

VILLAGE OF GERMANTOWN
COMMITTEE OF THE WHOLE
MEETING MINUTES
June 17, 2019

CALL TO ORDER: The meeting was called to order at 6:05 p.m. by Pres. Wolter.

ROLL CALL: Present: President Wolter, Trustees Baum, Hughes, Kaminski, Miller, Myers (6:25 p.m.), Warren, and Zabel. Trustee Wing excused. Also present: Administrator Kreklow, Finance Director Rath, Director Ratayczak, Director Schroeder, Planner Zandt, Manager Tucker, and Clerk Braunschweig.

Blackstone Golf Course Development Presentation

Administrator Kreklow introduced the item. The item is for Blackstone Golf Course Development Presentation for residential development and for the Village to acquire a portion of the Golf Course to expand the Haupt Strasse Park. This is considered as the Menomonee River Corridor Access and Blackstone Golf Course Creek Redevelopment Opportunity.

Planner Retzlaff came to the podium. The Golf Course is over 251 acres. The PDD was originally approved in 2006 with three components that included Residential, Golf Course, and Commercial Retail.

The connectivity of Main Street and Saxony Village is a moving component of the development. The leveraging of the Brownfield Redevelopment Grant Funds in conjunction with EPA staff and Washington County staff to identify low cost improvements to connectivity will be utilized. This will improve accessibility and safety for walkers and bikers, develop road-way designs to support future infrastructure and improve pedestrian safety. This is pedestrian focused development.

Troy Schmidt of the Blackstone Creek Golf Course came forward to the podium. He commented that he has been in the industry for over 28 years. The state of golf is evolving to the preference of nine holes, shorter rounds, and evening leagues. The presentation included a venue for the whole community and to provide entertainment.

Trustee Myers arrived at 6:25 p.m.

Craig Raddatz of Fiduciary Real Estate Development presented a company background. His presentation included recent projects in surrounding communities and possible developments for the area.

A site plan was shown. This site plan included 85 acres of park land, 9-hole golf course, 162 apartments, 56 condo style buildings, 32 townhouses. The parking would be underneath the buildings.

Administrator Kreklow reported on the structure of the finances. There are three entities involved in the discussion, the Village, Blackstone Golf Course, and Fiduciary Real Estate. There are several components to the transactions that are interrelated. He emphasized that it is difficult to separate one from another.

The Village would acquire 85 acres from the golf course for the expansion of Haupt Strasse Park. There would be a secondary easement for the Village on the golf course. If the golf course stopped utilizing the land for golf, the Village would be able to use the land for recreational purposes.

Administrator Kreklow gave a financial overview. The Village would collect approximately \$1.6 million in impact fees and would pay \$800,000 for the 85+ acres of land. The golf course has stated that they would allow bike and walking paths. The development includes 162 apartments, 56 condos, and 32 town houses. The added assessed value would be over \$40 Million. The Golf Course would receive \$800,000 and reconfigure to 9-hole operations and new clubhouse and restaurant.

Director Schroeder commented on the park expansion stating that it is conceptual in nature.

Administrator Kreklow reported the next steps include an amendment to the PDD. The amendment would go to the Plan Commission and then Village Board for Public Hearing. The acquisition of park land would go through the Park and Recreation Commission, Plan Commission and Village Board.

Suggestions from the Board included public interaction and to make information available to residents.

ADJOURNMENT: There being no further business, meeting adjourned at 7:02 p.m.

Respectfully Submitted,
Deanna B. Braunschweig, WCMC/CMC
Village Clerk