

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
June 18, 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, Warren, Wing, Zabel. Also present: Administrator Kreklow, Clerk Boldrey, and Attorney Sajdak.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT: Pres. Wolter thanked everyone for reaching out to him either via phone or email and for coming to the meeting.

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

Trustees provided information on upcoming meeting dates and times.

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

John Krause Sr of Germantown Kiwanis reported that there will be a ribbon cutting ceremony of the Gehl Performing Arts Pavilion on June 20th at 5:30 P.M. The Germantown Community Band will begin at 7 P.M. Pres. Wolter thanked the Keller Group for their extra effort of completing the project.

CONSENT AGENDA:

- A. Approval of Minutes: June 4, 2018 Regular Village Board Meeting.
- B. Accounts payable/payroll
 - 1. June 10, 2018 Accounts Payable \$577,591.43
 - 2. June 12, 2018 Payroll Hourly \$232,887.44
 - 3. June 15, 2018 Payroll Salary \$ 94,955.63
- C. Operator's Licenses: Danielle Boppre, Lisa Burgess, Stephanie Marie Cresci, Brandon Dykeman, Denise Eineichner, Bonnie Fitzwilliams, Stephanie Gibicsar, Cynthia Heyman, Jeanine Isaacson, April Kintopp, Christine Konvalinka, Lindsay Kroll, Dawn Hardy-Reith, April Kintopp, Kirk Kussman, Heather Lazar, Michelle McGrath, John Miller, Thomas Moes, Chilistina Monroe, Timothy Mueller, Matthew Roadhouse, Annette Robenhorst, Ashley Satterlee, Donna Schneidervin, Jay Soni, Veronica Strassburg, Randy Strumberger, Tyler Tapp, Madelyn C. Thiessen [Recommended].

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

- D. Police Department –Purchase of Replacement Exchange and File Server from Schultz Bernstein in an amount not to exceed \$46,265, which includes hardware, software, setup and install.

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

- E. Resolution 45-2018, Contract with Century Landscape for the Tree Replacements in an Amount not to Exceed \$25,000.
- F. Resolution 46-2018, Resolution Adopting 2017 Compliance Maintenance Annual Report (CMAR – DNR).
- G. Resolution 47-2018, Resolution Authorizing Application to SEWRPC for Sanitary Sewer Service Area Amendment for Wrenwood Subdivision Development.

MOTION (Baum/Myers) to approve Consent Agenda Items A-G. Motion Carried Unanimously.

IX. PUBLIC HEARING:

- A. Towne Realty, Inc. D/B/A, Zilber Property Group, Agent for Brian A. & Kevin J. Kazmierczak, Richard A. and Mary K. Stephan, and Frank E. and Mary J. Wiedmeyer, Property Owners of 224.8 acres South of Rockfield Road, North of Holy Hill Road, West of Goldendale Road and East of Hwy 41/45 (Tax Key: GTNV 073-999, GTNV 073-991, GTNV 074-995, GTNV 074-983, GTNV 074-986, GTNV 991, GTNV 074-984, GTNV 074-993), and William Wetterau, Agent for GGWW LLC, Property Owner of 73.5 acres South of Rockfield Road, North of Holy Hill Road, West of Goldendale Road (Tax Key: GTNV 074-987, GTNV 074-988, GTNV 074-989, GTNV 074-990), and MLG/RMS LTD Partnership, Agent for Andrew Bruce, MLG Capital, Property Owner of 62.5 acres South of Holy Hill Road, North of the WSOR Railroad, West of Goldendale Road and East of Hwy 41/45 (Tax Key: GTNV 181-987, GTNV 182-984); Proposed Amendments to the 2020 Land Use Plan Map to Reclassify the Properties from “Mixed Use” to “Industrial/Office”, and, Expand the 2020 Sanitary Sewer Area (SSA) Boundary to include these and other properties deemed necessary by the Village Board.
- B. Towne Realty, Inc. D/B/A, Zilber Property Group, Agent for Brian A. & Kevin J. Kazmierczak, Richard A. and Mary K. Stephan, and Frank E. and Mary J. Wiedmeyer, Property Owners of 151.3 Acres South of Rockfield Road, North of Holy Hill Road, West of Goldendale Road, East of US41 (Tax Key: GTNV 073-999, GTNV 073-991, GTNV 074-995, GTNV 074-983, GTNV 074-986, GTNV 073-991, GTNV 074-984, GTNV 074-993); Rezoning application to change to zoning of the Properties from the A-1: Agricultural, A-2: Agricultural, Rs-1: Single-Family and Rs-2: Single-Family Districts to the M-1: Limited Industrial District.

Pres. Wolter read the items. Public Hearing Items A and B will be held at the same time.

Planner Retzlaff reviewed the amendments to the 2020 Land Use Plan Map and Zoning Code. This is for the development of the 151.3 acre corporate park located near Holy Hill Road and US 41 with immediate plans to build a 702,000 square foot office warehouse facility with possible future expansion to 852,280 square foot and additional Institutional Quality Industrial Development.

The Land Use Plan amendment is to change 287 acres from Mixed Use to Industrial Office and to expand the 2020 Sanitary Sewer Service Area boundary. The proposed Rezoning includes 151.3 acres plus staff modification to include 73.5 acres. The Sanitary Sewer Service Boundary expansion includes 151.3 acres plus additional area. There have been three additional properties requesting to be added to the Sanitary Sewer Area. The zoning was reviewed. The TID #8 Public Hearing was held last week at Plan Commission. The Village Board will consider TID #8 on June 26. A detailed rendering of the site was shown and will be coming to Plan Commission in July. Staff comments and Plan Commission recommendations were reviewed.

Pres. Wolter read the Public Hearing Notices for both Public Hearings A. and B. and opened the Public Hearings at 7:10 P.M. He explained the public hearing process and that individuals will have to come up front to the podium and state their name and address.

Judy Schultz of Meadow Lark Lane came to the podium. She commented with concerns to private water wells and sewer, rain fall, stormwater management, traffic flow, and repair of Rockfield Road.

Carry Wick of Meadow Lark Lane commented that she agrees with Judy's concerns. She had additional concerns of the timing, the DNR Environmental Studies, and she spoke of damage from the previous blasting project.

Brian Kazmierczak of Widmere Drive, Colgate commented on the difficulty of farming the area and transporting equipment to the area for farming. He spoke of the development opportunities that have come forward. He spoke in favor of the development.

David Herrmann of Robinhood Drive requested that due diligence be done prior to going through.

Bill Wetterau of Goldendale Road gave history of the properties in the Holy Hill area and spoke in favor of the development.

Jeff Hoffman of the Birkey Company spoke in favor of the development.

Chad Novis of the Zilber Property Group thanked everyone for their comments. He commented that the Zilber Property Group is listening thoughtfully to the comments and reassured that no corners are being cut and all regulations and ordinances are being followed.

Katy Kautz of Meadow Lark Lane commented that the project will go forward. She commented concern to respect those that live in the area and they are private home owners.

David Heinen of Woodside Lane commented concern on the road and questioned how far the setbacks would be for the building. He also had concerns of sewer / water and private wells. He spoke of concern if the building would be empty. Pres. Wolter commented it would be up to the Zilber Property Group to rent, lease or manage the building.

Danielle Chernich of Woodside Lane spoke in favor of the development and spoke of concern with water and private wells.

Ed Schuyler of Meadow Lark Lane commented that he would like to see a detailed schedule and commented that there would have to be proper permitting.

Susan White of Goldendale commented that she is not for or against the development. She asked to make it nice and to be a good neighbor and to "save the ducks".

Lorie Becklund of Fawn Court commented she agreed with Susan White and asked to keep the area pretty and to "save the ducks".

Harry Weckwerth of Robinhood Drive questioned why this is industrial only and not residential.

The Public Hearing closed at 8:33 P.M.

- C. Phylmack LLC, Property Owner and Agent for Speaker Properties LLC, W200 N12108 & W200 N12122 Josephine Drive and John A. Wagie, Property Owner, N121 W19996 Dalebrook Drive (Tax Key: GTNV 173-032, GTNV 173-033 & GTNV 173-989); Rezoning application from Rs-3: Single-Family and Rs-4: Single-Family to the M-1/PDD J.W. Speaker Corporation Planned Development District (“Speaker PDD”); and (2) Amendments to the Speaker PDD General Development Plan (GDP) and Conditions and Restrictions adopted under Resolution No. 26-17.

Pres. Wolter read the item. Planner Retzlaff gave background to the amendments. Three parcels combined in December of 2017. There was a shift of building location and the plan was revised. Staff comments and plan commission recommendations were reviewed.

Pres. Wolter read the Public Hearing Notice and opened the Public Hearing at 8:46 P.M. He explained the public hearing process and that individuals will have to come up front to the podium and state their name and address.

No one spoke.

The Public Hearing was closed at 8:46 P.M.

X. NEW BUSINESS:

- A. Kiwanis of Germantown, Picnic License, Temporary Class “B” Fermented Malt Beverage for Fourth of July Celebration July 4, 2018, Firemen’s Park, Near Shelter.

MOTION (Myers/Warren) to approve Kiwanis of Germantown, Picnic License, Temporary Class “B” Fermented Malt Beverage for Fourth of July Celebration July 4, 2018, Firemen’s Park, Near Shelter. **Motion Carried Unanimously.**

- B. Towne Realty, Inc. D/B/A, Zilber Property Group, Agent for Brian A. & Kevin J. Kazmierczak, Richard A. and Mary K. Stephan, and Frank E. and Mary J. Wiedmeyer, Property Owners of 224.8 acres South of Rockfield Road, North of Holy Hill Road, West of Goldendale Road and East of Hwy 41/45, and William Wetterau, Agent for GGWW LLC, Property Owner of 73.5 acres South of Rockfield Road, North of Holy Hill Road, West of Goldendale Road, and and MLG/RMS LTD Partnership, Agent for Andrew Bruce, MLG Capital, Property Owner of 62.5 acres South of Holy Hill Road, North of the WSOR Railroad, West of Goldendale Road and East of Hwy 41/45; Ordinance 14-2018 to Amend the 2020 Land Use Plan Map to Reclassify the Properties from “Mixed Use” to “Industrial/Office”, and, Expand the 2020 Sanitary Sewer Area (SSA) Boundary to include these and other properties deemed necessary by the Village Board.

MOTION (Baum/Kaminski) to approve Ordinance 14-2018 to Amend the 2020 Land Use Plan Map to Reclassify the Properties from “Mixed Use” to “Industrial/Office”, and, Expand the 2020 Sanitary Sewer Area (SSA) Boundary to include these and other properties deemed necessary by the Village Board. Discussion ensued as to the zoning.

Amendment Motion (Zable/Baum) to include the additional properties as shown on the map. There is a cost to include lands in the SSA. Motion carried, Warren opposed. Motion as amended passed, Baum and Zabel opposed.

- C. Towne Realty, Inc. D/B/A, Zilber Property Group, Agent for Brian A. & Kevin J. Kazmierczak, Richard A. and Mary K. Stephan, and Frank E. and Mary J. Wiedmeyer, Property Owners of 151.3 acres South of Rockfield Road, North of Holy Hill Road, West of Goldendale Road, East of US41 (Tax Key: GTNV 073-999, GTNV 073-991, GTNV 074-995, GTNV 074-983, GTNV 074-986, GTNV 073-991, GTNV 074-984, GTNV 074-993); Ordinance 15-2018 to Rezone the Properties from the A-1: Agricultural, A-2: Agricultural, Rs-1: Single-Family and Rs-2: Single-Family Districts to the M-1: Limited Industrial District.

MOTION (Kaminski/Myers) to approve Ordinance 15-2018 to Rezone the Properties from the A-1: Agricultural, A-2: Agricultural, Rs-1: Single-Family and Rs-2: Single-Family Districts to the M-1: Limited Industrial District.

Motion carried, Baum opposed.

- D. Phylmack LLC, Property Owner and Agent for Speaker Properties LLC, W200 N12108 & W200 N12122 Josephine Drive and John A. Wagie, Property Owner, N121 W19996 Dalebrook Drive (Tax Key: GTNV 173-032, GTNV 173-033 & GTNV 173-989); Ordinance 16-2018, to Rezone from Rs-3: Single-Family and Rs-4: Single-Family to the M-1/PDD J.W. Speaker Corporation Planned Development District;

MOTION (Myers/Miller) to approve Ordinance 16-2018, to Rezone from Rs-3: Single-Family and Rs-4: Single-Family to the M-1/PDD J.W. Speaker Corporation Planned Development District.

Motion Carried Unanimously.

- E. Phylmack LLC, Property for Speaker Properties LLC, W200 N12108 & W200 N12122 Josephine Drive & John Wagie, Property Owner, N121 W19996 Dalebrook Drive; Resolution 48-2018, Amending the J.W. Speaker Corporation Planned Development District (PDD) General Development Plan and Conditions and Restrictions adopted under Resolution No. 26-17.

MOTION (Myers/Baum) to approve Resolution 48-2018, Amending the J.W. Speaker Corporation Planned Development District (PDD) General Development Plan and Conditions and Restrictions adopted under Resolution No. 26-17.

Amendment Motion (Zabel/Myers) to Amend item #5 of the conditions, change two year to one year, and change July 1, 2020 to July 1, 2019. Discussion ensued that residents were promised trees and this would give the trees a chance to grow. The proposed resolution was drafted to the Plan Commission recommendations. Jamie Speaker came to the podium and explained that it takes care and time for trees to be installed and this is a significant area. It is a timing issue. **Amendment Motion Failed.**

Original motion carried unanimously.

- F. Award of Contract – 2018 Road Improvement Projects.

MOTION (Zabel/Kaminski) to approve awarding the contract to Payne & Dolan for up to \$1.5 Million. Discussion ensued of the addition of Lovers Lane and Century. There are right-of-way questions involved with the Lovers Lane and Century. **Motion Carried Unanimously.**

G. Resolution 44-2018, Budget Amendment – Adoption of TID #7, 2018 Budget.

MOTION (Zabel/Miller) to approve Resolution 44-2018, Budget Amendment – Adoption of TID #7, 2018 Budget. **Motion Carried Unanimously.**

ADJOURNMENT: There being no further business, meeting adjourned at 10:04 p.m.

Deanna L. Boldrey
Deanna L. Boldrey, WCMC/CMC
Village Clerk