

MEETING: JOINT PLAN COMMISSION & ECONOMIC
DEVELOPMENT COMMISSION MEETING

DATE AND TIME: Monday, April 22, 2024 6:30 PM

LOCATION: Germantown Village Hall Board Room
N112 W17001 Mequon Road

MINUTES

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
Chairman Wolter called the meeting to order at 6:30pm.
- II. **ROLL CALL:**
Plan Commission members present were: Chairman Dean Wolter, Trustee Rep David Baum, Tony Laszewski, Peter Nilles, Josh Tarantino, Bob Williams and Bill Shadid. Commissioner Josh Tarantino was absent and excused.
Economic Development Commission members present were: Chairperson Jolene Pieper, Trustee Rep Phil Hudson, Commission Members Joletta Kerpan, James Sedgwick, Scott Hefle and Dani Yegge. Commissioner Kimberly Higginbothum was absent and excused.
- III. **NEW BUSINESS**
 - A. Presentation and Discussion of the Residential Market Analysis and Strategy Planning Guidelines Report by Erik Doersching, Tracy Cross & Associates, Inc.
Director Retzlaff said this meeting is a redo of the first meeting held on January 22nd and because of some technical issues and lack of time we weren't able to get through the report. He announced Eric Doersching, President and CEO with Tracy Cross and Associates who gave a presentation on the Residential Market Analysis. He explained this is not a plan or a development proposal. It is a study to identify what housing opportunities exist. Discussion followed. Chairman Wolter explained we are not proposing any growth at this time and there is no plan for this. It is an informational request to show what type of housing would be available or what it would take if we would look at it as an option. Trustee Pieper stated she requested this study. It was paid for by Washington County. The county pushed for it to see if there were any locations available for next gen housing. No one on this board is saying they are pro next gen housing or against it. Public comments were taken. Discussion continued. Chairman Wolter thanked Mr. Doersching for coming and for his patience in handling everyones questions.
 - B. Next Step: Discussion of Current Village of Germantown 2050 Plan Housing Policies, Programs and Initiatives and Possible Need for a Comprehensive Housing Policy.

MOTION to Postpone Pieper second Hudson.

Trustee Pieper said there are no plans in motion right now and its premature. We can discuss this another time when we have something in mind to re-develop. Director Retzlaff said his intention was to create a more specific housing policy for the Village. With a wide variety of things including how should we deal with tiny houses and shipping containers. How do want to deal with the density issues we have. He wants to make it clear by handing this information out that we have a goal and some programs that we are putting in motion to address our housing needs in the Village. Commissioner Hefle said that he feels we should hear the people that came here to speak. Trustee Pieper stated that everyone is commenting on something that there is no plan for right now. Trustee Hudson said this is an important discussion and he thinks the entire community needs to be involved. But it needs the time and deliberation that it deserves.

Motion carried (Hefle opposed).

- IV. **CITIZEN INPUT:** *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a three (3) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.)*

Sara Larson, W159 N9737 Butternut Road
Andy Busalacchi, N108 W18445 Lilac Road
Melanie Smythe, N140 W17938 Cedar Lane
Jan Miller, W151 N10297 Windsong Cir W
Kevin Nash, W140 N10828 Country Aire Drive

Please visit the Village's YouTube website to watch/listen to the recorded meeting for additional details: https://www.youtube.com/channel/UCOYp0EgELzTCa9X_iCohyhQ

- V. **ADJOURNMENT:**

The meeting was adjourned 8:52pm.