

**PLAN COMMISSION MINUTES**  
**November 29, 2021**

**CALL TO ORDER:** Planning Assistant Lori Johnson called the meeting to order at 6:30 pm.

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

***MOTION Nilles second Laszewski to Appoint Trustee Baum as Chairman Pro-Tem.***  
***MOTION carried unanimously.***

**PUBLIC INPUT:**

Trustee Jan Miller asked how residents were notified of the 2050 Plan Discussion and said that putting a notice on the Village EMC to get the word out for the public to participate. She said the 2050 plan is important and is concerned because the Plan shows 2 percent recreational use and there is no indication for expansion in the plan. She said Germantown needs to acquire land now for parks and hopes that the 2050 plan is reviewed and checks the inventory of parkland. The Plan Commission should take the parkland acquisition seriously.

Gil Standridge, Park and Recreation Director, reviewed statistics from the 2020 Community Survey where the top park amenities desired by the public are trails, concessions, beer garden, outdoor aquatic center, and a canoe and kayak launch. At the Park Planning open house meeting 64 percent of respondents said Germantown did not have enough outdoor recreation land and 86 percent said Germantown did not have enough passive recreation land. He is hoping to use some impact fees to conduct a study to look at expanding our trails. There is a strong desire within the community that we pursue building outdoor spaces and create more active and passive parkland.

**Community Development Department - 2050 Land Use Plan Update and Discussion** - Director Retzlaff explained that tonight's meeting is a continuing Plan Commission workshop to discuss specific components, currently the Neighborhood, District and Corridor component of the overall 2050 Plan. It is not a presentation of a specific recommended plan at this time. He said Gil Standridge, Park & Recreation Director, will be at the December 13th meeting to present the CORP Plan (Community Outdoor Recreation Plan) to Plan Commission. Wisconsin Statutes require the Plan Commission to approve and adopt any and all components of the master plan for the Village.

He stated at the last meeting on October 25th he talked about some assembly housing related bills under consideration adding that the status has not changed at this point. He indicated PC talked about the CORP Plan and reviewed several neighborhoods and districts in the 2050 Plan. Discussion followed on the following Corridors:

- Victory Center Corridor: Director Retzlaff reviewed the 2050 Plan for this area. Everett Frenz, property owner of land in this corridor presented a plan for future development for this area. He said the development would include a K-4 school, community center building, fieldhouse. The plan includes townhomes, family apartment buildings, 4 family ranch homes, 8 family buildings and senior housing. The development will have bike and walking paths. Trustee Baum asked if this was the best use for the area. Commissioner Laszewski said he could see this area as industrial use, but not commercial and that residential use makes sense, but the density seems like a lot of buildings.

Discussion continued. Trustee Baum said he sees this area as transitioning from residential to industrial and was not in favor of what was presented. He added the location is distant to the central

business area and that residential use would be more of a challenge for the area. Commissioner Shadid stated he didn't know if the development would fit the area but would like to see more on the plan. Discussion ensued on industrial use versus residential along the Hwy. 145 area. Trustee Baum commented if the right plan with the right components came forward it could work, but feels a residential type use would be a challenge. Director Retzlaff explained this district is very flexible for development and shows a matrix of uses. He asked if a statement should be included in the 2050 Plan pertaining to development on one side of the road or another. Trustee Baum said he would support adding something in the 2050 Plan that would support residential development west of Hwy. 145 and commercial to the east. He sees smaller industrial type buildings with light industrial would flourish over residential use. Commissioner Kimmmler added that the area is diverse and if a good plan comes forward we should review it. He could also see a single-family housing subdivision in the area and did not feel a dividing line was needed. Discussion continued.

- Omega Hills District: Most suitable for industrial with no residential.
- Lannon-Mequon Road Corridor: Mixed use area with possible high density east of Virginia Highlands.
- County Line Road District: Possible park at former Riversbend golf course; add desirable parkland to Plan.
- Willow Creek Business Park District: Add parcel on Appleton Avenue as industrial or commercial use. Take residential lots along Lannon Road out of district and add to Willow Creek-Weidenbach or Amy Belle neighborhood. Readjust Lannon Mequon Road Corridor. OK with residential or higher density residential along County Line west of Electric Company
- Germantown Business Park District: No changes
- Germantown Industrial Park District: No change to boundary or uses.

Director Retzlaff explained he will make changes to the NDC maps as discussed and will bring back a final draft as part of the next community meeting.

This meeting was for discussion only. No action was taken.

**ANNOUNCEMENTS** None

**ADJOURNMENT**: There being no further business, the meeting was adjourned at 10:03 pm.

Respectfully submitted,

Lori Johnson, Planning Assistant