

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
January 7, 2019**

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

ROLL CALL: Present: President Wolter, Trustees Baum, Hughes, Kaminski, Miller, Myers, Warren, Wing, and Zabel. Also present: Administrator Kreklow, Director Retzlaff, Clerk Braunschweig, Attorney Sajdak, Support Services Manager Tucker, Director Schroeder, Patti Heinen, Katie Rodger, Captain Snow, Eric Nitschke, and Director Ratayczak.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:

President Wolter read the Proclamation in Recognition of Florence "Flo" Przybyla, Celebrating 100 years. The Board and Gallery wishes Flo well and a very Happy Birthday.

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

Trustees provided information on upcoming meeting dates and times.

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

The Gallery was full.

Terry Tschetter of Wilson Drive commented against the rezoning. He questioned the method of communication on the rezoning. He spoke in favor of reconsideration of the zoning. There was applause.

Kristine Huber of Windsong Circle East spoke in favor of reconsideration of zoning. She received the notice for the Veridian Homes meeting. She believes the notice from Veridian Homes was vague and the timing of the Public Hearing before Christmas was bad timing. She spoke against the rezoning and prefers the greenspace. She spoke in favor of Rs-4 zoning. There was applause.

Mary Bykowski of Wilson Drive commented that did she did not receive Veridian Home notice. She spoke in regards to other developments that are on larger lots. She reviewed the zoning code. There was applause.

Glen Aveni of Raintree Drive commented that the Markets are going down. He commented that developing the property is a good thing. He spoke in favor of development and zoning.

Jan Miller of Windsong Circle commented that she did not know of the Veridian Home meeting. She commented that the area is a beautiful space and there is wildlife there. She spoke in favor of expanding the park. She suggested to table action until the public has input.

APPOINTMENTS:

Senior Center Advisory Committee Appointment
Member Jackie Shebesta

Present - 04/30/2020

MOTION (Myers/Zabel) to Approve of the Appointment of Jackie Shebesta to the Senior Center Advisory Committee. Motion Carried Unanimously.

CONSENT AGENDA:

- A. Approval of Minutes: December 7, 2018 Regular Village Board Meeting.
- B. Accounts payable/payroll
- | | | | |
|----|-------------------|------------------|----------------|
| 1. | December 14, 2018 | Payroll (Salary) | \$ 91,608.48 |
| 2. | December 21, 2018 | Payroll (Hourly) | \$ 230,316.14 |
| 3. | December 25, 2018 | Accounts Payable | \$1,065,572.32 |
| 4. | December 31, 2018 | Payroll (Salary) | \$ 90,514.25 |
| 5. | December 31, 2018 | Accounts Payable | \$ 24,492.48 |
- C. Operator's Licenses: Kayla Mulhern, Lisa Nelson, Kaitlin Siebenlist, Jessica Urban.

[Recommended]

The following items were forwarded from **General Government and Finance** with a unanimous recommendation.

- D. Resolution 1-2019, Approving Salaries and Compensation for Exempt Employee's and Other Non-Represented Support Staff.

MOTION (Baum/Myers) to approve Consent Agenda Items A-C, except for item D. Zabel requested to pull item D, Resolution 1-2019, Approving Salaries and Compensation for Exempt Employee's and Other Non-Represented Support Staff. Roll Call Vote Carried Unanimously.

MOTION (Zabel/Baum) hold Item D. Resolution 1-2019, Approving Salaries and Compensation for Exempt Employee's and Other Non-Represented Support Staff to be taken up after closed session, item F., to allow for discussion of the Administrator's Increase. Roll Call Vote Carried Unanimously.

OLD BUSINESS:

Resolution 88-2018, Adoption of the Comprehensive Hiring Policy, General Hiring Process for Non-Represented Positions.

MOTION (Zabel/Miller) to Approve Resolution 88-2018, the Adoption of the Comprehensive Hiring Policy, General Hiring Process for Non-Represented Positions. Motion Carried Unanimously.

Reconsideration of and Potential Action on: Ordinance 23-2018 to Rezone from the A-2: Agricultural Zoning District to the Rs-6: Single-Family Residential Zoning District to develop a 30-lot single family residential subdivision – Veridian Homes, Agent for the Germantown School District, N104 W14942 Donges Bay Road (approximate) 15.39 Acres, Tax Key GTNV 263-988.

The Village Attorney Sajdak reminded the board that the person making the motion would have to be from the majority, winning side, of the vote from the December 17, 2018, meeting. The motion is debatable. If the reconsideration passes, the motion that was in place is then before the body and it can be voted down or amended.

MOTION (Myers/Wolter) for the Approval of the Reconsideration of Ordinance 23-2018 to Rezone from the A-2: Agricultural Zoning District to the Rs-6: Single-Family Residential Zoning District to develop a 30-lot single family residential subdivision – Veridian Homes, Agent for the Germantown School District, N104 W14942 Donges Bay Road (approximate) 15.39 Acres, Tax Key GTNV 263-988. Motion carried Unanimously.

The Original Motion from December 17, 2018, was then in place.

MOTION (Baum/Miller) to approve Ordinance 23-2018 to Rezone from the A-2: Agricultural Zoning District to the Rs-6: Single-Family Residential Zoning District to develop a 30-lot single family residential subdivision – Veridian Homes, Agent for the Germantown School District, N104 W14942 Donges Bay Road (approximate) 15.39 Acres, Tax Key GTNV 263-988.

Discussion ensued of Ordinance 23-2018 and the zoning.

Director Retzlaff presented the Powerpoint presentation from the December 17, 2018 meeting. The Surrounding Zoning / Uses are: North, I, Institutional; South, Rs-5, Residential; East, Rs-4, Residential; and West, A-2, Agricultural. The Veridian Home area is 15 acres. The Preserve, East of the Preserve, East of Kinderburg Park, and Heritage Hills are zoned Rs-4. South of the School Property is Windsong which is zoned Rs-5. East of Windsong is Sunberry Downs which is zoned Rs-5. To the West there are two parcels zoned Agricultural.

The Rs-4 minimum lot is 20,000 square feet. Some of the lots (on Wilson Drive) in Rs-4 are 15,000 square feet because it was Planned Development District, overlay zoning district for portions of Heritage Hills. The minimum lot size requirements were exchanged for other concessions by the developer. The average of the proposed development is roughly 14,000 square feet.

The notification in the zoning code is for property owners at 300 feet which is what was done. A neighborhood meeting was held by the Developer, Veridan Homes, at the library. The developer list went beyond the 300 feet. The Developer neighborhood meeting is not a requirement nor a Village meeting.

The Traffic Impact was discussed. The standard is ten trips per day. For a 30 lot subdivision it would be approximately 300 trips per day.

The Public Hearing notification was sent out to property owners at 300 feet which is what is done. This is a Village Ordinance.

The Wetland Areas Map were shown and discussed.

Wing referenced the 76 signatures collected for the Reconsideration of Ordinance 23-2018.

Wing commented the notices are too vague and should go to property owners at 500 foot rather than 300 foot. Wing distributed a color coated map showing a comparison of the lot sizes.

Matt Cudney of Veridian Homes was invited to the podium. Discussion ensued of larger lot sizes. The ranch homes are a minimum of 1,750 square feet and the two story are a minimum of 2,000 square feet. This is similar to the Preserve. The outside will be vinyl and masonry. Shingles and landscaping are part of the package.

Miller commented he had contacted the Village Assessor in regards to values. The Assessor conveyed to Miller that the development would not have affect to current homes. The eastside of Heritage Hills is zoned Rs-6 on Donges Bay is abutted to Rs-4.

The Village Administrator commented that if the lot sizes decrease than the means there are fewer lots to support the infrastructure costs. This could cause cut corners. These are meant to be high quality homes.

MOTION (Wing/Kaminski) to Amendment to the Motion send the item back to Plan Commission for Consistency of the Neighborhoods and not as dense as Rs-6. Motion Carried Unanimously.

Bob Banner of Crabtree Lane came to the podium. He would like notification of the Plan Commission meeting. Pres. Wolter commented to look at the website and posting boards at the Library and Village Hall.

Jeff Retzlaff commented that Public Hearings will be held at the Plan Commission and notices will be mailed out.

Village Administrator commented that notices are posted on the Village Website.

A short recess was taken as most residents in the Gallery exited.

PUBLIC HEARING:

Our Saviour's United Church of Christ, Property Owner, W172 N12533 Division Road, Tax Key #161-973. Application for Historic Designation pursuant to Section 26.06 of the Municipal Code.

President Wolter Read the Item. Director Retzlaff gave presentation and background. The Plan Commission and Historic Preservation Commission recommended approval of the Historic Designation of Our Saviour's United Church of Christ, W172 N12533 Division Road, Tax Key #161-973.

Pres. Wolter read the Public Hearing Notice and opened the Public Hearing at 8:37 p.m. He explained the public hearing process and that individuals will have to come up front to the podium and state their name and address.

Marge Miller of Country Aire Drive came to the podium. She is a member of the Church and has been a member of the church for her entire life. The Church would appreciate the approval.

No one else spoke.

President Wolter closed the Public Hearing at 8:38 p.m.

Gary & Marcia Kons, Property Owners, W148 N13491 Pleasant View Drive, Tax Key #112-408. Rezone the property from the A-2 Agricultural Zoning District to the Rs-1 Single Family Residential Zoning District pursuant to Section 17.14 of the Municipal Code.

President Wolter Read the Item. Director Retzlaff gave a presentation and background of the requests. The Plan Commission recommended approval of the amendment to the Land Use Map and Rezoning.

Pres. Wolter read the Public Hearing Notice and opened the Public Hearing at 8:40 p.m. He explained the public hearing process and that individuals will have to come up front to the podium and state their name and address.

Jim Pfington of Pleasantview Drive came to the podium. He lives across the street from the property. He does not have objections. Residents like the rural flavor of Germantown.

No one else spoke.

President Wolter closed the Public Hearing at 8:43 p.m.

NEW BUSINESS:

Ordinance 01-2019 for Historic Designation, Our Saviour's United Church of Christ, Property Owner, W172 N12533 Division Road, Tax Key #161-973.

MOTION (Baum/Warren) to approve Ordinance 01-2019 for Historic Designation, Our Saviour's United Church of Christ, Property Owner, W172 N12533 Division Road, Tax Key #161-973. Miller commented that he is very happy as this was his family church. The property line does extend to the center line of the road. Motion Carried Unanimously.

Ordinance 02-2019 to Rezone from the A-2 Agricultural Zoning District to the Rs-1 Single Family Residential Zoning District; and, 2-Lot Certified Survey Map, Gary R. & Marcia K. Kons, Property Owners, W148 N13491 Pleasant View Drive, Tax Key #112-408.

MOTION (Baum/Myers) to approve Ordinance 02-2019 to Rezone from the A-2 Agricultural Zoning District to the Rs-1 Single Family Residential Zoning District; and, 2-Lot Certified Survey Map, Gary R. & Marcia K. Kons, Property Owners, W148 N13491 Pleasant View Drive, Tax Key #112-408. Motion Carried Unanimously.

Approval of Intergovernmental Agreement with the Germantown School District for the Use of Facilities for Park and Recreation Programs.

Village Administrator Kreklow reported that Park and Recreation Staff, Village Attorney Sajdak, and himself attended a meeting with School District Representatives last Thursday. An agreement will go before the Village Board and School Board. This will be on next Monday's School Board meeting. The term is for a three year period. The charge would be \$195,000 per year. It is likely that the tennis program would be modified. The best estimate cost to users would be \$175,000 per year.

The draft has the fees phased in over three years. 25% would be paid starting this summer, 50% next year, and 75 % the following year. This would impact the program users, primarily Kids Club and Tykes Sight. 80% of the fees are paid by the parents. Full time user of Kids Club would see an increase of \$150 per child during the school year. There would be an additional \$250 per child for the Summer Program. The Tyke Sight program would increase \$695 per year.

Discussion ensued of communication to parents and families in regards to the impact of the changes.

Director Schroeder commented that this is a significant impact to families. Detail of other community fees were distributed to the board and reviewed.

Discussion of the fees ensued. The Village increases in the past have been very minimal and small increases.

The School Board adopted a Schedule of Fees for the Use of Facilities with categories for different groups. The fee is dependent on the Category of the Group wanting to use the facility.

Richard Erickson, Director of the Germantown School District commented that the Secretary to Building and Grounds spends significant time working with Village Staff. There are supplies used as well as cleaning, heating and lighting. The time has come to make an assessment due to the additional square footing. Mr. Erickson explained the priority groups for facility uses. The agreement will be discussed at the next School Board Meeting.

Resolution 2-2019, The Germantown Professional Police Association Local 306 Union Negotiations.
MOTION (Miller/Zabel) to Approve Resolution 2-2019, The Germantown Professional Police Association Local 306 Union Collective Bargaining Agreement. Motion Carried Unanimously.

Resolution 3-2019, Germantown Municipal Employees Union Local 730 Contract.
MOTION (Zabel/Myers) to Approve Resolution 3-2019, Germantown Municipal Employees Union Local 730 Contract. Motion Carried Unanimously.

Administrator Performance Review. The Village Board may convene into closed session per Wis. Stats. §19.85 (1) (c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, and may convene into open session to take such action as it deems appropriate

Motion by (Zabel/Myers) to Convene into closed session at 9:32 p.m. The Village Board and Administrator Kreklow were included in closed session for Item F. Administrator Performance Review. Roll Call Vote Carried Unanimously.

The Board convened into open session at 9:50 p.m.

MOTION (Zabel/Baum) to approve Resolution 1-2019, Approving Salaries and Compensation for Exempt Employee's and Other Non-Represented Support Staff and for the Administrator Salary to be increased by 2.25%. Roll Call Vote Carried Unanimously.

ADJOURNMENT.

ADJOURNMENT: There being no further business, the meeting adjourned at 9:51 p.m.

The next regular meeting of the Village Board will be on Tuesday, January 22, 2019 at 7:00 p.m.

Deanna B. Braunschweig

Deanna B. Braunschweig, WCMC/CMC
Village Clerk