

PLAN COMMISSION MINUTES

October 8, 2012

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:31 p.m.

ROLL CALL: Chairman Wolter, Commissioners Stauffacher, Warren, Gray, Yokes, Peck and Trustee Representative David Baum. 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 September 10, 2012.*

MOTION carried unanimously.

Seven Pines Condominium Association – Seven Pines Way & Fond du Lac Avenue

The Condominium Association is requesting approval of an amendment to the Seven Pines PDD Conditions & Restrictions Resolution (Res R34-03) to delete Condition No. 11 that requires installation of a trail system within the development. Planner Retzlaff summarized the proposal. He said the bank now owns the property and is not liable to install the trail system making the condo association responsible for installation. He said the area where the trails are to be installed is common area and could still be used by the owners within the development. Robert Zysk, representing Seven Pines said the homeowners association did not have enough money to install the walking path.

MOTION Baum second Stauffacher that the proposed PDD Amendment is a significant change that requires a public hearing prior to (or concurrent) with the Village Board's review and consideration of the Association's request.

MOTION carried (6-1 Warren).

MOTION Baum second Stauffacher to Approved the proposed amendment to delete the trail system requirement from Condition No. 11 in the Conditions & Restrictions resolution (Resolution No. 34-03), and from the Master Development Plan.

MOTION carried unanimously.

Carpet City – W190 N10800 Commerce Circle. Contract Carpets of Wisconsin is requesting approval for signage for the new flooring center facility. Planner Retzlaff summarized the proposal.

MOTION Baum second Warren to Approve the proposed wall signs for the 11,900 sqft Carpet City Flooring Center on Commerce Circle subject to the following conditions:

- 1. Electrical permits shall be obtained from the Building Inspection Department prior to installations.**
- 2. All electronic components shall be inspected and labeled by a licensed lab.**

Trustee Baum asked why the sign was offset on the west elevation. Keith Schultz, SchultzWerk Architecture said he had discussed the offset with the owner who agreed to the match the north elevation.

MOTION to Amend Baum second Peck that Flooring Center on the west elevation be justified under the C of Carpet to match the north elevation.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

US 41/45 Corridor & North Village/Rural Area Discussion: Community Survey.

Planner Retzlaff said Plan Commission had previously discussed land use plan amendments and land use planning for the north part of the Village and the Hwy 41/45 corridor in April. The Economic Development Commission also met and discussed the same topic and after reviewing the community survey that was done in 2000, recommended the Village execute an updated community survey and include questions concerning land uses north of Freistadt Road and other economic development issues. The EDC proposed using the same or similar survey used in 2000, but did not give any other direction. He asked to start discussion on basic topics and issues to include in the survey and review how the original survey was done and what questions were asked. Retzlaff said he is looking for specific topics and questions to be asked in the questionnaire. He said he will search for a public agency to assist in conducting the survey.

Plan Commission discussed the following topics as potential questions to be included in the survey:

- Should the Village continue to require and enforce Germanic theme architecture along the Mequon – Pilgrim corridor and should Germanic theme be defined.
- Is garbage collection appropriate
- Should the Village maintain a 5 acre minimum north of Freistadt Road
- Where should future commercial be located
- Questions should be specific to the section resident is from. Survey could show a map and resident could pick their section then feedback would be specific.
- Survey should be limited to 30-40 questions and ask for useful information
- Questions should not be too broad and provide options as answers
- What do residents see for the future on Lannon Road and the Holy Hill/Hwy 41/45 area. Could provide
- Possibility of survey being mailed with tax bills

- Should the Village look for the next Business Park
- Is any Village service inadequate
- Discuss with Park and Rec if there are any questions they would like to include in survey. Should the Village plan for more parks.
- Should the Village look at additional multi-family housing. Where and what type should this housing be located.
- How do residents feel about round-a-bouts.

This item was for discussion, no action was taken.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant