



AGENDA
PLAN COMMISSION MEETING
RICHFIELD VILLAGE HALL
4128 HUBERTUS ROAD, HUBERTUS, WISCONSIN
JULY 9, 2015
7:30 P.M.

Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Village of Richfield 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. June 4, 2015 – Regular Meeting
5. PUBLIC HEARING
 - a. Discussion regarding a petition by Hans Dawson for the rezoning of Tax Key: V10_038400T00A from Rs-3, Single Family Residential District to Rs-1, County Estates District
 - b. Discussion regarding a petition by Ross and Sharon Notham regarding the partial rezoning (10,156 sf) of Tax Key: V10_119600A from B-3, General Business District to Rs-3, Single Family Residential District
6. DISCUSSION/ACTION
 - a. Discussion and possible recommendation to the Village Board regarding a petition by Hans Dawson for the rezoning of Tax Key: V10_038400T00A from Rs-3, Single Family Residential District to Rs-1, Country Estates District
 - b. Discussion and possible recommendation to the Village Board regarding a petition by Ross and Sharon Notham regarding the partial rezoning of Tax Key: V10_119600A from B-3, General Business District to Rs-3, Single Family Residential District
 - c. Discussion and possible recommendation to the Village Board regarding a proposed one-lot Certified Survey Map for Tax Keys: V10_038400T00A and V10_038400X
 - d. Discussion and possible recommendation to the Village Board regarding an Extraterritorial Plat Review in the Town of Lisbon, River Glen subdivision, Final Plat- Colgate Investments, LLC.
 - e. Discussion/Action regarding the creation of the B-5, Downtown Zoning District
 - f. Discussion/Action regarding a potential time change for monthly Plan Commission meetings
7. ADJOURNMENT

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

Village of Richfield
4128 Hubertus Road, Hubertus, WI
Planning Commission Meeting Minutes June 4, 2015
7:30 pm

1. Call to Order/ Roll Call

The meeting was called to order by Chairman Jim Otto at 7:32 pm.

a. Determination of Village Board quorum

No action.

b. Determination of Planning Commission quorum

A quorum of the Planning Commission was present. Present: Chairman Jim Otto; Vice-Chairman Don Berghammer; Commissioners Kurt Bartel, Ray Cote, Bob Lalk, Dick Melzer, and Trustee Bill Collins

Also present: Village Administrator Jim Healy and Administrative Services Coordinator KateLynn Schmitt

2. Verification of Compliance With Open Meeting Law

Village Administrator Healy verified that the meeting was posted per statute at three local post offices and the 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. Planning Commission action on May 7, 2015 - Regular

Commissioner Dick Melzer requested that the minutes reflect that he was indeed present at the May 7, 2015 planning Commission Meeting.

Motion by Commissioner Lalk to approve the minutes of the regular May 7, 2015 Plan Commission meeting, nothing Commissioner Melzer as present; Seconded by Vice-Chairman Berghammer; Motion passed without objection.

5. DISCUSSION/ACTION

a. Discussion/Action by Plan Commission regarding the appointment of Vice-Chairman to a term of one (1) year

Motion by Commission Lalk to appoint Vice-Chairman Berghammer to a one (1) year term as Vice-Chairman of the Planning Commission; Seconded by Commissioner Melzer; Motion passed without objection.

b. Discussion/Action regarding the creation of a two-lot Certified Survey Map, Tax Key: V10_0355912

1. Plan Commission recommendation to Village Board

Motion by Trustee Collins to recommend to the Village Board the approval of the proposed CSM for Tax Key: V10_0355912 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; of

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 Commissioner Melzer; Motion carried without objection.

2. Village Board action

No Action.

c. Discussion/Action by Plan Commission regarding a Site, Building, and Plan of Operation plan for Strohwig Industries, located at 3285 Industrial Road, Tax Key: V10_025600G

Motion by Vice-Chairman Berghammer to approve the design, as presented, by Excel Engineering for Strohwig Industries located at 3285 Industrial Road (Tax Key: V10_025600G); Seconded by Commissioner Lalk; Motion carried without objection.

d. Discussion regarding the creation for the B-3A, Historical Downtown Zoning District

Administrator Healy led a group discussion with the Plan Commission regarding the creation of a new zoning district.

General concensus was had by the Plan Commission that we should eliminate any reference to it being "historical" because that was not the intent of the District.

Discussion was had amongst the members regarding permitted uses, conditional uses, setbacks, percent of lot coverage, building height, and the use of accessory structures. It was recommended that the Plan Commission take this matter up in July for further consideration.

6. ADJOURNMENT

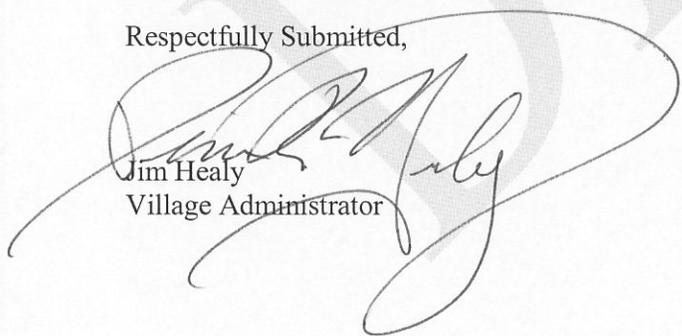
a. Village Board

No action.

b. Planning Commission

Motion by Commissioner Melzer to adjourn the Planning Commission meeting at 9:36 pm; Seconded by Commission Cote; Motion carried without objection.

Respectfully Submitted,



Jim Healy
Village Administrator

6 a



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM
 MEETING DATE: July 9, 2015

6a.

SUBJECT: Rezoning – Tax Key: V10_038400T00A, Hans Dawson

DATE SUBMITTED: July 2, 2015

SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE PLAN COMMISSION WISH TO RECOMMEND TO THE VILLAGE BOARD THE REZONING OF THE SUBJECT PARCEL FROM RS-3, SINGLE FAMILY RESIDENTIAL DISTRICT TO RS-1, COUNTRY ESTATES DISTRICT?

ISSUE SUMMARY:

The petitioner is requesting the rezoning of his single-family residential property (Tax Key: V10_038400T00A) from Rs-3, Single Family Residential to Rs-1, Country Estates District. As a companion piece of this rezoning petition, the property owner is also seeking a lot combination of both parcels which are 8.17 ac (Tax Key: V10_038400X) and 1.84 ac (Tax Key: V10_038400T00A), respectively. The parent parcel (8.17 ac) is already zoned Rs-1, Country Estates District. Pursuant to Sec. 70.191(E)(1), lots shall be a minimum of 4 acres for parcels which previously existed prior to the adoption of the ordinance. The addition of the proposed 1.84 acres would net a parcel size of 10.01 ac, which is greater than the requirement for newly created lots in this zoning district.

On the Village’s adopted Future Land Use Map this property is shown as single-family, so the rezoning petition would be consistent with our Comprehensive Plan. From a planning perspective, provided the Plan Commission looked favorably upon the proposed CSM later on the agenda, it would not be rational to have a parcel such as this with two distinct zoning classifications and standards which apply to the same. To the greatest degree possible, these types of situations ought to be avoided.

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

FUTURE IMPACT & ANALYSIS:

REVIEWED BY: _____
Village Deputy Clerk

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

ATTACHMENTS:

1. Class II Public Hearing Notice
2. Ordinance 2015-07-01, an Ordinance to rezone Tax Key: V10_038400T00A from Rs-3 to Rs-1
3. Washington County GIS overview of subject property

STAFF RECOMMENDATION:

Motion to recommend to the Village Board the adoption of Ordinance O2015-07-01, an Ordinance to rezone Tax Key: V10_038400T00A from Rs-3, Single Family Residential District to Rs-1, County Estates District.

APPROVED FOR SUBMITTAL BY:

VILLAGE CLERKS USE ONLY
 BOARD ACTION TAKEN



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM
MEETING DATE: July 9, 2015

Kateyn Smith
Village Staff Member

Village Administrator

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

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

(Class II Public Notice)
NOTICE OF PUBLIC HEARING
VILLAGE OF RICHFIELD
Thursday, July 9, 2015

PLEASE TAKE NOTICE:

Notice is hereby given pursuant to Section 19.84, Wis. Stats., and provisions of the Village of Richfield Code of Ordinances, that the Village of Richfield Plan Commission will conduct a public hearing on Thursday, July 9, 2015 at 7:30 p.m. at the Village Hall, located at 4128 Hubertus Road, Hubertus, WI 53033, to consider multiple petitions to the Village to rezone Tax Key: V10-038400T00A from Rs-3, Single Family Residential District to Rs-1, Country Estates District and to rezone a portion of Tax Key: V10-119600A from B-3 General Business District to Rs-3, Single Family Residential District.

For information regarding this public hearing, please contact Jim Healy, Village Administrator at (262)-628-2260. A map showing the location of the subject property is available from the Village Clerk during normal business hours.

All interested parties will be heard. Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Clerk's Office at (262)-628-2260 with as much advance notice as possible.

Dated this June 15, 2015

Publication Dates:

June 25, 2015

July 2, 2015

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

AN ORDINANCE TO REZONE CERTAIN PARCELS 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 Village of Richfield is acting as the petitioner to rezone the following parcel of land: Tax Key: V10_038400T00A from Rs-3, Single Family Residential District to Rs-1, Country Estates District and a 10,000 sqft portion of Tax Key: V10_119600A from B-3, General Business District to Rs-3, Single Family Residential District; and

WHEREAS, the subject properties contain 1.84 acres and 0.22 acres, respectively; 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 July 9, 2015; and

WHEREAS, the Plan Commission has recommended to the Village Board that the rezoning change be made; and of the recommendation of the Plan Commission, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, having determined that the rezoning is substantially conforming to the Village's Comprehensive Plan, and having based its determination on the effect of granting of said rezoning on the health, safety, and welfare for the community, and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as the impact on the surrounding properties as to the noise, dust, smoke, odor and others, has hereby determined that the rezoning will not violate the spirit or intent the zoning ordinance for the Village of Richfield, will not be hazardous, harmful, noxious, offensive or a nuisance by reason of noise, dust, smoke odor or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the development is conducted pursuant to the following conditions and is in strict compliance with the same.

NOW, THEREFORE, the Village of Richfield Village Board, Washington County, Wisconsin ordains as follows:

Section 1. Zoning Map Change

The subject property is hereby rezoned as described above and depicted in Exhibit 1, attached hereto, and the zoning map of the Village of Richfield is hereby amended to incorporate the zoning of the subject properties.

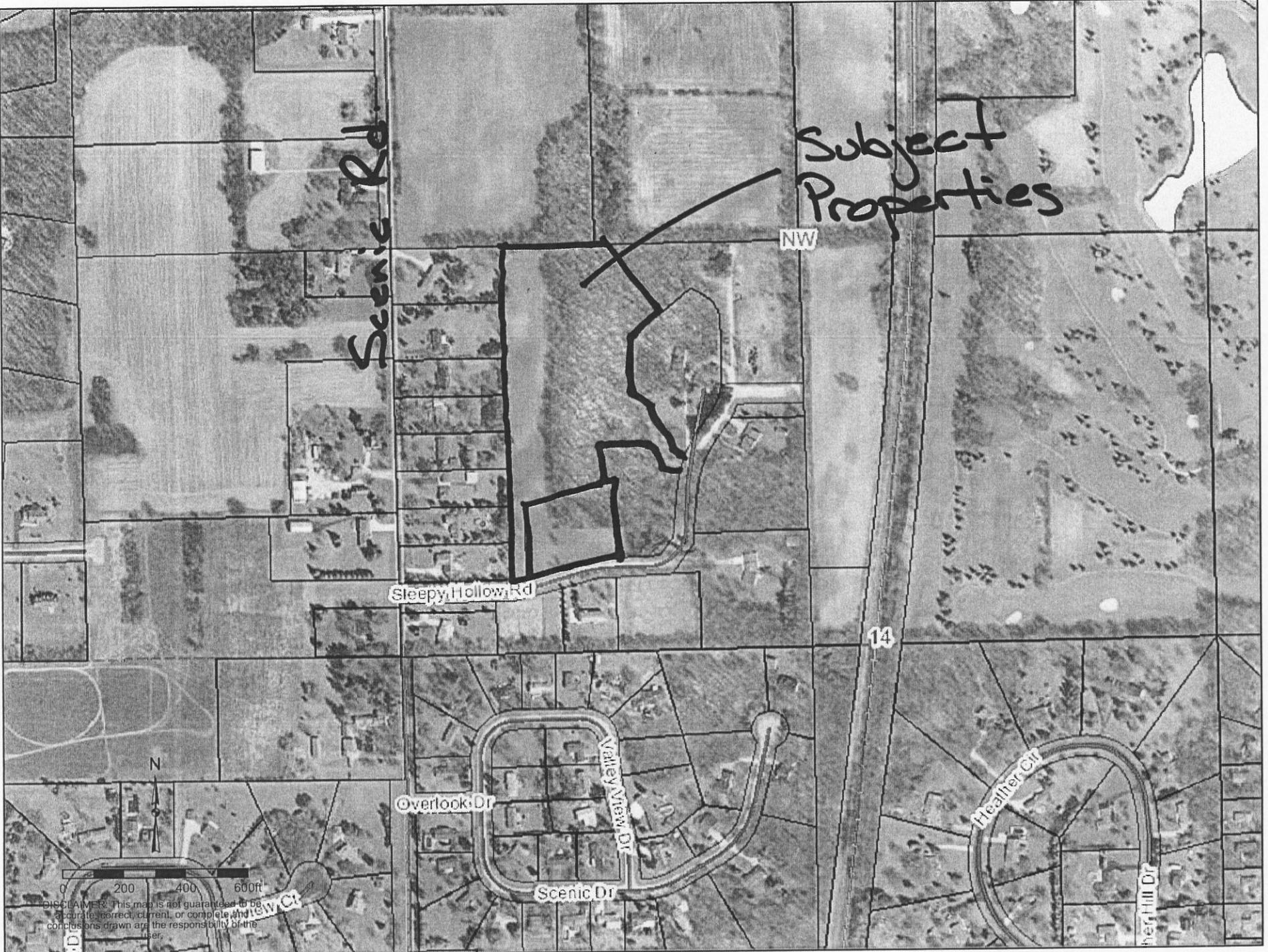
Section 2. Effective Date

This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law.

Adopted this ____ day of _____, 2015

John Jeffords, Village President

Attest: Jim Healy, Village Administrator/Clerk



SCENIC RD

SLEEPY HOLLOW RD

Subject Parcel and area of proposed rezoning.

Zoning Districts

- RD-1 Two-Family Cluster/Open Space Residential District**
This district is intended to provide for the development of agricultural and other open space areas in areas of larger lots to be used for residential use and subdivisions as a gross density that does not exceed one two-family structure per 3.0 gross acres or one individual dwelling unit per 1.5 gross acres where a minimum of 40 percent of such areas are required to be preserved as open space areas.
- RS-1 Country Estate District**
This district is intended to provide for single-family residential and hobby or modern development that is consistent with the maintenance of a rural country side character and lifestyle. This RS-1 district serves as a transitional district between the farmland areas and the more intensively developed suburban areas in the town.
- RS-2 Single Family Residential & Rural Preservation District**
This district is intended to provide for development of town and rural open space areas on residential lots and subdivisions, where significant portions of such open spaces are preserved, either in the form of areas within large lots or an average gross density of 130,000 square feet (approximately three acres) per lot, or within special open space subdivisions, the creating of which is encouraged in this section by clustering portions of allowable lots into such subdivisions as a density incentive pursuant to Wis. Stat. § 62.21(7)(b). Special planned development districts, which this RS-2A district is declared to be. Further, the RS-2A zoning classification is restricted solely to properties located within the RS-2A single-family residential and rural preservation district prior to the effective date of the ordinance from which this section is derived.
- RS-3 Single Family Cluster/Open Space Residential District**
This district is intended to provide for the development of agricultural and other open space areas at least 20 acres in area or larger into single-family residential lots and subdivisions as a gross density that does not exceed one dwelling unit per 130,000 square feet (approximately 3.0 acres) where a minimum of 40 percent of such areas are required to be preserved as open space areas.

- RS-4R Country Estate/Remnant Parcel Residential District**
This district is intended to provide for single-family residential development on "remnant parcels" of land, as defined below. The RS-4R district serves as a transitional district between farmland areas and more intensively developed suburban areas of the town.
- RS-2 Single Family Residential District**
This district is intended to provide for single-family residential development at densities not exceeding 0.07 dwelling unit per net acre. Further, this zoning classification is restricted solely to properties located within RS-2 single-family residential district prior to January 1, 1994.
- RS-3 Single Family Residential District**
This district is intended to accommodate only single-family residential uses in evidence on the effective date of the ordinance from which this chapter is derived, and their accessory uses in evidence on the effective date of the ordinance from which this chapter is derived within the older, established areas of the town where such uses are located on lots or parcels of land which are within predominantly residential areas, are smaller than 60,000 square feet in area, and were lots of record on the date of approval of this chapter.
- RS-4 Single Family Residential District**
This district is intended to provide for limited development of single-family residential housing, of parcels no more than 19.99 acres, with any one parcel maintaining a minimum of 100 feet of lake frontage, for lakefront properties on Amy Dale, Bak, Frick, Lake Park, and Lake Frick Lakes, including those portions of the Village of Richfield that are also regulated by the floodplain district of the Village of Richfield Code of Ordinances.
- WHD Working Market District**
This district is to allow for the development and redevelopment of land in the Town of Richfield consistent with the walkable, hauled and/or bikehome designations as described in the Town of Richfield Comprehensive Plan and indicated on the 10 and 20 Year Future Land Use Plan Maps provided therein.
- Industrial District**
This district is intended to eliminate the ambiguity of maintaining in unclassified use districts, areas which are under public or quasi-public ownership and where the use for public or quasi-public purposes is anticipated to be permanent.

- B-1 Neighborhood Business District**
This district is intended to provide for individual or small groups of retail and customer service retail establishments in a shopping center setting. This type of district is generally separated from other major commercial areas but near residential development and includes such amenities as increased open space and ample off-street parking and loading areas and architectural or landscape screening from adjacent residential uses, making such retail uses or centers more compatible with the character of adjacent residential districts.
- B-2 Community Business District**
This district is intended to provide for individual or large groups of retail and customer service retail establishments in a shopping center setting. This type of district is usually located at or near the intersections of two arterial streets or highways and designed for the convenience of weekly or monthly one-stop shopping and includes such amenities as increased open space and ample off-street parking and loading areas and architectural screening or landscaping.
- General Business District**
This district is intended to provide for the orderly continuation and revitalization of the older established business areas of the town where uses are not exclusively of one type but, rather, mixed and include retail sales shops, wholesale and warehousing outlets, and institutional, recreational, and other residential uses. Many of the existing businesses in this B-3 district may not meet the requirements of the B-1 or B-2 business district.
- H-1 Heavy Business District**
This district is intended to provide for the orderly and attractive grouping of appropriate locations along principal highway routes of those businesses and customer service establishments which are logically related to and dependent upon highway traffic or which are specifically designed to serve the needs of such traffic.
- M-1 General Wholesale Business/Warehousing District**
This district is intended to provide for the orderly and attractive grouping of appropriate locations of business or industrial activities which are basically wholesale, including storage of both wholesale and retail goods but not including the retail sale of such goods.

- M-2 Limited Industrial District**
This district is intended to provide for manufacturing or fabrication operations, which, on the basis of physical and operational characteristics, would not be detrimental to the immediate surrounding area or to the town as a whole by reason of smoke, odor, noise, dust, fumes, traffic, physical appearance, or other similar factors; and to establish such regulatory controls as will reasonably ensure compatibility with the surrounding area in this respect.
- General Industrial District**
This district is intended to provide for the same type of manufacturing and fabrication operations and uses as in the M-2 industrial district, but more intensive uses but within those areas where the relationships to surrounding land use would create fewer problems of compatibility. The M-3 industrial district also permits such activities generally perceived as being of a nuisance nature or considered to be hazardous.
- Industrial Park District**
This district is intended to provide for the orderly development and attractive grouping of light industrial, warehousing, and office uses on appropriately located and landscaped property which, on the basis of actual physical and operational characteristics of the uses, buildings and structures, would not be detrimental to the adjoining property, surrounding area or to the community as a whole by reason of noise, dust, light or fumes, smoke, odor, traffic, physical appearance, possible groundwater, stormwater or wastewater impacts, or other similar factors.
- Mineral Extractive District**
This district is intended to provide for the orderly continuation or restoration of quarries or other extractive and related operations in evidence on the effective date of the ordinance from which this chapter is derived and to provide for the location in appropriate pieces of raw extractive operations that provide maximum protection to the natural environment.
- A-1 Intensive Agricultural District**
This district is intended to provide for the continuation of general farming and related uses in those areas of the town that are not committed to urban development.

- GA-2 General Agricultural District**
This district is intended to provide for maintain, preserve, and enhance agricultural lands historically utilized for crop production but which are not included within the A-1 intensive agricultural district and which are generally best suited for smaller farm units, including truck farming, horse farming, hobby farming, orchards, and other similar agriculture related farming activity.
- Park & Recreation District**
This district is intended to provide for areas where the recreational needs, both public and private, of the populace can be met without undue disturbance of natural resources and adjacent uses.
- LC Landform Conservation District**
This district is intended to be used to prevent disruption of valuable natural or man-made resources and to protect watersheds, including the shorelands of navigable waters and areas that are not adequately drained or areas which are subject to periodic flooding, where development would result in hazards to health or safety or would deplete or destroy natural resources or be otherwise detrimental to the public welfare and which are not delineated as shoreland or floodplain areas on the county shoreland-floodplain map.
- U-1 Upland Conservation District**
This district is intended to be used to preserve, protect, enhance, and restore all significant woodlands, areas of rough topography, and related scenic areas. Regulation of these areas will serve to control erosion and sedimentation and will promote and maintain the natural beauty of the town.
- F-1 Floodplain District**
This district is intended to preserve in essentially open space and natural use, lands which are unsuitable for intensive development purposes due to poor natural soil conditions and periodic flood inundation and shall include all land and water area lying within the delineated forecast 100-year recurrence interval flood or as delineated on the county shoreland-floodplain map.

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

Village of Richfield
Washington County, Wisconsin

Proposed Zoning Change
Rs-3 to Rs-1
Tax ID V10-1038400T00A



gai consultants
1 inch equals 167 feet

6 b



66

VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM
MEETING DATE: July 9, 2015

SUBJECT: Rezoning – Tax Key: V10_119600A, Ross and Sharon Notham

DATE SUBMITTED: July 2, 2015

SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE PLAN COMMISSION WISH TO RECOMMEND TO THE VILLAGE BOARD THE REZONING OF A PORTION OF THE SUBJECT PARCEL (~9,000SQFT) FROM B-3, GENERAL BUSINESS DISTRICT TO RS-3, SINGLE FAMILY RESIDENTIAL DISTRICT?

ISSUE SUMMARY:

The petition before us tonight is being submitted by Mr. and Mrs. Ross Notham, who live at 650 Plat Road, directly north of Donna’s Tap bar. Donna’s Tap is zoned B-3, General Business District and is generally located on Plat Road one half mile north of Monches Road (Tax Key: V10_1196). The petitioners previously worked with Staff to rectify a significant boundary line issue with the property owner of Donna’s Tap before it was placed for sale on the real estate market a short while ago. Mr. and Mrs. Notham have two (2) accessory structures on their property (Tax Key: V10_119600A) which both encroached on the Donna’s Tap property. Needless to say, with the potential for a new owner on the horizon for Donna’s Tap, the petitioners wanted the situation remedied before the property transferred to new ownership.

Pursuant to the boundary line relocation ordinance this Plan Commission and Village Board passed a number of months ago, Staff confirmed that both resultant lots would be still considered legal, conforming lots and administratively approved the land transfer. A plat of survey was prepared and reviewed by Staff. The survey work was performed by Rich Simon of Cornerstone Land Surveying during the month of April. The proposed net acreage received from the land transfer was 9,826 or 0.21 acres. The new boundary line on the south property of the subject parcel is now 11.79’ and on the east it is 40’.

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

FUTURE IMPACT & ANALYSIS:

REVIEWED BY: _____
Village Deputy Clerk

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

ATTACHMENTS:

- 1. Class II Public Hearing Notice
- 2. Ordinance 2015-07-01, an Ordinance to rezone Tax Key: V10_119600A from B-3 to Rs-3
- 3. Washington County GIS overview of subject property

STAFF RECOMMENDATION:

Motion to recommend to the Village Board the adoption of Ordinance O2015-07-01, an Ordinance to rezone Tax Key: V10_119600A from B-3, General Business District to Rs-3, Single Family Residential District.



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM
MEETING DATE: July 9, 2015

APPROVED FOR SUBMITTAL BY:

VILLAGE CLERKS USE ONLY
BOARD ACTION TAKEN

Kellynne Smith

Village Staff Member

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

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

Mark Daly

Village Administrator

(Class II Public Notice)
NOTICE OF PUBLIC HEARING
VILLAGE OF RICHFIELD
Thursday, July 9, 2015

PLEASE TAKE NOTICE:

Notice is hereby given pursuant to Section 19.84, Wis. Stats., and provisions of the Village of Richfield Code of Ordinances, that the Village of Richfield Plan Commission will conduct a public hearing on Thursday, July 9, 2015 at 7:30 p.m. at the Village Hall, located at 4128 Hubertus Road, Hubertus, WI 53033, to consider multiple petitions to the Village to rezone Tax Key: V10-038400T00A from Rs-3, Single Family Residential District to Rs-1, Country Estates District and to rezone a portion of Tax Key: V10-119600A from B-3 General Business District to Rs-3, Single Family Residential District.

For information regarding this public hearing, please contact Jim Healy, Village Administrator at (262)-628-2260. A map showing the location of the subject property is available from the Village Clerk during normal business hours.

All interested parties will be heard. Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Clerk's Office at (262)-628-2260 with as much advance notice as possible.

Dated this June 15, 2015

Publication Dates:

June 25, 2015

July 2, 2015

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

AN ORDINANCE TO REZONE CERTAIN PARCELS 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 Village of Richfield is acting as the petitioner to rezone the following parcel of land: Tax Key: V10_038400T00A from Rs-3, Single Family Residential District to Rs-1, Country Estates District and a 10,000 sqft portion of Tax Key: V10_119600A from B-3, General Business District to Rs-3, Single Family Residential District; and

WHEREAS, the subject properties contain 1.84 acres and 0.22 acres, respectively; 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 July 9, 2015; and

WHEREAS, the Plan Commission has recommended to the Village Board that the rezoning change be made; and of the recommendation of the Plan Commission, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, having determined that the rezoning is substantially conforming to the Village's Comprehensive Plan, and having based its determination on the effect of granting of said rezoning on the health, safety, and welfare for the community, and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as the impact on the surrounding properties as to the noise, dust, smoke, odor and others, has hereby determined that the rezoning will not violate the spirit or intent the zoning ordinance for the Village of Richfield, will not be hazardous, harmful, noxious, offensive or a nuisance by reason of noise, dust, smoke odor or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the development is conducted pursuant to the following conditions and is in strict compliance with the same.

NOW, THEREFORE, the Village of Richfield Village Board, Washington County, Wisconsin ordains as follows:

Section 1. Zoning Map Change

The subject property is hereby rezoned as described above and depicted in Exhibit 1, attached hereto, and the zoning map of the Village of Richfield is hereby amended to incorporate the zoning of the subject properties.

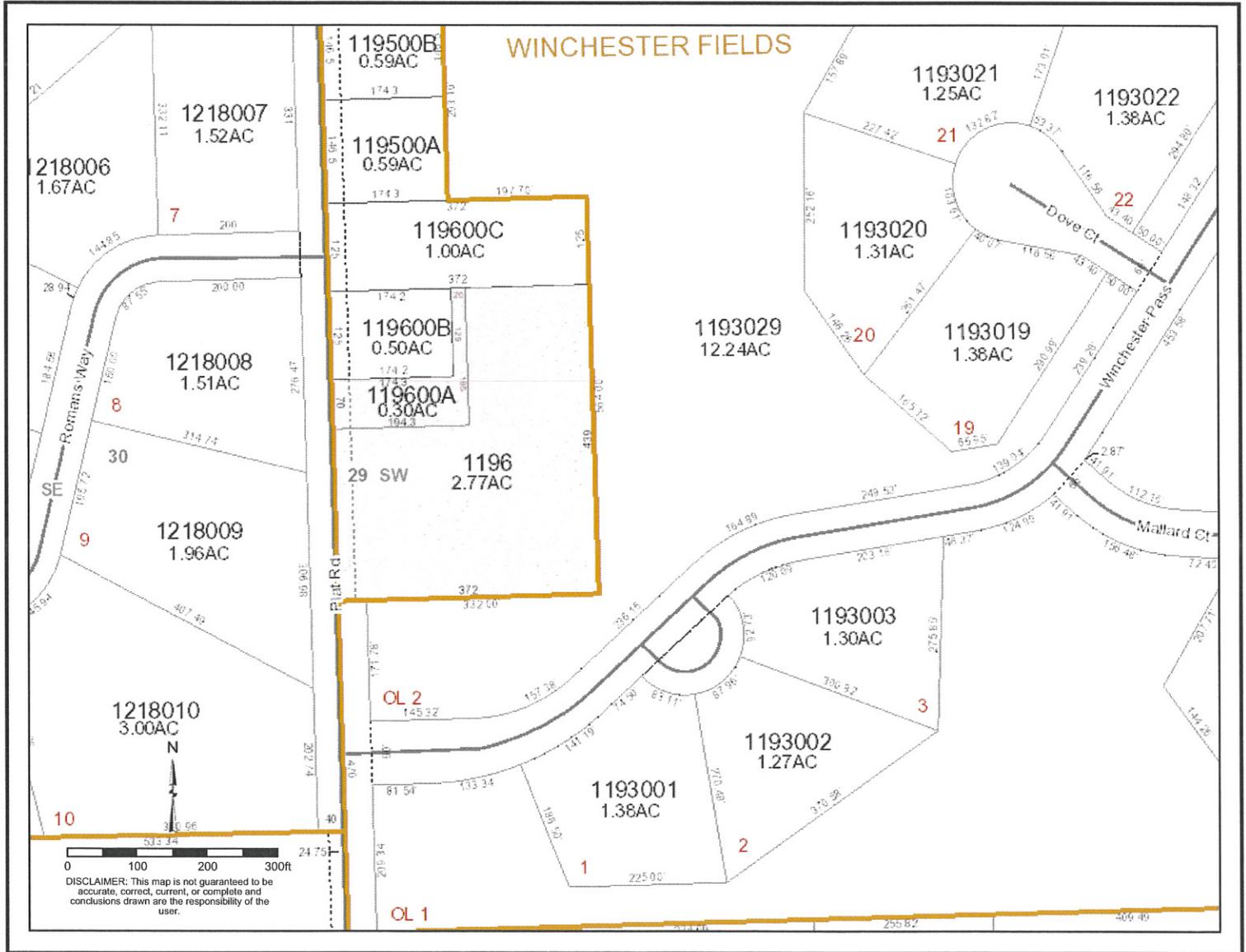
Section 2. Effective Date

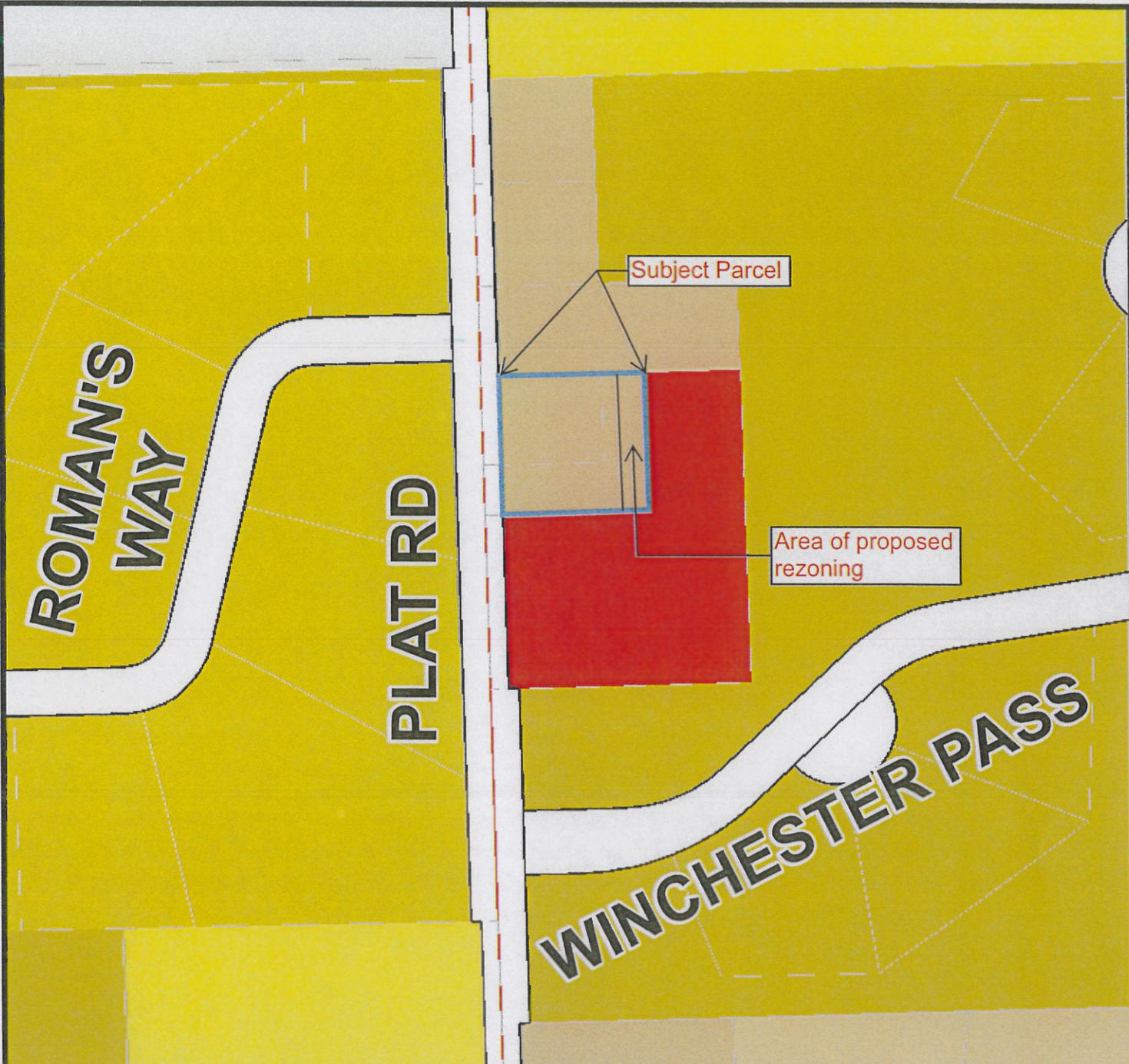
This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law.

Adopted this ____ day of _____, 2015

John Jeffords, Village President

Attest: Jim Healy, Village Administrator/Clerk





Zoning Districts

- RD-1** **Two-Family Cluster/Open Space Residential District**
This district is intended to provide for the development of agricultural and other open space areas on parcels of five or larger lots to be used for residential purposes. The minimum lot size shall be five acres. The minimum lot area shall be 1.5 gross acres or one individual dwelling unit per 1.5 gross acres where a minimum of 40 percent of such areas are required to be preserved as open space areas.
- RS-1** **Country Estate District**
This district is intended to provide for single-family residential and hobby or midsize development that is consistent with the maintenance of a rural country site character and lifestyle. This district serves as a transitional district between the farmstead areas and the more intensively developed suburban areas in the town.
- RS-1A** **Single-Family Residential & Rural Preservation District**
This district is intended to provide for development of farm and natural open space areas on residential lots and subdivisions, wherein significant portions of such open spaces are preserved, either in the form of areas within large lots of an average gross density of 130,000 square feet (approximately three acres) per lot, or within special open space outlots, the creation of which is encouraged in this section by clustering portions of allowable lots into such outlots under a density incentive, pursuant to M.S. Stats. § 237.10, special planned development districts, which this R-1A district is designed to be. Further, the R-1A zoning classification is restricted solely to properties located within the R-1A single-family residential and rural preservation district prior to the effective date of the ordinance from which this section is derived.
- RS-1B** **Single-Family Cluster/Open Space Residential District**
This district is intended to provide for the development of agricultural and other open space areas on parcels of five or larger lots to be used for residential purposes. The minimum lot size shall be five acres. The minimum lot area shall be 1.5 gross acres or one individual dwelling unit per 1.5 gross acres where a minimum of 40 percent of such areas are required to be preserved as open space areas.
- RS-2** **Country Estate District**
This district is intended to provide for single-family residential and hobby or midsize development that is consistent with the maintenance of a rural country site character and lifestyle. This district serves as a transitional district between the farmstead areas and the more intensively developed suburban areas in the town.
- RS-3** **Single-Family Residential District**
This district is intended to accommodate only single-family residential uses in existence on the effective date of the ordinance from which this chapter is derived, and their accessory uses in existence on the effective date of the ordinance from which this chapter is derived within the clear, established areas of the town where such uses are located on lots or parcels of land which were previously residential areas, are smaller than 10,000 square feet in area, and were lots of record on the date of approval of this chapter.
- RS-4** **Single-Family Residential District**
This district is intended to provide for limited development of single-family residential housing of parcels no more than 10 acres, with any new parcels maintaining a minimum of 100 feet of lake frontage, for lakefront properties on Any Lake, Clark, Priest, Lake Five, and Little Frites Lakes, including those portions of the Village of Richfield that are also regulated by the Boardman district of the Village of Richfield Code of Ordinances.
- WB-1** **Wildlife Habitat District**
This district is to allow for the development and redevelopment of land in the Town of Richfield consistent with the wildlife habitat and/or low-intensity designations as described in the Town of Richfield Comprehensive Plan and indicated on the 10 and 20 Year Future Land Use Plan Maps provided therein.
- LD-1** **Local District**
This district is intended to eliminate the ambiguity of maintaining, in unretired use districts, areas which are under public or quasi-public ownership and where the use for public or quasi-public purposes is anticipated to be permanent.
- B-1** **Neighborhood Business District**
This district is intended to provide for individual or small groups of retail and customer service retail establishments in a shopping center setting. This type of district is generally separated from other major commercial areas but near residential development and includes such amenities as increased open space and simple off-street parking and loading areas and architectural or landscape screening from adjacent nonbusiness uses, making such retail uses or centers more compatible with the character of adjacent residential districts.
- B-2** **Community Business District**
This district is intended to provide for individual or large groups of retail and customer service retail establishments in a shopping center setting. This type of district is usually located at or near the intersection of the arterial streets or highways and is designed for the convenience of weekly or monthly on-stop shopping and includes such amenities as increased open space and simple off-street parking and loading areas and architectural screening or landscaping.
- B-3** **General Business District**
This district is intended to provide for the orderly continuation and revitalization of the older established business areas of the town where uses are not exclusively of one type but, rather, mixed and include retail sales shops, wholesale and warehousing outlets, and industrial, recreational, and even residential uses. Many of the existing businesses in this B-3 district may not meet the requirements of the B-1 or B-2 business district.
- B-4** **Midtown Business District**
This district is intended to provide for the orderly and attractive grouping of appropriate locations along principal highway routes of those businesses and customer service establishments which are logically related to and dependent upon highway traffic or which are specifically designed to serve the needs of such traffic.
- M-1** **General Wholesale Business/Warehouse District**
This district is intended to provide for the orderly and attractive grouping of appropriate locations of business or industrial activities which are basically wholesale, including storage of both wholesale and retail goods but not including the retail sale of such goods.
- L-1** **Limited Industrial District**
This district is intended to provide for manufacturing or fabrication operations, which, on the basis of physical and operational characteristics, would not be detrimental to the immediate surrounding area or to the town as a whole by reason of smoke, odor, noise, dust, flash, traffic, physical appearance, or other similar factors; and to establish such regulatory controls as will reasonably ensure compatibility with the surrounding area in this respect.
- I-1** **General Industrial District**
This district is intended to provide for the same types of manufacturing and fabricating operations and uses as in the L-1 industrial district plus more intensive uses but within those areas where the relationships to surrounding land use would create fewer problems of compatibility. The I-1 industrial district also permits those activities generally perceived as being of a nuisance nature or considered to be hazardous.
- IP-1** **Industrial Park District**
This district is intended to provide for the orderly development and attractive grouping of light industrial, warehousing, and office uses on appropriately located and landscaped property which, on the basis of actual physical and operational characteristics of the uses, buildings and structures, would not be detrimental to the adjoining property, surrounding area or to the community as a whole by reason of smoke, dust, light or flash, noise, odor, traffic, physical appearance, possible groundwater, stormwater or wastewater impacts, or other similar factors.
- M-1** **Mineral Extractive District**
This district is intended to provide for the orderly continuation or reinitiation of business or other extractive and related operations in existence on the effective date of the ordinance from which this chapter is derived and to provide for the location in appropriate places of new extractive operations that provide maximum protection to the natural environment.
- A-1** **Exclusive Agricultural District**
This district is intended to provide for the continuation of general farming and related uses in those areas of the town that are not committed to urban development.
- A-2** **General Agriculture District**
This district is intended to provide for, maintain, preserve, and enhance agricultural lands historically utilized for crop production but which are not included within the A-1 exclusive agricultural district and which are generally best suited for smaller farm units, including bush farming, horse farming, hobby farming, orchards, and other similar agriculture related farming activity.
- RP-1** **Park & Recreation District**
This district is intended to provide for areas where the recreational needs, both public and private, of the populace can be met without undue disturbance of natural resources and adjacent uses.
- LC** **Lowland Conservation District**
This district is intended to be used to prevent disruption of valuable natural or manmade resources and to protect watercourses, including the shorelands of navigable waters and areas that are not adequately drained or areas which are subject to periodic flooding, where development would result in hazards to health or safety or would deplete or destroy natural resources or be otherwise detrimental to the public welfare and which are not designated as shoreland or floodplain areas on the county shoreland-floodplain map.
- UC** **Upland Conservation District**
This district is intended to be used to preserve, protect, enhance, and restore all significant woodlands, areas of rough topography and related scenic areas. Regulation of these areas will serve to control erosion and sedimentation and will promote and maintain the natural beauty of the town.
- F-1** **Floodplain District**
This district is intended to preserve in essentially open space and natural use lands which are unsuitable for intensive development purposes due to poor natural soil conditions and periodic flood inundation and shall include all land and water area lying within the delineated forecast 100-year recurrence interval flood or as delineated on the county shoreland-floodplain map.

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

Village of Richfield
Washington County, Wisconsin

Proposed Zoning Change
B-3 to Rs-3
Tax ID V10-119600A



gai consultants
1 inch equals 200 feet

6 c



6c

VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM
 MEETING DATE: July 9, 2015

SUBJECT: Proposed One-lot CSM (Tax Keys: V10_038400T00A, V10_038400X), Hans Dawson

DATE SUBMITTED: June 29, 2015

SUBMITTED BY: Jim Healy, Village Administrator

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

ISSUE SUMMARY:

Hans Dawson has submitted a proposed certified survey map (CSM) that would create one lot of 9.7715 acres on Sleepy Hollow Drive, generally located off of Scenic Road between Hubertus Road and STH 167. The existing lots currently are 8.17 (Tax Key: V10_038400X) and 1.84 (Tax Key: V10_038400T00A), respectively. The parcels are both parts of former CSM, likely created at the time the subdivision was created. Although the aerial view does not depict it, the larger, parent parcel of the CSM has a newly constructed (2014) single family residential home on it. The proposed parcel to be incorporated into the one-lot CSM is also currently vacant and is under common ownership of the petitioner.

As a companion petition to the Village, the property owner has also submitted a rezoning application which you have previously considered tonight to modify the zoning from Rs-3, Single Family Residential District to Rs-1, Country Estates District. Pending the approval of the rezoning petition, there are no other issues related to zoning which affect this parcel or proposed land combination.

The Village Engineer has reviewed the proposed CSM and has approved it provided his comments are addressed. On June 30, 2015, the Village Engineer's comments were forwarded to the petitioner for his consideration.

The CSM was submitted to the Village during the month of June. As required by state statutes (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.

FUTURE IMPACT & ANALYSIS:

REVIEWED BY:

[Signature]
 Village Deputy Clerk

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

ATTACHMENTS:

- Proposed CSM prepared by John R. Stigler with a revision date of May 26th with Village Engineer's comments

STAFF RECOMMENDATION:

Motion to recommend to the Village Board the approval of the certified survey map for Hans Dawson, subject to the General Conditions of Approval listed below:

General Conditions of Approval:

- 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.
- 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.



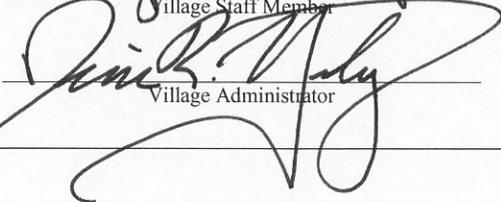
VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM
 MEETING DATE: July 9, 2015

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

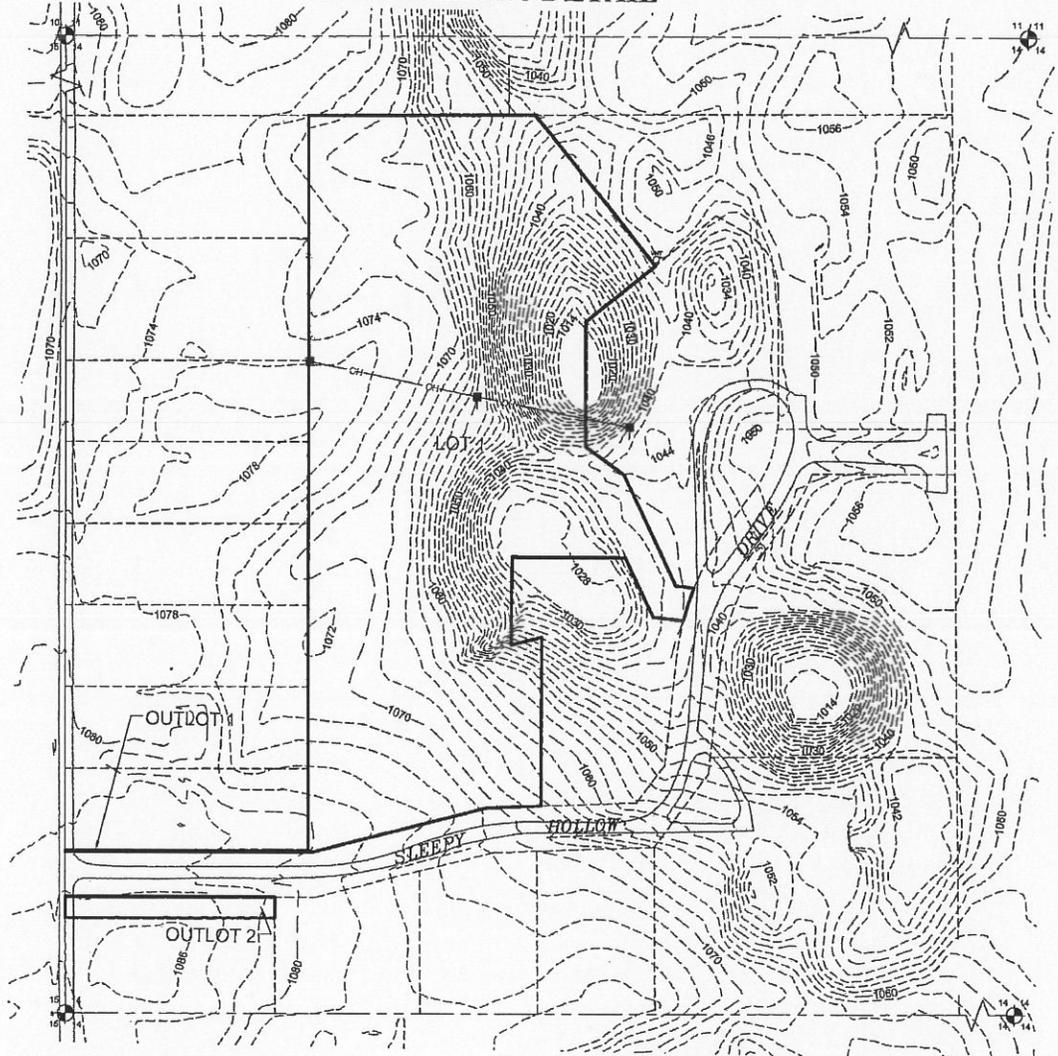

 Village Administrator

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

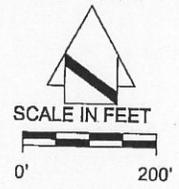
Continued To: _____
 Referred To: _____
 Denied _____
 File No. _____

CERTIFIED SURVEY MAP NO. _____ Sheet 2 of 5
 Being a merging of Lot 1 of Certified Survey Map No. 6401 and Parcel 4 of Certified Survey Map No. 5395, and unplatted lands all being part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section 14, Town 9 North, Range 19 East
VILLAGE OF RICHFIELD, WASHINGTON COUNTY, WISCONSIN

TOPOGRAPHIC DETAIL



- LEGEND:**
- - CONC. MON. (FOUND)
 - - IRON PIPE 18" x 1" DIA. (PLACED)
 - - IRON PIPE (FOUND)
 - - SEPTIC VENT
 - - POWER POLE
 - OH — - OVERHEAD POWER LINES
 - X — - FENCE LINE
 - - - - -1072- - - - - EXISTING CONTOURS (2005 WASHINGTON COUNTY)
 - ⊙ - SOIL BORING
- Note size (outside diameter) and type of found pipes.



JOHN R. STIGLER - Wis. Reg. No. S - 1820
 DATED THIS 26th DAY OF MAY, 2015

FILE NAME: S7931CSM.DWG
 P.S. WASHINGTON 1014

INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO.

Sheet 3 of 5

Being a merging of Lot 1 of Certified Survey Map No. 6401 and Parcel 4 of Certified Survey Map No. 5395, and unplatted lands all being part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section 14, Town 9 North, Range 19 East
VILLAGE OF RICHFIELD, WASHINGTON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

Per revisions to Chapter 236 S.S. (effective 8/1/2014)
"Registered" is replaced with "Professional".
Change "registered" to "professional".

I, John R. Stigler, registered land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Should this be 6401 to be consistent with the other calls?

Being a merging of Lot 1 of Certified Survey Map No. 6401 and Parcel 4 of Certified Survey Map No. 5395, and unplatted lands all being part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section 14, Town 9 North, Range 19 East, Village of Richfield, Washington County, Wisconsin, bounded and described as follows: Commencing at the southwest corner of the Northwest Quarter (NW¼) of Section 14, Township 9 North, Range 19 East, being marked by a concrete monument with Wisconsin Department of Transportation brass cap; thence North 01°12'58" West (recorded as North 01°12'55" West), 237.00 feet; thence North 88°55'02" East 361.50 feet to the southwest corner of Lot 1 of Certified Survey Map No. 6401 recorded in Volume 48 of Certified Survey Maps on Page 215 as Document No. 1276013 and being the place of beginning of the lands hereinafter described; thence North 01°12'58" West 1087.50 feet parallel to the west line of said Northwest Quarter (NW¼) and being the west line of Certified Survey Map No. 5395; thence North 88°55'02" East 338.57 feet along the north line of said Certified Survey Map No. 6401; thence South 39°48'51" East 284.29 feet along the east line of said Map No. 6401; thence South 50°09'02" West 131.84 feet along said east line; thence South 01°12'58" East 185.00 feet along said east line; thence South 55°19'44" East 70.14 feet along said east line; thence South 26°30'49" East 180.00 feet along said east line; thence South 84°55'01" East along said east line 27.63 feet; thence southerly 51.12 feet along the west right-of-way line of Sleepy Hollow Drive and the arc of a curve of radius 400.57 feet; center lies to the east, chord bears South 16°54'28.5" West 51.08 feet; thence North 84°55'01" West along said east line 45.11 feet; thence North 26°30'49" West along said east line 97.02 feet; thence South 89°09'02" West along said east line 167.78 feet; thence South 00°50'58" East along said east line 130.00 feet to the north line of Parcel 4, Certified Survey Map No. 5395 recorded in Volume 38 of Certified Survey Maps on Page 179 as Document No. 900988; thence North 74°48'15" East along said north line 47.00 feet; thence South 00°50'58" East 249.41 feet along the east line of said Certified Survey Map No. 5395 to the north right-of-way line of Sleepy Hollow Drive; thence South 86°55'02" West 80.09 feet along said north right-of-way line; thence South 74°55'02" West 270.67 feet along said north right-of-way line; thence South 88°55'02" West 4.53 feet along said north right-of-way line to the place of beginning, Containing a net area of 425,609 square feet of land or 9.7715 acres.

Also including the following described lands: Commencing at the southwest corner of the Northwest Quarter (NW¼) of Section 14, Township 9 North, Range 19 East, being marked by a concrete monument with Wisconsin Department of Transportation brass cap; thence North 01°12'58" West (recorded as North 01°12'55" West) along the west line of said Northwest Quarter (NW¼) 140.00 feet being the centerline of Scenic Drive to the place of beginning of the land hereinafter described; thence North 01°12'58" West along said west quarter line and centerline 31.00 feet; thence North 88°55'02" East 311.14 feet along the south right-of-way line of Sleepy Hollow Drive (recorded as North 89°46' East); thence South 01°12'58" East (recorded as South 00°22' East) 31.00 feet; thence South 88°55'02" West (recorded as South 89°46' West) 311.14 feet to the place of beginning; reserving the West 33.00 feet for Public Road purposes. Containing a net area of 9645 feet of land or 0.2214 acres of land.

Also including the following described lands: Commencing at the southwest corner of the Northwest Quarter (NW¼) of Section 14, Township 9 North, Range 19 East, being marked by a concrete monument with the Wisconsin Department of Transportation brass cap; thence North 01°12'58" West (recorded as North 01°13'55" West) along the west line of said Northwest Quarter (NW¼) being the centerline of Scenic Road 237.00 feet to the place of beginning of the lands hereinafter described; thence North 88°55'02" East along the north right-of-way line of Sleepy Hollow Drive 361.50 feet to the west line of Lot 1 of Certified Survey Map No. 6401; thence North 01°12'58" West along said west line of said Lot 1 2.53 feet; thence South 88°55'02" West 361.50 feet to the west line of said Northwest Quarter (NW¼) and the centerline of Scenic Road; thence South 01°12'58" East along said quarter line and centerline 2.53 feet to the place of beginning.

Reserving the west 33.00 feet for public road purposes.
Containing a net area of 914 square feet or 0.0209 acres of land.

These are gross areas

CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 5

Being a merging of Lot 1 of Certified Survey Map No. 6401 and Parcel 4 of Certified Survey Map No. 5395,
and unplatted lands all being part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼)
of Section 14, Town 9 North, Range 19 East

VILLAGE OF RICHFIELD, WASHINGTON COUNTY, WISCONSIN

I further certify that I have made such survey, land division and map by the direction of the owners of
said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map
thereof made; and that I fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes
pertaining to Certified Survey Maps (Section 236.34) and the regulations of the Village of Richfield in
surveying, dividing and mapping the same.



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 26TH day of MAY, 2015.

My commission expires July 5, 2015.

Peter A. Muehl
PETER A. MUEHL - NOTARY PUBLIC



OWNERS: HANS D. & BERNADETTE L. DAWSON

Instrument drafted by John R. Stigler

P. S. Washington 1014

CERTIFIED SURVEY MAP NO. _____ Sheet 5 of 5
Being a merging of Lot 1 of Certified Survey Map No. 6401 and Parcel 4 of Certified Survey Map No. 5395,
and unplatted lands all being part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼)
of Section 14, Town 9 North, Range 19 East
VILLAGE OF RICHFIELD, WASHINGTON COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owners, we hereby certify that we caused the land described on this map to be surveyed, divided and mapped as represented on this map. We also certify that this Certified Survey Map is required by 236.10 or 236.12 Wisconsin State Statutes to be submitted to the following for approval: Village of Richfield.

HANS D. DAWSON - OWNER

BERNADETTE L. DAWSON - OWNER

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2015, the above named HANS D. and BERNADETTE L. DAWSON, to me known to be the owners who executed the foregoing instrument and acknowledged the same.

My commission expires _____

NOTARY PUBLIC -

VILLAGE BOARD APPROVAL:

Approved by the Village Board, Village of Richfield, this _____ day of _____, 2015.

JOHN JEFFORDS - VILLAGE PRESIDENT

JAMES HEALY - VILLAGE ADMINISTRATOR

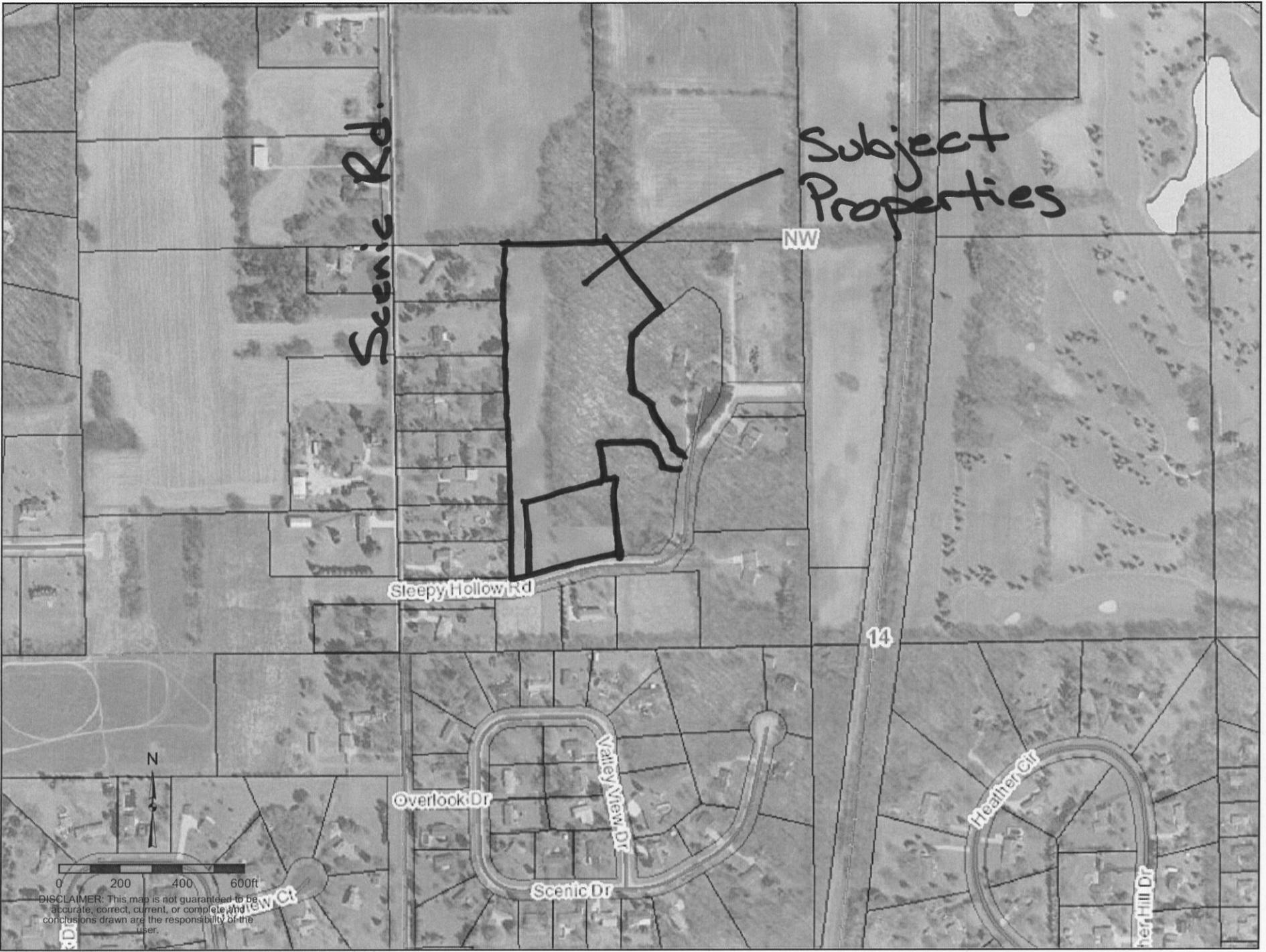


John R. Stigler
JOHN R. STIGLER, Wis. Reg. No. S-1820
Dated this 26TH day of MAY, 2015

OWNERS: HANS D. & BERNADETTE L. DAWSON

Instrument drafted by John R. Stigler

P. S. Washington 1014



Scenic Rd.

Subject Properties

NW

Steepy Hollow Rd

13



0 200 400 600ft

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

Overlook Dr

Valley View Dr

Scenic Dr

Heather Cir

Deer Hill Dr

29

6 d



bd

VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM
MEETING DATE: July 9, 2015

SUBJECT: Extraterritorial Plat Review, River Glen subdivision, Town of Lisbon

DATE SUBMITTED: June 29, 2015

SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE PLAN COMMISSION WISH TO RECOMMEND APPROVAL TO THE VILLAGE BOARD FOR THE FINAL PLAT OF RIVER GLEN SUBDIVISION IN THE TOWN OF LISBON?

ISSUE SUMMARY:

This application is again being submitted once more by CJ Engineering, on behalf of Colgate Investments, LLC and the Town of Lisbon. Colgate Investments owns a 42.86 acre tract of land (Tax Key: LTSB-0158997), and is proposing to create a 20 lot subdivision with lots ranging from 0.69ac (Lot 19, Lot 16, Lot 15) to 1.07ac (Lot 12). On October 30, 2014 I received confirmation from the Town of Lisbon Planner, Donna Cox, that this development was approved by their Plan Commission on July 24, 2014.

At the December 18, 2015 Village Board meeting, after a favorable recommendation from the Plan Commission, the Preliminary Plat was considered and the below motion was made. Tonight, the Plan Commission will be considering the "Final Plat", which is the last stage the Village would be involved in with this residential development.

Motion by Trustee Voss to approve the Preliminary Plat for Colgate Investments, LLC in the Town of Lisbon as prepared by CJ Engineering with a revision date of November 10, 2014, provided they receive all other necessary approvals before registering the plat at the Waukesha County Register of Deeds; Seconded by Trustee Neu; Motion carried unanimously.

The property is located south of CTH "Q" and east of the Bark River Country Meadows Subdivision and west of the River Bluff Subdivision. The Bark River is located on the southern boundary of the site. This exact development was previously submitted to the Plan Commission in 2006 and most recently in 2011, but according to the Town of Lisbon, economic conditions kept the development from moving forward to the platting phase. The 20 lots proposed will yield an overall density of 2.15ac per unit. The subdivision will have three large out lots with both walking trails and natural wetlands. Outlots 1 and 2 will be owned in an equal and undivided share amongst property owners. Outlot 3 will be dedicated to Waukesha County and utilized for preservation, buffer and greenway trail. It is important to note that direct access will not be off of CTH "Q", but connecting through two existing subdivisions.

As provided for in State Statutes, cities and villages both have the authority to approve or deny proposed subdivisions in unincorporated areas surrounding their borders. This 'extraterritorial review' authority generally extends 1.5 miles beyond the municipal boundary of a village and a fourth class city. This authority is given to cities and villages to ensure that development that may one day be located in those jurisdictions are compatible with their comprehensive plans.

Richfield's Comprehensive Plan currently does not address development beyond its current borders. Based on this fact, there would be little basis to deny the proposed land division.

FUTURE IMPACT & ANALYSIS:

REVIEWED BY: _____
Village Deputy Clerk

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

ATTACHMENTS:

- 1. River Glen Subdivision, Final Plat as prepared by CJ Engineering



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM
 MEETING DATE: July 9, 2015

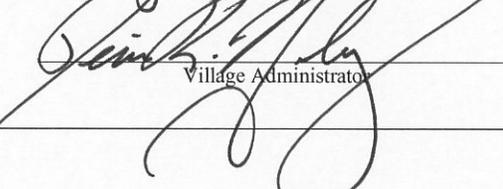
STAFF RECOMMENDATION:

Motion to recommend to the Village Board the approval of the proposed Final Plat for River Glen subdivision in the Town of Lisbon, as prepared by CJ Engineering with a revision date of June 16, 2015, provide they receive all other necessary approvals.

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. _____

RIVER GLEN SUBDIVISION

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

CJ engineering
civil design and consulting
9205 W. CENTER ST.
Suite 214
MILWAUKEE, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

NOTES:
1. ALTHOUGH THE LOTS WITHIN RIVER GLEN OF LISBON SUBDIVISION HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT WITH SINGLE-FAMILY RESIDENTIAL USE IN ACCORDANCE WITH SECTION 236 WISCONSIN STATUTES, SOME LOTS CONTAIN SOIL CONDITIONS THAT DUE TO THE POSSIBLE PRESENCE OF GROUNDWATER NEAR THE SURFACE, MAY REQUIRE ADDITIONAL SOIL ENGINEERING AND FOUNDATION DESIGN WITH REGARD TO BASEMENT CONSTRUCTION. IT IS RECOMMENDED THAT EITHER A LICENSED PROFESSIONAL ENGINEER OR OTHER SOILS EXPERT DESIGN A BASEMENT AND FOUNDATION THAT WILL BE SUITABLE TO WITHSTAND THE VARIOUS PROBLEMS ASSOCIATED WITH SATURATED SOIL CONDITIONS ON BASEMENT WALLS OR FLOORS OR THAT OTHER SPECIAL MEASURES BE TAKEN. SOIL CONDITIONS SHOULD BE SUBJECT TO EACH OWNER'S SPECIAL INVESTIGATION PRIOR TO CONSTRUCTION AND NO SPECIFIC REPRESENTATION IS MADE HEREIN.

2. BARK RIVER ELEVATIONS:
HIGH WATER-961.7
LOW WATER-960.8
TIME OF SURVEY- 961.1
STREAMBED-959.0

3. OUTLOT 3 SHALL BE DEDICATED TO WAUKESHA COUNTY AND BE UTILIZED FOR PRESERVATION, BUFFER AND GREENWAY TRAIL.

4. OUTLOTS 1 AND 2 OWNERSHIP AND PURPOSES:
THE TITLEHOLDERS OF LOTS 1 THROUGH 20 OF THE RIVER GLEN OF LISBON SUBDIVISION SHALL EACH HOLD AN UNDIVIDED AND NONTRANSFERABLE INTEREST IN OUTLOTS 1 AND 2 WHERE THE STORM WATER MANAGEMENT PRACTICES ARE LOCATED. THERE ARE ONE OR MORE SEPARATE DOCUMENTS RECORDED ON THE PROPERTY TITLE THROUGH THE WAUKESHA COUNTY REGISTER OF DEEDS ENTITLED "STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT" THAT APPLY TO OUTLOTS 1 & 2. THE MAINTENANCE AGREEMENT SUBJECTS THIS SUBDIVISION PLAT, AND ALL LOT OWNERS THEREIN, TO COVENANTS, CONDITIONS AND RESTRICTIONS NECESSARY TO ENSURE THE LONG-TERM MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICE. THE AGREEMENT ALSO OUTLINES A PROCESS BY WHICH THE TOWN OF LISBON MAY LEVY AND COLLECT SPECIAL ASSESSMENTS OR CHARGES FOR ANY SERVICES THE COMMUNITY MIGHT PROVIDE RELATING TO ENFORCEMENT OF THE MAINTENANCE AGREEMENT.

IN ACCORDANCE WITH CHAPTER 14 - ARTICLE VIII OF THE WAUKESHA COUNTY CODE OF ORDINANCES ("STORM WATER ORDINANCE"), THE STORM WATER PERMIT HOLDER IS RESPONSIBLE FOR CONSTRUCTING THE STORM WATER MANAGEMENT PRACTICES FOLLOWING PLANS APPROVED BY WAUKESHA COUNTY AND IS RESPONSIBLE FOR MAINTAINING THE STORM WATER PRACTICES UNTIL PERMIT TERMINATION BY WAUKESHA COUNTY. UPON TERMINATION OF THE STORM WATER PERMIT, THE OWNERS OF LOTS 1-20 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT.

5. DRAINAGE EASEMENTS:
"ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" ARE RESERVED FOR STORM WATER COLLECTION, CONVEYANCE, TREATMENT OR INFILTRATION. NO BUILDINGS OR OTHER STRUCTURES ALLOWED IN THESE AREAS. NO GRADING OR FILLING IS ALLOWED IN THESE AREAS THAT MAY INTERRUPT STORM WATER FLOWS IN ANY WAY. THE MAINTENANCE AGREEMENT MAY CONTAIN SPECIFIC MAINTENANCE REQUIREMENTS FOR THESE AREAS. THE TOWN OF LISBON, WAUKESHA COUNTY OR THEIR DESIGNEE ARE AUTHORIZED ACCESS TO THESE AREAS FOR PURPOSES OF INSPECTING THE STORM WATER MANAGEMENT PRACTICES OR ENFORCING THE TERMS OF MAINTENANCE AGREEMENT."

6. THERE ARE NO APPARENT DRAINILES ON SITE.

7. WAUKESHA COUNTY AND THE TOWN OF LISBON SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.

8. ALL MOUND SITES IDENTIFIED FOR PRIVATE SEWERAGE SYSTEMS, AND AN AREA 15 FT. DOWNSLOPE, SHOULD BE FIELD STAKED AND PROTECTED FROM ANY EARTH ALTERING ACTIVITIES.

9. EXISTING NATURAL GAS LINES EXIST IN SENNOTT DRIVE AND NORWAUK ROAD.

10. ALL BUILDING SETBACKS AND OFFSETS WILL BE MEASURED FROM THE NEAR EDGE OF ANY DRAINAGE EASEMENT.

11. ALL LOTS ARE SUBJECT TO THE TOWN OF LISBON'S GROUND WATER SEPARATION REQUIREMENT.

WETLAND/FLOODPLAIN/PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION RESTRICTIONS

THOSE AREAS OF LAND WHICH ARE IDENTIFIED AS A WETLAND/FLOOD PLAN/PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION AREAS ON PAGE 1 OF 1 ON THE PRELIMINARY PLAT OF RIVER GLEN OF LISBON SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. GRADING, FILLING AND THE REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE TOWN OF LISBON AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
2. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS PROHIBITED, WITH THE EXCEPTION THAT DEAD, DISEASED OR DYING AND INVASIVE VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER, AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION, SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTOR OR NATURALIST AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION, SILVICULTURAL THINNING IS ALSO PERMITTED.
3. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., IS PROHIBITED.
4. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT OF THE PRESERVATION AREAS IS PROHIBITED.
5. PONDS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE TOWN OF LISBON AND, IF APPLICABLE, WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
6. CONSTRUCTION OF BUILDINGS IS PROHIBITED.
7. 50' IMPERVIOUS SETBACK FOR ISOLATED WETLANDS AND 75' IMPERVIOUS SETBACK FOR BARK RIVER FLOODPLAIN. ANY IMPROVEMENTS WITHIN THESE SETBACKS MUST BE REVIEWED AND APPROVED BY THE WDNR.
8. THE ABOVE RESTRICTIONS SHALL NOT PRECLUDE THE DEVELOPMENT OF A RECREATIONAL TRAIL, IF AUTHORIZED BY THE TOWN OF LISBON, WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION, THE WISCONSIN DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS, IF APPLICABLE.

TOWN ZONING - R-1, U-C AND C-1 WITH PUD OVERLAY:

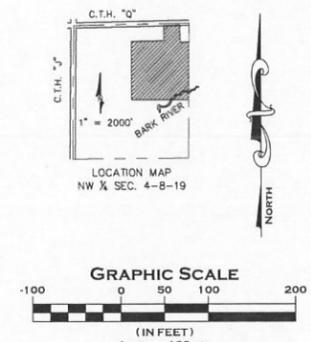
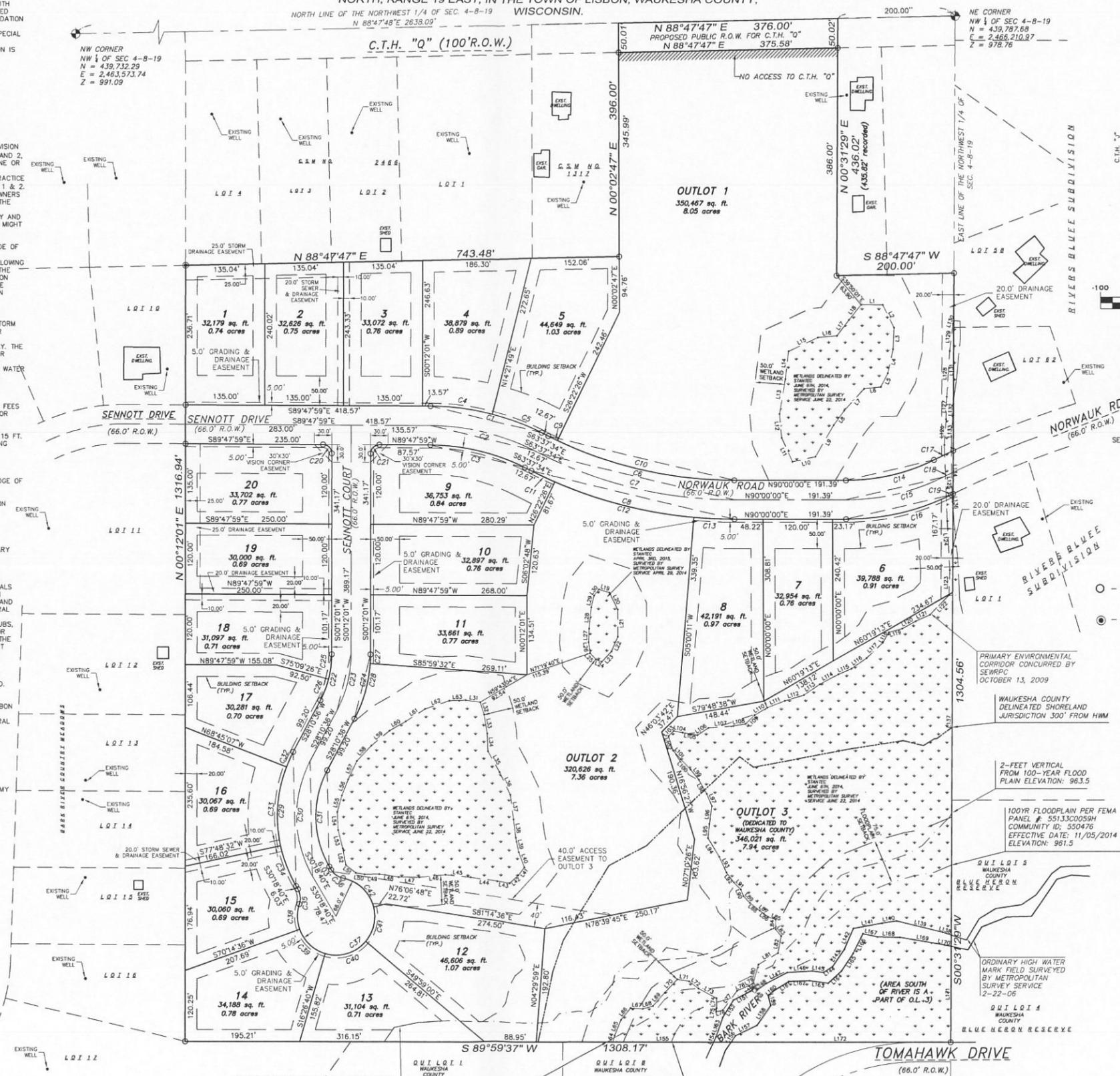
MINIMUM FRONT 120 FEET
MINIMUM LOT SIZE 30,000 SQ. FT.
MINIMUM FRONT SETBACK = 50 FEET
MINIMUM SIDE YARD SETBACK = 20 FEET
MINIMUM REAR YARD SETBACK = 20 FEET
FLOODPLAIN SETBACK = 75 FEET
WDNR WETLAND SETBACK = 50 FEET
TOWN OF LISBON WETLAND SETBACK = 50 FEET FOR BUILDINGS
NOTE: ZONING CATEGORIES ARE SUBJECT TO CHANGE IN FUTURE

WAUKESHA COUNTY ZONING IS R-2, A-E, E-C AND C-1

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 2015

Department of Administration



BEARING BASIS:
ALL BEARINGS REFER TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 4, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) BEARING OF N 88°47'48" E.

SEE SHEET 2 FOR CURVE AND LINE TABLES

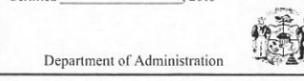
LEGEND

- - INDICATES A 2.375"X18" IRON PIPE WEIGHING 3.65 LBS/FT, SET
- - INDICATES IRON PIPE FOUND

ALL OTHER CORNERS ARE MONUMENTED BY A 1"X18" IRON PIPE WEIGHING 1.68 LBS/FT.

SEASONAL HIGH GROUND WATER TABLE

LOT	ELEV. SHWT	MINIMUM BASEMENT ELEVATION
1	NONE FND.	986.5
2	NONE FND.	986.0
3	NONE FND.	982.5
4	NONE FND.	984.0
5	978.5	981.5
6	971.8	974.8
7	972.3	975.3
8	973.0	976.0
9	NONE FND.	984.5
10	977.5	981.0
11	974.2	977.5
12	NONE FND.	975.0
13	968.0	972.0
14	964.3	968.5
15	966.5	969.5
16	970.5	974.0
17	NONE FND.	979.0
18	NONE FND.	980.5
19	NONE FND.	983.0
20	NONE FND.	987.0



CJE NO.: 0919R0PLAT
JUNE 16, 2015

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, CHRISTOPHER JACKSON, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 19 EAST IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 4 THENCE SOUTH 88°47'47" WEST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 200.00 FEET; THENCE SOUTH 00°31'29" WEST 50.02 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C.T.H. "Q" AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°31'29" WEST 386.00 FEET; THENCE NORTH 88°47'47" EAST 200 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 4; THENCE SOUTH 00°31'29" WEST ALONG SAID EAST LINE 1304.56 FEET TO THE NORTH RIGHT-OF-WAY OF TOMAHAWK DRIVE; THENCE SOUTH 89°59'37" WEST ALONG THE NORTH PROPERTY LINE OF BARK RIVER COUNTRY MEADOWS SUBDIVISION 1308.17 FEET; THENCE NORTH 00°12'01" EAST ALONG THE EAST PROPERTY LINE OF BARK RIVER COUNTRY MEADOWS SUBDIVISION 1316.94 FEET TO THE SOUTHWEST CORNER OF LOT 4 C.S.M. NO. 2466; THENCE NORTH 88°47'47" EAST ALONG THE SOUTH LINE OF SAID C.S.M. 743.48 FEET TO THE SOUTHEAST CORNER OF C.S.M. NO. 1317; THENCE NORTH 00°02'47" EAST ALONG THE EAST LINE OF SAID C.S.M. 345.99 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C.T.H. "Q"; THENCE NORTH 88°47'47" EAST ALONG SAID SOUTH RIGHT-OF-WAY 375.58 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 42.86 ACRES MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF COLGATE INVESTMENTS LLC, OWNER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE SUBDIVISION REGULATIONS OF THE TOWN OF LISBON IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS DAY OF 2015.

CHRISTOPHER JACKSON
REGISTERED LAND SURVEYOR, S-2851
STATE OF WISCONSIN

CORPORATE OWNER'S CERTIFICATE

COLGATE INVESTMENTS, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF LISBON. IN WITNESS WHEREOF, COLGATE INVESTMENTS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY JACK UETZAU, PRESIDENT AT THIS DAY OF 2015

JACK UETZAU, PRESIDENT

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

ON THIS DAY OF 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SUCH COUNTY AND STATE, PERSONALLY APPEARED JACK UETZAU, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF COLGATE INVESTMENTS LLC, OWNER OF SAID LANDS, THAT THEY EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH INSTRUMENT IS A FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE SUCH INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO, AFFIXED THE DAY, MONTH AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

DATED THIS DAY OF 2015.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES:

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY COLGATE INVESTMENTS LLC, GRANTOR, TO

WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN GAS, LLC, WISCONSIN CORPORATIONS DOING BUSINESS AS WE ENERGIES, GRANTEE,

GRANTEE, AND
GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THERON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT PRIOR WRITTEN CONSENT OF GRANTEEES AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT WRITTEN CONSENT OF GRANTEEES.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

RIVER GLEN SUBDIVISION

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

PLAN COMMISSION APPROVAL:

APPROVED, THAT THIS PLAT OF RIVER GLEN OF LISBON, IN THE TOWN OF LISBON, IS HEREBY RESOLVED BY THE PLAN COMMISSION.

APPROVED AS OF THE DAY OF 2015.

DATE: SIGNED JOSEPH OSTERMAN, CHAIRMAN

I HEREBY CERTIFY THAT THE FOREGOING IS TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE PLAN COMMISSION OF THE TOWN OF LISBON.

DATE: SIGNED MATTHEW JANECKE, TOWN CLERK

TOWN BOARD APPROVAL:

RESOLVED THAT THIS PLAT OF RIVER GLEN, IN THE TOWN OF LISBON, IS HEREBY APPROVED BY THE TOWN BOARD.

ALL CONDITIONS HAVE BEEN MET AS OF THE DAY OF 2015.

DATE: SIGNED JOSEPH OSTERMAN, CHAIRMAN

I HEREBY CERTIFY THAT THE FOREGOING IS TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF LISBON.

DATE: SIGNED MATTHEW JANECKE, TOWN CLERK

CERTIFICATE OF TOWN TREASURER:

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, REBECCA PLOTECHER, BEING THE DULY APPOINTED, QUALIFIED AND ACTING TOWN TREASURER OF THE TOWN OF LISBON, DO HEREBY CERTIFY THAT WITH ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENT AS OF ON ANY OF THE LANDS INCLUDED IN THIS SUBDIVISION PLAT.

DATE: REBECCA PLOTECHER, TOWN TREASURER

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, PAMELA REEVES, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF WAUKESHA COUNTY, WISCONSIN DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALE AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENT AS OF ON ANY OF THE LANDS INCLUDED IN THIS SUBDIVISION PLAT.

DATE: PAMELA REEVES, COUNTY TREASURER

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE:

THE ABOVE, WHICH HAS BEEN FILED FOR APPROVAL AS REQUIRED BY CHAPTER 236, W. STATUS AND WAUKESHA COUNTY SHORELAND AND FLOODLAND SUBDIVISION CONTROL ORDINANCE, IS HEREBY APPROVE ON THIS DAY OF 2015.

DALE SHAVER, DIRECTOR

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE:

THE ABOVE, WHICH HAS BEEN FILED FOR APPROVAL AS REQUIRED BY CHAPTER 236, W. STATUS AND WAUKESHA COUNTY SHORELAND AND FLOODLAND SUBDIVISION CONTROL ORDINANCE, IS HEREBY APPROVE ON THIS DAY OF 2015.

DALE SHAVER, DIRECTOR

PLAN COMMISSION EXTRATERRITORIAL APPROVAL:

APPROVED, THAT THIS PLAT, IN THE TOWN OF LISBON, IS HEREBY APPROVED BY THE PLAN COMMISSION.

DATE: SIGNED JAMES OTTO, CHAIRMAN

I HEREBY CERTIFY THAT THE FOREGOING IS TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE PLAN COMMISSION OF THE VILLAGE OF RICHFIELD.

DATE: SIGNED LAURA JOHNSON, DEPUTY CLERK

VILLAGE BOARD EXTRATERRITORIAL APPROVAL:

RESOLVED THAT THE PLAT, IN THE TOWN OF LISBON, IS HEREBY APPROVED BY THE VILLAGE BOARD:

DATE: SIGNED JIM HEALY, VILLAGE ADMINISTRATOR

I HEREBY CERTIFY THAT THE FOREGOING IS TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF RICHFIELD.

DATE: SIGNED LAURA JOHNSON, DEPUTY CLERK

Table with 3 columns: LINE, LENGTH, BEARING. Contains 28 rows of survey data.

Table with 3 columns: LINE, LENGTH, BEARING. Contains 28 rows of survey data.

Table with 3 columns: LINE, LENGTH, BEARING. Contains 28 rows of survey data.

Table with 7 columns: CURVE, LENGTH, RADIUS, CHORD, CHORD DIRECTION, CENTRAL ANGLE, TANGENT IN, TANGENT OUT. Contains 28 rows of curve data.



6 e



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM

6e

MEETING DATE: July 9, 2015

SUBJECT: B-5, Downtown Business District
DATE SUBMITTED: July 1, 2015
SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: NONE.

ISSUE SUMMARY:

Over the course of the last month Village Staff has been working in concert with the Plan Commission and the Village Board to develop a "Downtown Business District" zoning classification. At the onset of the discussion, the task seemed daunting. Along this corridor are some of the Village's oldest structures. The parcels, almost entirely are legal, non-conforming uses or non-conforming in that they do not meet minimum requirements in the B-3, General Business District.

At our last meeting on June 3, 2015 Staff led a free-form discussion with both the members of the Village's Plan Commission and the Village Board to find a way that we could encourage the revitalization of the downtown "Richfield hamlet". What was discussed was the creation of an entirely new zoning district, which will be created as Sec. 70.200A, entitled B-5, Downtown Business District.

Out of our group discussion came the following policy decisions:

- The District would be limited to just those parcels which abut STH 175.
- The types of uses to be included in said district.
- The percent of lot coverage can be no more than 60% without a Conditional Use Permit (CUP).
- Setbacks reduced to 0' for accessory and primary structures.
- Allowable building heights to be no more than 45' or two-stories.
- Accessory structures allowable by CUP.

Over the course of the last few weeks, Village Staff has been working with Consultant Planner Tim Schewecke on fine-tuning this ordinance in preparation for an August adoption by the Plan Commission and Village Board. Along the way we have encountered a few situations where the proposed ordinance, as drafted, may become problematic.

- On the east side of STH 175, Staff believes that 0' setbacks works well because emergency services personnel would have full access to the buildings via Wolf Road. That is not the case on the west side. While the buildings will be "fire rated", in a full-buildout scenario without the benefit of having an access road, the west side of the buildings would be difficult to access. The same is true of refuse collection from these businesses.
 - One possible solution to this matter would be to maintain 0' setbacks on the east side STH 175 and then ferret out reasonable setback limits on the west side.



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: July 9, 2015

SUBJECT: B-5, Downtown Business District
DATE SUBMITTED: July 1, 2015
SUBMITTED BY: Jim Healy, Village Administrator

- The Plan Commission also accepted Staff’s recommendation regarding the percent of lot coverage being controlled via a CUP for lots with greater than 60% coverage. For your consideration, Staff is proposing an alternate scenario whereby the Commission could grant an increase in building footprint size via a “Special Exception” which is covered in 70.161A of the Zoning Code. While the Special Exception still has all of the necessary controls and benefits that come along with the CUP, the process of obtaining a “Special Exception” could potentially be more expedient and less costly to any potential business owner.
- Regarding the ‘Front Yard Setbacks’, Staff has placed an additional provision which takes into consideration a maximum distance *away* from the roadway a building could be. The ideal scenario would be businesses developed uniformly in a row. Unfortunately, that is fairly unrealistic unless a large-scale developer approaches these property owners and purchases several parcels at a time. In light of the fact that development is more than likely to occur incrementally, it is important to control then how far *away* off of the street buildings could be placed (as opposed to how close to the street they can go). Scenarios where this type of a situation may come into play may be a business owner who desires to have parking in the front of a newly constructed business or a patio seating area for a restaurant.

Tonight I believe these are the few outstanding issues that we have yet to work through. Staff’s plan for the evening will be similar to last month as we work through these issues collaboratively.

FUTURE IMPACT AND ANALYSIS:

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

REVIEWED BY:

Kathryn A. Smith
Village Deputy Treasurer

ATTACHMENTS:

1. O2015-05____, an Ordinance to create 70.200A, B-5, Downtown Business District
2. Pictorial illustrations of downtown shopping districts

STAFF RECOMMENDATION:

None.

APPROVED FOR SUBMITTAL BY:

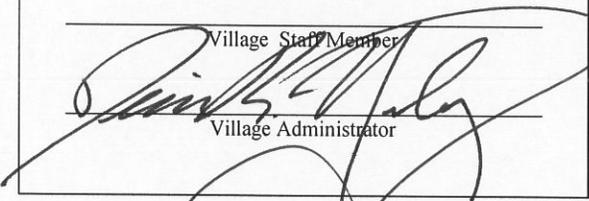
VILLAGE CLERK USE ONLY
BOARD ACTION TAKEN



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: July 9, 2015

SUBJECT: B-5, Downtown Business District
DATE SUBMITTED: July 1, 2015
SUBMITTED BY: Jim Healy, Village Administrator

<p>_____ Village Staff Member</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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STATE OF WISCONSIN VILLAGE OF RICHFIELD WASHINGTON COUNTY
 ORDINANCE 2015 ____ - ____

AN ORDINANCE TO CREATE SECTION 70.200A, A ZONING DISTRICT ENTITLED, B-5, DOWNTOWN BUSINESS DISTRICT AND TO CHANGE THE ZONING CLASSIFICATION OF SPECIFIED PARCELS TO B-5

WHEREAS, the Village of Richfield recognizes the importance of having a vibrant business community; and

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

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

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

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

Section 1. Section 70.200A of the Village of Richfield municipal code be created entitled “B-5, Downtown Business District” to read as follows:

§70.200A B-5, Downtown Business

- A. Intent. To establish, enhance, and preserve the unique character of the Village’s downtown area along STH 175, north of STH 167 and south of Pleasant Hill Road. The District, which is limited to those properties directly abutting STH 175, is intended to help act as a gateway to the community by enhancing the opportunities for commercial redevelopment, to establish and maintain small, neighborhood-scale mixed uses, all while encouraging high-quality design and architectural standards befitting of a higher density commercial zoning district.
- B. Permitted Principal Uses. Permitted Principal Uses in the B-5 district are all principal uses permitted below:

	B-1, Neighborhood Business District	B-2, Community Business District	B-3, General Business District	B-4, Highway Business District	B-5, Downtown Business District
Administrative and public service offices	X	X	X		X
Art, dance, or music teaching offices	X	X	X		X

Commented [JH1]: In the “final” version of this ordinance I do not expect this table will be here, but Staff wanted it placed in the DRAFT version of the ordinance for the ease and convenience of the Plan Commission.

Architects, engineers, or other similar professional offices	X	X	X		X
Bakery good stores	X	X	X		X
Banks, savings and loan associations, and other financial institutions	X	X	X		X
Barber and beauty stores	X	X	X		X
Candy/Confectionary stores	X	X	X		X
Clothier stores	X	X	X		X
Delicatessens	X	X	X		X
Dentist, physical or other similar professional health offices	X	X	X		X
Drugstores	X	X	X		X
Dry cleaning pickup and delivery establishments	X	X	X		X
Financial and tax consultants	X	X	X		X
Florists	X	X	X		X
Fruit and/or vegetable stores	X	X	X		X
General public bookstores	X	X	X		X
General business and professional offices	X	X	X		X
Gift stores	X	X	X		X
Grocery stores	X	X	X		
Hardware stores	X	X	X		
Hobby stores	X	X	X		X
Interior decorators	X	X	X		X
Meat, fish or poultry markets	X	X	X		X
Optical stores	X	X	X		X
Painting, photography, music, dance and other art studios	X	X	X		X
Photo and film pickup stores	X	X	X		X
Professional offices	X	X	X		X
Real estate and insurance offices	X	X	X		X
Self-service laundries	X	X	X		

Shoe repair shops	X	X	X		X
Shoe stores	X	X	X		X
Soda and ice cream stores	X	X	X		X
Sporting goods stores	X	X	X		X
Sporting goods stores	X	X	X		X
Tobacco stores	X	X	X		X
Variety stores	X	X	X		X
Antique stores		X	X		X
Appliance stores		X	X		
Bakeries including the baking of good for local sale		X	X		X
Bowling/pool establishments		X	X		
Caterers		X	X		
Clock-watch shops		X	X		X
Clothing repair shops		X	X		X
Crockery stores		X	X		X
Department stores		X	X		
Electrical supply stores		X	X		X
Food lockers		X	X		
Furniture stores		X	X		X
Furniture upholstery shops		X	X		X
Furriers		X	X		X
General offices		X	X		X
Heating supply stores		X	X		X
Indoor tennis/racquetball establishments		X	X		
Indoor theaters		X	X		X
Jewelry stores		X	X		X
Laundry and dry-cleaning establishments employing not more than seven persons		X	X		X
Lodges and fraternal clubs		X	X		X
Music or musical instrument stores		X	X		X
Natatoriums		X	X		
Newspapers/Magazine stores		X	X		X

Paint, glass and wallpaper stores		X	X		X
Pet shops		X	X		X
Photographic supplies and camera stores		X	X		X
Plumbing supply stores		X	X		X
Quick printing shops		X	X		X
Radio broadcasting studios		X	X		X
Stationery stores		X	X		X
Auto sales and services				X	
Auto and truck accessory sales				X	
Building supply stores				X	
Drive-in establishments				X	
Fast food stores				X	
Fuel service stations				X	
Motels and hotels				X	
Motors vehicle sales and service				X	
Transit bus station				X	
Truck stop				X	

- C. Permitted Accessory Uses. Permitted accessory uses in the B-5 district are as follows:
1. Garages for storage of vehicles and/or supplies used in conjunction with the operation of a business.
 2. Residential uses existing on the effective date of the ordinance for which this Chapter is derived.
 3. Off-street parking and loading areas.
- D. Conditional Uses. Conditional Uses in the B-5 district include any use similar in character to the permitted uses listed in subsection B of this section which are conducted as a retail or service industry business on the premises, catering to the general public.
- E. Lot area and width in the B-5 district are as follows:
1. Consideration for minimum lot areas and width shall be limited to only those properties directly abutting STH 175 between STH 167 and Pleasant Hill Road.
- F. Building height and size. Building height and size in the B-5 district as are follows:
1. No building or parts of a building shall exceed 45 feet in height or two-stories, whichever is less.
 2. No individual store, shop or business establishment shall have a total floor area of less than 300 square feet.
 3. The sum total of the first floor area ~~and of~~ all principal and accessory ~~uses-buildings~~ shall not exceed 60% of the total lot area, except that the Plan Commission may allow a greater percent of lot coverage with a special exception pursuant to s. 70.161A.
- G. Setbacks and yards. Setback and yards in the B-3A district are as follows:
1. A street yard setback of ~~five (5) 0'~~ but no greater than 15' setback from the road.

Commented [JH2]: Rather than doing a % of lot coverage greater than 60% by Conditional Use Permit as previously discussed, Staff was able to find potentially another way that it may be able to be accomplished that would be more expeditious and less cumbersome for the proposed business, while not relinquishing any power the Plan Commission may have over this situation. The tool would be a "Special Exception" pursuant to Sect. 70.161A. A copy of the ordinance will be provided for your convenience.

2. A side yard building setback shall be required as set forth in the following table:

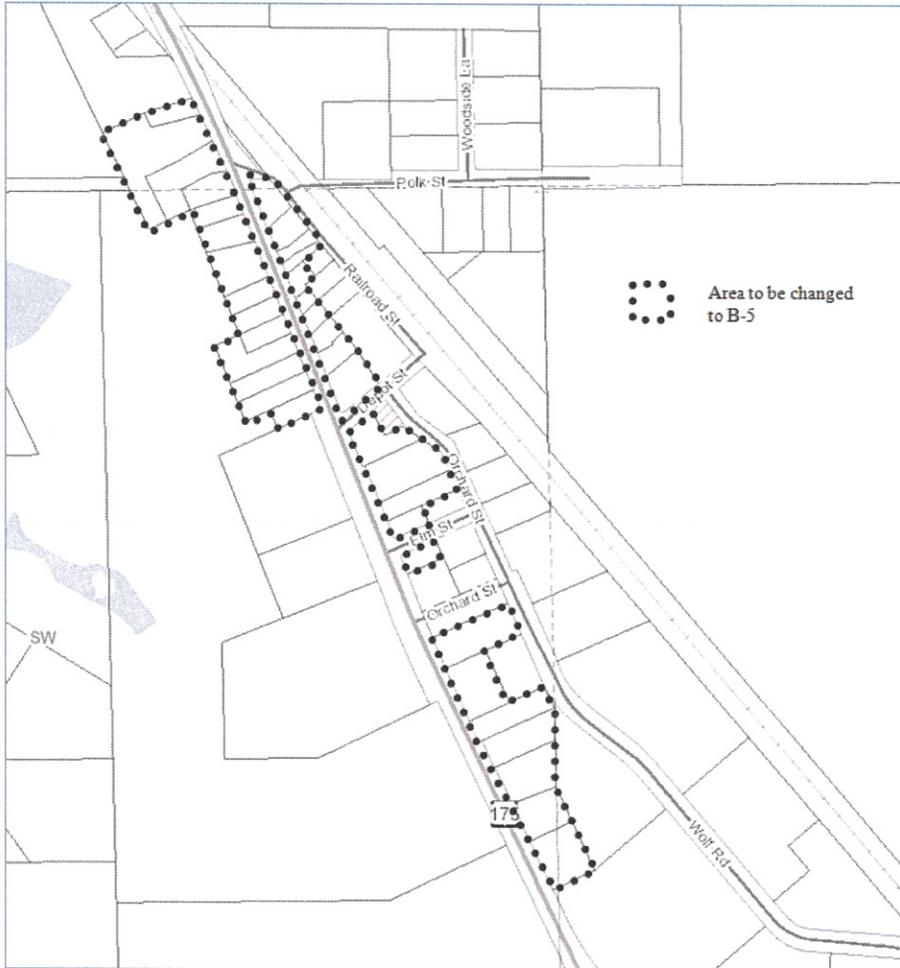
Parcel Width in Feet	Minimum Side Yard Setback
Less than 35 feet ²	50'
35 feet or more but less than 61 feet	50'
61 feet or more	100'

3. A rear yard setback of 10 feet.

- H. Parking and loading space. Parking and loading requirements shall be those provisions enumerated in the B-3 district.
- I. Minimum utility service. Minimum utility service in the B-5 district shall be electricity, and county approved wastewater treatment and disposal and water supply systems.
- J. Special regulations. To encourage a business use environment in the B-5 district that is compatible with the residential character of the Village, building/zoning permits for permitted uses shall not be issued without prior review by and approval of the Village Plan Commission. Such review and approval shall be concerned with adjacent uses, general layout, building site and operation plans, ingress, egress, parking, loading and unload, drainage, and screening and landscape plans.

Section 2. The zoning designation of the parcels depicted in Exhibit A are changed to B-5.

Exhibit A



Section 4. This ordinance shall become effective upon passage and posting.

Section 5. 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.

Adopted this ____ day of _____, 2015.

Attest:

John Jeffords, Village President

Jim Healy, Village Clerk/Administrator





Alamy BE1XXJ

*Village of Richfield, WI
Wednesday, July 1, 2015*

Chapter 70. Zoning

ARTICLE II. Administration and Enforcement Generally

Division 5. Modifications and Amendments

70.161A. Special exception.

- A. Generally. Upon written petition, the Plan Commission may on a case-by-case basis grant a special exception permit for only those development standards specifically noted in this chapter.
- B. Application and review procedure. The review of a special exception application shall comply with the following steps and requirements:
 - 1. Submittal of application. The property owner shall submit a completed application to the Planning and Zoning Administrator along with the application fee as established by the Village Board.
 - 2. Notice. If the application is complete, the administrator shall place the matter on the agenda for the next meeting provided proper notice is given.
 - 3. Staff report. The administrator shall prepare a written staff report as described in this section and provide a copy of it to the Plan Commission members, the applicant, and the applicant's agent, if any, prior to the meeting at which the matter will be considered. He shall also provide a copy to interested people upon request.

4. Decision. The Plan Commission shall approve the application, approve it with conditions, or deny it. Such decision shall be in writing and shall include the findings in support of its decision and if approved any conditions as may be imposed.
 5. Applicant notification. Within a reasonable time following the Plan Commission's decision, the administrator shall mail the applicant the official decision notice. If one or more conditions are imposed, the property owner shall also sign the approval notice to acknowledge the imposition of such condition or conditions.
 6. Public record copy. A copy of the official decision notice shall be retained for the public record.
- C. Basis of decision. In making its decision to approve the application, approve it with conditions, or deny it, the Plan Commission shall consider the following factors:
1. The size of the property in comparison to other properties in the area;
 2. The extent to which the issuance of the special exception permit would be in keeping with the overall intent of the zoning code;
 3. Whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception permit;
 4. The nature and extent of anticipated impacts to the natural environment that could potentially occur if the special exception permit was granted;
 5. The nature and extent of anticipated positive and negative effects on properties in the area;
 6. Actions the applicant will undertake to mitigate the negative effects, if any, of the proposed special exception;
 7. A factor specifically listed under the section authorizing the issuance of a special exception permit; and
 8. Any other factor not specifically or generally listed, but deemed appropriate given the particular circumstances.
- D. Imposition of conditions. In granting a special exception permit, the Plan Commission may impose one or more conditions deemed necessary to further the intent and purposes of this chapter. Such conditions, for example, may relate to landscaping and screening, outdoor lighting, hours

- of operation, and submittal of building plans to the Architectural Review Committee for review and approval.
- E. Limitations on issuing a special exemption permit. A special exception permit shall only be granted in those instances where issuance is specifically authorized in this chapter.
 - F. Staff report content. At a minimum, the staff report shall contain the following information:
 - 1. A description of the requested special exception;
 - 2. Findings for each of the decision criteria listed in this section;
 - 3. A recommendation to approve the application, approve it with conditions, or deny the application; and
 - 4. A preliminary list of conditions whether the staff recommendation is for approval or denial.
 - G. Expiration of approval. A special exception permit shall expire one year after the date of issuance unless substantial work has commenced under the approval and continues in good faith to completion.
 - H. Violation of a condition. If a property owner accepts the terms of the approval and does not comply with one or more conditions of approval, such action shall be deemed a violation of this chapter.
 - I. Application form. The planning and zoning administrator shall prepare an application form and may amend it from time to time.
 - J. Application fee. The Village Board may by resolution establish an application fee for a special exception application and may amend such fee by resolution from time to time.
 - K. Appeal. The applicant or an aggrieved person may appeal a final decision made pursuant to this section by filing an appeal with a court of competent jurisdiction within 30 days of the final decision.

6 f



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VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM
MEETING DATE: July 9, 2015

SUBJECT: Plan Commission Meeting Times

DATE SUBMITTED: June 29, 2015

SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE PLAN COMMISSION WISH TO CHANGE THE TIME OF OUR SCHEDULED MEETINGS?

ISSUE SUMMARY:

On May 21, 2015 the Village Board decided that starting in August, the meeting times would change from 7:30PM to 7:00PM for a period of four (4) months. After four (4) months, the meeting time would again be moved up to 6:30PM. At the conclusion of the eight (8) months, the Village Board would decide which permanent meeting time change to make.

Given the Village Board's stated desire to move the meeting times earlier, Staff wanted to convey the same opportunity to the Plan Commission, if it so chooses.

Towns

- Addison – 7:00PM
- Barton – 7:30PM
- Erin – 7:00PM
- Farmington – 7:30PM
- Germantown – 6:30PM
- Jackson – 7:00PM
- Kewaskum – 7:00PM
- Polk – 7:30PM
- Trenton 7:30PM
- Wayne – 7:30PM
- West Bend – 7:00PM

Villages

- Germantown – 7:00PM
- Jackson – 7:30PM
- Kewaskum – 7:00PM
- Newburg – 7:00PM
- Slinger – 6:00PM

Cities

- Hartford – 7:00PM
- West Bend – 6:30PM

FUTURE IMPACT & ANALYSIS:

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

REVIEWED BY:

[Signature]
Village Deputy Clerk

ATTACHMENTS:

None.

STAFF RECOMMENDATION:

None.

APPROVED FOR SUBMITTAL BY:

[Signature]
Village Staff Member
[Signature]
Village Administrator

VILLAGE CLERKS USE ONLY
BOARD ACTION TAKEN

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

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