

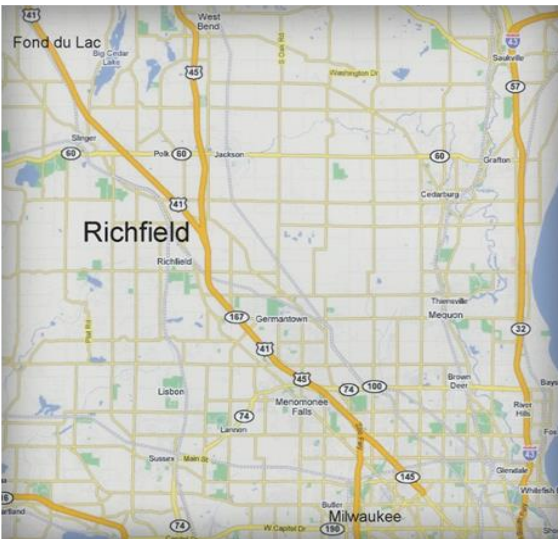
Introduction

1. Where is Richfield?

The Village of Richfield is nestled in the beautiful hills of the Kettle Moraine in southeast Wisconsin. More specifically, the Village is in the south-central part of Washington County and within a half-hour driving distance north and west of the Milwaukee and Waukesha metro areas.

Within its boundaries are the unincorporated hamlets of Pleasant Hill, Plat, Hubertus, Colgate, Richfield, and Lake Five. The Village is easily accessible via USH 41/45, which traverses the northeast corner of the Village. STH 167 is the primary east-west route in the Village. STH 175 and STH 164 are also important travel routes between the Village and surrounding communities.

Richfield includes approximately 36 square miles of land area and shares borders with the Town of Polk to the north, Town of Erin to the west, Waukesha County to the south, and the Village of Germantown to the east.



2. Planning History and Purpose

In 1996, the Town of Richfield adopted a land use plan map. Prior to that point, the Town did not have an adopted plan to use as a guide in decision making.

Wisconsin’s comprehensive planning legislation and increasing and unwelcome changes to the Town’s rural “character” and quality of life prompted the Town decision-makers to embrace the concepts of comprehensive planning and growth management. Moreover, the spill-over effects of development in adjoining municipalities, annexation pressures from the Village of Germantown and extraterritorial platting enforcement from the City of Hartford has fostered a greater appreciation for and willingness to participate in a cooperative and coordinated planning effort with those adjoining municipalities and other

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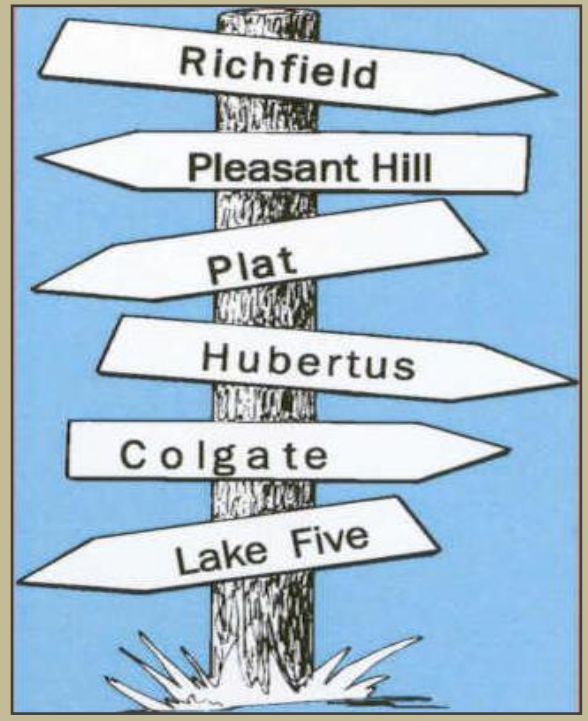
Richfield, Colgate or Hubertus?

Do you live in Colgate? How about Hubertus? Do you own property in Plat, Pleasant Hill, or Lake Five? It can be confusing.

Whether you associate your residence with any of the postal areas or unincorporated “hamlets” mentioned above, the following is true: All of these areas are part of the Village of Richfield!

Over the years, the lack of a single “main street”, school district (the Village is part of five districts), or other community focal point has resulted in a rather limited sense of community identity.

This comprehensive plan seeks to change that by planning for the entire community and pulling stakeholders together to participate in the process.



government agencies.

In this environment, Richfield applied for and received a state comprehensive planning grant to partially fund the development of this plan. Developing this plan sends a clear message that Richfield wishes to act proactively – to set its own ground rules for the types of development that will benefit the community, maintain its country atmosphere, and provide flexibility for landowners.

Following adoption of the plan, the Town incorporated as a village on February 18, 2008.

3. Why Develop a Plan?

This plan is being made with the general purpose of guiding and accomplishing coordinated and harmonious development of Richfield which will, in accordance with existing and future needs, promote public health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.

What is Planning?¹

- Planning is an orderly, open approach to determine local needs, goals and priorities, and developing a guide for action.
- Planning is a concentrated effort by a community to reach a balance between the natural environment and residential, commercial, industrial and agricultural development.
- A plan is a guide for public officials and private citizens to use in making informed decisions that will affect their community.
- Planning is a process that helps a community prepare for change rather than react to it.

Planning is not...

- An attempt to replace market forces of supply and demand. It helps shape and channel market forces by establishing certain guidelines to manage development.
- Action. A plan is only a guide for action and implementation.
- An instrument for immediate change. Change will occur incrementally as the plan is implemented.
- Static. Good planning requires continual review of implementation successes and failures, citizen desires and the surrounding environment so that the plan can be adjusted as needed.
- Zoning. A comprehensive plan is a foundation and guide for many tools that may be used to implement the plan. Zoning is one of these tools. Utilities, capital improvements planning, and subdivision regulations are examples of other tools.

4. Scope of Plan

This 20-year comprehensive plan includes three major components:

1. A profile of the demographic, economic and housing characteristics of the Village;
2. An inventory and assessment of the environment, community facilities, and natural resources; and
3. Visions, goals, objectives, policies and implementation strategies, including maps that



¹ Mike Koles, Comprehensive Planning Fundamentals, UW-Extension, 2000.

² Excerpt from *Richfield Remembers the Past: 1846-1996* by Barbara A. Nelson and Margaret S. Holzbog.

depict future transportation facilities, future community facilities, and future land use patterns in the Village.

This plan was developed under the authority of 1999 Wisconsin Act 9, Wisconsin's "Smart Growth" Law. The law requires that a 20-year comprehensive plan be developed and adopted by all units of government that wish to have a say in land use decisions. The law authorizes municipalities to prepare and adopt comprehensive plans to serve as guides for the development of their communities. The law also authorizes multi-jurisdictional planning efforts.

The Smart Growth law defines, for the first time, what is meant by a "comprehensive plan" in Wisconsin. It includes nine required elements:

1. Issues and Opportunities (Chapters 2 & 3)
2. Housing (Chapter 4)
3. Transportation (Chapter 5)
4. Utilities and Community Facilities (Chapter 6)
5. Agricultural, Natural and Cultural Resources (Chapter 7)
6. Economic Development (Chapter 8)
7. Intergovernmental Cooperation (Chapter 9)
8. Land Use (Chapters 10 & 11)
9. Community Vision and Implementation (Chapter 12)

In addition, the state requires that these elements be developed in concert with Wisconsin's 14 goals for local planning. For the ease and convenience of the reader, these fourteen goals have been placed in an easy to read matrix found in Chapter 12, Community Vision and Implementation. By placing these goals in a matrix, the reader will be able to easily identify how these different goals correlate to each chapter of our comprehensive plan. Whereas, in the past, each chapter would need to be consulted and the linkages would not be readily identifiable.

5. Public Involvement

2004 Plan

The initial comprehensive plan was developed in an environment rich with opportunities for public input. To gain citizen understanding and support throughout the planning process, the public was provided with a variety of meaningful opportunities to become involved in the process. Public input was facilitated through a series of workshops and special activities, including a community survey. Information was disseminated through direct mailings, media releases, TV-7 (Richfield's Government Information Station), the Town Newsletter and an interactive Internet website. The adopted public participation plan describes in detail the scheduled meetings and events held to foster public input (Appendix A).

2013 Plan Update

In 2013, Village staff initiated a process to prepare a 10-year update of the 2004 plan, a requirement of state law. The Village Board adopted a public participation plan for this effort on July 17, 2013 (Appendix B). It describes the ways in which the public will be involved in the preparation, review, and adoption of the updated plan. The Plan Commission adopted a resolution recommending an updated plan to the Village Board. The Village Board conducted a public hearing on June 19th to accept public input on the plan recommended by the Plan Commission. The Board formally adopted the updated plan on June 19, 2014 with adoption of Ordinance O2014-06-1.

6. Early History²

In 1796, a relatively young United States Government enacted a piece of legislation that provided a plan for the sale of lands in the area northwest of the Ohio River and above the mouth of the Kentucky River. This act built upon some key issues of earlier ordinances including a plan for a rectangular survey. The legislation provided for dividing,

through actual survey, the territorial land into square townships, each 6 miles long and 6 miles wide. These would be further divided into 36 sections.

Immediately following the Indian cessations of 1829 and 1833, all of present-day Wisconsin south of the Fox and Wisconsin rivers was transferred to the federal government. The federal surveyors at once began their important part in the conquest of the wilderness. In December 1835, Garret Vliet, county surveyor of Hamilton County, Ohio was appointed as United States Deputy Surveyor and assigned to survey a district of 10 townships of public land lying west and northwest of Milwaukee. This included the Town of Richfield. The survey of Richfield was started on May 7, 1836 and completed by May 15, 1836.

Between 1837 and 1841, the southeastern townships of Washington County began to show signs of settlement, and many settlers came into what are now Mequon, Grafton, and Germantown. Most were from New York State and from England. Few Germans or Irish, which were to become the dominant settlers of Richfield, came prior to 1842.

The first person to purchase land in the town was Samuel Spivey (a surveyor in Garret Vliet's group). Mr. Spivey purchased 160 acres of government land in Section 36 on May 31, 1841. It is not believed that Mr. Spivey ever lived in the town, rather he purchased the land on speculation. The first known settler in the town was Jacob Snyder who purchased 40 acres in Section 35 on July 6, 1841. For almost a year, he was the only settler in the Town of Richfield. However, this quickly changed. By the end of 1842, almost 6,000 acres (25% of the township) was land granted by the U.S. Government. In 1843, a large immigration occurred and nearly half of the desirable Town land was occupied, mostly by Germans. The Town was quite generally settled in 1842 and 1843. This early settlement occurred in the south and southwestern sections of the township namely Sections 19, 20, 27-31, and 36 and in the northeast portion of the township in Sections 1-3, 10-12, 13, and 24.

The earliest records of Washington County to make note of the Town of Richfield were entered January 1, 1844. Richfield was incorporated as a township on January 31, 1846. There is no complete record of the first town meeting. The record concerning the first meeting is contained in a series of resolutions certified by the Town Clerk. The first property valuation in the Town was completed in September 1846 and showed a total of 17,491 acres with a value of \$26,136 or \$1.49 per acre. The county average in 1846 was \$1.95 per acre. [NOTE: Land purchases made from the federal government at the time of homesteading were priced at \$1.25 per acre.] By 1849, the valuation had climbed to \$2.39 per acre in Richfield compared to the county average of \$2.45.

