

PLAN COMMISSION MINUTES

March 28, 2022

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

ROLL CALL: Chairman Dean Wolter, Trustee Representative David Baum, Commissioners Peter Nilles, Bill Shadid, Bob Williams and Tony Laszewski 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:

- Lori and Mark Boettcher, N96 W20235 County Line Road - oppose the Lannon/County Line Road Development, lights, traffic and noise, dust
- Melonie Smythe, N140 W17938 Cedar Lane - Germantown does a horrible job of communicating with residents, selling water to Richfield without a referendum, not informing residents of 2050 Plan meetings
- Carl Tauschek, N109 W16499 Scarlet Drive - interested in transparency of what is going on around the Village, can't get through on public tv, already vacant commercial sites on County Line Road.
- Mark Benview, N91 W20695 Hillview, Menomonee Falls - against proposal, many vacancies along County Line Road
- Ron Schneider, W204 N9767 Lannon Road - is against the proposal, what will we do with all the kids and families.
- Laurie Broetzmann, W167 N9696 Navajo Court - against the proposal
- Julie Braun, N140 W18316 Cedar Lane - communications are poor, against proposal
- Jan Miller, Trustee - said she received many phone calls on the proposal, concerns with noise, lights from the gas station, traffic study needed, 2 entrances on County Line and 2 on Lannon Road, apartments, finish 2050 plan, wrong location
- Robert Litzau, W218 N10549 Oak Lane - people from Menomonee Falls most impacted, wrong location
- Michele Long, N9503 Club Circle Drive, Menomonee Falls - traffic is horrendous, where is water coming from, against proposal
- Tamara Schneider, W204 N9699 Lannon Road - against proposal
- Darcel Ehley, N96 W19866 County Line Road - against proposal
- Jeff Braun, N140 W18316 Cedar Lane - there is a lot going on in the neighborhood, figure out a way to inform people that don't have utility bills
- Carla Schubert, W204 N9886 Lannon Road - against proposal, property values will go down
- Danielle Schwartz, N96 W20447 County Line Road - against proposal, dangerous intersection

APPROVAL OF MINUTES:

MOTION Baum second Nilles to Approve the Minutes from March 14, 2022.

MOTION carried unanimously.

Fiduciary Real Estate Development Inc., and the Dickman Company Inc., agents for the Central Land Company III LLC and Carrie Doine, Kristie Leswing, et al., property owners of 89 acres located in the northeast quadrant of the Lannon Road/CTH Y @ County Line Road/CTH Q intersection.

Consultation for an 89-acre mixed-use development comprised of a 27-acre and 320-unit multi-family residential community (The Seasons of Germantown), a 55-acre and 574,000 sqft industrial business park (up to 4 industrial buildings), and a 7-acre convenience retail/commercial area. Director Retzlaff explained the 2020 Land Use Plan shows this area as commercial and industrial/office uses. A developer has come forward with a plan for a residential, industrial and commercial proposal. Tony DeRosa, Fiduciary Real Estate gave an overview of the proposal and the residential component. Dominic Ferrante, Briohn Building, spoke on the industrial component. Discussion followed.

Trustee Baum said at some point landowners will sell their property to use for retirement. The question is what is the appropriate development for this area. There is an industrial park on Appleton Avenue north of this proposal and it is feasible the land north of this area would become industrial as well. How do you transition from industrial, a power plant and farmland to rural residential areas. What is the right transition piece. The 2020 Plan shows more retail and industrial. The applicant has come forward with what the 2020 Plan shows as industrial. The Village does not think that is a good transition for the area. He said he has a problem seeing a large-scale industrial building right up to a residential building. He feels it would be more accommodating to see transitional housing along Lannon Road and Highway Q and put the industrial further back with a generous buffer. He would tell the Developer to come back with another plan to make a transition from commercial and industrial into single-family rural housing. He suggested getting rid of industrial building #1 and potentially copy a future development building over at the back end of the residential, put in a buffer zone and bring the residential up along Lannon Road so the single-family house is next to some level of residential, that would then put the commercial development back into the site and we can put in some buffers between the industrial and residential. But he needs to see it in a plan. Chairman Wolter said it's been projected sewer district will expand up County Line Road towards Amy Belle in the future and higher density single family has been looked at west of Lannon Road. How do you transition from commercial to residential. This proposal will potentially help to revitalize the dead commercial with more rooftops. Director Retzlaff agreed. He explained the commercial component came from Village staff who suggested keeping a small component of neighborhood commercial near the intersection and the developer accommodated that. But if it could be expendable. Discussion continued.

Commissioner Laszewski was not sure the c-store piece is the highest or best use for the area. Chairman Wolter commented that he has seen a fair amount of developments in the Madison area, Verona, Fitchburg, and Middleton where they have these types of apartments for young professionals with a component of small single-family homes on small lots within an HOA. He asked if that was a consideration for this area in buffering one against the other and giving it the appearance of single family residential but still having the apartments for rooftops and industrial. Tony DeRosa, Fiduciary, explained those areas are pushing for more density, 3 stories, and underground parking where this is more spread out with lower type density. He said their demographic is very broad and not only targeted at millennials. Discussion continued. Director Retzlaff asked if the convenience store parcel was eliminated and that area was available for multi-family units, would it be possible to fill that space to make room at the top to shift the industrial building down. Mr. DeRosa said that would create some flexibility. He said they are looking for direction. Is this something the Plan Commission wants they would come back with a revised plan given the suggestions and present again. Or is there no interest in the land being developed. Commissioner Nilles said he would support bringing back another plan with Trustee Baum's comments adding that the commercial store at the corner is probably not appropriate. Director Retzlaff said he would support reviewing an alternative plan with removing the convenience store and filling in that area with multifamily and freeing room at the top to shift the industrial building to provide a greater buffer. Commissioner Laszewski agreed with shifting everything down by removing the c-store. He asked about traffic in the area. Director Retzlaff said traffic was a significant issue and a traffic study would need to be done if the development progresses. Chairman Wolter agreed with pulling back the industrial and filling in the corner with multi-family to make it a better transition as we look to the west going more into single family. He said industrial is shown in this area on the 2020 Plan but thinks pulling it back from the road and putting it in the back and not in front is better. Commissioner Shadid was concerned with traffic and did not like the convenience store at the corner. Mr. DeRosa confirmed a full-scale traffic analysis will be done.

Director Retzlaff suggested residents go onto the Zoning Hub webpage on the Village of Germantown website and sign up for notifications. Chairman Wolter advised residents to check the Village website and sign up for notifications. He said this developer has come forward with a proposal asking for our comments based on accepted uses in the 2020 Land Use Plan. He added if this type of development and uses were not wanted in this area, they should have been changed at the time the 2020 Land Use Plan was offered and approved. That is why receiving input on the 2050 Plan is so important. Developers use the land use plan to see what use fits in a certain area. The proposed use is an accepted use for this area. The new 2050 Plan does not see commercial in this area, but we do think there could be a residential component west of Lannon Road towards Amy Belle Road as a possibility with sewer extending up County Line Road. He urged residents to become a vocal participant in the 2050 Plan update, so the right developments are put where you want to see them. Trustee Baum commented that retail commercial in this area is not going to develop that way. The best way to transition from retail development to residential would be a higher density residential and would be a better blend than an industrial use.

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

Chairman Wolter called a break at 8:35 pm.
Returned from break at 8:48 pm.

Village of Germantown - 77.5 acres located in the southwest quadrant of Donges Bay Road and Wasaukee Road intersection. Consultation for the proposed 77.5-acre Omega Hills Business Park including development of a new 30-acre 126,300 sqft public works garage and recycling facility and a 45-acre 516,000 sqft industrial business park. Director Retzlaff summarized the proposal and asked for feedback from the Plan Commission regarding the architecture, materials and color scheme of the building. Administrator Steve Kreklow explained the current Department of Public Works has been operating out of the Village Hall facility and the site is beyond the end of its useful life. There have been some issues raised by the Department of Natural Resources with some environmental violations and the Village was given a notice of violation in 2019 related to lack of sanitary service to that area and trucks being maintained, salt and detergent that without sanitary service is flowing into the ditches causing an environmental violation. The DNR said more permanent improvements are needed and granted an unspecified grace period to look for a new facility or plan significant upgrades to the existing facility. Also another issue is some underground storage tanks on the site are outdated and will need to be upgraded. Initially the Village looked at making improvements to the existing site, but it would have been a relatively tight fit for current and future operations. He said the Village then started looking at other locations and this site was found. A tax increment district was proposed to the Village Board where revenues would support a portion of the common road, sewer and water extensions and some storm water facilities reducing the property tax levy for the DPW site.

Director Retzlaff reviewed the site plan for the project. The DPW facility is approximately 27.5- acres. The building is 126,300 square feet with recycling component on the property. There would be an industrial park, TID #9, that would include 2 to 3 industrial buildings. He said some exterior choices need to be made with the exterior concrete materials, including color options and reveals, architecture. Commissioner Nilles said he appreciated the work to make the building look good but asked how visible it will be. Wayne Toman, Graef, explained the details of the building adding that it is all insulated precast panels and can be made in several color options. He said the west elevation is the main entrance to the facility. The north and west elevations are more visibly accessible to residents. Trustee Baum said the building is higher than Donges Bay Road so from the driveway you

look up at the building and we wanted that end of the building to be a little nicer. Chairman Wolter commented on scoring the panels or adding colorant or painting the panels and said he'd rather paint than add colorant. He was not in favor of sandblasting or opening up the face of the panels and the amount of scores proposed is acceptable. He added he would not have a problem making one area a little whiter. Commissioner Nilles asked if this project was contingent on approval of the TID and what would happen to the other buildings. Trustee Baum stated it was not contingent on approval of the TID. Chairman Wolter explained there have been discussions on selling the lands or repurposing them for a future police facility. The recycling center is Village property and would provide the possibility of access to the river. Commissioner Laszewski liked the look of the building saying it was architecturally interesting and the overall design is attractive. He asked if noise was concern because of the proximity to residential to the north and west and was concerned with the noise from backup truck alarms. Trustee Baum said this site is away from the residential area and is surrounded by other high impact areas and is a much better alternative than other sites. Administrator Kreklow said we can look at other white noise alarms as we replace vehicles. This item was for discussion only. No action was taken.

2050 Comprehensive Plan Project & April 11 Workshop: Director Retzlaff explained the discussion will focus on the Rural Preservation District and overall policies. He said he intends to meet in small groups with 6 to 8 people per table with hands on exercises including live interactive polling. He stated the meeting will be advertised by including notices in the March water bills and mailing postcards to everyone else that doesn't receive a water bill. We will also post information on social media and will advertise on the Village Hall sign.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:34 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant