

PLAN COMMISSION MINUTES

April 22, 2013

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:33 p.m.

ROLL CALL: Chairman Wolter, Commissioners Warren, Stauffacher, Gray, Yokes and Trustee Representative David Baum. Commissioner Peck was absent and excused. Staff members in attendance included Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

PREVIOUS MINUTES: ***MOTION Baum second Warren to Approve the Minutes from April 8, 2013.***

MOTION carried unanimously.

Germantown Business Park – 23.9 acres South of Mequon Road and east of Eisenhower Drive. Discussion and recommendation of possible Rezoning of vacant land from B-4: Professional Office District and I: Institutional to M-1: Limited Industrial District. Planner Retzlaff summarized the proposal and history of the Mequon Road Corridor Plan, Land Use Plan, Business Park, TIF #4, and previous attempt to create a BP: Business Park Zoning District.

Discussion followed. Plan Commission had the following comments and concerns:

- Can marketability be enhanced for the lots with B-4 zoning
- There has only been 1 possible office use interest in the last 5 years
- Is this request due to the changing economy
- Problems selling these lots was predicted in 2001 when the Business Park was expanded north
- There is a potential business interested in this location
- The Business Park has no other lots available to offer potential buyers
- Significantly more landscaping is needed to help with residents concerns
- Office development seems out of place in this area
- The Forest Heights residents were told the lots along Mequon Road would be office uses
- Agree with rezoning as best interest for park, but concerned about previous plan for office uses
- May be OK with industrial business if right plan comes forward
- Do not want the limitation of B-4 zoning
- The Village and MLG will be particular about what business would come to that location
- Some Plan Commission members indicated they would be open to doing something, but want to see proposal first
- Land sales in the Business Park are contingent on site plan approval

- The Village does not have much land to offer potential buyers that is ready to go
- Rezoning would prepare the property for future development
- Proceed to public hearing and hear residents concerns
- The buildings in the Park are attractive
- Office use should face Mequon Road and loading facility to face inside the Park – Business Park covenants already provide for this.
- Residents don't want to see towers and tanks out their windows
- Heavy industrial was moved to south end of the Park – Village will have control over what goes in, MLG also understands what Village wants
- If the prospective deal doesn't go through – can the B-4 zoning go back in
- Chairman Wolter wants to see the TIF closed
- Mequon Vein relocated to Kleinmann Drive office building – did not locate in Business Park
- Zoning change would mean no time restraint or delay for a developer
- Plan Commission has the power to approve a site plan and could dictate office uses face Mequon Road
- A PDD would require a general development plan, location, size, specifics
- Chairman Wolter is willing to walk the Forest Heights residential neighborhood to explain the rezoning request
- The current landscape berm is not adequate to screen – it should be quadrupled
- A public hearing would be needed – all residents in Forest Heights and Prairie Glen would be included in the notice

MOTION Baum second Stauffacher to forward the proposed Zoning change for the Business Park to the Village Board with No Recommendation.

MOTION carried 4-2 (Warren, Gray)

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant