

PLAN COMMISSION MINUTES

May 9, 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 and Tony Laszewski were in attendance. Commissioner Bob Williams was absent and excused. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

PUBLIC INPUT:

- Melanie Smythe, N140W17938 Cedar Lane - gave suggestions on how to conduct the 2050 Plan meetings.
- Trustee Baum said he received questions asking what would be discussed tonight on the 2050 Plan and stated he would table the item if any decisions were going to be made tonight.

APPROVAL OF MINUTES:

MOTION Baum second Shadid to Approve the Minutes from April 25, 2022.

MOTION carried unanimously.

Village of Germantown-Proposed Creation of Tax Increment District No. 9-Boundaries and Project Plan. Director Retzlaff summarized the proposal. Phil Cosson, Ehlers reviewed the project plan. Commissioner Nilles said he noticed some numbers had changed from what was in the plan. Mr. Cosson explained the changes were due to changing interest rates.

Public hearing opened at 7:06 pm.

- Trustee Jan Miller, W151 N10297 Windsong Circle, asked if there was an incentive program for other TID districts and how many were utilized.

Public Hearing closed at 7:11 pm.

MOTION Baum second Shadid to Approve TID #9 as presented including the resolution and boundaries, amount dollars and timeframe.

MOTION carried unanimously.

Todd and Cindy Wetterau - property owners, are requesting approval of a rezoning application and 2-lot certified survey map to redivide 57.4 acres on Fond du Lac Avenue. Director Retzlaff summarized the proposal.

Public hearing opened at 7:14 pm.

- Todd Roskopf, N124 W18325 Lovers Lane asked if small lots could be proposed in the future and if the zoning changed again would notice be sent to the neighbors if that happened. Director Retzlaff explained the property has the potential to be divided further and that the neighbors would be notified if and when that would happen.

Public hearing closed at 7:17 pm.

MOTION Baum second Shadid to Approve rezoning the property from the A-1: Agricultural District to the A-2: Agricultural District as proposed.

MOTION carried unanimously.

MOTION Baum second Laszewski to Approve the proposed 2-lot Certified Survey Map (CSM) for the Todd & Cindy Wetterau and Kyle Wurster property on Fond du Lac Ave/STH145 subject to the following conditions:

- 1. All technical issues and plan corrections identified by the Public Works Department engineer surveyor shall be addressed and reflected in a revised CSM submitted to the Village prior to recording.**
- 2. A wetland delineation shall be conducted with the wetland boundary and 25' wetland setback shown on the CSM prior to recording.**
- 3. Soil tests indicating the location and what type of on-site sanitary septic system can be supported on the two proposed lots shall be provided to the Village and shown on the CSM prior to recording the CSM.**
- 4. Right-of-way shall be dedicated along the following roads/highways as required under the Village's Subdivision & Platting Code:**
 - a. Holy Hill Road 50' feet south of the section/center line;**
 - b. Lovers Lane 40' north of the section/center line;**
 - c. Fond du Lac Ave/STH145 50' north & south of the section/center line**

MOTION carried unanimously.

Keith and Carrie Ceman - W189 N12712 Deerwood Circle, property owners of a 3.4-acre lot are seeking approval of a 2-lot certified survey map and a rezoning of proposed lot 2 from Rs-2: Single-family to Rs-3 Single family. Associate Planner Zandt summarized the proposal.

Public hearing opened at 7:23 pm

- Adam Forstner, W190 N12705 Deerwood Circle, spoke in favor of the proposal.
- Ryan Giesen, N127 N18880 Dandee Drive, spoke in favor of the proposal.
- Dan Rothe, N127 W18933 Dandee Drive, spoke in favor of the proposal.

Public hearing closed at 7:26 pm.

MOTION Baum second Shadid to Approve the proposed rezoning request for Keith and Carrie Ceman to rezone proposed Lot 2 (1.3976 acres) from Rs-2: Single-Family to Rs-3: Single-Family, as proposed.

MOTION carried unanimously.

MOTION Baum second Nilles to Approve the proposed 2-lot Certified Survey Map (CSM) for the Keith and Carrie Ceman property (W189N12712 Deerwood Circle) to create one additional lot buildable for a single-family dwelling, subject to the following condition:

- 1. All technical issues and plan correction identified by the Village's engineering consultant and Public Works Director in the memo dated April 15, 2022 shall be addressed and reflected in a revised CSM submitted and approved by the Village Engineer prior to recording the CSM.**

MOTIN carried unanimously.

Chili's Restaurant - N96 W18640 County Line Road. The property owner has submitted plans for a façade update to the existing building. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the site and building plans for the proposed façade update for the Chili's restaurant located at N96 W18640 County Line Road subject to the following (2) conditions:

- 1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the architectural plans dated October 1, 2021, unless superseded by subsequent plan sheets approved by the Village Planner or pursuant to revisions required herein and/or by the Plan Commission.***
- 2. Electrical permits shall be obtained from SafeBuilt prior to the installation or modification of any electrical components.***

Discussion followed on the red LED border along the roof line. Nandini, architect Brinker International, explained the LED lights have a very soft red/orangish glow. She will check to make sure the lights meet the code requirements. Chairman Wolter asked if there would be any replacement plantings. Nandini said if something is dying the manager will bring that up during the refresh or would be replaced with ongoing maintenance.

MOTION to Amend Baum second Shadid to add condition #3 that staff and the developer evaluate the sight landscaping and bring anything into compliance that is not.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

2050 Comprehensive Plan; Review of April 11 Rural Preservation Workshop. Director Retzlaff reviewed the following items:

1. 2050 Plan Discussion: Reviewed comments from the last workshop regarding the Rural Preservation District and discussed making changes to the borders.
2. May 23rd Workshop - The workshop will provide an opportunity for more feedback on land use and development. Discussion on how to conduct the workshop.
3. Use of Mentimeter Polling: Agreed to try to and use this polling again at the May 23rd workshop.
4. Mai Fest 2050 Table - there will be a shared table at this event on Saturday, May 21st and Sunday, May 22nd to provide information to residents on the 2050 Plan and give them an opportunity to provide their feedback. Village Trustee's will be asked to volunteer to help and ask residents for their input on what kind of development they want to see or not see in the Village of Germantown.

This item was for discussion only. No action was taken

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:18 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant