



AGENDA
ZONING CODE SUBCOMMITTEE
RICHFIELD VILLAGE HALL
4128 HUBERTUS ROAD, HUBERTUS, WISCONSIN
March 5, 2018
4:00PM

1. Call to Order/ Roll Call
2. Verification of Compliance with Open Meeting Law
3. Pledge of Allegiance
4. Meeting Minutes
 - a. February 9, 2017
 - b. March 16, 2017
 - c. June 6, 2017
 - d. June 29, 2017
5. DISCUSSION/ACTION ITEMS
 - a. Discussion regarding Chapter 70 Zoning Code Recodification
6. ADJOURNMENT

Additional explanation of items on the agenda (Communication Forms) can be found on the village's website at www.richfieldwi.gov. Notification of this meeting has been posted in accordance with the Open Meeting Laws of the State of Wisconsin. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Clerk's office at 628-2260 or www.richfieldwi.gov with as much advance notice as possible.

Village of Richfield
4128 Hubertus Road
Zoning Code Subcommittee, February 09, 2017
3:30 pm

1. Call Board of Review to Order

The meeting was called to order by Chairman John Jeffords at 3:30 pm

2. Roll Call

Present: Chairman John Jeffords, Jack Lietzau, and Jim Otto.

Also present: Village Administrator Jim Healy and Village Planner Tim Schwecke

3. Verification of Compliance With Open Meeting Law

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.

4. Pledge of Allegiance

5. DISCUSSION/ACTION ITEMS

a. Discussion regarding chapter 70 Zoning Code Recodification

Consultant Schwecke lead the subcommittee through possible reorganization of existing text and showed various graphical representations of how to make Zoning Code more user friendly.

Administrator Healy remarked the goal of the Code update is to make it easier for the general public to answer the questions "what can I do with my property" and "where is a particular use permissible."

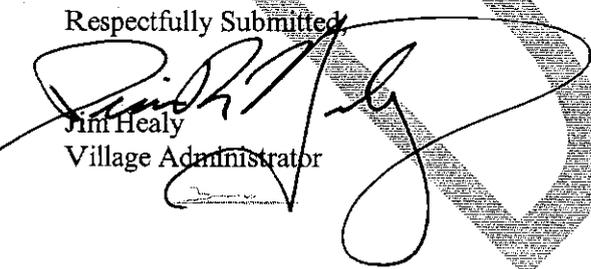
Village President Jeffords stated there are other areas of law that have recently changed which impact our Code as well. For example, cell tower legislation, which will need to be addressed as a part of this revision.

The purpose of the next meeting will be to discuss the "uses" that are listed in the Zoning Code and attempt to put definitions to them so that they are more easily understood.

6. Adjournment.

Motion by Jack Lietzau to adjourn the meeting at 5:30pm; Seconded by Jim Otto; Motion carried unanimously.

Respectfully Submitted,


Jim Healy
Village Administrator

Village of Richfield
4128 Hubertus Road
Zoning Code Subcommittee, March 16, 2017
3:30PM

1. Call Board of Review to Order

The meeting was called to order by Chairman John Jeffords at 3:30 pm

2. Roll Call

Present: Chairman John Jeffords, Jack Lietzau, and Jim Otto.

Also present: Village Administrator Jim Healy and Village Planner Tim Schwecke

3. Verification of Compliance With Open Meeting Law

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, Germanatown Express News, Hartford Times Press, and the Milwaukee Journal Sentinel.

4. Pledge of Allegiance

5. DISCUSSION/ACTION ITEMS

a. Discussion regarding chapter 70 Zoning Code Recodification

Consultant Planner Schwecke discussed the differences between "principle", "accessory", and "conditional" uses. The Village's existing Zoning Code was then asked to be reviewed by the group as they worked out definitions for the various principle uses.

Administrator Healy stated that areas of the Code which were ambiguous should be clarified for the public and for Staff. One of the areas that Staff felt needed to be improved upon were the "Definitions" in Section 70.12.

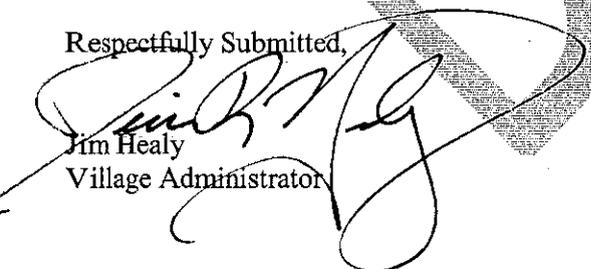
President Jeffords asked the subcommittee to review the full list of "uses" to determine if they felt they were appropriate still. For example, is an airport landing strip still an appropriate use for the A-1, Exclusive Agricultural District?

Consultant Planner Schwecke stated that our current Zoning Code has over 200 uses and there may be an opportunity to add some uses to the Code which previously were not contemplated and an opportunity to have some removed that the Subcommittee, Plan Commission and ultimately, the Village Board may not feel are compatible with the community any longer.

6. Adjournment.

Motion by Jack Lietzau to adjourn the meeting at 6:15pm; Seconded by Jim Otto; Motion carried unanimously.

Respectfully Submitted,


Jim Healy
Village Administrator

Village of Richfield
4128 Hubertus Road
Zoning Code Subcommittee, June 1, 2017
4:00PM

1. Call Board of Review to Order

The meeting was called to order by Chairman John Jeffords at 4:00pm

2. Roll Call

Present: Chairman John Jeffords, Jack Lietzau, and Jim Otto.

Also present: Village Administrator Jim Healy and Village Planner Tim Schwecke

3. Verification of Compliance With Open Meeting Law

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, Germandown Express News, Hartford Times Press, and the Milwaukee Journal Sentinel.

4. Pledge of Allegiance

5. DISCUSSION/ACTION ITEMS

a. Discussion regarding chapter 70 Zoning Code Recodification

Consultant Schwecke discussed the Village's partnership with Washington County in developing a more 'user friendly' Zoning Map, which may reduce the number of Districts, create overlays for environmentally sensitive areas (Upland Conservancy, Lowland Conservancy, Floodplain, etc.), and make it visually easier to read with colors/patterns that have stark contrasts versus the current color scheme of shades of red, orange, and gray.

President Jeffords lead the Subcommittee through the proposed layout for the definition of "uses" which would include a Description, the Districts it would be "allowed by right", "allowed by conditional use", parking requirements and supplemental standards.

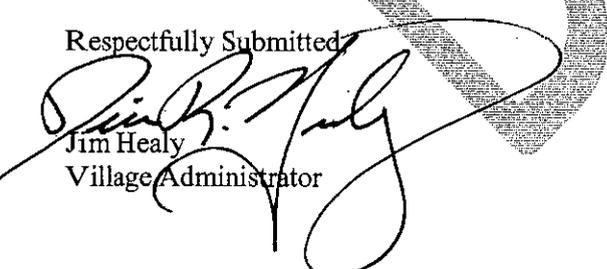
General discussion took place on the shifting demographics in the Village and the associated land uses this demand is generating for residential home sites.

There was continued discussion on attempting to classify "uses". For example, a book store should be classified the same as clothing store. Both are retail establishments and a generalized definition of the same should be crafted.

6. Adjournment.

Motion by Jack Lietzau to adjourn the meeting at 6:00pm; Seconded by Jim Otto; Motion carried unanimously.

Respectfully Submitted,


Jim Healy
Village Administrator

Village of Richfield
4128 Hubertus Road
Zoning Code Subcommittee, June 29, 2017
5:00pm

1. Call Board of Review to Order

The meeting was called to order by Chairman John Jeffords at 5:05pm

2. Roll Call

Present: Chairman John Jeffords, Jack Lietzau, and Jim Otto.

Also present: Village Administrator Jim Healy and Village Planner Tim Schwecke

3. Verification of Compliance With Open Meeting Law

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, Germanfown Express News, Hartford Times Press, and the Milwaukee Journal Sentinel.

4. Pledge of Allegiance

5. DISCUSSION/ACTION ITEMS

a. Discussion regarding chapter 70 Zoning Code Recodification

Consultant Planner Schwecke discussed the previous meeting's topic of "uses" and the number of uses that were recommended for removal from the Code. For example, "airports", "landfills", "electric generation plants", "community living arrangements of 16+ people" and several others that were deemed to be not compatible with surrounding land uses.

There was a discussion on "self-storage facilities" and how visually they are not appealing, but architecturally they could potentially be palatable and safer, if the doors were internal.

Jack Lietzau discussed how the Town of Lisbon regulates telecommunication towers and questioned if the Village could follow suit.

Consultant Planner Schwecke discussed changes to the State Statutes on cell towers and how it has taken away a considerable amount of local control.

Several "work maps" were created to show the implications of making the "Floodplain District" as an "overlay", showing agriculturally zoned lands of 20+ acres and agriculturally zoned lands of less than 20 acres.

Discussion ensued on the Farmland Preservation Program that the Village is not a part of and the genesis of A-1 and A-2 properties.

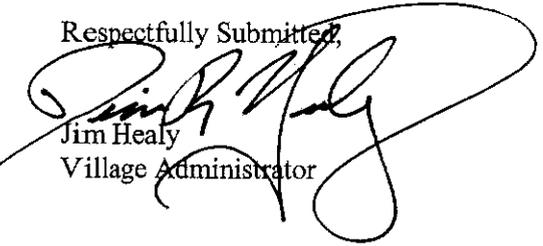
Consultant Planner Schwecke discussed "Agri-Tourism" and its growing popularity in Wisconsin.

Other maps identifying Zoning classifications were discussed in concept as well as the continued goal to simplify the Zoning Map and reducing the number of Districts.

6. Adjournment.

Motion by Jack Lietzau to adjourn the meeting at 7:30pm; Seconded by Jim Otto; Motion carried unanimously.

Respectfully Submitted,


Jim Healy
Village Administrator

Date: February 26, 2018



To: Richfield Zoning Code Subcommittee
Jim Healy, Village Administrator

From: Tim Schwecke, AICP

Subject: Village of Richfield Zoning Code Rewrite project – Draft zoning map

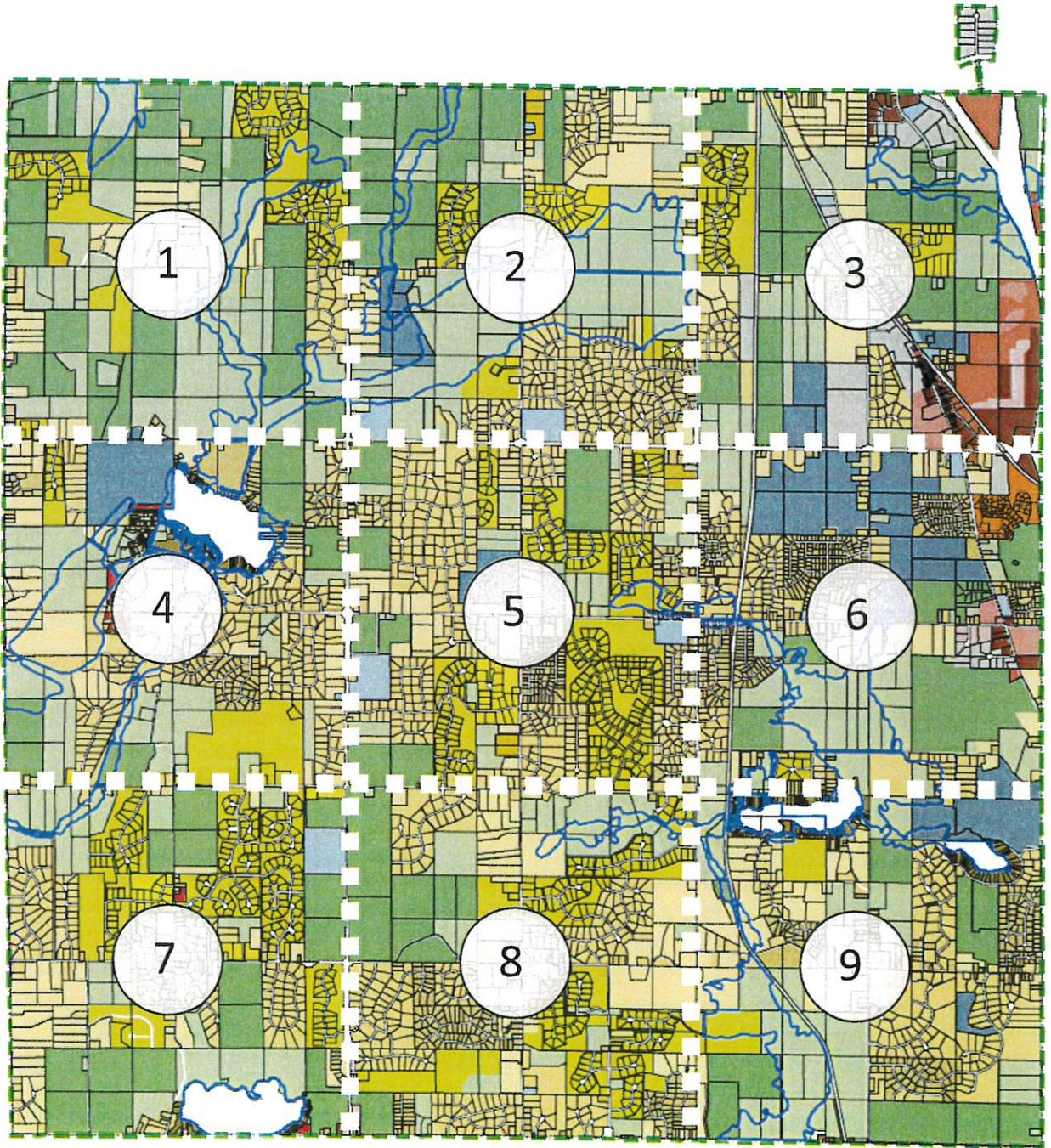
The most current draft of the proposed zoning map is attached for your review. In addition, there are a number of work maps with potential revisions that primarily address parcels with split zoning (i.e., multiple zoning districts within a single parcel).

There are some additional changes that do not relate to split zoning. We'll review these changes at our next meeting.

Attachments:

1. Draft zoning map, dated February 2018
2. Work maps with potential revisions

Map Key

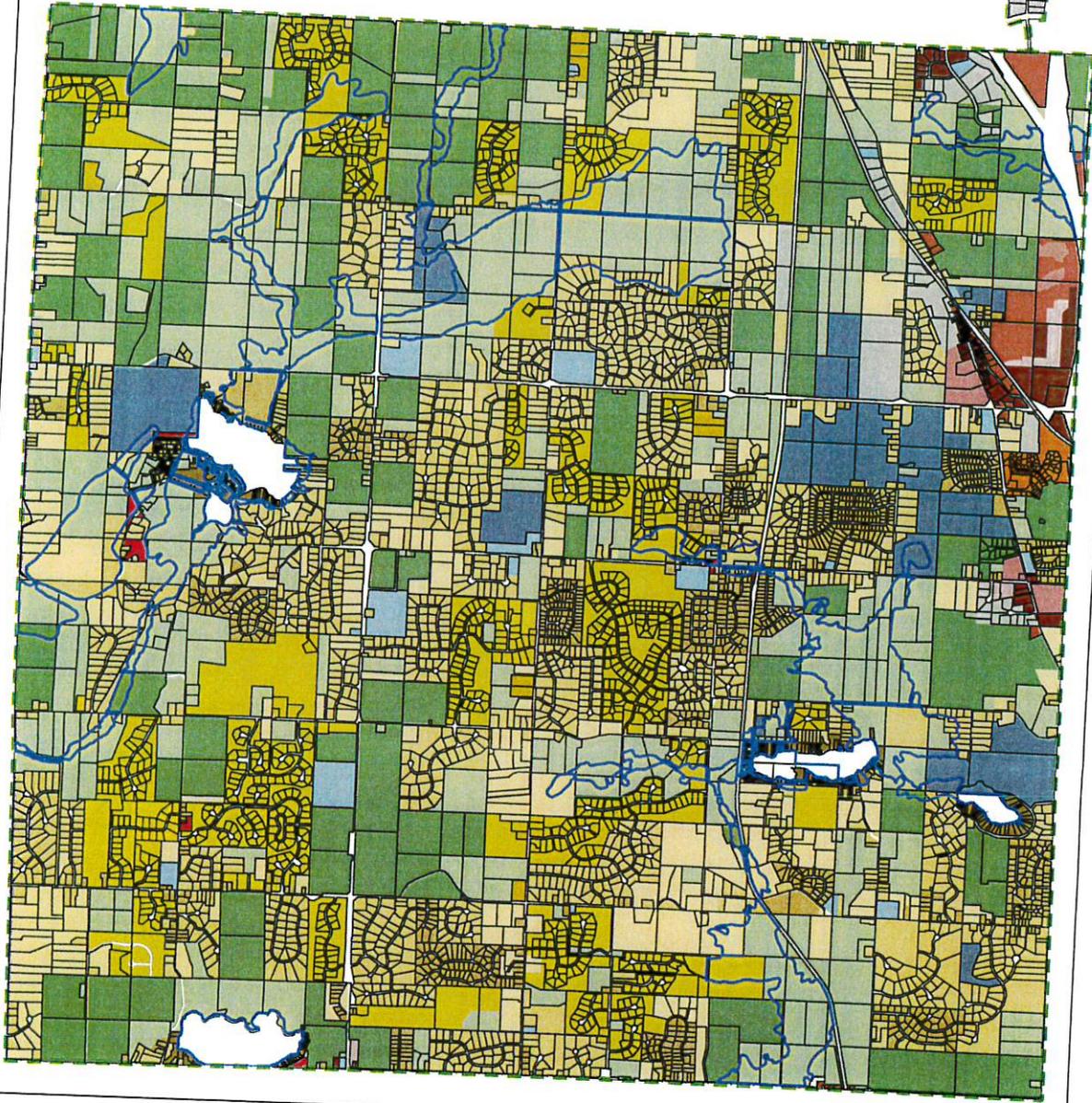


Map #3

Parcels 26, 27, and 28

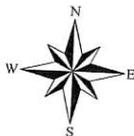
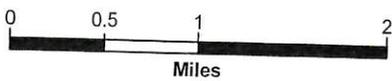


Proposed Zoning Map

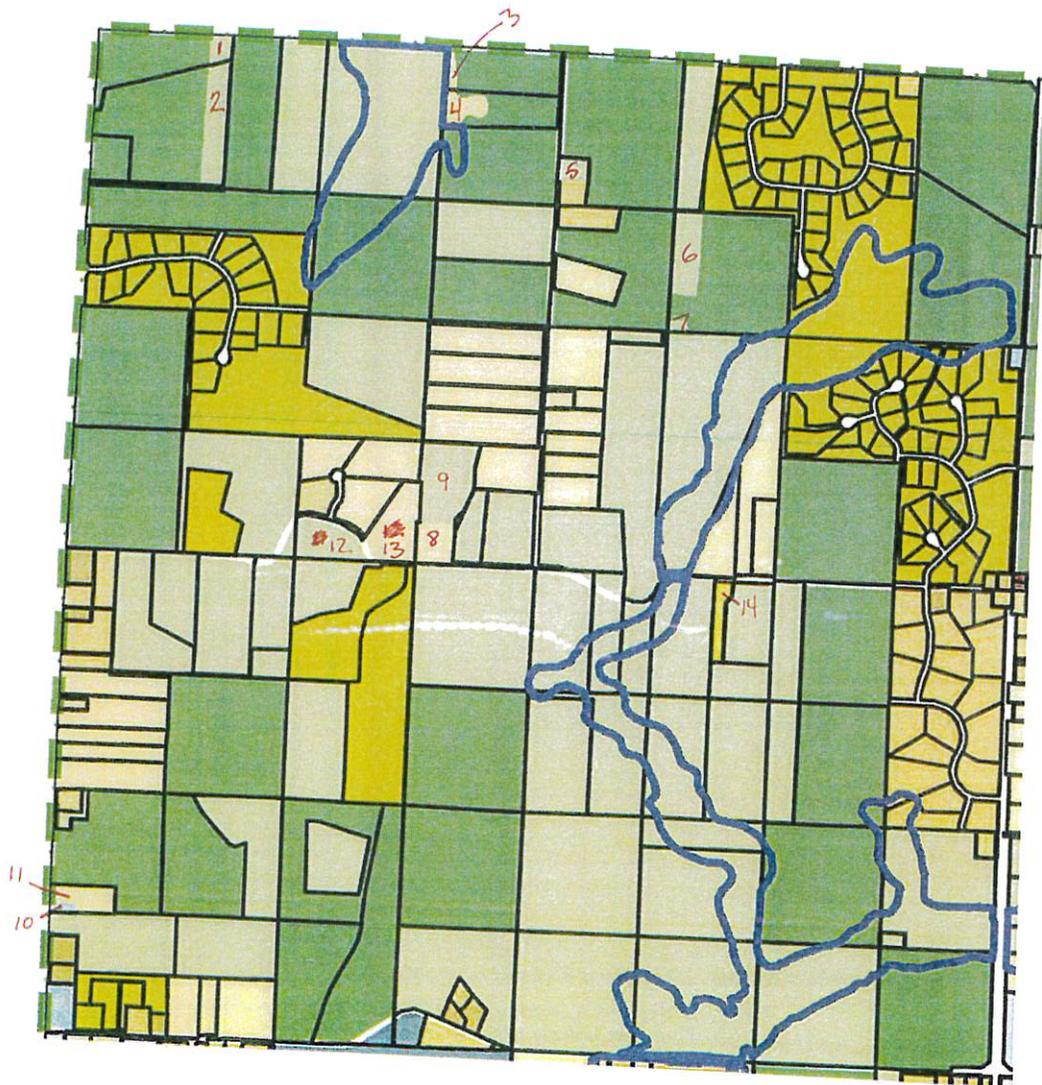


Village of Richfield

- | | | |
|--|--|-------------------------|
| Floodplain Overlay District | RS-3 Single-Family Residential | B-4 Highway Business |
| RR-1 Rural Residential | RS-4 Single-Family Residential | B-5 Downtown Business |
| RR-2 Rural Residential | RD-1 Two-Family Cluster/Open Space Residential | B-6 Destination Venue |
| RS-1 Country Estate | RD-2 Two-Family Residential | I-1 Light Industry |
| RS-1A Single-Family Residential and Rural Preservation | WHD Walkable Hamlet | I-2 General Industry |
| RS-1B Single-Family Cluster/Open Space Residential | B-1 Neighborhood Business | INST Institutional |
| RS-1R Country Estate - Remnant Parcel | B-2 Community Business | P-1 Park and Recreation |
| RS-2 Single-Family Residential | B-3 General Business | Village Boundary |



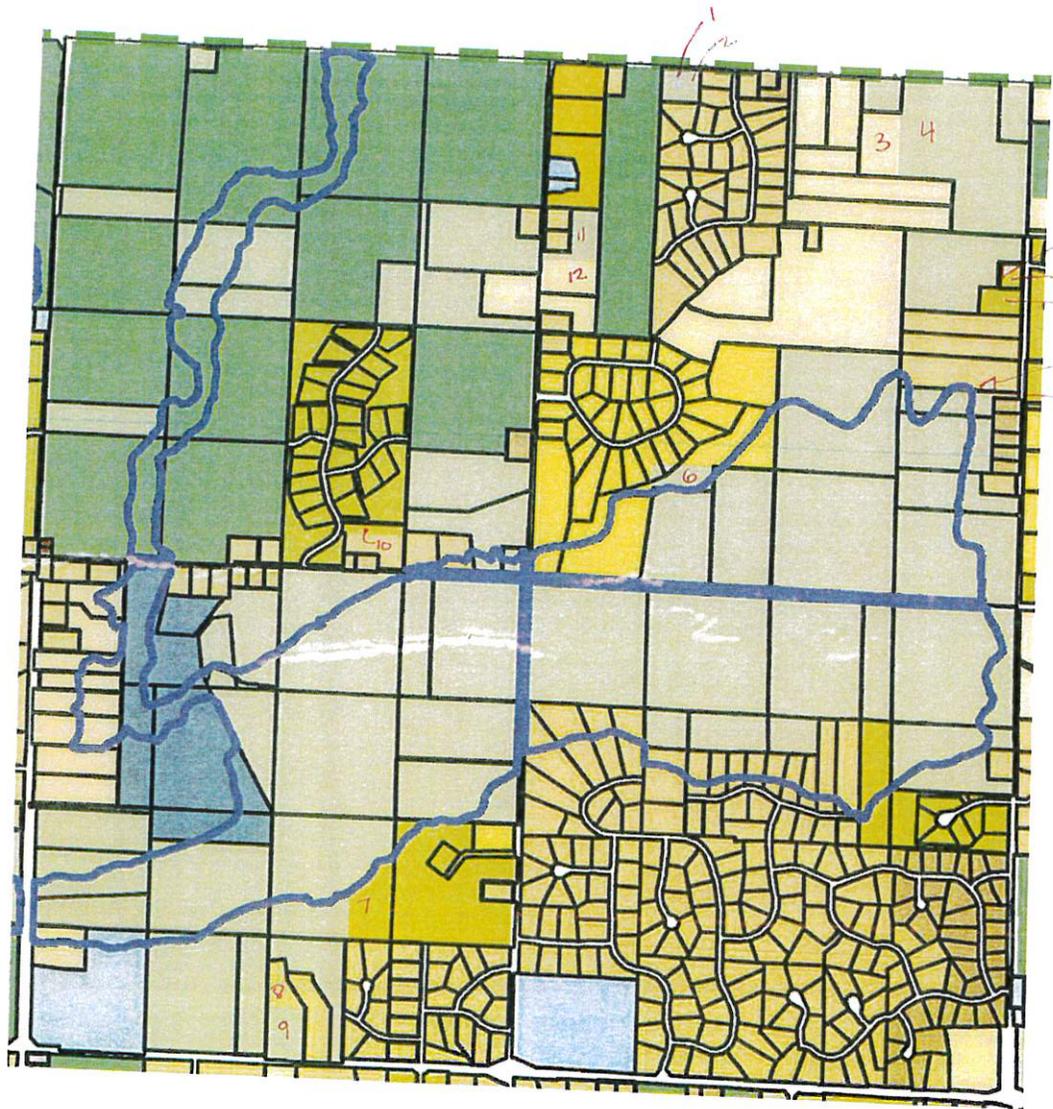
Revised February, 2018



#1

- | | |
|---------------------|-----|
| 1. RR-1 | 26. |
| 2. RR-1 | 27. |
| 3. RR-1 | 28. |
| 4. RR-1 | 29. |
| 5. RS-2 | 30. |
| 6. RR-1 | 31. |
| 7. RR-1 | 32. |
| 8. RR-2 | 33. |
| 9. OK | 34. |
| 10. OK | 35. |
| 11. INST | 36. |
| 12. OK | 37. |
| 13. OK | 38. |
| 14. correct? RS1 P? | 39. |
| | 40. |
| | 41. |
| | 42. |
| | 43. |
| | 44. |
| | 45. |
| | 46. |
| | 47. |
| | 48. |
| | 49. |
| | 50. |

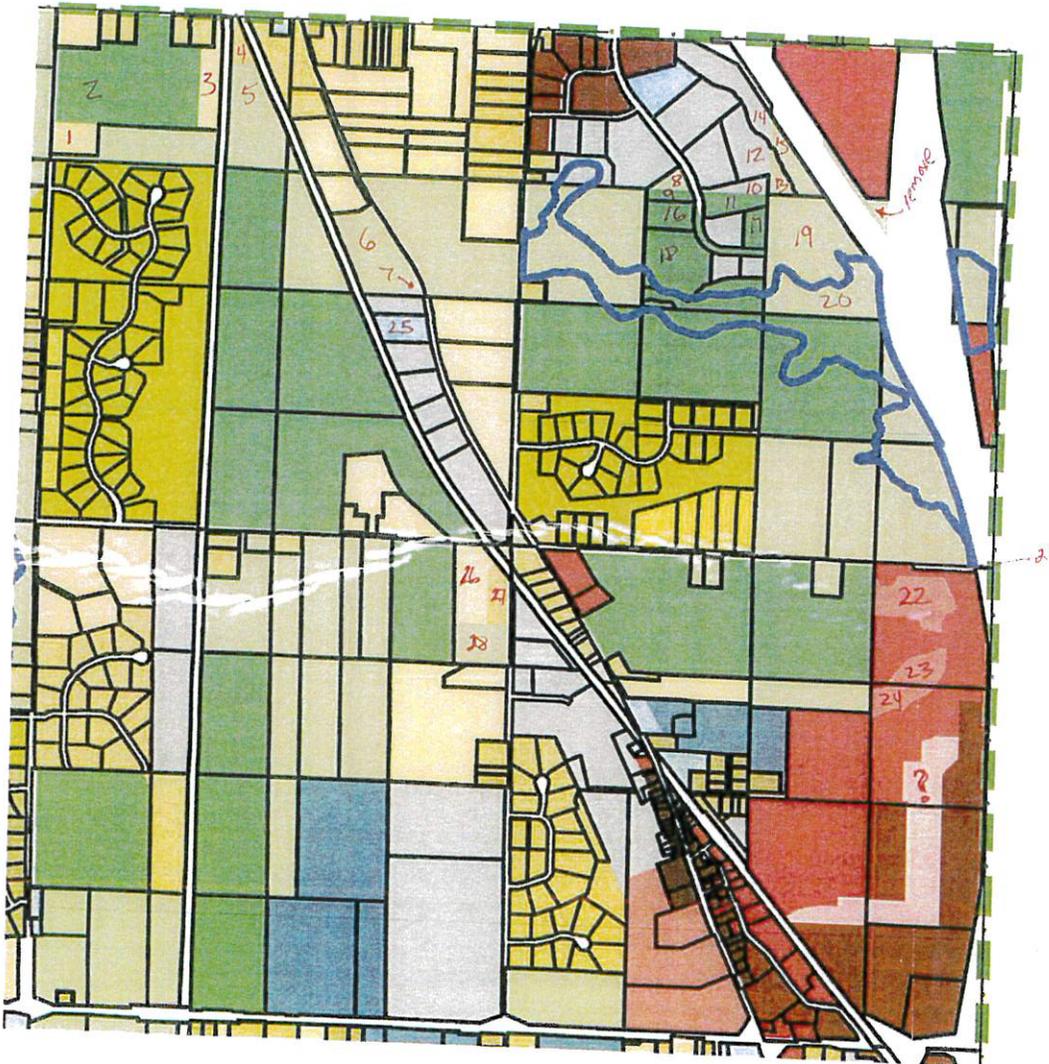
Floodplain Overlay District	RG-3 Single-Family Residential	B-4 Highway Business
RR-1 Rural Residential	RG-4 Single-Family Residential	B-5 Downtown Business
RR-2 Rural Residential	RD-1 Two-Family Cluster/Open Space Residential	B-6 Destination Venue
RD-1 Country Estate	RD-2 Two-Family Residential	I-1 Light Industry
RD-1A Single-Family Residential and Rural Preservation	WHD Walkable Hamlet	I-2 General Industry
RD-1B Single-Family Cluster/Open Space Residential	B-1 Neighborhood Business	INST Institutional
RD-1R Country Estate - Remnant Parcel	B-2 Community Business	P-1 Park and Recreation
RD-2 Single-Family Residential	B-3 General Business	Village Boundary



#2

1. Cell tower } one parcel
2. field } one parcel
3. RR-2 } one parcel
4. OK } one parcel
5. RS-2
6. RS-1A
7. RR-2
8. OK } one parcel
9. RS-2 } one parcel
- 10.
11. RS-1 } one parcel
12. OK } one parcel
13. RR-2 (stem off flag lot)
14. RS1B } one parcel
15. RS1B } one parcel
16. RS1B
- 17.
- 18.
- 19.
20. why are 14, 15 & 16 RS1B?
- 21.
- 22.
- 23.
- 24.
- 25.
- 26.
- 27.
- 28.
- 29.
- 30.
- 31.
- 32.
- 33.
- 34.
- 35.
- 36.
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- 46.
- 47.
- 48.
- 49.
- 50.

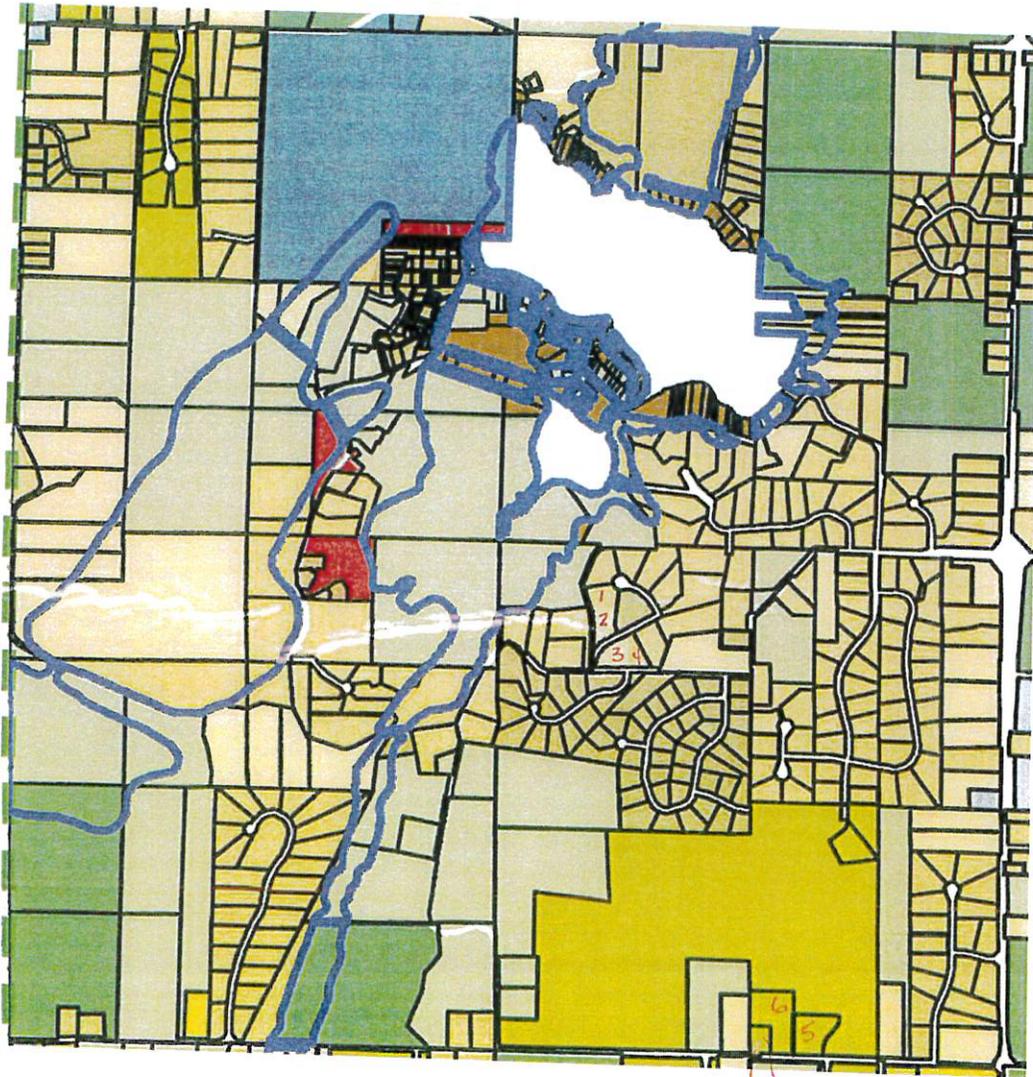
Floodplain Overlay District	RS-3 Single-Family Residential	B-4 Highway Business
RR-1 Rural Residential	RS-4 Single-Family Residential	B-5 Downtown Business
RR-2 Rural Residential	RD-1 Two-Family Cluster/Open Space Residential	B-6 Destination Venue
RS-1 Country Estate	RD-2 Two-Family Residential	I-1 Light Industry
RS-1A Single-Family Residential and Rural Preservation	WHO Walkable Hamlet	I-2 General Industry
RS-1B Single-Family Cluster/Open Space Residential	B-1 Neighborhood Business	INST Institutional
RS-1R Country Estate - Remnant Parcel	B-2 Community Business	P-1 Park and Recreation
RS-2 Single-Family Residential	B-3 General Business	Village Boundary



#3

- | | | | |
|---------|----------------------------------|-----|--------------|
| 1. RP-1 | } one parcel | 26. | } one parcel |
| 2. OK | | 27. | |
| 3. RP-1 | | 28. | |
| 4. RP-2 | } one parcel | 29. | |
| 5. OK | | 30. | |
| 6. OK | } one parcel | 31. | |
| 7. RP-2 | | 32. | |
| 8. I-1 | } one parcel | 33. | |
| 9. I-1 | | 34. | |
| 10. OK | } one parcel | 35. | |
| 11. I-1 | | 36. | |
| 12. OK | } one parcel | 37. | |
| 13. I-1 | | 38. | |
| 14. OK | } one parcel | 39. | |
| 15. I-1 | | 40. | |
| 16. I-1 | | 41. | |
| 17. I-1 | | 42. | |
| 18. I-1 | | 43. | |
| 19. I-1 | } one parcel | 44. | |
| 20. I-1 | | 45. | |
| 21. B-3 | "sliver" | 46. | |
| 22. B-3 | | 47. | |
| 23. B-3 | | 48. | |
| 24. B-3 | | 49. | |
| 25. I-1 | (not sure why its shown as INST) | 50. | |

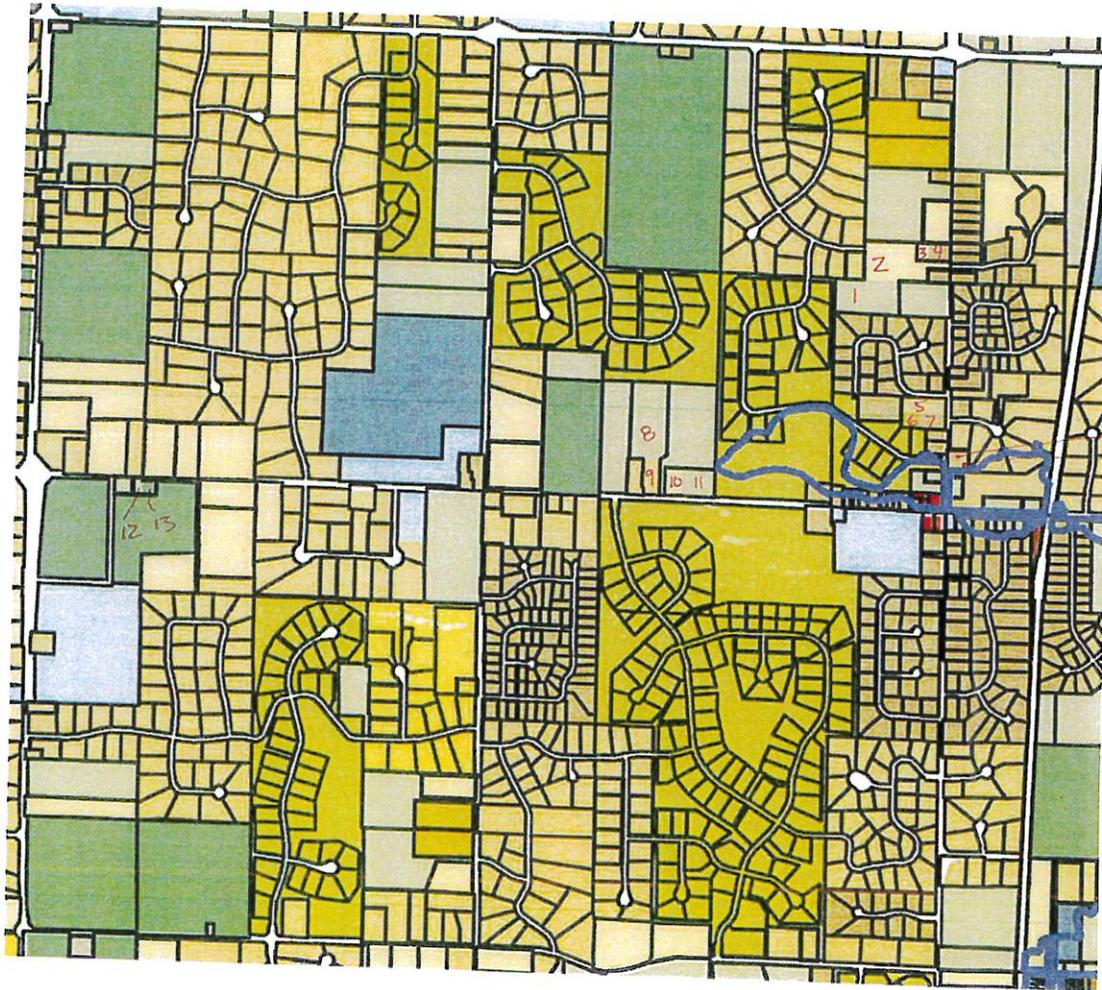
Floodplain Overlay District	RD-3 Single-Family Residential	B-4 Highway Business
RR-1 Rural Residential	RD-4 Single-Family Residential	B-5 Downtown Business
RR-2 Rural Residential	RD-1 Two-Family Cluster/Open Space Residential	B-6 Destination Venue
RD-1 Country Estate	RD-2 Two-Family Residential	I-1 Light Industry
RS-1A Single-Family Residential and Rural Preservation	WHD Walkable Hamlet	I-2 General Industry
RD-1B Single-Family Cluster/Open Space Residential	B-1 Neighborhood Business	INST Institutional
RD-1R Country Estate - Remnant Parcel	B-2 Community Business	P-1 Park and Recreation
RD-2 Single-Family Residential	B-3 General Business	Village Boundary



#4

- | | | | |
|---------------|---------------|---------------|-----|
| 1. OK | } same parcel | 26. | |
| 2. Same as #1 | | 27. | |
| 3. Same as #4 | | } same parcel | 28. |
| 4. OK. | | | 29. |
| 5. RS1B why? | | 30. | |
| 6. RS1B why? | | 31. | |
| 7. RS1B why? | | 32. | |
| 8. Same as #7 | | 33. | |
| | | 34. | |
| | | 35. | |
| | | 36. | |
| | | 37. | |
| | | 38. | |
| | | 39. | |
| | | 40. | |
| | | 41. | |
| | | 42. | |
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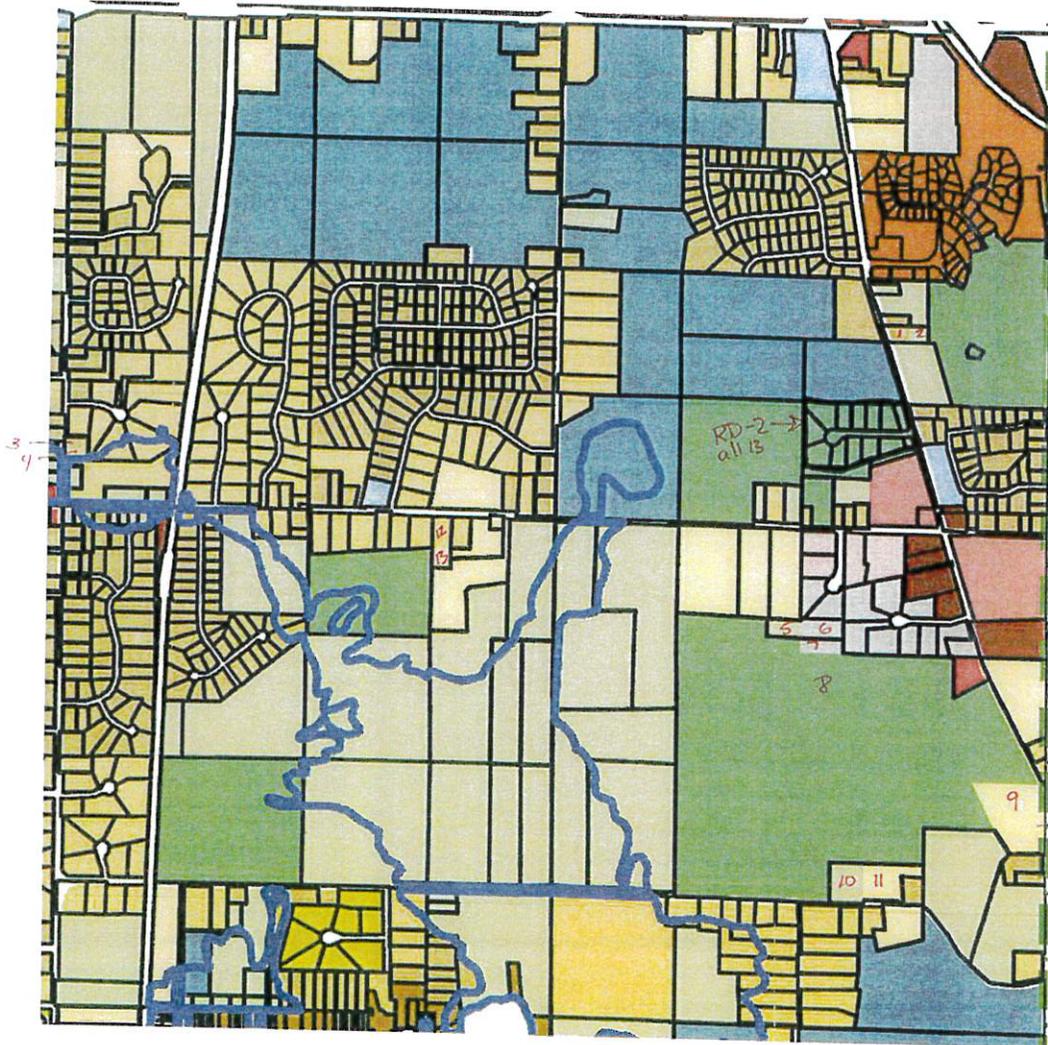
#5

- | | | |
|-----------------|---------------|-----|
| 1. OK | } same parcel | 26. |
| 2. RR-2 | | 27. |
| 3. same as #4 | } same parcel | 28. |
| 4. OK | | 29. |
| 5. | } same parcel | 30. |
| 6. | | 31. |
| 7. | } same parcel | 32. |
| 8. RR-2 | | 33. |
| 9. RR-2 | } same parcel | 34. |
| 10. OK | | 35. |
| 11. same as #10 | } same parcel | 36. |
| 12. RR-2 | | 37. |
| 13. RR-2 | } same parcel | 38. |
| 14. OK | | 39. |
| 15. same as #11 | } same parcel | 40. |
| 16. | | 41. |
| 17. | | 42. |
| 18. | | 43. |
| 19. | | 44. |
| 20. | | 45. |
| 21. | | 46. |
| 22. | | 47. |
| 23. | | 48. |
| 24. | | 49. |
| 25. | | 50. |

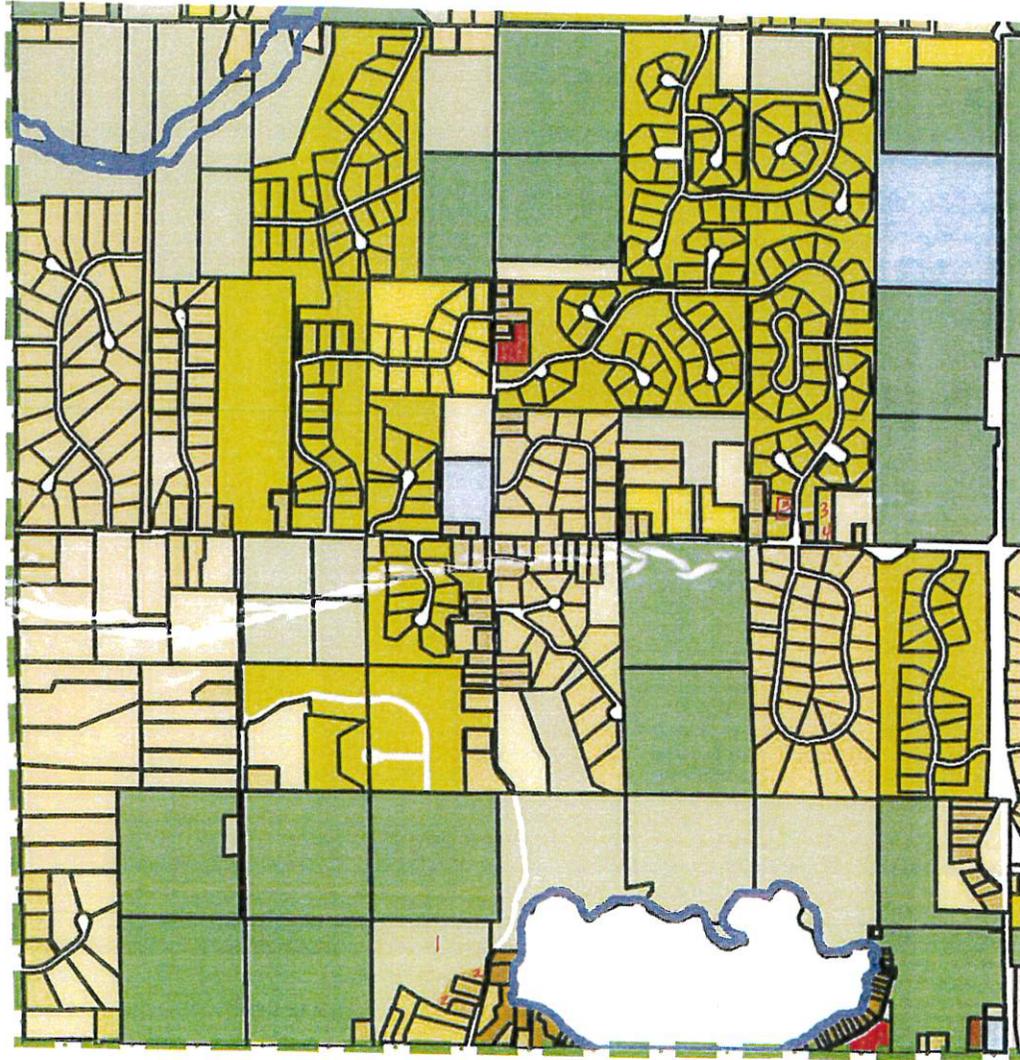


#6

1. OK
2. same as #1 } one parcel
3. OK
4. same as #3 } one parcel
5. OK
6. RR-2 } one parcel
7. RR-1
8. OK } one parcel
9. RR-1
10. same as #11 } one parcel
11. OK
12. OK
13. same as #12 } one parcel
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.
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- 50.



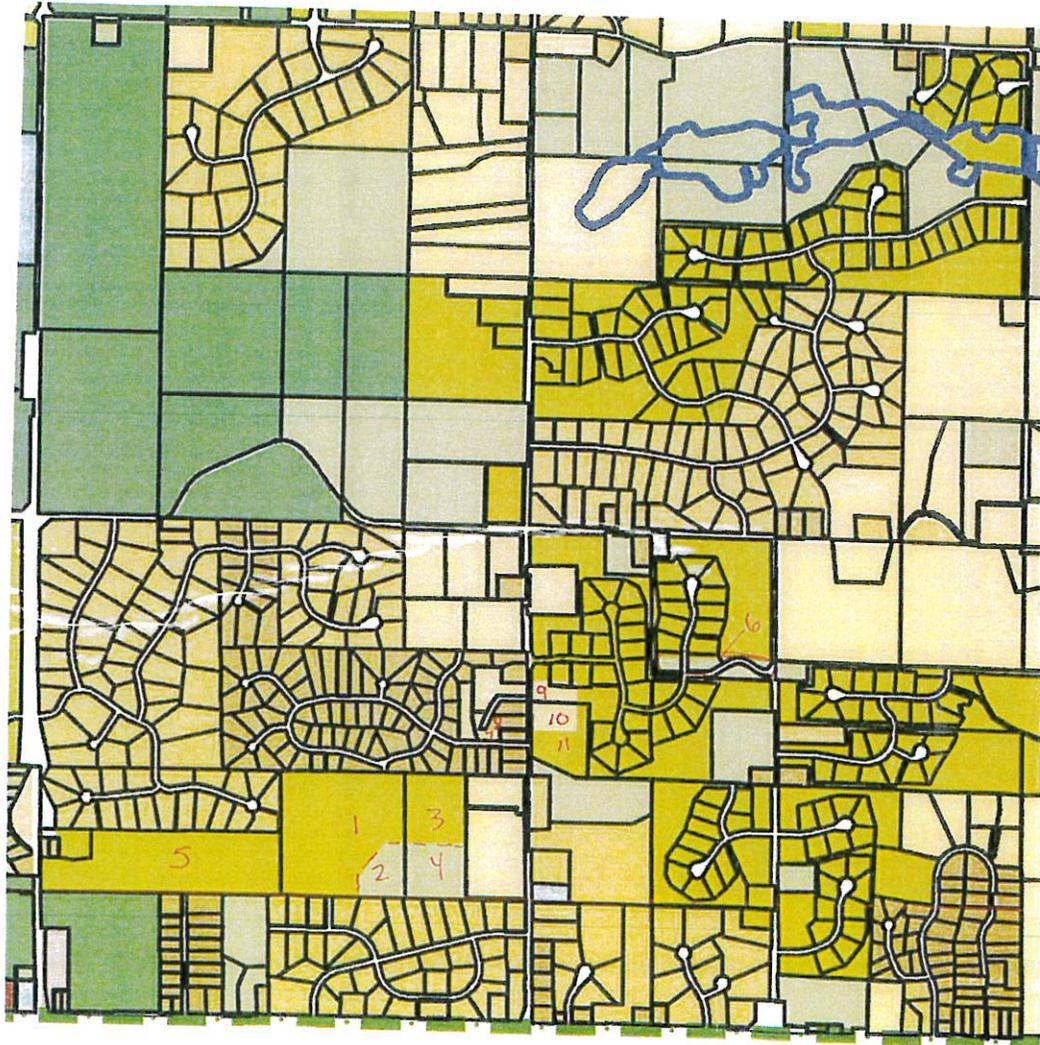
Floodplain Overlay District	RG-3 Single-Family Residential	B-4 Highway Business
RR-1 Rural Residential	RD-4 Single-Family Residential	B-5 Downtown Business
RR-2 Rural Residential	RD-1 Two-Family Cluster/Open Space Residential	B-6 Destination Venue
RD-1 Country Estate	RD-2 Two-Family Residential	I-1 Light Industry
RD-1A Single-Family Residential and Rural Preservation	WHD Walkable Hamlet	I-2 General Industry
RD-1B Single-Family Cluster/Open Space Residential	B-1 Neighborhood Business	INST Institutional
RD-1R Country Estate - Remnant Parcel	B-2 Community Business	P-1 Park and Recreation
RD-2 Single-Family Residential	B-3 General Business	Village Boundary



#7

- | | | |
|---------------|---------------------|-----|
| 1. OK | } one parcel | 26. |
| 2. RR-2 | | 27. |
| 3. same as #4 | } one parcel | 28. |
| 4. OK | | 29. |
| 5. RS1B | } parts of two lots | 30. |
| 6. | | 31. |
| 7. | | 32. |
| 8. | | 33. |
| 9. | | 34. |
| 10. | | 35. |
| 11. | | 36. |
| 12. | | 37. |
| 13. | | 38. |
| 14. | | 39. |
| 15. | | 40. |
| 16. | | 41. |
| 17. | | 42. |
| 18. | | 43. |
| 19. | | 44. |
| 20. | | 45. |
| 21. | | 46. |
| 22. | | 47. |
| 23. | | 48. |
| 24. | | 49. |
| 25. | | 50. |

Floodplain Overlay District	RG-3 Single-Family Residential	B-4 Highway Business
RR-1 Rural Residential	RG-4 Single-Family Residential	B-5 Downtown Business
RR-2 Rural Residential	RD-1 Two-Family Cluster/Open Space Residential	B-6 Destination Venue
RD-1 Country Estate	RD-2 Two-Family Residential	I-1 Light Industry
RD-1A Single-Family Residential and Rural Preservation	WHD Walkable Hamlet	I-2 General Industry
RD-1B Single-Family Cluster/Open Space Residential	E-1 Neighborhood Business	INST Institutional
RD-1R Country Estate - Remnant Parcel	E-2 Community Business	P-1 Park and Recreation
RD-2 Single-Family Residential	E-3 General Business	Village Boundary



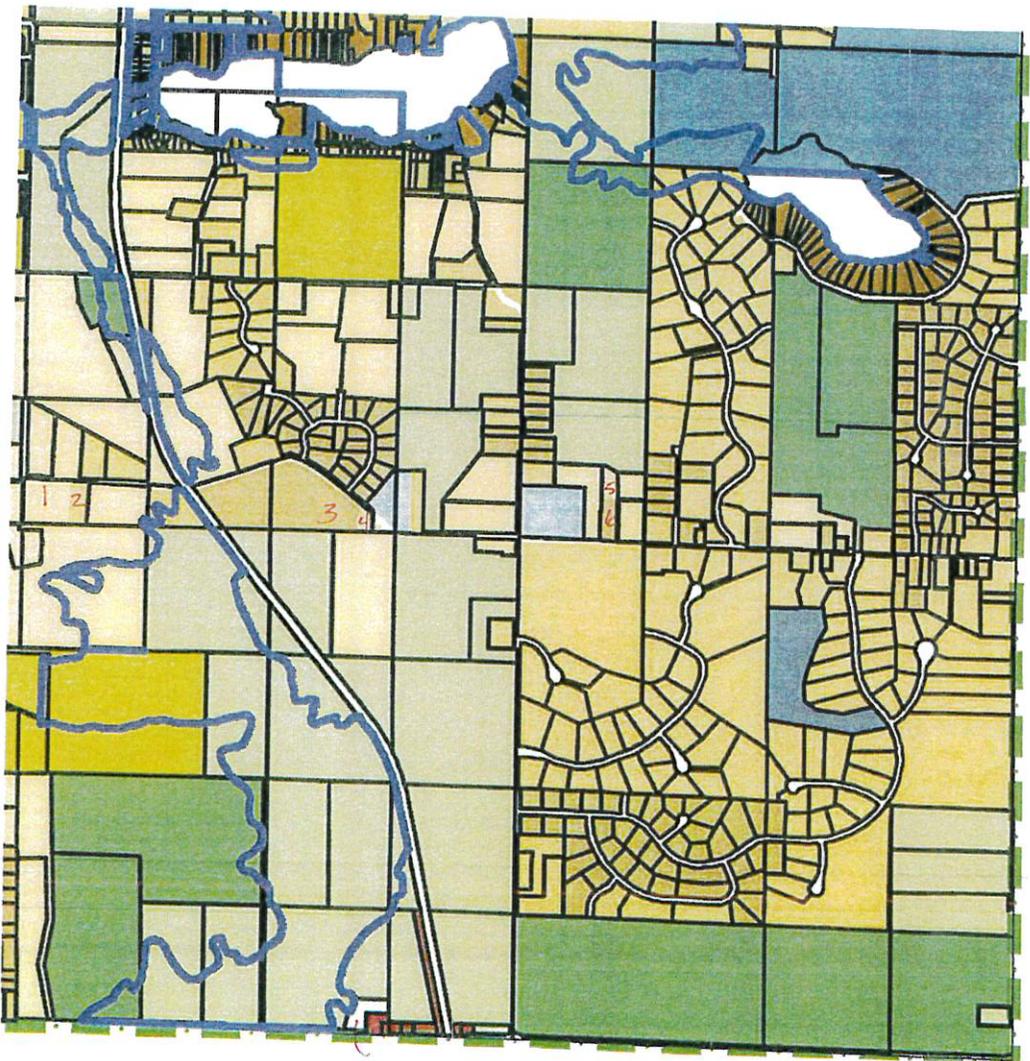
#8

- | | |
|-----------------------|-----|
| 1. RP-1 | 26. |
| 2. OK | 27. |
| 3. RP-2 | 28. |
| 4. OK | 29. |
| 5. RP-1 | 30. |
| 6. RS1B parts of lots | 31. |
| 7. Same as #8 | 32. |
| 8. OK | 33. |
| 9. RS1B | 34. |
| 10. OK | 35. |
| 11. same as #10 | 36. |
| 12. | 37. |
| 13. | 38. |
| 14. | 39. |
| 15. | 40. |
| 16. | 41. |
| 17. | 42. |
| 18. | 43. |
| 19. | 44. |
| 20. | 45. |
| 21. | 46. |
| 22. | 47. |
| 23. | 48. |
| 24. | 49. |
| 25. | 50. |
- Handwritten notes on the map:
 - A bracket groups items 2, 3, and 4 with the note: "2 + 4 are one parcel show line"
 - A bracket groups items 7 and 8 with the note: "one parcel"
 - A bracket groups items 10 and 11 with the note: "one parcel"

Floodplain Overlay District	RD-3 Single-Family Residential	B-4 Highway Business
RR-1 Rural Residential	RD-4 Single-Family Residential	B-5 Downtown Business
RR-2 Rural Residential	RD-1 Two-Family Cluster/Open Space Residential	B-6 Destination Venue
RD-1 Country Estate	RD-2 Two-Family Residential	I-1 Light Industry
RD-1A Single-Family Residential and Rural Preservation	WHO Walkable Hamlet	I-2 General Industry
RD-1B Single-Family Cluster/Open Space Residential	B-1 Neighborhood Business	INST Institutional
RD-1R Country Estate - Remnant Parcel	B-2 Community Business	P-1 Park and Recreation
RD-2 Single-Family Residential	B-3 General Business	Village Boundary

#9

- | | |
|---------------|-----|
| 1. OK. | 26. |
| 2. Same as #1 | 27. |
| 3. OK. | 28. |
| 4. Same as #3 | 29. |
| 5. OK. | 30. |
| 6. Same as #5 | 31. |
| 7. RS-2 | 32. |
| 8. | 33. |
| 9. | 34. |
| 10. | 35. |
| 11. | 36. |
| 12. | 37. |
| 13. | 38. |
| 14. | 39. |
| 15. | 40. |
| 16. | 41. |
| 17. | 42. |
| 18. | 43. |
| 19. | 44. |
| 20. | 45. |
| 21. | 46. |
| 22. | 47. |
| 23. | 48. |
| 24. | 49. |
| 25. | 50. |



Floodplain Overlay District	RG-3 Single-Family Residential	B-4 Highway Business
RR-1 Rural Residential	RG-4 Single-Family Residential	B-5 Downtown Business
RR-2 Rural Residential	RD-1 Two-Family Cluster/Open Space Residential	B-6 Destination Venue
RD-1 Country Estate	RD-2 Two-Family Residential	I-1 Light Industry
RD-1A Single-Family Residential and Rural Preservation	WHD Walkable Hamlet	I-2 General Industry
RD-1B Single-Family Cluster/Open Space Residential	B-1 Neighborhood Business	INST Institutional
RD-1R Country Estate - Remnant Parcel	B-2 Community Business	P-1 Park and Recreation
RD-2 Single-Family Residential	B-3 General Business	Village Boundary