

PLAN COMMISSION MINUTES

February 9, 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, Marty Peck, Tim Yokes and Bill Shadid were present. Commissioner Campbell was absent and excused. Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson were also present.

PUBLIC INPUT: None

PREVIOUS MINUTES: ***MOTION Baum second Shadid to Approve the minutes from 1-12-15...***

MOTION carried unanimously.

Christopher & Banks – N96 W19160 County Line Road. Prodigy Lighting & Sign, agent for Germantown LLC, property owner of the Germantown Plaza III retail development, is requesting approval of wall and monument signs for “Christopher & Banks” a new tenant in the commercial building. Planner Retzlaff summarized the proposal.

MOTION Baum second Peck to Approve the proposed wall sign for Christopher & Banks in the Germantown Plaza III retail commercial center located at N96 W19160 subject to the following conditions:

- 1. Electrical permits shall be obtained from the Building Inspection Department prior to installation.***
- 2. All electronic components shall be labeled by a licensed lab and inspected prior to installation.***

MOTION carried unanimously.

Mark & Lisa Filla – W148 N12133 Pleasant View Drive. Wirth Services, Inc., agent for Mark & Lisa Filla, property owners, are seeking approval of a berm permit in order to install a series of five earth berm 5-8 feet in height on their 8.08 acre property. Planner Retzlaff summarized the proposal. Discussion followed.

Josh Wirth, Wirth Services Inc., said the purpose of the berms was for privacy and to break up the flat area with some rolling hills. Commissioner Gray was concerned there was a lot of wild area on the lot. Mr. Wirth said the lot would be maintained and not be left wild.

MOTION Baum second Peck to Approve the berm application for installation of earthen berms on the Filla property located at W148 N12133 Pleasant View Drive subject to the following conditions:

- 1. Owner/contractor shall obtain an erosion control permit from the Village Engineering Department.***
- 2. A cash bond or letter of credit intended to ensure completion of the improvements as proposed in the amount of \$500 shall be submitted to the Village and shall be returned to the owner/contractor upon satisfactory completion of the berm as determined by the Village Planner.***
- 3. After completion of final grading but prior to installation of any trees or shrubs, the owner/contractor shall be responsible for arranging a site inspection by the***

Village Engineer of the berm to verify that the vegetative cover is being sustained and no further stabilization or erosion control measures are necessary. This requirement can be satisfied in incremental steps or phases as portions of the berm are completed.

- 4. Final grading of the berm shall result in a more natural appearance with an undulating height within each berm and a more serpentine shape and variable width. Average slopes should not be steeper than 3:1 with a recommended slope of 5:1 to 7:1. A revised elevation plan showing revised berm heights and shapes shall be prepared and submitted to the Village Planner.***

Commissioner Peck asked that the owner consider using a more sensitive way to light the driveway with landscape lighting appropriate for the rural area.

MOTION to Amend Yokes second Baum to add Condition #5 to require that the sledding hill and all other berms not be located within the 10' minimum required setback.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

Chairman Wolter said the Chaz Hastings plan was not on the agenda tonight because the site plan did not meet the criteria of what was needed and would be placed on a future agenda.

Community Development Department – Main Street Master Plan & Development

Planner Retzlaff suggested the Commission share their thoughts and comments from the January 26th public informational meeting. Chairman Wolter thanked everyone that came to the meeting and gave their input and completed comment cards.

Plan Commissioners received the following comments:

- Trustee Baum said he got a lot of good input from people and said most people were receptive to development in this area and some wanted nothing to happen. The biggest negative was the band shell and the noise and traffic it would generate.
- Commissioner Gray said traffic patterns and noise were concerns she heard with some enthusiasm for development.
- Commissioner Peck said fear of noise and parking were the biggest concerns he heard. He said a lot of people were interested in developing shops, an entertainment area and a center for Germanic Heritage.
- Commissioner Yokes said noise was the number one complaint he heard and that there was already too much residential development. He did not hear many traffic concerns.
- Commissioner Shadid said residents were excited to see more shops and stores but were concerned with noise and feared public drunkenness. He said he did not get many comments regarding traffic.
- Chairman Wolter said a lot of people were excited about the plan and the direction for development but he received more opinions related to noise and congestion regarding what is being proposed behind the Old Town. He said people from the surrounding area were interested in how the area outside the triangle would be developed. Residents were against the band shell and said noise was an issue and people

walking through neighborhood drunk. He said the overall direction was to plan for development without any more bars or outside entertainment.

- Planner Retzlaff heard positive comments for re-development in the area and only a handful of negative comments. There was support for retail and specialty shops but not for an outdoor entertainment music venue. There was some concern with a road connection between Hilbert and Crown Court, development of the JBJ property and the distribution of traffic. He did not hear any Stormwater management concerns.

Chairman Wolter asked what steps are needed to move forward and what the Village needs to do to help facilitate the process. He asked if one of the plans should be accepted as a conceptual and then vote on it as a possible acceptable plan for the area and should the Village look at the possibility of land purchases for accessing additional roads. Planner Retzlaff said he would like to plan the Main Street re-development first and then evaluate the Hastings proposal in light of what is adopted. He said Plan Commission could adopt one of the plans by Resolution as a guideline for future development and create a Planned Development District to include a list of specific conditions and requirements for everyone on that district. He said certain items that should be provided such as a general impact analysis. The Village Engineer has already done some preliminary Stormwater management analysis.

Commissioner Peck liked the idea of creating a Planned Development District that would include some type of architectural standards. Commissioner Gray said she was not a fan of German architecture but comments she heard from residents indicated they did not want to lose what little old feeling is left in Germantown and it would then make sense to keep the Germanic theme in this area to give it that character. Chairman Wolter said the plan maintains a lot of the buildings on Main Street and selling the back of those lots for commercial or other development. Planner Retzlaff said a PDD could be an evolving thing and not completely in place before we act on development proposals as they come in. His hope would have been to do this level of neighborhood planning first and then accept the proposals for whatever came after that. He said because there is a proposal for the area now, the two projects need to be on a parallel course. He suggested creating a special district for Main Street along with adopting a general concept plan. Chairman Wolter asked if the first proposal needs to be molded to fit within the street outline. Planner Retzlaff said yes, that any proposal coming forward should be molded to fit within the long term goal. Trustee Baum said he believes that arterial access is the key factor and we need to design around that. Planning the main thoroughfare is the most important and is the key component. Discussion continued.

Planner Retzlaff said the Village can adopt a concept plan by Resolution, to use in an official capacity to guide our development decisions with regard to the Hastings or any other subsequent development proposal. He said timing is critical. Commissioners discussed if the plan as presented was the one that should be adopted, what concerns they had and what they'd like to see.

MOTION Baum second Gray to direct the Village Planner to propose a Resolution for a mixed use downtown district for future re-development with criteria to be proposed from the Planning Commission.

MOTION to Amend Peck second Shadid to include the general concept plan presented from SHA as an initial template and included as part of the resolution.

MOTION to Amend carried unanimously.

Chairman Wolter explained the Motion is a direction for the Village Planner to come up with a Resolution and bring it forward for consideration.

MOTION to Approve as Amended carried unanimously.

ANNOUNCEMENTS: Commissioner Gray said the new traffic lights on Mequon Road and Forest Drive need to have an electric eye. Chairman Wolter said the lights will be adjusted.

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

Respectfully submitted,

Lori Johnson
Planning Assistant