

**VILLAGE OF GERMANTOWN  
VILLAGE BOARD MEETING MINUTES  
October 3, 2022**

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

**ROLL CALL:** Present: President Wolter, Trustees Baum, Hudson, Kaminski, J. Miller (on-line), R. Miller, Myers, Pieper, and Neureuther. Also present: Administrator Kreklow, Braunschweig, Director Retzlaff, Associate Planner Zandt, and Director Ratayczak.

**PLEDGE OF ALLEGIANCE:**

**PRESIDENT'S REPORT:**

No report.

**ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC  
INTEREST/DEPARTMENT AND COMMITTEE REPORTS:**

Oktoberfest went well this past weekend and was well attended. The processional on Sunday went well.

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

Melanie Smythe of Cedar Lane came to the podium. She reported on the referendum informational session.

Scott Hefle of Old Farm Road came to the podium. He commented on public comment at meetings, server crash, budget, and audit.

**CONSENT AGENDA:**

- A. Approval of Minutes September 19, 2022, and September 26, 2022, Meeting.
- B. Accounts payable/payroll:
  - 1. September 23, 2022 Accounts Payable \$ 370,309.80
  - 2. September 30, 2022 Accounts Payable \$ 90,502.94

**Motion (Myers/Pieper) to approve consent agenda items A-B. Roll call vote carried unanimously.**

**UNFINISHED BUSINESS:**

- A. None.

**PUBLIC HEARING:**

- A. None.

**NEW BUSINESS:**

- A. "Class B" Liquor License and Class "B" Fermented Malt Beverage License for the period commencing October 3, 2022 and ending June 30, 2023 for Veracruz WI, LLC, Charles Hasting N112W16344 Mequon Road. (In place of Mama Mias.)

**All premise licenses, 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.**

**Motion (Pieper/Myers) to approve “Class B” Liquor License and Class “B” Fermented Malt Beverage License for the period commencing October 3, 2022 and ending June 30, 2023 for Veracruz WI, LLC, Charles Hasting N112W16344 Mequon Road. (In place of Mama Mias.) Motion carried unanimously.**

- B. Conditional Use Permit 03-2022, Jacob & Katherine Cervantes, Property Owners of N120 W13537 Freistadt Road. Application to keep and raise certain animals including horses, poultry, fowl and other animals in an Rs-2: Single-family zoning district property.

**Motion (Baum/Kaminski) to approve Conditional Use Permit 03-2022, Jacob & Katherine Cervantes, Property Owners of N120 W13537 Freistadt Road. Application to keep and raise certain animals including horses, poultry, fowl and other animals in an Rs-2: Single-family zoning district property. The request is to allow the keeping of up to two horses, one pot-bellied pig, and poultry/fowl for family consumption on their property in a Rs-2: Single-Family Zoning District. The Plan Commission voted to add a condition of approval for the CUP requiring the property owner to work with the Village Engineer to identify and implement a solution to resolve the water run-off issue from the subject property onto the property to the west, prior to bringing additional animals onto the subject property. Motion carried unanimously.**

- C. Mary Best – W181 N12556 Fond du Lac Avenue. Ordinance 17-2022 to Rezone a portion of the property from the A:1: Agricultural District to the Rs-4: Single-family Residential District and a Certified Survey Map to legally record a lot line adjustment.

**Motion (Baum/Pieper) to approve Mary Best – W181 N12556 Fond du Lac Avenue. Ordinance 17-2022 to Rezone a portion of the property from the A:1: Agricultural District to the Rs-4: Single-family Residential District and a Certified Survey Map to legally record a lot line adjustment. The property owner acquired land through a Warranty Deed from surrounding properties in order to replace the septic system. Motion carried unanimously.**

- D. Village of Germantown, Property Owner – Property “A”, N104 W12703 Donges Bay Road and Property “B”, N104 W12667 Donges Bay Road. Ordinance No. 18-2022 to Rezone Property “A” from A-1: Agricultural to the I: Institutional District; Ordinance No. 19-2022 to Rezoning Property “B” from the A-1: Agricultural to the M-1: Limited Industrial Zoning District and Conditional Use Permit No. 04-2022 to encroach into the 25’ wetland setback.

**Administrator Kreklow introduced Mike Paulos from Graef. He reported on the Public Works Facility schedule. A fly through video was presented. Alex Motl of Graef came to the podium and presented the Traffic Impact Analysis for the facility and adjacent TID. Access points would be from Donges Bay. A rough site plan was shown with potential square footage. The projected traffic volumes and recommendations were shown.**

**The petition as included in the packet was referenced. Discussion ensued of a projected trail along Donges Bay.**

**Director Retzlaff reported on the rezoning. The proposed rezoning and land use was shown as consistent with the land use plan. The site plans were shown. The omega hills parkway and DPW Site Plan was shown. The location of the storm water ponds and basins were shown. The conditional use permit for the wetland locations were shown and reviewed. There is DNR approval for partial filling. The vegetive buffers were reported on. The plan commission recommendation is to approve as proposed.**

**Motion (Myers/Pieper) to approve Village of Germantown, Property Owner – Property “A”, N104 W12703 Donges Bay Road and Property “B”, N104 W12667 Donges Bay Road. Ordinance No. 18-2022 to Rezone Property “A” from A-1: Agricultural to the I: Institutional District;**

**President Wolter read the email from Luke Korth, of Shawnee Road in regards to the rezoning and speeding on Donges Bay Road and traffic, noise, and pollution. President Wolter read the petition as received against the rezoning and conditional use permit for N104 W12667 Donges Bay Road. The petition was signed by 21 residents of the Shawnee Road area in the city of Mequon.**

**Motion of Ordinance No. 18-2022 carried unanimously.**

**Motion (R. Miller/Kaminski) to approve Ordinance No. 19-2022 to Rezoning Property “B” from the A-1:Agricultural to the M-1: Limited Industrial Zoning District. Motion carried unanimously.**

**Motion (R. Miller/Pieper) to approve Conditional Use Permit No. 04-2022 to encroach into the 25’ wetland setback. Motion carried. J. Miller Voted no.**

- E. Meng Thao and Chonlada Saenyakun, Property Owners of 18.62 Acres, 1204 Pioneer Road in the Town of Jackson. Extra-territorial Certified Survey Map Plat Review to reconfigure parcels.

**Motion (Myers/Baum) to approve Meng Thao and Chonlada Saenyakun, Property Owners of 18.62 Acres, 1204 Pioneer Road in the Town of Jackson. Extra-territorial Certified Survey Map Plat Review to reconfigure parcels. Motion carried unanimously.**

#### **ADJOURNMENT.**

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

**The next regular meeting of the Village Board will be on Monday, October 17, 2022, at 7:00 p.m.**

Respectfully Submitted,  
*Deanna Braunschweig*