

PLAN COMMISSION MINUTES
July 10, 2017

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:31 p.m.

ROLL CALL: Chairman Dean Wolter, Trustee Representative David Baum, Commissioners Bill Shadid, Tony Laszewski and Mary Ellen Gray were present. Commissioner Nilles was absent and excused. Also present were Community Development Director/Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

APPROVAL OF MINUTES: ***MOTION Baum second Shadid to Approve the minutes from 6-12-17.***

Motion carried unanimously.

MOTION Baum Second Shadid to go to Item C then D then A and B.
MOTION carried unanimously.

Ace Hardware – N112 W16250 Mequon Road. The new business tenant is requesting sign approval for a new facility in the Germantown Marketplace shopping center. Planner Retzlaff summarized the proposal.

Commissioner Gray arrived at 6:35 p.m.

MOTION Laszewski second Shadid to Approve the proposed wall sign and monument sign panel insert for Ace Hardware located in the Germantown Marketplace at N112 W16250 Mequon Road with the following (2) conditions:

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

Commissioner Laszewski commented that the proposal didn't include the change for the Pick n Save sign. Planner Retzlaff explained the change will be approved by staff. Trustee Baum said he will vote against this sign because he doesn't like signs on the roof and is not in favor of removing Germantown Marketplace from the pylon sign. Planner Retzlaff said the owner has agreed with the sign arrangements because Ace Hardware wants to have a larger sign.

MOTION carried 4-1 (Baum).

Health In Balance Physical Therapy – N112 W16282 Mequon Road. The new business tenant is requesting sign approval for a new facility in the Germantown Marketplace shopping center. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the proposed wall sign and monument sign panel insert for Health In Balance Physical Therapy located in the Germantown Marketplace at N112 W16282 Mequon Road with the following (2) conditions:

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

MOTION carried 4-1 (Baum).

MLG Development – Willow Creek Business Park located north of Appleton Avenue west of Maple Road in TID #6. The property owner, MLG Germantown Investments LLC, has submitted a 5-lot Certified Survey Map (CSM) for the 118.7-acre Willow Creek Business Park. Planner Retzlaff summarized the proposal.

MOTION Baum second Laszewski to Approve the 5-lot Certified Survey Map land division for the 118.7-acre Willow Creek Business Park property located north of Appleton Avenue west of Maple Road in the Village of Germantown's Tax Incremental District (TID) #6 subject to the following conditions:

- 1. All technical corrections identified by the Village Surveyor as summarized in the July 6, 2017 memo shall be made prior to recording the CSM.***
- 2. Once approved by the Village Board, the CSM shall be submitted to the WI Dept. of Administration (WisDOA) and Dept. of Transportation (WisDOT) for review and certification by the State as required under Chapter 236.34 for CSM's creating more than five (5) lots.***

Trustee Baum asked why the land needs to be divided now because as buyers come in the lot lines end up changing to satisfy the needs of the developer. Planner Retzlaff explained there are a number of constraints due to the wetlands, road configurations and layout that the other sites just naturally fell out through the design process. Joe Bukovich, MLG Development, explained that due to some large WE Energies gas/electric easements and wetlands on the site the lots fell together due to site constraints. Trustee Baum asked why define the lots if someone else may come in and change them. Chairman Wolter said it is understood that there is some movement within the lot lines without taking too much from another lot. Mr. Bukovich said the lots allow for enough room for docks and loading docks. Discussion continued.

Commissioner Gray asked why the developer doesn't keep the outlots and pay taxes on them. Planner Retzlaff said the agreement was to dedicate to them to the Village and then the Village would possibly use them as part of an open space recreation system with trails and a potential well site. Chairman Wolter asked if they could be used for any mitigation. Planner Retzlaff said we could propose that but the wetland banks for mitigation purposes are specifically developed and closely monitored. He said we don't have the capabilities to maintain the wetland areas to the DNR's satisfaction. Chairman Wolter said we could enhance what's there for mitigation.

MOTION carried unanimously.

Thomas & Joan Roskopf – Lot 1 of CSM 6702 and J.W. Speaker Corporation – N120 W19434 Freistadt Road. Phylmack LLC, property owner and agent for the Roskopf's and J.W. Speaker, has submitted an application to rezone 47.43 acres from A-1: Agricultural to M-1: Limited Industrial for possible future expansion of the J.W. Speaker manufacturing facility. Planner Retzlaff summarized the proposal.

Trustee Baum said he received complaints when this property went for sale because residents would rather see residential than industrial zoning. Planner Retzlaff said the Village's plan for this area is for industrial development. Trustee Baum said he is OK with the rezoning if J.W. Speaker is going to expand. Discussion continued. Tom Roskopf, property owner, said the land next to the subdivision on the west is not buildable due to wetlands. Chairman Wolter said the land to the north off Goldendale Road could be used for residential. George Lehnerer, J.W. Speaker Corp., explained

they are looking to expand some type of facility on the property and are working with an architect exploring different options.

MOTION Baum second Gray to Approve the proposed rezoning of the 47.43-acre area from A-1: Agricultural to M-1: Limited Industrial as proposed.

MOTION carried unanimously.

ANNOUNCEMENTS: Planner Retzlaff said we had received 8 applications for the August meeting. A second Plan Commission meeting was planned for August 28th if needed.

The next Plan Commission meeting is August 14, 2017.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant