

Village of Richfield
4128 Hubertus Road, Hubertus, WI
Plan Commission Meeting Minutes
July 7, 2022
7:00 PM

1. Call to Order/Determination of quorum

Chairman Jim Otto called the meeting to order at 7:01 PM, noting there was a quorum present.

Present: Chairman Otto, Trustee Wolff, and Commissioners Bartel, Coté, and Woelfel

Also Present: Village Administrator Jim Healy

Excused Absence: Commissioners Berghammer and Naze

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. May 5, 2022 – Plan Commission Meeting

Motion by Commissioner Cote to approve the minutes of the May 5, 2022 Plan Commission Meeting; Seconded by Commissioner Bartel; Motion passed without objection.

5. DISCUSSION/ACTION ITEMS

a. Discussion/Action regarding the appointment of a Vice-Chair pursuant to Sec. 7-15(D) of the Village Code

Administrator Healy introduced the item and stated this was an annual election amongst the members of the Plan Commission pursuant to Village Code. At the request of Chairman Otto, Village Staff reached out to Commissioner Bartel in advance of the meeting to see if he would be interested in filling-in for the Chairman in the event of his planned or unplanned absence given his seniority on the Commission.

Chairman Otto asked if anyone else was interested in the position.

Motion by Commissioner Cote to appoint Commissioner Bartel to the position of Vice-Chair of the Plan Commission for a term of one (1) year; Seconded by Trustee Wolff ; Motion passed without objection. Commissioner Bartel abstains.

b. Discussion/Action regarding the proposed Plan of Operation for Engineering for Kids, located at 1239 STH 175 (Tax Key: V10_088200M) – Ms. Kim Crawford, Petitioner

Administrator Healy discussed the proposed STEM business looking to relocate to the strip mall across the street from the Piggly Wiggly. This is a multi-tenant building with various commercial occupancies. It was

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discussed that this was a franchise business with one location currently in Dane County. The proposed business operator, Mrs. Kim Crawford, is a Village resident and was thanked for wanting to make an investment in the community. Her plan of operation was discussed.

Vice-Chairman Bartel questioned whether additional lighting would be necessary given that this establishment would be opened during the evening hours.

Mrs. Crawford remarked that they believe the lighting on the property is sufficient for pick-up and drop-off.

Motion by Trustee Wolff to conditionally approve the proposed Plan of Operation for Engineering for Kids located at 1239 STH 175 (Tax Key: V10_088200M), subject to the following Specific Conditions of Approval:

Specific Conditions of Approval:

1. That the petitioner receives all necessary permits from the Building Inspection Department and Richfield Volunteer Fire Company for occupancy.

Seconded by Vice-Chairman Bartel ; Motion passed without objection.

c. Discussion/Action regarding the proposed Plan of Operation for AKA Custom Lids located at 2075 STH 175 (Tax Key: V10_0259) – Mr. Kody Aulenbacher, Petitioner

Administrator Healy discussed that this is an existing business in the community looking to relocate from its current location on STH 175 in a multi-tenant facility to a larger building north on STH 175 where they would have the space to accommodate their needs. They are a retail and clothing business establishment whose use is listed as a permitted principal use in the District.

Motion by Commissioner Woelfel to conditionally approve the petitioned Plan of Operation for AKA Custom Lids located at 2075 STH 175 (Tax Key: V10_0259) subject to the following Conditions of Approval:

Specific Conditions of Approval:

1. The Petitioner receives all necessary permits from the Building Inspection Department and Richfield Volunteer Fire Company.

Seconded by Vice-Chairman Bartel ; Motion passed without objection.

d. Discussion/Action regarding the recommendation of Chapter 70 Zoning Code Recodification and related Zoning Map to the Village Board

Administrator Healy gave a presentation on the proposed Zoning Code which brought into the latest draft the A-1 and A-2 Districts as requested by the Village Board during their meeting in June.

Chairman Otto expressed his concern regarding immense conflicts that he has observed with the proposed language that was brought into the Code from the A-1 and A-2 Districts and the previously existing uses in the RR-1 and RR-2 which remained intact even though that District was dissolved. Additionally, the Chairman pointed out that some of the existing definitions in the Code had corollary uses with the A-1 and

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A-2 uses which were not defined or could be interpreted multiple ways. Also, there was a question regarding all the uses in the A-1 and A-2 Districts were included in the draft Code.

Administrator Healy clarified that over the last several years that there had been multiple amendments made in the A-2 District and the printed version from the website did not reflect the changes that have been made by the Plan Commission and Board over time. He stated that he would double-check prior to the Public Hearing. He went on and further discussed the logic and reasoning behind the original language of the “rural residential district” which was meant to put protections in place to stop the ability of large manufacturing farms from coming into the community, the potentiality of wind farms on the western portion of the Village, and allow property owners additional flexibility to subdivision their land.

Chairman Otto stated his belief that Village Staff did not take verbiage verbatim, as directed by the Village Board but understood that Village Staff took the language from the existing Code and prepared the document in the format of the rest of the Code. Chairman Otto suggested additional community meetings, similar to the one held with the agricultural community, should be considered by the Village Board.

Commissioner Cote expressed concerns regarding the conflicts stated by Chairman Otto. He further stated that the Plan Commission represents the interests of the entire community in their advisory capacity to the Village Board.

Chairman Otto stated his belief that he believed some additional work was necessary to ensure congruency within the proposed draft Code.

Motion by Trustee Wolff to recommend approval to the Village Board for the Chapter 70 Zoning Code Recodification and Zoning Map, as presented; Seconded by Chairman Otto; Motion failed 0-5.

6. ADJOURNMENT

Motion by Trustee Wolff to adjourn the meeting at 7:45 PM; Seconded by Vice-Chairman Bartel; Motion passed without objection.

Respectfully Submitted,

Jim Healy
Village Administrator