

**VILLAGE OF GERMANTOWN  
VILLAGE BOARD MEETING MINUTES  
April 16, 2018**

**CALL TO ORDER:** The meeting was called to order at 7:00 p.m. by President Wolter

**ROLL CALL:** Present: President Wolter, Trustees Baum, Hughes, Kaminski, Miller, Myers, Zabel. Excused Absence: Campbell and Warren. Also present: Administrator Kreklow, Clerk Boldrey, and Attorney Sajdak.

**PLEDGE OF ALLEGIANCE:**

**PRESIDENT'S REPORT:** Pres. Wolter announced that there is room on various committee and boards. If interested complete the form on line or at the Clerk's Office.

**APPOINTMENTS:**

**A. Standing Committees of the Village Board**

**A. General Government & Finance:**

<b>Chair</b> Trustee Arthur Zabel	04/17/2018 – 04/16/2019
Trustee Terri Kaminski	04/17/2018 – 04/16/2019
Trustee David Baum	04/17/2018 – 04/16/2019
Trustee Rick Miller	04/17/2018 – 04/16/2019

**MOTION (Baum/Myers) to approve Appointments to the General Government and Finance Committee. Motion carried.**

**B. Public Safety:**

<b>Chair</b> Trustee Jeff Hughes	04/17/2018 – 04/16/2019
Trustee Dan Wing	04/17/2018 – 04/16/2019
Trustee Robert Warren	04/17/2018 – 04/16/2019
Trustee Dennis Myers	04/17/2018 – 04/16/2019

**MOTION (Baum/Myers) to approve Appointments to the Public Safety Committee. Motion carried.**

**C. Public Works & Highways:**

<b>Chair</b> Trustee Terri Kaminski	04/17/2018 – 04/16/2019
Trustee Jeff Hughes	04/17/2018 – 04/16/2019
Trustee Robert Warren	04/17/2018 – 04/16/2019
Trustee Arthur Zabel	04/17/2018 – 04/16/2019

**MOTION (Baum/Myers) to approve Appointments to the Public Works & Highways Committee. Motion carried.**

**B. Commissions/Boards/Committees**

1. Administrative Appeals Review Board  
Trustee Terri Kaminski 04/17/2018 – 04/16/2019
2. Board of Review  
Member Ingolf Schneider 05/01/2018 – 04/30/2023
3. Historic Preservation Commission  
Chair/Trustee Rick Miller 04/17/2018 – 04/20/2020
4. Library Board  
Trustee Dan Wing 04/17/2018 – 04/16/2019
5. Park & Recreation Commission  
Trustee Rick Miller 04/17/2018 – 04/16/2019  
Member Brian Depies 05/01/2018 – 04/30/2021  
Member Steve Stapleman 05/01/2018 – 04/30/2021
6. Plan Commission  
Chair Dean Wolter 04/17/2018 – 04/16/2019  
Trustee David Baum 04/17/2018 – 04/16/2019  
Member Name to Come 05/01/2018 – 04/30/2021  
Member Anthony Laszewski 05/01/2018 – 04/30/2021  
Member Peter Nilles 05/01/2018 – 04/30/2021
7. Police & Fire Commission  
Member Al Campbell 05/01/2018 – 04/30/2023
8. Senior Center Advisory Committee  
Member Arline Flesch 05/01/2018 – 04/30/2021  
Trustee Arthur Zabel 04/17/2018 – 04/20/2020  
Trustee Dennis Myers 04/17/2018 – 04/20/2020

**MOTION (Zabel/Baum) to approve Appointments under Item B. Commissions / Boards / Committees. Tr. Zabel pointed out that there is an opening under Plan Commission. Motion carried.**

**C. Weed Commissioner**

Planning/Zoning Adm. Jeff Retzlaff 04/17/2018 – 04/16/2019

**MOTION (Baum/Miller) to approve Appointment to Weed Commissioner. Motion carried.**

**D. Mid-Moraine Legislative Committee**

Trustee Representative Arthur Zabel 04/17/2018 – 04/16/2019

**MOTION (Baum/Meyers) to approve Appointment to Mid-Moraine Legislative Committee. Motion carried.**

**E. Official Posting Places**

Village Hall - N112 W17001 Mequon Road  
Public Library - N112 W16957 Mequon Road  
Village Website

**MOTION (Baum/Miller) to approve Official Posting Places. Motion carried.**

**ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST/DEPARTMENT AND COMMITTEE REPORTS:**

Trustees provided information on upcoming meeting dates and times.

Tr. Miller commented he is taking the Mia Fest responsibilities. Mia Fest will be May 18 – May 20. There will not be a soccer tournament; however, there will more than likely be soccer games. This will be held at Freidenfeld Park.

**CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:**

None.

**CONSENT AGENDA:**

- A. Approval of Minutes: April 2, 2018 Regular Village Board Meeting
- B. Accounts payable/payroll
  - March 20, 2018 Payroll (Hourly) \$ 214,347.08
  - March 25, 2018 Accounts Payable \$ 442,709.07
  - March 31, 2018 Payroll (Salary) \$ 87,470.62
- C. Operator's Licenses: Operator's Licenses: Cynthia Heyman, Marie Ashley Mendiola, Kristine Meinhardt [Recommended].

The following items were forwarded from **Public Safety** with a unanimous recommendation.

- D. Squad Equipment and Change-Over. – Police Department.

The following items were forwarded from **Board of Public Works** with a unanimous recommendation.

- E. Invoice – CTW Corp. – Repair at Well #11 in an amount not to exceed \$17,668.
- F. Purchase of New Automatic Transfer Switch for Well #7 from – Fabick Cat in an amount not to exceed \$6,397.
- G. Engagement of Frank Giltzer Electric for the installation of new Transfer switch in an amount not to exceed \$5,480.
- H. Authorization to Purchase – Crack Filling Material.
- I. Award of Contract – Country Aire/Mequon Road Water Main Extension & Relocation.
- J. Developer Agreement – Rainbow Childcare Center of Germantown – Review & Possible Action.

**MOTION (Baum/Myers) to approve Consent Agenda Items A – J. Roll call vote carried.**

**IX. PUBLIC HEARING:**

- A. Bill Carity, Carity Land Corporation, agent for Briscoe Development & Management, Inc., property owners – 147.2 acres south of Freistadt Road, east of the Canadian National Railroad, north of Mequon Road and west of Country Aire Drive. 2020 Comprehensive Land Use Plan (LUP) map amendments to reclassify portions of said property from “Agricultural/Conservation Residential” to “Low Density Residential”, “Low Density Residential” to “Medium Density Residential” and “Commercial” to “Medium Density Residential” for purposes of developing a 142-lot single-family and 60-unit condominium residential development known as “Wrenwood” (Tax Key Nos. GTNV 231-998, 232-989, 232-998, 233-981, 234-993 and 234-990).

Pres. Wolter read the Public Hearing notice. Planner Retzlaff commented that there will be one presentation for both items.

- B. Bill Carity, Carity Land Corporation, agent for Briscoe Development & Management, Inc., property owners – 147.2 acres south of Freistadt Road, east of the Canadian National Railroad, north of Mequon Road and west of Country Aire Drive. Applications to create an Rs-5: Single-Family & Rm-2: Multi-family Planned Development District (PDD) pursuant to Section 17.27 of the zoning code, and, to Rezone said property from the A-1: Agricultural Zoning District into the newly created Rs-5 & Rm-2/PDD for purposes of developing a 142-lot single-family and 60-unit condominium residential area known as “Wrenwood” (Tax Key Nos. GTNV 231-998, 232-989, 232-998, 233-981, 234-993 and 234-990).

Planner Retzlaff gave history to the project. The economy in 2008 was so that the project was withdrawn at that point. He reviewed the general development plan for 147.2 acres with 200 residential dwelling units, 142 single family lots and 60 multi-family condominiums. Planner Retzlaff showed the site location maps. Proposed zone map amendments were shown. The proposed sewer service area boundary map amendment was shown. The creation of a planned development district was shown. The preservation of 59 acres of open space wetland was shown and the central park area trail plans. Sanitary Sewer will be extended from East along Mequon Road / Country Aire.

Attorney Sajdak clarified that the two Public Hearings will be held together. Pres. Wolter read both of the Public Hearing Notices. The Public Hearings were opened together at 7:20 P.M.

Ken Miller of S. Country Air Dr. came to the podium. He commented on opposition to the multi-family development as proposed. He commented that the property on Mequon should stay as Commercial. He commented that RS-5 is too dense.

Susan Bernhardt of Freistadt Road came to the podium. She commented that this is a lot to digest and requested for the public hearing to be rescheduled to a later date. She questioned where the run off will go. Pres. Wolter commented that there are planned retention ponds. Mrs. Bernhardt commented that she has horses and ducks and there is manure that is spread. She objected to houses on small parcels. Mrs. Bernhardt commented on speeding on Freistadt Road. She commented on the wildlife.

Lynne Miller of Freistadt Road came to the podium. She commented concern of elevation from a previous built subdivision that is now causing flooding. She is concerned of the zoning and adding to the schools. She is not opposed to development but is opposed to density.

Richard Stahle of Country Aire Drive commented he does not agree with the high density.

John Schaetzel of Donges Bay commented he opposes the density of the development.

Bob Aiken of Country Aire Drive commented concern of the development.

Marcus Stern of Forrest Drive commented that the plan is too dense and not compatible.

Margaret Miller of Country Aire Drive is not against development but believes it is too dense.

The Public Hearing closed at 7:50 P.M.

**X. NEW BUSINESS:**

Action on Hiring of Village Engineer.

**Administrator Kreklow introduced Eric Nitschke to the Village Board.**

**MOTION (Myers/Miller) to approve Eric Nitschke as the Village Engineer. Roll call vote carried.**

**XI.** Bill Carity, agent for Briscoe Development & Management Inc., property owner, 147.2 acres of land south of Freistadt Road, east of the Canadian National Railroad, north of Mequon Road and west of Country Aire Drive (Tax Key Nos. 231-998, 232-989, 232-998, 233-981, 234-993 and 234-990). Consideration and action on a 2020 Land Use Plan (LUP) map amendment Ordinance 07-2018 to reclassify portions of said property from “Agricultural/Conservation Residential” to “Low Density Residential”, “Low Density Residential” to “Medium Density Residential” and “Commercial” to “Medium Density Residential” for purposes of developing a 142-lot single-family and 60-unit condominium residential development known as “Wrenwood”.

**MOTION (Baum/Myers) to approve as presented, Ordinance 07-2018.**

**Tr. Miller questioned the change in the density and the land use plan. Planner Retzlaff explained the different low density residential options. Discussion of the density ensued. Motion carried, Tr. Zabel, Myers, and Miller voted no.**

**XII.** Bill Carity, agent for Briscoe Development, property owner – 147.2 acres of land south of Freistadt Road, east of the Canadian National Railroad, north of Mequon Road and west of Country Aire Drive ( Tax Key Nos. 231-998, 232-989, 232-998, 233-981, 234-993 and 234-990); Consideration and action on Rezoning Ordinance 08-2018 to Create an Rs-5 & Rm-2 Planned Development District (PDD) and rezone said property from the A-1: Agricultural Zoning District to the Rs-5 & Rm-2/PDD District, and, consideration and action on Resolution 28-2018 establishing specific conditions and restrictions for the Rs-5 & Rm-2/PDD to guide specific development therein.

**MOTION (Baum/Kaminski) to approve as presented, Ordinance 08-2018 and Resolution 28-2018. Discussion of the setback ensued.**

**Motion carried, Tr. Zabel, and Miller voted no.**

**XIII.** 2017 Germantown Community Library Annual Report.

Trisha Smith, Library Director, came forward to give detail of the 2017 Germantown Library Annual Report. She reported on circulation information and community events and programs. The Germantown Community Library is a part of the Monarch Library System. There has been a 5.1% increase of circulation from 2016 to 2017.

**XIV.** Resolution 29-2018, Authorization to Proceed with an Agreement with Ehlers to Provide a Feasibility Analysis of a Tax Incremental District.

**MOTION (Kaminski/Myers) to approve as Resolution 29-2018, Authorization to Proceed with an Agreement with Ehlers to Provide a Feasibility Analysis of a Tax Incremental District. The Resolution is in an amount not to exceed \$5,700 which is the**

**first phase. Phil Cosson of Ehlers came to the podium to report on the agreement. Chad Novis of Zilber Property Group came to the podium as an introduction to the development company.**

**Roll call vote carried, Tr. Zabel voted no.**

**XV. Resolution 30-2018, Authorization to Proceed with an Agreement with R.W. Management Group in an amount not to exceed \$24,000 for Analysis of the Fire Department and Hiring of Fire Chief.**

**MOTION (Myers/Baum) to approve as Resolution 30-2018, Authorization to Proceed with an Agreement with R.W. Management Group in an amount not to exceed \$24,000 for Analysis of the Fire Department and Hiring of Fire Chief. Administrator Kreklow commented the he met with the Police and Fire Commission that some planning and analysis of the Fire Department is done prior to or with the hiring process. This will be funded by Capital Improvements.**

**Roll call vote carried.**

**XVI. Resolution 31-2018 Authorizing and Directing Village Staff to Contact and Work with Southeastern Wisconsin regional Planning Commission (SEWRPC) to Amend the Regional Water Quality Management Plan for Eventual Addition of Certain Lands Located Generally Between Freistadt Road, Goldendale Road, Wisconsin Southern Railroad and the Existing Sewer Service area to the East to MMSD's Sanitary Sewer Service Area.**

**MOTION (Baum/Myers) to approve as Resolution 31-2018, Authorizing and Directing Village Staff to Contact and Work with Southeastern Wisconsin regional Planning Commission (SEWRPC).**

**Motion carried.**

**ADJOURNMENT:** There being no further business, meeting adjourned at 9:15 p.m.

*Deanna Boldrey*

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Deanna L. Boldrey, WCMC/CMC  
Village Clerk