

PLAN COMMISSION MINUTES
February 8, 2021

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

ROLL CALL: Chairman Dean Wolter, Trustee Rep David Baum, Commissioners Tony Laszewski, Bill Shadid, Bob Williams and Peter Nilles were in attendance. Commissioner Matt Kimmler was 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 Laszewski second Baum to Approve the Minutes from 1-25-21.

MOTION carried unanimously.

Village of Germantown - W204 N12333 Goldendale Road. The Germantown Public Works Department is requesting approval of revised site development and building plans for a 1,040 sqft water system pressure booster/reducer station. Director Retzlaff summarized the proposal. Public Works Director Ratayczak explained the changes are due to costs that had doubled what was anticipated.

Trustee Baum offered further cost reductions by recommending going to a full 12-inch block wall, get rid of the outer layer and just do a thru block, bring the upper part down with an 8-inch wall and just put the insulation there. He didn't see the need for insulation on the bottom half adding you wouldn't need the angle that's holding up the brick. It's a simpler construction and may bring the cost down. He said maybe dropping down to a 4-inch wall would save money. As long as the exterior look stays the same. Director Ratayczak said he will check on that.

MOTION Baum second Shadid to Approve the REVISED building plans for the proposed water system booster/reducer station facility located at W204 N12333 Goldendale Road subject to the following conditions:

- 1. Approval is granted for the architectural plans dated January 13, 2020, unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.***
- 2. The Village Public Works Department staff shall coordinate installation of the proposed landscaping trees along the north/common property line with the property owner located at W204N12377 Goldendale Road prior to installation.***

Commissioner Shadid asked if the appearance will remain the same with the changes Trustee Baum proposed. Trustee Baum answered the building would look the same, just with a 12-inch block wall. Planner Retzlaff asked if the window layout creates any issues saying aesthetically it looks kind of funny. Trustee Baum said the bottom of the window should be set on the stone sill. He recommended raising or shortening the windows. Director Ratayczak said they are dummy windows and are just for architectural purposes. Chairman Wolter asked if the savings would allow using a metal roof for longevity rather than a 20-year roof. Trustee Baum said the block change cost savings was not enough to make up the cost difference for a metal roof.

MOTION carried unanimously.

Village of Germantown - N112 W17001 Mequon Road. The Germantown Public Works Department is requesting approval for a monument sign replacement to be located between the Village Hall and Library buildings. Associate Planner Zandt summarized the proposal.

MOTION Baum second Laszewski to Approve the proposed monument sign for the Village of Germantown property located at N112 W17001 Mequon Road subject to the following conditions:

- 1. Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.***
- 2. A landscape plan meeting the requirements of Chapter 17.46 of the Village code shall be submitted and approved by the Village Planner prior to construction of the sign.***

Discussion followed. Trustee Baum asked if the sign base was natural concrete masonry or metal fabricated pseudo masonry. Director Retzlaff said the intention is that it be an actual masonry comparable to the library and Village Hall. He explained the brick tower feature is made of a metal aluminum feature. Director Ratayczak explained everything on the sign is aluminum even the base brick, but he can get an alternate cost. He said the Building Oversight Committee had reviewed the sign. Trustee Baum was concerned with the aesthetics of the tower element and asked if the manufacturer can show photos of something done that's similar. His main concern was that the dark bricks look like a brick enclosure as opposed to a solid panel with dark brown squares on it. Director Ratayczak will investigate, adding that a mostly masonry sign may price us out of the ballpark. Commissioner Shadid worried about durability and how the sign will hold up over time. Director Retzlaff said the base needs to be masonry per Village code. Trustee Baum asked if address coordinates are required on the base. Associate Planner Zandt explained address coordinates are not required because it is a multi-tenant sign. Chairman Wolter questioned if that was the name of the library and if there would be any fallout or concern for just saying public library. Director Retzlaff will discuss the name with the library Director. Chairman Wolter said a masonry base would be good and wished the tower was masonry also.

MOTION to Amend Baum second Laszewski to include that a masonry base is required as part of the conditions.

MOTION to Approve carried unanimously.

Future Land Use Plan Discussion as part of the Germantown 2050 Comprehensive Plan:

Director Retzlaff said he, the consultants and staff were not prepared to deliver any new information on the Land Use Development Plan tonight. So discussion will be limited to information on upcoming activities. He said we will have a meeting on the February 22nd to present more district, neighborhood and corridor information as well as on the Community meeting. The second Community meeting will not be held on February 10th. He stated there will be an effort to invite residents and business owners to participate in the meetings and let people know the 2050 plan has been rebooted and tell them when and how to participate. We will be using website advertising, email, social media blitz, and possibly a mail flyer to get the word out for our next community meeting tentatively scheduled for Monday, March 22nd.

Trustee Baum stated he was happy with the changes we talked about and liked the level of detail we are starting to get into. Director Retzlaff explained we will be introducing the Social Pinpoint website at the March meeting. Discussion continued.

Commissioner Laszewski asked what happens after the March 22nd meeting. Director Retzlaff explained we will start finalizing the land use component of the plan and our intention is to include a one-page detail for each of the neighborhoods, districts and corridors that will take information from the large table. We will then need pull together other components of the plan that we are required to have according to State Statute and updating sections of the current plan and dealing with other categories. We are ultimately looking at another community meeting probably in May or June with a final draft of the plan for presentation in late June or July. Chairman Wolter asked if there will be a tutorial on how to access Social Pinpoint and use it. Director Retzlaff said the Social Pinpoint site should be running before the meeting so that when people get notification and look at the website they can start to play around with. There will be instruction at the meeting.

ANNOUNCEMENTS: Commissioner Williams stated for the record he voted in favor of the Motion to approve the new sign for Village Hall.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:13 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant