



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: April 4, 2024

SUBJECT: Lion Performance Hall Site, Building, and Plan of Operation Application, located at 1786 State Highway 175 – (Tax Keys: V10_033600Z, V10_033700Z, & V10_0283), *ELS&T Properties, LLC. - Petitioners*

DATE SUBMITTED: March 27, 2024

SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE PLAN COMMISSION WISH TO CONDITIONALLY APPROVE THE PROPOSED SITE, BUILDING, AND PLAN OF OPERATION FOR LION PERFORMANCE HALL?

ISSUE SUMMARY:





VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: April 4, 2024

SUBJECT: Lion Performance Hall Site, Building, and Plan of Operation Application, located at 1786 State Highway 175 – (Tax Keys: V10_033600Z, V10_033700Z, & V10_0283), *ELS&T Properties, LLC. - Petitioners*

DATE SUBMITTED: March 27, 2024

SUBMITTED BY: Jim Healy, Village Administrator

Lion Strings Productions, LLC has purchased the former Emmanuel Methodist Church at 1786 State Highway 175. The petitioners are proposing to renovate and add on to the building and turn it into a small-venue performance hall for the performing arts. In 2023, the pastoral home on the property was razed. The property encompasses five (5) different lots of record. Lots 1-4 (V10_033700Z) of Laubenheimer's Subdivision have been grouped together for assessment purposes by Washington County which directly abut STH 175, the southernmost property (V10_033600Z) where the church principally sits on, and a rear property (V10_0283) which abuts Wolf Road. The property also has two (2) different zoning designations. For the parcels along STH 175, those properties are zoned B-5, Downtown Business District. For the property which abuts Wolf Road, that parcel is zoned B-3, General Business District.

Architectural Design

The existing building is 2,183sqft and the petitioners are proposing a 1,311sqft addition. The existing building footprint will remain predominantly the same, except the main entryway into the facility will be through the addition rather than the front doors of the former church that are located off STH 175. The addition will also add restrooms, an elevator to the basement, and a welcoming vestibule area. The proposed building addition aims for a cohesive and aesthetically pleasing design which blends with the existing architecture, both in materials and stylistically. The materials and details are proposed to echo the existing church architecture, while the size and height are carefully considered to complement the original structure. Ample natural light and a welcoming entrance further enhance the functionality and user experience.

At their March 20th meeting, the Architectural Review Board recommended approval of the petitioners' building expansion, provided the petitioners revise their designs, per their conditions of approval:

Motion by Commissioner Duehring to recommend approval to the Plan Commission regarding an expansion to an existing building to be dubbed "Lion Performance Hall", located at 1786 STH 175 (Tax Key: V10_033600Z & V10_0283), subject to the following conditions of approval:

- 1) Modify the gable peak 1-2 feet to thicken up the pillars.
- 2) On the north and south sides add gothic style masonry above the windows. Add infill with running bond brick to add gothic arches above windows.

Seconded by Commissioner Otto; Motion passed 4-1.

Village Staff received the revised design elevations from the applicant on March 27, 2024, and the changes requested have been made.

Site Plan

The subject property is 1.35-acres, cumulatively. Currently, the Washington County Real Property Lister has the property divided into three (3) separate Tax Key Numbers. Given the fact that we cannot allow buildings to be bisected by property boundary lines, it has been recommended to the petitioners that they apply for a CSM to combine the various lots of record into a single lot or two (2) compliant lots.

The site itself currently has a parking lot laid out with 90-degree stalls. As shown on the drawing, there will be minimal modifications made to the parking lot with only a grassed island being elongated. The parking lot has 48 regular parking spaces and two (2) handicap spaces. Land uses in the B-5 district are not required to provide off-street parking (Municipal Code §170.1702(O)(1), thus, they meet the parking requirements of the ordinance. The site will consist of 56% green space, 33% hard surface, and 11% building coverage which complies with the "Building Coverage, Maximum" for the District and the "Impervious Surface, Maximum" (80%) standard. The proposed addition complies with both the "Side Yard Setback" (0') and the "Rear Yard Setback" (10') for the District. Finally, the proposed height for the addition is less than the "Building Height for Principal Buildings, Maximum" (45') and therefore complies.



VILLAGE OF RICHFIELD

PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: April 4, 2024

SUBJECT: Lion Performance Hall Site, Building, and Plan of Operation Application, located at 1786 State Highway 175 – (Tax Keys: V10_033600Z, V10_033700Z, & V10_0283), *ELS&T Properties, LLC. - Petitioners*

DATE SUBMITTED: March 27, 2024

SUBMITTED BY: Jim Healy, Village Administrator

As noted by the Village Engineer, the petitioner is also proposing to relocate the septic system on the property. As a condition of approval, Staff must receive confirmation from the County Planning and Parks Department of a suitable location on the property for a Private On-site Wastewater Treatment System (POWTS). The petitioner also plans to demolish the existing sidewalk on the southside of the property which no longer is functional.

The site plan was prepared by Keller, Inc. and reviewed by Village Engineer Ron Dalton. Subject to the applicant addressing the concerns noted in his letter dated March 27, 2024, he recommends approval.

Grading and Erosion Control

The grading and erosion control plans were prepared by Keller, Inc. and reviewed by Village Engineer Ron Dalton. Subject to the applicant addressing the concerns noted in his letter dated March 27, 2024, he recommends approval.

Plan of Operation

The proposed use, a “performance hall”, is classified in our Zoning Code as “indoor entertainment”, which is a permitted use in the B-5 zoning district. The use is defined as:

“A place where entertainment is offered within an enclosed building. The term includes theaters, movie theaters, and theaters for performing arts. The term does not include adult-oriented establishments.”

They plan to operate Monday through Sunday from 10AM-10PM and have two (2) full-time employees.

Lighting Plan

Because the applicant’s addition is greater than 25% of the existing square footage, the Lighting requirements of Chapter 236 are applicable to the entire property. If the “building additions” were less than 25%, only the new outdoor lighting would be reviewed for conformance with the Chapter. The only lighting they are proposing to add are canister lights under the canopy of their addition. The Lighting Plan is currently in the process of being prepared and will be scheduled for the Plan Commission’s May meeting.

FUTURE IMPACT AND ANALYSIS:

REVIEWED BY: *Madelaine Malison*
Village Deputy Clerk

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

ATTACHMENTS

1. Site, Building and Plan of Operation Application submitted by Lion Strings Productions LLC, dated February 29, 2024.
2. Revised Architectural Elevations by Keller dated March 26, 2024
3. Letter dated March 28, 2024, from Village Engineer Ron Dalton



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: April 4, 2024

SUBJECT: Lion Performance Hall Site, Building, and Plan of Operation Application, located at 1786 State Highway 175 – (Tax Keys: V10_033600Z, V10_033700Z, & V10_0283), *ELS&T Properties, LLC. - Petitioners*

DATE SUBMITTED: March 27, 2024

SUBMITTED BY: Jim Healy, Village Administrator

STAFF RECOMMENDATION:

Architectural Design:

Motion to accept the recommendation of the Village’s Architectural Review Board for the proposed building expansion for the Lion Performance Hall, located at 1786 State Highway 175, identified by Tax Keys: V10_033600Z, V10_033700Z, & V10_0283, as shown on the revised architectural drawings dated March 26, 2024.

Site Plan:

Motion to approve the proposed site plan for the Lion Performance Hall, located at 1786 State Highway 175, identified by Tax Keys: V10_033600Z, V10_033700Z, & V10_0283, subject to the following specific condition of approval:

1. The petitioners receive approval from the Village Board for a Certified Survey Map to combine the properties of TKNs V10_033600Z, V10_033700Z, & V10_0283 in a manner consistent with our Village Code.
2. The petitioners receive approval from the Village Board to rezone their property to B-5 Downtown Business.
3. That Village Staff receive a letter from Village Engineer Ron Dalton stating that his concerns from the March 28, 2024 letter have been satisfied.

Grading and Erosion Control Plans:

Motion to accept the recommendation of the Village Engineer in his letter dated March 28, 2024, for the grading and erosion control plan for the Lion Performance Hall, located at property identified by Tax Keys: V10_033600Z, V10_033700Z, & V10_0283, subject to the following specific conditions of approval:

1. That Village Staff receive a letter from Village Engineer Ron Dalton stating that his concerns from the March 28, 2024, letter have been satisfied.
2. Village Staff receive payment from applicant regarding the professional fees incurred from the Village Engineer and Village Planner.

APPROVED FOR SUBMITTAL BY:

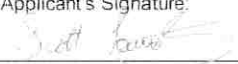
VILLAGE CLERK USE ONLY
BOARD ACTION TAKEN

Village Staff Member

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

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

Village Administrator

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: Richfield Performance Hall				SUITE #:	
Owner's/Operator's Name: (Please print) Lion Strings Productions LLC Sacia Jerome	Mailing Address 3515 N Prospect Ave	City Shorewood	State WI	Zip 53211	Phone #: (443) 421-0018
	Email Address saciaanne@hotmail.com				Other
Tenant's Name: (Please Print) Lion Performance Hall	Mailing Address 3515 N Prospect Ave	City Shorewood	State WI	Zip 53211	Phone #: (443) 421-0018
	Email Address saciaanne@hotmail.com				Other
DESCRIPTION OF BUSINESS OPERATION: _____ Music Performance Hall					
TYPE OF BUSINESS: Please check the appropriate box for type:				Description: _____	
<input type="checkbox"/> Retail <input type="checkbox"/> Office <input type="checkbox"/> Warehouse/Storage <input type="checkbox"/> Industrial		<input type="checkbox"/> Wholesale <input type="checkbox"/> Institutional <input type="checkbox"/> Other: _____		Music concert hall	
NEW USE: <input type="checkbox"/> Yes <input type="checkbox"/> No		EXPANSION OF EXISTING USE: <input type="checkbox"/> Yes <input type="checkbox"/> No		OTHER: _____	
HOURS OF OPERATION: Mon-Fri: 10 AM - 10 PM		Sat, Sun: 10 AM - 10 PM		DAYS OF OPERATION: Mon <input type="checkbox"/> Tue <input type="checkbox"/> Wed <input type="checkbox"/> Thu <input type="checkbox"/> Fri <input type="checkbox"/> Sat <input type="checkbox"/> Sun <input type="checkbox"/>	
MAXIMUM # OF EMPLOYEES: 2		# of Full Time: 2 # of Part Time: 0		CURRENT ZONING:	
EXPECTED CUSTOMERS PER DAY: 45		NUMBER OF TRUCKS PER DAY: 0 NUMBER OF AUTOS PER DAY: 35			
PARKING			STORAGE		
# of Available Parking/Parking Lot Spaces: 41 Stalls # of Loading Spaces: 0 Stalls Overnight Parking <input type="checkbox"/> Yes <input type="checkbox"/> No Where: N/A			Storage <input type="checkbox"/> Yes <input type="checkbox"/> No Types of Storage: N/A		
SPECIAL EQUIPMENT/FACILITIES/REQUIREMENTS <input type="checkbox"/> Yes <input type="checkbox"/> No If so, What? N/A					
Applicant's Signature: 		Applicant's Name (Printed): Scott Lausten		Date Signed: 2/29/2024	
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: _____	

Project Description: _____
 1,931 addition onto the current church. Renovating the current church into a concert hall

Type of Building Materials: (Bring Samples to Meeting) _____
 White LP smartsiding and Cream brick veneer to match existing

 Roof: black dim asphalt shingles

Building Colors: _____
 White and cream

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.

 Print Name of Owner(s)

 Signature of Owner(s)

 Name of Agents(s)

The foregoing instrument was sworn to and acknowledged before me

this _____ day of _____, _____

 Notary Signature

 Print Notary Signature

 Commission Expires



March 27, 2024

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

RE: Richfield Performance Hall
Site Grading and Erosion Control Plan Review

Dear Mr. Healy:

We have completed our review of the Site Grading and Erosion Control Plan for a building addition at Richfield Performance Hall on STH 175 in the Village of Richfield. Plans were prepared by Keller. We offer the following comments:

1. Provide Erosion Control south of the proposed building addition.
2. Show the location of the new septic tank.

Please contact me at our Cedarburg office (phone 262-204-2341) if you require any additional information or if you have any questions.

Sincerely,

CEDAR CORPORATION

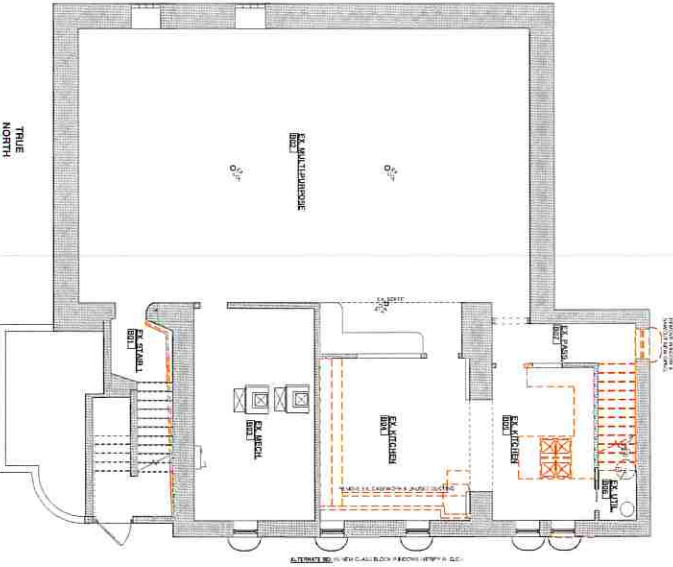
Ronald D. Dalton, P.E.
Director/Office Manager

RDD/cp

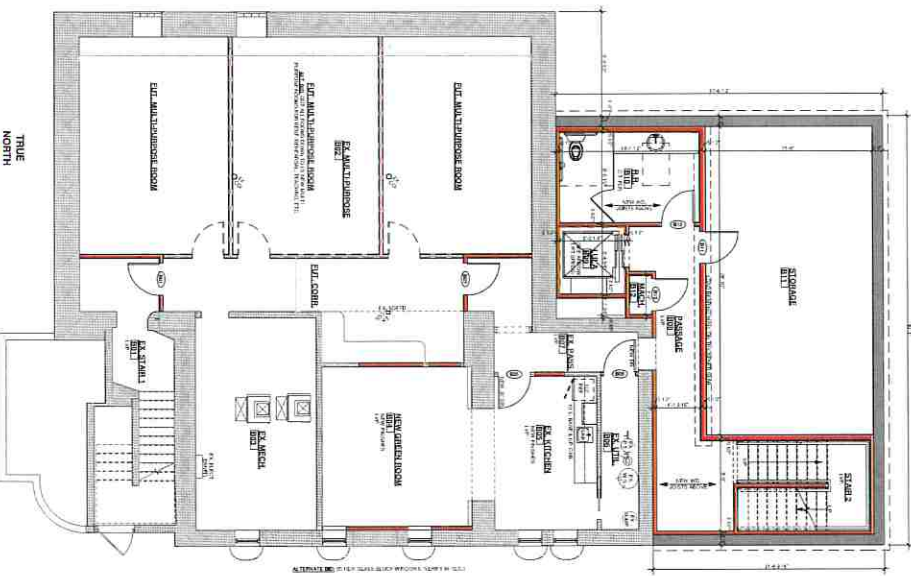
FOOTING SCHEDULE			
FIG.	FOOTING SIZE	REINFORCING	HAIRPIN SIZE
		PIER	PIER
		ANCHOR BOLTS	REBAR/PIERS

GENERAL NOTES	
1.	ALL SPECIFIED FOOTING DETAILS IN ACCORDANCE TO LOCAL BUILDING DEPARTMENT REGULATIONS AND CODES.
2.	FINAL WALLS, FOOTINGS, & REINFORCING SIZES TO BE FINAL. REVISIONS TO BE MADE AS NECESSARY.

WALL KEY	
	NEW WALL BUILDING
	NEW MASONRY
	EXISTING WALL
	TYPICAL EXISTING WALL
	NEW FOUNDATION WALL
	NEW RC WALL
	NEW PRECAST WALL
	TYPICAL EXISTING WALL
	FIRE WALL (1)
	FIRE WALL (2)



TRUE NORTH
DEMOLITION BASEMENT PLAN



TRUE NORTH
PROPOSED BASEMENT PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS	1	11.08.2023	I. HAIN
	2	11.14.2023	I. HAIN
	3	03.29.2024	I. HAIN
	4	03.29.2024	I. HAIN
	5		
	6		

PROJECT MANAGER: S. VANSTEN
DESIGNER: C. MANSKE
DRAWN BY: I. HAIN
EXERCITOR:
SUPERVISOR:
PRELIMINARY NO.: P2214
CONTRACT NO.:
DATE: 10.11.2023
SHEET: A1.1

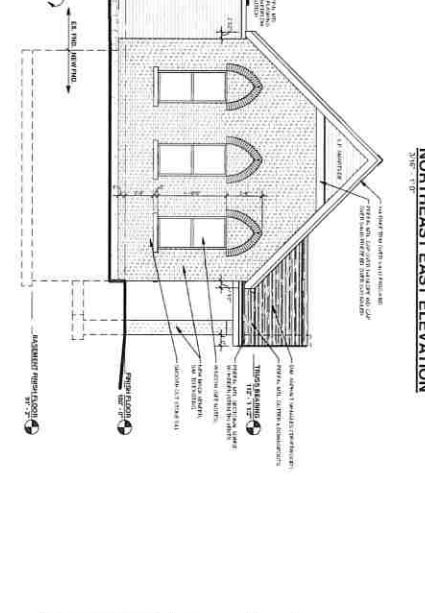
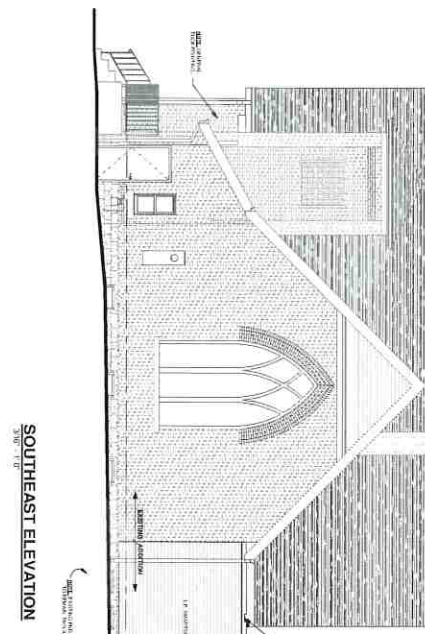
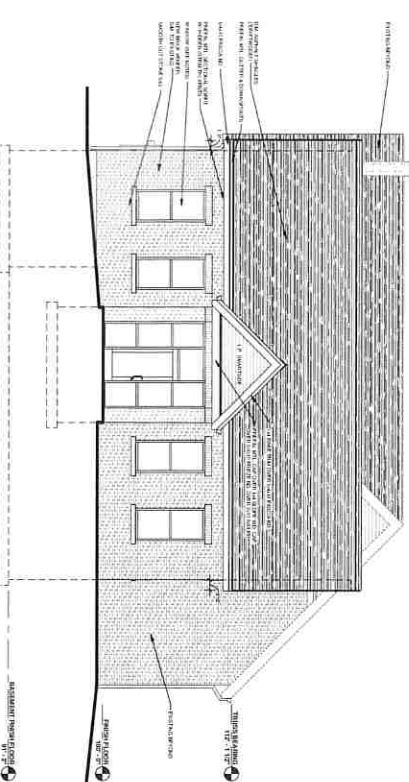
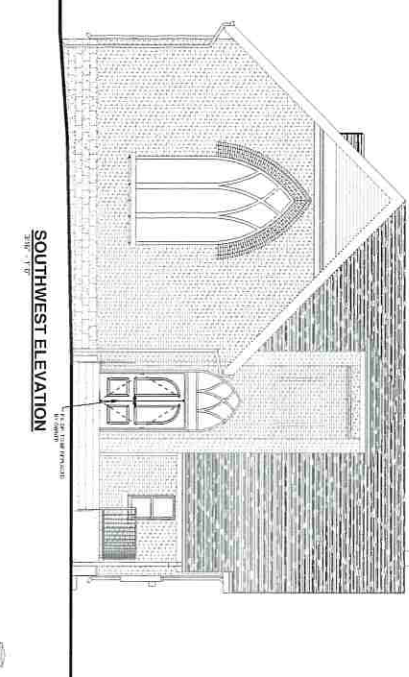
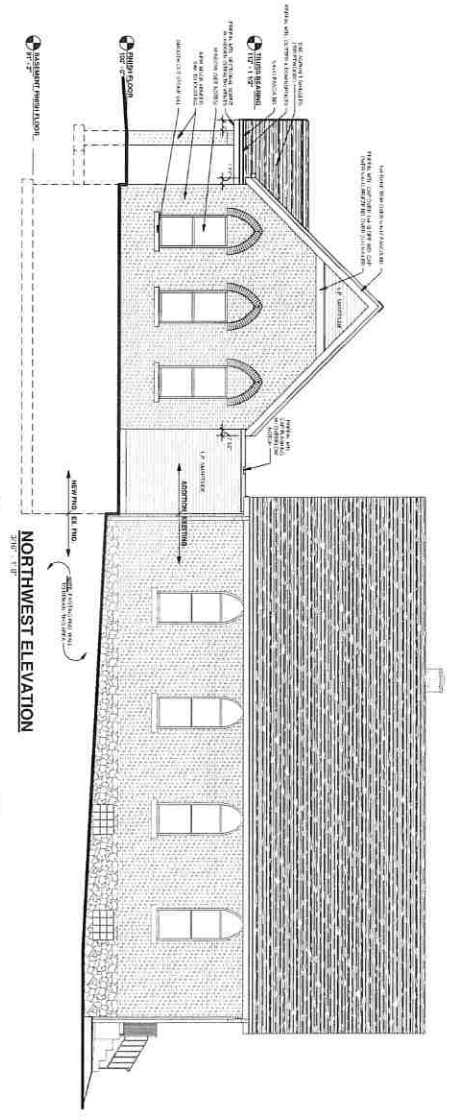
COPYRIGHT NOTICE
 The design and/or content of this document is the property of Keller North America, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Keller, Inc.

PROPOSED ADDITION & ALTERATIONS FOR:
RICHFIELD PERFORMANCE HALL
 RICHFIELD, WISCONSIN

Keller
 PARTNERS | AMERICAN BUILDERS

PROJECT: RICHFIELD PERFORMANCE HALL
 LOCATION: RICHFIELD, WISCONSIN
 OWNER: RICHFIELD PERFORMANCE HALL
 ARCHITECT: [Name]
 ENGINEER: [Name]
 CONTRACT VALUE: [Amount]
 START DATE: [Date]
 END DATE: [Date]

CONTACT: [Name]
 PHONE: [Number]
 FAX: [Number]
 EMAIL: [Address]
 WEBSITE: www.kellerusa.com



DOOR & WINDOW VALUES

ITEM	U-VALUE	R-VALUE	SHADE
DOORS	0.18	5.56	0.00
WINDOWS	0.25	4.00	0.00

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT MANAGERS: S. WALSTEN

DESIGNER: C. MANISHE

EXPERITOR: I. HAIN

SUPERVISOR:

CONTRACT NO.: P2514

DATE: 10.11.2023

SHEET: **A2.0**

PROPOSED ADDITION & ALTERATIONS FOR:

RICHFIELD PERFORMANCE HALL

RICHFIELD, WISCONSIN

Keller

PLANNERS ARCHITECTS ENGINEERS

11111 W. WISCONSIN AVE. SUITE 100 RICHFIELD, WI 53085

TEL: 262.251.1111 FAX: 262.251.1112

WWW.KELLERINC.COM

COPYRIGHT NOTICE:

THIS DOCUMENT IS THE PROPERTY OF KELLER INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KELLER INC.



RICHFIELD PERFORMANCE HALL

RICHFIELD, WISCONSIN





RICHFIELD PERFORMANCE HALL

RICHFIELD, WISCONSIN

