



AGENDA
PLAN COMMISSION MEETING
RICHFIELD VILLAGE HALL
4128 HUBERTUS ROAD, HUBERTUS, WISCONSIN
JANUARY 4, 2018
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. December 7, 2017 – Regular Meeting
5. DISCUSSION/ACTION
 - a. Discussion and possible recommendation to the Village Board regarding a Final Plat for Bridlewood Estates Subdivision
6. 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.

1. Call to Order/Determination of quorum

Chairman James Otto called the meeting to order at 7:03PM.

In attendance were Chairman Otto, Commissioners Bartel, Coté, Lalk, Melzer, and Trustee Collins. Also present: Village Administrator Jim Healy

Excused Absent: Vice-Chairman Don Berghammer

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. November 2, 2017- Regular Meeting

Motion by Commissioner Bob Lalk to approve the minutes of the regular November 2, 2017 Plan Commission meeting; Seconded by Commissioner Dick Melzer; Motion passed without objection.

5. PUBLIC HEARING

a. Discussion regarding petitioned Ordinance amendments to Section 70.196A, entitled Two-Family Residential District

Motion by Commissioner Bob Lalk to open the public hearing for agenda item 5a; Seconded by Commissioner Trustee Bill Collins; Motion passed without objection.

Mr. Bob Pyzak, legal representation for the Developer, Norb Weyer, spoke regarding his client's development that has only sold two (2) lots in seven (7) years. It was his client's contention that the market did not support two-family homes as they are currently developed. He discussed the ordinance amendment his client is proposing to allow for single-family homes.

Mr. Norb Weyer stated that his intention with the development is that it would have been a place for older in-laws/parents to downsize, still live in the community, and have the benefit of having family next door. He opined the cost of building materials will go up 10% in 2018 further hampering the cost of development in his subdivision. He mentioned that his proposed amendment would lead to less water being consumed than was originally proposed by allowing single-family homes.

Ms. Joanne Schroederman, 3112 Fairway View Court, stated that she owned the only home in the subdivision and that she cannot refinance her home because there are no comparable homes within seven (7) miles. They built the home under the assumption it would be a development of all two-family homes.

Ms. Lian Schroederman, 3114 Fairway View Court, stated that her home is their principal investment and the allowance of single-family homes to be developed in the subdivision would cause them financial harm.

Ms. Pam Gerske, 860 Lake Road, Brookfield, stated that she had been a resident of Richfield for 23 years. They own one of the undeveloped lots in the subdivision. They currently live in a condo in Brookfield and they would be supportive of a change that would allow single-family homes to be built or condos.

Commissioner Cote stated that duplexes continue to be bought and sold on the market because of the residual income from the rental property.

Chairman Jim Otto expressed concern about the proliferation of this ordinance amendment throughout the Village, especially as it relates to our groundwater protection ordinance.

Trustee Bill Collins questioned whether the property could be marketed as condos.

Motion by Commissioner Lalk to close the public hearing for agenda item 5a; Seconded by Commissioner Melzer; Motion passed without objection.

6. DISCUSSION/ACTION

a. Discussion and possible recommendation to the Village Board regarding a petitioned Ordinance amendment to Section 70.196A entitled Two-Family Residential District

Motion by Commissioner Lalk to recommend denial to the Village Board regarding the proposed Ordinance amendment to multiple sections of 70.196A, relating to single-family residential development in the Rd-2, Two-Family Residential District; Seconded by Commissioner Bartel; Motion passed 4-2.

b. Discussion/Action regarding a Site and Building review for St. Gabriel's School at the site of St. Gabriel's Catholic Parish, located at 1200 St. Gabriel Way (Tax Key: V10_080900M)

Lighting Plan:

Motion by Commissioner Melzer to accept the recommendation of the Village's Consultant Planner for the proposed Lighting Plan for St. Gabriel's School, located at 1200 St. Gabriel Way (Tax Key: V10_080900M), as presented, by Ring and Duchateau subject to the following Specific Conditions of Approval:

1) That all professional fees related to this review be reimbursed.
Seconded by Commissioner Bartel; Motion passed without objection.

Landscaping Plan:

No action was taken at the request of the petitioner.

c. Discussion and possible recommendation to the Village Board regarding an extraterritorial review in the Town of Jackson for a One-Lot CSM for property identified by Tax Key T7_0804

Trustee Collins questioned whether it was necessary for the Plan Commission and Village Board to approve extraterritorial CSM reviews and asked what our actual authority was if we did, in fact, object.

Administrator Healy stated his belief that the Village's ability to object to CSMs was limited to issues related to storm water management.

Trustee Collins requested that Village Staff review and seek ways to streamline this process for future applicants.

Motion by Commissioner Lalk to recommend approval of the petitioned extraterritorial One-Lot Certified Survey Map for Ms. Jodi Wank, for property identified by Tax Key: T7_0804 in the Town of Jackson; Seconded by Commissioner Bartel; Motion passed without objection.

7. ADJOURNMENT

Motion by Trustee Collins to adjourn; Seconded by Commissioner Melzer; Motion passed without objection at 8:38PM.

Respectfully Submitted,

Jim Healy
Village Administrator

DRAFT



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM

#

MEETING DATE: January 4, 2018

SUBJECT: Final Plat for Bridlewood Estates Subdivision, Rs-1b
DATE SUBMITTED: December 29, 2017
SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE PLAN COMMISSION WISH TO RECOMMEND APPROVAL TO THE VILLAGE BOARD FOR THE PROPOSED FINAL PLAT FOR BRIDLEWOOD ESTATES SUBDIVISION?

ISSUE SUMMARY:

In March of 2015, the Plan Commission and Village Board conditionally approved a Preliminary Plat for Bridlewood Estates Subdivision. The then property owner (Donna M. Nagel Trust) never satisfied many of the recommended conditions of approval and ultimately chose to not proceed with the project at that time. The property was later purchased by a new developer and the Preliminary Plat was recommended for approval by this body in April of 2017. Prior to that, a CSM combining the properties and rezoning the land was also concurrently approved during the month of March. The Village Board later ratified those recommendations at their respective March and April meetings. Before you tonight is the same development, Bridlewood Estates subdivision, consisting of 15 residential lots and two (2) Out Lots in the form of a Final Plat.

The subdivision is being developed as an Rs-1b, Single Family Cluster/Open Space Residential District design under Section 70.193 of the municipal code. Based on the density calculations for the subject property and other design requirements, 15 residential lots are possible. More than 40% of the subject property is preserved as open space, which meets the "Intent" of this zoning district. Lot owners will have an equal and undivided interest in the ownership of Out Lots 1 and 2. Each of the lots comply with minimum lot requirements, road frontage, and lot width requirements.

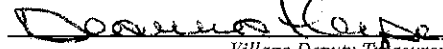
Washington County and the Wisconsin Department of Administration are objecting agencies. They have each approved of the proposed subdivision and we have confirmed that their approvals do not lapse with time, unlike the Village's. Please see the attachments for further details.

Consistent with the Village's recommendations from earlier in the year, the final changes have been made:

- Lot 14 was redesigned to have a 50' separation from the wetland in Outlot 2.
- Signatures blocks were placed on the second page of the Plat.
- The Village has received notification from Washington County that the site is suitable for on-site septic.
- Comments from Village Engineer Ron Dalton dated February 26, 2015 have been addressed related to construction plans and storm water management.
- The subdivider has incorporated into a Storm Water Management Agreement and Deed Restrictions the perpetual maintenance of the common space areas that is owned in an equal and undivided manner as well as the maintenance thereof.
- The Village Attorney has reviewed the proposed Deed Restrictions, offered comments on the same, and they are expected to be approved by the Village Board in January. Prior to executing the Final Plat for signature, this document will be filed at the County Register of Deeds.
- The Storm Water Management Agreement has been filed at the County Register of Deeds.
- The Developer's Agreement has been filed at the County Register of Deeds.
- The Village has received approval from the County and the Department of Administration for the Preliminary Plat.
- Prior to any land-altering activity, the Village Engineer reviewed and approved construction plans, storm water plans, and erosion control plans for the subdivision.

- An application for groundwater protection permit was reviewed and approved by Dr. Doug Cherkauer.
- A letter of credit has been established in an amount deemed acceptable to the Village Engineer and in a form deemed acceptable by the Village Attorney.

FISCAL IMPACT:

REVIEWED BY: 
Village Deputy Treasurer

Initial Project Costs: N/A

Future Ongoing Costs: Administrative and Public Works-related

Physical Impact (on people/space): Development of Single-Family Lots

Residual or Support/Overhead/Fringe Costs: Administrative and Public Works-related

ATTACHMENTS:

1. Correspondence from Washington County Parks and Planning Department dated November 22, 2017
2. Correspondence from the Wisconsin Department of Administration dated November 29, 2017
3. Correspondence from Village Engineer Craig Kunkel dated December 27, 2017
4. Final Plat for Bridlewood Estates Subdivision

STAFF RECOMMENDATION:

Motion to recommend approval of the Final Plat for Bridlewood Estates subdivision, subject to the Specific and General Conditions of Approval listed below:

Specific Conditions of Approval:

1. A note shall be added to the face of the plat indicating that all private driveways shall be designed and constructed in compliance with Village standards, including a maximum grade of 12 percent.
2. A notation shall be added to the wetland in Outlot 2 stating who made the delineation and when, and that such delineation was approved by the US Army Corps of Engineers with a reference to the letter dated February 17, 2015.
3. Include a copy of the Wetland Delineation Report dated October 29, 2014 with the final plat application

General Conditions of Approval:


1. **Staff and Governmental Approval.** Subject to the developer satisfying all comments, conditions and concerns of the Village Planner, Village Engineer, and all reviewing, objecting and approving bodies, which may include but not be limited to the State of Wisconsin Department of Safety and Professional Services per ch. 236, Wisconsin Statutes and ch. SPS 385, Wisconsin Administrative Code; the State of Wisconsin Department of Transportation per ch. Trans. 233, Wisconsin Administrative Code; the State of Wisconsin Department of Administration per ch. 236, Wisconsin Statutes; and Washington County; in regard to the final plat, and obtaining all necessary permits and approvals, and satisfaction of applicable requirements of State, federal and Village Code, statues lawful orders, prior to the recording of the Final Plat.
2. **Financial Guarantee and Agreement.** Subject to the Developer submitting to the Village Code and receiving approval as to form from the Village Attorney and as to amount from the Village Engineer, a letter of credit, cash, or other approved financial guarantee, and subject to the Developer submitting to and receiving from the Village Administrator, Village Attorney and Village Engineer, approval of a Developer's Agreement for the improvements (including all public, private and site development improvements), prior to commencing construction of any improvement, whether public or private, or site development or recording of the final plat.
3. **Deed Restrictions.** Subject to the Developer submitting to and receiving from the Village Administrator, Village Attorney and Village Engineer, approval of the final draft of the deed restrictions, prior to commencing construction of any improvement, whether public or private, or site development, or recording of the final plat.
4. **Professional Fees.** Petitioner shall, on demand, reimburse the Village for 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.

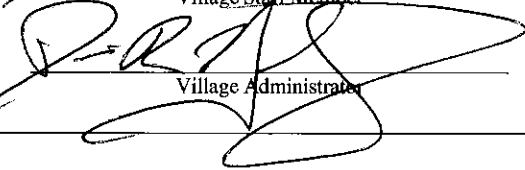
5. **Payment of Charges.** Any unpaid bills owed to the Village by the Subject Property Owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes, or for real property taxes, or for licenses, permits fees or any other fees owned to the Village shall be placed upon the tax roll for the subject property if not paid within thirty days of 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 the conditional approval.

APPROVED FOR SUBMITTAL BY:

VILLAGE CLERK USE ONLY
BOARD ACTION TAKEN



Village Staff Member



Village Administrator

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

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



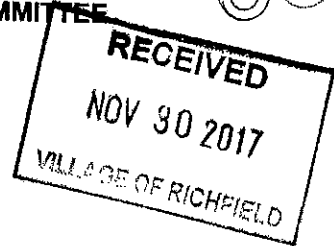
Washington County Planning and Parks Department

NOTIFICATION OF ACTION ON PROPOSED SUBDIVISION PLAT WASHINGTON COUNTY PUBLIC WORKS COMMITTEE

COPY

11/28/2017

Department of Administration
Plat Review Unit
P O Box 1645
Madison, WI 53701-1645



To Whom it May Concern:

This letter is to inform you that the Washington County Public Works Committee has considered the following subdivision plat pursuant to Wisconsin Statutes and applicable local Ordinances:

Date of Meeting: November 22, 2017

Subdivision Name: **BRIDLEWOOD ESTATES**

// Pre-Preliminary Plat // Preliminary Plat /X/ Final Plat

Location: SOUTHEAST ¼, SECTION 33
Municipality: VILLAGE OF RICHFIELD
Subdivider: KAEREK HOMES, INC
Surveyor: PETE HURTH, BAUDHUIN SURVEYING & ENGINEERING

Action taken: The Public Works Committee stated no objection to the **BRIDLEWOOD ESTATES** Final Plat Review as presented. Staff requests the Certified Soil Tester to revise site plans for the individual lot soil tests to reflect the minor changes in each property lot line from Preliminary Plat to the Final Plat. A benchmark for each lot should also be established as part of revising the soil tests.

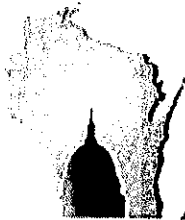
If you have any questions regarding this subdivision plat, please do not hesitate to contact me.

Sincerely,

Debora M. Sielski, PLA
Deputy Planning & Parks Administrator

Enclosure – State numbered, County-certified final plat for **BRIDLEWOOD ESTATES**

cc: Municipal Clerk
Subdivider
Surveyor
Land & Water Conservation Division



**WISCONSIN DEPARTMENT OF
ADMINISTRATION**

**SCOTT WALKER
GOVERNOR
SCOTT A. NEITZEL
SECRETARY**

Plat Review

101 E Wilson St FL 9, Madison WI 53703

PO Box 1645, Madison WI 53701

(608) 266-3200 Fax: (608) 264-6104 TTY: (608) 267-9629

E-mail: plat.review@wi.gov

<http://doa.wi.gov/platreview>

0147

November 29, 2017

PERMANENT FILE NO. 27316

**MICHAEL G. MCCARTY
BAUDHUIN INCORPORATED
PO BOX 105
STURGEON BAY WI 54235**

**Subject: BRIDLEWOOD ESTATES
SE 1/4 S33 T9N R19E
VILLAGE OF RICHFIELD, WASHINGTON COUNTY**

Dear Mr. McCarty:

You have submitted BRIDLEWOOD ESTATES for review. The Department of Administration does not object to the final plat bearing your November 22, 2017 signing date. We certify that it complies with: s. 236.15, s. 236.16, s. 236.20, and s. 236.21, Wis. Stats.; and the Washington County Planning & Parks Department. Certification of this plat does not include review for compliance with requirements relating to private sewage systems.

DEPARTMENT OF ADMINISTRATION COMMENTS:

The Department of Administration has no conditions for this plat.

Note to all: The surveyor indicated that all exterior monuments have been set and that the Village of Richfield has temporarily waived placing the interior monuments per s. 236.15 (1) (h), Wis. Stats.

COUNTY PLANNING AGENCY:

The Washington County Planning & Parks Department is an objecting agency on this plat. On October 12, 2017 we transmitted copies to them for review. On November 28, 2017 they notified us that they do not object to this plat.

The plat shall be presented to the Village Board for final approval and signing. The Village, during its review of the plat, will have resolved when applicable that the plat:

- complies with local comprehensive plans, official map or subdivision control ordinances;
- conforms with areawide water quality management regulations;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- is served by public sewer or private sewage systems;
- includes service or is serviceable by necessary utilities.

Any changes to the plat involving details checked by this Department, or the Washington County Planning & Parks Department will require submission of the plat to the Department for recertification before the plat is eligible for recording. Such changes can be found by comparing the recordable document with the half-size copy of the certified plat furnished with this letter.

If there are any questions concerning this review, please contact our office, at the number listed below. If there are any questions regarding private sewage system review, please contact Mark Finger, Department of Safety and Professional Services, at (608) 574-1189.

Sincerely,


Renée M. Powers, PLS
Plat Review
Phone: (608) 266-3200

Enc: Recordable Document, Original, Print

cc: Kaerek Homes Inc, Owner
Clerk, Village of Richfield
Washington County Planning & Parks Department
Department of Safety and Professional Services
Register of Deeds
SEWRPC

ORIGINAL RECEIVED FROM SURVEYOR ON 10/12/2017; REVIEWED ON 11/13/2017
SUBSTITUTE ORIGINAL RECEIVED FROM SURVEYOR ON 11/27/2017



1115 S. Main Street
West Bend, WI 53095
262-384-4406
kunkelengineering.com

December 28, 2017

Mr. James Healy, Administrator
Village of Richfield
4128 Hubertus Road
Hubertus, WI 53033

VIA EMAIL

Re: Bridlewood Estates – Final Plat Review

Dear Jim:

I have reviewed the Final Plat submitted on behalf of Bridlewood Estates in the Village of Richfield.

Please be advised that the Final Plat has been approved by the Wisconsin Department of Administration (sealed November 29, 2017). In addition, Washington County has reviewed same and subsequently notified the Department that the County does “Not Object” to the Plat. Both of these actions satisfy the conditions set forth in my review letter dated September 19, 2017.

Based upon the above and subject to Village Board approval, I believe that the Final Plat can be executed by all parties as required on Page 2 of the document and recorded by Washington County.

Jim, should you have any questions please advise at your convenience. Thank you.

Sincerely,

KUNKEL ENGINEERING GROUP

Craig J. Kunkel, P.E.

NOTES

ALL DIMENSIONS MEASURED TO THE NEAREST HUNDRETH OF A FOOT; ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST SECOND.

UTILITY EASEMENT:
NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OF STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF S. 236.22, WIS. STATS. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

OUTLOT RESTRICTION:
THE CONSTRUCTION OF BUILDINGS FOR HUMAN HABITATION OR THE INSTALLATION OF SOIL ABSORPTION SYSTEMS ON THE OUTLOTS IN THIS PLAT IS PROHIBITED.

ALL LOTS SHALL HAVE AN EQUAL INTEREST IN THE OWNERSHIP OF OUTLOTS 1 AND 2.

25 FEET OF SEPARATION SHALL BE MAINTAINED BETWEEN PRIVATE WELLS AND STORMWATER PONDS.

- - WASHINGTON COUNTY MONUMENT (6"x6" CONCRETE W/ BRASS CAP)
- - FOUND 2.38" O.D. STEEL PIPE
- - FOUND 1.37" O.D. STEEL PIPE
- - SET 1.27" x 18" REINFORCING BAR, 4.303 LB / LINEAR FOOT

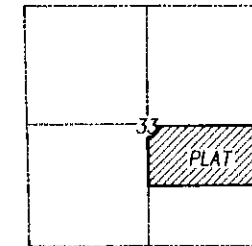
ALL OTHER LOT AND OUTLOT CORNERS
1.37" O.D X 18" STEEL PIPE,
1.68LB / LIN FT., SET

BRIDLEWOOD ESTATES

LOCATED IN
THE NE 1/4 OF THE SE AND THE NW 1/4 OF THE SE 1/4 OF SECTION 33,
TOWNSHIP 9 NORTH, RANGE 19 EAST,
VILLAGE OF RICHFIELD, WASHINGTON COUNTY,
WISCONSIN

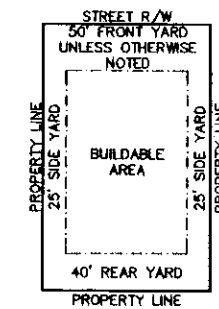


LOCATION SKETCH
SECTION 33-9-19
SCALE: 1" = 1000'

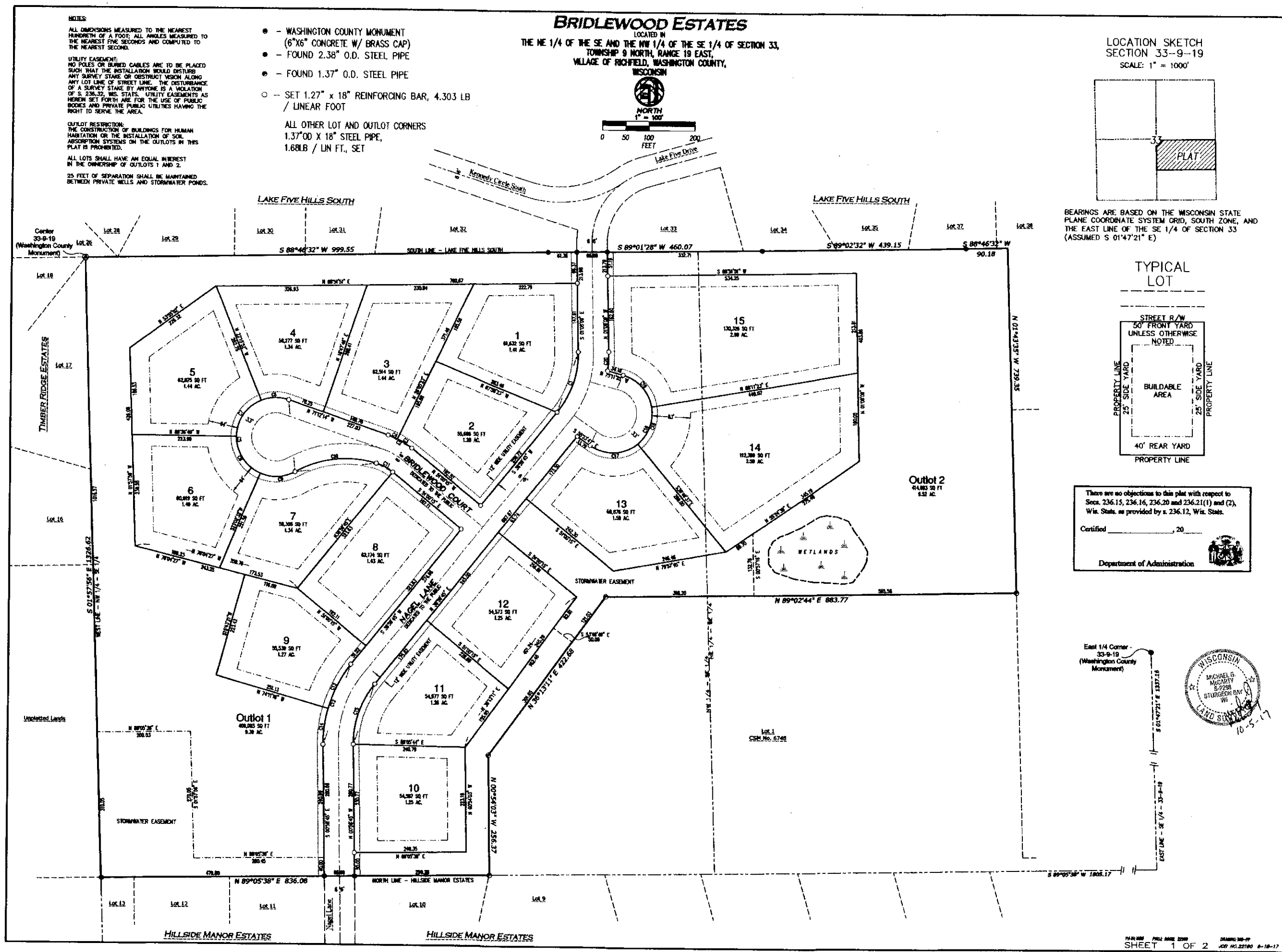


BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND THE EAST LINE OF THE SE 1/4 OF SECTION 33 (ASSUMED S 01°47'21" E)

TYPICAL LOT



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 _____, 20____
Department of Administration



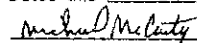
BRIDLEWOOD ESTATES
 LOCATED IN
 THE NE 1/4 OF THE SE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 33,
 TOWNSHIP 9 NORTH, RANGE 19 EAST,
 VILLAGE OF RICHFIELD, WASHINGTON COUNTY,
 WISCONSIN

Surveyors Certificate:

I, Michael G. Mc Carty, Professional Land Surveyor for Baudhuin Incorporated, do hereby certify:

That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Richfield, Washington County, and under the direction of Hartford Land Development, LLC, I have surveyed, divided, and mapped Bridlewood Estates; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the NE 1/4 of the SE 1/4 and the NW 1/4 of the SE 1/4 of Section 33, Township 9 North, Range 19 East, Village of Richfield, Washington County, Wisconsin, containing 46.05 Acres of land and described as follows:

Commencing at the East 1/4 Corner of said Section 33-9-19; thence S. 01°47'21" E., 1337.16 feet along the east line of the SE 1/4 of said Section 33-9-19, said line also being the centerline of Hillside Road to the northerly line of Hillside Manor Estates; thence S. 89°05'38" W., 1805.17 feet along said north line to the point of beginning of lands to be described; thence N. 00°54'03" W., 256.37 feet; thence N. 36°13'11" E., 422.68 feet; thence N. 89°02'44" E., 883.77 feet to the westerly line of C.S.M. No. 3247; thence N. 01°43'45" W., 739.35 feet along said westerly line to the southerly line of Lake Five Hills South; thence along said southerly line as follows: S. 88°46'32" W., 90.18 feet; thence S. 89°02'32" W., 439.15 feet; thence S. 89°01'28" W., 460.07 feet; thence S. 88°46'32" W., 999.55 feet to the Center of said Section 33-9-19; thence S. 01°57'56" E., 1326.62 feet to the aforementioned northerly line of Hillside Manor Estates; thence N. 89°05'38" E., 836.08 feet along said northerly line to the point of beginning.

Dated this 5th day of October, 2017

 Michael G. Mc Carty
 Professional Land Surveyor-2298



Certificate of Village of Richfield

Resolved, that the plat of Bridlewood Estates, in the Village of Richfield, which has been filed for approval is hereby approved as required by Chapter 236 for the Wisconsin State Statutes.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Village Board of the Village of Richfield on this _____ day of _____, 20____, which action becomes effective upon receipt of all other reviewing agencies and all conditions of the Village of Richfield approval were satisfied as of this _____ day of _____, 20____.

Date _____
 Approved _____
 John Jeffords - Village President

 Jim Healy - Village Administrator

Corporate Owner Certificate of Dedication

Hartford Land Development, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

Hartford Land Development, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Department of Administration and Village of Richfield Plan Commission.

IN WITNESS WHEREOF, the said Hartford Land Development, LLC has caused these presents to be signed by the Member listed below.

Michael J. Koerek, President _____ Date _____

STATE OF WISCONSIN
 WASHINGTON COUNTY) SS

Personally came before me this _____ day of _____, 20____, as members of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such members of said corporation, and acknowledged that they executed the foregoing instrument.

Notary Public, _____, Wisconsin
 My commission expires _____

Notary _____ Date _____

Certificate of Village Administrator

STATE OF WISCONSIN
 WASHINGTON COUNTY) SS

I, Jim Healy, being the duly appointed qualified village administrator of the Village of Richfield, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 20____ affecting the lands included in the plat of Bridlewood Estates.

(Date) _____ Jim Healy - Village Administrator

County Treasurer Certificate

STATE OF WISCONSIN
 WASHINGTON COUNTY) SS

I, Jane Marten, being the qualified and acting treasurer of the County of Washington, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this _____ day of _____, 20____ affecting the lands included in the plat of Bridlewood Estates.

(Date) _____ Jane Marten, County Treasurer

UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by

Hartford Land Development, 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, 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, thereon, 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 Grantees 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 Grantees 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. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. 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 Grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

LOTS	CURVE	LENGTH	RADIUS	INCL. <	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
1	C1	146.08	200.00	407°54'	S165°48.0'W	137.24	S01°08'00"E	S38°58'45"W
2,3	C2	56.50	166.00	201°20'	N61°08'14.5"W	56.22	N51°02'15"W	N71°12'14"W
2	C3	37.36	166.00	175°42'	N57°27'36.0"W	37.31		
3	C4	20.13	166.00	071°36'	N67°33'25.5"W	20.12		
4,5,6,7	C5	134.29	85.00	228°07'36"	S25°11'02.0"E	134.29	N71°12'14"W	N67°46'11"E
4	C6	80.91	85.00	41°53'37"	S69°13'57.0"W	80.82		
5	C7	95.91	85.00	67°29'46"	S34°03'44.2"W	94.26		
6	C8	98.91	85.00	67°29'46"	S33°17'04.0"E	94.26		
7	C9	77.45	85.00	57°16'21"	N66°54'21.5"E	74.89		
7	C10	161.25	226.00	45°40'25"	N65°28'38.0"E	176.56	N67°46'11"E	S73°52'55"E
7	C11	39.83	160.00	274°42'46"	N67°28'34.5"W	39.66		
8,9,10,11	C12	165.58	266.00	59°58'31"	S19°00'30.0"W	161.85	S38°58'45"W	S00°58'45"E
9	C13	107.63	266.00	231°01'	S77°24'14.5"W	106.90		
10,11	C14	77.96	266.00	16°47'28"	S07°24'56.5"W	77.68		
11	C15	138.54	200.00	38°38'31"	N49°02'30.0"E	136.75	N00°58'45"W	N48°58'45"E
13,14,15	C16	296.40	85.00	189°47'38"	N24°44'24.0"E	167.47	S55°21'47"E	N75°11'26"W
13	C17	110.40	85.00	21°24'50"	N67°23'48.0"E	102.80		
14	C18	88.01	85.00	60°07'00"	N20°11'22.5"E	85.00		
15	C19	96.99	85.00	63°22'48"	N42°30'01.5"W	91.82		
15	C20	40.80	266.00	08°47'15"	N63°15'28.5"E	40.76	N07°38'06"E	N01°08'09"W