

Village of Richfield
4128 Hubertus Road, Hubertus, WI
Village Board Meeting Minutes June 20, 2019
7:00 pm

1. Call to Order/ Roll Call

The meeting was called to order by Village Trustee Dan Neu at 7:02 PM. A quorum of the Village Board was present. Present: Village Board of Trustees; Dan Neu, Tom Wolff and Rock Brandner.

Also present: Village Administrator Jim Healy and Deputy Clerk Donna Cox

Excused Absent: Village President John Jeffords and Village Trustee Bill Collins

2. Verification of Compliance with Open Meeting Law

Village Administrator Healy verified that the meeting was posted per statute at three local post offices and the 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. PUBLIC COMMENTS:

Herb Lofy, 4434 Pleasant Hill Road, regarding Item 6b. Mr. Lofy believes that individuals may be confused regarding what tonight's meeting is about. Mr. Lofy sold a portion of land to allow for additional parking at Pleasant Hill Bar and Grill. Mr. Lofy stated he is in favor of the business, he just doesn't want it to get out of hand.

Richard Gellendin, 4465 Pleasant Hill Rd, regarding Item 6b. Mr. Gellendin expressed his concerns regarding the expansion of Pleasant Hill Bar and Grill. Mr. Gellendin is opposed to the establishment, as he doesn't want to hear the noise, is concerned about additional trash and the establishment becoming larger with possible weddings, etc happening at the corner bar.

William Neitzel, 3080 County Line Rd, regarding Item 6a. Mr. Neitzel does not believe that children should be walking across the street to the newly proposed outdoor classroom.

Jeff Holmes, Superintendent of Germantown High School, Mr. Holmes advised the Board and members of the audience that there are plans to place flashing signage and lights for children crossing. Mr. Holmes stated that he believes this will be a great opportunity for both the students and staff to improve upon their Science education. Mr. Holmes advised that the kids have crossed much busier streets to include Milwaukee.

Barb Lighthart, 4455 Pleasant Hill Rd, regarding item 6b. Ms. Lighthart questioned what happened to the bedroom community and asked if the Village was going to save any land for Agriculture use.

5. CONSENT AGENDA

- a. Vouchers for Payment
- b. Treasurer's Report
- c. Meeting Minutes:
 - i. April 6, 2019 – Special Meeting
 - ii. April 15, 2019 – Special Meeting
 - iii. April 18, 2019 – Regular Meeting
 - iv. May 16, 2019 – Regular Meeting

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- d. New Operator's License Applications
- e. Renewal Operator's License Applications
- f. Temporary Class B Picnic Application – Richfield Days Parade Committee
- g. Temporary Operator's License Application
- h. Alcohol Beverage License Renewal Applications
- i. Unenclosed Premises Permit Renewal Applications
- j. Coin Operated Machines License Renewal Applications
- k. Cigarette and Tobacco Products License Renewal Applications
- l. Target and Trapshooting License Renewal Applications
- m. Application by Municipality to Detour STH 175 and STH 167 – *Richfield Days Parade*
- n. WisDOT Engineering Services Request – *Kwik Trip*
- o. STH 167 (Holy Hill Road) Rail Crossing Upgrade Cost Reimbursement – *Kwik Trip*
- p. Application/Permit to Work on Highway Right-of-Way (STH 167) – *Kwik Trip*

Motion by Trustee Brandner to approve the Vouchers for Payment, Treasurer's Report, Minutes of the April 6, 2019 Special Meeting, April 15th Special Meeting, April 18th Regular Meeting, Applications for New Operator's Licenses per the attached list, Applications for Renewal Operator's Licenses per the attached list, Application for a Temporary Class B Picnic License for Richfield Days Parade Committee, Application for a Temporary Operator's License per the attached list, Applications for Renewal of Alcohol Beverage Licenses per the attached list, Applications for Renewal of Unenclosed Premises per the attached list, Applications for Renewal of Coin Operated Machine Licenses per the attached list, Applications for Renewal of Cigarette and Tobacco Products Licenses per the attached list, Applications for Renewal of Target and Trapshooting Licenses per the attached list, Application by Municipality to Detour STH 175 and STH 167 (Richfield Days Parade), WisDOT Engineering Services Request (Kwik Trip) STH 167 Rail Crossing Upgrade Cost Reimbursement (Holy Hill Road – Kwik Trip) and Application/Permit to Work on Highway Right-of-Way (STH 167 –Kwik Trip) and to Table the Minutes of the May 16, 2019 Regular Meeting until July 18, 2019; Seconded by Trustee Wolff; Motion carried without objection.

6. PUBLIC HEARINGS

- a. Discussion regarding Ordinance O2019-06-01, an Ordinance Amendment the Village's Comprehensive Plan and Future Land Use Map for property identified by Tax Key: V10_138600B - *Germantown School District, petitioners*
- b. Discussion regarding Ordinance O2019-06-02, an Ordinance Amendment to the Village's Comprehensive Plan and Future Land Use Map for properties identified by Tax Key: V10_008000A and V10_008100Z - *Pleasant Hill Management LLC, petitioners*
- c. Discussion regarding Ordinance O2019-06-03, an Ordinance to Rezone a property identified as Lot 19 in the Endeavor Business Park (Tax Key: V10_0008022) from A-1, Exclusive Agricultural District to M-4, Industrial Park District – *Brown-Campbell Co., Petitioner*
- d. Discussion regarding the annual adoption of "Weights and Measures" pursuant to Chapter 363
- e. **Discussion regarding a rezoning petition for property located at 1717 Wolf Road (Tax Key: V10_034400E) from B-4, Highway Business District to B-2, Community Business District – PETITION WITHDRAWN**

Trustee Neu read the Public Hearings aloud.

Motion by Trustee Wolff to Open the Public Hearing for Item 6a; Seconded by Trustee Brandner; Motion carried without objection by voice vote.

Public Hearing Comments: No Comments

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Motion by Trustee Wolff to Close the Public Hearing for Item 6a; Seconded by Trustee Brandner; Motion carried without objection by voice vote.

Motion by Trustee Wolff to Open the Public Hearing for Item 6b; Seconded by Trustee Brandner; Motion carried without objection by voice vote.

Public Hearing Comments:

Sue Munger, 1950 County Rd CC, Ms. Munger stated the current bar was grandfathered in and she believes this structure to be dangerous. Ms. Munger asked what will happen in the future if this property is rezoned to B-4 and commented that a 7,000 square foot building is pretty large and could become a McDonalds. Ms. Munger is concerned that other parcels will request to be rezoned business.

Barb Lighthart, 4455 Pleasant Hill Rd, Ms. Lighthart commented that the building is too big and too busy and is concerned others will come forward requesting to do the same thing.

Motion by Trustee Brandner to Close the Public Hearing for Item 6b; Seconded by Trustee Wolff; Motion carried without objection by voice vote.

Motion by Trustee Wolff to Open the Public Hearing for Item 6c; Seconded by Trustee Brandner; Motion carried without objection by voice vote.

Public Hearing Comments: No Comments

Motion by Trustee Wolff to Close the Public Hearing for Item 6c; Seconded by Trustee Brandner; Motion carried without objection by voice vote.

Motion by Trustee Brandner to Open the Public Hearing for Item 6d; Seconded by Trustee Wolff; Motion carried without objection by voice vote.

Public Hearing Comments: No Comments

Motion by Trustee Brandner to Close the Public Hearing for Item 6d; Seconded by Trustee Wolff; Motion carried without objection by voice vote.

7. DISCUSSION/ACTION

- a. **Discussion/Action regarding Ordinance O2019-06-01, an Ordinance Amendment the Village's Comprehensive Plan and Future Land Use Map for property identified by Tax Key: V10_138600B - Germantown School District, petitioners**

Motion by Trustee Wolff to approve Ordinance O2019-06-01, an Ordinance to amend multiple sections of the Comprehensive Plan and Future Land Use Map for property identified by Tax Key: V10_138600B, subject to the following Specific Conditions of Approval:

Specific Conditions of Approval:

1. The applicant must petition to rezone the property from Rs-2 to I-I
2. The applicant must receive approval from the Architectural Review Board and Plan Commission pursuant to 70.133 for any Site Plan modifications.

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3. The applicant must provide a formal commitment, in writing, that they will be responsible for paying for additional signage on Willow Creek Road and related sidewalk markings for Children Crossing.
4. The applicant must provide documentation that registered at the County Register of Deeds is the requested Deed Restriction on the subject property indicating no enclosed structure will be placed on the property for a period of 20-years.
5. The applicant must pay all professional fees associated with the development of the subject property and Amy Belle Elementary School.;

Seconded by Trustee Brandner; Motion carried without objection.

- b. **Discussion/Action regarding Ordinance O2019-06-02, an Ordinance Amendment to the Village's Comprehensive Plan and Future Land Use Map for properties identified by Tax Key: V10_008000A and V10_008100Z - Pleasant Hill Management LLC, petitioners**

Motion by Trustee Brandner to approve Ordinance O2019-06-02, an Ordinance to amend multiple sections of the Comprehensive Plan and Future Land Use Map for properties identified by Tax Key: V10_00800A and V10_008100Z, subject to the following Specific Conditions of Approval:

Specific Conditions of Approval

1. The applicant must petition to rezone V10_00800A from A-1, Exclusive Agricultural District to B-4, Highway Business District.
2. The applicant must receive approval from the Architectural Review Board and Plan Commission pursuant to 70.133 for any Site Plan modifications.
3. The applicant must pay all professional fees associated with the development of the subject property;

Seconded by Trustee Wolff; Motion carried without objection.

- c. **Discussion/Action regarding Ordinance O2019-06-03, an Ordinance to Rezone a property identified as Lot 19 in the Endeavor Business Park (Tax Key: V10_0008022) from A-1, Exclusive Agricultural District to M-4, Industrial Park District – Brown-Campbell Co., Petitioner**

Motion by Trustee Wolff to approve Ordinance O2019-06-03, an Ordinance to Rezone the subject property identified by Tax Key: V10_0008022 from A-1, Exclusive Agricultural District to M-4, Industrial Park District subject to the petitioner satisfying all conditions of the Site, Building and Plan of Operation addressed by the Plan Commission on June 6, 2019; Seconded by Trustee Brandner; Motion carried without objection.

- d. **Discussion/Action regarding the annual adoption of “Weights and Measures” pursuant to Chapter 363**

Motion by Trustee Brandner to approve the assessed weights and measures fees and direct Staff to administer the licensing process per Chapter 363 of the Village Code; Seconded by Trustee Wolff; Motion carried without objection.

- e. **Discussion/Action regarding Ordinance O2019-06-04, an Ordinance to Attach Property to the Village of Richfield from the Town of Erin pursuant to an Intergovernmental Agreement**

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Motion by Trustee Brandner to approve Ordinance O2019-06-04, An Ordinance to Attach Property to the Village of Richfield from the Town of Erin and to direct to prepare the required notification of the same to the following individuals:

- Department of Administration Secretary
- All Utilities
- Clerk of the School District
- Washington County Register of Deeds
- Washington County Clerk

Seconded by Trustee Wolff; Motion carried without objection.

- f. **Discussion/Action regarding a petitioned New “Class B” Liquor License for Bilda’s Friess Lake Pub to include Special Events with Washington County Planning and Parks Department in Glacier Hills Park or the Renewal of a “Class B” Liquor License for Bilda’s Friess Lake Pub**

Motion by Trustee Wolff to approve the application for a New “Class B” Alcohol Beverage License for Bilda’s Friess Lake Pub, located at 4493 STH 167, to include four (4) government-sponsored events at Glacier Hills Park per the Exhibit attached to their application; Seconded by Trustee Brandner; Motion carried without objection.

- g. **Discussion/Action regarding the execution of a contract for Novo Print for the publication of Village maps**

Motion by Trustee Brandner to authorize the Village Administrator to execute an agreement with NovoPrint USA for the publication of 3,000 copies of Village Road maps; Seconded by Trustee Wolff; Motion carried without objection.

- h. **Discussion/Action regarding a petitioned land donation for property identified by Tax Key: V10_096200C**

Motion by Trustee Wolff to direct Staff to prepare a letter to the petitioner outlining the denial of the requested property donation for land identified by Tax Key: V10_096200C; Seconded by Trustee Brandner; Motion carried without objection.

8. PUBLIC COMMENTS – No Additional Comments

9. ADJOURNMENT

Motion by Trustee Wolff to adjourn the meeting at 8:09 PM; Seconded by Trustee Brandner; Motion carried without objection.

Respectfully Submitted,

Jim Healy
Village Administrator