

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING: REGULAR MEETING OF THE VILLAGE BOARD
DATE AND TIME: MONDAY, October 17, 2016 7:00 p.m.
LOCATION: Germantown Village Hall Board Room

I. CALL TO ORDER: *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. PRESIDENT'S REPORT

V. WASHINGTON OZAUKEE PUBLIC HEALTH DEPARTMENT – DISCUSSION OF COUNTY-WIDE HEALTH COALITION/WELL WASHINGTON COUNTY

VI. ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST /COMMITTEE REPORTS:

The following individuals will be given the opportunity to make announcements of future municipal activities: Village President, Village Board Members, Village Administrator, Village Attorney and Village Clerk.

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

Please be advised per §19.84(2), information will be received from the public. It is the policy of this municipality that there be a three (3) minute time period, per person, with time extension per the Chief Presiding Officer's discretion; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. (15 minutes)

VIII. CONSENT AGENDA:

A. Approval of Village Board Minutes: August 29, 2016 Special Village Board Meeting and September 19, 2016 Regular Village Board Meeting

B. Accounts payable/payroll

1.	September 2016	Accounts Payable	\$ 21,750.05
2.	October 4, 2016	Payroll (hourly)	\$ 209,091.84
3.	October 10, 2016	Accounts Payable	\$ 408,440.83
4.	October 15, 2016	Payroll (salary)	\$ 85,271.90

C. Operator Licenses: October 18, 2016 to June 30, 2017: [Recommended Approval] Shanta A. Atlas; Mellissa A. Czerwinski; Marcie J. Eagan; Micah N. Gaines; Kimberly K. Kohler; Marisa L. Moser; Jennifer C.J. Ramirez; Danielle T. Stewart

VIII. CONSENT AGENDA continued:

The following items were forwarded from the Public Safety Committee with a unanimous recommendation:

- D. Approve Purchase of Forensic Evidence Drying Cabinet at a Cost Not to Exceed \$5,000, with Funds Allocated from the Asset Forfeiture Acct. #19-567-530-3100 [Recommended Approval]

The following items were forwarded from the Public Works Committee with a unanimous recommendation:

- E. Approve Contract with Ideal Mechanical to Complete Internal Plumbing Work at Fire Station #1 for a Cost Not to Exceed \$16,000 with Funds Allocated From Acct. #10-519-570-8222
- F. Approve Contract with M&M Tree Care to Prune Approximately 117 Trees Within the Old Farm Subdivision Area at a Cost Not to Exceed \$13,000 with Funds Allocated from Acct. #10-553-530-5290
- G. Approve Four CSM Correction Instruments for the Purpose of Modifying All Previous CSM's for the Weimer Bearing Parcels Once Owned by the Village Due to Release of the WDOT's Access and Noise Restrictions Still In Force [Recommended Approval]
- H. Request Approval to Include the Extension of Additional Water Main to Cross Fond du Lac Avenue as Part of the Current Park Avenue Water Main Relay Contract with Mueller Excavating at an Additional Estimated Cost of \$34,600 Including a 15% Contingency [Recommended Approval]

IX. UNFINISHED BUSINESS: NONE.

X. PUBLIC HEARINGS – 7:00 P.M. OR LATER: *The purpose of said hearing(s) is to hear any and all parties, their attorneys or agents, for or against the application(s) filed by the petitioner(s).* NONE.

XI. NEW BUSINESS:

- A. Request Approval to Award Contract to Zenith Tech, Inc. in the amount of \$48,513.50 to replace the Fire Station #2 North Concrete Approach.

XII. ADJOURNMENT

The next Village Board meeting will be on November 21, 2016 at 7:00 p.m.

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For Additional information or to request this service please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting.

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
August 29, 2016**

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

ROLL CALL: President Wolter, Trustees Baum, Campbell, Hughes, Kaminski, Miller, Warren and Zabel. Trustee Myers absent and excused. Also present: Attorney Sajdak, DPW Director Ratayczak, CDD/Planner Retzlaff, Fire Chief Weiss, and Clerk Goeckner

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

PRESIDENT'S REPORT: Moving wall opening at 8:30-9:30 a.m. on Thursday morning to Kennedy Middle School and opening ceremony at 6:00 p.m. Please stop to see the wall and exhibit. Second Annual 9/11 Memorial/Remembrance Ceremony at Fire Station 2 at 8:30 a.m.

APPOINTMENTS

1. **General Government & Finance**
Trustee Alan Campbell 08/29/2016 – 04/17/2017
2. **Public Safety**
Trustee Alan Campbell 08/29/2016 – 04/17/2017
3. **Economic Development Committee**
Trustee – Chair Jeff Hughes 08/29/2016 – 04/17/2017
Trustee Alan Campbell 08/29/2016 – 04/16/2018
4. **Senior Center Advisory Committee**
Trustee – Chair Dennis Myers 08/29/2016 – 04/16/2018
Trustee Alan Campbell 08/29/2016 – 04/16/2018

MOTION (Zabel/Baum) to approve all as presented, carried.

ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST/COMMITTEE REPORTS: Trustees announced upcoming meeting dates and times.

CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing: None.

CONSENT AGENDA:

- A. Approval of Village Board Minutes: July 18, 2016, August 1, 2016 and August 15th Special Village Board
- B. Accounts payable/payroll
 1. August 23, 2016 Payroll (hourly) \$ 292,977.93
- C. Operator Licenses: August 30, 2016 to June 30, 2017:
Joshua Fedele; Tyler Deida; Carol A. Phillips [Recommended Approval]

MOTION (Baum/Miller) to approve items A-C. Trustee Zabel requested to pull the minutes from August 1st. **By roll call vote, carried.** **MOTION (Zabel/Miller) to amend minutes of August 1, 2016 on Page 1 under Announcements, to remove the word 'boy' and replace with the name of Jessie Thielke, carried.**

PUBLIC HEARINGS – 7:00 P.M. OR LATER: *The purpose of said hearing(s) is to hear any and all parties, their attorneys or agents, for or against the application(s) filed by the petitioner(s).*

- A. Presbyterian Homes of WI Inc., Petitioner and Agent for Germantown Commerce Center LLC, Property Owner and Romano & Schmidt LLC, Property Owner and applicant for (1) to rezone from the Rd-2/PDD District to the B-1/PDD District under the Blackstone Creek Planned Development District (PDD); and (2) Amendments to the Blackstone Creek PDD General Development Plan and list of Conditions and Restrictions that Would Allow the Development of a 190-Unit Senior Living Community Proposed by Presbyterian Homes of Wisconsin Inc. the following area Located at Approximately N112W17300 Mequon Road, Tax Key Nos. 211-985 and 211-986

Community Development Director Retzlaff presented information on the application and request with background of subdivision development and area. Proposal for senior housing community from portions of golf course property, to include apartments and memory care units. Phase 2 would be second separate building with independent apartment units. Golf club and clubhouse would remain where they are. Golf club owners have committed to making improvements to club and grounds comprised of exterior modifications to buildings on site. Renderings of facility were shown and Senior Housing Partners provided presentation and introduced members of their team. Gave statistics and reasons for wanting to develop this type of plan in Germantown. Senior housing need and would have a positive impact. Discussed questions and considerations encountered throughout process.

(Note: Camera operators had to restart Livestream production at this point 7:27 p.m.)

CDD Retzlaff covered the 5 approvals and their specifics before the board tonight along with Plan Commission recommendations and amendments.

President Wolter opened the Public Hearing at 7:35 p.m.

The following parties spoke at the public hearing:

Joe Cowan – W179N11481 Blackstone Creek – In favor of project but not location

Marilyn Molter – N114W17861 Blackstone Circle – opposed to project

Charlie Hargan – W169N11504 Biscayne Drive – opposed

Brian Pinter – N114W17863 Blackstone Circle – opposed

Judith Kucharik – W179N11651 Augusta Court – opposed

Nancy Potter – W179N11649 Augusta Court – opposed

Charlene Brady – N109W16620 Hawthorne Drive – opposed

Judy Kind – N109W17334 Virginia Ave. – opposed

Everett Frenz – 6115 Lydell Avenue, Whitefish Bay – Owns property within Village that would fit this development

Letter from Robert Soderberg, President Germantown School Board read into record - opposed

President Wolter closed the Public Hearing at 8:20 p.m.

NEW BUSINESS:

- A. Presbyterian Homes of WI Inc., Applicant and Agent for Germantown Commerce Center LLC and Romano & Schmitt LLC, Property Owners, N112W17300 Mequon Road; Rd-2/PDD to B-1/PDD; Ordinance Rezoning and Amendments to the Blackstone Creek Planned Development District (PDD), and a 2-Lot Certified Survey Map (CSM);
Trustee Zabel: B-1 District should be underlying zoning. Should have asked for a senior housing zoning. CDD Retzlaff: PDD allows board to grant changes/flexibility within the PDD. B-1 does not require strictly retail use, allows for other uses.
Discussion regarding road. **MOTION (Hughes/Baum) to accept the rezoning from RD-2 PDD to B-1 PDD under the Blackstone Creek Planned Development District.** President Wolter asked Attorney Sajdak to speak further regarding Trustee Zabel's opinion of underlying zoning. Attorney Sajdak: His argument previously related to underlying standards vs this time is opposed to a particular use allowed in the zoning. This is a permitted use. Further discussion of permitted uses, underlying zoning provisions, regulations within elderly housing, special districts such as PDD, mixed compatible uses, if zoning is approved but project is not approved zoning would stay. Further discussion of B-1 zoning and earlier changes, suggested retail use on property, height of buildings allowed and for what type of building/business, specific uses allowed in Blackstone Creek PDD – condos, lots, golf course, bank with drive through lanes, funeral home, assisted living and other permitted uses listed under B-1 neighborhood district. Further requirements for plan approval once a project is considered/presented, what changes would be required. Golf course owners want to continue using golf course. Discussion of existing areas and changes, development plan for project, floodplain impediments for any development within this property, senior housing element added in 2012. If zoning change denied other requests don't happen either unless proposal is changed. **Roll call vote, 3 in favor (Baum, Hughes, Kaminski), 5 opposed and 1 absent. Motion fails.** Discussion of next options.
- B. **Resolution** Amending No. 19-12(As Amended) Continuing Conditions and Restrictions for the Blackstone Creek Planned Development District (PDD); Amending Certain Conditions Contained Therein Pertaining to the Development of a 190-Unit Senior Living Community by Presbyterian Homes of WI Inc.; and Granting an Exception to the Location Restriction for Community-Living Facilities Under Wis. Stats. Chapter 62.23(67)(i)
Discussion of whether to proceed as individual items or put motion on table. **MOTION (Baum) to approve Community Development Director Retzlaff's recommendation for the PDD with proposed amendments.** Discussion. **Motion fails for lack of a second.**
- C. Charles Rusch, Property Owner of a 34.8-acre Parcel Located at N144W16300 Pioneer Road (1/4-mile east of CTH G; Parcel GTNV#031-990); 2-Lot Certified Survey Map (CSM)
Community Development Director Retzlaff: Applicant seeking approval of 2-lot CSM. **MOTION (Kaminski/Baum) to approve as presented, carried.**

NEW BUSINESS continued:

- D. 2017 COW Budget Review Dates
MOTION (Baum/Campbell) to hold first meeting September 20th at 6:00 p.m. taking Village Board and Administration items first, carried.
MOTION (Baum/Campbell) to hold second meeting October 5th at 6:00 p.m., carried.
MOTION (Baum/Miller) to hold third meeting October 12th at 6:00 p.m. covering Police and Emergency Government, carried.
MOTION (Zabel/Baum) to schedule fourth meeting, only if needed, after third meeting, carried.
Trustee Hughes left the meeting at 9:21 p.m.
- E. Create Phasing of Approved Development Agreement Saxony Village
MOTION (Zabel/Baum) to postpone item until we hear back from DPW, carried.
- F. Application for Public Grant Program – Kiwanis Club of Germantown
MOTION (Baum/Zabel) to approve application for grant program as presented, carried.
- G. **MOTION (Kaminski/Warren) to go into closed session at 9:32 p.m. per Wi. Stats. §19.85(1)(e) for the purpose of deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, when competitive or bargaining reasons require a closed session and may re-enter open session to take such action as it deems appropriate, and include the Village Attorney, Village Administrator and Village Clerk, regarding The Germantown Professional Police Association Local 306, by roll call vote, carried.**
(Trustees Hughes & Myers absent)

ADJOURNMENT

There being no further business, the meeting adjourned at 9:42 p.m.

Barbara K. D. Goeckner MMC/WCPC
Village Clerk

XI. A

BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: October 17th^d 2016

AGENDA ITEM: Consent Agenda

ITEM TITLE: Purchase of an Evidence Drying Cabinet

SUBMITTED BY: Chief Peter Hoell *PH*

SUMMARY EXPLANATION:

The Police Department is requesting to purchase a Forensic Evidence Drying Cabinet. We currently use a plastic cabinet without a fan and it does not have the ability to protect personnel from odors and particulates generated with the drying and decay of organic matter. The new cabinet will have these features plus a low airflow alarm.

The cabinet was removed from the 2017 budget request and will be purchased with Asset Forfeiture funds Account number 19-567-530-3100. The cabinet costs \$4,299, with shipping of approximately \$500. The Police Department is requesting to purchase the cabinet for the amount not to exceed \$5000.

On October 3rd, 2016 the Public Safety Committee vote unanimously in favor of the purchase.

ATTACHMENT: ORDINANCE___ RESOLUTION_____ OTHER__X__

RECOMMENDATION:

The Police Department is seeking Village Board approval to purchase the Forensic Evidence Drying Cabinet.

QUOTATION

September 15, 2016
Quote # SAF-002



QTY DESCRIPTION

UNIT PRICE (USD)

UNIT

SAFEKEEPER™ FORENSIC EVIDENCE DRYING CABINET:

Designed to protect personnel from the odors and particulates generated with the drying and decay of organic matter. No rust POLYPRO single piece construction (no fiberglass liner which can crack and generate microbiological growth), and metal door with tempered glass insert, key locked with tamper proof seals, Low airflow alarm, High velocity (low noise) brushless and sparkless Centrifugal fan, electronic elapse run time counter to track evidence drying time and unit run time, 110-120VAC 60HZ or 230VAC 50HZ, Easy installation with no additional costs. 5 Foot Wide cabinets have two doors. Duplex units have two separate drying compartments.

3 Foot Wide SAFEKEEPER™ -	FDC-006	\$ 3,999
3 Foot 3" Wide SAFEKEEPER-	FDC-006XL	\$ 4,299
4 Foot Wide SAFEKEEPER™ -	FDC-007	\$ 5,910

NOTE: All dimensions can be customized to fit your drying requirements

FILTERS

FILTER SELECTION (all required):

- | | | |
|---|---|----------|
| 1 | Full size HEPA / Activated Carbon multi-layer main filter | INCLUDED |
| | • HEPA filter removes Airborne Pathogens particles down to 0.3 microns | |
| | • Carbon filter removes fumes and putrid odors from organics, alcohol, solvents, gasoline, and oil) | |
| 2 | FILTRETE and Gauze Pre-filters for gross particulates (0.5 microns) | INCLUDED |

NOTE: All filters are simple to remove and do not require tools with our CLEANCHANGE™ filter system. Main filter is located in leak-proof housing that prevents any by-pass leakage.

ALARMS

LIGHT INDICATORS & ALARMS - ALL INCLUDED

- | | | |
|---|--|----------|
| 1 | Green Light - Power ON Unit Normal Operation OK | INCLUDED |
| 1 | Red Light - Low Airflow Alarm indicates Filter Blockage in HEPA and or Pre-filters and need to be replaced | INCLUDED |

OPTIONAL EQUIPMENT:

- | | | |
|---|---|----------|
| 1 | Water Package (includes spray hose, drain, auto-pump, plumbing) | INCLUDED |
| 3 | Easily removable perforated shelving (NO tools required) | INCLUDED |
| 1 | Heavy Duty Lockable Wheels | INCLUDED |

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STANDARD TERMS & CONDITIONS

SHIPPING: F.O.B. Fort Myers, FL. Items are shipped LTL freight and charges are prepaid and added to the invoice. Dock-to-dock only, Lift gate truck and inside delivery extra fees apply.

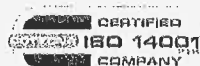
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