

PLAN COMMISSION MINUTES
January 27, 2020

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

ROLL CALL: Chairman Dean Wolter, Trustee David Baum, Commissioners Peter Nilles, Tony Laszewski and Matt Kimmler. Commissioner Bob Williams and Bill Shadid were absent and excused. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

APPROVAL OF MINUTES:

MOTION Baum second Laszewski to Approve the minutes from 1-13-20.

MOTION carried unanimously.

Community Development Department - Future Land Use Discussion as part of the

Germantown 2050 Comprehensive Plan. Planner Retzlaff explained tonight's meeting is designed as a workshop to discuss the future land use component. He explained Graef will introduce the proposed neighborhoods, districts and corridors they've created for the new plan. Craig Huebner and Larry Witzling, Graef, reviewed the corridors and draft boundaries adding that the names and lines could be moved around. He asked that Plan Commission members discuss which uses they would like to see for each area.

Discussion on DOA population growth estimate - 21,000 households by 2040. Mr. Huebner reviewed the City of South Milwaukee land use plan. He explained it provides a narrative description of the corridor and specific types of land uses (desirable, allowable or undesirable). He asked what Germantown wants to see in the specific districts. The description could be exactly where you want something to happen. He added if the Village gets a description wrong it could be changed - but the boundary would stay the same. The description could also be specific to an area.

Discussion on Neighborhood G and its uses followed. Trustee Zabel asked what happens with existing development that is there. He heard Waste Management wants to expand up to Donges Bay Road. Mr. Witzling said existing uses would be described in their exact location. Environmental concerns and impacts would be included. Chairman Wolter said some areas are already set with a use. He added that the dump is done in Germantown. Trustee Baum said use as a dump is undesirable but asked if an industrial use is acceptable for that area.

Planner Retzlaff said the main districts to discuss are the Village Center, Rural Preservation, Rural Transition and the Gateway District. Trustee Baum stated residents in his area do not want to see lots less than 1 acre in size and lots north of Freistadt Road should remain a minimum of 5 acres. Chairman Wolter commented that rule has stopped development in the past, but now that's been broken. Discussion on where to put higher density residential followed. Sewer extension has changed the area, but residents moved there to be in the country. Commissioner Kimmler asked why smaller lots would be OK in his area but not for the Kinderberg subdivision that was denied based on smaller lot sizes. He said people want the country feel and to have horses. Trustee Baum commented that Commissioner Kemmler's area is more of a transitional residential area.

Mr. Huebner asked Plan Commissioners do a little homework by drawing boundary lines on the map and completing the chart by filling in desirable, allowable and, undesirable uses. Planner Retzlaff said a discussion item would be added to the next Plan Commission meeting . Chairman Wolter said

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he doesn't want to draw a line north of Freistadt Road requiring 5 acre lots. Trustee Zabel said there is a lot of wetland in the north part of the Village and that could be the dividing line. Discussion continued.

Planner Retzlaff said there are shortcomings on the current plan with the environmental corridor having no description. Chairman Wolter stated it makes sense to put multi-family where multi-family already is. He wants to support the Main Street area to keep the commercial there and not pull commercial to the north. Planner Retzlaff said Plan Commission has enough information to continue the thought process and refine the areas.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:27 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant