PLAN COMMISSION MINUTES
February 10, 2014

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

ROLL CALL: Chairman Wolter, Commissioners Warren, Stauffacher, Peck, Gray and Yokes were present. Trustee Representative Baum was late. Also present were Village Planner Jeff Retzlaff, Village Engineer Brionne Bischke and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

PREVIOUS MINUTES: ***MOTION Warren second Peck to Approve the Minutes from February 3, 2014.***

MOTION carried unanimously.

Terry Masse for Dennis Wendtland – W140 N14315 Country Aire Drive. Request for a 3-lot Certified Survey Map and Rezoning in order to create three agricultural parcels from a 41.8 acre parcel. Planner Retzlaff summarized the proposal.

MOTION Stauffacher second Warren to Approve the Rezoning of the entire 41.8 acre property from A-1:Agricultural to A-2:Agricultural; and

Approve the 3-lot Certified Survey Map land division for the 41.8-acre property located on Pioneer Road subject to the following conditions:

1. ***All technical corrections identified by the Village Surveyor set forth in the November 1, 2013 memo shall be made prior to recording the CSM by the Village Board.***
2. ***A note shall be added to the CSM indicating that "Lot 3 shall not be developed or divided until a soil evaluation report reviewed and approved by Washington County has been submitted to the Village of Germantown that indicates the lot can support an on-site sanitary system".***

MOTION carried unanimously.

St. John United Church of Christ & Cemetery – N104 W14181 Donges Bay Road. St. John UCC & the St. John UCC Cemetery Association, property owners, are seeking approval of the Village's Historic Designation for the church and cemetery located on Donges Bay Road. Planner Retzlaff summarized the proposal. He said all Village departments supported the request except for the Public Works Department who had a concern with regard to the ability to acquire right of way for the future Donges Bay Road project. But after further discussions, Public Works has identified the potential improvements to be made to Donges Bay Road that will narrowly impact the church parcel. Public Works has indicated that the church is OK with the improvements that are shown and has dropped their objections to the historic designation request.

Discussion followed regarding if State funding would become involved in the road project. Engineer Bischke said the Village will not use State funding therefore the State historical preservation process will probably not be involved in the process. Chairman Wolter confirmed that the road improvements will be a Village project and built to local standards.

MOTION Stauffacher second Peck to Approve the requested Historic Designation for the St. John UCC properties located on Donges Bay Road (church located at N104 W14181 Donges Bay Road).

Chairman Wolter asked if the new road and width of the gravel and paths could possibly be impacted depending on what is approved or can it be engineered to have no impact. Engineer Bischke said the Village will minimize impact to affected properties.

Trustee Representative Baum arrived 6:51 p.m.

MOTION carried unanimously.

Cambridge Major Laboratories – W132 N10550 Grant Drive & W130 N10497 Washington Dr. Skyline Development, agent for Cambridge Major Laboratories, is requesting a consultation with the Plan Commission regarding a proposal to install a perimeter security fence around their property. Planner Retzlaff summarized the proposal.
He said the Business Park Covenants do not allow security fencing so they would have to be changed to allow a fence of this nature.

Mike Krenz, Skyline Development, said Cambridge Major Labs is growing and expanding by leaps and bounds. Safety for their assets is the number one concern. He said they are looking at developing other business and to enable them to do that, part of the requirement is to have a security fence around the property. Prasad Raje, Cambridge Major Laboratories, said the installation of a fence will bring Cambridge up to pharmaceutical standards.

Plan Commissioners had the following comments and concerns regarding the proposal for a fence:

- Suggests the property is a medium security prison
- 8 foot fence is too tall
- It's looks scary
- Emergency access concerns
- Looks harsh
- What are the fence requirements
- Landscaping would help obscure the fence
- Bring fence back to the building and engage the building
- Concern that other businesses will also want a fence
- Good Covenants will be needed to be created
- Establish a minimum set of standards (height, landscaping, setback)
- Don't like concrete piers
- No cyclone fences, to wire fences, no concertina wire

Chairman Wolter said Cambridge has had a long history in Germantown and he appreciates them staying here. He understands as the business grows, security now becomes a need and we want to accommodate the growth of the company. He added that because they are the first to request a fence, they will be setting the standard for the future. He explained all business owners will be sent the covenant change to review and 50 percent approval will be needed to implement. Staff indicated that they would bring a draft set of standards to the next Plan Commission meeting.

Core Commercial for Russell & Karen Kloehn and Paul & Vivian Pingel – N96 W19100 & N96 W19062 County Line Road. The developer is seeking approval of a Rezoning Application, 1-Lot Certified Survey Map and Site Plans for a 21,750 sqft retail center on a 3.7 acre parcel located west of the Germantown Plaza II on County Line Road. Planner Retzlaff summarized the proposal.

Kim Pischke, Core Commercial and Stan Ramaker and Grant Duchac, Excel Engineering, spoke on behalf of the development. They presented revised building elevations in response to staff not endorsing the development plans and their concerns regarding the proposed architecture, exterior materials and landscaping.

Commissioner Gray said the proposed landscaping is minimal and asked if the developer could use some significant type plants instead of those shown. Grant Duchac said the building architectural elements and landscaping were matched to the neighboring development. He said they would be open to different plant materials.

Commissioner Stauffacher did not like the separate building fronting County Line Road. Discussion continued with Commissioners wanting additional landscaping suggesting evergreens on the corner and plantings at the entrance. Chairman Wolter said they want the building to be seen from the road and not screened with trees. Commissioner Gray said she's not looking for screening, just something to break up the development.

MOTION Baum second Warren to Approve the proposed rezoning of the 3.67 acre area from Rs-4 Single-family to B-1: Neighborhood Business District subject to the approval of the proposed Certified Survey Map (CSM) and Site Development and Building plans by the Plan Commission.

MOTION carried unanimously.

MOTION Baum second Stauffacher to Approve the 1-lot Certified Survey Map land combination for the 3.67 acre property currently owned by Russell & Karen Kloehn and Paul & Vivian Pingel located on County Line Road subject to approval of the proposed rezoning and site development and building plans by the Plan Commission and the following:

1. ***All technical corrections identified by the Village surveyor as set forth in the February 4, 2014 staff review letter shall be made prior to recoding the CSM.***
2. ***The required cross-access easement agreement for the benefit of this development (required of the Germantown Plaza developer) shall be obtained and submitted for review and approval by the Village Attorney prior to recording the CSM.***

MOTION carried unanimously.

Commissioner Peck did not like the separate building either and asked if it was necessary to the development. Ms. Pischke confirmed the building was needed to make the development work. She said they would make revisions to the buildings and bring them back for review. Trustee Baum made suggestions for revisions to the building:

- Entrances are flat and bland – needs more articulation
- Sidewalk plantings could be used – use planters
- Parking lot could use some plantings
- Use of color differentiation on pilasters
- Columns could be different color
- Red and green colors are distracting
- Don't like canvas awnings-useless
- Needs additional landscaping
- Natural tone better

- Soften sidewalk area

The revised site and sign application will be reviewed at the Plan Commission meeting scheduled for Monday, February 24, 2014 with a submittal deadline of February 21st.

Village of Germantown – Municipal Code Chapter 27 (Post Construction Stormwater Management) & Chapter 29 (Construction Site Erosion Control) Code Amendments. Planner Retzlaff said the Planning Commission needs to make a recommendation to the Village Board on the documents proposed. Engineer Bischke explained the Public Works and Highway Committee had met and approved the updates to the Code. The updates include provisions to allow developers to use green infrastructure and establish a policy that defines public money cannot be used for private drainage issues.

Discussion followed. Commissioner Stauffacher asked for more time to review the changes.

MOTION Stauffacher second Baum to Postpone to the next scheduled meeting.

MOTION carried unanimously.

ANNOUNCEMENTS: Chairman Wolter announced the Old Towne Inn is having their grand opening on Tuesday, February 18th.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:42 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant