PLAN COMMISSION MINUTES
October 11, 2021

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

ROLL CALL: Chairman Dean Wolter, Trustee Representative David Baum, Commissioners Tony Laszewski, Peter Nilles, Bob Williams and Bill Shadid were in attendance. Commissioner Matt Kimmler 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 Baum second Shadid to Approve the Minutes from September 13, 2021.
MOTION carried unanimously.

Froedtert Germantown Health Center - W168 N11237 Western Avenue. The request is for approval of two wall signs, one ground sign and one directional sign for the Froedtert Germantown Health Center. Associate Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the proposed ground, wall, and directional signs for Froedtert Germantown Health Center subject to the following conditions:

1. ***A landscaping plan (three feet on all sides of the ground sign) shall be submitted and approved by the Community Development Department.***
2. ***The proposed ground sign shall be located at least 5' from the nearest property lines.***
3. ***The proposed ground sign shall be modified to include the 5" address coordinates on the masonry sign base.***
4. ***The proposed directional signage shall be installed outside of the road right-of-way.***

MOTION carried unanimously.

Community Development Department - 2050 Land Use Plan Update and Discussion - Director Retzlaff stated since the last LUP discussion in June, the 2050 Plan consultant has prepared and submitted a draft of various chapters to be included in the 2050 Plan document which is currently under review by staff. It is expected that a completed draft of the 2050 Plan document will be presented at the next Public Workshop meeting to be held in mid-November or early December.

The purpose of this meeting was to go through the neighborhoods to verify the boundaries and finalize the recommended matrix of desirable, undesirable and allowable land uses for each NDC. For the NDC's that will allow future residential development, the Plan Commission will need to finalize their recommended maximum density and minimum lot size allowances for residential development, including the Rural Preservation District that is currently a 5-acre minimum lot size and a 1 dwelling per 5-acre density allowance.

Discussion followed. Plan Commission reviewed the list of Neighborhood Districts and provided their comments and recommendations. A Plan Commission meeting will be scheduled for October 25th to go through the districts and corridors. Plan Commission members should be prepared to discuss the Holy Hill Gateway District. This District received the most comments on the Social Pinpoint website.

ANNOUNCEMENTS None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:06 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant