

**VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022**

MEETING:	COMMITTEE OF THE WHOLE
DATE AND TIME:	<u>MONDAY, JUNE 8, 2015</u> <u>5:30 p.m.</u>
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

- I. Call to Order: This meeting has been given public notice in accordance with Wisconsin Statutes, Section 19.83 and 19.84 in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.
- II. Roll Call
- III. Approval of Minutes: March 30, 2015
- IV. Saxony Village Planned Development District Discussion
- VI. Adjournment

***UPON REASONABLE NOTICE**, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting.*

*** Notice is given that a majority of the Plan Commission may attend this meeting to gather information about an agenda item over which they have decision making responsibility. This may constitute a meeting of the Plan Commission per State ex rel. Badke v. Greendale Village Board, even though the Plan Commission will not take formal action at this meeting.

VILLAGE OF GERMANTOWN
COMMITTEE OF THE WHOLE
MEETING MINUTES
MARCH 30, 2015

CALL TO ORDER: The meeting was called to order at 6:05 p.m. by President Wolter at the Village Hall Boardroom.

ROLL CALL: President Wolter, Trustees Daniels, Kaminski, Miller, Vanderheiden, Warren and Zabel. Trustee Baum was absent. Also present were Finance Director Rath, Fire Chief Weiss, Deputy Chiefs Maury & Stark, Fire Dept. Staff: Karpinski, and three others, Administrator Schornack, Attorney Sajdak and Clerk Goeckner.

APPROVAL OF MINUTES: September 22, 2014

MOTION (Kaminski/Hughes) to approve the minutes as presented, carried.

Fire Department Request to proceed with preparations for a 2015 Referendum to Increase the 2016 Village of Germantown Levy Limit for the Purpose of Funding Full Time Staffing in the Fire Department and Discussion of Alternatives:

President Wolter started the discussion regarding the preparations for a 2015 Referendum to increase the levy limit for the purpose of funding full time staffing in the Fire Department. Discussion of prior minutes where this began.

Attorney Sajdak stated the question is defined by state statute as to what it should say. The increase to the Village's levy limit is limited to a certain percent. Shall the Village be allowed to exceed this levy in the next fiscal year? Do we want to identify more specifically what the referendum would cover and how do we want to phrase that – what the actual goal was in terms of the referendum.

Discussion of what the funding would be for, consideration of 'not to exceed'. The issue being tied to the levy limit percentage you have to go over. Discussion of increases in levy from new developments having ability to cover need without a levy limit increase vs. guessing wrong number and guessing less than what is needed. Clerk Goeckner would like the details of the question and explanation ironed out now so just the blanks can be filled in when the final numbers come from the state and we can proceed with publication requirements etc. timely. Discussion of explanation of question and how much clarity for the public's understanding of what their vote means. Trustee Baum arrived at 6:20 p.m.

Discussion of Village being limited and cannot take a position on it. Can state this is what it is being used for, such as creating a full time department. Discussion of how much detail to state and what can be discussed, as well as explanation on ballot but not to be too specific or limiting. Is it an full explanation or just an explanation of what a yes vote means and what a no vote means? Can't indicate here what it means to a resident. Fire Dept. can't go out and tell the public all kinds of things that are happening or not happening, can't go out and try to sell it. Village Board needs to consider what will be put out by others so there is no misinformation out there. Has to be documented facts. Can't state home values and this is what the tax burden would be on ballot, because it changes for everyone. Discussion of how to state and where, how it will affect someone on their tax bill. Information has to be factual. Could in some way affect their taxes. Discussion of funding, other issues that will affect the Village Budget,

recent bond issue with aggressive payments on debt service. The need to still vote for whether or not to go to referendum and the need to put the question to the people.

MOTION (Hughes/Kaminski) to put this on the May Village Board agenda to vote on going to referendum. Discussion on need for Fire Chief Weiss to come up with some alternatives through December 2015, which was stated at the December 1, 2014 meeting for him to do. Further discussion to allow the Fire Chief to work with the Attorney to word the question for the Board to consider for modification. Prefer not to use the terminology for a full time department – using other staff to augment the department. Allow Fire Chief to work with Administrator and present question to the Attorney to bring before the first meeting in May for Village Board. Discussion of official talking points to be considered for Firefighters etc. Attorney Sajdak stated as a government official, not allowed to respond when asked what your opinion is, but you can say 'you respectfully cannot answer your question, but these are the facts' and then restate the factual information. President Wolter stated the time line is to bring this back to the first meeting in May which was the purpose of this meeting. Clerk re-iterated this needs to be final by July 15th for Finance Director Rath to place in numbers received on August 1st from the State. **8 in favor, 1 opposed (Zabel), carried.**

ADJOURNMENT:

There being no further business the meeting was adjourned at 6:50 p.m.

Barbara K. D. Goeckner, WCPC/MMC
Village Clerk

**BUSINESS OF THE VILLAGE BOARD
COMMITTEE OF THE WHOLE
GERMANTOWN, WI**

MEETING DATE: June 8, 2015

AGENDA ITEM: Saxony Village PDD Discussion

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department

SUMMARY EXPLANATION:

On May 11, the Plan Commission considered a 225-unit, multi-family development proposal by JBJ Development and Heritage Joint Venture for a 23.7-acre area south of Main Street. Although most of the property (20+ acres) is already located in an Rm-2: Multi-family Zoning District (maximum 8 DU's per acre), the proposal includes the creation of an Rm-3/Planned Development District (maximum 10 DU's per acre) for the entire 23.7-acre property. As part of the PDD, the developer would construct a 24-stall public parking lot adjacent to Main Street, and, set aside a large area in the southeast corner of the property for future public use as a regional storm water basin (to accommodate storm water from future Main Street re-development). *(Details of the proposal are summarized in the enclosed Staff Report dated May 11, 2015).*

At the meeting, a number of Village residents and property owners spoke about the proposal; most of whom indicated that they were not in favor of the development for a variety of reasons, including school over-crowding, traffic impacts, # of units, rental units vs. condominiums (see enclosed meeting minutes). Plan Commission members expressed both support for and concern with the proposal, indicating that a number of issues, e.g. # of units, building height, traffic & roadway access, would need to be further addressed.

In response to the public's reaction, the developer has prepared an alternative plan with fewer units in anticipation of moving forward with a plan that could potentially be developed under the existing Rm-2 zoning with little or no further input from the public or Village Board. Unfortunately, the revised plan eliminates the public amenities included in the original proposal.

Because the revised development proposal could potentially move forward without any further input from the Village Board, the purpose for this meeting is to discuss the Saxony Village proposal and get feedback from the Village Board (Plan Commission members have been invited to attend).

ATTACHMENTS:

- ◆ Saxony Village Site Plan-Original Rm-3/PDD Proposal (225-units)
- ◆ Saxony Village Site Plan-Revised Rm-2 Proposal (189-units)
- ◆ May 11, 2015 Staff Report-Saxony Village
- ◆ May 11, 2015 Plan Commission Meeting Minutes

**PLANNED DEVELOPMENT DISTRICT (PDD) REZONING &
SITE PLAN CONSULTATION**
5/11/15 Plan Commission Meeting

COPY

Saxony Village / JBJ Development / Heritage Place Joint Venture
Village Planner Report **Germantown, Wisconsin**

Summary

Scott Bence, agent for JBJ Development and Heritage Place Joint Venture, property owner, is seeking feedback for a proposed 255-unit multi-family community called Saxony Village on 23.7 acres located at approximately N116 W16200 Main Street (south of the Park Avenue intersection).

Property Location: N116 W16200 Main Street (south of Main Street @ Park Avenue)

Applicant/Owners: Scott Bence
JBV Development & Heritage Place J.V.
W178 N9912 Rivercrest Drive, Germantown, WI

Current Zoning: Rm-2: Multi-family Residential
B-3: General Business

Adjacent Land Uses		Zoning
North	Commercial	B-3
South	Multi-family Residential	Rm-2/PDD
East	Multi-family Residential	Rm-2/PDD
West	Multi-family Residential	Rm-2/Rm-3



Proposal

Scott Bence, agent for JBJ Development and Heritage Place Joint Venture, property owner, is seeking feedback for a proposed 255-unit multi-family community called Saxony Village on 23.7 acres located at approximately N116 W16200 Main Street (south of the Park Avenue intersection).

As indicated in the proposal description and concept plans, the proposed development features:

- Five (5) 45-unit 3-story buildings
- 225 total apartment units
 - 1, 1+den, 2 & 3-bedroom units
 - 800-1,300 sqft/unit w/ private balconies
- 2,500sqft clubhouse w/ swimming pool
- Pedestrian trail system within and around 8+ acre wetland area
- 447 parking stalls (235 underground + 242 surface stalls)
- 24 stall “public” parking lot for Main Street business patrons
- On-site storm water basin (w/ potential expansion as regional basin)

Staff Comments

The 23.7 acre area is comprised of three (3) separate parcels (see attached); two of which are owned or controlled by entities associated with JBJ Development (Parcel #224-025 & #224-992). The third parcel (#224-027) is currently owned by Jacobus Quickflash (Jacobus Energy Inc.), which was once a fertilizer and bulk fuel oil storage and refueling facility (and registered “brownfield” redevelopment site with the Wisconsin DNR).

Parcels #224-025 and #224-027 are currently located in the B-3: General Business Zoning District with the largest parcel (#224-992) located in the Rm-2: Multi-family District. Previous proposals for multi-family development on the Heritage Place parcel (#224-992) in the mid and late 1990's were considered but never approved.

JBj Development is proposing to create an Rm-2 Planned Development District for all 23.7 acres. With an Rm-2/PDD, the Village and developer would be able to modify certain base zoning district requirements to work around the redevelopment limitations affecting the brownfield parcels located near the project entrance, and, the environmental limitations (i.e. wetlands and navigable stream) located on the south side of the parcel.

The 23.7 acres are located in an area designated on the Village's 2020 Land Use Plan map as “Village Mixed Use”. The purpose of this designation is to encourage the preservation of historic and architecturally significant structures while accommodating re-development of the area into an entertainment district and higher-density pedestrian-oriented neighborhood. Specifically, larger, undeveloped parcels such as these are encouraged to develop with high-quality, higher-density housing that would further support the commercial uses along Main Street.

With respect to Main Street and the re-development issues discussed over the last 6 months, this type of multi-family development is what was originally envisioned when the Village Mixed Use District was first created. As has been the case, however, as we explore the issues associated with re-development and more closely examine the existing developed conditions (e.g. traffic circulation and intersections, storm water management facilities, the type, amount and relative location of existing land uses, etc.), future development and re-development may create short-term negative impacts for those existing residents and property owners in the area as the transition of this area occurs over time. Therefore, one of the tasks charged to each new development proposal has to be to conduct whatever detailed impact studies or analyses may be necessary in order to ensure that development can be accommodated by existing (or planned improvements to) infrastructure, including streets, utilities and storm water management facilities. In this case, the most significant issue appears to be traffic and the potential traffic impacts on the surrounding street system. Typically, multi-family apartment development can generate 4 to 8 vehicle trips/day with as much as 10 percent of those trips occurring in the a.m. and p.m. peak-hours. Consequently, a development of 225 apartment units could generate as many as 1,800 vehicle trips/day with 180 trips in the morning (6:00 to 8:00am) and evening (4:00 to 6:00pm) peak-hours.

As presented in the concept plans (and summarized below), the proposal is generally consistent with the Zoning Code requirements for parking, building setbacks, impervious area, etc. for the Rm-2 Zoning District. However, in terms of density (number of dwelling units per acre) and building height, the proposal falls somewhere in between the allowances for the Rm-2 and Rm-3 Districts.

Zoning District	Max. Density (DU's/acre)	Max. Height (stories/feet)	Min. Lot Area (sqft/DU)
Rm-2	8.0	2.5 stories / 45'	5,445 sqft
Saxony Village	9.5	3.0 stories	4,582 sqft.
Rm-3	10.0	3.0 stories / 45'	4,356 sqft

Access to the development is proposed from both Main Street (primary entrance) and Hilbert Lane via a private lane running through and circulating around the buildings and parking areas of the development. The private lane would not be a public street and is laid out in a manner that will discourage non-local "cut through" traffic. Hilbert Lane is a public street that currently terminates at the east property line. Castle Drive is currently a sub-standard private lane serving the Lake Park East condominiums to the west, although Castle Drive is located within a 40' public right-of-way reservation.

The existing regional storm water basin located on the parcel abutting and north of the subject parcel will be used to accommodate post-development run-off from this parcel. The detailed site plan and storm water management analysis required for this parcel will determine what, if any, additional storm water management facilities or measures will be required to accommodate the proposed development.

The Village Engineer has provided preliminary comments about the proposed development in an April 24, 2015 memo (copy attached). These items will need to be addressed as detailed plans are developed and considered by the developer and Village. The most notable comments concern: (1) support for the proposed Hilbert Lane and Main Street driveway connections; (2) the need to connect into existing water mains in order to “loop” the system; and (3) interest in possibly expanding the proposed storm water basin in the southeast corner of the property to serve as a regional basin serving potential Main Street re-development.

The Fire Department has provided the following preliminary comments that will need to be addressed and/or reflected in detailed site development and building plans as the project moves forward:

1. Additional water supply with fire hydrants connecting to village water utility will be required with the locations spaced at intervals of 300 feet along all fire access roads and approved by the Village Water Utility and Fire Department.
2. All fire access roads shall be at least 20 feet wide with no parking allowed on either side; where fire hydrants are located the roadway shall at least 28 feet wide.
3. The roundabout proposed in the private roadway connecting Hilbert Lane and Main Street should be designed to accommodate emergency vehicles, and should be at least 28 feet wide for the entire length.
4. Due to the close proximity of the Main Street railroad crossing, there is concern that the separation distance between the railroad tracks (and any future gate crossing that may be installed) and the private roadway entrance on Main Street may be too short and not able to safely accommodate turning vehicles during a gate closure event.
5. All buildings will require fire sprinklers, standpipes and fire alarm systems requiring state DSPS approvals. The location of all fire department connections and alarm panels will need to be approved by the GFD as part of the site plan application.

As discussed in the project description, there are development issues affecting this property due to the existing “brownfield” parcels located near the project entrance at Main Street. The developer will further discuss those issues and possible solutions with the Village as consideration of the project moves forward.

Beyond the concept plans presented and consultation to be held with the Plan Commission, additional actions and development applications that would be required include:

- Rezoning/PDD Application
- Site Development & Building Plan Review
- Development Agreement (for public utility improvements)

Issues that the Plan Commission should be prepared to discuss include (but not limited to):

- Access to Hilbert Land and Castle Drive
- Density & Building Scale (proposed height relative to surrounding development)
- Public Parking Lot
- Regional Storm Water Basin
- Traffic Impact Study
- Wetland Delineation

At this time, the Plan Commission should review the concept plans and provide feedback to the developer. No formal action is required at this time.

PLAN COMMISSION MINUTES

May 11, 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, Bill Shadid, Tony Laszewski and Peter Nilles were present. Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson were also present.

PUBLIC INPUT: The following residents spoke against the Saxony Village agenda item:

1. Jerry Myszewski, W159 N11435 Red Oak Circle, concerned with apartments and would rather see condominiums or individual homes.
2. Loren Doll, W159 N11447 Red Oak Circle, concerned with traffic, 3 story buildings are obtrusive, already too many apartments.
3. Nicki Broetzmann, W163 N11502 Windsor Court, doesn't want development, concerned with traffic, too many units.
4. Bruce Warnimont, N112 W12467 Mequon Road, concerned with school enrollment, some schools are over capacity.
5. Betsy DeVilbiss, W159 N11548 Oakwood Drive, said buyers are concerned with total number of rentals in Germantown.
6. Lisa Filla, W148 N12133 Pleasant View Drive, Doesn't think development is a good plan and there is no sense of ownership with rentals, schools are overcrowded.
7. Liz Chizek, W163 N11545 Windsor Court, concerned with wildlife living there, schools are over crowded and safety hazards.
8. Charles Brown, W162 N11979 Park Avenue, concerned with aesthetics, not appropriate for community, too crowded.
9. Shawn Gehrig, W163 N11456 Windsor Court, concerned with too many apartments and traffic concerns.

PREVIOUS MINUTES: *MOTION Baum second Shadid to Approve the minutes from 4-13-15.*

MOTION carried unanimously.

Village of Germantown & Germantown Little League W162 N11870 Park Avenue. The Village of Germantown is requesting approval of a 2-lot CSM for purposes of adjusting an existing property line for the Firemen's Park property on Park Avenue. Planner Retzlaff summarized the proposal.

MOTION Baum second Gray to Approve the CSM as proposed.

MOTION carried unanimously.

Bradley Way Partners LLC – N106 W13131 Bradley Way. The applicant is seeking approval of site development and building plans for a 13,544 sqft warehouse addition to the existing office/light industrial building. Planner Retzlaff summarized the proposal.

MOTION Baum second Yokes to Approve the site development and building plans for the 13,544 sqft warehouse addition to the existing office/light industrial building located at N106 W13131 Bradley Way in the Germantown Business Park subject to the

JBJ Development & Scott Bence for Heritage Place Joint Venture – 23.7 Acres on Main Street, east of Lake Park East Condominiums and west of Oakwood Village

Condominiums. Multi-Family Residential Planned Development District (PDD) Rezoning & Site Plan Consultation for a 225 unit apartment community. Planner Retzlaff summarized the proposal. He said if the plan moves forward several approvals would be required including a planned development district rezoning, a rezoning to Rm-2 for two properties, detailed site development and building plans and a developers agreement for any public improvements including water, sewer and utilities. Other issues that need to be discussed as part of the approval process include cleanup of a brownfield area, density and building scale, traffic impact, Hilbert Lane and Castle Drive connections, stormwater management, Main Street redevelopment and the proposed public parking lot.

Scott Bence, JBJ Development, said he's been involved with this project since 1996. He explained he has been dealing with the neighboring properties, Jacobus Quickflash and the railroad company to rectify contamination issues which are now cleaned up. He said acquiring these two properties would enable the creation of another road entry off Main Street. The concept plan would also create opportunities like the regional pond, additional parking for businesses on Main Street, and provide a connection for neighboring properties from east to west.

Gene Guskowski, AG Architecture, said the idea for the development was to create a walkable urban environment to support the Main Street area. They believe the Land Use Plan calls for a mixed use higher density, pedestrian oriented neighborhood. He said they are trying to create some community benefit while doing that by providing a trail system and parking, creating an urban feel and sense of community.

A lengthy discussion followed. The Plan Commission and the applicant addressed the following concerns:

- Yokes – Why condo's?
JBJ/Bence – Condo's are tough to market. The market has shifted to high end apartments.
- Gray – How do you get around the school situation? Would rather see some mixed use development with storefronts and apartments on top.
- Bence – There is a lot of business vacancy already that can't be filled. The need is for more people. Market research shows no support for retail storefronts.
- Laszewski – Agrees retail will not work but struggles with the density.
- Bence – The average is about ½ school age student per unit.
- Wolter – Asked the number of 3 bedroom units.
- Bence – The development has 15 three bedroom apartments
- Shadid – Doesn't mind the density but is concerned with the quality of life for the people living on Red Oak Circle and Hilbert Lane.
- Bence – There are 3 potential street connections, he is looking for input. He said that is why he sent notices to all the abutting neighbors to inform them. The property is already zoned multi-family, but he wants to work with the community and provide some benefits.
- Tom Dueppen, Himalayan Consultants, said he has been working on the contamination management plan for the development of this property. He said the property has received conditional closure from the DNR in 2013. He would propose a green team meeting with state regulators that would be able to provide the Planning Commission with a better idea of what options are

available to address the brownfield issues. The site still needs to be monitored and there is a ground water use restriction.

- Wolter – The site is remediated and can be conditionally developed.
- Retzlaff – Asked if underground parking structures that are outside the contaminated properties be affected.
- Dueppen – Said there might be some offsite vapor migration contamination but it can be addressed. He said locating the parking lot at the north end is a good way to reduce the amount of contaminate migration that would occur by bringing in permeable surface in that area.
- Shadid - Asked if the buildings could be re-orientated and not be so close to Windsor Court. He suggested an exit out to Squire Drive to isolate the development from Hilbert Lane and Red Oak Circle.
- Bence - Said Squire Drive cannot be accessed there because of flood plain. He said he took on the 2 other properties to be able to connect to Main Street and it took 7 years to acquire them. He said the buildings can be twisted and turned but he needs to know where the road connections will be before a traffic study can be done.
- Yokes – He agrees there will be some impact to traffic, but doesn't think it will be as massive as other projects. Better traffic controls will be needed. He is concerned with the density and the height of the buildings.
- Bence – A proposal was brought forward in 2007 and the direction from the Village Board at that time was to work on getting access to Main Street which he has been done.
- Wolter – A number of things need to be discussed and addressed. Castle Drive and Windsor Court look like secondary roads. Hilbert Lane is more of a normal width street so that access through make sense. A traffic study will help define how many people will be using Hilbert Lane as a regular path. Information is needed on how to get past the need for additional classroom space. Maybe limiting the number of children in the area by proposing more 2 or single bedroom apartments will help. Three story buildings is a concern. Providing some visuals to show how they will look from other street views would help. Is 225 the high end for density or is there some movement there. He is thankful for the parking lot. But is there a possibility for more spaces, maybe 30 or more to help with the Main Street parking congestion and traffic issues the Fire Department has. A traffic study is needed to show what the pattern is. Is the 5 building pattern set or could 7 buildings with 2 stories work.
- Bence – Said his new apartment building on Fond du Lac Avenue opened May 1st and is at 100 percent occupancy. He said the renters are young, dual income, couples and retirees. He said the three bedroom apartments are taken by empty nesters that have too much furniture for a 2 bedroom unit.
- Wolter - Said he appreciates Mr. Bence's willingness to work with the Village on the retention pond, brownfield areas and parking issues.
- Retzlaff – The Gables has 3 story buildings with architectural features added on to provide a Germanic feel. He asked if that was something this development would consider. What is a green team meeting.
- Guskowski – 3 story buildings are more efficient for underground parking; they don't want to be held to the Bavarian look. A green team meeting clarifies liability issues and potential funding options associated with government based entities. The Village would be allowed to apply for grants. Some cleanup costs would be associated with the putting in the parking lot or the roads. A larger

- parking lot would improve the contaminant issues in that area.
- Baum – Thinks retail will not work here. The potential is for a large density owner occupied buildings. The residents don't want a rental property. Post graduates don't want to buy, they want the flexibility of renting. Townhouses seemed to be acceptable. A higher density development is needed to get to Main Street developed. He'd like to see lower density and 2 story buildings. There are problems on Main Street with traffic. Hilbert Lane will become a thoroughfare. He'd rather see Castle Drive get improved and extended but all three connections need to be enhanced. He can see either contemporary or Germanic design but would like the buildings broken up a little more.
 - Gray – Is it possible to apply to the DNR for approval to run the road through the wetland.
 - Retzlaff – The property has a navigable stream, flood plain and wetlands to deal with. He said justification would be needed providing how or why the need to connect in some other manner can't be attained.
 - Wolter – the Army Corps of Engineers would get involved and that could take years to be approved.

Betsy DeVilbiss said speaking as a realtor, there is a need for mid range condominiums. Jerry Myszewski asked why the development needs to be so dense. Jim Kapus said Sylvan Circle needs a lot of work and Hilbert Lane is not as wide as Sylvan to accommodate a large amount of traffic. Trustee Zabel commented on the density of the development and said he reads the code as 8 units per net acre not 8 units per acre. He said there are 15 acres of buildable area which would allow 120 units, not 225 as proposed. Mr. Bence said they worked with staff and feel the number of units proposed is correct.

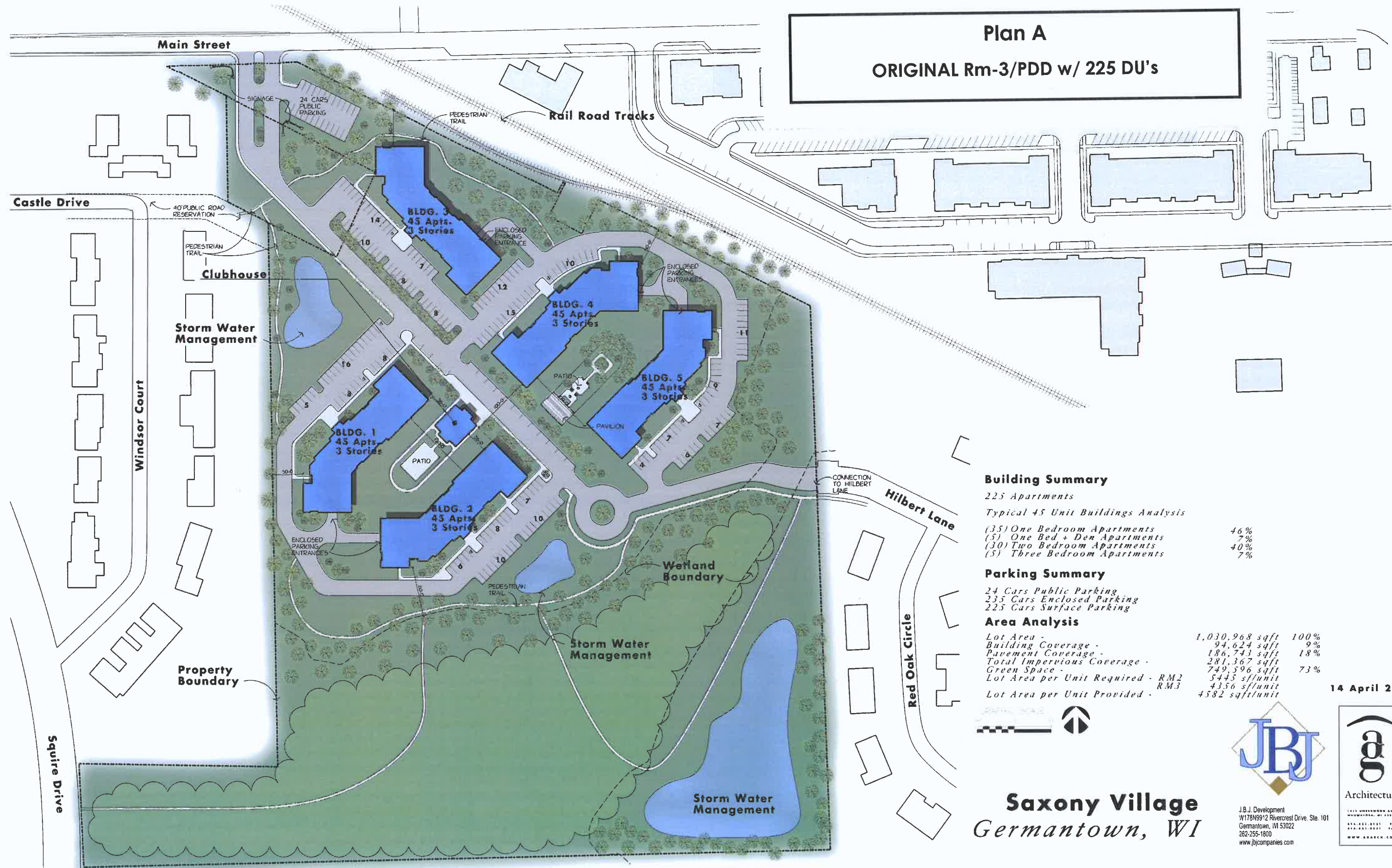
Chairman Wolter said this was a consultation and that Mr. Bence will take all comments into consideration. He said if this item comes back to Plan Commission for review it will be noticed by agenda postings only. He said he appreciates all those that attended and spoke tonight.

ANNOUNCEMENTS: Chairman Wolter said Mai Fest starts Friday and runs through Sunday. And on Thursday there is a ceremony to honor police officers who have lost their lives at the Washington County Fair Grounds.

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:26 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant



Plan A
ORIGINAL Rm-3/PDD w/ 225 DU's

Building Summary

225 Apartments
 Typical 45 Unit Buildings Analysis
 (35) One Bedroom Apartments 46%
 (5) One Bed + Den Apartments 7%
 (30) Two Bedroom Apartments 40%
 (5) Three Bedroom Apartments 7%

Parking Summary

24 Cars Public Parking
 235 Cars Enclosed Parking
 225 Cars Surface Parking

Area Analysis

Lot Area -	1,030,968 sqft	100%
Building Coverage -	94,624 sqft	9%
Pavement Coverage -	186,743 sqft	18%
Total Impervious Coverage -	281,367 sqft	
Green Space -	749,596 sqft	73%
Lot Area per Unit Required - RM2	5445 sqft/unit	
Lot Area per Unit Required - RM3	4356 sqft/unit	
Lot Area per Unit Provided -	4582 sqft/unit	

14 April 2015



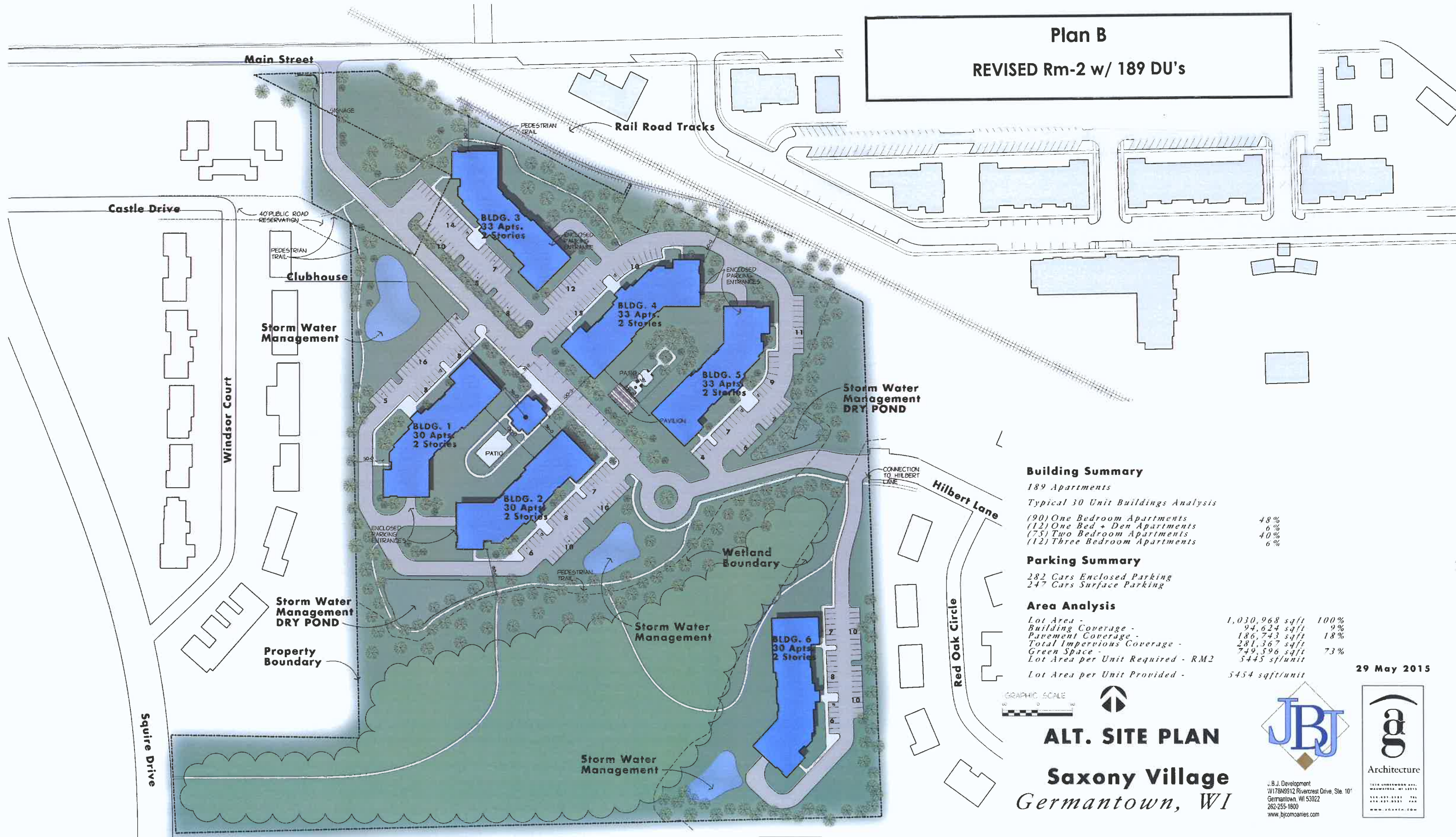
Saxony Village
 Germantown, WI



J.B.J. Development
 W178N9912 Rivercrest Drive, Ste. 101
 Germantown, WI 53022
 262-255-1800
 www.jbjcompanies.com



1414 WILKINSON AVE.
 WILKINSON, WI 53190
 414.431.8831 TEL
 414.431.8831 FAX
 www.gaarch.com



Building Summary

189 Apartments

Typical 30 Unit Buildings Analysis

(90) One Bedroom Apartments	48%
(12) One Bed + Den Apartments	6%
(75) Two Bedroom Apartments	40%
(12) Three Bedroom Apartments	6%

Parking Summary

282 Cars Enclosed Parking
247 Cars Surface Parking

Area Analysis

Lot Area -	1,030,968 sqft	100%
Building Coverage -	94,624 sqft	9%
Pavement Coverage -	186,743 sqft	18%
Total Impervious Coverage -	281,367 sqft	
Green Space -	749,596 sqft	73%
Lot Area per Unit Required - RM2	5445 sf/unit	
Lot Area per Unit Provided -	5454 sqft/unit	



ALT. SITE PLAN

Saxony Village
Germantown, WI



J.B.J. Development
117889312 Rivercrest Drive, Ste. 101
Germantown, WI 53022
262-255-1800
www.jbjcompanies.com



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29 May 2015