

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
August 15, 2022**

CALL TO ORDER: The meeting was called to order at 7:08 p.m. by President Wolter.

ROLL CALL: Present: President Wolter, Trustees Baum, Hudson, Kaminski, J. Miller, R. Miller, Myers, Pieper, and Neureuther. Absentee excused: Myers. Also present: Administrator Kreklow, Braunschweig, Director Retzlaff, Director Ratayczak, Chief Snow, and Superintendent Zimmerman.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:

No Report.

**ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC
INTEREST/DEPARTMENT AND 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, Village Clerk, And Department Heads, to include:

Tr. J Miller commented thank you to those that participated in the 4th of July festivities. She commented thank you to all that assisted. Hope to hold on fourth of July in 2023.

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

Melanie Smythe of Cedar Lane came to the podium. She commented on Next Generation Housing. She commented on the Referendum Resolution.

Scott Hefle of Old Farm Road came to the podium. He commented on the Referendum Resolution and providing water to the Village of Richfield.

CONSENT AGENDA:

- A. Approval of Minutes August 1, 2022, Meeting.
- B. Accounts payable/payroll:
 - 1. July 29, 2022 Accounts Payable \$ 263,449.22
 - 2. August 5, 2022 Accounts Payable \$ 1,067,412.06
 - 3. August 12, 2022 Accounts Payable \$ 280,384.84
 - 4. August 16, 2022 Payroll \$ 267,498.15

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

- C. The following has applied to the Village Board of the Village of Germantown, Washington County, Wisconsin, for Class "B" Fermented Malt Beverage and Class "C" Wine License for the period commencing August 15, 2022 and ending June 30, 2023: A Kid at Heart Playland LLC, W188N10707 Maple Road Suite B, Germantown, Elizabeth Ortin, Agent, 2300 Square Foot Commercial Building, including two party rooms in the back of the building.
All premise license recommendations / approvals to be conditional upon completion of all documentation, compliance of all code violations/requirements and monies owed to the village paid prior to issuance of licenses in addition to any other conditions noted.

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

- D. Ordinance 13-2022, An Ordinance Amending Section 11.08 as it relates to the Residential Yard Waste Facility.
- E. Additional CIPP Liner and Manhole Rehabilitation Change Order in an amount not to exceed \$207,200.10.
- F. Award Contract for Country Aire Drive Reconstruction to Payne and Dolan in an amount not to exceed, \$663,416.51, includes 5% contingency of \$31,591.26
- G. Wrenwood North Development Agreement.
- H. Buckthorn/brush Pick Up Data Review and Future Recommendations.

Motion (Baum/Hudson) to approve consent agenda items A-G. Roll call vote carried unanimously.

Second brush pick up coming but not buckthorn pickup. There will not be buckthorn pick up this fall. Next spring switch to an annual brush pick up including buck thorn. The berries transfer and drop in the fall. Spring pick up will be the only pick up for that year.

Motion (Kaminski/Baum) to approve Buckthorn/brush Pick Up. Roll call vote carried unanimously.

UNFINISHED BUSINESS:

- A. None.

PUBLIC HEARING:

- A. None.

NEW BUSINESS:

- A. Riteway Bus Service Inc., Applicant and Property Owner, W196 N13704 Fond du Lac Avenue. Ordinance 14-2022, for a 2020 Land Use Plan Map Amendment from “Agricultural/Conservation Residential” to “Rural Residential”; Ordinance 15-2022, for Rezoning a portion of the property from A-1 to A-2 Agricultural and Rs-2: Single-family Residential and 3-Lot Certified Survey Map to divide the subject property.

Director Retzlaff presented the proposed Certified Survey Map and Rezoning. The site location and Land Use Plan Map was shown.

Motion (Baum/R. Miller) to approve Riteway Bus Service Inc., Applicant and Property Owner, W196 N13704 Fond du Lac Avenue. Ordinance 14-2022, for a 2020 Land Use Plan Map Amendment from “Agricultural/Conservation Residential” to “Rural Residential”; Ordinance 15-2022, for Rezoning a portion of the property from A-1 to A-2 Agricultural and Rs-2: Single-family Residential and 3-Lot Certified Survey Map to divide the subject property.

Motion carried unanimously.

- B. Neumann Developments, Applicant for Wrenwood LLC, Property Owner of 62.8-acres south of Freistadt Road west of Pleasant View Drive. Final Subdivision Plat for Wrenwood North (Phase 1) a 46-Lot Residential Subdivision.

Director Retzlaff presented the Final Subdivision Plat. The Site Location and proposed final plat was shown. The issue of 16.5 feet right of way needs to be addressed and is overgrown and does not provide access to the Barnard property. A sidewalk will be installed. Approved at Plan Commission with 9 conditions. Two of the conditions are related to the sign. Kevin Anderson of Neuman came to the podium and gave a timeline.

Motion (Baum/Neureuther) to approve Neumann Developments, Applicant for Wrenwood LLC, Property Owner of 62.8-acres south of Freistadt Road west of Pleasant View Drive. Final Subdivision Plat for Wrenwood North (Phase 1) a 46-Lot Residential Subdivision. Motion carried unanimously.

- C. Germantown Historical Society Inc, Dheinsville Park, Temporary Class B Fermented Malt Beverage and Wine License, September 24 and 25, 2022.

Motion (Baum/R. Miller) to approve Germantown Historical Society Inc, Dheinsville Park, Temporary Class B Fermented Malt Beverage and Wine License, September 24 and 25, 2022. Motion carried unanimously.

- D. Washington County Humane Society, Homestead Hollow County Park, Temporary Class B Fermented Malt Beverage License, September 11, 2022.

Motion (Baum/Pieper) to approve Washington County Humane Society, Homestead Hollow County Park, Temporary Class B Fermented Malt Beverage License, September 11, 2022. Motion carried unanimously.

- E. Next Generation 911.

Gary of Gen Comm came to the podium as introduced by Chief Snow. The Next Generation 911 is from digital rather than analog. Agencies are working with the state for a digital 911, which includes texting to 911. Most are voice over IP. The County has been awarded a grant. The grant requirements did not fit the Village of Germantown. Discussion ensued of cell phone calls and bandwidth.

- F. Accountant I Job Description

Administrator Kreklow reported that on the recent turn over in Village Hall. Looked at the distribution of workload to make more efficient. Change one to an accountant type position and to report to the Sr. Deputy Treasurer. The item was recommended by General Government and Finance this evening. Motion carried unanimously.

- G. Resolution 26-2022, Resolution approving referendum language on sale of sewer and water services to the Northeast Corridor of Richfield.

Attorney Sajdak introduced the item.

Motion (Hudson/Pieper) to a “Shall the Village of Germantown provide water and sanitary service for a fee on an on-going basis to customers in a portion”. Baum abstained. Neureuther voted no.

Motion (J. Miller/Kaminski) to amend the language to at the Village Clerk’s Office or on-line. Baum Abstained. Neureuther voted no.

Motion (J. Miller/Hudson) to amend the explanatory statement and effect of vote to “Shall the Village of Germantown provide water and sanitary service for a fee on an on-going basis to customers in a portion”. Baum abstained. Neureuther voted no.

Motion (R. Miller/Kaminski) to approve the amended Resolution 26-2022, Resolution approving referendum language. Motion carried. Baum Abstained. Neureuther voted no.

- H. Creation of Special Committee overseeing Village communication activities related to the referendum on the sale of water and sewer services to the Northeast Corridor of the Village of Richfield.

Motion (Kaminski/Pieper) motion to approve the Creation of Special Committee overseeing Village communication activities related to the referendum on the sale of water and sewer services to the Northeast Corridor of the Village of Richfield. Motion carried. Baum abstained.

- I. Appointments to the Special Committee overseeing Village communication activities related to the referendum on the sale of water and sewer services to the Northeast Corridor of the Village of Richfield.

Nomination by Village President Wolter, to appoint Pres. Wolter, Tr. Kaminski and R. Miller to the Special Committee overseeing Village communication activities related to the referendum on the sale of water and sewer services to the Northeast Corridor of the Village of Richfield. Motion carried unanimously.

- J. Village Centre Zoning District and Next Generation Housing Site Assessment.

Administrator Kreklow introduced the item. The Economic Development Commission made a motion to work with the County and to look changes in zoning code. The County has been using VandeWall and Associates. The funds are coming from the County not from the Village. Vandewall will put together a proposal. This is the first step for the Village to define where to locate Next Generation Housing and is it desirable in the Village Center or another area in the Village.

The Village Center is part of the 2050 plan, Mequon Road on the South, East of Pilgrim, West of River Lane.

Discussion ensued of the definition of Next Generation Housing.

This allows the Village to create an ordinance to allow for the development of that area that the County pays for. Allows for a zoning district.

Motion (Pieper/Baum) to approve the Village Centre Zoning District and Next Generation Housing Site Assessment. Motion carried. Hudson and J. Miller voted no.

- J. Sale and Purchase and Development Agreement with F Street Germantown LLC. The Village Board May Enter into Closed Session per Wis Stat § 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate.

Nate Lorient on behalf of F Street and Keller and Associates came to the podium and gave an update. Site work will start this fall.

Motion (Pieper/Baum) to convene into closed session for Sale and Purchase and Development Agreement with F Street Germantown LLC at 9:40 p.m. and to include the Village Board, Director Ratayczak, Administrator Kreklow, and Attorney Sajdak.

ADJOURNMENT.

ADJOURNMENT: There being no further business, the meeting adjourned at 10:30 p.m.

The next regular meeting of the Village Board will be on Monday, September 19, 2022, at 7:00 p.m.

Respectfully Submitted,
Deanna Braunschweig