination of ARB review of home plans.

Consent to Recordation of a Site, Building, and Operations Plan for the Residential Component of Reflections Village as Approved by the Village Board of the Village of Richfield Change Exhibit A Legal Description to the Recorded Plat of Reflections Village.

Page 4
DELETE 2nd Paragraph

Page 6
DELETE "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."

Page 7
DELETE Illustrative Master Plan exhibit "A"
REPLACE "A" = recorded plat of Reflections Village

Page 8
DELETE Exhibit B

Page 9
REPLACE in 1st paragraph "three phases over approximately 4 -5 years." with "one phase."

Page 10
REPLACE exhibit C with recorded plat of Reflections Village.

Page 11
DELETE in 1st paragraph "Regardless of the home type or location elements such as vintage themed architecture will be shared by all residents. All homes will share a vintage themed architecture."
DELETE 2nd paragraph
REPLACE content of 2nd paragraph with "The Architectural Control Committee will be the sole review of every home"
DELETE 4th paragraph regarding architectural inspiration

Changes to the Reflections Village SBOP

Page 20

DELETE "Future Phase (SBOP) = 43"

CHANGE Approximate Net Acreage from 14.34 to "per recorded plat"

CHANGE Average Lot Size from 11,571 to "per recorded plat"

DELETE lot numbers 79, 80, 81, 82, 83, 84, 85, 86, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 115, 118, 119, 120, 121, 122, 124, 125, 126, 127, 128, 129, 133, 134,, 138, 137, 139, 140, 141, 142, 143, 144, 145, 146

ADD Final Plat Numbers 2, 3, 4, 5, 6, 7, 55, 56, 57, 58

EXPLANATION Future Phases are deleted. No changes to "Lot Requirements".

Page 22

DELETE "Future Phase (SBOP) = 40"

CHANGE Number of Units, "per recorded plat"

CHANGE Approximate Net Acreage "per recorded plat"

CHANGE Average Lot Size to "per recorded plat"

DELETE lot numbers to, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 87, 88, 89, 90, 91, 109, 110, 111, 112, 113, 114, 92, 93, 94, 95, 96, 97, 98, 132, 131, 130, 117, 116, 136, 123, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146

EXPLANATION Future Phases are deleted. No changes to "Lot Requirements".

DELETE in 1st paragraph "with an overall average of approximately 15,435 square feet"

Page 24

UPDATE Number of Units "per recorded plat"

UPDATE Approximate Net Acreage "per recorded plat"

UPDATE Average Lot Size "per recorded plat"

DELETE lot numbers to: 64, 65, 66, 67

EXPLANATION Future Phases are deleted. No changes to "Lot Requirements".

DELETE in 1st paragraph "" and the average of approximately 22,466 square feet"

Page 26

DELETE in 1st paragraph ""encompasses approximately 42 acres"; "an additional approximate 6.69 acres of open space on the single family lots"; "the Civic Space"; and "Links from this internal system to destinations outside of Reflection Village are being considered and options are being discussed with the Village".

CHANGE 42 acres (37% of project site) to "per recorded plat"

Page 27

Delete Page

Changes to the Reflections Village SBOP

Page 29

DELETE "Additional Future Outlots, Master Plan Numbers Outlots 17, 18, 19, 22, 24, 25, 26, 28"

DELETE "Additional Future Outlots, Master Plan Approximate Net Acreage 6.49 acres."

Page 30

DELETE "Additional Future Outlots, Master Plan Numbers Outlot, 28"

DELETE "Additional Future Outlots, Master Plan Approximate Net Acreage 0.77 acres."

DELETE 2nd Paragraph

Page 31

DELETE in 1st paragraph "architecturally themed"

Page 32

DELETE in 1st paragraph "located near the south end of Somerset Court, adjacent to Outlot 20"
"architectural theme"

DELETE 2nd paragraph

Page 33

REPLACE Street Network to "Per recorded plat

Page 34

REPLACE Street Network to "Per recorded plat

Page 37

REPLACE with Recorded Plat

Page 38

DELETE In 1st paragraph "Central Park, the clubhouse and pool"

DELETE in 1st paragraph last two sentences.

Page 44

Delete Primary Walking Path Plan exhibit "E"

Replace "E" = recorded plat of Reflections Village

Page 46

DELETE in 1st paragraph "vintage"

DELETE "Color Palette references"

Changes to the Reflections Village SBOP

First Amendment to SBOP

Consent to Recordation of a Site, Building, and Operations Plan for the Residential Component of Reflections Village as Approved by the Village Board of the Village of Richfield
Change Exhibit A Legal Description to the Recorded Plat of Reflections Village.

Exhibit A = per recorded plat

Exhibit B

DELETE "Future Phase (SBOP) = 43"

CHANGE Approximate Net Acreage from 14.34 to "per recorded plat"

CHANGE Average Lot Size from 11,571 to "per recorded plat"

CHANGE Final Plat lot numbers are: 8, 9, 10, 11, 12, 13, 17, 18, 20, 21, 22,

ADD Final Plat Numbers 2, 3, 4, 5, 6, 7, 55, 56, 57, 58

DELETE lot 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

DELETE in 1st paragraph "" and the average of approximately 11,571 square feet"

EXPLANATION Future Phases are deleted. No changes to "Lot Requirements".

Exhibit C

DELETE "Future Phase (SBOP) = 40"

CHANGE Number of Units, "per recorded plat"

CHANGE Approximate Net Acreage "per recorded plat"

CHANGE Average Lot Size to "per recorded plat"

CHANGE Final Plat Numbers to 14, 16, 19, 23, 24, 25, 26, 27, 28, 29, 30, 31, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54

DELETE lot numbers to 88, 89, 90, 91, 109, 110, 111, 112, 113, 114, 92, 93, 94, 95, 96, 97, 98, 132, 131, 130, 117, 116, 136, 123, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146

DELETE in 1st paragraph "" and the average of approximately 11,571 square feet"

EXPLANATION Future Phases are deleted. No changes to "Lot Requirements".

Changes to the Reflections Village SBOP

Exhibit D

UPDATE Number of Units "per recorded plat"

UPDATE Approximate Net Acreage "per recorded plat"

UPDATE Average Lot Size "per recorded plat"

CHANGE Final Plat Numbers to 15, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44.

DELETE lot 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

DELETE in 1st paragraph "" and the average of approximately 11,571 square feet"

DELETE EXPLANATION Future Phases are deleted. No changes to "Lot Requirements".

6 d

6d



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM
MEETING DATE: March 3, 2016

SUBJECT: One-Lot CSM (Reconsideration from 2014), Wittenberger Farms, LLC

DATE SUBMITTED: February 24, 2016

SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE PLAN COMMISSION WISH TO AGAIN RECOMMEND APPROVAL TO THE VILLAGE BOARD FOR THE ONE-LOT CSM?

ISSUE SUMMARY:

The Plan Commission and Village Board previously approved this CSM in July of 2014. For whatever reason, the petitioner did not file the Certified Survey Map at the County Register of Deeds in a timely manner. When the petitioner went to the County to file last month, he was told that the length of time from when he was originally approved to when he attempted to file was longer than what they were willing to accept. Staff has reviewed the previously submitted CSM versus the one filed on reconsideration and nothing has changed, sans the signature blocks to be notarized.

The petitioner was not charged a second fee for resubmitting because professional services were not involved in this review.

FUTURE IMPACT & ANALYSIS:

REVIEWED BY: _____
Village Deputy Clerk

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

ATTACHMENTS:

- 1. Proposed CSM prepared by Jason T. Mayer with a revision date of February 5, 2016
- 2. Plan Commission Communication Form dated July 10, 2014

STAFF RECOMMENDATION:

Motion to recommend to the Village Board the re-approval of the proposed One-Lot CSM for Wittenberger Farms, LLC. indicated by Tax Key V10: 0166 and V10: 0167 subject to the general and specific conditions listed below.

Specific Conditions of Approval:

- 1. The final CSM shall comply with all requirements in Chapter 330 of the village code (subdivision regulations) and Chapter 236, Wis. Stats.
- 2. "James Healy, Interim Village Administrator/Clerk" be replaced with "James Healy, Village Administrator/Clerk"

General Conditions of Approval:

- 1. The subdivider shall satisfy all comments, conditions, and concerns of the Village Engineer, the Village Planner, and all reviewing, objecting and approving bodies, including, but not limited to, the Wisconsin Department of Commerce



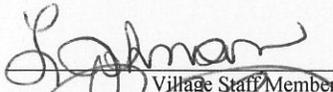
VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM
 MEETING DATE: March 3, 2016

per Ch. 236, Wisconsin Statutes and Ch. Comm. 85, Wisconsin Administrative Code; Wisconsin Department of Administration per Ch. 236, Wisconsin Statutes; and Washington County.

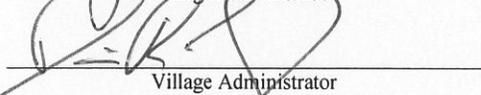
2. The subdivider shall, on demand, reimburse the Village all costs and expenses of any type that the Village incurs in connection with this development, including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
3. Any unpaid bills owed to the Village by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees, or any other fees owed to the Village; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of the billing by the Village, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village, including possible cause for termination of this approval.

APPROVED FOR SUBMITTAL BY:

VILLAGE CLERKS USE ONLY
 BOARD ACTION TAKEN



 Village Staff Member



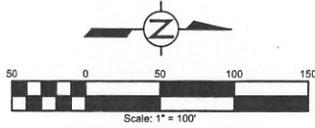
 Village Administrator

Resolution No. _____
 Ordinance No. _____
 Approved _____
 Other _____

Continued To: _____
 Referred To: _____
 Denied _____
 File No. _____

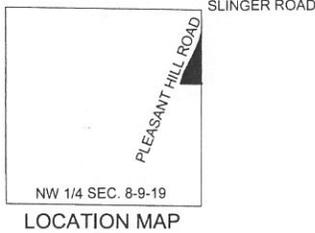
CERTIFIED SURVEY MAP NO.

BEING A DIVISION OF A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, ALL IN TOWNSHIP 9 NORTH, RANGE 19 EAST, VILLAGE OF RICHFIELD, WASHINGTON COUNTY WISCONSIN.



BEARINGS REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SEC. 8-9-19, BEARING OF N 88°36'39" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

- LEGEND**
- 3/4" REBAR SET
 - 2" IRON PIPE SET
 - 1" IRON PIPE FOUND



CURVE DATA

C-1
ARC LEN. = 168.62'
CHORD LEN. = 168.00'
CHORD BEAR. = N 73°34'33" W
RADIUS = 568.05'
I ANGLE = 17°00'27"

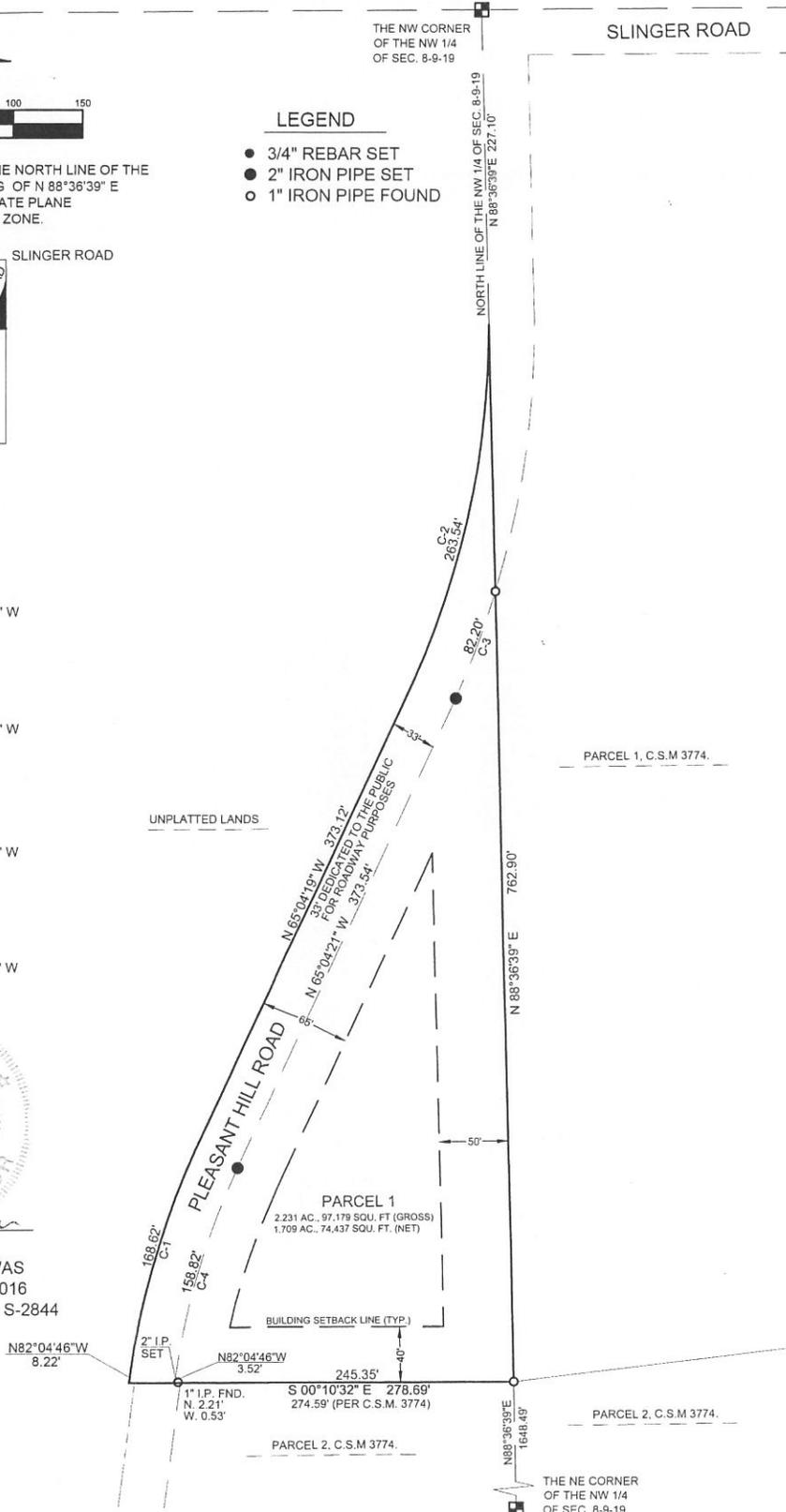
C-2
ARC LEN. = 263.54'
CHORD LEN. = 261.55'
CHORD BEAR. = N 78°01'01" W
RADIUS = 618.45'
I ANGLE = 24°24'57"

C-3
ARC LEN. = 82.20'
CHORD LEN. = 82.14'
CHORD BEAR. = N 69°25'26" W
RADIUS = 651.45'
I ANGLE = 07°20'11"

C-4
ARC LEN. = 158.82'
CHORD LEN. = 158.24'
CHORD BEAR. = N 73°34'33" W
RADIUS = 568.05'
I ANGLE = 17°00'27"



THIS INSTRUMENT WAS DRAFTED ON 02-05-2016 BY JASON T. MAYER, S-2844



CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, ALL IN TOWNSHIP 9 NORTH, RANGE 19 EAST

SURVEYORS CERTIFICATE:

I, JASON T. MAYER, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, ALL IN TOWNSHIP 9 NORTH, RANGE 19 EAST, VILLAGE OF RICHFIELD, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 8, THENCE NORTH 88°36'39" EAST ALONG THE NORTH LINE OF SAID 1/4 SECTION 227.10 FEET TO THE PLACE OF BEGINNING OF THE LANDS DESCRIBED:

THENCE CONTINUING ALONG SAID NORTH LINE OF 1/4 SECTION, NORTH 88°36'39" EAST, 762.90 FEET; THENCE SOUTH 00°10'32" EAST ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NO. 3774 AND RECORDED AS VOLUME 23, PAGE 324, 278.69 FEET TO A POINT ON THE CENTERLINE OF PLEASANT HILL ROAD; THENCE NORTH 82°04'46" WEST ALONG SAID CENTERLINE, 8.22 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG SAID CENTERLINE, 168.62 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES NORTHEAST, WHOSE RADIUS IS 568.05 FEET AND WHOSE CHORD BEARS NORTH 73°34'33" WEST, 168.00 FEET; THENCE ALONG SAID CENTERLINE NORTH 65°04'19" WEST, 373.12 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG SAID CENTERLINE, 263.54 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES SOUTHWEST, WHOSE RADIUS IS 618.45 FEET, WHOSE CHORD BEARS NORTH 78°01'01" WEST, 261.55 FEET TO A POINT ON THE NORTH LINE OF SAID 1/4 SECTION AND THE PLACE OF BEGINNING.

CONTAINING 2.231 ACRES, 97,179 SQUARE FEET. (GROSS)

CONTAINING 1.709 ACRES, 74,437 SQUARE FEET, EXCLUSIVE OF ROAD RIGHT-OF-WAY. (NET)

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF DANIEL H. WITTENBERGER AND DAVID F. WITTENBERGER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP OF SAID LANDS AND CERTIFY THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE LAND DIVISION AND PLATTING REGULATIONS OF THE VILLAGE OF RICHFIELD IN SURVEYING, DIVIDING AND MAPPING THE SAME.

Jason T. Mayer
JASON T. MAYER S-2844

DATED THIS 5th DAY OF February, 2016



OWNERS CERTIFICATE:

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH CHAPTER 236.34, OF THE WISCONSIN STATUTES AND REGULATIONS OF CHAPTER 330 OF THE VILLAGE OF RICHFIELD SUBDIVISION REGULATIONS CODE.

DATED THIS _____ DAY OF _____, 2016

DANIEL H. WITTENBERGER
WITTENBERGER FARMS LLC

DAVID F. WITTENBERGER
WITTENBERGER FARMS LLC

JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

PERSONALLY came before me this _____ day of _____, 2016, DAVID F. WITTENBERGER AND DANIEL H. WITTENBERGER to be known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public
State of Wisconsin
My Commission Expires _____

VILLAGE BOARD APPROVAL

APPROVED BY THE VILLAGE BOARD, VILLAGE OF RICHFIELD ON THIS _____ DAY OF _____, 2016.

JOHN JEFFORDS, VILLAGE PRESIDENT

JAMES HEALY, INTERIM VILLAGE ADMINISTRATOR/CLERK



VILLAGE OF RICHFIELD
 PLAN COMMISSION COMMUNICATION FORM
 MEETING DATE: July 10, 2014

SUBJECT: Preliminary review of a one-lot certified survey map (CSM) to merge portions of two adjoining parcels (V10-0166 and V10-0167) off of Pleasant Hill Road in Section 8, T9N, R19E, Wittenberg Farms LLC, applicant

DATE SUBMITTED: July 1, 2014

SUBMITTED BY: Jim Healy, Interim Village Administrator

POLICY QUESTION: DOES THE PLAN COMMISSION WISH TO APPROVE THE ONE-LOT CSM FOR THE DEVELOPMENT OF A SINGLE FAMILY HOME?

ISSUE SUMMARY:

Wittenberg Farms LLC owns two adjoining parcels on the north side of Pleasant Hill Road just east of Slinger Road. They are indicated by Tax Keys: V10-0166 (10ac) and V10-0167 (20ac). Pleasant Hill Road bisects each of these lots. As provided in the Village's Zoning Code, a public road that bisects a lot of record effectively creates two parcels. In this instance, there are two small parcels on the north side of the road and two larger parcels on the south side. Specifically the language defining a "Lot" is as follows:

"A parcel of land on which a principal building and its accessory building are placed, together with the required open spaces; provided, that no such parcel be bisected by a public street or other public or private right-of-way and shall not include any portion of a public right-of-way. No lands dedicated to the public or reserved for roadway purposes shall be included in the computation of lot size for the purposes of this chapter".

One of the two "parcels" on the north side of the road is substandard with regard to lot size. There is a provision in the zoning code that states (paraphrased) that if a substandard lot (smaller than the minimum lot size) adjoins another substandard lot in the same ownership, the lots need to be merged. The specific language in the code is as follows:

Section 72-161(F) entitled "Existing vacant substandard lots"

1. Any lot in existence on the effective date of the ordinance from which this chapter is derived within a single-family zoning district which does not meet the minimum lot size requirements as set forth in Section 70-194 is considered to be a substandard lot. Such lot may be used as a single-family building site provided that the lot was a separate and distinct lot of record in the office of the county register of deeds prior to January 1, 1981; provided that the residence is constructed without violating the yard requirements as set forth in Section 70.194; and, provided that the floor area requirements as set forth in Section 70.194 are met. **If two or more substandard lots with continuous frontage have the same ownership as of the effective date of the ordinance from which this chapter is derived, the lots involved shall be considered to be an individual parcel for the purpose of this chapter.**

In this instance we have two lots, one standard, one substandard. However, the substandard lot, which was technically a lot of record, after the right-of-way dedication is not conducive for a viable building site and the property owner has stated his desire to leave that property undeveloped. Ergo, it would be the recommendation of Staff that these lots be shown on the final copy of the CSM as one lot as a best practice for CSM administration.

FUTURE IMPACT & ANALYSIS:

REVIEWED BY: _____
 Village Deputy Clerk

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

ATTACHMENTS:

1. Proposed CSM prepared by Jason Mayer, RLS, with a revision date of _____, 2014



VILLAGE OF RICHFIELD
 PLAN COMMISSION COMMUNICATION FORM
 MEETING DATE: July 10, 2014

STAFF RECOMMENDATION:

Motion to recommend to the Village Board the approval of the preliminary certified survey map subject to the general and specific conditions listed below.

Specific Conditions of Approval:

1. The final CSM shall comply with all requirements in Chapter 330 of the village code (subdivision regulations) and Chapter 236, Wis. Stats.
2. The final CSM shall be revised to show one parcel.
3. The Plan Commission signature block be removed.
4. Joshua Schoemann, Village Clerk be stricken and "James Healy, Interim Village Administrator/Clerk" be inserted.
5. In addition to other required information, the final CSM shall show or list the following:
 - (a) Building setback lines consistent with the zoning district in which they are located.
 - (b) A mortgagee's certificate if the subdivider does not own the subject property in fee simple (i.e., with a mortgage).

General Conditions of Approval:

1. The subdivider shall satisfy all comments, conditions, and concerns of the Village Engineer, the Village Planner, and all reviewing, objecting and approving bodies, including, but not limited to, the Wisconsin Department of Commerce per Ch. 236, Wisconsin Statutes and Ch. Comm. 85, Wisconsin Administrative Code; Wisconsin Department of Administration per Ch. 236, Wisconsin Statutes; and Washington County.
2. The subdivider shall, on demand, reimburse the Village all costs and expenses of any type that the Village incurs in connection with this development, including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
3. Any unpaid bills owed to the Village by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees, or any other fees owed to the Village; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of the billing by the Village, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village, including possible cause for termination of this approval.

APPROVED FOR SUBMITTAL BY:

 Village Staff Member

 Interim Village Administrator

VILLAGE CLERKS USE ONLY
 BOARD ACTION TAKEN

Resolution No. _____
 Ordinance No. _____
 Approved _____
 Other _____

Continued To: _____
 Referred To: _____
 Denied _____
 File No. _____

CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, ALL IN TOWNSHIP 9 NORTH, RANGE 19 EAST

SURVEYORS CERTIFICATE:

I, JASON T. MAYER, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, ALL IN TOWNSHIP 9 NORTH, RANGE 19 EAST, VILLAGE OF RICHFIELD, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 8, THENCE NORTH 88°36'39" EAST ALONG THE NORTH LINE OF SAID 1/4 SECTION 227.10 FEET TO THE PLACE OF BEGINNING OF THE LANDS DESCRIBED:

THENCE CONTINUING ALONG SAID NORTH LINE OF 1/4 SECTION, NORTH 88°36'39" EAST, 762.90 FEET; THENCE SOUTH 00°10'32" EAST ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NO. 3774 AND RECORDED AS VOLUME 23, PAGE 324, 278.69 FEET TO A POINT ON THE CENTERLINE OF PLEASANT HILL ROAD; THENCE NORTH 82°04'46" WEST ALONG SAID CENTERLINE, 8.22 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG SAID CENTERLINE, 168.62 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES NORTHEAST, WHOSE RADIUS IS 568.05 FEET AND WHOSE CHORD BEARS NORTH 73°34'33" WEST, 168.00 FEET; THENCE ALONG SAID CENTERLINE NORTH 65°04'19" WEST, 373.12 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG SAID CENTERLINE, 263.54 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES SOUTHWEST, WHOSE RADIUS IS 618.45 FEET, WHOSE CHORD BEARS NORTH 78°01'01" WEST, 261.55 FEET TO A POINT ON THE NORTH LINE OF SAID 1/4 SECTION AND THE PLACE OF BEGINNING.

CONTAINING 2.231 ACRES, 97,179 SQUARE FEET. (GROSS)

CONTAINING 1.709 ACRES, 74,437 SQUARE FEET, EXCLUSIVE OF ROAD RIGHT-OF-WAY. (NET)

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF DANIEL H. WITTENBERGER AND DAVID F. WITTENBERGER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP OF SAID LANDS AND CERTIFY THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE LAND DIVISION AND PLATTING REGULATIONS OF THE VILLAGE OF RICHFIELD IN SURVEYING, DIVIDING AND MAPPING THE SAME.

Jason T. Mayer
JASON T. MAYER S-2844

DATED THIS 17 DAY OF July, 2014



OWNERS CERTIFICATE:

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH CHAPTER 236.34, OF THE WISCONSIN STATUTES AND REGULATIONS OF CHAPTER 330 OF THE VILLAGE OF RICHFIELD SUBDIVISION REGULATIONS CODE.

DATED THIS 15th DAY OF September 2014

Daniel H. Wittenberger David Wittenberger

DANIEL H. WITTENBERGER
WITTENBERGER FARMS LLC

DAVID F. WITTENBERGER
WITTENBERGER FARMS LLC

JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

PERSONALLY came before me this 15th day of September 2014, DAVID F. WITTENBERGER AND DANIEL H. WITTENBERGER to be known to be the person who executed the foregoing instrument and acknowledged the same.

Katey M. Smith

Notary Public
State of Wisconsin
My Commission Expires July 29, 2017
Washington County, WI

VILLAGE BOARD APPROVAL

APPROVED BY THE VILLAGE BOARD, VILLAGE OF RICHFIELD ON THIS 24 DAY OF July, 2014.

John Jeffords
JOHN JEFFORDS, VILLAGE PRESIDENT

James Healy
JAMES HEALY, INTERIM VILLAGE ADMINISTRATOR/CLERK

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VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM
MEETING DATE: March 3, 2016

SUBJECT: One-Lot CSM, Tax Keys: V10_0486 and V10_048700A

DATE SUBMITTED: February 24, 2016

SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE PLAN COMMISSION WISH TO AGAIN RECOMMEND APPROVAL TO THE VILLAGE BOARD FOR THE ONE-LOT CSM?

ISSUE SUMMARY:

The Plan Commission previously approved this CSM in April of 2015. By the time it was scheduled to reach the Village Board at their regularly scheduled April meeting, the Village had been contacted by a number of property owners along Riverview Drive who felt the submitted survey did not accurately reflect the boundary lines and survey monuments. At that point the Village contacted local surveyor Mr. Don Thoma for assistance. If you recall, Mr. Thoma was hired by the Village several years back to help decipher a right-of-way issue with the property owners directly west of these parcels (Moeser/Adamski). Given Mr. Thoma's extensive research regarding the Friess Lake Grove subdivision plat, Staff felt as though he would be the appropriate professional resource to consult regarding this issue. At the time, Mr. Thoma also expressed concern regarding the petitioner's previously submitted CSM and the accuracy of the document as a whole. The petitioner withdrew his petition based on the indication from Staff that the CSM could not be approved by the Village Board with so many ambiguities unanswered.

Due to the spurred public discussion regarding this issue and the overall sensitivity of this issue, Village Staff believed it was prudent to schedule a 'Neighborhood Meeting' where all property owners who lived on Riverview Drive were invited to attend. At said meeting, Mr. Thoma and I presented the situation and took questions from the group. In total, approximately 24 people attended. It was the considered opinion of Mr. Thoma that in order to properly rectify the situation an 'Assessor's Plat' could be considered. The Assessor's Plat would essentially "wipe the slate clean" and create a series of new boundary lines based on the spaces that properties currently occupy. In this instance an 'Assessor's Plat' would be specially charged against all the property owners who participated. In the following days following the conclusion of the meeting, a special notice was sent out to property owners asking them to indicate one way or another if they were in favor of a special charge being placed on their property in order to remedy the boundary line disputes. The overwhelming majority of votes came back that property owners were not in favor of the Village conducting an 'Assessor's Plat' and they were, by majority vote, amenable with the boundary lines as they were.

Given the research that was already conducted by Mr. Thoma, the same petitioner believed it was in his best interests to hire him to resurvey his property based on this new information. The petitioner has submitted a proposed CSM that would combine two (2) legally established parcels to create a one (1) lot parcel consisting of 13,613 square feet (0.313ac). The 25' wide gap between the south side of these two (2) parcels and the boat lots we have determined to be a private easement for the benefit of the property owners in the platted subdivision.

As previously discussed nearly a year ago, the uniqueness of this property centers around the fact that the road as platted versus the road as traveled is markedly different. In terms of construction standards, this road is a substandard one. After speaking with the Public Works Supervisor, it is also very doubtful that this road will ever be improved to our standard 66' wide road.

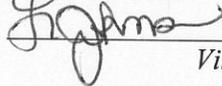


VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM
 MEETING DATE: March 3, 2016

Based on that, it was the recommendation of the Village's Engineer that in order to avoid 1) creating an outlot for the residual part of the petitioner's property which is north of the road as traveled, 2) having to vacate the existing platted road once this road could theoretically be dedicated to the Village, and 3) incur unnecessary professional fees, a detail could be added to the face of the CSM describing the "road as traveled" and give the Village the right to continue to maintain and make improvements to the road, as necessary.

In late January the CSM was submitted to the Village Engineer for comment and review. A handful of minor comments were brought forward, they are attached for your convenience. The petitioner was not charged a second fee for resubmitting because he voluntarily withdrew his original petition due to the legal description discrepancies.

FUTURE IMPACT & ANALYSIS:

REVIEWED BY: 
 Village Deputy Clerk

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

ATTACHMENTS:

1. Proposed CSM prepared by Don Thoma with a revision date of January 12, 2016
2. Village Board Communication Form dated May 21, 2015
3. Washington County GIS aerial overview

STAFF RECOMMENDATION:

Motion to recommend to the Village Board the approval of the proposed One-Lot CSM for Mr. Dan Tinti indicated by Tax Key V10: 0166 and V10: 0167 subject to the general and specific conditions listed below.

General Conditions of Approval:

1. The subdivider shall satisfy all comments, conditions, and concerns of the Village Engineer, the Village Planner, and all reviewing, objecting and approving bodies, including, but not limited to, the Wisconsin Department of Commerce per Ch. 236, Wisconsin Statutes and Ch. Comm. 85, Wisconsin Administrative Code; Wisconsin Department of Administration per Ch. 236, Wisconsin Statutes; and Washington County.
2. The subdivider shall, on demand, reimburse the Village all costs and expenses of any type that the Village incurs in connection with this development, including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
3. Any unpaid bills owed to the Village by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees, or any other fees owed to the Village; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of the billing by the Village, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village, including possible cause for termination of this approval.

APPROVED FOR SUBMITTAL BY:

VILLAGE CLERKS USE ONLY
 BOARD ACTION TAKEN



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM
MEETING DATE: March 3, 2016

<p>_____ Village Staff Member</p> <p><i>[Handwritten Signature]</i></p> <p>_____ Village Administrator</p>	<p>Resolution No. _____ Ordinance No. _____ Approved _____ Other _____</p>	<p>Continued To: _____ Referred To: _____ Denied _____ File No. _____</p>
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Washington County Certified Survey Map

Lots One (1) and Two (2), in Block Three (3), in Friess Lake Grove, a recorded subdivision in the NW 1/4 and SW 1/4 all in Section 17, Township 9 North, Range 19 East, in the Town of Richfield now the Village of Richfield, Washington County, Wisconsin.

Northwest corner
Sec. 17-9-19
conc. mort./brass cap found
460,777.95
2,457,787.53
(State Plane Coordinates)

Owner/Subdivider
Badger Home Builders Inc.
Daniel J. Tinti
1323 Poplar Drive
Waukesha, WI 53188

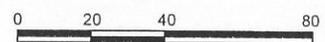
Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone, the west line of the NW 1/4 has a grid bearing of N 00°47'05" W.

Sheet 1 of 3

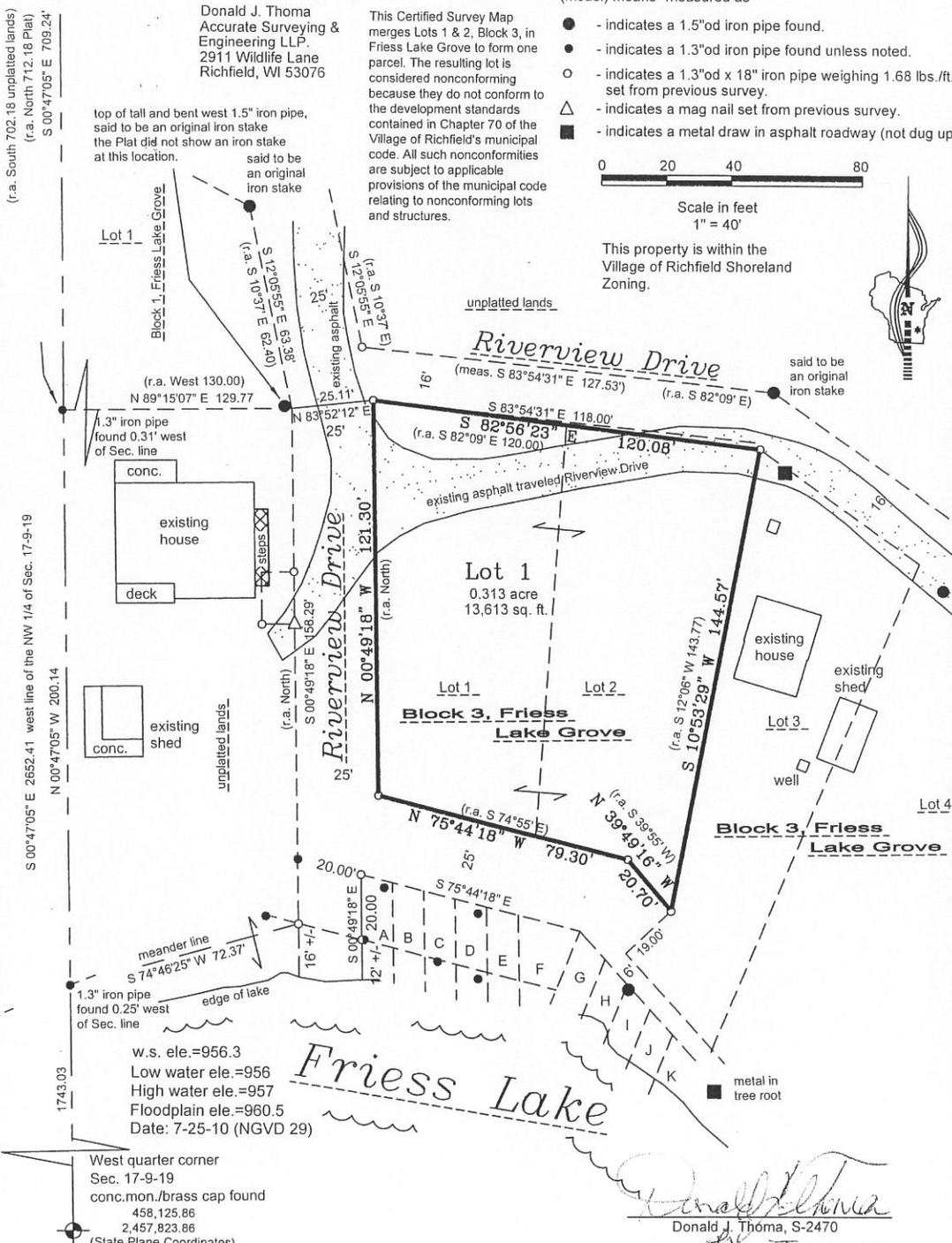
Surveyor
Donald J. Thoma
Accurate Surveying & Engineering LLP
2911 Wildlife Lane
Richfield, WI 53076

This Certified Survey Map merges Lots 1 & 2, Block 3, in Friess Lake Grove to form one parcel. The resulting lot is considered nonconforming because they do not conform to the development standards contained in Chapter 70 of the Village of Richfield's municipal code. All such nonconformities are subject to applicable provisions of the municipal code relating to nonconforming lots and structures.

- (r.a.) means "recorded as"
(meas.) means "measured as"
- - indicates a 1.5" od iron pipe found.
 - - indicates a 1.3" od iron pipe found unless noted.
 - - indicates a 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set from previous survey.
 - △ - indicates a mag nail set from previous survey.
 - - indicates a metal draw in asphalt roadway (not dug up)



This property is within the Village of Richfield Shoreland Zoning.



w.s. ele.=956.3
Low water ele.=956
High water ele.=957
Floodplain ele.=960.5
Date: 7-25-10 (NGVD 29)

West quarter corner
Sec. 17-9-19
conc. mon./brass cap found
458,125.86
2,457,823.86
(State Plane Coordinates)

Donald J. Thoma
Donald J. Thoma, S-2470

Dated this 12 day of January, 2016.

This instrument was drafted by Donald J. Thoma, S-2470

Washington County Certified Survey Map

Lots One (1) and Two (2), in Block Three (3), in Friess Lake Grove, a recorded subdivision in the NW 1/4 and SW 1/4 all in Section 17, Township 9 North, Range 19 East, in the Town of Richfield now the Village of Richfield, Washington County, Wisconsin.

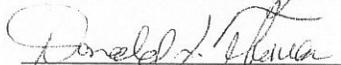
Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Danial Tinti, I have surveyed, divided, and mapped the land shown and described hereon, being Lots One (1) and Two (2), in Block Three (3), in Friess Lake Grove, a recorded subdivision in the NW 1/4 and SW 1/4 all in Section 17, Township 9 North, Range 19 East, in the Town of Richfield now the Village of Richfield, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Section 17; thence S 00°47'05" E, along the west line of said NW 1/4, 709.24 feet; thence N 89°15'07" E, along the south line of Lot 1, Block 1 of said Friess Lake Grove, 129.77 feet to the southeast corner of said Lot 1, Block 1 and a point in the west right-of-way line of Riverview Drive; thence N 83°52'12" E, 25.11 feet, to the northwest corner of said Lot 1, Block 3, and the point of beginning of lands herein described; thence S 82°56'23" E, along the northerly line of said Lot 1 and Lot 2, Block 3, 120.08 feet; thence S 10°53'29" W, along the easterly line of said Lot 2, Block 3, 144.57 feet; thence N 39°49'16" W, along the southerly line of said Lot 2, Block 3, 20.07 feet; thence N 75°44'18" W, continuing along said southerly line of Lot 2, and Lot 1, Block 3, 79.30 feet; thence N 00°49'18" W, along the westerly line of said Lot 1, Block 3, 121.30 feet to the point of beginning.
Containing 0.3130 acre (13,613 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Village of Richfield Land Division Ordinance per Chapter 330 of the Village Code (subdivision regulations) in surveying, dividing, and mapping said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 12th day of JANUARY, 2016.


Donald J. Thoma, S-2470



Corporate Owner's Certificate:

Badger Home Builders, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land on this Certified Survey Map to be surveyed, divided and mapped as represented on this map.

Badger Home Builders, Inc., does further certify that this Certified Survey Map is required by sec. 236.34 of Wisconsin Statutes to be submitted to the following for approval.

Village of Richfield Village Board

IN WITNESS WHEREOF, Badger Home Builders, Inc. has caused these presents

to be signed by Daniel J. Tinte, its Officer,

at _____, Wisconsin,

and its corporate seal to be hereunto affixed this _____ day of _____, 201__.

In the presence of:

Badger Home Builders, Inc.
Corporate Name

Officer

Daniel J. Tinti
(Print)

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s

Personally came before me this _____ day of _____, 201__, Daniel J. Tinti

Officer of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Officer of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____, Notary Public, _____, Wisconsin.

My commission expires _____

Washington County Certified Survey Map

Lots One (1) and Two (2), in Block Three (3), in Friess Lake Grove, a recorded subdivision in the NW 1/4 and SW 1/4 all in Section 17, Township 9 North, Range 19 East, in the Town of Richfield now the Village of Richfield, Washington County, Wisconsin.

Village of Richfield Village Board Approval:

This land division is hereby approved and hereby accepted by the Village of Richfield Village Board this ____ day of _____, 201__.

John Jeffords - Village President

Jim Healy - Village Administrator/Clerk



Donald J. Thoma

Donald J. Thoma, S-2470

Dated this 18th day of January, 2016.



VILLAGE OF RICHFIELD
VILLAGE BOARD COMMUNICATION FORM

79.

MEETING DATE: May 21, 2015

SUBJECT: Creation of a one-lot CSM, Tax Keys: V10_0486 and V10_048700A
DATE SUBMITTED: May 14, 2015
SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE VILLAGE BOARD WISH TO ACCEPT THE RECOMMENDATION OF THE PLAN COMMISSION FOR THE APPROVAL OF THE PROPOSED ONE-LOT CSM?

ISSUE SUMMARY:

Badger Home Builders, Inc. has submitted a proposed certified survey map (CSM) that would combine two (2) legally established parcels to create a one (1) lot parcel consisting of 1,3534 sf (0.31ac) zoned F-1, Floodplain District. Lots One (1) and Two (2) in this subdivision block are currently vacant. The new property owner desires to combine these recently purchased lots with the intention of constructing a single family home. Of particular note with this proposed CSM is the fact that Riverview Drive as platted versus as constructed is markedly different. The roadway of Riverview Drive actually encroaches fairly significantly onto the property owner's land. The 25' wide gap between the south side of these two (2) parcels and the boat lots is a public easement to reach the same.

Given the fact that both Lots are currently vacant, the combination of these lots does not bring about any undesired zoning conflicts. In fact, as a general rule, Staff finds it easier to approve lot combinations due to our zoning regulations than lot divisions. However, it is important to note that due to the property being zoned as "Floodplain" before any land disturbing activity is to take place, which must be approved to ensure compliance with the DNR standards adopted into our zoning code last November.

The Village Engineer completed his review of the proposed CSM on March 26, 2015 and has conditionally approved it based on his suggested changes being addressed by the surveyor. They are shown in REDLINE for your convenience.

The CSM was originally submitted to the Village on March 6, 2015. As required by state statute (s. 236.34(f)) the Village Board must take action within 90 days of that date, unless the time is extended by agreement with the subdivider. On April 2, 2015 the Plan Commission recommended a conditional approval to the Village Board.

At the April Village Board meeting a number of neighboring property owners, particularly the owner directly to the east, brought to the Village's attention that the survey posts utilized by the petitioner were incorrect. Since that time, the services of Mr. Don Thoma of Accurate Surveying have been engaged by several property owners on this street and he has confirmed with Staff several inaccuracies. If you recall, the Village hired Mr. Thoma a few years back to review the Moeser/Adamski easement situation on Riverview Drive. Mr. Thoma's extensive knowledge of this area, especially this block of Riverview Drive helps Staff feel confident that the petition should be formally denied.

Going forward, several neighbors are currently in conversations with Mr. Thoma about the possibility of creating an "Assessor's Plat" or two different CSMs for the Village to consider.

FISCAL IMPACT:

Initial Project Costs: NA
Future Ongoing Costs: NA
Physical Impact (on people/space): NA
Residual or Support/Overhead/Fringe Costs: NA

REVIEWED BY:
Village Deputy Treasurer



VILLAGE OF RICHFIELD

VILLAGE BOARD COMMUNICATION FORM

7g

MEETING DATE: May 21, 2015

SUBJECT: Creation of a one-lot CSM, Tax Keys: V10_0486 and V10_048700A
 DATE SUBMITTED: May 14, 2015
 SUBMITTED BY: Jim Healy, Village Administrator

ATTACHMENTS:

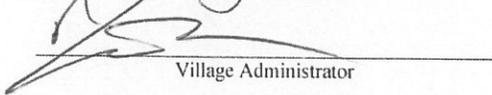
1. CSM Prepared by Pete Baily, RLS drafted on March 3, 2015
2. Village Engineer CSM with REDLINE markup dated March 26, 2015
3. Washington County GIS-Aerial overview of subject properties

STAFF RECOMMENDATION:

Motion to deny the petition by Badger Home Builders Inc. to create a one-lot CSM with properties containing the Tax Keys: V10_0486 and V10_048700A.

APPROVED FOR SUBMITTAL BY:


 Village Staff Member


 Village Administrator

VILLAGE CLERK USE ONLY
BOARD ACTION TAKEN

Resolution No. _____
 Ordinance No. _____
 Approved _____
 Other _____

Continued To: _____
 Referred To: _____
 Denied _____
 File No. _____

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VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM
MEETING DATE: March 3, 2016

SUBJECT: Comprehensive Plan Amendment, Johnny Manhattan's Development Proposal

DATE SUBMITTED: February 27, 2016

SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE PLAN COMMISSION WISH TO ADOPT BY RESOLUTION AN AMENDMENT TO THE VILLAGE'S FUTURE LAND USE MAP (COMPREHENSIVE PLAN) TO CHANGE THE LAND USE CURRENTLY SHOWN AS "SINGLE FAMILY" AND REPLACE IT WITH "COMMERCIAL"?

ISSUE SUMMARY:

The Village was recently approached by Nancy Manhattan, owner and operator of Johnny Manhattan's Restaurant regarding what she felt was a matter of public safety and overall concern. The property directly west of her establishment, indicated by Tax Key: V10_0422 was recently purchased by her in a strategic endeavor to help alleviate traffic congestion on Hubertus Road. Ms. Manhattan's plan for this property which is approximately 0.23 acres is to demolish the home, maintain the accessory structure for the storage of items related to her business, and turn the property into an auxiliary parking lot for her patrons. In order to accomplish this development project, the subject property on the Village's Future Land Use Map would need to be changed from "Single Family" to "Commercial". Next, the property would need to be rezoned, contemporaneously with a proposal to combine her principal place of business with this newly purchased property. Once finished with those steps, she would then petition the Plan Commission for a Site Plan amendment to address a newly paved parking lot, additional landscaping, and potential soft lighting.

In the Village's Comprehensive Plan, adopted in 2014, Chapter 11, entitled Community Vision and Implementation discusses the following "Overarching Policies" towards Economic Development:

"Provide assistance to persons or organizations interested in developing new, or expanding existing, small businesses in the Village."

"Enhance the historic character of the hamlet areas to enhance the attractiveness of the Village to customers and promote tourism."

Goal 3: Revitalize the hamlet areas of Richfield and Hubertus to enhance their historic charm, mix of businesses, walkable amenities, and tourist potential.

Specific Policies:

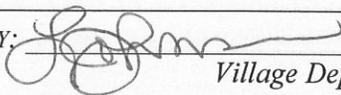
1. Support initiatives and other efforts encouraging Village residents to shop locally.
2. Support the historic design/character of Richfield and Hubertus by investing in needed lighting, signage, pedestrian amenities, plantings, and other improvements.



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM
 MEETING DATE: March 3, 2016

A policy decision will need to be made by the Plan Commission and Village Board regarding Ms. Manhattan's desire to expand her property boundary lines to assist with needed parking for her growing business.

FUTURE IMPACT & ANALYSIS:

REVIEWED BY:  Village Deputy Clerk

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

ATTACHMENTS:

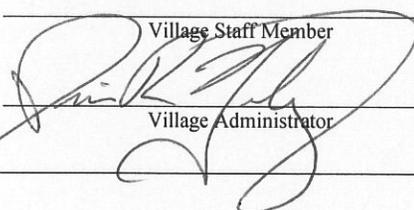
1. Resolution R2016-03-01, a Resolution to make amendments to the Comprehensive Plan
2. Washington County GIS aerial overview of subject parcel V10_0422

STAFF RECOMMENDATION:

Motion to approve Resolution R2016-03-01, a Resolution to amend the Future Land Use Maps of the Village's Comprehensive Plan and to direct Staff to fulfill requirements of Wisconsin State Statutes for giving notice of the proposed Public Hearing on April 21, 2016 at 7:00PM.

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. _____

Village of Richfield Plan Commission

Resolution No. R2016-03-01

A Resolution Acting and Recommending to the Village Board the Amendment of the Village's Comprehensive Plan

WHEREAS, the Village Board is authorized by state law to adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2), Wis. Stats., and to amend it from time to time; and

WHEREAS, the Village Board adopted a comprehensive plan in 2014, following extensive public participation, and has amended such plan on multiple occasions since then; and

WHEREAS, the Village Board adopted a public participation plan which established procedures and requirements to amend the adopted comprehensive plan; and

WHEREAS, Nancy Manhattan owns land indicated by Tax Key: V10-0422, located at 3726 Hubertus Road and has submitted an application to amend the future land use map (Map 12) included in the comprehensive plan by changing the land use classification of the area depicted in Exhibit A from "Single Family" to "Commercial"; and

WHEREAS, the Plan Commission reviewed the petitioner's request on March 3, 2016; and

WHEREAS, the Plan Commission finds that the comprehensive plan with the proposed amendments contains all of the required elements specified in Section 66.1001(2), Wis. Stats.; and

WHEREAS, the Village Board will hold at least one public hearing regarding the proposed amendment in compliance with the requirements of Section 66.1001(4)(d), Wis. Stats.

NOW THEREFORE, by a majority vote of the entire commission recorded in its official minutes, the Plan Commission recommends the following amendments to the Village Board:

1. Change the land use classification of the area depicted in Exhibit A from "Single Family" to "Commercial"

NOW THEREFORE, the Village Clerk is directed to send a copy of this resolution to each of the following:

- a. the clerk for Washington County;
- b. the clerk of every local government unit that is adjacent to the Village;
- c. the Wisconsin Land Council;
- d. the Wisconsin Department of Administration;
- e. Southeastern Wisconsin Regional Planning Commission; and
- f. those public libraries that serve the Village.

Passed and adopted this 3rd day of March, 2016

James Otto, Plan Commission Chair

ATTEST:

James Healy, Village Administrator

Exhibit A.

(See Attached)

6 g



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: March 3, 2016

SUBJECT: SBOP – Bender Automotive, 2903 STH 167, Tax Key: V10_035000C
DATE SUBMITTED: February 24, 2016
SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE PLAN COMMISSION WISH TO APPROVE THE PROPOSED LIGHTING PLAN FOR BENDER AUTOMOTIVE, LOCATED AT 2903 STH 167?

ISSUE SUMMARY:

As a carryover from February, the business proposal before us tonight is for Bender Automotive, located at 2903 STH 167. This property is directly south of the truck stop on the north side of STH 167. It is currently being operated by a “Thrifty Car Rental” business and has for many years. Bender Automotive will be operating its business out of the same retail space. The ~7ac subject property is presently zoned B-4, Highway Business District where “auto sales and services” are listed as a “Permitted Principal Use”. At the February Plan Commission meeting the following motions were made regarding the business operations:

Plan of Operation:

Motion by Commissioner Melzer to approve the proposed Plan of Operation for Bender Automotive, located at 2903 STH 167 (Tax Key: V10_035000C); Seconded by Trustee Collins; Motion carried unanimously.

Site Plan:

Motion by Commissioner Melzer to approve the proposed Site Plan for Bender Automotive, located at 2903 STH 167 (Tax Key: V10_035000C); Seconded by Trustee Collins; Motion carried unanimously.

Lighting Plan:

The property is located in the Zone 1 Lighting District, which allows 100,000 lumens per acre. The property is approximately 6.9acres, allowing a maximum of 690,000 lumens. They are proposing four (4) fixtures with a total of 78,000 lumens.

Section 234-7(O) of the Village Code establishes maximum foot candles at property boundary lines. For commercial property, the standard is 0.2 foot candle. Given the configuration of the County’s right-of-way, the location of the existing parking lot and placement of the proposed light poles, the lighting levels substantially exceed the standard on the north side along the highway right-of-way and on the northwest corner of the property. That section of the code, however, does give discretion to the Plan Commission as follows:

“Plan Commission may exercise discretion in regard to light trespass into public rights-of-way if it is determined to be beneficial to safe lighting conditions of adjacent sidewalks or other public areas”.

The applicant has confirmed that the light poles are 20’ in height and will be placed on a concrete pedestal as required with full cut-off fixtures as required by code. Electric power to each of the poles will be underground.

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VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: March 3, 2016

SUBJECT: SBOP – Bender Automotive, 2903 STH 167, Tax Key: V10_035000C
DATE SUBMITTED: February 24, 2016
SUBMITTED BY: Jim Healy, Village Administrator

In regards to the ‘light trespass’, the Plan Commission has options it can consider:

1. Conditionally approve the outdoor lighting plan, as presented, provided the property owner obtains approval from WisDOT/Washington County with regard to lighting levels within the highway ROW and provides such documentation to the Village Administrator before the lights are installed.
2. Approve the outdoor lighting plan as presented provided the property owner modifies the parking lot lights as requested by WisDOT/Washington County to address any issues related to light trespass onto the highway ROW. All necessary work relating to the required changes shall be completed within the timeframe established by the DOT/Washington County.
3. Require the applicant to comply with the Village’s ordinances.

On Wednesday, February 24th Village Staff contacted the Washington County Highway Commissioner regarding the light trespass. According to the Washington County GIS, the property is owned by the County, not the State of Wisconsin. It is believed that the County records are incorrect in this regard based on my conversation with the Highway Commissioner. Prior to the meeting it is assumed that Staff will have received some preliminary direction from the County and/or made contact with a WisDOT official regarding the light trespass.

FUTURE IMPACT AND ANALYSIS:

REVIEWED BY: _____
Village Deputy Treasurer

Forward to Village Board: No
Additional Approvals Needed: No
Signatures Required: No

ATTACHMENTS:

1. Photometric plan prepared by Elan Lighting
2. Washington County GIS aerial overview of subject property

STAFF RECOMMENDATION:

Lighting Plan:

Motion to conditionally approve the proposed lighting plan for Bender Automotive, located at 2903 STH 167 (Tax Key: V10_035000C) subject to the written authorization by either the Washington County Highway Commissioner and/or a WisDOT official.

APPROVED FOR SUBMITTAL BY:

VILLAGE CLERK USE ONLY
BOARD ACTION TAKEN

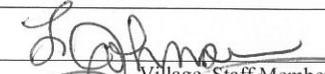
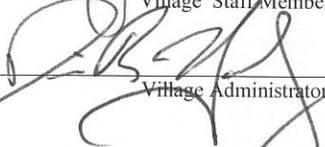
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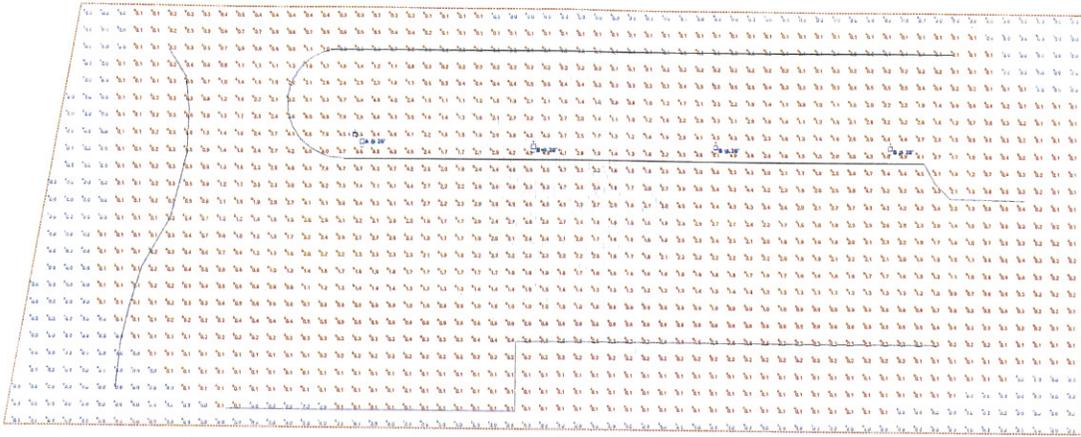


VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: March 3, 2016

SUBJECT: SBOP – Bender Automotive, 2903 STH 167, Tax Key: V10_035000C
DATE SUBMITTED: February 24, 2016
SUBMITTED BY: Jim Healy, Village Administrator

 _____ Village Staff Member  _____ Village Administrator	Resolution No. _____ Ordinance No. _____ Approved _____ Other _____	Continued To: _____ Referred To: _____ Denied _____ File No. _____
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Plan View
Scale: 1/4" = 1'

Schedule												
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	
	A	1	Lithonia Lighting	KAD 250M R4 (PROBE)	Area Luminaire, 250W MH, R4 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 250-WATT CLEAR BT-28 METAL HALIDE, HORIZONTAL POSITION.	1	KAD_250M_R4_(PROBE).ies	19500	0.68	594	
	B	3	Lithonia Lighting	KAD 250M R4 (PROBE)	Area Luminaire, 250W MH, R4 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 250-WATT CLEAR BT-28 METAL HALIDE, HORIZONTAL POSITION.	1	KAD_250M_R4_(PROBE).ies	19500	0.68	297	

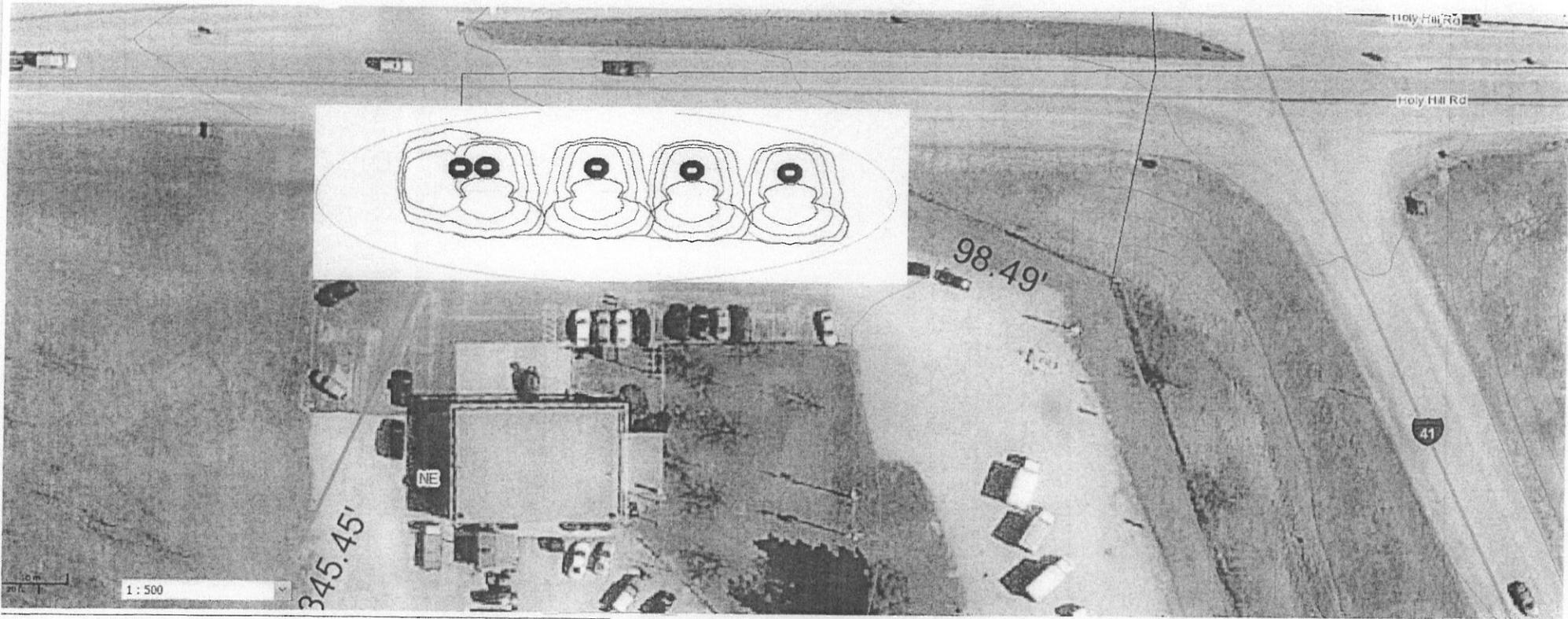
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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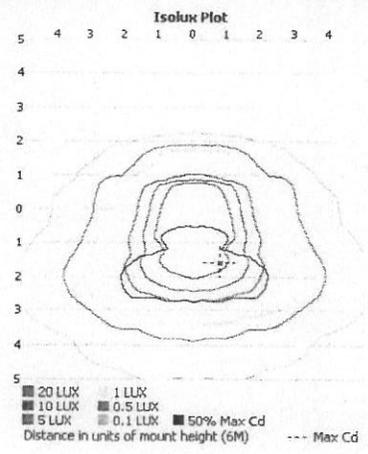
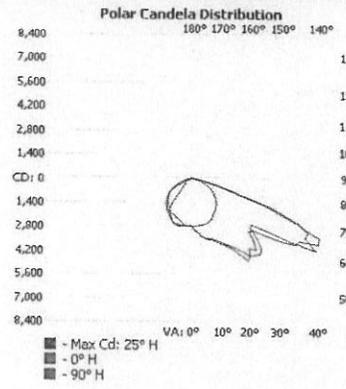
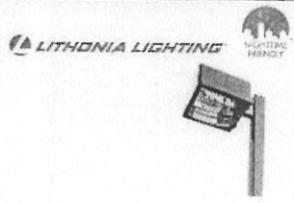
Calc Zone #1	+	1.1 fc	9.7 fc	0.0 fc	N/A	N/A
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The Four black circles (●) on the North grass area next to the asphalt parking lot, represent the location of the concrete footings to be installed, that will support new lighting.





ST #: 1151102805
 ST LAB: ACUITY BRANDS LIGHTING CONYERS LAB
 ST DATE: 1/31/2008
 T ALOG: KAD 250M R4 (PROBE)
 SCRIPTION: AREA LUMINAIRE, 250W MH, R4 REFLECTOR, FULL CUTOFF MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA
 ies: KAD
 P CATALOG: M250/U
 P: ONE 250-WATT CLEAR 6T-28 METAL HALIDE, HORIZONTAL POSITION.
 P OUTPUT: 1 LAMP, RATED LUMENS/LAMP: 19500
 UT WATTAGE: 297
 INOUS OPENING: RECTANGLE (L: 15", W: 15")
 Value: 41 (BF = 1)
 Category: AREA S. SITE LIGHT - TYPE IV
 Cd: 8,371.0 AT HORIZONTAL: 25°, VERTICAL: 60°
 ff Class: FULL CUTOFF
 dway Class: VERY SHORT, TYPE IV
 ciency: 63.8%





FEATURES & SPECIFICATIONS

INTENDED USE – Ideal for parking areas, street lighting, walkways and car lots.

CONSTRUCTION – Rugged, die-cast, soft corner aluminum housing with 0.12" nominal wall thickness. Die-cast door frame has impact-resistant, tempered, glass lens that is fully gasketed with one-piece tubular silicone.

Finish: Standard finish is dark bronze (DDB) polyester powder finish, with other architectural colors available.

OPTICS – Anodized, aluminum reflectors: IES full cutoff distributions R2 (asymmetric), R3 (asymmetric), R4 (forward throw) and R55 (square) are interchangeable. High-performance anodized, segmented aluminum reflectors IES full cutoff distributions SR2 (asymmetric), SR3 (asymmetric) and SR45C (forward throw, sharp cutoff). High-performance reflectors attach with tool-less fasteners and are rotatable and interchangeable.

ELECTRICAL – Ballast: High pressure sodium: 70-150W is high reactance, high power factor. Constant wattage autotransformer for 200-400W. Metal halide: 70-150W is high reactance, high power factor and is standard with pulse-start ignitor technology. "SCWA" not required. Constant wattage autotransformer for 175-400W. Super CWA (pulse start ballast), 88% efficient and EISA legislation compliant, is required for metal halide 151-400W (SCWA option) for US shipments only. CSA, NOM or INTL required for probe start shipments outside of the US. Pulse-start ballast (SCWA) required for 200W, 320W, or 350W. Ballast is 100% factory-tested.

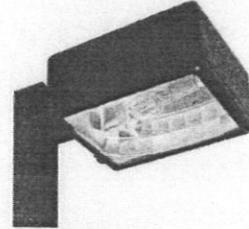
Socket: Porcelain, horizontally oriented medium base socket for 70-150M. Mogul base socket for 175M and above, and 70-400S, with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W, 600V.

LISTINGS – UL Listed (standard). CSA Certified (see Options). UL listed for 25°C ambient and wet locations. IP65 rated in accordance with standard IEC 529.

WARRANTY – 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

Catalog Number
Notes
Type



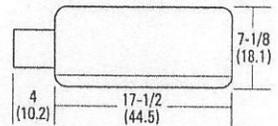
Specifications

EPA: 1.2 ft.²
 *Weight: 35.9 lbs (16.28 kg)
 Length: 17-1/2 (44.5)
 Width: 17-1/2 (44.5)
 Depth: 7-1/8 (18.1)
 All dimensions are inches (centimeters) unless otherwise specified.
 *Weight as configured in example below.

CONTOUR
 SERIES
 Soft Square Lighting

KAD

METAL HALIDE: 70-400W
 HIGH PRESSURE SODIUM: 70-400W
 20' TO 35' MOUNTING



ORDERING INFORMATION For shortest lead times, configure product using **bolded options**.

Example: **KAD 400M R3 TB SCWA SPD04 LPI**

Series	Wattage		Distribution		Voltage	Ballast		Mounting ¹²		
KAD	Metal halide	High pressure sodium ¹	Ceramic metal halide	Standard reflectors	120 208 ⁸ 240 ⁹ 277 347 480 ⁹ TB ¹⁰ 23050HZ ¹¹	(blank)	Magnetic ballast	Ships in fixture carton		
	70M ^{1,2} 250M⁴	70S	70MHC ^{1,2}	R2 IES type II asymmetric ⁷		CWI	Contant wattage isolated ⁹	SPD	Square pole	04 4" arm
	100M ¹ 320M ⁴	100S	100MHC ¹	R3 IES type III asymmetric ⁷		Pulse Start E	SCWA Super CWA pulse-start ballast	RPD	Round pole	06 6" arm
	150M 350M ^{4,4}	150S	150MHC	R4 IES type IV forward throw ⁸				WBD	Wall bracket	09 9" arm
	175M ³ 400M ^{5,6}	150S	150MHC	R55 IES type V square		SR45C IES type IV forward throw	NOTE: For shipments to U.S. territories, SCWA must be specified to comply with EISA.	WWD	Wood or pole wall	12 12" arm
	200M ⁴	250S	400S					Ships separately ^{13,14}	DAD12P	Degree arm (pole)
		400S						DAD12WB	Degree arm (wall)	
						WBA	Decorative wall bracket ¹⁵			
						KMA	Mast arm external fitter			
						KTMB	Twin mounting bar			

Options				Finish ²²		Lamp ²⁷	
Shipped installed in fixture		CSA CSA Certified	PE3 NEMA twist-lock PE (347V)	(blank) Dark bronze	DNAXD	Natural aluminum	LPI Lamp included
SF	Single fuse (120, 277, 347V) ¹⁶	INTL Available MH for probe start shipping outside the U.S.	PE4 NEMA twist-lock PE (480V)	DWH White	DWHXD	White	L/LP Less lamp
DF	Double fuse (208, 240, 480V) ¹⁶	REGC1 California Title 20, effective 1/1/2010	PE7 NEMA twist-lock PE (277V)	DBL Black	DDBTXD	Textured dark bronze	
PD	Power tray ¹⁷	Shipped separately ¹³	SC Shorting cap for PER option	DMB Medium bronze	DBLBXD	Textured black	
PER	NEMA twist-lock receptacle only (no photocontrol)	HS House side shield	VG Vandal guard ¹⁹	DNA Natural aluminum	DNATXD	Textured natural aluminum	
QRS	Quartz restrrike system ¹⁸	PE1 NEMA twist-lock PE (120, 208, 240V)	WG Wire guard ¹⁹	Super Durable Finishes	DWHGXD	Textured white	
QRSTD	QRS time delay ¹⁸			DDBXD Dark bronze			
WTB	Terminal wiring block ¹⁷			DBLXD Black			

Accessories: Tenon Mounting Slipfitter (RPxx required.)
 Order as separate catalog number. Must be used with pole mounting.

	Number of fixtures						
Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°	
2-3/8"	T20-190	T20-280	T20-290 ²²	T20-320 ²²	T20-390 ²²	T20-490 ²²	
2-7/8"	T25-190	T25-280	T25-290 ²²	T25-320	T25-390 ²²	T25-490 ²²	
4"	T35-190	T35-280	T35-290 ²²	T35-320	T35-390 ²²	T35-490 ²²	

- Notes
- Not available with SCWA.
 - Not available with 480V.
 - These wattages do not comply with California Title 20 regulations.
 - Must be ordered with SCWA.
 - These wattages require the REGC1 option to be chosen for shipments into California for Title 20 compliance. 250M REGC1 is not available in 347 or 480V.
 - Reduced jacket ED28 required for SR2, SR3 and SR45C optics.
 - House-side shield available.
 - High performance reflectors not available with QRSTD.
 - Must specify CWI for use in Canada.
 - Optional multi-tap ballast (120, 208, 240, 277V; in Canada: 120, 277, 347V).
 - Consult factory for available wattages.
 - 9" arm is required when two or more luminaires are oriented on a 90° drilling pattern.
 - May be ordered as an accessory.
 - Must specify finish when ordered as an accessory.
 - Available with SPD04 and SPD09.
 - Must specify voltage. N/A with TB.
 - Only available with SR2, SR3 and SR45C optics.
 - Max allowable wattage lamp included.
 - Prefix with KAD when ordered as an accessory.
 - See www.lithonia.com/archcolors for additional color options.
 - Must be specified. L/LP not available with MHC.
 - Must use RPD09.



Catalog Number	
Notes	Type

FEATURES & SPECIFICATIONS

CONSTRUCTION — Weldable-grade (ASTM A-595 Grade A), hot-rolled, commercial-quality carbon steel tubing with a minimum yield of 55,000 psi. Uniform wall thickness of 11-gauge (0.1196") or 7-gauge (0.1793"). Shaft is one-piece construction with a full-length longitudinal high-frequency electric resistance weld and is square in cross-section having a uniform taper of approximately .11" per foot.

Anchor base is fabricated from hot-rolled carbon steel plate that conforms with ASTM A36. Base cover is finished to match pole.

A rectangular, reinforced handhole rim having nominal dimensions of 3 x 5" for shafts less than 6.375" square and oval shaped 4 x 6.5" for all other shafts. Included is a steel cover with attachment screws. Handhole is located 18" above the base.

Top cap provided with all drill-mount poles.

Fasteners are high-strength galvanized, zinc-plated or stainless steel.

FINISH — Must specify finish.

GROUNDING — Provision located inside handhole rim. Grounding hardware is not included (provided by others).

ANCHOR BOLTS — Top portion of anchor bolt is galvanized per ASTM A-153. Made of steel rod having a minimum yield strength of 55,000 psi.



Anchor Base Poles

STS

SQUARE TAPERED STEEL

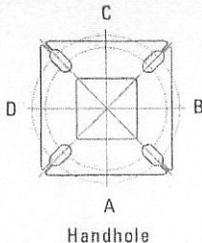
ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: STS 30 6-4B DM19 DDB

Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness	Mounting ¹	Options	Finish ⁷
STS	20 – 50 feet (see back page.)	(See back page.)	Tenon mounting PT Open top T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS)	Shipped installed L/AB Less anchor bolts FBC Full base cover VD Vibration damper TP Tamper proof H1-18Sxx Horizontal arm bracket (1 fixture) ^{3,4} FDLxx Festoon outlet less electrical ³ CPL12xx 1/2" coupling ³ CPL34xx 3/4" coupling ³ CPL1xx 1" coupling ³ NPL12xx 1/2" threaded nipple ³ NPL34xx 3/4" threaded nipple ³ NPL1xx 1" threaded nipple ³ EHHxx Extra handhole ^{3,5}	Standard colors DDB Dark bronze DWH White DBL Black DMB Medium bronze DNA Natural aluminum GALV Galvanized finish Classic colors DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue Architectural colors (powder finish) ⁷
			Drill mounting² DM19 1 at 90° DM28 2 at 180° DM28PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° AERIS™/OMERO™ Drill mounting² DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° AERIS™ Suspend drill mounting^{2,6} DMxxAST_ OMERO™ Suspend drill mounting^{2,6} DMxxMRT_		

HANDHOLE ORIENTATION



NOTES:

- When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
- The drilling template to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
- Specify location and orientation when ordering option. For 1st "x": Specify the height in feet above base of pole. Example: 5ft = 5 and 20ft = 20
For 2nd "x": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram above.
- Horizontal arm is 18" x 2-3/8" O.D. tenon standard.
- Combination of tenon-top and drill mount includes extra handhole.
- Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
- Finish must be specified. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Powder finish standard.

IMPORTANT INSTALLATION NOTES:

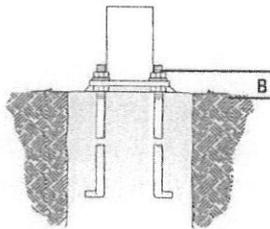
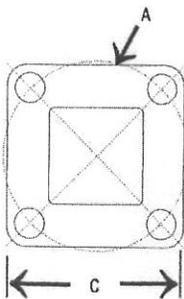
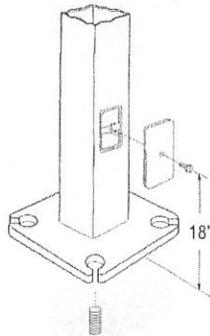
- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.

STS Square Tapered Steel Poles

TECHNICAL INFORMATION

Catalog Number	Nominal shaft length (feet)	Pole Shaft Size (Base in. x Top in. x ft.)	Wall Thickness (inches)	Gauge	EPA (ft ²) with 1.3 gust						Bolt Circle (inches)	Bolt Size (in. x in. x in.)	Approximate ship weight (pounds)
					80 mph	Max. weight	90 mph	Max. weight	100 mph	Max. weight			
STS 20 5-2B	20	5.25 x 3.05 x 20	0.125	11	18.0	452	13.8	345	10.7	268	10-3/4	1 x 36 x 4	155
STS 20 5-5F	20	5.50 x 3.30 x 20	0.188	7	30.5	764	24.0	602	19.0	477	11	1 x 36 x 4	235
STS 25 6-0B	25	6.00 x 3.25 x 25	0.125	11	16.8	422	12.6	315	9.5	238	12	1 x 36 x 4	205
STS 25 6-4F	25	6.41 x 3.66 x 25	0.188	7	28.5	713	22.5	563	18.2	455	12-1/2	1 x 36 x 4	310
STS 30 6-4B	30	6.41 x 3.11 x 30	0.125	11	13.6	340	9.8	245	7.0	175	12-1/2	1 x 36 x 4	260
STS 30 6-4F	30	6.41 x 3.11 x 30	0.188	7	23.6	590	17.9	448	13.7	343	12-1/2	1 x 36 x 4	375
STS 35 6-8B	35	6.81 x 2.96 x 35	0.125	11	10.7	269	7.3	184	4.8	120	13	1 x 36 x 4	305
STS 35 7-1F	35	7.13 x 3.28 x 35	0.188	7	23.4	585	17.4	435	13.0	325	13-1/2	1 x 36 x 4	475
STS 39 7-1B	39	7.18 x 2.92 x 39	0.125	11	8.6	215	5.4	135	3.0	75	13-1/2	1 x 36 x 4	345
STS 39 7-1F	39	7.13 x 2.87 x 39	0.188	7	19.3	483	14.2	355	10.4	260	13-1/2	1 x 36 x 4	500
STS 45 7-8F	45	7.88 x 2.93 x 45	0.188	7	16.0	400	11.1	278	7.4	187	14-1/2	1 x 36 x 4	620
STS 45 8-7F	45	8.75 x 3.80 x 45	0.188	7	23.5	588	16.6	415	11.4	287	15-3/4	1-1/4 x 42 x 6	730
STS 50 8-8F	50	8.81 x 3.31 x 50	0.188	7	19.4	485	13.2	332	8.7	218	16	1-1/4 x 42 x 6	780

BASE DETAIL



POLE DATA					
Shaft base size	Bolt circle A	Bolt projection B	Base square C	Template description	Anchor bolt description
5.2" B	10.75"	3.50" - 4.25"	10.75"	ABTEMPLATE PJ50095	AB36-0
5.5" F	11"	3.75" - 4.50"	11"	ABTEMPLATE PJ50096	AB36-0
6.0" B	12"	3.50" - 4.25"	11.5"	ABTEMPLATE PJ50097	AB36-0
6.4" F	12.5"	4.00" - 4.75"	11.875"	ABTEMPLATE PJ50098	AB36-0
6.4" B	12.5"	3.50" - 4.25"	11.875"	ABTEMPLATE PJ50099	AB36-0
6.8" B	13"	3.50" - 4.25"	12.25"	ABTEMPLATE PJ50101	AB36-0
7.1" F	13.5"	4.25" - 5.00"	12.625"	ABTEMPLATE PJ50102	AB36-0
7.1" B	13.5"	3.50" - 4.25"	12.625"	ABTEMPLATE PJ50103	AB36-0
7.8" F	14.5"	4.00" - 4.75"	13.375"	ABTEMPLATE PJ50105	AB36-0
8.7" F	15.75"	4.75" - 5.50"	14.25"	ABTEMPLATE PJ50106	AB42-0
8.8" F	16"	4.50" - 5.25"	15.5"	ABTEMPLATE PJ50107	AB42-0

IMPORTANT:

• These specifications are intended for general purposes only. Lithonia reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.



An Acuity Brands Company

Sheet #: Pole-STS

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Lithonia Lighting

Outdoor

One Lithonia Way, Conyers, GA 30012

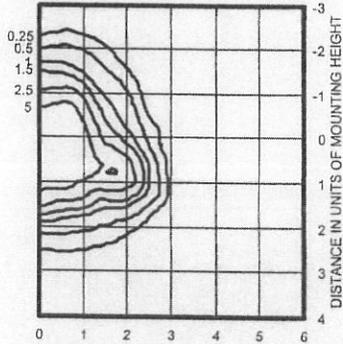
Phone: 770-922-9000 Fax: 770-918-1209

www.lithonia.com

KAD Metal Halide, Arm-mounted Soft Square Cutoff

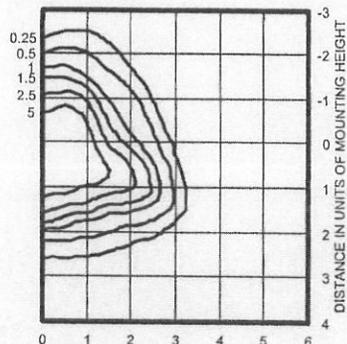
Coefficient of Utilization _____
Initial Footcandles _____

KAD 400M R2 Test no. 1193083101P
ISOILLUMINANCE PLOT (Footcandle)



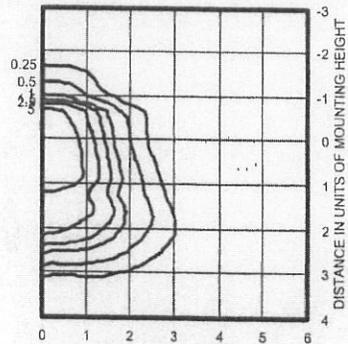
400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Short, Full Cutoff

KAD 400M R3 Test no. 1192040902P
ISOILLUMINANCE PLOT (Footcandle)



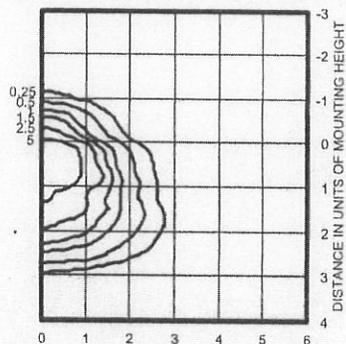
400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Short, Full Cutoff

KAD 400M R4 Test no. 1191110101P
ISOILLUMINANCE PLOT (Footcandle)



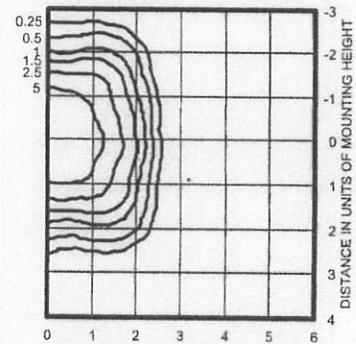
400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type III, Very Short), Full Cutoff

KAD 400M R4HS Test no. 1192061101P
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type III, Very Short), Full

KAD 400M R5S Test no. 1194040801P
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type NC, Very Short), Full Cutoff

Notes

- 1 Photometric data for other distributions can be accessed at www.lithonia.com.
- 2 Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications on this sheet are based on the most current available data and are subject to change without notice.
- 3 For electrical characteristics, consult outdoor technical data specification sheets on www.lithonia.com.

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

25 ft. = 0.64

35 ft. = 0.32

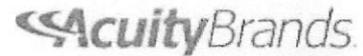
40 ft. = 0.25

$$\left(\frac{\text{Existing Mounting Height}}{\text{New Mounting Height}} \right)^2 = \text{Correction Factor}$$

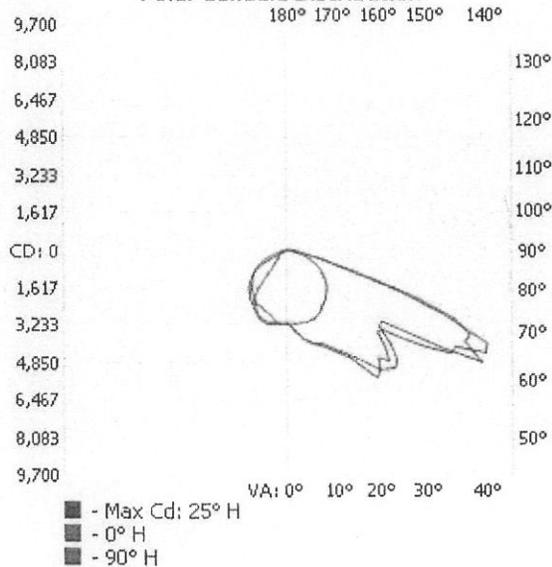
OUTDOOR PHOTOMETRIC REPORT

CATALOG: KAD 250M R4 (PULSE START)

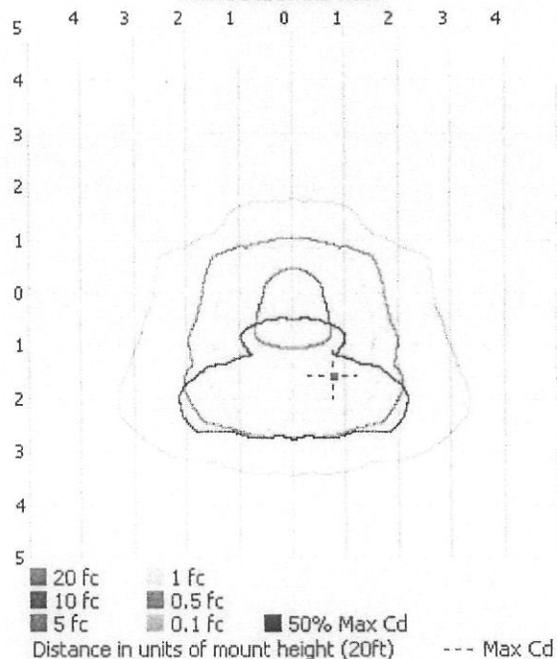
TEST #: 1191102805P
 TEST LAB: SCALED PHOTOMETRY
 TEST DATE: 1/31/2008
 CATALOG: KAD 250M R4 (PULSE START)
 DESCRIPTION: AREA LUMINAIRE, 250W MH, R4 REFLECTOR, FULL CUTOFF MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA
 Series: KAD
 LAMP CATALOG: M250/U/BT28/PS
 LAMP: ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION
 LAMP OUTPUT: 1 LAMP, RATED LUMENS/LAMP: 22500
 INPUT WATTAGE: 288
 LUMINOUS OPENING: RECTANGLE (L: 15", W: 15")
 TER Value: 49 (BF = 1)
 TER Category: AREA & SITE LIGHT - TYPE IV
 Max Cd: 9,660.1 AT HORIZONTAL: 25°, VERTICAL: 60°
 Cutoff Class: FULL CUTOFF
 Roadway Class: VERY SHORT, TYPE IV
 Efficiency: 63.8%



Polar Candela Distribution



Isofootcandle Plot



VISUAL PHOTOMETRIC TOOL 1.2.47 COPYRIGHT 2016, ACUITY BRANDS LIGHTING.

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1191102805P
 VISUAL PHOTOMETRIC TOOL

PUBLISH
 PAGE 1 OF 4

ZONAL LUMEN SUMMARY

Zone	Lumens	% Lamp	% Luminaire
0-30	2,939.3	13.1%	20.5%
0-40	5,226.9	23.2%	36.4%
0-60	10,355.9	46%	72.1%
60-90	4,010.4	17.8%	27.9%
70-100	1,194.5	5.3%	8.3%
90-120	0	0%	0%
0-90	14,366.3	63.9%	100%
90-180	0	0%	0%
0-180	14,366.3	63.9%	100%

LUMENS PER ZONE

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	317.8	2.2%	90-100	0	0%
10-20	985.7	6.9%	100-110	0	0%
20-30	1,635.8	11.4%	110-120	0	0%
30-40	2,287.5	15.9%	120-130	0	0%
40-50	2,536.3	17.7%	130-140	0	0%
50-60	2,592.7	18.0%	140-150	0	0%
60-70	2,815.8	19.6%	150-160	0	0%
70-80	1,121.8	7.8%	160-170	0	0%
80-90	72.7	0.5%	170-180	0	0%

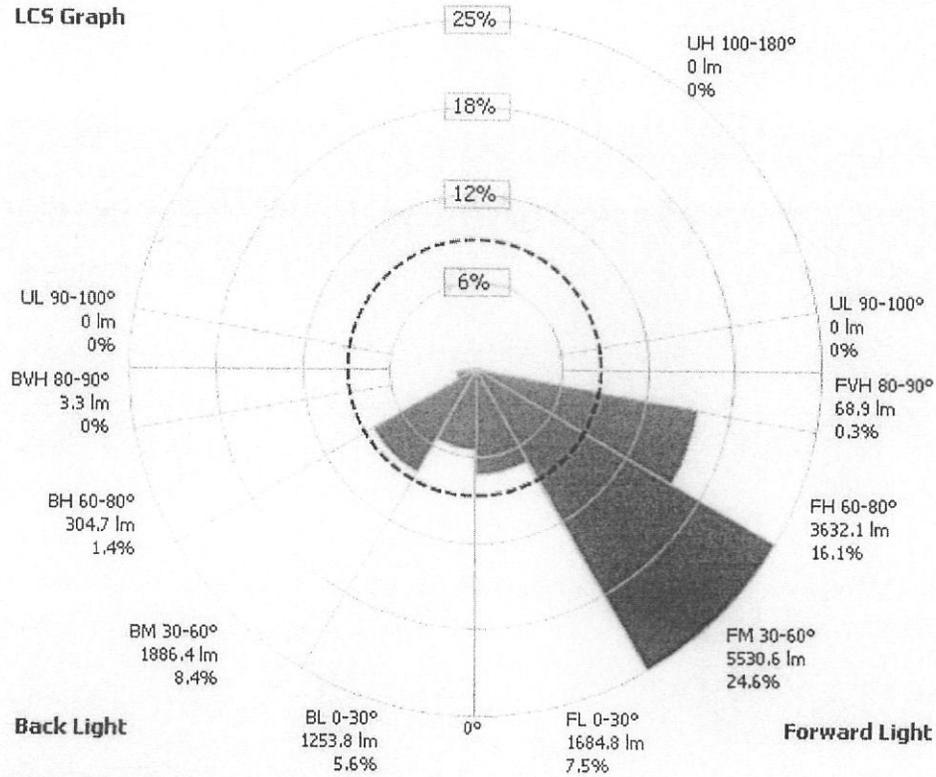
ROADWAY SUMMARY

Cutoff Classification:	FULL CUTOFF	
Distribution:	TYPE IV, VERY SHORT	
Max Cd, 90 Deg Vert:	0	
Max Cd, 80 to <90 Deg:	992.4	
	Lumens	% Lamp
Downward Street Side:	10,916.4	48.5%
Downward House Side:	3,448.1	15.3%
Downward Total:	14,364.5	63.8%
Upward Street Side:	0	0%
Upward House Side:	0	0%
Upward Total:	0	0%
Total Lumens:	14,364.5	63.8%

LCS TABLE

BUG RATING	B3 - U0 - G2
FORWARD LIGHT	LUMENS LUMENS %
Low(0-30):	1,684.8 7.5%
Medium(30-60):	5,530.6 24.6%
High(60-80):	3,632.1 16.1%
Very High(80-90):	68.9 0.3%
BACK LIGHT	
Low(0-30):	1,253.8 5.6%
Medium(30-60):	1,886.4 8.4%
High(60-80):	304.7 1.4%
Very High(80-90):	3.3 0%
UPLIGHT	
Low(90-100):	0 0%
High(100-180):	0 0%
TRAPPED LIGHT:	8,135.5 36.2%

LCS Graph



Back Light

Forward Light

Scale = Max LCS %

⊙ Trapped Light: 8135.5lm, 36.2%

CANDELA TABLE - TYPE C

	0	15	25	35	45	55	65	75	85	90	105	115	125	135	145	155	165	175	180
0	3164	3164	3164	3164	3164	3164	3164	3164	3164	3164	3164	3164	3164	3164	3164	3164	3164	3164	3164
5	3490	3508	3465	3499	3439	3404	3290	3261	3219	3179	3182	3148	3171	3179	3179	3247	3200	3209	3214
10	3904	3909	3875	3897	3794	3733	3546	3465	3306	3214	3195	3186	3205	3227	3265	3214	3195	3162	3112
15	4190	4186	4150	4159	4084	3974	3816	3645	3416	3236	3195	3175	3274	3306	3240	3070	3060	2963	2930
20	4418	4394	4287	4292	4257	4224	4015	3828	3513	3222	3171	3179	3309	3252	3134	2901	2845	2833	2822
25	4834	4818	4771	4681	4408	4309	4157	3897	3499	3143	3074	3083	3171	3038	2835	2802	2790	2759	2755
30	5360	5398	5282	5192	4863	4519	4161	3850	3439	3011	2905	2905	2948	2721	2707	2696	2669	2633	2662
35	6720	6675	6395	5962	5425	4854	4221	3724	3279	2835	2721	2684	2646	2491	2545	2556	2624	2620	2633
40	6078	6083	6187	6717	6087	5237	4264	3666	3182	2707	2534	2525	2444	2356	2381	2489	2545	1996	1564
45	5934	5740	6334	6663	7000	5775	4375	3584	3036	2561	2369	2361	2185	2183	2226	2163	1395	824	741
50	5380	5482	4980	5169	6083	5955	4484	3486	2779	2300	2125	2097	1978	1969	2044	992	664	571	495
55	7309	7511	6611	6047	4681	4453	4484	3317	2444	1996	1836	1827	1733	1771	1156	502	473	524	509
60	8338	8252	8932	9660	6817	4197	3799	3070	2111	1647	1559	1549	1464	1339	479	372	471	554	462
65	9472	8904	9053	8639	7945	6256	3153	2845	1836	1301	1193	1182	1177	542	317	338	322	180	130
70	4929	4404	5374	5576	7177	5353	4233	2318	1469	914	846	833	808	275	248	113	45	31	27
75	1483	1369	1549	1497	2520	3430	3468	1782	833	443	426	405	204	142	50	18	5	5	9
80	432	353	490	455	580	369	867	992	578	248	196	187	31	5	0	0	0	0	0
85	0	0	0	0	31	66	59	78	47	23	9	0	0	0	0	0	0	0	0
90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ballast info

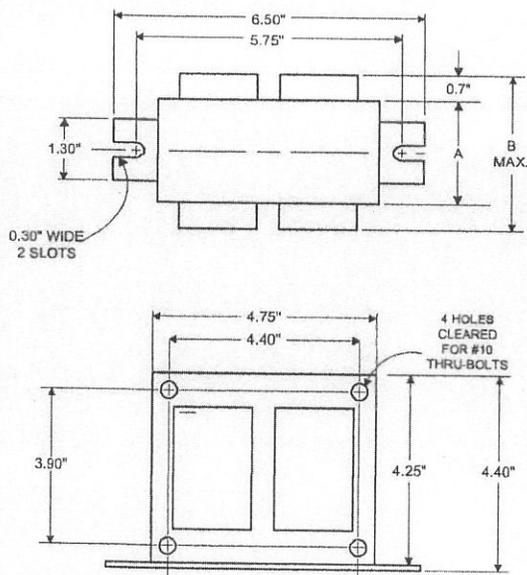
**PHILIPS
ADVANCE**

Metal
Halide
Lamp Ballast

Catalog Number 71A5792EE
For 250W M138/M153 (P.S.)
60 Hz SUPER-CWA
Status: Active

DIMENSIONS AND DATA

4 1/4 X 4 3/4 CORE - 2 COIL UNIT



		120	208	240	277
INPUT VOLTS					
CIRCUIT TYPE		SUPER-CWA			
POWER FACTOR (min)		93%			
REGULATION					
Line Volts		±10%			
Lamp Watts		±10%			
LINE CURRENT (Amps)					
Operating		2.52	1.44	1.26	1.10
Open Circuit		1.10	0.64	0.55	0.48
Starting		2.27	1.34	1.13	0.98
UL TEMPERATURE RATINGS					
Insulation Class		H(180°C)			
Coil Temperature Code		1029			
MIN. AMBIENT STARTING TEMP.		-20°F or -30°C			
NOM. OPEN CIRCUIT VOLTAGE		280			
INPUT VOLTAGE AT LAMP DROPOUT		60	104	120	138
INPUT WATTS		284			
RECOMMENDED FUSE (Amps)		8	5	5	3
CORE and COIL					
Dimension (A)		1.61			
Dimension (B)		3.55			
Weight (lbs.)		9.7			
Lead Lengths		12"			
CAPACITOR REQUIREMENT					
Microfarads		17.0			
Volts (min.)		340			
Fault Current Withstand (amps)					
60 Hz TEST PROCEDURES (Refer to Advance Test Procedure for HID Ballasts - Form 1270)					
High Potential Test (Volts)					
1 minute		2000			
2 seconds		2500			
Open Circuit Voltage Test (Volts)		254-308			
Short-Circuit Current Test (Amps)					
Secondary Current		2.42-2.96			
Input Current		1.79-2.66	1.03-1.59	0.89-1.34	0.77-1.16

Capacitor: 7C170P40



Capacitance: 17
Dia/Oval Dim: 1.75
Height: 3.75
Temp Rating: 105°C

Wiring Diagram:

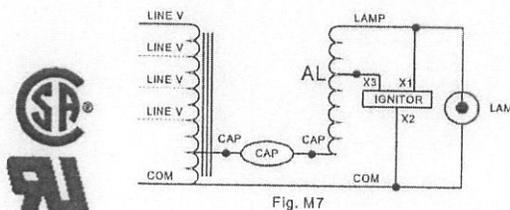


Fig. M7

Ignitor: LI533-H4



Red (X1)
White (X2)
Blue (X3)

Ballast to Lamp Distance
(BTL) = 2 feet
Temp Rating: 105°C

Ordering Information

Order Suffix	Description
--------------	-------------

Data is based upon tests performed by Philips Lighting Electronic N.A. in a controlled environment and representative of relative performance. Actual performance can vary depending on operating conditions. Specifications are subject to change without notice.

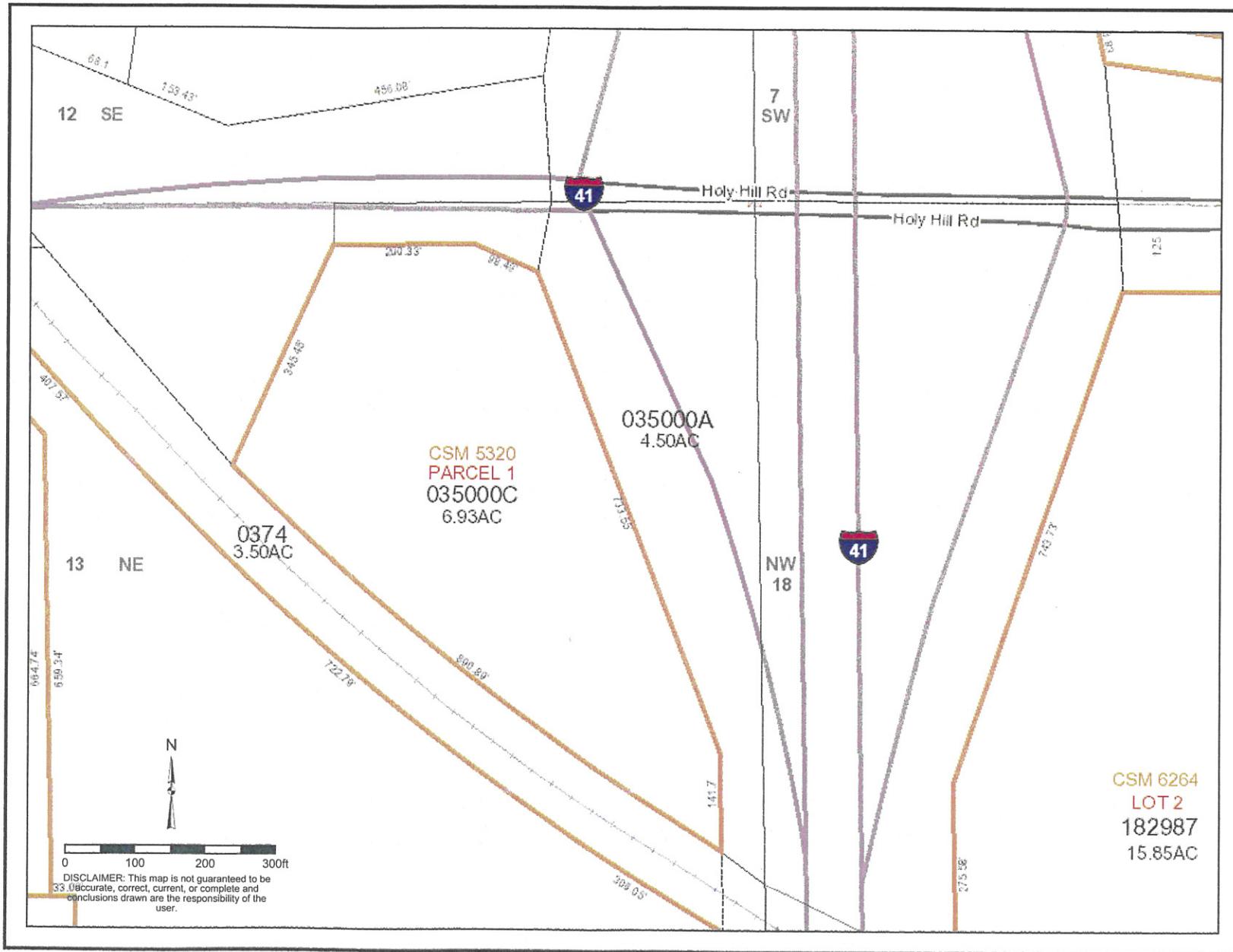
Philips Lighting Electronic N.A.

10275 West Higgins Road · Rosemont, IL 60018 · Tel:800-322-2086 Fax:888-432-1882
Customer Support/ Technical Service:800-372-3331 · OEM Support: 866-915-5886

02/19/13



0 100 200 300ft
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



6 h

6h



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM
MEETING DATE: March 3, 2016

SUBJECT: Potential Text Amendment to A-1, Exclusive Agricultural District

DATE SUBMITTED: February 28, 2016

SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: WHAT TYPES OF ALLOWABLE USES COULD/SHOULD BE ALLOWED IN THE A-1, EXCLUSIVE AGRICULTURAL DISTRICT?

ISSUE SUMMARY:

Over the last several months the Village Staff has been working in close concert with several of our local farmers regarding differing concepts of land development. Two concepts routinely come up when discussing these issues, expanding the types of allowable business uses in agricultural districts and farmers wanting to stay on their property's farmstead home but not wanting to own the surrounding agricultural land. You have instructed me to see about putting together a "Saturday Workshop" in the near future to help facilitate the discussion regarding the divisions of land and last month it was agreed that we would have an open discussion regarding the types of uses or potential text amendments to be allowed in the A-1, Exclusive Agricultural District. Tonight we will be discussing potential modifications to the text of the A-1 District related to allowable uses and conditional uses.

In the Village of Richfield, we have a handful of business-like operations which exist on agricultural property. The ones that come to mind are Basse's Taste of Country, Terra Tec Landscaping, and the Holy Hill Art Farm. All three (3) of these companies operate as 'conditional uses' and have been doing so for a number of years. The Holy Hill Art Farm at their last event in 2015 brought approximately 8,000 patrons to their property along STH 167. During the fall months, tens of thousands of individuals attend the events at Basse's too. Terra Tec Landscaping has grown from only handling landscaping to now having grown to hardscaping, horticulture, and forestry for their clients. I would encourage you to all visit their websites for additional information on these fantastic community businesses:

www.terratechlandscapes.com

www.bassesfarms.com

www.HolyHillArtFarm.com

With the growing popularity of 'Barn Weddings', 'Farm to Table Dinners', Agriculturally-themed venue hosting, corn mazes, hayrides, children's petting zoos, etc. Farmers are now starting to look at alternative revenue sources to help provide diverse revenue streams much like an individual's private investment portfolio might look like. These types of "Agritainment" events provide a great opportunity to teach others about the farming lifestyle. Tours of fields, equipment displays and lectures about how the farm operates teach non-farmers about the source of their food and why farming is important. Once the public is on the farm, the property owner has a unique opportunity to sell fresh produce or related items directly to the consumer. Whether it's a "pick your own" type operation or a small produce stand set up on the property, it would appear that the consumer demand for these types of operations is growing. Ms. Kris Jacklin, operator of the Holy Hill Art Farm has provided Staff with a concept for a "Dinner On The Farm" type event. These types of events are happening in communities all over the State of Wisconsin. In order to have such an event, absent any sort of a code amendment, she would need to petition the Village to amend the Conditional Use Permit she has for her property. Given our considerable discussions we've been having about the future of agricultural uses in the Village as of late, we believed it behooved us to enter into the discussion the possibility about



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM
MEETING DATE: March 3, 2016

expanding the types of allowable conditional uses in the A-1, Exclusive Agricultural District to include forms of "Agribusiness" or "Agritainment".

Tonight a facilitative discussion will take place amongst Staff and the Plan Commission. It will be meant to be interactive, so please come prepared with questions and thoughtful insights regarding the potential future uses allowed in the A-1 District, if any.

FUTURE IMPACT & ANALYSIS:

REVIEWED BY: [Signature]
Village Deputy Clerk

Forward to Village Board: No
Additional Approvals Needed: No
Signatures Required: No

ATTACHMENTS:

STAFF RECOMMENDATION:

If changes are mutually agreed upon by the Plan Commission:

Motion to direct Staff to prepare a Class II Public Hearing notice for various changes to Section 70.188(D), "Conditional Uses" of the A-1, Exclusive Agricultural District as discussed tonight.

If no potential amendments are accepted by the Plan Commission:

No action needed.

APPROVED FOR SUBMITTAL BY:

VILLAGE CLERKS USE ONLY
BOARD ACTION TAKEN

[Signature]
Village Staff Member
[Signature]
Village Administrator

Resolution No. _____
Ordinance No. _____
Approved _____
Other _____

Continued To: _____
Referred To: _____
Denied _____
File No. _____