

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

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, FEBRUARY 22, 2021 6:30 p.m.
LOCATION:	VIRTUAL WEBEX MEETING

NOTICE: Members of the Plan Commission and citizens can attend the meeting virtually through the WebEx platform, Meeting #: 182 989 7536 Password: fVBfWzJi822 which can be accessed by phone at 408-418-9388 or by logging on at:

<https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m80d6f0613796696f5c2039bcddb2e62b>

Citizens not attending the meeting virtually may submit any public comments by sending an email to comments@village.germantown.wi.us by 4 p.m. on the day of the meeting so that they can be provided to the members for their consideration.

- 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 discussion and action.
- II. **ROLL CALL**
- III. **PUBLIC INPUT/PUBLIC APPEARANCE** Please be advised per §19.84(2) that information will be received from the public, however, no action will be taken at this time. Written Public Comments should be directed to comments@village.germantown.wi.us by 4 p.m. on Monday, February 22nd so that they can be provided to the members for their consideration.
- IV. **APPROVAL OF MINUTES**: February 8, 2021
- V. **NEW BUSINESS**
 - A. Community Development Department – 2050 Comprehensive Plan Discussion:
 1. Future Land Use (Neighborhoods-Districts-Corridors)
 2. March 22 Community Workshop
- VI. **ANNOUNCEMENTS**
- VII. **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 Village Board may attend this meeting to gather information about an item over which they have decision making responsibility. This may constitute a meeting of the Village Board per State ex rel. Badke v. Greendale Village Board, even though the Village Board will not take formal action at this meeting.

PLAN COMMISSION MINUTES

February 8, 2021

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

ROLL CALL: Chairman Dean Wolter, Trustee Rep David Baum, Commissioners Tony Laszewski, Bill Shadid, Bob Williams and Peter Nilles were in attendance. Commissioner Matt Kimmmler was absent and excused. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

PUBLIC INPUT:

None

APPROVAL OF MINUTES:

MOTION Laszewski second Baum to Approve the Minutes from 1-25-21.

MOTION carried unanimously.

Village of Germantown - W204 N12333 Goldendale Road. The Germantown Public Works Department is requesting approval of revised site development and building plans for a 1,040 sqft water system pressure booster/reducer station. Director Retzlaff summarized the proposal. Public Works Director Ratayczak explained the changes are due to costs that had doubled what was anticipated.

Trustee Baum offered further cost reductions by recommending going to a full 12-inch block wall, get rid of the outer layer and just do a thru block, bring the upper part down with an 8-inch wall and just put the insulation there. He didn't see the need for insulation on the bottom half adding you wouldn't need the angle that's holding up the brick. It's a simpler construction and may bring the cost down. He said maybe dropping down to a 4-inch wall would save money. As long as the exterior look stays the same. Director Ratayczak said he will check on that.

MOTION Baum second Shadid to Approve the REVISED building plans for the proposed water system booster/reducer station facility located at W204 N12333 Goldendale Road subject to the following conditions:

- 1. Approval is granted for the architectural plans dated January 13, 2020, unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.***
- 2. The Village Public Works Department staff shall coordinate installation of the proposed landscaping trees along the north/common property line with the property owner located at W204N12377 Goldendale Road prior to installation.***

Commissioner Shadid asked if the appearance will remain the same with the changes Trustee Baum proposed. Trustee Baum answered the building would look the same, just with a 12-inch block wall. Planner Retzlaff asked if the window layout creates any issues saying aesthetically it looks kind of funny. Trustee Baum said the bottom of the window should be set on the stone sill. He recommended raising or shortening the windows. Director Ratayczak said they are dummy windows and are just for architectural purposes. Chairman Wolter asked if the savings would allow using a metal roof for longevity rather than a 20-year roof. Trustee Baum said the block change cost savings was not enough to make up the cost difference for a metal roof.

MOTION carried unanimously.

Village of Germantown - N112 W17001 Mequon Road. The Germantown Public Works Department is requesting approval for a monument sign replacement to be located between the Village Hall and Library buildings. Associate Planner Zandt summarized the proposal.

MOTION Baum second Laszewski to Approve the proposed monument sign for the Village of Germantown property located at N112 W17001 Mequon Road subject to the following conditions:

- 1. Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.***
- 2. A landscape plan meeting the requirements of Chapter 17.46 of the Village code shall be submitted and approved by the Village Planner prior to construction of the sign.***

Discussion followed. Trustee Baum asked if the sign base was natural concrete masonry or metal fabricated pseudo masonry. Director Retzlaff said the intention is that it be an actual masonry comparable to the library and Village Hall. He explained the brick tower feature is made of a metal aluminum feature. Director Ratayczak explained everything on the sign is aluminum even the base brick, but he can get an alternate cost. He said the Building Oversight Committee had reviewed the sign. Trustee Baum was concerned with the aesthetics of the tower element and asked if the manufacturer can show photos of something done that's similar. His main concern was that the dark bricks look like a brick enclosure as opposed to a solid panel with dark brown squares on it. Director Ratayczak will investigate, adding that a mostly masonry sign may price us out of the ballpark. Commissioner Shadid worried about durability and how the sign will hold up over time. Director Retzlaff said the base needs to be masonry per Village code. Trustee Baum asked if address coordinates are required on the base. Associate Planner Zandt explained address coordinates are not required because it is a multi-tenant sign. Chairman Wolter questioned if that was the name of the library and if there would be any fallout or concern for just saying public library. Director Retzlaff will discuss the name with the library Director. Chairman Wolter said a masonry base would be good and wished the tower was masonry also.

MOTION to Amend Baum second Laszewski to include that a masonry base is required as part of the conditions.

MOTION to Approve carried unanimously.

Future Land Use Plan Discussion as part of the Germantown 2050 Comprehensive Plan:

Director Retzlaff said he, the consultants and staff were not prepared to deliver any new information on the Land Use Development Plan tonight. So discussion will be limited to information on upcoming activities. He said we will have a meeting on the February 22nd to present more district, neighborhood and corridor information as well as on the Community meeting. The second Community meeting will not be held on February 10th. He stated there will be an effort to invite residents and business owners to participate in the meetings and let people know the 2050 plan has been rebooted and tell them when and how to participate. We will be using website advertising, email, social media blitz, and possibly a mail flyer to get the word out for our next community meeting tentatively scheduled for Monday, March 22nd.

Trustee Baum stated he was happy with the changes we talked about and liked the level of detail we are starting to get into. Director Retzlaff explained we will be introducing the Social Pinpoint website at the March meeting. Discussion continued.

Commissioner Laszewski asked what happens after the March 22nd meeting. Director Retzlaff explained we will start finalizing the land use component of the plan and our intention is to include a one-page detail for each of the neighborhoods, districts and corridors that will take information from the large table. We will then need pull together other components of the plan that we are required to have according to State Statute and updating sections of the current plan and dealing with other categories. We are ultimately looking at another community meeting probably in May or June with a final draft of the plan for presentation in late June or July. Chairman Wolter asked if there will be a tutorial on how to access Social Pinpoint and use it. Director Retzlaff said the Social Pinpoint site should be running before the meeting so that when people get notification and look at the website they can start to play around with. There will be instruction at the meeting.

ANNOUNCEMENTS: Commissioner Williams stated for the record he voted in favor of the Motion to approve the new sign for Village Hall.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:13 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant



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DATE: February 19, 2021

PROJECT NAME: Germantown Comprehensive Plan 2050

SUBJECT: Community Meeting #2 (Virtual): DRAFT Outline

1-hour virtual meeting

1. Welcome and meeting guidelines – *2 minutes*

- Zoom etiquette and ground rules (all participants except presenters will be muted)
- Go over the agenda
- Mention that all PC meetings are public meetings and if any attendees at this virtual meeting wish to be heard, they may attend the next PC meeting

2. What we've heard so far? – *5-10 minutes*

- Presentation by GRAEF/Village staff
- Timeline and where we are in the process
- Survey results presentation from Jeff/Emily
 - o Density diagram from GRAEF
 - o Discuss growth projections & preservation goals

3. Introduction to a Neighborhoods, Districts, and Corridors Map and Table – *10 minutes*

- Update 11/30/2020 PC presentation slides

4. Introduce the Interactive Map on Social Pinpoint – participants can start giving feedback now and any time after the meeting – *10 minutes*

- Walk through how to click and drag comments
- Encourage residents to attach pictures

5. Introduce map of "Opportunity Areas" – *10 minutes*

- Show & discuss map of all opportunity areas
- Show alternatives for each area



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6. Reaction to Opportunity Area Alternatives / gather ideas (Mentimeter) – *15 minutes*

- Alternatives are posted on Social Pinpoint for feedback after meeting
- Visual Preference Survey

7. Closing – *3 minutes*

VISUAL PREFERENCE SURVEY: DRAFT EXAMPLE
VILLAGE OF GERMANTOWN
FEBRUARY 19, 2021

Question 1:

To what extent do you feel that this type of development is a good fit for Germantown's Village Center / Mequon Rd Area?

Mentimeter



Press S to hide image

Rate from -3 to 3 (-3 = this is not a good fit; 3 = this is a very good fit)

Question 2:

To what extent do you feel that this type of development is a good fit for Germantown's Village Center / Mequon Rd Area?

Mentimeter



Press S to hide image

Rate from -3 to 3 (-3 = this is not a good fit; 3 = this is a very good fit)

Question 3:

To what extent do you feel that this type of development is a good fit for Germantown's Village Center / Mequon Rd Area?

Mentimeter



Press S to hide image

Rate from -3 to 3 (-3 = this is not a good fit; 3 = this is a very good fit)

Question 4:

To what extent do you feel that this type of development is a good fit for Germantown's Village Center / Mequon Rd Area?

Mentimeter



Rate from -3 to 3 (-3 = this is not a good fit; 3 = this is a very good fit)

Question 5:

To what extent do you feel that this type of development is a good fit for Germantown's Village Center / Mequon Rd Area?

Mentimeter



Press S to hide image

Rate from -3 to 3 (-3 = this is not a good fit; 3 = this is a very good fit)

Question 6:

To what extent do you feel that this type of development is a good fit for Germantown's Village Center / Mequon Rd Area?

Mentimeter



Rate from -3 to 3 (-3 = this is not a good fit; 3 = this is a very good fit)

Question 7:

To what extent do you feel that this type of development is a good fit for Germantown's Village Center / Mequon Rd Area?

 Mentimeter



Rate from -3 to 3 (-3 = this is not a good fit; 3 = this is a very good fit)

Question 8:

To what extent do you feel that this type of development is a good fit for Germantown's Village Center / Mequon Rd Area?

 Mentimeter



Press S to hide image

Rate from -3 to 3 (-3 = this is not a good fit; 3 = this is a very good fit)

Question 9:

To what extent do you feel that this type of development is a good fit for Germantown's Village Center / Mequon Rd Area?

 Mentimeter



Rate from -3 to 3 (-3 = this is not a good fit; 3 = this is a very good fit)

Question 10:

What do you like about the development types shown for the Village Center / Mequon Road area?

 Mentimeter

[Open Answer]

Question 11:

To what extent do you feel that this type of development is a good fit for Germantown's Holy Hill Industrial Park Area?

 Mentimeter



Press S to hide image

Rate from -3 to 3 (-3 = this is not a good fit; 3 = this is a very good fit)

Question 12:

To what extent do you feel that this type of development is a good fit for Germantown's Holy Hill Industrial Park Area?

Mentimeter



Press S to hide image

Rate from -3 to 3 (-3 = this is not a good fit; 3 = this is a very good fit)

Question 13:

To what extent do you feel that this type of development is a good fit for Germantown's Holy Hill Industrial Park Area?

Mentimeter



Rate from -3 to 3 (-3 = this is not a good fit; 3 = this is a very good fit)

Question 14:

To what extent do you feel that this type of development is a good fit for Germantown's Holy Hill Industrial Park Area?

Mentimeter



Rate from -3 to 3 (-3 = this is not a good fit; 3 = this is a very good fit)

Question 15:

To what extent do you feel that this type of development is a good fit for Germantown's Holy Hill Industrial Park Area?

Mentimeter



Press S to hide image

Rate from -3 to 3 (-3 = this is not a good fit; 3 = this is a very good fit)

Question 16:

To what extent do you feel that this type of development is a good fit for Germantown's Holy Hill Industrial Park Area?

 Mentimeter



Rate from -3 to 3 (-3 = this is not a good fit; 3 = this is a very good fit)

Question 17:

To what extent do you feel that this type of development is a good fit for Germantown's Holy Hill Industrial Park Area?

 Mentimeter



Rate from -3 to 3 (-3 = this is not a good fit; 3 = this is a very good fit)

Question 18:

What do you like about the development types shown for the Holy Hill Industrial Area?

 Mentimeter

[Open Answer]

Question 19:

To what extent do you feel that this type of development is a good fit for Germantown's northeast Rural Preservation District?

Mentimeter



Press S to hide image

Rate from -3 to 3 (-3 = this is not a good fit; 3 = this is a very good fit)

Question 20:

To what extent do you feel that this type of development is a good fit for Germantown's northeast Rural Preservation District?

Mentimeter



Rate from -3 to 3 (-3 = this is not a good fit; 3 = this is a very good fit)

Question 21:

To what extent do you feel that this type of development is a good fit for Germantown's northeast Rural Preservation District?

Mentimeter



Rate from -3 to 3 (-3 = this is not a good fit; 3 = this is a very good fit)

Question 22:

To what extent do you feel that this type of development is a good fit for Germantown's northeast Rural Preservation District?

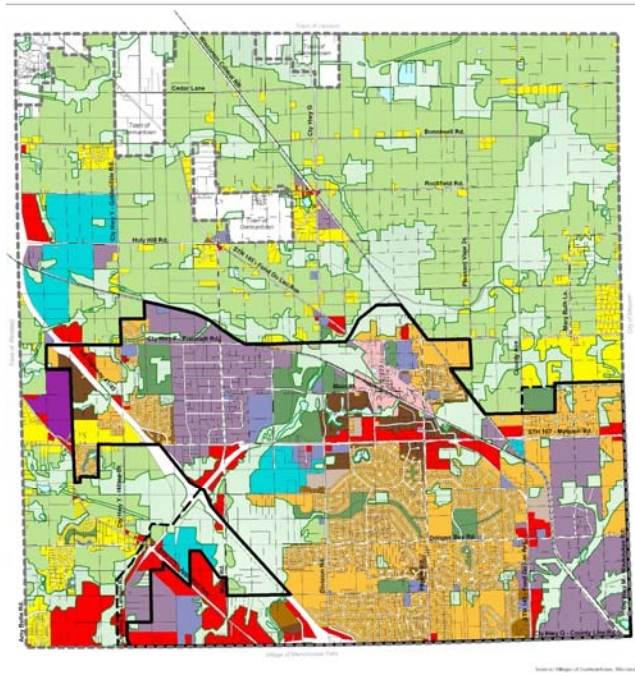
Mentimeter



Rate from -3 to 3 (-3 = this is not a good fit; 3 = this is a very good fit)

FUTURE LAND USE

Scenario Planning



Future Land Use Categories

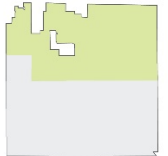


Map 8 - 3 : 2010-2020 Future Land Use
Comprehensive Plan
Village of Germantown, Wisconsin

By the year 2040, the Department of Administration (DOA) is projecting an additional **2,100** housing units for the village of Germantown. The village currently identifies five different residential densities in the Comprehensive Plan. To better understand land consumption realities, below are five land use scenarios based upon the projected growth:

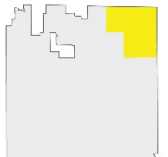
Agricultural/Conservation Residential (5 Acre lots)

consumes 10,500 acres
(2,100 UNITS EACH ON A 5 ACRE LOT)



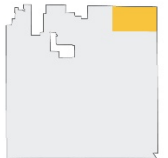
Rural Residential (1 Ac. Min. Lot Size)

consumes 2,100 acres
(2,100 UNITS EACH ON A 1 ACRE LOT)



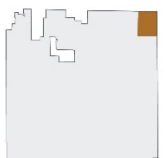
Low Density Residential (2 d.u./Acre)

consumes 1,050 acres
(2,100 UNITS EACH ON A 0.5 ACRE LOT)



Medium Density Residential (4 d.u./Acre)

consumes up to 525 acres



High Density Residential (8 d.u./Acre)

consumes up to 262 acres

