

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
September 26, 2022**

CALL TO ORDER: The meeting was called to order at 6:00 p.m. by President Wolter.

ROLL CALL: Present: President Wolter, Trustees Baum (6:15 p.m.), Hudson, Kaminski, J. Miller, R. Miller, Myers, Pieper, and Neureuther. Also present: Administrator Kreklow, Braunschweig, Director Retzlaff, Associate Planner Zandt, Director Ratayczak, Chief Snow, and Superintendent Zimmerman.

UNFINISHED BUSINESS:

- A. Ordinance No. 16-2022, Ordinance to Adopt the Village of Germantown 2050 Comprehensive Plan.

Discussion ensued that public comments are not on tonight's agenda and will not be read.

Director Retzlaff commented on the hand outs on the dias. Copies of the Neighborhood districting map, overall revision list, four map exhibits, and the request from the Washington County Community Development Department with revisions for next generation housing.

Director Retzlaff reported that the plan was kicked off in July of 2019 with an 18 month time table. Challenges included COVID, revised community engagement for virtual, included a social website for an opinion gathering. There were 40 meetings, 7 open houses, 19 Plan Commission Meetings, 5 pop up events, 2019 community survey, and social pin point website with an interactive mapping component.

The smart growth statute shaped the plan. 32 land use tables were shown and reviewed. Each of the land use tables have a profile. There are summation tables for the plan map included.

The Plan Commission considered all of the public input, draft, and revision list based on public comment that had been received. There were 78 minor revisions, 75 that were adopted. There were 18 revisions adopted by the plan commission.

The map of Isabelle Farms and boundary adjustments were shown.

Baum arrives 6:15 p.m.

The Lannon Gateway neighborhood map was shown.

Discussion ensued of the Isabelle Farms and strip of land from the Isabelle farms and classify into the Holy Hill area based on the properties in five acres. There are 22 lots approximately in this area to put back into the Holy Hill Gateway District and developed with industrial and residential. There is a greenscape and buffer need for the Holy Hill Gateway District area.

Motion (Baum/Pieper) to approve Ordinance No. 16-2022, Ordinance to Adopt the Village of Germantown 2050 Comprehensive Plan.

Amendment Motion (J. Miller/Pieper) that the quadrant that was Isabelle farms and changed to the Holy Hill Gateway District, move back to the Isabelle Farms neighborhood. (Map exhibit 1)

Attorney Sajdak advised to refer the request back to the Plan Commission. Discussion of substantive change definition ensued and the end result.

Discussion ensued of amendment processes and possible substantial changes to be sent back to Plan Commission.

Discussion ensued of the amendments and the adding the language the Village Board approves if the Plan Commission accept as presented.

Isolate the Isabelle farms, areas North and South, as areas of significant influence. Including the areas of: Goldendale and Holy Hill Road, Lannon and County Line Road and the South side of Isabelle Farms.

Motion (Pieper/Hudson) call the amendment question. Motion carried unanimously.

Amendment motion carried. Myers voted no.

Discussion ensued to pull the three areas out.

Isolate the Isabelle farms, areas North and South, as areas of significant influence. Including the areas of: Goldendale and Holy Hill Road, Lannon and County Line Road and the South side of Isabelle Farms. Discussion ensued of the neighborhood meetings.

Amendment Motion (Baum/Pieper) to Isolate the area West and South of Woodside, and the area on the North end of Isabelle Farms as special interest, and the area of Lannon and County Line Road Gateway as special interest areas.

Remain in current zoning (current classification of 2020 plan) until complete neighborhood meetings and put together a plan.

Area south and west of Willow Creek Neighborhood is identified as special interest. Area north of Isabelle Farms is identified as special interest and both will stay as 2020 land use identification. Lannon Gateway will maintain the September 13, 2022 map identification as residential and special interest.

Baum clarified the motion for Woodside as the circles on the map showing the red white highlights. The Woodside special interest is to the West of the red and white highlights to 41/45 and down to Rockfield Road and end at Goldendale to make an L shaped portion as zone 1.

Baum clarified the motion that Isabelle Farms highlighted area extends down to the North end of Isabelle Farms.

Baum clarified the Lannon Road Area that the entire area as special interest as Residential.

Motion (Pieper/Baum) to call the question. Motion failed. Hudson, Kaminski, J Miller, R. Miller, and Wolter voted no.

Discussion ensued that the Lannon Gateway to revert back to residential. Woodside and Isabelle Farms revert back to the 2020 plan.

Baum / Pieper to rescinded the motion.

Amendment Motion (Baum/R. Miller) to amend the property South of Woodside and West of Woodside and revert back to 2020 land use plan. ~~Woodside as the circles on the map showing the red white highlights. The Woodside special interest is to the West of the red and white highlights to 41/45 and down to Rockfield Road and end at Goldendale to make an L shaped portion as zone 1.~~

Discussion ensued that the neighborhood meetings will be initiated by the developer.

Attorney advised caution and to send back to Plan Commission for certification.

Discussion ensued of the wording of special interest.

Discussion ensued of the motion without special interest.

Amendment Motion (Baum/R. Miller) to amend the property South of Woodside and West of Woodside and revert back to 2020 land use plan. Motion carried unanimously.

North end of Isabelle Farms as special interest, and area Lannon and County Line Road Gateway as special interest areas.

Amendment Motion (J. Miller/Hudson) to keep the Lannon Gateway neighborhood and Willow Creek Business Park District as defined in draft 9/13. Discussion ensued that this is already in place as part of the 2050 Plan. The motion was rescinded.

Discussion ensued to approve the ordinance as amended and to reflect the desired amendments and send back to the Plan Commission.

Motion to amend (Pieper/Baum) with edits by Community Development memo as part of the County housing section. Motion carried. Hudson, J. Miller, Myers, Neuther voted no.

Discussion ensued that there is not a clear definition of next generation housing. Funds for the study are offered to the Village of Germantown from Washington County.

Amendment Motion (R. Miller/Kaminski) to send Ordinance No. 16-2022 back to Plan Commission for review and if no changes, the 2050 Plan would become adopted.

Discussion ensued that the Ordinance is approved conditional upon Plan Commission Acceptance. Motion failed. Baum, J. Miller, Pieper, Neureuther, Myers voted no.

J. Miller motion of reconsideration of amendment motion to send back to the Plan Commission. Second by Kaminski. Pieper, Baum, and Myers voted no.

Amendment Motion (R. Miller/Kaminski) to send Ordinance No. 16-2022 back to Plan Commission for review and if no changes, the 2050 Plan would become adopted.

Discussion ensued that the Ordinance is approved conditional upon Plan Commission Acceptance. Motion carried. Baum, Pieper, Neureuther, Myers voted no.

Motion as amended, Ordinance No. 16-2022, Ordinance to Adopt the Village of Germantown 2050 Comprehensive Plan. Roll Call Vote Carried. Myers voted no.

ADJOURNMENT.

ADJOURNMENT: There being no further business, the meeting adjourned at 8:30 p.m.

Respectfully Submitted,
Deanna Braunschweig