

#### Town of Grafton Ordinance No. 2013-03

AN ORDINANCE REPEALING AND RECREATING SECTION 9.1.2.06 AND AMENDING SECTION 9.1.12.02 OF TITLE 9, CHAPTER 1, ZONING
OF THE CODE OF ORDINANCES, TOWN OF GRAFTON, WISCONSIN, REGULATING PRIVATE SWIMMING POOLS AND ALTERING SAFETY REQUIREMENTS TO ALLOW FOR APPROVED POOL SAFETY COVERS IN LIEU OF FENCING

**WHEREAS**, it is deemed to be in the best interest of the Town of Grafton that the Municipal Code of the Town of Grafton be further modified and amended in the manner hereinafter more particularly set forth; and

WHEREAS, a Notice of Public Hearing before the Town Board was duly published in the Ozaukee Press on March 21, 2013, and March 28, 2013; and

**WHEREAS**, a Public Hearing was held before the Town Board on April 10, 2013, regarding the proposed Amendments to the Town's Code of Ordinances; and

**WHEREAS,** based on the above, it is deemed to be in the best interest of the Town of Grafton that the Municipal Code of the Town of Grafton be further modified and amended in the manner hereinafter more particularly set forth below.

**NOW, THEREFORE,** the Town Board of the Town of Grafton does hereby ordain as follows:

## Section 1:

Section 9.1.2.06(F) of the Town of Grafton Code of Ordinances is hereby repealed and recreated as provided below:

- (F) Private Swimming Pools are permitted as an accessory use in the rear yard of any residence in any Agricultural or Residential District provided that:
  - (1) All swimming pools shall be surrounded by a fence not less than 42 inches in height nor more than eight feet in height. Fences 42 48 inches in height shall be solid fences as defined in Sec. 9.1.12.02(BB) below. Fences in excess of four feet in height shall be chain link fences.
  - (2) Access to the swimming pool shall be controlled by a self-latching or similar gate and all such gates shall be kept securely closed and locked at all times when the owner is not present at the pool.
  - (3) Swimming pools shall not be constructed directly under or over electrical transmission lines. All electrical connections to a swimming pool shall be properly grounded so that no electrical current can be discharged into any part of the pool or surrounding fence.
  - (4) Swimming pools shall not be constructed over or closer than fifteen (15) feet to an on-site soil absorption sewage disposal system or a holding tank.
  - (5) No lighting installed around swimming pools shall throw any rays on to adjacent properties.
  - (6) No water drained from a swimming pool shall be discharged over or near an on-site soil absorption sewage disposal system, holding tank or well.
  - (7) No private swimming pool shall be located closer than six (6) feet to a lot line.
- (F) Private Swimming Pools are permitted as an accessory use in the rear yard of any residence in any Agricultural or Residential District provided that:
  - (1) The swimming pool, as defined in Section 9.1.12.02(GG), is designed, constructed and maintained so that it will not create a hazard to the health, safety or general welfare of the community, and will not be detrimental to the neighborhood or to the residents thereof.
  - (2) No swimming pool may be setup, constructed, installed, enlarged, or altered unless all applicable permits have first been obtained from the Town Building Inspector.
  - (3) Application for such permits shall be on forms provided by the Town Building Inspector and shall be accompanied by plans drawn on a survey to scale showing the swimming

- pool dimensions, location of the pool on the lot, and the distance from the lot lines, electrical wires, and structures.
- (4) Except as provided in Sections 9.1.2.06(F)(7) and (8), a fence with a minimum height of forty-eight (48) inches shall completely surround the swimming pool. The fence enclosing the pool shall not have holes, gaps or openings larger than four inches in any one dimension. The fence shall also be designed and constructed of sufficient strength to prevent access to the pool.
- (5) Except as provided in Sections 9.1.2.06(F)(7) and (8), access to the swimming pool shall be controlled by a self-latching and self-closing gate, and all such gates shall be kept securely closed when the swimming pool is unattended. All swimming pool access gates must open out from the pool area and be designed to prevent access to the pool area by young children.
- (6) A fence is not required around an above-ground swimming pool if the pool wall is at least forty-eight (48) inches in height, and provided that ladders, steps or other means of access to the pool are removed and/or designed to prevent access when the pool is unattended.
- (7) A fence is not required for any in-ground swimming pool with an approved safety pool cover, as defined in Section 9.1.2.12.02, provided that the approved safety pool cover is securely fastened in place, covering the entirety of the swimming pool, when the swimming pool is unattended.
- (8) Swimming pools shall not be constructed directly under or over electrical transmission lines. All electrical connections to a swimming pool shall be properly grounded so that no electrical current can be discharged into any part of the pool or surrounding fence.
- (9) Swimming pools shall not be constructed over or closer than fifteen (15) feet to an on-site soil absorption sewage disposal system or a holding tank.
- (10) No lighting installed around swimming pools shall throw any rays on to adjacent properties.
- (11) No water drained from a swimming pool shall be discharged over or near an on-site soil absorption sewage disposal system, holding tank or well.
- (12) No swimming pool shall be located closer than six (6) feet to a lot line.
- (13) All swimming pools must be at least six (6) feet from fences and/or structures.
- (14) All in-ground swimming pools shall be subject to inspection by the Town Building Inspector every three (3) years. The cost of the inspection shall be set forth in the Town's Annual Fee Schedule. Failure to pay the swimming

- pool inspection fee shall result in a special charge upon the property.
- (15) No swimming pool shall be operated or maintained in a manner that creates a nuisance or otherwise results in a substantial adverse effect on the neighboring properties, or is detrimental to the public health, safety and welfare.

# Section 2:

Section 9.1.12.02 of the Town of Grafton Code of Ordinances is hereby amended as provided below by adding the underlined language and deleting the language struck out:

# 9.1.12.02 Specific Words And Phrases

(A) Accessory Use or Structure

A use or detached structure subordinate to the principal use of a structure, land, or water and located on the same lot or parcel serving a purpose customarily incidental to the principal use or the principal structure.

- (B) Approved Safety Pool Cover

  An approved safety pool cover means a power-operated safety pool cover that meets all of the most-recent performance standards of the American Society for Testing and Materials (ASTM).
- (C) Basement
  That portion of any structure that is located below lot grade or a room(s) with a ceiling that is less than four (4) feet above lot grade. Basement floor areas shall not be used to compute minimum floor areas as required by this Chapter.
- (D) Buildable Area
  All lots shall contain not less than 40,000 square feet of land which is at an elevation at least two (2) feet above the elevation of the 100-year recurrence interval flood or, where such data is not available, five (5) feet above the maximum flood of record, except as provided in PUD and RCDO districts.
- (E) Building
  Any structure having a roof supported by columns or walls used or intended to be used for the shelter or enclosure of persons, animals, equipment, machinery, or materials.
- (F) Building Area
  The total living area bounded by the exterior walls of a building at the floor levels, but not including basement, garages, porches, breezeways, and unfinished attics.
- (G) Building Height
  The vertical distance measured from the mean elevation of the finished lot grade along the street yard face of the structure to the highest point of the roof.

# (H) Cluster Development

A form of residential development that concentrates buildings or lots on a part of the site to allow the remaining land to be used for common open space, recreation and preservation of environmentally sensitive features. The concentration of lots is facilitated by a reduction in lot size. A cluster development will consist of one or more cluster groups surrounded by common open space.

# (I) Cluster Group

A group of single-family detached dwellings within a cluster development, surrounded by common open space that comprises at least sixty (60%) percent of the gross tract area. The outer boundary of a cluster group shall be defined by the rear lot lines of the lots within the group.

#### (J) Common Facilities

All the real property and improvements set aside for the common use and enjoyment of the residents of a cluster group including, but not limited to, buildings, open space, private streets, parking areas, walkways, recreation areas, drainage easements, and any utilities that serve more than one unit, such as sewerage and water supply facilities.

(K) Community Associates

A Condominium Association or a Homeowners Association.

## (L) Condominium

A community association combining individual unit ownership of common properties of facilities, established in accordance with the requirements of the Condominium Ownership Act of 1977, Ch. 703, Wis. Stats. as amended. A condominium is a legal form of ownership of real estate and not a specific building type or style.

## (M) Condominium Association

An incorporated community association whose membership consists of owners of dwelling units in a condominium. The association is responsible for maintaining the common facilities and delivering services, but does not own the common facilities.

## (N) Conservation Easement

The grant of a property right or interest from the property owner to another person, agency, unit of government or other organization, stipulating that the described land shall remain in its natural, scenic, open or wooded state, and precluding future addition or development.

(O) Deed Restriction

A restriction upon the use of a property set forth in a deed.

(P) Density, Gross

The number of dwelling units permitted on a development tract based on a formula in which the gross acreage is divided by a specified density factor. Net acreage (or net buildable area "NBA") is defined as the area remaining after all or a portion of the area occupied by existing street rights-of-way, utility rights-of-way, floodplain, wetlands, woodlands, water, and steep slopes is deducted.

(Q) Farmstead

A group of existing buildings with accessory structures, such as barns, silos, storage Sheds, cribs and coops, used for agricultural purposes and which may or may not include a dwelling.

(R) Flag Lot

A lot which conforms in all respects to the area and dimensional requirements of the zoning district in which it is located, except that the only street frontage and access is limited to an access strip. This definition does not include the commonly used wedge-shaped lots located on the bulb of a cul-de-sac street.

- (S) Homeowners Association ("HOA").
  - A community association, incorporated or unincorporated, combining individual home ownership with shared use or ownership of common properties or facilities.
- (T) Conditional Uses
  Uses of a special nature as to make impractical their predetermination as a principle use in a district.
- (U) District, Basic
  A part or parts of the town for which the regulations of this Chapter governing the use and location of land and buildings are uniform.
- Overlay districts provide for the possibility of superimposing certain additional requirements upon a basic zoning district without disturbing the requirements of the basic district. In the instance of conflicting requirements, the more strict of the conflicting requirement shall apply.
- (W) Dwelling
  A building designed or used exclusively as a residence or sleeping place, but does not include boarding or lodging houses, motels, hotels, tents, or cabins.
- (X) Dwelling Unit
  A group of rooms constituting all or part of a dwelling, which are arranged, designed, used, or intended for use exclusively as living quarters for one (1) family.
- (Y) Dwelling, Single Family
  A detached building designed for or occupied exclusively by one (1) family.
- (Z) Essential Services
  Services provided by public and private utilities, necessary for the exercise of the principal use or service of the principal structure. These services include underground, surface, or overhead gas, electrical, steam, water, sanitary sewerage, storm water drainage, and communication systems and accessories thereto, such as poles, towers, wires, mains, drains, vaults, culverts, laterals, sewers, pipes, catch basins, water storage tanks, conduits, cables, fire alarm boxes, police call boxes, traffic signals, pumps, lift stations, and hydrants, but not including buildings.
- (AA) Family
  Family means the body of persons who live together in one dwelling unit as a single housekeeping entity.
- (BB) Fence, Open

A structure of rails, planks, stakes, strung wire, or similar material erected as an enclosure, barrier, or boundary. Open fences are those with more than 50 percent of their surface area open for free passage of light and air. Examples of such fences include barbed wire, chain link, picket, and rail fences.

## (CC) Fence, Solid

A structure of boards, rails, planks, stakes, slats, or similar material erected as an enclosure, barrier, or boundary. Solid fences are those with 50 percent or less of their surface area open for free passage of light and air. Such examples of fences are stockade, board-on-board, board and batten, basket weave, and louvered fences.

## (DD) Frontage

The smallest dimension of a lot abutting a public street measured alone, the street right-of-way line. For lots abutting a lake or stream, the smallest dimension measured along the shoreline.

(EE) Garage, Private

A structure primarily intended for and used for the enclosed storage or shelter of the private motor vehicles of the family's resident upon the premises.

- (FF) Garage, Public or Commercial Any garage other than a private garage.
- (GG) High-Water Mark or Elevation

The average annual high-water level of a pond, lake, river, stream, or flowage usually distinguished by a line where the presence of water is so continuous as to leave a distinct mark by erosion, change in, or destruction of vegetation, or other easily recognized topographic, geologic, or vegetative characteristics.

## (HH) Home Occupation

Any occupation for gain or support conducted entirely within buildings by resident occupants which is customarily incidental to the principal use of the premises, does not exceed 25 percent of the area of one (1) floor, employs no more than one (1) nonresident employee, uses only household equipment, and no stock in trade is kept or sold except that made on the premises. A home occupation includes uses such as babysitting, millinery, dressmaking, canning, laundering, music teaching to not more than two (2) pupils at one (1) time, and crafts, but does not include the display of any goods nor such occupations as barbering, beauty shops, dance schools, real estate brokerage, or photographic studios. (See also Professional Home Offices.)

## (II) Landscaping Businesses

- (1) LEVEL 1 Basic Landscaping Management, Maintenance and Snow Removal.
  - (a) Lawn care and maintenance mowing, minor seeding and soiling.
  - (b) Plant care and maintenance planting, pruning, weeding and mulching.
    - \* Only plants grown on-site allowed. Retail sales of plants are prohibited.

- (c) No Landscaping Materials Allowed On-site:
  - 1. Stone
  - 2. Mulch
  - 3. Sand
  - 4. Soil
  - 5. Sod
  - 6. Chemicals
- (d) Equipment allowed on-site:
  - 1. Up to 2 trucks no larger that 1-ton pick-ups with plows attached.
  - 2. Up to 2 trailers to haul equipment.
  - 3. Up to 5 riding or hand mowers.
  - 4. Assorted hand tools.
    - a. Equipment must be stored inside or shielded from neighbors and road by plantings or berm. If berm is used, must obtain permit if over 4' high and/or 100' long.
    - b. No large equipment allowed on-site such as graders, backhoes, roller for putting in sod, skid loaders, chippers, dump trucks etc.
- (e) One Accessory Structure allowed to store equipment and/or use as an office. If larger than 800 sq. ft., a Conditional Use Permit for structure is needed also.
- (f) May have up to 5 employees, part-time or full-time.
- (g) Up to five (5) spaces for employee parking.
- (h) Site Plan must be submitted.
- (i) Storm Water Management Plan may be required by Town Engineer.
- (2) LEVEL 2 Landscaping Design, Management, Maintenance and Snow Removal.
  - (a) Landscape Design.
  - (b) Lawn care and maintenance mowing, seeding, sodding and soiling.
  - (c) Plant care and maintenance planting, pruning, weeding and mulching.
    - 1. Plants may be brought in from another source. No retail sales of plants.
  - (d) Landscaping materials allowed on-site:
    - 1. Wood Chips
    - 2. Sand
    - 3. Soil
      - a. One to Two Truck Loads may be stored onsite.
      - b. Mulch, Stone and Sod are prohibited. Must be delivered to Job Site.
  - (e) Equipment allowed on-site:
    - 1. Up to 2 Dump Trucks.
    - 2. Up to 2 Skid Loaders.

- 3. Up to 5 1-ton pick-ups with plows attached.
- 4. Up to 5 trailers to haul equipment.
- 5. Up to 10 riding or hand mowers.
- 6. Assorted hand tools.
  - a. No Graders, Backhoes, Roller for putting in Sod, etc. are allowed on -site.
  - b. Equipment that cannot be stored inside must be shielded from the neighbors and/or road by plantings and/or a berm. If berm is used, must obtain permit if over 4' high and/or 100' long.
- (f) Up to 2 Accessory Structure allowed to store equipment and/or use as an office. If larger than 800 sq ft., a Conditional Use Permit for structure is needed also.
- (g) May have up to 10 employees, part-time or full-time.
- (h) Parking for Employees and Customers allowed on-site. One space for every 2-3 employees allowed, plus Three for Customers for a total of up to 8 spaces. Parking area may be paved or gravel.
- (i) Site plan must be submitted.
- (j) Storm water Management Plan may be required by Town Engineer.
- (3) LEVEL 3 Excavation, Grading, Backfilling, Landscaping Design, Management, Maintenance and Snow Removal.
  - (a) Excavation, Grading, Backfilling for New Homes or Businesses.
  - (b) Landscaping Design for New Homes or Businesses.
  - (c) Lawn care and maintenance chemical applications, mowing, seeding, sodding and soiling.
  - (d) Plant care and maintenance planting, pruning, weeding and mulching.
  - (e) Landscaping materials allowed on-site:
    - 1. All materials needed including chemicals. Chemicals must be stored per Material Safety Data Sheet Specifications. (MSDS)
  - (f) All Landscaping Equipment allowed.
    - a. Equipment that can not be stored inside must be shielded from the neighbors and/or road by plantings and/or a berm. If berm is used, must obtain permit is over 4' high and/or 100' long.
  - (g) Accessory Structures allowed to store equipment and/or use as an office. If larger than 800 sq. ft., a Conditional Use Permit for structure is needed also.
  - (h) May have up to 25 employees, part-time or full-time.
  - (i) As deemed necessary by Plan Commission.
  - (j) Must submit a Site Plan.
  - (k) Must submit Storm water Management Plan.

# (JJ) Living Quarters

Any building or structure that includes or requires plumbing, and is capable of being used for continuous or permanent habitation.

## (KK) Lot

For the purposes of this Chapter, a lot shall be defined as a parcel of land on which a principal building and its accessory buildings are placed, together with the required open spaces; provided that no such parcel shall be bisected by a public street, and shall not include any portion of a public right-of-way. No lands dedicated to the public or reserved for roadway purposes shall be included in the computation of lot size for the purposes of this Chapter. (See also Parcel.)

## (LL) Lot, Corner

A lot abutting two (2) or more streets at their intersection provided that the corner of such intersection shall have an angle of 135 degrees or less, measured on the lot side.

## (MM) Lot Width

The width of a parcel of land measured at the setback line.

#### (NN) Motel

A series of attached, semi attached, or detached sleeping units for the accommodation of transient guests.

## (OO) Net Buildable Area (NBA").

A calculated area upon which the density for cluster development is computed. Net Buildable area "NBA" is the area of a site expressed in acres remaining after subtracting all or a percentage of the following factors from the site's gross area: existing street rights-of-way, utility rights-of-way, floodplain, wetlands, woodlands, water and steep slopes.

## (PP) Outdoor Storage.

Areas for outdoor storage of products or goods may be permitted if such areas are incorporated into the overall design of the building, site layout, and the landscaping, and are permanently defined and screened with decorative walls and/or fences. Materials, colors and overall design of screening walls and/or fences shall conform to those used as predominant materials and colors on the primary structure. If such areas are to be covered, then the covering shall be similar in materials and colors to those that are predominantly used on the primary structure.

# (QQ) Nonconforming Uses or Structures

Any structure, land, or water lawfully used, occupied, or erected at the time of the effective date of this Chapter or amendments thereto which does not conform to the regulations of this Chapter or amendments thereto. Any such structure conforming in respect to use but not in respect to frontage, width, height, area, yard, parking, loading, or distance requirements shall be considered a nonconforming structure and not a nonconforming use.

## (RR) Parcel

For the purposes of this Chapter, a parcel shall be defined as a land ownership upon which one (1) or more rural structures, including farm residences, are placed, together with the required open spaces. The term "parcel" is used in the A-1, and A-2 district regulations and unlike the

term "lot," as defined elsewhere in this section, a parcel may contain lands reserved for roadway purposes in the computation of the required parcel size.

# (SS) Parking Lot

A structure or premises containing 10 or more parking spaces open to the public. Such spaces may be for rent or a fee.

#### (TT) Parties of Interest

Includes all abutting property owners, all property owners within 300 feet, and all property owners of opposite frontages. The application of the 300-foot rule is not affected by Town, City, or Village corporate limit lines.

## (UU) Professional Home Offices

Residences of clergymen, architects, landscape architects, professional engineers, registered land surveyors, lawyers, real estate agents, artists, teachers, authors, musicians, or other recognized professions used to conduct their professions where the office does not exceed 25 percent of the area of only one (1) floor of the residence and only one (1) nonresident person is employed.

# (VV) Rear Yard

A yard extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the rear lot line and a line parallel thereto through the nearest point of the principal structure. This yard shall be opposite the street yard or one of the street yards on a corner lot.

## (WW) Restrictive Covenant

See "Deed Restrictions."

#### (XX) Retail

The sale of goods to ultimate consumers, usually in small quantities.

#### (YY) Separation Distance

The required dimensional distance between the outer boundary of a cluster group and another specified feature of development.

#### (ZZ) Shoreland Lot

A lot abutting a lake or stream. Normally the lot abuts a street on one side, the lake or stream on the opposite side, and the remaining lot lines are side lot lines. The aforedescribed lot has no rear lot line. If, however, the lake or stream abuts the lot on the lot line perpendicular to the street, that lot has only one side lot line and a rear lot line opposite the lot line abutting the street.

#### (AAA) Shore-yard

A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the high-water mark of the lake or stream upon which the lot abuts and a line parallel thereto through the nearest point of the principal structure.

#### (BBB) Side Yard

A yard extending from the street yard to the rear yard of the lot, the width of which shall be the minimum horizontal distance between the side lot line and a line parallel thereto through the nearest point of the principal structure.

## (CCC) Signs

Any words, letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade names, or trade marks by which anything is made known and which are used to advertise or promote an individual, firm, association, corporation, profession, business, commodity, or product and which is visible from any public street or highway.

#### (DDD) Street

A public right-of-way not less than 49.5 feet (three rods) wide providing primary access to abutting properties.

#### (EEE) Street Yard or Setback

A yard extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the existing or proposed street or highway line and a line parallel thereto through the nearest point of the principal structure. Corner lots shall have two (2) such yards.

## (FFF) Structure

Any erection or construction, such as buildings, towers, masts, poles, booms, signs, decorations, carports, machinery, and equipment.

## (GGG) Structural Alterations

Any change in the supporting members of a structure, such as foundations, bearing walls, columns, beams, or girders.

# (HHH) Swimming Pool

Any structure, portable or permanent, containing a body of water 18 24 inches (24") or more in depth, intended for recreational purposes, but not including an ornamental reflecting pool or fish pond or similar type pool, located and designed so as not to create a hazard. Temporary pools less than 200 cubic feet in area that are dismantled and removed for the winter are also not included in this definition.

# (III) Turning Lanes

An existing or proposed connecting roadway between two (2) arterial streets or between an arterial street and any other street. Turning lanes include grade separated interchange ramps.

#### (JJJ) Utilities

Public and private facilities such as water wells, water and sewage pumping stations, water storage tanks, power and communication transmission lines, electrical power substations, static transformer stations, telephone and telegraph exchanges, microwave radio relays, and gas regulation stations, but not including sewage disposal plants, municipal incinerators, warehouses, shops, and storage yards.

# (KKK) Wind Energy Conversion System

A combination of: (1) some sort of surface area for capturing the wind; (2) a shaft, gearing belt, or coupling assembly for converting the rotational power of the attached surface area to an electrically or mechanically usable form; (3) a generator or alternator to convert the rotational energy into electrical energy; and (4) some sort of tower or other structure upon which the first three elements are mounted.

# (LLL) Yard

An open space on the same lot with a structure, unoccupied and unobstructed from the ground upward except for vegetation. The street and rear yards extend the full width of the lot.

# (MMM) Zoning Permit

A permit issued by the Town Building Inspector for construction, moving, alteration, or addition to any use, structure, or structure and use in combination upon compliance with the provisions of this Chapter.

# (NNN) Net Acre

For all lots one (1) acre or less, lot size restrictions shall apply to net acre remaining after excluding any land subject to easement for a public or private roadway; and excluding any land within the high-water mark of a pond, lake, waterway or wetland. For all lots of more than one (1) acre, such lots shall contain not less than 40,000 square feet of land which is at an elevation at least two (2) feet above the elevation of the 100-year recurrence interval flood or, where such data is not available, five (5) feet above the maximum flood record.

(OOO) Native Plants

Vegetation that grows naturally in Wisconsin and is supplied by a local nursery within 100 miles of the Town.

(PPP) View Corridor

The lateral offset from a driver's eye position that shall maintain relatively unobstructed views.

(QQQ) Freeway

An expressway with full control of access and with fully grade separated intersections.

# Section 3:

Except as hereinabove specifically modified and amended, the Code of Ordinances, Town of Grafton, Wisconsin, shall remain in full force and effect exactly as originally adopted and previously amended. All ordinances or parts of ordinances inconsistent with or in contravention of the provisions of this Ordinance are hereby repealed.

## Section 4:

This Ordinance shall take effect and be in full force from and after its passage and publication or posting.

regularly scheduled meeting on this _	bwn of Grafton, Ozaukee County, Wisconsin, at its day of $A\rho vil$ , 2013.
	Lester A. Bartel, Jr., Town Chairman
	Amanda L. Schaefer, Town Clerk

Publication Date: April 25, 2013
Posting Date: W/H \_\_, 2013