



MINUTES OF THE COMMON COUNCIL

TUESDAY, SEPTEMBER 19, 2023 AT 6:00 PM

COUNCIL ROOM, MUNICIPAL BUILDING, 450 S. MAIN ST., RICHLAND CENTER, WI 53581 & VIA WEBEX

AMENDED AGENDA - 09/18/23

CALL TO ORDER: Mayor Coppernoll called the meeting to order at 6:27 PM. Alderpersons present were Connie Hoppenjan, Karin Tepley, Tom McCarthy, Mark Chambers, Melony Walters, Kevin Melby, Steve Downs, and Ryan Cairns. Mayor Coppernoll ascertained that the meeting was properly noticed and a quorum was present.

APPROVAL OF AGENDA: Motion by Alderperson Melby to approve the agenda with items related to the rezone request for tax parcel 276-1645-7000 at 286 W. Sixth Street removed. Seconded by Chambers. Motion carried 8-0.

CONSIDER THE REQUEST FOR A CONDITIONAL USE PERMIT ON TAX PARCEL 022-2833-7000 AT 26635 ROCKY BRANCH LANE: This item was reviewed by the Planning Commission and ETZ Board. Gerald and Belinda Granger are requesting to construct a 50"X80" storage shed on their property. A conditional use permit is required because the proposed accessory building exceeds 3,000 square feet on property zoned Agricultural Residential in the Extraterritorial Zoning District. Several conditions for the project were imposed by the Planning Commission & ETZ Board including: The project must be consistent with the plans and specifications submitted at time of application and at the public hearing of the Plan Commission; The applicant shall obtain a permit from the building inspector and allow for inspections throughout the project; The project shall meet all setbacks; The project shall provide erosion control measures before and during construction and shall maintain erosion control until the site is stabilized; The applicant shall allow the Building Inspector and City Zoning Staff to have access to the construction site for inspection purposes to verify compliance with City Code, Ordinances and State Code; The permit is not transferable; The permit is not renewable without another public hearing of the Plan Commission and final decision by the Common Council; Project must start within 6 months of Plan Commission and Common Council approval; Project must be completed within 1 year of Plan Commission and Common Council approval; Any denial of a conditional use may be appealed to Circuit Court. Motion by Alderperson Tepley to approve the conditional use permit from Gerald and Belinda Granger on tax parcel 022-2833-7000 AT 26635 Rocky Branch Lane with the conditions recommended on the staff report and approved by the Planning Commission and ETZ Board. Seconded by Chambers. Motion carried 8-0.

DISCUSSION & POSSIBLE ACTION

3. **Temporary Class B Beer & Class B Wine License from Greater Richland Area Chamber for a Beer & Wine Walk on October 6, 2023.**
This item was previously approved by the Public Safety Committee. There are currently 20 locations listed to serve both beer and wine at the event on October 6th. There are 4 locations that will serve beer only. Motion by Alderperson Melby to approve the Temporary Class B Beer & Class B Wine License from Greater Richland Area Chamber for a Beer & Wine Walk on October 6, 2023. Seconded by Walters. Motion carried 8-0.
4. **Parade Permit from RCHS Student Council for September 29, 2023**
This application is for the Richland Center Homecoming Parade on Friday, September 29th. Parade permits are normally given ultimate approval by the Public Safety Committee, but

because of the late application, it was requested that the Common Council consider the request. The parade will follow the standard route of previous Homecoming parades utilizing Central, Court, and Church Streets. Motion by Alderperson Chambers to approve the parade permit from the RCHS Student Council for September 29, 2023. Seconded by Hoppenjan. Motion carried 8-0.

APPOINTMENTS TO COMMITTEES, COMMISSIONS, & BOARDS

Mayor Coppernoll recommended the approval of Scott Sawle to be reappointed to a 5-year term on the Utility Commission. Motion by Alderperson Melby to appoint Scott Sawle to a 5-year term on the Richland Center Utility Commission. Seconded by Downs. Motion carried 8-0.

CLOSED SESSION – Developer Incentive

a. The Chair may entertain a motion to enter into closed session pursuant to Wis. Stat, Sec 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

Motion by Alderperson Walters to enter into closed session pursuant to Wis. Stat, Sec 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The council will discuss potential developer incentives. Seconded by Chambers. Motion carried 8-0 at 6:39 PM.

CLOSED SESSION

b. Motion by Alderperson Chambers to return to from Closed Session to discuss or vote on items discussed during closed session. Seconded by Walters. Motion carried at 8:28 PM.

Motion by Alderperson Walters to authorize the City Administrator and Economic Development Director to pursue negotiations with Jonnathan King, Executive Developer for Panorama Estates, for the construction of Buildings #2 & #3 of Panorama Estates. This includes work on a financial proforma analysis, restructuring of the old development agreement and/or drafting of a new development agreement, financial analysis of the TID performance, identifying funding for development incentive, and any other work necessary to arrive at a final draft of a development package. Any expenses associated with this process shall be reimbursed by the TID. Seconded by Melby. Motion carried 7-1, with Hoppenjan voting nay.

ADJOURN: Motion by Alderperson Tepley to adjourn. Seconded by Chambers. Motion carried 8-0 at 8:32 PM.

Minutes respectfully submitted by City Clerk/Treasurer Aaron Joyce.