

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
July 15, 2019**

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

ROLL CALL: Present: President Wolter, Trustees Baum, Kaminski, Miller, Myers, Warren, Wing, and Zabel. Trustee Hughes absent excused. Also present: Administrator Kreklow, Clerk Braunschweig, Attorney Sajdak, Director Retzlaff, Planner Zandt, Director Ratayczak, and Manager Tucker.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:

President Wolter reported on the upcoming 2050 Comprehensive Plan Public Open House to be held on July 23rd from 6-8 p.m. at the Germantown Community Library.

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:

Lynn Grgich of Ashbury Circle for the Kiwanis Club and Germantown Chamber of Commerce came to the podium to thank everyone that participated in the July 4th parade. Thank you to all for their assistance in the festivities.

CONSENT AGENDA:

- A. Approval of Minutes: July 1, 2019 Regular Village Board Meeting.
- B. Accounts payable/payroll
 - 1. June 30, 2019 Accounts Payable \$ 29,712.18
 - 2. July 9, 2019 Payroll (Hourly) \$ 281,321.94
 - 3. July 10, 2019 Accounts Payable \$ 591,273.71
- C. Operator's Licenses: Joel Efanga, Brian Hower, Matthew Jones, Thomas Keesler, Emily Lipke, David Markgraf, Danielle Mattingly, Thomas Mosey, Lisa Nelson, Mehul Soni, Charlotte Underwood, Ramalakshmi Vootkur. [Recommended]

MOTION (Baum/Myers) to approve Consent Agenda Items A-C. Roll Call Vote Carried Unanimously.

OLD BUSINESS:

None.

PUBLIC HEARING:

Central Land Company III, LLC Agent for GGWW, LLC, Property Owner – W204 N12839 Goldendale Road (45.5 acres in Southwest corner of Rockfield Road @ Goldendale Road). Rezoning Application to Rezone 45.5 acres from the A-1 Agricultural District to the M-1: Limited Industrial District for a 240,500 sqft Industrial Building.

Planner Zandt came to the podium to present the Rezoning Application. This is to Rezone 45.5 acres from the A-1 Agricultural District to the M-1: Limited Industrial District for a 240,500 sqft foot Industrial Building. The Site Location Map and Site Plan were shown. The Plan Commission held a Public Hearing on July 8th and recommended approval of the item.

Planner Zandt reviewed the zoning on the site location. The previous amendments to the Land Use Map and Sewer Service Area were reviewed. The area is within TID #8. The proposal summary was reviewed. This is to Rezone 45.5 acres from A-1 Agricultural to M-1 Limited Industrial for the Construction of 240,468 square feet manufacturing facility on North 20 acres. Future construction of other industrial buildings on South 26 acres was mentioned. This is for the distribution facility for plastic containers with limited onsite production. The business would be operated Monday – Friday, 7 am to 6 pm with some Saturday operational hours.

President Wolter read the Public Hearing Notice and Opened the Public Hearing at 7:11 P.M.

Susan White of Goldendale Road came to the podium. She lives across from the development area. She is concerned of the wooded area. It was clarified that the wooded area will remain and the pond will be moved. There will be ornamental & landscaping trees around the building. The building height is 33-34 feet tall. There will not be a sidewalk.

President Wolter closed the Public Hearing at 7:12 P.M.

GTOWN Properties LLC, Agent and Property Owner for North Shore Bank – N112 W15800 Mequon Road. Rezoning Application to Create a B-2 Planned Development District (PDD) and Rezone 10.16 acres from the B-2: Community Business & B-3: General Business Districts into the B-2/PDD; for a 2,250 sqft Bank. (Public Hearing Only)

Planner Zandt came to the podium to present the Rezoning Application. The applicant has requested to hold off on action until all items come forward together. The request is to Create a B-2 Planned Development District (PDD) and Rezone 10.16 acres from the B-2: Community Business & B-3: General Business Districts into the B-2/PDD; for a 2,250 sqft Bank. The Site Location Map and Site Plan were shown. The Plan Commission held a Public Hearing on July 8th and recommended approval of the items and CSM.

Planner Zandt reviewed the zoning on the site location. This is for the Creation of the Sendik's Village Centre PDD and the development of lot two for the construction of a 2,250 sqft foot Bank. The proposed CSM was reviewed.

President Wolter read the Public Hearing Notice and Opened the Public Hearing at 7:25 P.M.

No One Spoke.

President Wolter closed the Public Hearing at 7:26 P.M.

Discussion of why B-2 instead of B-1 ensued and the use of PDD. This is due to the code.

Ger & Chia Vang, Koa Vang & Ly & Sy Vang, Property Owners – 29.6 acres west of Pleasant View Drive ¼ mile south of Rockfield Road. Rezoning Application to Rezone 5.03 acres from the A-1: Agricultural District to the Rs-1: Single Family Residential District, and, to Rezone 24.57 acres from the A-1: Agricultural District to the A-2: Agricultural District.

Planner Zandt came to the podium to present the Rezoning Application. The request is to Rezone 5.03 acres from the A-1: Agricultural District to the Rs-1: Single Family Residential District, and, to Rezone 24.57 acres from the A-1: Agricultural District to the A-2: Agricultural District. The Site Location Map and Site Plan were shown. The Plan Commission held a Public Hearing on July 8th and recommended approval of the items. The Site Location Map and Site Plan were shown. The proposed CSM was reviewed. Proposed Lot 1 of 5.028 to be Zoned Rs-1 Single Family and Proposed Lot 2 24.58 acres to be Zoned A-2 Agricultural. This is consistent with the 2020 Land Use Plan Map designation.

President Wolter read the Public Hearing Notice and Opened the Public Hearing at 7:32 P.M.

No One Spoke.

President Wolter closed the Public Hearing at 7:33 P.M.

NEW BUSINESS:

President Wolter stepped out of the meeting. 7:34 P.M.

MOTION (Kaminski/Warren) to Appoint Baum as ProTem until President Wolter's return to the meeting. Motion Carried Unanimously.

Ordinance 07-2019, Rezoning Application to Rezone 45.5 acres from the A-1 Agricultural District to the M-1: Limited Industrial District; for a 240,500 sqft Industrial Building for Central Land Company III, LLC Agent for GGWW, LLC, Property Owner – W204 N12839 Goldendale Road (45.5 acres in Southwest corner of Rockfield Road @ Goldendale Road).

MOTION (Kaminski/Miller) to approve Ordinance 07-2019, to Rezone 45.5 acres from the A-1 Agricultural District to the M-1: Limited Industrial District; for a 240,500 sqft Industrial Building for Central Land Company III, LLC Agent for GGWW, LLC, Property Owner – W204 N12839 Goldendale Road (45.5 acres in Southwest corner of Rockfield Road @ Goldendale Road). The well on -site will be abandoned by the developer per DNR Code. The ponds will be pumped down and filled. Motion Carried Unanimously.

Ordinance 09-2019, Rezoning Application to Rezone 5.03 acres from the A-1: Agricultural District to the Rs-1: Single Family Residential District, and, to Rezone 24.57 acres from the A-1: Agricultural District to the A-2: Agricultural District; and a 2-Lot Certified Survey Map for Ger & Chia Vang, Koa Vang & Ly & Sy Vang, Property Owners – 29.6 acres west of Pleasant View Drive ¼ mile south of Rockfield Road.

MOTION (Kaminski/Myers) to approve Ordinance 09-2019, to Rezone 5.03 acres from the A-1: Agricultural District to the Rs-1: Single Family Residential District, and, to Rezone 24.57 acres from the A-1: Agricultural District to the A-2: Agricultural District; and a 2-Lot Certified Survey Map for Ger & Chia Vang, Koa Vang & Ly & Sy Vang, Property Owners – 29.6 acres west of Pleasant View Drive ¼ mile south of Rockfield Road.

Zabel questioned the setback for the property on the back of the property and existing field road for driveway. This is a shared driveway. They can use the field road for agricultural purposes. The shared driveway will have to comply with the shared driveway requirements for land use divisions. The original CSM was revised per the surveyor requirements. The set back for lot 2 is not shown. President Wolter returned 7:50 P.M.

**Amendment Motion (Myers/Zabel) to revise the CSM and require that the CSM show the building set-backs on lot two. Amendment Motion Carried Unanimously.
Motion as amended Carried Unanimously.**

Ordinance 10-2019, for Historic Designation for Frank & Irene Blau, Property Owners – W148 N12297 Pleasant View Drive, Tax Key #143-990.

MOTION (Zabel/Baum) to approve Ordinance 10-2019, for Historic Designation for Frank & Irene Blau, Property Owners – W148 N12297 Pleasant View Drive, Tax Key #143-990. Motion Carried Unanimously.

Tourism Commission Presentation.

**Carroll Merry, Chair of the Tourism Commission, came to the podium.
Chair Merry presented information on the Vision of the Tourism Commission. Merry reported on the 2017 Legislative Changes and their intent to focus outside of Germantown to generate overnight stays, “Heads in Beds”.**

Local recipients and organizations in recent years have received funding. This list includes Mai Fest, Octoberfest, Washington County Tourism, Kiwanis Santa Breakfast, Moose Lodge, and Gehl Pavilion Development.

He reported on becoming proactive with the organizations.

The Commission contracted with Elaine Motl to promote Germantown and do the day to day work of the Commission. She is advising the Commission and Organizations on how to create greater exposure for their events.

**The recent article newspaper article was shown with reference to their website.
<https://visitgermantown.com/> Merry reviewed the features of the website.**

Merry reviewed the possibility and use of billboards. Germantown as a destination was reviewed.

Discussion ensued after the presentation.

Discussion included how metrics are measured and the support of future Municipal Development and Funding.

Future advertising possibilities include billboards, the Wisconsin Magazine, Chicago Market, and Rack Cards near Kenosha.

Discussion included to link their website with the Historical Society website.

President Wolter questioned the percentage of funding to promotions / advertising rather than the actual events. Merry reported that each organization has their own marketing plan and concepts. That varies from project to project.

It was questioned if the Tourism Commission is moving away from assisting smaller events. Merry commented they the Tourism Commission will be doing both the marketing and assisting smaller events.

Discussion ensued that the Commission does not have a budget.

Commission Treasurer Judy Rogers came to the podium and commented on assisting the organizations with their marketing of the event and the process of receiving funding.

President Wolter commented on the appearance of building kingdoms and hesitancy on the billboard signage. The billboards are a huge jump and a little much. The funding could be used for buildings, such as Festhalle and future events.

Elaine Motl clarified that the Commission approved \$7,000 for Mai Fest, and in addition she will sit down with each organization and work on sponsorship and marketing. The Commission is supportive of a Festhalle. The proposal will come forward in August. Motl commented that there has to be a marketing plan prior to building. She wants to assist Marketing Plans and Contingency Plans for upcoming events. The Commission looks at Mai Fest and Oktoberfest as signature events.

Elaine has community meetings planned with event planners and a meeting in August for the hotels and their general managers. She will discuss meetings for corporate businesses.

More discussion ensued of consideration of the Festhalle building.

Wing commented on tangible municipal development and not so marketing heavy. Discussion ensued of the Festhalle building.

Wing commented that someone besides himself should represent the Board on the Tourism Commission.

Baum commented to rework with focus on assisting organizations with other items than marketing.

Elaine commented to assist events and the money to be spent within the realm of the law.

Attorney Sajdak advised that allowable expenses are more than marketing. There may be a desire to further assist more than marketing.

Administrator Kreklow commented that there are other communities working with tourism dollars. There is a wide variety of approaches taken. He offered to bring additional information of what other communities have done and their structure and options that are available.

The Village Board should have a vision or direction in mind and as members are appointed, they should be aware of the vision and direction.

Baum questioned if they want to grow to a Summerfest version of Germantown?

Joletta Kerpan of the Kiwanis came to the podium. She commented on the shortage of volunteerism. If the event grows larger more volunteers are needed and there is already a lack of volunteering.

Consideration and Decision to Cancel or Change September 2nd, 2019 Village Board Meeting due to Holiday.

MOTION (Baum/Myers) to Cancel the September 2nd Village Board Meeting due to Holiday. Motion Carried Unanimously.

ADJOURNMENT.

ADJOURNMENT: There being no further business, the meeting adjourned at 9:00 p.m.

The next regular meeting of the Village Board will be on Monday, August 5, 2019 at 7:00 p.m.

Respectfully Submitted,

Deanna B. Braunschweig, WCMC/CMC
Village Clerk