



MINUTES OF THE COMMON COUNCIL

SPECIAL MEETING

MONDAY, MARCH 30, 2026 AT 7:00 PM

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

MINUTES

CALL TO ORDER CALL TO ORDER: The meeting was called to order by Mayor Coppernoll at 7:00 PM. Alderpersons present: Ron Fruit, Karin Tepley, Tom McCarthy, Rachel Schultz, Melony Walters, Douglas Martyniuk, and Steve Downs. Absent: Ryan Cairns.

Others Present: Ashley Oliphant, City Administrator; Misty Molzof, City Clerk/Treasurer; Jasen Glasbrenner, Economic Development/Director of Public Works; Darcy Perkins, Municipal Services Specialist; Scott Gald, Utilities Superintendent; Billy Jones, Police Chief; Attorney Michael Windle and Greg (Vierbicher) were virtual; Media: Nova Video representative, WRCO, The Richland Observer; and members of the public.

APPROVAL OF AGENDA: *Motion by Schultz, second by Walters to approve the agenda as presented. Motion passed unanimously 7-0.*

Molzof confirmed the meeting was properly noticed on Friday, March 27, 2026, by 4:30 pm.

APPROVAL OF MINUTES *Motion by Tepley, second by Downs to waive the reading of the minutes of the March 3, 2026, regular meeting and the March 16, 2026, special meeting in lieu of printed copies and approve said minutes. Motion passed unanimously 7-0.*

PLANNING COMMISSION RECOMMENDATIONS FOR ACTION: (Coppernoll)

Conditional Use Permit Application of Brent and Alyssa Gaffney to construct a private garage/accessory building exceeding 3,000 sq. ft. of floor area at 23936 Cty Hwy AA (Tax Parcel 022-0934-2000).

Motion by Fruit, second by Tepley to approve the Conditional Use Permit Application of Brent and Alyssa Gaffney to construct a private garage/accessory building exceeding 3,000 sq. ft. of floor area at 23936 Cty Hwy AA (Tax Parcel 022-0934-2000) as recommended by the Plan Commission. Upon roll call vote, all members present voted aye, motion passed unanimously 7-0.

Conditional Use Application of Brad Wegner to allow tire sales and auto repairs at 780 N Orange Street (Tax Parcel 276-1651-1000).

Motion by Fruit, second by Downs to approve the Conditional Use Application of Brad Wegner to allow tire sales and auto repairs at 780 N Orange Street (Tax Parcel 276-1651-1000) as recommended by the Plan Commission. Upon roll call vote, all members present voted aye, motion passed unanimously 7-0.

Land Division by Certified Survey Map (CSM) Application of Enke Properties, LLC for creation of an eight-duplex housing development

Motion by Downs, second by Tepley to approve the Land Division by Certified Survey Map (CSM) of Enke Properties, LLC for the creation of an eight-duplex housing development as recommended by the Plan Commission. Upon roll call vote, all members present voted aye, motion passed unanimously 7-0.

Public Hearing for Rezoning Application of Enke Properties, LLC for creation of an eight-duplex housing development.

Mayor Coppernoll opened the public hearing at approximately 7:10 pm.

Alan Matteson, 1097 Valley View Drive addressed information presented in support of the rezoning of Stori Field, including population decline, housing needs, available units, and census data. He noted discrepancies in the data and suggested the Council require stone or brick accents on the buildings similar to those on 4th Street and other similarly sized buildings in the City.

Deb McCoy, 665 Chestnut Street , expressed concern that the CSM dividing the land does not reflect information she previously received, including promised land for a sledding hill, larger green space, and safe walking areas.

Mike Grindemann, 548 Stori Drive, expressed concern that the petition dated 12/2/2025 was not heard by elected officials, alleged violations of state statutes, emphasized the need for affordable owner-occupied housing, and opposed changing the property from R-1 to PUD. He also suggested the City explore Habitat for Humanity housing as a more beneficial option.

Barbara Klipp, 590 E 3rd Street, expressed agreement with prior comments made during the public hearing. She questioned the need for additional housing in light of population decline, stated the City missed opportunities to redevelop existing vacant buildings, and expressed concern about the loss of green space. She further noted that rental properties may result in transient tenants and questioned the potential impact on police, schools, and the community, stating that changes to a neighborhood's focus can affect the entire City.

Motion by Tepley, second by Schultz to close the public hearing at approximately 7:22 pm. Motion passed unanimously 7-0.

Ordinance #2026-04, Rezoning of Tax Parcel #276-1664-1000 to Planned Unit Development, Enke Properties, LLC for creation of an eight-duplex housing development.

Motion by Walters, second by Tepley to adopt Ordinance 2026-04 rezoning Tax Parcel 276-1664-1000 to Planned Unit Development (PUD) for the development of the Stori Field property as outlined by the General Development Plan (GDP) as recommended by the Plan Commission. Upon roll call vote, all members present voted aye, motion passed unanimously 7-0.

Specific Implementation Plan for Stori Field Planned Unit Development (PUD).

Motion by Walters, second by Downs to approve the Specific Implementation Plan (SIP), as submitted, for the Stori Field Development. Upon roll call vote, all members present voted aye, motion passed unanimously 7-0.

PUBLIC WORKS RECOMMENDATIONS FOR ACTION: (FRUIT)

Agreement for Annual Contracted Mowing Services

Motion by Fruit, second by McCarthy to approve execution of a 2026 Contracted Mowing Services Agreement with the lowest responsible bidder, Gary's Lawn Care LLC as recommended by the Public Works Board. Upon roll call vote, all members present voted aye, motion passed unanimously 7-0.

Fruit explained there has been extensive discussion, research, and planning regarding mowing services due to 2025 being an abnormally wet year requiring additional mowing, a shortage of staff, and failing equipment. In 2025, one bid was received and awarded to Gary's Lawn Care, LLC; however, concerns were raised due to a familial relationship with a City employee. For 2026, the City solicited bids and received seven submissions, each providing pricing for two options. Gary's Lawn Care, LLC was the lowest responsible bidder, and the Public Works Board recommended awarding the contract accordingly, with funds to be allocated from the part-time employee expense budget line item.

Agreement for Warning System Annual Inspection and Preventative Maintenance

Motion by Fruit, second by Schultz to approve the execution of a 4-Year Agreement for Warning System Annual Inspection & Biennial Preventative Maintenance with Sheboygan Warning Systems, LLC at a cost not to exceed \$12,500.00 as recommended by the Public Works Board. Upon roll call vote, all members present voted aye, motion passed unanimously 7-0.

Fruit stated that two bids were received, with Sheboygan Warning Systems, LLC providing the more favorable pricing structure and strong references.

ITEMS FOR DISCUSSION AND ACTION

Property Use Agreement with Lydia's House.

Motion by Schultz, second by Tepley to authorize the City Administrator and City Attorney to negotiate contract terms and return the agreement to the Council for final approval. Upon roll call vote, all members present voted aye; motion passed unanimously 7-0.

Administrator Ashley Oliphant stated the agreement remains in process and has not been executed. Lydia's House has requested continued use of the property at no cost, consistent with prior use, but also requested reimbursement from the City for maintenance and repair costs, which is not consistent with the Council's prior direction. Additionally, terms of the original 1979 HUD grant have not been located, and the City is awaiting assistance from HUD.

Attorney Michael Windle stated that several concerns have been discussed with Lydia's House representatives; some have been resolved, while others are not in the City's best interest.

Michelle Elfers, President of Lydia's House, stated the property was previously owned by SWCAP, which transferred ownership to the City via quit claim deed without the City's knowledge. She noted Lydia's House ceased operations at that time due to lack of an agreement and is now being asked to operate without one. She explained the building is older and may require major repairs such as roofing or HVAC replacement, which exceed Lydia's House annual budget of \$39,000. Lydia's House has already incurred approximately \$2,000 in utility expenses for an unoccupied facility and cannot continue operations without an agreement. Elfers indicated she has researched applicable federal regulations under CDBG; however, resolution requires locating the 1979 agreement. Lydia's House is requesting reimbursement for major expenses upon any future sale of the property and inclusion of provisions addressing current residents in the event of a sale.

Proposed Updates to City Governance Framework, including Council Rules, Elected Official Code of Conduct, and Committee/Commission/Board Structure.

Tepley reported that she, Walters, and Attorney Windle have been meeting to review and revise Council rules, committee and board structures, and governance framework. No formal action was required. Walters requested Council members review the proposed changes, which include eliminating redundancies across multiple committees addressing the same items.

PUBLIC COMMENT *No Council action will be taken on any matter originating under this item.*

Deb McCoy, 665 Chestnut Street read a letter from Susan Stori regarding recent Council action on the Stori Field property, expressing concern that development is proceeding based on broken promises.

Alan Matteson, 1097 Valley View Drive, expressed appreciation for those serving and the time committed to their roles. He raised concerns regarding the contract with Accurate Appraisal not reflecting what was communicated at the time of Council approval and questioned why the City was paying taxes on the Hill Country Rental property purchased in 2024, which he believed should be tax-exempt.

ADJOURNMENT: *Motion by Tepley, second by Walters to adjourn at approximately 8:26 pm. Motion passed unanimously 7-0.*

Meeting adjourned at approximately 8:26 pm.

Respectfully submitted,

Misty D. Molzof, City Clerk/Treasurer

Approved 4/21/2026