

**Village of Richfield  
4128 Hubertus Road, Hubertus, WI  
Village Board Meeting Minutes January 18, 2018  
7:00 pm**

**1. Call to Order/ Roll Call**

The meeting was called to order by President John Jeffords at 7:00 pm. A quorum of the Village Board was present.

Present: Village Board of Trustees; Bill Collins, Rock Brandner, Dan Neu and Tom Wolff.

Also present: Village Administrator Jim Healy

**2. Verification of Compliance with Open Meeting Law**

Village 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.

**3. Pledge of Allegiance**

**4. PUBLIC COMMENTS (Public comments are an opportunity for citizens to voice concerns to the Board regarding reports and discussion/action items on the agenda, only. Public comments are not a public hearing and are typically a one-way conversation from a citizen to the Board. Individual comments shall not exceed 3 minutes, with a total time limit of approximately 20 minutes. Unless part of a Public Hearing, handouts will not be accepted by the Village. Comments beyond 20 minutes will be moved to the end of the meeting at the discretion of the President.)**

Jeff Gonyo, 2668 STH 164, Town of Polk, requested a change in the minutes to reflect comments from the previous month's meeting where it was alleged a poll worker named Lynette Rake hit Ms. Danah Zoulek with a car. They are presently in civil litigation over this personal injury claim.

Ms. Danah Zoulek, 609 Scenic Road commented that 'hazard mitigation is important' and five (5) people have died in Wisconsin in abandoned quarries.

**5. CONSENT AGENDA**

- a. Vouchers for Payment
- b. Treasurer's Report
- c. Meeting Minutes:
  - i. November 16, 2017 – Regular Meeting (Tabled from December 21, 2017)
  - ii. December 21, 2017 – Regular Meeting
  - iii. December 13, 2017 – Special Meeting
  - iv. January 4, 2018 – Special Meeting
- d. Operator Licenses

Motion by Trustee Wolff to approve the Vouchers for Payment, Treasurer's Report, meeting minutes from November 16, December 13, December 21, 2017 and January 4, 2018 Village Board meetings and Operators Licenses Applications per the attached list and to add into the minutes from December 21, 2017 under the public comments section for Ms. Danah Zoulek the following statement:

"She requested the Board not confirm poll worker Ms. Lynette Rake because of conduct Ms. Zoulek alleges because of active litigation".

Seconded by Trustee Brandner; Motion carried 4-1.

## 6. DISCUSSION/ACTION ITEMS

### a. Discussion/Action regarding the adoption of the Washington County Hazard Mitigation Plan

Motion by Trustee Brandner to table the Countywide Hazard Mitigation Plan until the Board's regularly scheduled meeting on February 15, 2018 at 7PM; Seconded by Trustee Collins;

Motion by Trustee Collins to amend the previous motion to include "for the purpose of allowing more time to the public to review the document and to direct staff to post the information pertaining to the Washington County Hazard Mitigation Plan on the Village website and make it available to the general public at Village Hall"; Seconded by Trustee Rock Brandner; Motion on the amendment carried without objection.

Motion carried unanimously.

### b. Discussion/Action regarding the Final Plat for Bridlewood Estates subdivision

Motion by Trustee Neu to approve the Final Plat for Bridlewood Estates subdivision, subject to the Specific and General Conditions of Approval listed below:

#### **Specific Conditions of Approval:**

1. A note shall be added to the face of the plat indicating that all private driveways shall be designed and constructed in compliance with Village standards, including a maximum grade of 12 percent.
2. A notation shall be added to the wetland in Outlot 2 stating who made the delineation and when, and that such delineation was approved by the US Army Corps of Engineers with a reference to the letter dated February 17, 2015.
3. Include a copy of the Wetland Delineation Report dated October 29, 2014 with the final plat application

#### **General Conditions of Approval:**

1. **Staff and Governmental Approval.** Subject to the developer satisfying all comments, conditions and concerns of the Village Planner, Village Engineer, and all reviewing, objecting and approving bodies, which may include but not be limited to the State of Wisconsin Department of Safety and Professional Services per ch. 236, Wisconsin Statutes and ch. SPS 385, Wisconsin Administrative Code; the State of Wisconsin Department of Transportation per ch. Trans. 233, Wisconsin Administrative Code; the State of Wisconsin Department of Administration per ch. 236, Wisconsin Statutes; and Washington County; in regard to the final plat, and obtaining all necessary permits and approvals, and satisfaction of applicable requirements of State, federal and Village Code, statues lawful orders, prior to the recording of the Final Plat.
2. **Financial Guarantee and Agreement.** Subject to the Developer submitting to the Village Code and receiving approval as to form from the Village Attorney and as to amount from the Village Engineer, a letter of credit, cash, or other approved financial guarantee, and subject o the

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Developer submitting to and receiving from the Village Administrator, Village Attorney and Village Engineer, approval of a Developer's Agreement for the improvements (including all public, private and site development improvements), prior to commencing construction of any improvement, whether public or private, or site development or recording of the final plat.

3. **Deed Restrictions.** Subject to the Developer submitting to and receiving from the Village Administrator, Village Attorney and Village Engineer, approval of the final draft of the deed restrictions, prior to commencing construction of any improvement, whether public or private, or site development, or recording of the final plat.
4. **Professional Fees.** Petitioner shall, on demand, reimburse the Village for all costs and expenses of any type that the Village incurs in connection with this development, including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
5. **Payment of Charges.** Any unpaid bills owed to the Village by the Subject Property Owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes, or for real property taxes, or for licenses, permits fees or any other fees owned to the Village shall be placed upon the tax roll for the subject property if not paid within thirty days of billing by the Village, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village, including possible cause for termination of the conditional approval.

Seconded by Trustee Wolff; Motion carried unanimously.

**c. Discussion/Action regarding the Deed Restrictions for Bridlewood Estates subdivision**

Motion by Trustee Wolff to approve the proposed Deed Restrictions for Bridlewood Estates Subdivision and to further direct Village Staff to submit a signature copy to the County Register of Deeds; Seconded by Trustee Neu; Motion carried unanimously.

**d. Discussion/Action regarding Ordinance O2018-01-01, an Ordinance related to the number of "tow ropes" allowed on Bark Lake**

Motion by Trustee Brandner to approve Ordinance O2018-01-01, an Ordinance amending boating restrictions on Bark Lake related to 'tow ropes'; Seconded by Trustee Collins; Motion carried unanimously.

**7. PUBLIC COMMENTS – (CONTINUED) No additional comments**

**8. ADJOURNMENT**

Motion by Trustee Wolff to adjourn the meeting at 8:02 PM; Seconded by Trustee Neu; Motion carried unanimously.

Respectfully Submitted,

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Jim Healy  
Village Administrator