

Village of Richfield  
4128 Hubertus Road, Hubertus, WI  
Plan Commission Meeting Minutes, September 5, 2019  
7:00 PM

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

Chairman Jim Otto called the meeting to order at 7:00 PM, noting there was a quorum present.

Present: Vice-Chair Berghammer, Trustee Collins and Commissioners Bartel, Coté, Lalk, and Melzer

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. DISCUSSION/ACTION**

#### **a. Discussion regarding Chapter 70 Zoning Code Recodification**

Administrator Healy summarized the Subcommittee meetings to date. On Monday, August 26<sup>th</sup>, the Village held its 15<sup>th</sup> Zoning Code Subcommittee meeting in the lower level of Village Hall. The purpose of this meeting was to discuss how potentially the Subcommittee would like to handle the UC, Upland Conservancy District and LC, Lowland Conservancy District. As of right now, these properties are proposed to become Zoned RR-1, Rural Residential (20-acres or larger) or RR-2, Rural Residential (Less than 20-acres) with the environmental corridor becoming an overlay district. The overlay district contours would be based on the most up-to-date SEWRPC data available. The contours of the environmental corridor are fixed points with exact GPS coordinates, so to the benefit of property owners they are easily identifiable. It is important to note that this same information was how the UC and LC were derived from to begin with.

Consultant Planner Schwecke led the Plan Commission through the exhibit entitled “Summary of Potential Changes to Zoning Districts” which lays out any potential changes that are being discussed at the Subcommittee level. A copy of the Zoning Map which was last updated in June of 2017 was presented to the Plan Commission. Since June of 2017, 11 Zoning changes have taken place. Lastly, an oversized version of the proposed Zoning Map was presented to the Plan Commission. Each of the Commissioners were given a quadrant to review for our next meeting in October.

Several Plan Commission members questioned the Consultant Planner regarding the virtues of incorporating the SEWRPC primary and secondary environmental corridors into an overlay district. Members of the Plan Commission were encouraged to continue to work with Staff and other questions had.

### **4. ADJOURNMENT**

Motion by Commissioner Melzer to adjourn; Seconded by Commissioner Cote; Motion passed without objection at 8:25 p.m.

Respectfully Submitted,

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Jim Healy  
Village Administrator