

Village of Richfield
4128 Hubertus Road, Hubertus, WI
Plan Commission Meeting Minutes, January 10, 2019
7:00 PM

1. Call to Order/Determination of quorum

Chairman Jim Otto called the meeting to order at 7:05 PM, noting there was a quorum present.

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

Excused Absent: Vice-Chair 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. September 6, 2018 – Regular Meeting
- b. November 1, 2018 – Regular Meeting
- c. December 6, 2018 – Regular Meeting

Motion by Commissioner Cote to approve the September 6, 2018 Regular Meeting Minutes; Seconded by Trustee Collins; Motion passed without objection.

Motion by Commissioner Cote to approve the November 1, 2018 Regular Meeting Minutes; Seconded by Commissioner Melzer; Motion passed without objection.

Motion by Commissioner Cote to approve the December 6, 2018 Regular Meeting Minutes; Seconded by Trustee Collins; Motion passed without objection. Commissioner Lalk Abstained.

5. DISCUSSION/ACTION

- a. **Discussion and possible recommendation to the Village Board regarding a Preliminary Plat for Highland Ridge Subdivision (Tax Keys: V10_1250 and V10_1255)**

Motion by Commissioner Lalk to Table Item 5a.; Seconded by Commissioner Cote; Motion failed unanimously.

Chairman Otto suspends the rules to allow the Developer to speak.

Developer Pete Hurth gave a presentation regarding Highland Ridge Subdivision. Mr. Hurth stated the lots being proposed in the subdivision are 38% larger than the minimum requirements, 24 of the lots fits on 81 acres as presented and makes sense. Mr. Hurth stated that they are making the connection points requested by the Plan Commission to Monches Road, Plateau Road, and Yorkshire Drive. Mr. Hurth noted they're working to preserve and protect the environmental corridor with this development but were of the opinion that the land in the Upland Conservancy District could be counted towards both Density and Outlot Open Space Requirements.

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Motion by Trustee Collins to recommend to the Village Board the denial of the proposed Preliminary Plat for Highland Ridge Subdivision; Seconded by Commissioner Bartel; Motion to deny passes 4-1-1.

6. ADJOURNMENT

Motion by Commissioner Lalk to adjourn; Seconded by Commissioner Bartel; Motion passed without objection at 7:56 p.m.

Respectfully Submitted,

Jim Healy
Village Administrator