



AGENDA
PLAN COMMISSION MEETING
RICHFIELD VILLAGE HALL
4128 HUBERTUS ROAD, HUBERTUS, WISCONSIN
NOVEMBER 3, 2016
7:00 P.M.

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

1. Call to Order/Determination of quorum
2. Verification of Open Meetings Law compliance
3. Pledge of Allegiance
4. Approval of Minutes:
 - a. October 6, 2016 – Regular Meeting
5. PUBLIC HEARING
 - a. Discussion regarding a Conditional Use Permit petition for property located at 1872 STH 175 (Tax Key: V10_030000Z) to operate a "sit-down restaurant" in the B-5 zoning district, Sobelman's Pub and Grill
 - b. Discussion regarding a Rezoning petition for properties identified by Tax Key: V10_0355912001, V10_0355912003 from Rs-1b, Single Family Cluster/Open Space Residential District to A-2, General Agricultural District and Tax Key: V10_0355912002 from WHD, Walkable Hamlet District to A-2
6. DISCUSSION/ACTION
 - a. Discussion and possible recommendation to the Village Board regarding a Conditional Use Permit petition for property located at 1872 STH 175 (Tax Key: V10_030000Z) to operate a "sit-down restaurant" in the B-5 zoning district, Sobelman's Pub and Grill
 - b. Discussion and possible recommendation to the Village Board regarding a Rezoning petition for properties identified by Tax Key: V10_0355912001, V10_0355912003 from Rs-1b, Single Family Cluster/Open Space Residential District to A-2, General Agricultural District and Tax Key: V10_0355912002 from WHD, Walkable Hamlet District to A-2
 - c. Discussion/Action regarding a Site, Building and Plan of Operation for Sobelman's Pub and Grill located at 1872 STH 175 (Tax Key: V10_030000Z)
 - d. Discussion/Action regarding plan of operation review for Flynn's, located at 640 Plat Road (Tax Key: V10_119600Z)
 - e. Discussion/Action regarding a proposed building and site plan alteration at Hawk's Point Shopping Center, generally located at 1717 Wolf Road (Tax Key: V10_034400E)
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.



AFFIDAVIT OF POSTING

Pursuant to Sec. 985.02(2), Wis Stats., I, Jennifer Keller, being duly sworn, state as follows:

1. I am an adult resident of the State of Wisconsin, and I make this affidavit on personal knowledge.

2. I hereby certify that I posted a copy of the attached:

- 1. Architectural Review Board Meeting 2016.11.3 @ 6:30 pm
- 2. Plan Commission Meeting 2016.11.3 @ 7:00 pm

on 10/28/2016 (date), 7:00 (time), at the Village posting locations, namely: on the outside bulletin board of the Village Hall located at 4128 Hubertus Road, Hubertus; on the outside bulletin board at the Hubertus Post Office located at 3695 Hubertus Road, Hubertus; on the outside bulletin board at the Richfield Post Office located at 1925 Hwy 175, Richfield; and on the outside bulletin board at the Colgate Post Office located at 3392 Hwy Q, Colgate.

Jennifer Keller
Signature
10/28/2016
Date

Personally came before me this 28th day
of October, 2016.
Margaret M. Rannells
Notary Public, State of Wisconsin
My commission expires 10/11/2020

I also certify that notice of such meeting(s) were sent via email to the West Bend Daily News, the Germantown Express News, the Hartford Times Press, and the Milwaukee Journal Sentinel.

Signature

Date

I further certify that a copy has been posted to the Village website www.richfieldwi.gov.

Signature

Date

1. Call to order/determination of quorum

Chairman Jim Otto called the meeting to order at 7:00 p.m.

In attendance were Chairman Otto, Vice-Chairman Berghammer, Commissioners Bartel, Coté, Melzer Lalk, Trustee Collins, Village Administrator Jim Healy and Administrative Services Coordinator KateLynn Schmitt.

2. Verification of Open Meetings Law compliance

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

3. Pledge of Allegiance

4. Approval of Minutes

a. September 8th, 2016 – Regular Meeting

Motion by Commissioner Lalk to approve the minutes of the regular September 8th, 2016 Plan Commission meeting; Seconded by Commissioner Coté; Motion passed without objection.

5. PUBLIC HEARINGS

a. Discussion regarding a rezoning petition for property located at 4440 CTH Q (Tax Key: V10_130900D) from A-1, Exclusive Agricultural District and NAC-1, Neighborhood Activity Center to A-1, Exclusive Agricultural District

Administrator Healy introduced the topic. The subject property back in March of 2009 was rezoned to Neighborhood Activity Center, NAC-1 from A-1, Exclusive Agricultural District. The northern portion of the property was also “conditionally rezoned” from A-1 to NAC-1 a short while after, but the conditions of approval were never satisfied thus it remained agriculturally zoned. The previous property owner believed the entire subject property was zoned agricultural as did Village Staff until further research was conducted. The Village Board, working in conjunction with the current property owner, acted to petition this change so that any future potential for confusion was remedied.

b. Discussion regarding a proposed Zoning Code amendment to Section 70.242(F) related to legal, non-conforming structures

Administrator Healy introduced the proposed ordinance, one that has been at the Plan Commission level for a number of months. The proposed ordinance would give property owners with “legal, non-conforming structures” the ability to expand so long as their expansion did not worsen the degree of non-conformity and conformed in every respect to all of the other zoning requirements.

c. Discussion regarding a proposed Zoning Code Amendment to Section 70.190 related to “Permitted Principal Uses” and “Conditional Uses”

Administrator Healy introduced the proposed ordinance which would essentially modify uses that were once shown as “Permitted Principal Uses” and place them into “Conditional Uses”. A policy decision was recommended to the Village Board that those types of “manufacturing agricultural uses” were no longer appropriate as “permitted uses” and should be reviewed on a case-by-case basis as “conditional uses” due to their proximity to residential homes.

Chairman Otto asked for a motion to open the public hearings for comment.

Motion to open the public hearings by Vice-Chairman Berghammer; Seconded by Commissioner Melzer; Motion passed without objection.

Agenda item 5a.

Ms. Danah Zoulek, 609 Scenic Road, stated the Communication Form says the property on CTH Q was misrepresented to the property owner and she believes the zoning map should be updated to reflect the correct zoning.

Agenda item 5b.

Mr. Joe Hennes, 3721 Hubertus Road, owner of Sloppy Joe's, appreciates the consideration for the amendment for legal non-conforming structures. Mr. Hennes stated he is currently maxed out with his property and hopes this ordinance amendment would allow them to increase production, kitchen space and better the aesthetic appearance of the building overall.

Ms. Nancy Manhattan, 3716 Hubertus Road, owner of Johnny Manhattan's is the property owner directly across from Sloppy Joes. Ms. Manhattan stated that Joe has been a wonderful neighbor and she would like to see this amendment changed for his business. Both of their businesses help one another and she would like to see this ordinance changed.

Mr. Jim Schnorr, 4790 Chapel Ct, Mr. Schnorr stated "downtown Hubertus" applauded the improvements to Johnny Manhattan's and Sloppy Joe's. He believes that this amendment would be good for Richfield and would not hurt the Village.

Mr. Al Wolf, 3770 State Road 167, stated he is a 4th generation resident and owns three (3) properties in the Village and has ran those as a business here for 26 years. Mr. Wolf stated there are many people employed between Johnny Manhattan's and Sloppy Joe's and the hamlets in Richfield are a unique feature that must be kept so visitors and residents continue coming to these establishments.

Ms. Danah Zoulek, 609 Scenic Road, sought clarification concerning this ordinance, and wanted to know if this amendment was just for buildings or if it applied to driveways as well.

Chairman Otto indicated it was just for buildings.

Agenda item 5c.

No one spoke.

Motion to close the public hearings by Vice-Chairman Berghammer; Seconded by Trustee Collins; Motion passed without objection.

6. DISCUSSION/ACTION

- a. Discussion and possible recommendation to the Village Board regarding a rezoning petition for property located at 4440 CTH Q (Tax Key: V10_130900D) from A-1, Exclusive Agricultural District and NAC-1, Neighborhood Activity Center to A-1, Exclusive Agricultural District**

Motion by Commissioner Lalk to conditionally recommend approval to the Village Board of Ordinance O2016-10-02, an Ordinance to rezone the subject property, identified by Tax Key: V10_130900D, from NAC-1, Neighborhood Activity Center and A-1, Exclusive Agricultural District to A-1, Exclusive Agricultural District subject to the following Specific Condition of Approval:

- 1) That the Village Board adopt the proposed Future Land Use Map amendment and related text amendment to the 2014 Comprehensive Plan following the conclusion of the scheduled Public Hearing on October 20th at 7PM.

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

Administrator Healy wished to address the zoning map concern and stated that the last zoning map, was updated in August of 2008. The gap being discussed, and where this issue came from, took place when rezoning happened in March of 2009 between the time of former Administrator Toby Cotter and

Administrator Joshua Schoemann. Village Staff is now working on “safeguards” so that this does not happen again, administratively.

Vice-Chairman Berghammer continues to believe that the neighborhood activity center’s zoning district is ultimately the “highest and best use” for that area, but also believes this farm will ultimately do well.

Chairman Otto stated that the change in this use does not preclude anything that could happen in the future.

b. Discussion and possible recommendation to the Village Board regarding a proposed Zoning Code amendment to Section 70.242(F) related to legal, non-conforming structures

Motion by Vice-Chairman Berghammer to recommend to the Village Board the adoption of Village Ordinance O2016-10-01, an Ordinance relating to legal, non-conforming structures in Section 70.242(F); Motion seconded by Commissioner Bartel; Motion passed without objection.

c. Discussion and possible recommendation to the Village Board regarding a proposed Zoning Code Amendment to Section 70.190 related to “Permitted Principal Uses” and “Conditional Uses”

Motion by Vice-Chairman Berghammer to recommend to the Village Board the adoption of Village Ordinance O2016-10-03, an Ordinance amending Sections 70.190(B) and 70.190(D); Motion seconded by Commissioner Lalk; Motion passed without objection.

d. Discussion and possible recommendation to the Village Board regarding a one-lot CSM in Steeple View Estates involving Tax Keys: V10_0106035 and V10_0106040001

Administrator Healy introduced agenda item 6d.

Motion by Trustee Collins to recommend to the Village Board the approval of the CSM, subject to the General and Specific Conditions of Approval listed below which must be satisfied before the CSM is released for recording by Washington County.

Specific Conditions of Approval:

1. The Village Engineer shall review the final CSM and approve the same.
2. The signature block for the Village Board indicates that land is being dedicated for public road purposes. This is not the case. To avoid any potential confusion, the following words should be removed "and road dedication hereby accepted."
3. The road name for Steeple Drive on sheet 1 of 3 should be underscored.
4. The surveyor's seal, signature, and date must appear on all sheets of the final CSM. The same revision date must also be noted on each sheet.

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.

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.

Motion seconded by Commissioner Lalk; Motion passed without objection.

e. Discussion/Action regarding Plan of Operation review for Joe Mama's Bar & Grill, located at 4600 CTH Q

Administrator Healy introduced the topic stating a new bar and grill will be operating out of the old "Uncle Johnny's". Additionally, the outward aesthetic will remain virtually identical, but renovations will be made on the inside of the building.

Motion by Vice-Chairman Berghammer to approve the plan of operation for Joe Mamma's Bar and Grill as proposed and represented at the meeting on October 6, 2016, subject to the following conditions of approval:

1. Before the property owner and/or the operator begins work to hard surface the parking lot, they shall resubmit to the Village's Plan Commission for grading and erosion control approval. Additionally, they shall work with the Village's Building Inspector and Washington County to define formalized access points to CTH Q.
2. The operator shall obtain and maintain all necessary permits and approvals for operating a restaurant and/or a tavern from the Village, County, and State of Wisconsin, if necessary.
3. Any plans of operation for "Uncle Johnny's" which have been previously approved by the Village are hereby terminated.
4. This approval is granted to Joseph Vella and/or Al Wasley. Any other persons wanting to operator the business must first obtain the approval of the Village of Richfield Plan Commission.

Motion seconded by Commissioner Lalk; Motion passed without objection.

f. Discussion/Action regarding a Lighting Plan for Chalet Shopping Center, located at 1241-1251 STH 175

Administrator Healy introduced the topic.

Motion by Commissioner Lalk to approve the outdoor lighting plan for the Chalet Shopping Center provided the light poles are not installed in the public right-of-way for Beechwood Industrial Court and verified by the Village's Building Inspector. Motion seconded by Trustee Collins; Motion passed without objection.

7. ADJOURNMENT

Motion by Trustee Collins to adjourn; Seconded by Commissioner Melzer; Motion passed without objection at 7:39 p.m.

Respectfully Submitted,

Jim Healy
Village Administrator



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM

5a. : 6a.

MEETING DATE: November 3, 2016

SUBJECT: Sobelman's Pub and Grill, 1872 STH 175 (Tax Key: V10_030000Z)
DATE SUBMITTED: October 27, 2016
SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE PLAN COMMISSION WISH TO RECOMMEND TO THE VILLAGE BOARD THE PROPOSED CONDITIONAL USE PERMIT FOR SOBELMAN'S PUB AND GRILL?

ISSUE SUMMARY:

The proposal before us tonight is for the subject property formerly known as Amici's Italian Restorante. For the last several years this building has sat idle. As a Staff we have been working behind the scenes for approximately the last year on helping to find a new tenant for this iconic building and recently we were approached by Mr. Al Hochmuth who has purchased a franchise agreement with Sobelman's Pub and Grill out of Milwaukee to locate its award-winning statewide brand right here in downtown Richfield. There are currently three (3) Sobelman's restaurants, two (2) in Milwaukee and one (1) in Mequon. The City of Waukesha is also in talks with a potential franchisee to open a location in the heart of their downtown as well.

If you are not familiar with Sobelman's reputation, it is one of, if not the most well-known burger restaurant in Milwaukee. They serve fresh, not frozen, Black Angus Beef patties on fresh-baked country rolls. It is consistently rated as one of the top places to eat in the Milwaukee metro area and the top burger restaurant in Milwaukee. It gained national exposure in 2010 when it was featured on the Travel Channel's program "Food Wars" when they featured their famous cheeseburger, "The Sobelman". They have also been featured on Good Morning America and in the Huffington Post. Another item they are famous for is their bloody marys, which are typically accompanied with a cheeseburger slider as a garnish along with a number of other options including a rotisserie chicken! Dave and his wife Melanie, the original owners of Sobelman's Pub and Grill, plan to work closely with Mr. Hochmuth who will be their first franchisee to ensure the same commitment to quality and customer services is uniform across all establishments. Sobelman's is a family friendly restaurant which not only serves unique and delicious hamburgers, but has a wide array of other American-style sandwiches and appetizers to satisfy any level of hunger.

Part of the reason why Sobelman's was drawn to this building is its unique history with the Village and its charming aesthetic. This building is one of the oldest buildings in our downtown area and has gone through significant renovations over the years, most recently to add an elevator to reach the second story that they plan to use for infrequent small gatherings or private parties. Sobelman's is an establishment that is open seven (7) days a week. Monday through Friday they plan to be open from 11AM-12AM and on the weekend from 10AM-12AM. They plan to have eight (8) full-time employees and approximately 30 part-time employees working various hours throughout the day. They do not plan to add any additional lights, landscaping, or make changes to the site plan. Essentially, they plan to use the site as it has been used for any number of years in a same or similar manner.

It is also worth mentioning that Mr. Hochmuth is in the process of drafting an agreement with the adjacent property owner for the use of his parking lot. Mr. Hochmuth's site is capable of parking 15 vehicles. This property has historically relied heavily on the usage of the adjacent vacant lot for the parking of its patrons and street parking. The current owner of the vacant lot is also the owner of Amici's, Mr. Thomas Schmitt. From speaking with Mr. Hochmuth, Mr. Schmitt and he will have an agreement which outlines responsibilities for the maintenance of the parking lot, a specific term of lease, and snow removal duties. Any other caveats will be worked out between private land owners. A sample agreement was provided to him by Village Attorney John Macy. Additionally, Staff has been notified that the "right of first refusal" to purchase the lot at the end of the parking lease, whenever that date may be in the future, will be given to Sobelman's. It would be anticipated at that time that the existing building on-site would be razed to make way for additional parking and the two properties could then be combined via a CSM. At present the property can comfortably park 40 vehicles.



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: November 3, 2016

SUBJECT: Sobelman's Pub and Grill, 1872 STH 175 (Tax Key: V10_030000Z)
DATE SUBMITTED: October 27, 2016
SUBMITTED BY: Jim Healy, Village Administrator

Tonight a Public Hearing has been scheduled pursuant to the Conditional Use Permit request. A Class II Public Hearing Notice ran for two (2) consecutive weeks in the West Bend Daily News. Properties within 300' of the subject land were notified via First-Class Mail on Tuesday, October 25th. At the time of this Communication Form, Village Staff had not received any calls or concerns from surrounding property owners and received no written comments.

FUTURE IMPACT AND ANALYSIS:

REVIEWED BY: Village Deputy Treasurer

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

ATTACHMENTS:

- 1. SBOP Application for Sobelman's Pub and Grill - Richfield
2. Draft Conditional Use Permit, Sobelman's Pub and Grill - Richfield
3. Class II Public Hearing Notice
4. Letter from Al Hochmuth, Sobelman's Franchisee (forthcoming)

STAFF RECOMMENDATION:

Conditional Use Permit:

Motion to recommend to the Village Board the approval of the proposed conditional use permit for Sobelman's Pub and Grill, located at 1872 STH 175 (Tax Key: V10_030000Z) subject to the terms and conditions contained therein.

Plan of Operation:

Motion to approve the proposed Plan of Operation for Sobelman's Pub and Grill, located at 1872 STH 175 (Tax Key: V10_030000Z) subject to the following Specific Conditions of Approval:

- 1) If the petitioner intends on expanding the legal, non-conforming use in the future, he must first seek approval from the Plan Commission and Village Board.
2) If the petitioner intends on making site plan modification, additional landscaping modifications, grading alterations, or architecturally significant building alterations (ie: changing the character of the building) they shall resubmit to the Village's Architectural Review Board and Plan Commission for approval.
3) The operator shall obtain and maintain all necessary permits and approvals for operating a tavern from the Village, County, and State of Wisconsin, if necessary.
4) Any plans of operation for "Amici's Italian Restorante" which have been previously approved by the Village are hereby terminated.
5) This approval is granted to Mr. Al Hochmuth, d/b/a Alnan Holdings, LLC.

APPROVED FOR SUBMITTAL BY:

Handwritten signatures of Village Staff Member and Village Administrator

VILLAGE CLERK USE ONLY
BOARD ACTION TAKEN

Resolution No.
Ordinance No.
Approved
Other

Continued To:
Referred To:
Denied
File No.

4128 Hubertus Rd Hubertus, WI 53033 Village Hall - 262.628.2260 Fax - 262.628.2984	BUSINESS PLAN OF OPERATION APPLICATION VILLAGE OF RICHFIELD	Permit No. Parcel/Tax Key No.
NAME OF PROPOSED BUSINESS: <i>Sobelman's Pub and Grill Richfield</i>		SUITE #:
Owner's/Operator's Name: (Please print) <i>Alman Burgers, LLC</i>	Mailing Address City State Zip <i>W161N10998 Meadow Dr Germantown WI</i> Email Address <i>alhochmyth@att.net</i> <i>53022</i>	Phone #: Other
Tenant's Name: (Please Print)	Mailing Address City State Zip Email Address	Phone #: Other
DESCRIPTION OF BUSINESS OPERATION: <i>Restaurant and bar</i>		
TYPE OF BUSINESS: Please check the appropriate box for type: <input checked="" type="checkbox"/> Retail <input type="checkbox"/> Wholesale <input type="checkbox"/> Office <input type="checkbox"/> Institutional <input type="checkbox"/> Warehouse/Storage <input type="checkbox"/> Other: _____ <input type="checkbox"/> Industrial		Description: _____ _____
NEW USE: <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	EXPANSION OF EXISTING USE: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	OTHER: _____
HOURS OF OPERATION: Mon-Fri: <i>11am - 12am</i> Sat, Sun: <i>10am - 12am</i>		DAYS OF OPERATION: (Mon Tue Wed Thu Fri Sat Sun)
MAXIMUM # OF EMPLOYEES:	# of Full Time: <i>8</i> # of Part Time: <i>30</i>	CURRENT ZONING:
EXPECTED CUSTOMERS PER DAY: <i>250</i>	NUMBER OF TRUCKS PER DAY: <i>0-3</i> NUMBER OF AUTOS PER DAY: <i>~100-150</i>	
PARKING		STORAGE
# of Available Parking/Parking Lot Spaces: <i>15</i> # of Loading Spaces: <i>0</i> Overnight Parking Yes <input checked="" type="radio"/> No Where:		Storage Yes <input checked="" type="radio"/> No Types of Storage:
SPECIAL EQUIPMENT/FACILITIES/REQUIREMENTS Yes <input checked="" type="radio"/> No If so, What?		
Applicant's Signature: <i>[Signature]</i>	Applicant's Name (Printed): <i>Alfred P Hochmyth</i>	Date Signed: <i>10/17/16</i>
Property Owner's Signature:	Property Owner's Name (Printed):	Date Signed:
APPROVAL CONDITIONS		Applicant is responsible to obtain any licenses, permits, certificates or other documents from other agencies of Village Departments. For example: Cigarette and Alcoholic Beverage Licenses must be obtained from the Village Clerk and Building Permits from the Building Inspector. Also, Occupancy of the premises requires approval of this application.
FOR VILLAGE STAFF ONLY		
Date Submitted for Review: _____ Approved by Village Staff: _____ SPECIAL REQUIREMENTS/COMMENTS: _____ Date: _____		

**CONDITIONAL USE PERMIT
SOBELMAN'S PUB AND GRILL - RICHFIELD
MR. AL HOCHMUTH D/B/A ALNAN HOLDINGS, LLC, PROPERTY OWNER
1872 STH 175 (Tax Key: V10-030000Z)**

The Village Board of the Village of Richfield, Washington County, Wisconsin DO ORDAIN AS FOLLOWS:

WHEREAS, a petition has been filed by Mr. Al Hochmuth ("Petitioner") on behalf of the limited liability company he represents, Alnan Holdings, LLC; and

WHEREAS, the Petitioner is an authorized agent of Mr. Thomas Schmitt, to seek a Conditional Use Permit to be issued for the property located at 1872 STH 175 (Tax Key: V10-030000Z); and

WHEREAS, this site is the former site of "Amici's Italian Restorante, Inc. a legal, non-conforming business operation; and

WHEREAS, the property is zoned B-5, Downtown Business District; and

WHEREAS, Petitioner seeks a Conditional Use Permit to operate a facility which operates as a "sit-down restaurant"; and

WHEREAS, upon receipt of a written application for a Conditional Use Permit filed by the Petitioner, the Village Clerk properly referred such petition to the Plan Commission for the Village of Richfield for determination; and

WHEREAS, upon receipt of the petition by the Village Clerk, the Plan Commission for the Village of Richfield scheduled a public hearing thereon as soon as practical; and

WHEREAS, upon publication of the required "Notice of Public Hearing" and mailing of said "Notice of Public Hearing" to all property owners that are within 300 feet of Subject property, the Plan Commission for the Village of Richfield held a public hearing on November 3, 2016 as required by Section 70.241 of the Zoning Code for the Village of Richfield; and

WHEREAS, in the B-5, Downtown Business District pursuant to Section 70.200.5(D)(3), 'sit-down restaurants' are allowed as a permissible Conditional Use; and

WHEREAS, the Plan Commission for the Village of Richfield, following the public hearing and necessary study and investigation, have given the matter due consideration, and having based its determination on the effect of granting such Conditional Use Permit on the health, general welfare, safety and economic prosperity of the Village and specifically of the immediate neighborhoods surrounding said location, and having given due consideration to the municipal problems involved, as well as impact on the surrounding properties hereby determine that the use of a restaurant will not violate the spirit or intent of the Zoning Ordinance for the Village of Richfield, will not be contrary to the public health, safety or general welfare of the Village of Richfield, will not be hazardous, harmful, noxious, offensive or a nuisance by reason of smoke, dust, 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 Conditional Use is operated pursuant to the following conditions and in strict compliance with the same.

THEREFORE, IT IS ORDERED AS FOLLOWS:

Commencing upon the date hereof, a Conditional Use Permit for the subject premises is hereby granted for the establishment of a “sit-down restaurant” as allowed by the Village Municipal Code. The Conditional Use Permit shall continue in existence only so long as the Use is operated in compliance with this permit.

A. This Conditional Use Permit is granted to the Petitioner subject to the following conditions:

1. **Subject Property:** This Conditional Use Permit is limited to 1872 STH 175 (Tax Key: V10-030000Z).
2. **Signs:** All signage shall conform to Chapter 309 of the Village Code.
3. **Licenses and Permits:** The Petitioner shall be required to obtain any and all required licenses and permits from the Village, County, State and federal government. If any license or permit is issued, any and all conditions of the same are incorporated herein and made part of this Conditional Use Permit.
4. **Structure:** Any structural additions or expansions shall be reviewed by the Architectural Review Board and Plan Commission and shall require an amendment to this Conditional Use Permit.
5. **SBOP Process:** Prior to the establishment of the use authorized herein, the Petitioner shall comply with the requirements of Section 70.133, Site, Building and Plan of Operations Plan Review. The business approval and all conditions of the same are incorporated herein and made part of this Conditional Use Permit in Attachment “A”. While the applicant is not proposing any additional lighting, modifications to the site plan, architectural changes to the building, or additional landscaping at the time this CUP is being sought, in the event such changes are proposed in the future, it is understood approvals from the Village must be obtained.

B. **Laws.** The petitioner shall comply with all federal, state, county, and local rules, codes, ordinances, and regulations in the construction, operation, and maintenance of the subject property as amended from time to time.

C. **Junk.** No junk as defined in Section 263-8(A) of the Village code of ordinances; or disassembled, inoperable, junked or wrecked boats, motor vehicles, truck bodies, tractors, trailers also defined in Section 263-8(A); shall be accumulated or stored on the subject property. No burying or burning of junk is permitted on the subject property.

D. **Fees and Expenses.** Upon issuance of this conditional use permit, the petitioner shall reimburse the Village for all expenses incurred by the Village including all professional and technical assistance expenses, realized by the Village in reviewing, approving, and granting this conditional use permit. The Village Clerk shall provide the petitioner with copies of all itemized invoices.

E. **Cost of Enforcement.** Any attorney fees incurred by the Village of Richfield to enforce any of the conditions or requirements of this conditional use permit must be paid by the petitioner.

- F. Revocation or Modification of Approval. Whenever the Village Board has reasonable cause to believe that any of the conditions herein imposed are being or have been violated, or any use of the subject property related to the operation becomes hazardous, harmful, noxious, offensive, or a nuisance to surrounding properties, the Village Board shall have the right to revoke or modify this conditional use permit, including, but not limited to, imposing stricter conditions upon the use and/or operation through a revised permit by the following the process as set forth in Section 70-241(D)(2) of the Village code of ordinances.
- G. Acceptance. Within four (4) months of when the Village Board approves this Conditional Use Permit, the petitioner is required to accept the terms and conditions of this approval in writing.
- H. Effect of Approval on Heirs, Successors, and Assigns. The terms of this conditional use approval shall be binding on the owners of the subject property and their heirs, successors, and assigns.
- I. Right of entry for inspection. The petitioner hereby gives village officials, employees, and authorized agents the right to enter the subject property with reasonable notice for purposes of inspecting the premise to ensure compliance with the terms of this permit.
- J. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of use the question shall be submitted to the Plan Commission for determination.
- K. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the municipal governing body, the county of Washington, the state of Wisconsin, the federal government, or other duly constituted authority, except only to the extent that it authorizes the use of the subject property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.
- L. This conditional use hereby authorized shall be confined to the subject property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Plan Commission as being in compliance with all pertinent ordinances.
- M. Should the permitted conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the petitioner be delinquent in payment of any monies due and owing to municipality, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the conditional use may be terminated by action of the Plan Commission, pursuant to the enforcement provisions of this conditional use order.
- N. Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to an addition, modification, alteration and/or amendment to the use, premises (including, but not limited to, any change to the boundary

limits of the subject property), structures, or lands other than as specifically authorized herein, shall require a new conditional use permit and all procedures in place at the time must be followed.

- O. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use order may be amended upon the prior approval of the Plan Commission if the Plan Commission finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Plan Commission feels, in its sole discretion, to be substantial shall require a new permit, and all procedures in place at the time must be followed.
- P. Should any paragraph or phrase of this conditional use permit be determined by a court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.
- Q. If any aspect of this conditional use permit or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Plan Commission.
- R. This conditional use may be reviewed by the Plan Commission at any time upon complaint or upon Plan Commission initiative as provided in Section 70.241(d)(2) of the Village of Richfield village code and as amended from time to time.

Passed this ____ day of _____, 2016

John Jeffords, President

ATTEST:

Jim Healy, Village Administrator

Attachment A

(Class II Public Notice)
NOTICE OF PUBLIC HEARING
VILLAGE OF RICHFIELD
Thursday, November 3, 2016

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 two (2) public hearings on Thursday, November 3, 2016 at 7:00 p.m. at the Village Hall, located at 4128 Hubertus Road, Hubertus, WI 53033 to consider the following:

- 1) Conditional Use Permit application for property identified by Tax Key: V10_030000Z to operate a sit-down restaurant in the B-5 zoning district, Sobelman's Pub and Grill
- 2) Rezoning petition for properties identified by Tax Key: V10_0355912001 and V10_0355912003 from Rs1-b, Single Family Cluster/Open Space Residential District to A-2, General Agricultural District and property identified by Tax Key: V10_0355912002 from WHD, Walkable Hamlet District to A-2.

For information regarding this public hearing, please contact Jim Healy, Village Administrator at (262)-628-2260. A map showing the location of the subject properties can be obtained 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 October 20, 2016

Publication Dates:

October 22, 2016

October 27, 2016

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



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: October 6, 2016

SUBJECT: Rezoning petition for subject properties (V10_0355912001, V10_0355912003, V10_0355912002)

DATE SUBMITTED: October 28, 2016

SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE PLAN COMMISSION WISH TO RECOMMEND TO THE VILLAGE BOARD THE REZONING OF V10_0355912001 AND V10_0355912002 AND V10_0355912003 TO A-2 GENERAL AGRICULTURAL DISTRICT?

ISSUE SUMMARY:

Over the last year, the Village Staff, Village Board and Plan Commission have been working with a court-appointed Receiver who was authorized by the Waukesha County Circuit Court to manage the subdivision assets of Mr. Bob Parchem and Ms. Caryl Parchem, the developers of Reflections Village. A "Receivership" is a type of corporate bankruptcy in which a "Receiver" is appointed to run a company, in this case the limited liability company set up for Reflections Village (Reflections Richfield Investments, LLC). In most cases, the Receiver is given ultimate decision making power and has full discretion in deciding how the received assets will be managed. The primary responsibility of the receiver is to recoup as much of the unpaid loans as possible and reduce liability exposure for the primary credit holders.

The Receiver has been steadfast and committed to working with both the Village and the subdivision HOA to finalize any outstanding "punch list" items before the Receivership ends. Inside that 'punch list' which was previously provided to the Plan Commission in February of this year, was this proposed rezoning. In February, the Receiver petitioned the Village to change the Future Land Use Map for Phase II and Phase III to have it show the properties as "Single Family" rather than "Walkable Hamlet District". This is also consistent with the amendments we've made to the Zoning Code which effectively neutered the Walkable Hamlet District to only what presently exists today in the Phase I development. Next month they will be petitioning the Village to create a two (2) lot CSM for the Landmark Credit Union bank parcel and the outlot which has been dedicated for private park use to the Reflections Village HOA. In return, the Reflections Village HOA will receive \$17,000 as part of a mediated agreement to restore the property to greenspace. That, in conjunction with this proposed rezoning, will close the book on any Receiver activity in Reflections Village.

As you may recall, the previous known Phase II development was rezoned to Rs-1b, Single Family Cluster/Open Space Residential District by Ordinance in 2016. Subsequently, Neumann Companies, who purchase all "for sale" lots in the development, petitioned the Village on two (2) separate occasions to review concepts for cluster development. It was the contention of the Plan Commissioners, emergency responders, and Village Staff, that having a connection through to Town Line Road was desirable for a number of reasons. For Neumann Companies, that direction from the Village made it financially difficult for them to invest in the property and they walked away from that offer to purchase. The Receiver then negotiated with Mr. and Mrs. Terry Kohl for them to purchase the Phase II property because they closed on the Phase III property in 2015 by court order from the Hon. Judge Linda Van De Water. A condition of the sale is that all three (3) of the subject properties be rezoned by A-2, General Agricultural District which again, is consistent with the adopted Future Land Use Map.

The Reflections Village HOA has also been made aware of this proposed change and they, along with all property owners within 300' of the subject properties were notified by mail on Tuesday, October 25th. The notice also ran in the West Bend Daily News for the last two (2) consecutive weeks. At the time of this communication, the Village has not received any written comments from area residents regarding this proposed zoning change.



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM

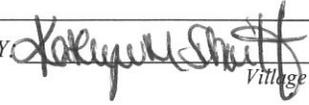
MEETING DATE: October 6, 2016

SUBJECT: Rezoning petition for subject properties (V10_0355912001, V10_0355912003, V10_0355912002)

DATE SUBMITTED: October 28, 2016

SUBMITTED BY: Jim Healy, Village Administrator

FUTURE IMPACT AND ANALYSIS:

REVIEWED BY: 
Village Deputy Treasurer

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

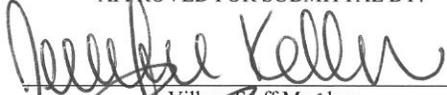
ATTACHMENTS:

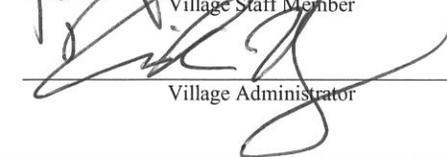
1. Ordinance O2016-11-01, an Ordinance to rezone subject properties from Rs-1b to A-2 and WHD to A-2
2. Class II Public Hearing Notice
3. Letter dated October 4, 2016 from Mr. Dennis Bush agent on behalf of the subject property owners
4. Ordinance 2016-03-03, an Ordinance to amend the Comprehensive Plan and Future Land Use Map related to the Walkable Hamlet District

STAFF RECOMMENDATION:

Motion to recommend approval to the Village Board of Ordinance O2016-11-01, an Ordinance to rezone the subject properties identified by Tax Keys V10_0355912001, V10_0355912003 from Rs-1b, Single Family Cluster/Open Space Residential District to A-2, General Agricultural District and V10_0355912002 from WHD, Walkable Hamlet District to A-2, General Agricultural District.

APPROVED FOR SUBMITTAL BY:


Village Staff Member


Village Administrator

VILLAGE CLERK USE ONLY
BOARD ACTION TAKEN

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

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

STATE OF WISCONSIN VILLAGE OF RICHFIELD WASHINGTON COUNTY
ORDINANCE O2016-11-01

AN ORDINANCE TO REZONE SUBJECT PROPERTIES OF LAND IN THE VILLAGE OF RICHFIELD AND TO AMEND THE ZONING MAP OF THE VILLAGE OF RICHFIELD PURSUANT TO SECTION 70.163 OF THE MUNICIPAL CODE

WHEREAS, the property owner, Reflections Richfield Investment, LLC, are acting as the petitioners to rezone the properties described by Tax Key: V10_0355912001 (23.03 acres) and V10_0355912003 (0.03 acres) from Rs-1b, Single-Family Cluster/Open Space Residential District to A-2, General Agricultural District; and

WHEREAS, Mr. and Mrs. Terry Kohl have asked agent Dennis Bush of Insight Advisors to jointly petition for the rezoning of their property identified by Tax Key: V10_0355912002 (21.02 acres) from Walkable Hamlet District, WHD to A-2, General Agricultural District.

WHEREAS, the subject properties contain 44.08 acres; and

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

WHEREAS, the required public notice of the public hearing has been provided consistent with Section 62.23 of the Wisconsin Statutes and the Village's zoning regulations; and

WHEREAS, the Plan Commission conducted a public hearing on November 3, 2016; and

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

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

Section 1. Zoning Map Change

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

Section 2. Effective Date

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

Adopted this ____ day of ____, 2016

Attest:

John Jeffords, Village President

Attest: Jim Healy, Village Administrator/Clerk

(Class II Public Notice)
NOTICE OF PUBLIC HEARING
VILLAGE OF RICHFIELD
Thursday, November 3, 2016

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 two (2) public hearings on Thursday, November 3, 2016 at 7:00 p.m. at the Village Hall, located at 4128 Hubertus Road, Hubertus, WI 53033 to consider the following:

- 1) Conditional Use Permit application for property identified by Tax Key: V10_030000Z to operate a sit-down restaurant in the B-5 zoning district, Sobelman's Pub and Grill
- 2) Rezoning petition for properties identified by Tax Key: V10_0355912001 and V10_0355912003 from Rs1-b, Single Family Cluster/Open Space Residential District to A-2, General Agricultural District and property identified by Tax Key: V10_0355912002 from WHD, Walkable Hamlet District to A-2.

For information regarding this public hearing, please contact Jim Healy, Village Administrator at (262)-628-2260. A map showing the location of the subject properties can be obtained 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 October 20, 2016

Publication Dates:

October 22, 2016
October 27, 2016

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

Mr. Jim Healy
Village Administrator
Planning and Zoning Administrator
Village of Richfield
4128 Hubertus Road
Hubertus, Wisconsin 53033

October 4, 2016

Re: Rezoning of land adjacent to Reflections Village

Dear Mr. Healy

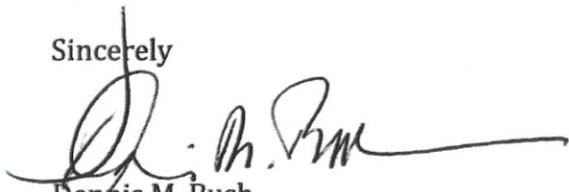
The Reflection Village project is now at the point of selling the very last parcel as a result of the help of the Village of Richfield and the hard work of Village Administrator Mr. Jim Healy. The last parcel of approximately 23 acres, currently zoned RS1b, is under contract to Mr. & Mrs. Kohl to add to their farm. In 2015 the Kohls purchased an approximate 22 acres for their farm from Reflections Richfield Investments LLC Receivership.

The application for rezoning Tax Key # V100355912001 of approximately 23 acres to be sold to the Kohls and Tax Key # V100355912002 sold to the Kohls in 2015 from RS1b to A2 Agricultural is submitted to properly fit the intended use of the land. The current zoning is no longer appropriate as the receiver and related consultants exhausted all avenues to sell the 23 acre parcel as residential without success and the approximate 22 acre parcel is now owned by the Kohls to farm. The surrounding property is a mix of homes and farm land.

I attach for your use a property exhibit and a certified survey map dated April 13, 2015.

Thank you for your help in this critical matter.

Sincerely



Dennis M. Bush
Insight Advisors
Consultant to Ronald Carlson Receiver
Reflections Richfield Investments, LLC Receivership

CERTIFIED SURVEY MAP NO. _____

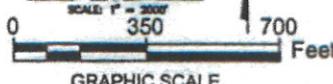
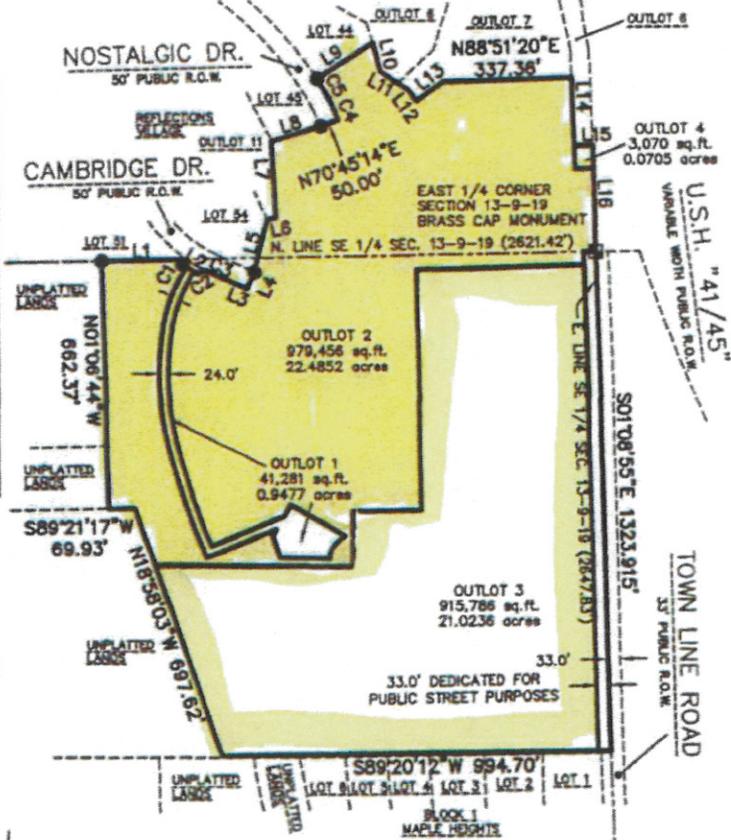
A division of Outlots 12 and 13 in Reflections Village Subdivision, being a part of the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 13, Town 9 North, Range 19 East, in the Village of Richfield, Washington County, Wisconsin.

- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- ALL OTHER CORNERS ARE SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 13, T 9 N, R 19 E, WHICH BEARS S01°08'55"E, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

SEE SHEETS 2 & 3 FOR LOT DETAILS AND SHEETS 3 THRU 7 FOR EASEMENT DETAILS

Line #	Direction	Length
L1	N89°22'22"E	217.77
L2	S57°57'48"E	50.00
L3	S64°31'08"E	107.17
L4	N25°08'52"E	50.00
L5	N14°15'34"E	143.55
L6	N78°53'07"E	22.88
L7	N2°44'24"W	206.48
L8	N73°12'20"E	137.92
L9	N58°12'16"E	176.62
L10	S13°25'15"E	76.81
L11	S56°23'06"E	88.63
L12	S35°06'19"E	38.41
L13	N53°49'09"E	88.28
L14	S01°08'40"E	180.35
L15	N88°51'20"E	50.00
L18	S01°08'40"E	284.45



Curve #	Length	Radius	Chord Bearing	Chord
C1	14.07	20.00	S11°52'49"W	13.78
C2	28.33	20.00	N74°02'50"E	26.77
C3	6.54	412.00	S64°23'50"E	6.54
C4	48.83	357.00	N23°09'52"W	48.79
C5	73.29	891.00	N29°26'21"W	73.27

OWNER:
REFLECTIONS RICHFIELD
INVESTMENTS, LLC
311 EAST WISCONSIN AVE.
OCONOMOWOC, WI 53066

R.A. Smith National, Inc.
Beyond Surveying
and Engineering

16743 W. Stoutwood Road, Brookfield, WI 53005
262-791-1000 Fax 262-797-7373 www.ra-smithnational.com
Austin, WI Orange County, CA Pittsburgh, PA

SR162P1204
CS161-Log010011
SHEET 1 OF 10 SHEETS



**PROPERTY EXHIBIT
REFLECTIONS VILLAGE**

Situated on Town Line Road, in the Village of Richfield, Washington County, Wisconsin.

Part of Outlot 12, Reflections Village, being part of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 9 North, Range 19 East, in the Village of Richfield, Washington County, Wisconsin.

February 20, 2015
revised 3-4-15

Reflections Village

Survey No. 166291-BMJ



R.A. Smith National, Inc.

*Beyond Surveying
and Engineering*

1674 W. Shumard Road, Bristol WI 53008
262-781-0888 Fax 262-794-7273 www.ra-smithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA
2 Track/Dwg: SHEET 1 OF 1
2/20/2015 10:00 AM

R.A. Smith National, Inc.

ORDINANCE 2016-03-03

AN ORDINANCE TO AMEND THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP RELATED TO THE WALKABLE HAMLET DISTRICT

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

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

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

WHEREAS, Reflections Richfield Investments LLC (Court-appointed receiver, Ronald Carlson) owns land in Section, 13, T9N, R19E of the Village, and has submitted an application to amend the future land use map (Map 12) included in the comprehensive plan by changing the land use classification of the area depicted in Exhibit A from "Walkable Hamlet Mixed Use" to "Single Family" and making corresponding changes in the text of the plan; and

WHEREAS, the Plan Commission reviewed the petitioner's request on February 4, 2016; and

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

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

NOW THEREFORE, the Village Board of the Village of Richfield ordain as follows:

Section 1. Change the land use classification of the area depicted in Exhibit A from "Walkable Hamlet Mixed Use" to "Single Family."

Section 2. Amend the text in Exhibit 11-4 relating to Walkable Hamlet Mixed Use to read as follows:

"One walkable hamlet mixed use district is shown in the northeast corner of the Village off of STH 175, which includes single-family residences and a commercial use building."

(The remainder of Exhibit 11-4 remains unchanged.)

Section 3. Amend the figures in Table 11-8 for Walkable Hamlet Mixed Use and Single Family Residential as follows:

	Acres	Percent of Total
Single-Family Residential	13,709.4	58.76
Walkable Hamlet Mixed Use	40.6	0.17

(The remainder of Table 11-8 remains unchanged.)

Section 4. The 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 to those terms that conflict.

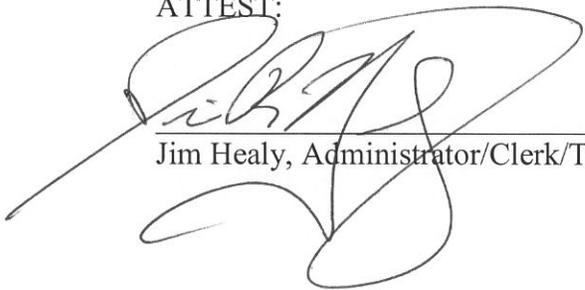
Section 5. This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law.

Passed and adopted this 17th day of March, 2016



John Jeffords, Village President

ATTEST:



Jim Healy, Administrator/Clerk/Treasurer



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM

led.

MEETING DATE: November 3, 2016

SUBJECT: Plan of Operation Review for “Flynn’s”, located at 640 Plat Road (Tax Key: V10_119600Z)

DATE SUBMITTED: October 27, 2016

SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE PLAN COMMISSION WISH TO APPROVE THE PLAN OF OPERATION FOR FLYNN’S?

ISSUE SUMMARY:

The subject property in tonight’s discuss is more commonly known as the former “Donna’s Tap” on Plat Road between Elmwood and Monches Road. It is a 2.64-acre parcel uniquely surrounded by residential development. For over a generation, this neighborhood watering hole and legal, non-conforming use was operated by Ms. Donna Loew, who passed away in February of this year. The property operated as both her residence with an apartment in the rear of the building and her business in the front which was a tavern and hall available for rent. Since her passing, the business has been closed and the residential unit inside has been vacant. The property is currently being managed by an executor of Ms. Lowe’s estate. Approximately one month ago, the Village was approached by the petitioner, Mr. John Loosen, acting on behalf of the executor’s estate. Mr. Loosen is interested in purchasing this property and keeping in-tact the same type of ‘neighborhood bar’ aesthetic. He also plans to use the place as a small event venue capable of facilitating small groups for private parties. The property will also be rented out for residential use. Similar to last month’s proposal for “Joe Mamma’s”, Mr. Loosen essentially plans to keep much of the charm of this building ‘as is’. According to the Plan of Operation that was submitted by the petitioner, he plans to keep modifications inside/outside of the building to a minimum and no structural alterations are being proposed at this time, either.

If this property sounds familiar to the Plan Commission, it should. Around this time last year, the Plan Commission considered a business operation to be run at this same site called “Boondock’s Pizzeria and Pub”. The petitioners at the time were the owners of “Doc’s Dry Dock” in Pewaukee. Much like the aforementioned proposals, their plan was to keep much of the same, building off of the history of the property and the affinity the surrounding residential neighborhoods have for the establishment. At the conclusion of the meeting, the following motion was made:

Motion by Commissioner Lalk to approve the proposed Plan of Operation for “Boondock’s Pizzeria and Pub”, located at 640 Plat Road (Tax Key: V10_1196) provided they receive all other necessary approvals and licenses required; Seconded by Vice-Chairman Berghammer; Motion passed without objection.

Application Narrative Excerpt:

“Flynn’s will be a quaint gathering place located on Plat Road. By providing exemplary service, offering beer, wine, an array of liquors and mixed drinks, in a relaxed and comfortable setting, Flynn’s will be the go to neighborhood bar. The success of Flynn’s is its owner, John Loosen. John is familiar with the area having grown up in Erin and is currently residing at 601 Plat Road, with his wife Allison and their four (4) children. He also is the owner of three (3) additional properties in the area and has a vested interested in the neighborhood. John will make Flynn’s a success by using the same commitment and dedication that he obtained from his six (6) years in the Marine Corps in addition to 20+ years’ experience as the owner of State Contractor’s Inc.”

Signage - No new signage is being proposed. The operator will change the face of the existing sign.

Outdoor lighting - No additional outdoor lighting is being proposed at this time.

Parking lot – No modifications to the parking lot are being sought at this time.

Landscaping – No modifications are being sought at this time.

The petitioner plans to operate seven (7) days a week. From 4PM-2AM Monday-Friday and 12PM-2AM on Saturday and Sunday. There is a discrepancy between the business narrative and the application of when the business will open on Saturday and Sunday, either 11AM or 12PM. It is estimated that there will be a total of four (4) employees who will work



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: November 3, 2016

SUBJECT: Plan of Operation Review for "Flynn's", located at 640 Plat Road (Tax Key: V10_119600Z)

DATE SUBMITTED: October 27, 2016

SUBMITTED BY: Jim Healy, Village Administrator

on-site, one (1) FTE and three (3) PTE. The number of expected customers on the property a day is estimated to be approximately 10. All operating characteristics of the bar and residential use remain unchanged except as noted above.

FUTURE IMPACT AND ANALYSIS:

REVIEWED BY:

Village Deputy Treasurer

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

ATTACHMENTS:

- 1. SBOP Application materials for Flynn's

STAFF RECOMMENDATION:

Motion to approve the plan of operation for Flynn's, located at 640 Plat Road (Tax Key: V10_119600Z) as proposed and represented at the meeting on November 3, 2016, subject to the following conditions of approval:

- 1. If the petitioner intends on expanding the legal, non-conforming use in the future, he must first seek approval from the Plan Commission and Village Board.
2. If the petitioner intends on making site plan modification, additional landscaping modifications, grading alterations, or architecturally significant building alterations (ie: changing the character of the building) they shall resubmit to the Village's Plan Commission for approval.
3. The operator shall obtain and maintain all necessary permits and approvals for operating a tavern from the Village, County, and State of Wisconsin, if necessary.
4. Any plans of operation for "Donna's Tap" which have been previously approved by the Village are hereby terminated.
5. This approval is granted to Mr. John Loosen, d/b/a Richfield Management LLC.

APPROVED FOR SUBMITTAL BY:

[Signature]
Village Staff Member

[Signature]
Village Administrator

VILLAGE CLERK USE ONLY
BOARD ACTION TAKEN

Resolution No.
Ordinance No.
Approved
Other

Continued To:
Referred To:
Denied
File No.

Project Description: See attached

Type of Building Materials: (Bring Samples to Meeting) N/A

Building Colors: N/A

Property Owner Affidavit

I (we) attest that I am (we are) the owner(s) of the property which is the subject of this application in the Village of Richfield, Washington County, Wisconsin, and that all the information attached to or provided in support of said application, including sketches, data, and any other documents and materials, are honest and true to the best of my (our) knowledge.

Further, I (we) as owner(s) acknowledge and accept the responsibility for any and all fees charged or costs incurred by the Village of Richfield to carry out the processing and review of this application; I (we) further acknowledge and understand that I (we) will be required to start an escrow account to which all processing and review costs will be charged; I (we) further acknowledge that in the event that the initial fee is not sufficient to cover all the costs associated with processing and reviewing the application I (we) will be required to provide the Village of Richfield an additional deposit; I (we) further acknowledge that the balance of any remaining fees shall be refunded within a reasonable amount of time after this application has been processed or withdrawn;

Further I (we) as owner(s) of the subject property authorize and direct the authorized agent(s) identified above to act as my (our) representative(s) in any matter regarding this application, which may include the payment of filing fees on my (our) behalf;

Further I (we) as owner(s) of the property subject of this application and authorized agent(s) understand that this application and all required forms and information must be accurately completed, as determined by the Planning and Zoning Administrator for the Village of Richfield, before a meeting and/or public hearing (if required) can be scheduled.

John Loosen

Print Name of Owner(s)

[Signature]
Signature of Owner(s)



Name of Agents(s)

The foregoing instrument was sworn to and acknowledged before me

this 22 day of August, 2016

[Signature]

Notary Signature

Emily Barber
Print Notary Signature

8/29/17
Commission Expires



Flynn's

640 Plat Rd

Colgate WI 53017

John Loosen

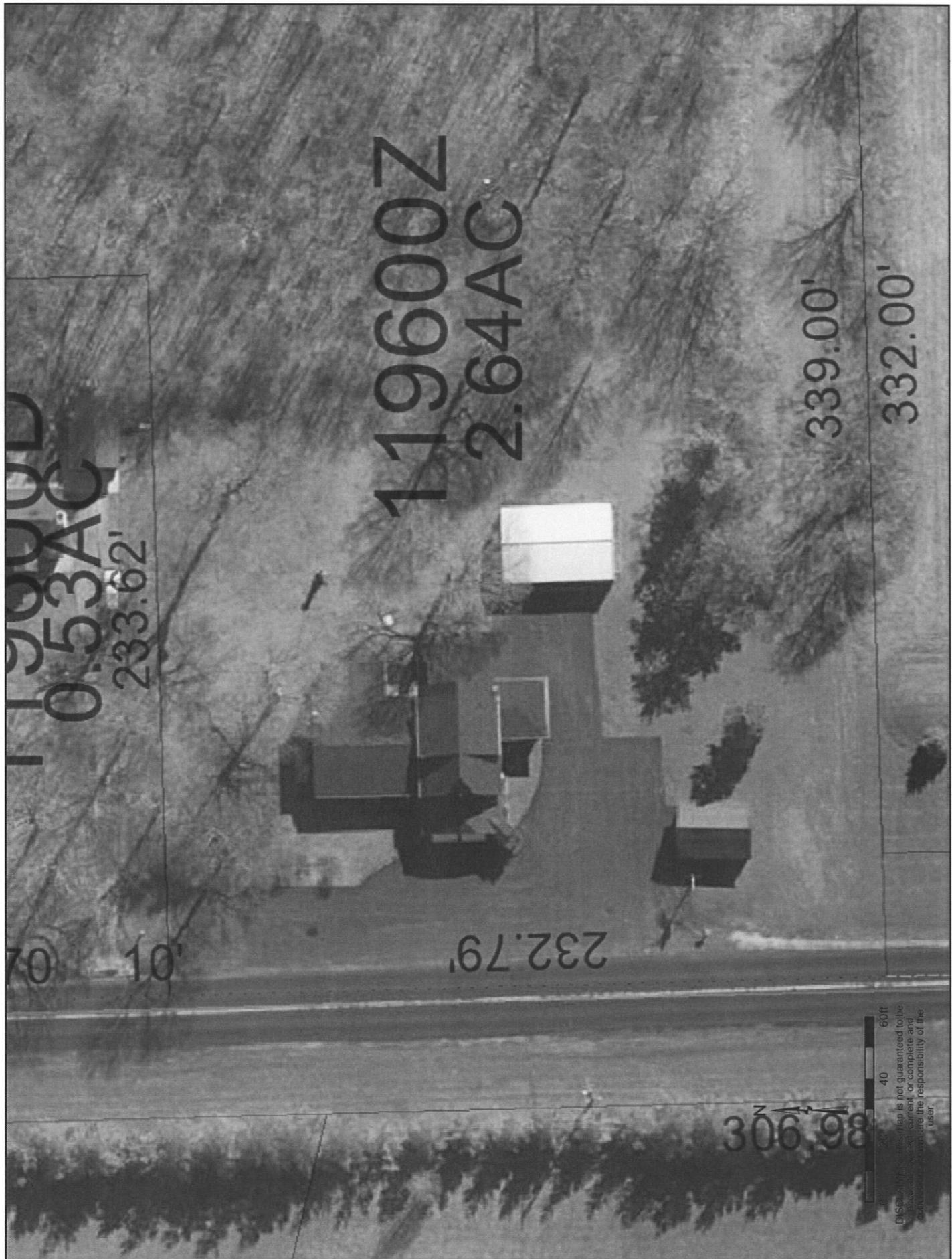
9/30/2016

Flynn's will be a quaint gathering place located on Plat Rd. By providing exemplary service, offering beer, wine, an array of liquors and mixed drinks, in a relaxed and comfortable setting, Flynn's will be the go to neighborhood bar.

The success of Flynn's is its owner John Loosen. John is familiar with the area having grown up in Erin and is currently residing at 601 Plat Rd, with his wife Allison and their 4 children. He also is the owner of 3 additional properties in the area and has a vested interest in the neighborhood. John will make Flynn's a success by using the same commitment and dedication that he obtained from his 6 years in the Marine Corps in addition to 20+ years experience as the owner of State Contractors Inc.

Flynn's will be located in what is currently Donna's Tap. The location is a key component to the success of Flynn's since there has been a bar on this site for over 70 years. The bar intends to preserve the history of the establishment by keeping modifications to a minimum. Striving to be the bar of choice for those in the surrounding community, Flynn's will provide a comfortable and relaxing place where locals can meet and unwind.

Flynn's hours of operation will be Monday - Friday 4:00pm to Close, Saturday
& Sunday 11 - Close.



DISCLAIMER: This map is not guaranteed to be accurate, current, or complete and users assume the responsibility of the user.





VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM

loe.

MEETING DATE: November 3, 2016

SUBJECT: Hawk's Point Shopping Center, 1717 Wolf Road (Tax Key: V10_034400E)
DATE SUBMITTED: October 27, 2016
SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE PLAN COMMISSION WISH TO ACCEPT THE RECOMMENDATION OF THE ARCHITECTURAL REVIEW BOARD FOR A BUILDING MODIFICATION TO THE HAWK'S POINT SHOPPING CENTER AND SITE PLAN ALTERATION?

ISSUE SUMMARY:

Design 2 Construct (D2C) was the architect on the Hawk's Point Shopping Center when it was originally constructed and approved by the Town of Richfield in 2007. Since that time, the space on the east end of the property has had a number of financial institutions come and go, the most recent being Westbury Bank. The property is now under new ownership and the Developer has approached the Village with a minor modification to the building to essentially remove the "teller window" from the east side of the building and construct a 264sqft' vestibule/waiting area under the carport. The proposed plan by D2C is to match the existing EFIS, brick, and tumbled stone on the building along with installing five (5) new double hung windows and aluminum and glass storefront door with an added transom to match the height of the adjacent windows, a particularly nice design feature. The remaining elements on the building will stay the same. In the opinion of Staff, the architect has done a nice job of blending the existing design with the proposed addition. All of the materials being proposed are permitted by Code.

At the Architectural Review Board meeting on October 19th, the Board tabled the proposal until Site Plan modifications were made. It was the position of the Architectural Review Board that if the carport was to remain, that a drive lane ought to be maintained for functionality. No other changes to the building were requested of the Developer. Since that time, the architect has provided Staff with a revised site plan depicting the drive lane (Site Plan A1.0) which has been reviewed by the Village Engineer, Mr. Craig Kunkel. His letter is attached herein for your convenience. A special meeting of the Architectural Review Board is scheduled for November 3, 2016 at 6:30PM. It is assumed based on the feedback I've received that this proposed site plan layout will be acceptable to them.

In terms of the landscaping plan, pursuant to our Village Code, this is entirely dictated by the number of parking stalls being added to the site. In this case the developer is proposing three (3) new parking stalls. The developer is technically only required to place one (1) shade tree or evergreen tree along with three (3) five (5) gallon shrubs. However, what the developer is proposing is a wholesale revision to the previously approved landscaping plan. This landscaping plan is being provided to you as a review only. It will be brought forward to the Plan Commission in December for your review and consideration.

The submittal packet contains the following elements:

- Design elevations of proposed building modifications – A4.0
- Floor plan of affected area – A2.1
- Site Plan – A1.0
- PROPOSED Landscaping Plan – A1.0 (dup.)
- Existing Landscaping – L1.0

FUTURE IMPACT AND ANALYSIS:

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

REVIEWED BY:

Village Deputy Treasurer



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: November 3, 2016

SUBJECT: Hawk's Point Shopping Center, 1717 Wolf Road (Tax Key: V10_034400E)
DATE SUBMITTED: October 27, 2016
SUBMITTED BY: Jim Healy, Village Administrator

ATTACHMENTS:

- 1. SBOP Application materials for Hawk's Point Shopping Center
2. Photographs of Existing Building
3. Letter dated October 28, 2016 from Village Engineer Craig Kunkel

STAFF RECOMMENDATION:

Architectural Design:

Motion to accept the recommendation of the Architectural Review Board for the proposed architectural modifications to the Hawk's Point Shopping Center, located at 1717 Wolf Road (Tax Key: V10_034400E), as presented on November 3, 2016.

Site Plan:

Motion to accept the recommendation of the Village Engineer dated October 28, 2016 subject to the terms and conditions outlined therein for the Hawk's Point Shopping Center, located at 1717 Wolf Road (Tax Key: V10_034400E), as presented.

APPROVED FOR SUBMITTAL BY:

Handwritten signatures for Village Staff Member and Village Administrator

VILLAGE CLERK USE ONLY
BOARD ACTION TAKEN

Resolution No.
Ordinance No.
Approved
Other

Continued To:
Referred To:
Denied
File No.



N173 W21010
 NORTHWEST PASSAGE WAY
 JACKSON, WI 53037
 •
 PHONE 262.677.9933
 FAX 262.677.9934
 •
 info@design2construct.com



BUILDING DESIGN FOR:

HEIMERMAN FINANCIAL
 N96W17695 RIVERSBEND CIRCLE WEST, SUITE 100
 GERMANTOWN, WISCONSIN 53022

PROJECT DATA: SHEET INDEX:

BUILDING CODE: 2009 INTERNATIONAL BUILDING CODE
 OCCUPANCIES: BUSINESS: B
 CLASS OF CONSTRUCTION: TYPE VB
 NO. OF STORIES: ONE
 BUILDING TYPE: BUSINESS
 AREAS (GROSS):
 INTERIOR ALTERATION: 2,546 SF
 ADDITION: 287 SF
 TOTAL: 2,833 SF

TS TITLE SHEET
 LANDSCAPE DESIGN
 EXISTING LANDSCAPE PLAN
 ARCHITECTURAL
 A1.0 SITE PLAN & LANDSCAPE PLAN
 A2.1 FIRST FLOOR PLAN
 A4.0 EXTERIOR ELEVATIONS

PROJECT CONTACTS

CIVIL CONSULTANT: TBD
 ARCHITECT: MARK HERTZFELDT
 PROJECT MANAGER: TBD
 PROJECT NO.: 16.00162
 DATE: 09.14.2016
 LANDSCAPE CONSULTANT: TBD
 SEAL: _____

STRUCTURAL CONSULTANT: TBD

DENTAL CONSULTANT: _____

PREV. TRANS. NO.:
 NEW TRANS. NO.:
 REVIEWER:

DESIGN
 •
 CONSTRUCTION

PHONE (262) 677-9933
 FAX (262) 677-9934

N173 W21010
 NORTHWEST PASSAGE WAY
 JACKSON, WI 53037

BUILDING DESIGN FOR:
HEIMERMAN FINANCIAL
 1717 WOLF ROAD
 RICHFIELD, WI 53076

SHEET TITLE
 TITLE SHEET

REVISIONS

PROJECT DATA
 DATE: 09.14.2016
 JOB NO.: 16-00162
 SET USE: PLAN COMMISSION
 FILE NAME: A1-TS
 DRAWN BY: SPG
 SHEET NO.:

TS
 40

BUILDING DESIGN FOR:
HEIMERMAN FINANCIAL
 1717 WOLF ROAD
 RICHFIELD, WI 53076

SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA	
DATE	09.14.2016
JOB NO.	16-00162
SET USE	PLAN COMMISSION
FILE NAME	H1-A4.0
DRAWN BY	SPS
SHEET NO.	41

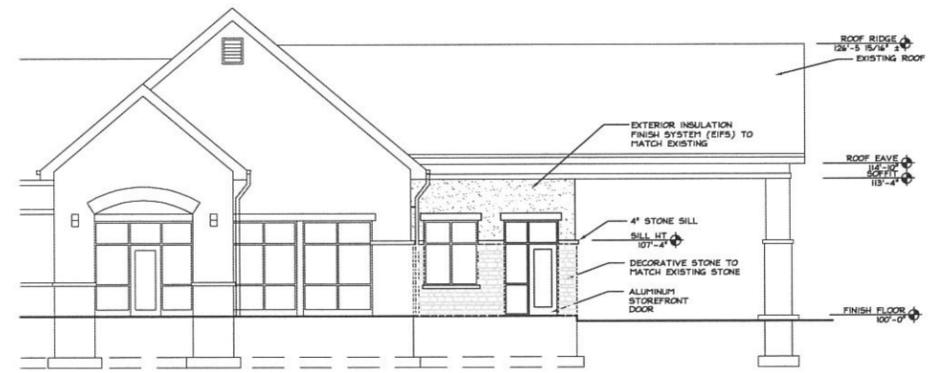
A4.0
 41



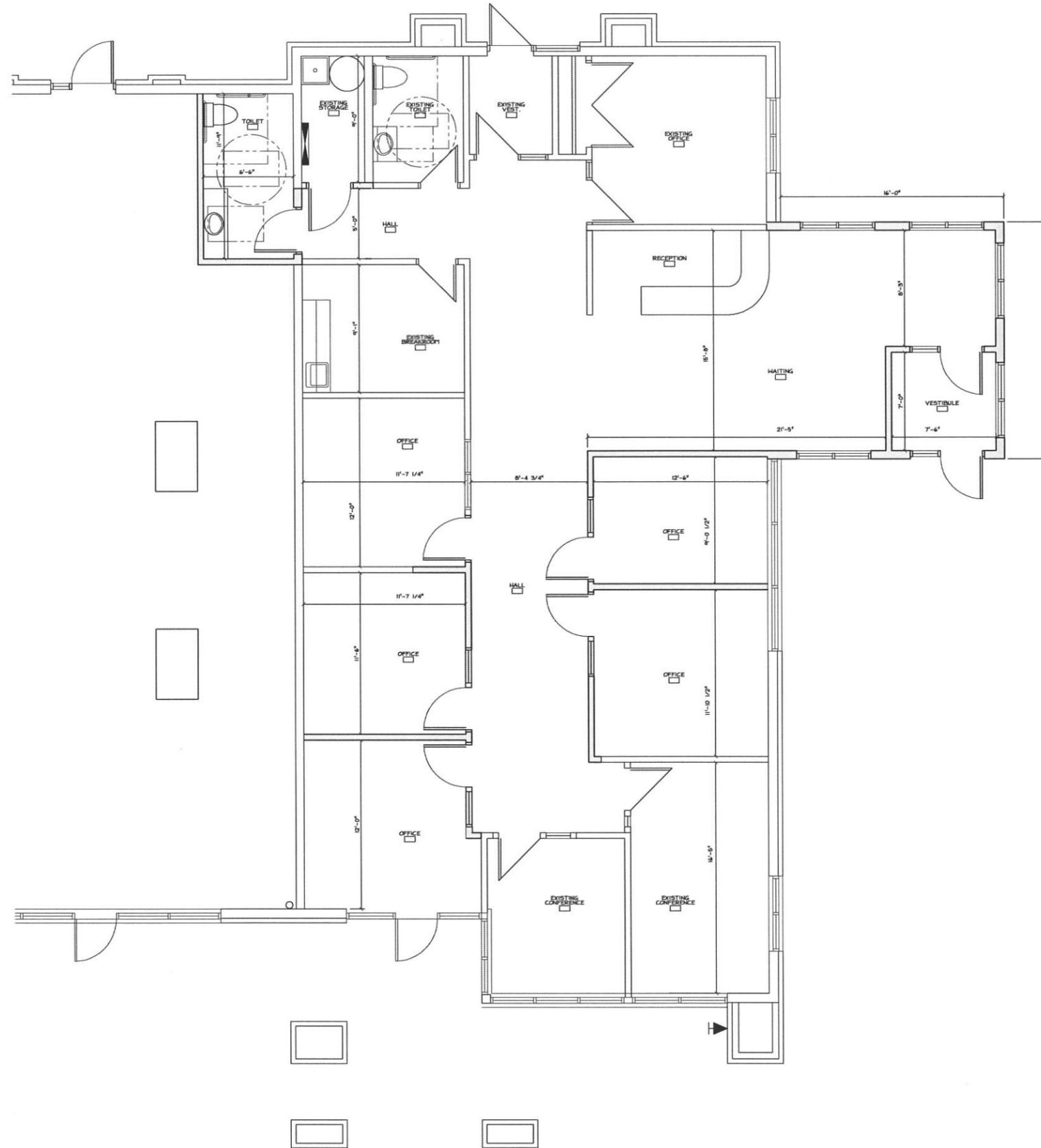
3 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



1 FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 APPROX. AREA = 2,813 S.F.

DESIGN
2
CONSTRUCT
 DEVELOPMENT CORPORATION

N173 W21010
 NORTHWEST PASSAGE WAY
 JACKSON, WI 53037

PHONE 262.677.9933
 FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
HEIMERMAN FINANCIAL
 1717 WOLF ROAD
 RICHFIELD, WI 53076

SHEET TITLE
 FLOOR PLAN

REVISIONS

PROJECT DATA	
DATE	09.14.2016
JOB NO.	16-00162
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FILE NAME	E4-A2.1
DRAWN BY	SPS
SHEET NO.	

A2.1
 42

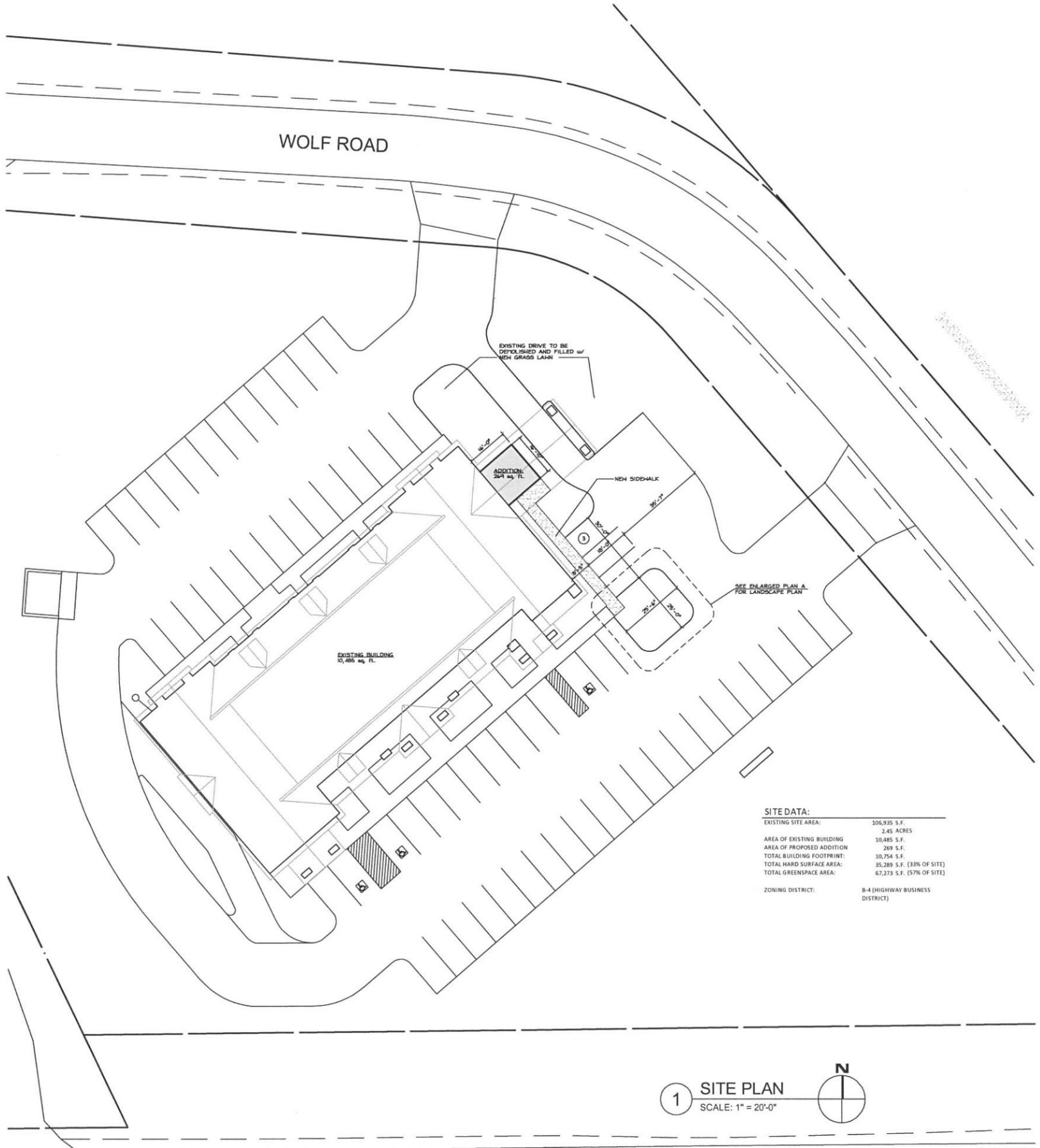
DESIGN
2
CONSTRUCT
 DEVELOPMENT CORPORATION

N173 W21010
 NORTHWEST PASSAGE WAY
 JACKSON, WI 53037

PHONE 262.677.9933
 FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
HEIMERMAN FINANCIAL
 1717 WOLF ROAD
 RICHFIELD, WI 53076



SITE DATA:

EXISTING SITE AREA:	106,935 S.F.
	2.45 ACRES
AREA OF EXISTING BUILDING	10,485 S.F.
AREA OF PROPOSED ADDITION	269 S.F.
TOTAL BUILDING FOOTPRINT:	10,754 S.F.
TOTAL HARD SURFACE AREA:	35,289 S.F. (33% OF SITE)
TOTAL GREENSPACE AREA:	67,273 S.F. (57% OF SITE)
ZONING DISTRICT:	B-4 (HIGHWAY BUSINESS DISTRICT)

1 SITE PLAN
 SCALE: 1" = 20'-0"



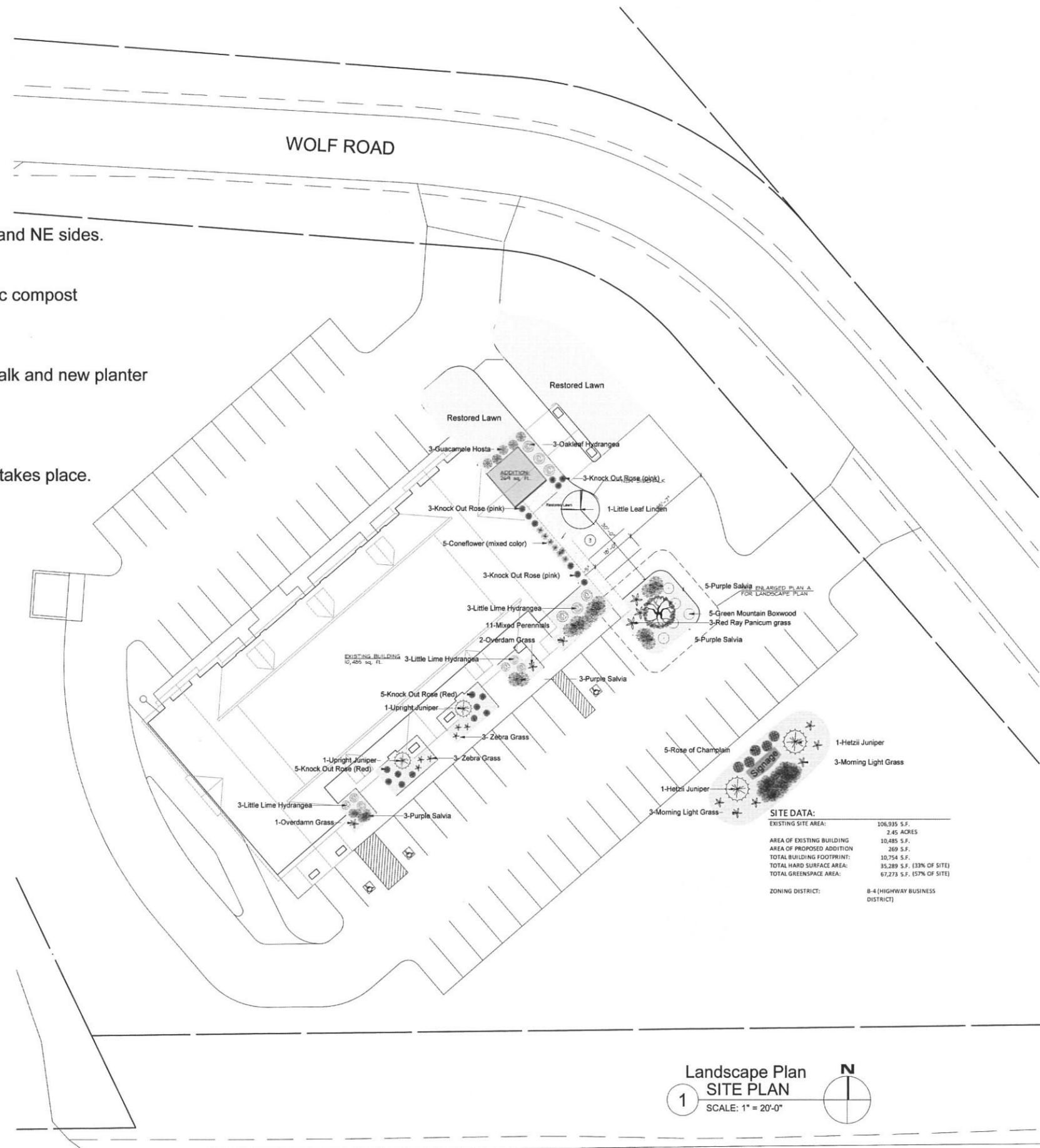
SHEET TITLE
 SITE PLAN

REVISIONS

PROJECT DATA

DATE	11.04.2016
JOB NO.	16-00162
SET USE	PERMIT & BIDDING
FILE NAME	C1-A1.0
DRAWN BY	SPS
SHEET NO.	A1.0

- Phase #1. Fall 2016
- Removal of all existing foundation plantings on Building SE and NE sides.
 - Removal of Plantings around signage.
 - Removal of existing wood chip debris.
 - Installation and amending of existing plant beds with organic compost and toppedressed with chipper mulch
 - Selective Pruneing of all tree material
- Phase #2. Spring 2017
- Building of new plant beds on NE side building along sidewalk and new planter beds.
 - Installation of all plant material as specified on plan.
 - Instalation of 3" layer dark chocolate mulch
- Phase #3. Spring 2017
- Restoration of lawn on NE area where driveway demolition takes place.



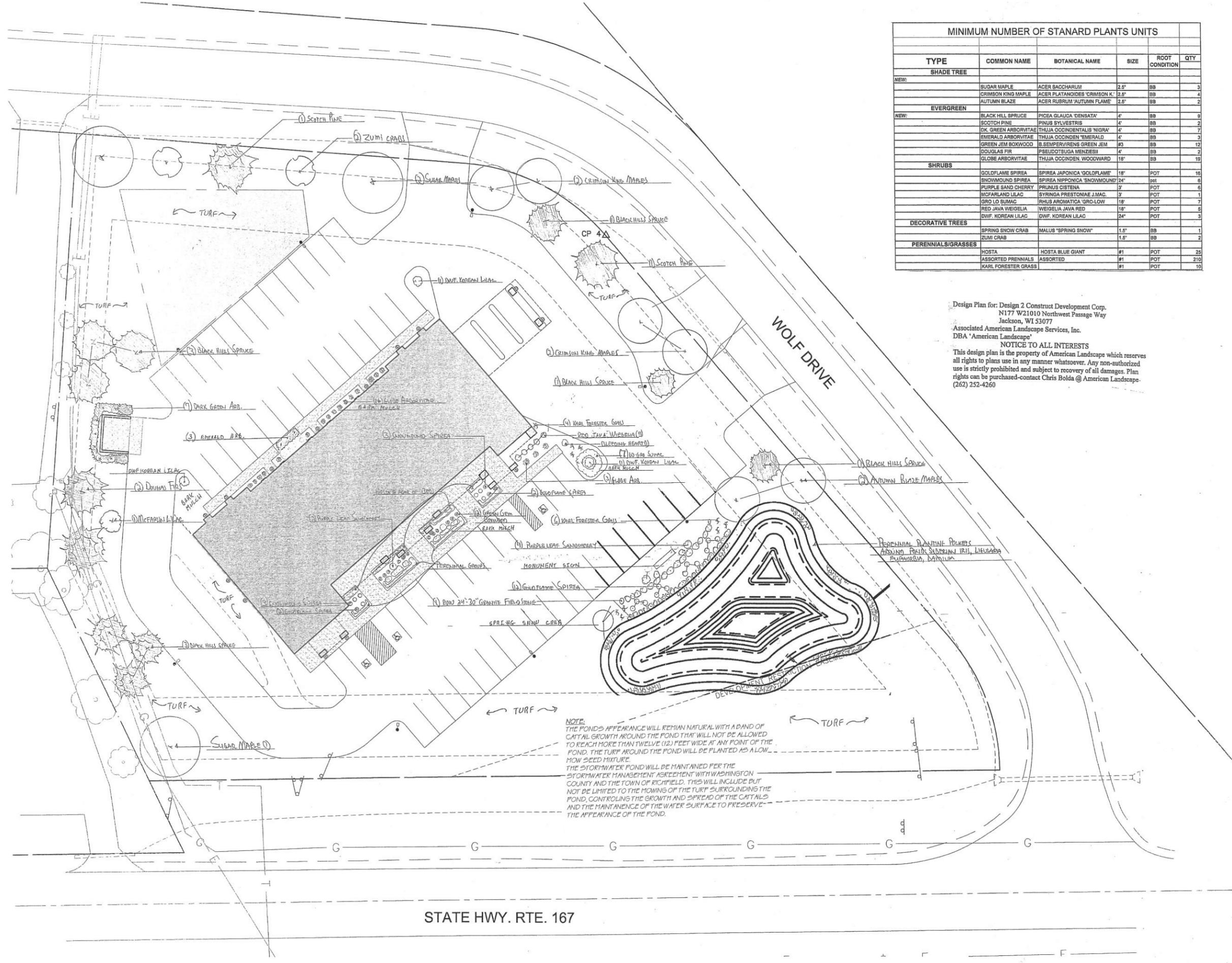
SITE DATA:

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ZONING DISTRICT:	B-4 (HIGHWAY BUSINESS DISTRICT)

Landscape Plan
SITE PLAN
 1 SCALE: 1" = 20'-0"

MINIMUM NUMBER OF STANARD PLANTS UNITS					
TYPE	COMMON NAME	BOTANICAL NAME	SIZE	ROOT CONDITION	QTY
SHADE TREE					
NEW:	BUGAR MAPLE	ACER SACCHARUM	2.6"	BB	3
	CRIMSON KING MAPLE	ACER PLATANOIDES 'CRIMSON K'	2.6"	BB	4
	AUTUMN BLAZE	ACER RUBRUM 'AUTUMN FLAME'	2.6"	BB	2
EVERGREEN					
NEW:	BLACK HILL SPRUCE	PICEA GLAUCA 'DENSATA'	4'	BB	9
	SCOTCH PINE	PINUS SYLVESTRIS	4'	BB	2
	DK. GREEN ARBORVITAE	THUJA OCCIDENTALIS 'NIGRA'	4'	BB	7
	EMERALD ARBORVITAE	THUJA OCCIDENTALIS 'EMERALD'	4'	BB	3
	GREEN JEM BOXWOOD	B. SEMPERVIRENS GREEN JEM	#3	BB	12
	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	4'	BB	2
	GLOBE ARBORVITAE	THUJA OCCIDENTALIS WOODWARD	18"	BB	19
SHRUBS					
	GOLDFLAME SPIREA	SPIREA JAPONICA 'GOLDFLAME'	18"	POT	16
	SNOWMOUND SPIREA	SPIREA NIPPONICA 'SNOWMOUND'	24"	POT	6
	PURPLE SAND CHERRY	PRUNUS GIBBERNA	3'	POT	6
	MC FARLAND LILAC	SYRINGA PRESTONIAE J.MAC.	3'	POT	1
	GRO LO SUMMAG	RHUS AROMATICA 'GRO-LOW'	18"	POT	7
	RED JAVA VIBRILLA	WEIBELIA JAVA RED	18"	POT	6
	DWF. KOREAN LILAC	DWF. KOREAN LILAC	24"	POT	3
DECORATIVE TREES					
	SPRING SNOW CRAB	MALUS 'SPRING SNOW'	1.5"	BB	1
	ZUMI CRAB	MALUS 'ZUMI CRAB'	1.5"	BB	2
PERENNIALS/GRASSES					
	HOSTA	HOSTA BLUE GIANT	#1	POT	25
	ASSORTED PRENNIALS	ASSORTED	#1	POT	210
	KARL FORESTER GRASS	KARL FORESTER GRASS	#1	POT	10

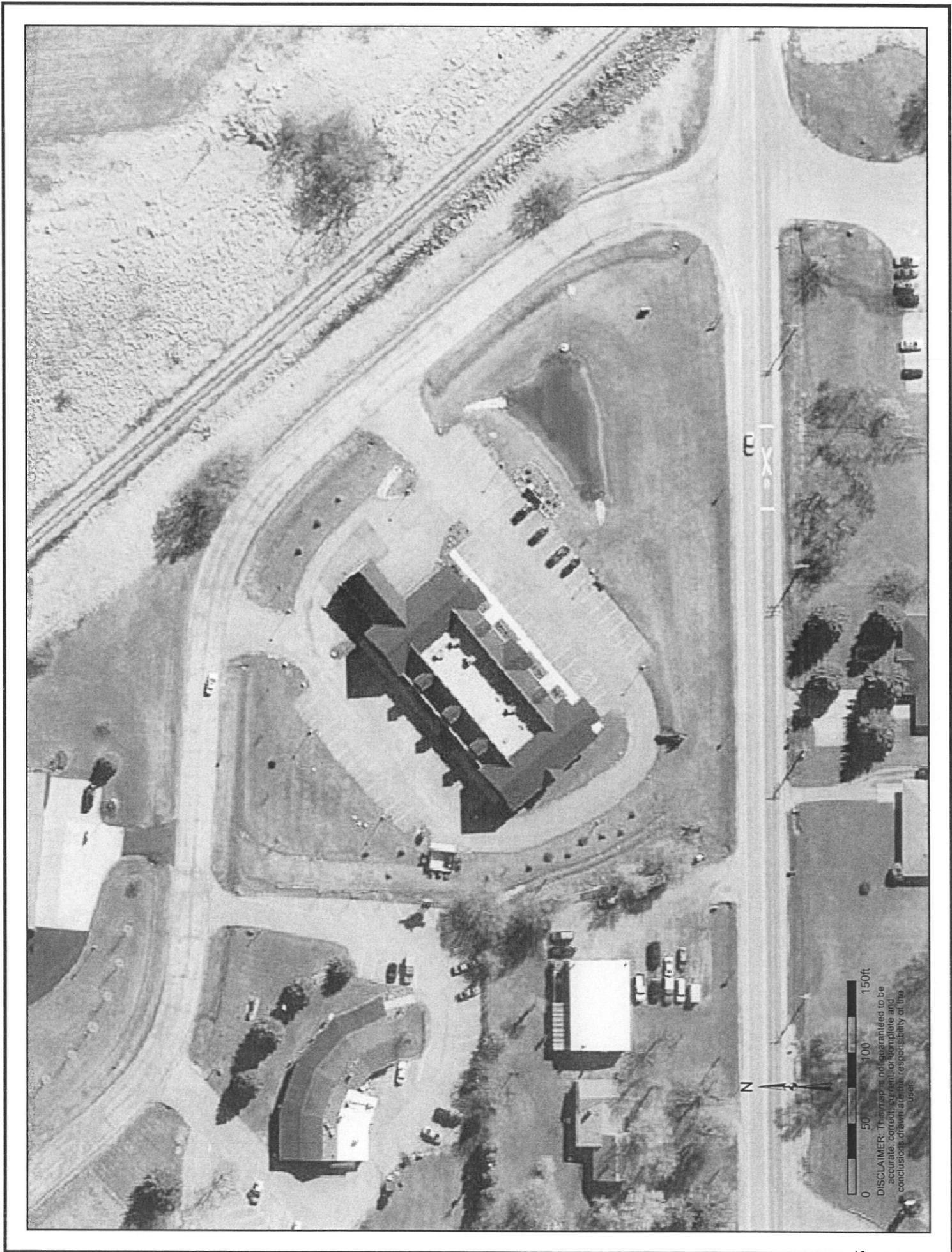
Design Plan for: Design 2 Construct Development Corp.
N177 W21010 Northwest Passage Way
Jackson, WI 53077
Associated American Landscape Services, Inc.
DBA 'American Landscape'
NOTICE TO ALL INTERESTS
This design plan is the property of American Landscape which reserves all rights to plans use in any manner whatsoever. Any non-authorized use is strictly prohibited and subject to recovery of all damages. Plan rights can be purchased-contact Chris Bolda @ American Landscape- (262) 252-4260



SHEET TITLE

REVISIONS

PROJECT DATA
DATE: 06.18.07
JOB NO.: 07-00101
SET USE: PLAN COMMISSION
FILE NAME:
DRAWN BY: Chris Bolda, ASLA
SHEET NO.:



0 50 100 150ft

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







7



107 Parallel Street
Beaver Dam, WI 53916
920-356-9447
Fax 920-356-9454
kunkelengineering.com

Mr. Jim Healy, Administrator
Village of Richfield
4128 Hubertus Road
Hubertus, Wisconsin 53033

**Re: Hawks Point Shopping Center
Heimerman Financial Remodel (Former Westbury Bank)**

Dear Jim,

Our office is in receipt of construction plans to facilitate the remodeling of the former Westbury Bank located within the Hawks Point development. The existing unit occupied by the bank, totaling 2,546 square feet, will be remodeled into offices intended to serve Heimerman Financial. Moreover a 267 square foot building addition will be appended to the north east corner of the existing structure, under the existing bank canopy, to provide for a new entryway. Plans for the project were prepared by Design 2 Construct and consist of the following:

- Title Sheet
- Existing Site and Landscape Plan
- Proposed Site Plan
- Proposed Interior Floor Plan
- Building Elevation Plan

In general terms, the only modifications to the existing site and building will be rendered along the eastern façade. The entryway building addition will extend out 16 feet from the existing structure for a width of 16 foot 10 inches. The new entryway will have an airlock vestibule and be constructed of the same materials and finishes as the existing building. As previously indicated, the building addition will be constructed under the canopy, over impervious pavement and therefore not cause any additional storm water runoff to be generated on site.

Site improvements include expanding the existing planter area at the southeast corner of the structure, extending a sidewalk along the east side of the structure to the new entryway and creating three new parking spaces adjoining the structure. The extended planter will be landscaped with deciduous shrubs.

The proposed project does not reflect any modifications to the grades or storm water drainage on the existing site. However, it is imperative that the designer/contractor maintain existing drainage as originally designed, approved and constructed to serve the Hawks Point commercial development. As a final note it is the writer's opinion that the conversion of a bank structure into the Heimerman Financial institution is consistent with that for the B-4 Zoning District.

Based upon my review of the documents submitted by Design 2 Construct I recommend that the Village Plan Commission consider approval of the proposed Heimerman Financial site plan contingent upon the following:

1. Prior to the initiation of construction the Contractor install erosion control devices as necessary and recommended by the Village Building Inspector.
2. Post construction an as-built plan be developed along the east side of the structure reflecting the existing grades and drainage has been maintained as were originally designed and constructed. The as-built plan is to be provided the Village Building Inspector prior to the issuance of an occupancy permit.
3. Any other conditions or requirements as set forth by the Village of Richfield Plan Commission.

Jim, should you or the Village Plan Commission representatives have any questions or comments relative to either the proposed building addition or this transmittal please do not hesitate to contact me.

Sincerely,
KUNKEL ENGINEERING GROUP

A handwritten signature in black ink, appearing to read 'C. Kunkel', written in a cursive style.

Craig J Kunkel, PE

Cc: Mitch Leisses