

Village of Richfield  
4128 Hubertus Road, Hubertus, WI  
Plan Commission Meeting Minutes, April 4, 2019  
7:00 PM

### 1. Call to Order/Determination of quorum

Chairman Jim Otto called the meeting to order at 7:02 PM, noting there was a quorum present.

In attendance were Chairman Otto, Vice Chairman Berghammer, Commissioners Bartel, Coté, Lalk, Melzer and Trustee Collins

Also present: Village Administrator Jim Healy

### 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. DISCUSSION/ACTION

- a. **Discussion and possible recommendation to the Village Board for Resolution R2019-04-01, a Resolution to commence the process for amending the Village's Comprehensive Plan petitioned by Germantown School District for property identified by Tax Key: V10\_138600B**

Motion by Trustee Collins to Table Item 4a until May 2, 2019 at 7:00 PM; Seconded by Commissioner Melzer; Motion carried 3-3-1.

No Action Taken

Commissioners Comments: Commissioner Cote is concerned about safety and Commissioner Bartel has concerns regarding the driveway/alignment and the actual use.

- b. **Discussion and possible recommendation to the Village Board regarding a petitioned One Lot Certified Survey Map (CSM) for properties identified by Tax Keys: V10\_008200Z, V10\_008100Z, V10\_008000A – Pleasant Hill Bar and Grill, petitioner**

Motion by Commissioner Lalk to recommend approval to the Village Board of the proposed One Lot Certified Survey Map for Pleasant Hill Bar and Grill, combining properties identified by Tax Keys: V10\_008200Z, V10\_008100Z, and V10\_008000A, subject to the following Specific and General Conditions of Approval:

#### **Specific Conditions of Approval:**

1. **Rezoning:** Prior to the filing of the proposed CSM, the applicant must petition for and receive approval of the rezoning of the area identified by Tax Key: V10\_008000A from A-1, Exclusive Agricultural District to B-4, Highway Business District.
2. **WisDOT:** Written confirmation from the WisDOT regarding any access restrictions or granting of access off STH 164 so it may be included on the face of the proposed CSM prior to filing.

**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 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. 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 Codes, statutes lawful orders, prior to commencing recording of the Final Plat, whichever is earlier.
2. **Professional Fees:** Petitioner shall, on demand, reimburse the Village of 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.
3. **Payment of Charges:** Any unpaid bills owned 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 30 days of billing by the Village, pursuant to Section 66.0627, Wis. Stats. 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;

Seconded by Commissioner Cote; Motion passed without objection.

- c. **Discussion and possible recommendation to the Village Board regarding a petitioned One Lot Certified Survey Map (CSM) for properties identified by Tax Keys: V10\_0209003 and V10\_0209002 – Ryan and Jessica Janzer, petitioners**

Motion by Commissioner Bartel to recommend approval to the Village Board of the proposed One Lot Certified Survey Map for Mr. and Mrs. Ryan Janzer, combining properties identified by Tax Keys: V10\_0209002 and V10\_0209003, subject to the following General Conditions of Approval:

**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 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. 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 Codes, statutes lawful orders, prior to commencing recording of the Final Plat, whichever is earlier;
2. **Professional Fees:** Petitioner shall, on demand, reimburse the Village of all costs and expenses of any type that the Village incurs in connection with this development, including the cost of

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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.

3. **Payment of Charges:** Any unpaid bills owned 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 30 days of billing by the Village, pursuant to Section 66.0627, Wis. Stats. 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.

Seconded by Commissioner Melzer; Motion passed without objection.

- d. **Discussion and possible recommendation to the Village Board regarding a petitioned Redivision of CSM 6868 to create a Two Lot Certified Survey Map (CSM) for property identified by Tax Key: V10\_008800H – Steven Schmidt, petitioner**

Motion by Commissioner Lalk to Table Item 4d until May 2, 2019 at 7:00 PM; Seconded by Vice Chair Berghammer; Motion passed without objection.

- e. **Discussion and possible recommendation to the Village Board regarding a property donation proposal from SaintA, Inc. for a 0.18ac property identified by Tax Key: V10\_015500F**

Motion by Vice Chair Berghammer to recommend to the Village Board the approval of the proposed property donation for land identified by Tax Key: V10\_015500F; Seconded by Trustee Collins; Motion passed without objection.

## 5. ADJOURNMENT

Motion by Commissioner Lalk to adjourn; Seconded by Vice Chair Berghammer; Motion passed without objection at 7:34 PM.

Respectfully Submitted,

Jim Healy  
Village Administrator