

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
FEBRUARY 3, 2014**

CALL TO ORDER: The meeting was called to order at 7:40 p.m. by President Wolter

ROLL CALL: President Wolter, Trustees Baum, Daniels, Ewert, Hughes, Kaminski, Vanderheiden, Werderman and Zabel. Also present: Administrator Schornack, Attorney Sajdak, Police Chief Hoell, Park & Recreation Director Casperson, Planner Retzlaff, Finance Director Rath, Interim Fire Chief Maury and Clerk Goeckner.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

PRESIDENT'S REPORT – None

ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST & COMMITTEE REPORTS: Upcoming meetings were announced.

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

CONSENT AGENDA:

- A. Minutes – January 20, 2014
- B. Accounts payable/payroll
 - 1. January 25, 2014 Accounts payable \$ 367,789.18
 - 2. January 28, 2014 Payroll (hourly) \$ 214,473.50
 - 3. January 31, 2014 Payroll (salary) \$ 73,486.44
- C. Operator Licenses: February 4, 2014 – June 30, 2014
Emily R. Atkielski, Julie A. Bartelt, Jessica L. Messig, Andrew R. Reinsvold, Danielle D. Rusnak, Melva J. Tatum, and Tamara L. Waterhouse.

The following items were forwarded from the General Government and Finance Committee with a unanimous recommendation:

- D. 2014 \$10,000 Payment to Economic Development Washington County
[Recommended Approval]
- E. Authorization to Fill Full-Time Senior Coordinator Position with current Job Description and Pay Grade [Recommended Approval]

MOTION (Vanderheiden/Ewert) to approve Consent Agenda Items A-E, by roll call vote, carried unanimously.

UNFINISHED BUSINESS: None

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. Continental 246 Fund LLC, Agent for Riversbend Country Club, Inc., Property Owner: N96 W18034 County Line Road, Tax Key No. 333-965; Revised Planned Development District (PDD), 4-lot Certified Survey Map (CSM) & Conditional Use Permit (CUP) to allow development of a Buffalo Wild Wings restaurant, a 7,150 sqft retail building with drive-through window and a new 1,515 sqft golf clubhouse.

PUBLIC HEARINGS continued:

Planner Retzlaff presented information regarding the application from Continental 246 Fund LLC, Agent for Riversbend Country Club for revised PDD, CSM and Conditional Use Permit. The revised PDD covers the entire property and includes specific conditions. The Resolution amendment specifically addresses the new plans. CSM is to create 4 lots from the 41 acre parcel. The CUP is to extend its period for 1 year. Plan Commission recommended to approve with 1 condition and approve CSM with 2 conditions and CUP with 1 condition and subject to approval of those conditions by the Village Board. Steve Waggoner, Senior VP with retail leasing for Continental 246 Fund presented further information on the project. Not all retail clients known at this time for the multi-tenant development, but they have a track record of bringing nationally known retail clients to the Village. John Debritz presented information on the traffic analysis. They have coordinated with the DOT, Washington County and the Village. DOT has agreed to reset the timing along the corridor and the development would pay for the new traffic signal. The traffic study was based on the changes. Discussion of drive thru for coffee shop within project. Keven Thode of the architects for Buffalo Wild Wings presented their area. (8:00 pm – Trustee Baum stepped out momentarily then returned.)

Ben of Briohn Building Corporation presented information on the structures appearance and presentation to Plan Commission. Waggoner – projected to bring over 100 new jobs from entry to management level positions. New tax base to see over \$100,000/year in real estate, personal property and sales tax without requirement of a TIF. They have reviewed conditions and agreed to all of them.

President Wolter opened the public hearing at 8:08 p.m.

Interested parties spoke to the item:

Robert Eastman W179N9773 Riversbend Circle W – Lives on golf course, not opposed to development in Germantown but expressed concerns of effects of flood lights, property values and traffic issues.

Kathy Gnadl N97 W17921 Mulberry Court – Concerns of traffic issues and property values.

Charles Hargan W169N11504 Biscayne Drive – Concerns of parking and the area becoming more of a hang out.

John Lauderdale N105 W20958 Parkland Circle, Colgate – Concerns of traffic issues. This is a quality of life issue.

President Wolter closed the public hearing at 8:28 p.m.

- B. Village of Germantown, Property Owner: Tax Key No. 252-970; (14.89-acre parcel in the Southwest corner of Mequon Road @ Eisenhower Drive); for (1) a Conditional Use Permit (CUP) to allow development within a 25' wetland setback; and (2) a Rezoning application to remove 45,955 sqft (1.055 acres) from the Shoreland-Wetland Overlay Zoning District.

Planner Retzlaff presented information regarding the application from the Village of Germantown for a CUP to allow development within a 25' wetland setback and rezoning to remove 45,955 sqft from the Shoreland-Wetland Overlay Zoning District. Plan Commission recommendation is to approve rezoning of 45,995 sq. ft.,

PUBLIC HEARINGS continued:

removing it from wetland overlay and secondly the Conditional Use Permit, recommended approval with mitigation plan to enhance as part of the Airgas project.

President Wolter opened the public hearing at: 8:34 p.m.

No one came forward to speak.

President Wolter closed the public hearing at 8:35 p.m.

NEW BUSINESS:

- A. Continental 246 Fund LLC, Agent for Riversbend Country Club, Inc., Property Owner: N96 W18034 County Line Road – Revised conditions and restrictions for the Riversbend Planned Development District: *Resolution Amending Resolution No. 02-13 Containing Conditions and Restrictions for the Rivers Bend Country Club Inc-Continental 246 Fund LLC Planned Development District (“Rivers Bend PDD”)*
MOTION (Baum/Ewert) to approve with Planner recommendations. Discussion of minimum requirements for lot areas and code for Plan Unit Development, lighting of area, traffic volumes, type of development, use of property, permitted uses vs. those not permitted. **Roll call vote, 8 in favor, 1 opposed (Zabel), carried.**
- B. Continental 246 Fund LLC, Agent for Riversbend Country Club, Inc., Property Owner: N96 W18034 County Line Road – 4-lot Certified Survey Map (CSM)
MOTION (Baum/Ewert) to approve with Planner recommendations. Discussion of lot line going through the building. **Motion carried unanimously.**
- C. Continental 246 Fund LLC Agent for Riversbend Country Club, Inc., Property Owner: N96 W18034 County Line Road – Revised conditions in Conditional Use Permit # 02-13 (CUP)
MOTION (Baum/Ewert) to approve with Planner’s recommendations, carried unanimously.
- D. Village of Germantown, Property Owner, and Airgas Safety: Germantown Business Park (Tax Key No. 252-970); Rezoning application to remove 45,955 sqft from the Shoreland-Wetland Overlay Zoning District: *An Ordinance to Amend the Official Zoning Map of the Village of Germantown Shoreland-Wetland Overlay Zoning Code*
MOTION (Baum/Vanderheiden) approve with Planner’s recommendations, carried unanimously.
- E. Village of Germantown, Property owner, and Airgas Safety: Germantown Business Park (Tax Key No. 252-970); Conditional use permit to allow 6,300 sqft of land disturbance within a 25' wetland setback (CUP)
MOTION (Ewert/Baum) approve with recommendations, carried unanimously.
- F. Airgas Safety: Germantown Business Park (combination of Tax Key Nos. 252-969,

NEW BUSINESS continued:

252-970 & 252-971); 23.5-acre 1-lot Certified Survey Map (CSM)

MOTION (Baum/Ewert) approve as presented, carried unanimously.

- G. Agreement with Washington County for Use of the Village's Senior Center for Senior Services and Meal Program

MOTION (Ewert/Kaminski) to approve the Agreement with Washington County for Use of the Village's Senior Center for Senior Services and the Meal Program, carried unanimously.

- H. 2014 Salary Resolution

MOTION (Vanderheiden/Kaminski) to approve the 2014 Salary Resolution, by roll call vote, 7 in favor, 2 opposed (Baum, Zabel), carried.

- I. Approval of Capital Outlay Projects for 2014 with Revisions

Finance Director Kim Rath presented information from General Government and Finance Committee recommendations for the 2014 Capital Outlay Projects for borrowing. And recommendations of what criteria establishes a project or item as a 'capital outlay' and what should be part of operating budgets in future. Discussion of debt service level for 2015 and capital project items. **MOTION (Zabel/Vanderheiden) to approve the Capital Outlay Projects for 2014 as presented and go out for bond issue, by roll call vote, carried unanimously.**

- J. Request for Funds to Reimburse Travel Expenses for Fire Chief Candidate Interviews

Police and Fire Commission Chair Pat Adair presented the request for funding to cover expenses to bring in potential candidates for the Fire Chief position. 43 applicants with 27 out of State. Will be meeting to narrow candidates and begin conducting telephone interviews. Discussion of process and other options than flying in applicants, costs involved and unbudgeted. **MOTION (Zabel/Kaminski) to direct the Administrator to work with the Police and Fire Commission and Finance Department to identify both the need and the availability of the funds for interviewing candidates and return to the Village Board when the information is available for approval. Discussion. 8 in favor, 1 opposed (Hughes), carried.**

There being no further business, the meeting was adjourned at 10:08 p.m.

Barbara K. D. Goeckner MMC/WCPC
Village Clerk