

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
July 25, 2022**

CALL TO ORDER: The Joint Village Board and Plan Commission meetings were called to order at 6:30 p.m. by President Wolter.

ROLL CALL: Present: President Wolter, Trustees Baum, J. Miller, R. Miller, Myers, Pieper, and Neureuther. Trustee Kaminski, Hudson, and Myers were absent excused. Plan Commission Member present were Bill Shadid via Webex, and Peter Nilles. Plan Commission Members absent excused: Williams, and Laszewski. Also present: Administrator Kreklow, Clerk Braunschweig, Director Retzlaff, Associate Planner Zandt, and Laura Johnson.

PLEDGE OF ALLEGIANCE:

VILLAGE BOARD CONSENT AGENDA:

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

- A. Fireworks User Permit Application for Dan Benning, July 30, 2022, 9 p.m., Homestead Hollow County Park, N120W19809 Freistadt Road, J&M Displays.

Motion (Baum/R. Miller) to approve the consent agenda item, Fireworks User Permit Application for Dan Benning, July 30, 2022, 9 p.m., Homestead Hollow County Park, N120W19809 Freistadt Road, J&M Displays. Motion Carried Unanimously.

PRESENTATION OF THE VILLAGE OF GERMANTOWN DRAFT 2050 COMPREHENSIVE PLAN.

Director Retzlaff came to the podium and presented the Draft 2050 Comprehensive Plan. He gave history and background to the item including the Smart Growth Law. Differences between the 2020 plan versus the 2050 plan were presented. The 2050 land use plan map was shown as the neighborhood – district corridor land use map and not to be compared to the 2020 land use plan map. The approach to farmland and rural character preservation residential was shown.

PUBLIC HEARINGS:

To give everyone equal opportunity and time to be heard, 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.

Village of Germantown Draft 2050 Comprehensive Plan.

Motion (J. Miller/Baum) to forgo the 3 minute time limit. Motion carried. One opposed.

Tr. J. Miller read comments from Mark and Lorri Boettcher of County Line Road submitted email comments in opposition to the Proposed Development on County Line Road and Lannon Road.

Melanie Smythe of Cedar Lane came to the podium. Ms. Smythe commented on her previously submitted red line comments to the 2050 draft comprehensive plan. She distributed a budget and TID Information to the gallery.

Scott Hefle of Old Farm Road came to the podium. He commented on the 2050 draft comprehensive plan and the public safety component.

Bob Soderberg of Elmwood Drive came to the podium. He referenced the reference in the plan for the school district and would appreciate additional interaction with the school district.

Tom Barney of Old Farm Road came to the podium. He is a member of the school board and commented on interaction with the school district. He would like more information on high density area in the plan.

Judy Kautz of Meadowlark Lane came to the podium. She spoke in favor of post poning a vote for the plan and requested more public input time.

Tamara Schneider of Lannon Road came to the podium. She read the emailed comment from Gidget Stroik in regards to the 2050 comprehensive plan. The comments were provided on the table to the Plan Commission and Village Board.

Tamara Schneider read her previously submitted email comments not in favor of the Willow Creek Business Park District as Multifamily Housing. The comments were provided on the table to the Plan Commission and Village Board.

Bill Carity came to the podium as a representative of Brian Kazmierczek of Holy Hill Road and Goldendale Road. He offered an amendment to the plan and distributed a map showing the amendment details.

Jeff Braun of Cedar Lane commented from Webex on the plan. He commented on the how was input received, how is the input incorporated.

Katie Kautz of Meadow Lark Lane came to the podium. She commented on the 2050 plan and against development in the Holy Hill area, industrial development, and low housing.

Brian Kazmierczek of Rockfield Road came to the podium. He spoke to the 2050 plan.

Susan White of Goldendale Road came to the podium. She spoke against multi-unit housing.

Brad Johnson of Apache Court came to the podium. He commented on the plan and requested more community input.

Carol and Bill Schneider submitted email comments. The comments were provided on the table to the Plan Commission and Village Board.

NEW BUSINESS:

Attorney Sajdak advised to take Plan Commission item A and Village Board A and B together. The Plan Commission can make recommendations and then take Plan Commission item B. separately.

Schedule such additional meetings, listening sessions, public hearings and/or further steps related to the consideration and adoption of the Village's 2050 Comprehensive Plan (and to extend the final completion date accordingly) as the Plan Commission and Village Board deem necessary and appropriate.

President Wolter opened the floor to both the Village Board and Plan commission.

The next steps are to review the comments and then consider the Plan Commission Resolution. The comments have been provided in a raw, undeveloped form. There is an assessment / category of the comments provided to the Plan Commission and Village Board. The comments have been provided to the Plan Commission and Village Board for consideration at subsequent meeting to discuss or add the comments and decide when and how to act on the Plan Commission Resolution and Village Board Ordinance.

Discussion ensued of the process to come back and refine the comments and then the Plan Commission and Village Board decide what revisions to incorporate in the Plan. Discussion ensued of the process to detail in each of the neighborhood / district plans. The plan is needed to implement the additional refinements to districts.

The 2050 Draft Comprehensive Plan dated June 25, 2022, was drafted by the Village Staff and Graef.

Discussion ensued that the reason for a joint meeting public hearing was for both bodies to hear the comments at the same time. Discussion ensued of the past meetings.

Discussion ensued of the Holy Hill Road and the future land use plan of what is possible for development.

Discussion ensued that the plan is needed for the future development including the Village Center and Friestadt Road and North of County Line Road and Lannon Road proposal.

Attorney Sajdak advised that the Plan Commission can adopt the resolution by majority vote of the Plan Commission membership. The next step would be the adoption of the plan by the Village Board.

Tr. J. Miller commented input to slow down the process of the 2050 Land Use Plan and create a strategic plan, goals, score card for staff, and measurement to trickle down to staff. The Library is near completion of their strategic plan. The Library has requested America Rescue Plan Funds. Also, include a budget and not growth by TIDs or TIFs. Suggested to include two additional workshops with scribes.

Discussion ensued that the comments are in. Staff is reporting that the comments will be incorporated. All active neighborhood districts still have a lot of work to do.

Motion (Neureuther/Baum) to adopt the process as outlined in Jeff Retzleff's memo (Lori Johnson's email) dated July 22nd. The email lays out the process and steps.

After the July 25 public hearing, both the Plan Commission and Village Board will need to consider the comments received along with comments received earlier at various steps in the planning process (as listed above and included in the packet) before taking their respective actions.

As part of their deliberations, the Plan Commission needs to decide what 2050 Plan they will recommend that the Village Board should adopt. The DRAFT 2050 Plan document that has been available for inspection since late June and subject of the July 25 hearing is what I would refer to as the "staff-recommended" 2050 Plan. The Plan Commission needs to decide collectively if they want to make any revisions to the staff-recommended 2050 Plan that, in turn, would become the Plan Commission recommended 2050 Plan for the Village Board to consider. Any revisions that the Plan Commission wants to make to the Draft 2050 Plan will need to be listed in an attachment to the resolution adopted by the Plan Commission.

Once the Plan Commission has adopted their resolution recommending that the Village Board adopt a 2050 Plan, with or without any recommended revisions, the Village Board will need to consider whether to adopt the Plan Commission's recommended 2050 Plan, with the same revisions, different revisions and/or additional revisions. Once the Village Board has decided on a particular version of the 2050 Plan to adopt, they will act on an ordinance adopting the 2050 Plan as the Village's comprehensive plan.

To help both the Plan Commission and Village Board consider what, if any, revisions they might want to make to and include in the 2050 Plan based on the public comments received, after the July 25 public hearing, Staff will finish putting together a summary document of potential revisions that Staff thinks the Plan Commission and Village Board should consider based on relevant comments received at the public hearing and during the 2050 planning process. It is anticipated that the summary list of potential revisions will include both "minor" revisions, e.g. clerical stuff like formatting, data accuracy and fact-check, as well as "major" policy decisions that need further discussion. While public comments are not/should not be the only basis for revisions that the Plan Commission and Village Board want to make, Staff's summary document is intended to help bring important and necessary revisions that result from the comments received into focus and set the Plan Commission and Village Board up for efficient discussion and action.

It is expected that Staff's summary document of potential document revisions will be available on or before August 1 and in preparation for the regularly scheduled August 8 Plan Commission meeting. If additional time is necessary for the Plan Commission to discuss the 2050 plan and identify recommended revisions, discussion and action could be continued to a special meeting on August 22.

However, if the Plan Commission determines that no revisions to the Draft 2050 Plan are necessary, the Plan Commission can adopt Resolution No. 02-2022 following the July 25 public hearing, at their regular meeting on August 8, or at a special meeting on August 22 (or later if additional public hearings or meetings are deemed necessary)

Action by the Village Board to adopt a 2050 Plan is contingent upon adoption of Resolution No. 02-2022 by the Plan Commission. Therefore, it remains to be seen what meeting date the Village Board will/could act on an ordinance to adopt a 2050 Plan, but it could be as early as August 1 if the Plan Commission adopts their resolution on July 25; on August 15 if the Plan Commission adopts their resolution on August 8; or September 19 if the Plan Commission adopts their resolution on August 22 (the 1st Monday in September is Labor Day).

The motion is for the Plan Commission to come up with their revisions and final plan for the Village Board. The Village Board then adopts by Ordinance.

Plan Commission member Nilles expressed his support of the motion.

Discussion ensued that the item needs to move forward and make modifications to the draft in the revision process.

Discussion ensued to move the plan forward and public awareness, the Plan Commission needs to make their amendments and changes. The Board can recommend a listening session if the Village Board decides. Discussion ensued of additional public hearings to be recommended based on the changes from the Plan Commission.

Discussion ensued that this is a land use plan, and to keep within the scope of the plan. There are additional public hearings for the zoning, condition use, and land use plan changes.

Attorney Sajdak commented that the motion on the floor is from the Village Board. If the Plan Commission did not take action on the resolution, it could be discussed and acted on at a future meeting or the resolution could still be adopted this evening.

Nilles expressed his support for the motion.

Motion carries. Tr. J. Miller voted no.

Melanie Smythe came to the podium and referenced state statute 66.1001.

ADJOURNMENT: There being no further business, both meetings were adjourned at 8:47 p.m.

Respectfully Submitted,
Deanna Braunschweig
Deanna B. Braunschweig, WCMC/CMC