

PLAN COMMISSION MINUTES

January 12, 2015

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:30 p.m.

ROLL CALL: Chairman Dean Wolter, Trustee Representative David Baum, Commissioners Mary Ellen Gray, Tim Yokes and Bill Shadid were present. Commissioner Peck was absent and excused, Commissioner Campbell arrived late. Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson were also present.

PUBLIC INPUT: Kevin Nash, W140 N10828 Country Aire Drive, spoke on behalf of the Historical Society regarding the development of Main Street and the park proposal for the Old Town Inn. He said if it's good for the Village they're ok with it, but from a historical point of view, they have concerns with how it will affect the Oktoberfest festival and Mai Fest.

PREVIOUS MINUTES: ***MOTION Baum second Shadid to Approve the minutes from 12-8-14.***

MOTION carried unanimously.

Richard & Catherine Evers for John & Ellen Kuber – The Kuber's, property owners of a 35.8 acre parcel on Rocky Lane, are seeking approval of a 2-lot Certified survey Map and Rezoning from A-1: Agricultural to A-2: Agricultural & Rs-1 Single-Family in order to create a 5 acre lot. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve rezoning the 5-acre Lot 1 from A-1: Agricultural to Rs-1: Single-Family Residential, and Approve rezoning the 28.9 acre Lot 2 from A-1: Agricultural to A-2: Agricultural.

MOTION carried unanimously.

MOTION Baum second Gray to Approve the 2 lot Certified survey Map re-division of the 35.8 acre parcel owned by John and Ellen Kuber located off Rocky Lane (in the Town of Germantown) subject to the following conditions:

- 1. The CSM shall be revised to show the 40' wide strip of land providing access to/from Lot 1 to Rocky Lane as a separate lot or outlot in the CSM.***
- 2. The CSM shall be revised to show the 25' wetland setback.***
- 3. A shared driveway/access easement agreement applicable to the 40' access outlot and across the southern portion of Lot 1 shall be prepared and submitted to the Village for review of the CSM by the Village Board.***
- 4. Village Board approval of the CSM to the extent of creating the 40' wide outlot in the Town of Germantown shall be required under the Village's extraterritorial platting authority. Said approval shall occur after action is taken by the Town of Germantown.***

MOTION to Amend Baum second Shadid to add Condition #5 that a notation be put on the survey that no habitable structure is to be located on Lot 2.

Commissioner Gray asked if that meant forever or could that be changed at some point in the future. Planner Retzlaff said the CSM could be amended if the wetland designation was removed.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

Planner Retzlaff said the Town of Germantown needs to approve the land division before the CSM goes to the Village Board. Richard Evers said his wife was at the Town meeting tonight and he would let Planner Retzlaff know the outcome of that meeting.

Community Development Department – Main Street Master Plan & Development Discussion.

Chairman Wolter said at the last meeting, direction was given for the Village Planner to look at hiring a consultant to help with the planning of the downtown area. He said Planner Retzlaff would like a better description of what the Plan Commission would like to see the consultant do. Planner Retzlaff said the amount of detail needs to be defined as well as determining what area along Main Street should be included. He explained the process saying it could take a significant amount of time.

Trustee Baum said the process of creating a Master Plan could take 4 to 6 months but we have an applicant that has come forward and needs to be addressed now. He said we should put together a conceptual idea for the small triangle area at this time and then expand the area in the future if the decision is made to hire a consultant. Chairman Wolter agreed to concentrate on the triangle area now saying it was a manageable area in size. He said we could have a meeting to get public input similar to the Blackstone Creek park proposal. Planner Retzlaff said it makes sense to break the plan out in phases and identify land uses, transportation, circulation routes and storm water issues.

Trustee Baum said he had drawn up a potential plan for the triangle area if Plan Commission would want to discuss something on that level to get direction, feedback and input from residents. He said he could talk a broader picture but it would be a 6 month endeavor to move that forward. Commissioner Gray said if we are going to think big, she would like to see some kind of link to the shopping district on Mequon Road, adding that we need to get out of the triangle and look at the bigger picture. Chairman Wolter said by working with the Developer that has come forward, we can look at building access to the triangle from that area. He said in order to create a walking district we need to create the access to it and if we start to point a direction of what we'd like to see there, other groups can consider it when properties come up for sale.

Commissioner Gray said circulation and parking are critical to any plan and how to separate residents from the noise conflicts also needs to be addressed. Chairman Wolter agreed, but said a good use of the land is also needed. Planner Retzlaff asked if those concerns should be handled by the developer or at this time as part of the master plan. Commissioner Yokes said the developer should be responsible for providing the studies. He said he would like to see better circulation in the area, especially if other projects are proposed. Discussion continued on the possibility of connecting existing roads to the future plan.

Trustee Baum presented his concept plan for the Main Street triangle. He said if we ask the developer that has come forward to modify his plan, and if it's done right, it could lead to the full development of that area. Commissioner Gray said the residents will still be concerned with the noise. Commissioner Yokes said the plans give alternate options and ideas. Trustee Baum said the plans show how the area could be developed and force the developer to re-evaluate his current proposal. Nancy Lietzau, N116 W15925 Main Street, said the

noise and traffic will still be an issue. Chairman Wolter said the plan shows a picture of what we'd like to see and won't be exactly how it's shown. He said if there's no plan to show how the land could be developed nothing different will happen. The Commission discussed if a developer should be required to complete traffic assessment and storm water management studies as part of their approval process. Commissioner Shadid didn't think it was unreasonable to ask a developer to contribute to a traffic study.

Chairman Wolter said he wanted to get input from the community on the plans presented so far, deciding on January 26th. He said someone from Public Works or Engineering should also be present to discuss Stormwater needs for the area. Planner Retzlaff said based on comments from the meeting, the finishing touches could be put on the plan that embodies all the components of what we receive in the feedback. A sub plan could then be adopted to guide future decisions with regard to land use and development. He said we could then use the plan in our review of the beer garden proposal and anything else that comes along. Commissioner Gray said it was important to include more people than just the neighbors. Chairman Wolter said it would be an open meeting to everyone.

ANNOUNCEMENTS: Planner Retzlaff said the Community Survey postcards would be mailed to residents and property owners tomorrow.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:24 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant