

PLAN COMMISSION MINUTES
February 10, 2020

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

ROLL CALL: Chairman Dean Wolter, Trustee Rep David Baum, Commissioners Peter Nilles, Tony Laszewski, Bob Williams and Bill Shadid. 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 Baum second Laszewski to Approve the minutes from 1-27-20.

MOTION carried unanimously.

Edward J. Casper - W217 N9862 White Horse Drive. The property owner is seeking approval of a 2-lot Certified Survey Map (CSM) to create one additional residential lot. Associate Planner Zandt summarized the proposal.

MOTION Baum second Laszewski to Approve the proposed 2-lot Certified Survey Map (CSM) of the 1.24-acre parcel owned by Edward Casper located at W217 N9862 White Horse Drive with the following conditions:

- 1. All technical issues and plan corrections identified by the Village Surveyor (see January 10, 2020 memo) shall be addressed and reflected in revised plans submitted and approved by Village Staff prior to review by the Village Board.***

MOTION carried unanimously.

John & Ellen Kuber - W200 N14144 Rocky Lane - Town of Germantown. The property owners of a 31.7-acre parcel on Rocky Lane in the Town of Germantown are seeking approval of a 2-lot Certified Survey Map (CSM). Village of Germantown review/approval is required under the Village's extraterritorial plat authority. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the 2-lot Certified Survey Map land division of the 31.7-acre parcel owned by John and Ellen Kuber located off Rocky Lane (in the Town of Germantown) as proposed.

MOTION carried unanimously.

Steven & Elizabeth Green - N116 W16033 Main Street. The property owners are seeking approval of a Zoning Permit to construct a 24' x 26' (624 sqft) attached garage and a 16' x 32' (512 sqft) detached accessory storage building on the property. Planner Retzlaff summarized the proposal that was tabled from the 1-13-20 meeting. He explained that since the last meeting, the Greens have relocated the garage doors from the east to the south elevation, prepared a preliminary CSM to combine the two adjacent parcels and prepared an easement agreement and presented it the Kaiser's for their review. He explained the original staff recommendation stated that no permits could be issued until there is an easement agreement to address the issue of the shared driveway issue. But in reviewing the proposed changes, staff is revising its recommendations and the shared driveway easement agreement is not required in lieu of the changes Mr. Green has made.

MOTION Baum second Shadid to Approve a Zoning Permit for Steven & Elizabeth Green to allow the construction of a detached accessory building on their property located at N116 W16033 Main Street subject to the following conditions:

- 1. This permit allows the construction of a 24'x26' (624 sqft) attached garage as generally described and depicted in the application dated 9-23-2019 and supporting documents subject to any further requirements and revisions set forth herein or required by the Plan Commission.**
- 2. Unless the 10' access easement across Lot 1 of CSM#5927 is legally vacated or removed, the garage doors on the attached garage shall be located on the south elevation.**
- 3. The architecture and exterior and roofing materials for the attached garage shall be the same or comparable to those of the primary dwelling.**
- 4. If the Plan Commission allows the proposed 16'x32' detached accessory building, the Gambrel design and metal roof shall be revised to match or be more similar to the primary dwelling, and the attached garage shall meet a minimum side yard building setback of 15 feet (19 feet is currently proposed) and the detached accessory building shall meet a minimum 25 feet rear yard setback and 5 feet side yard setback.**
- 5. The Greens are strongly encouraged to negotiate a shared driveway/easement agreement with the adjacent property owner to clearly establish mutually acceptable terms for the use, improvement and maintenance of the existing shared driveway that straddles their common property line.**
- 6. The certified survey map (CSM) to combine the two adjacent parcels owned by Green shall be submitted to the Village for review/approval no later than April 1, 2020, and, shall include an access restriction prohibiting driveway access along Main Street in the vicinity of existing parking stalls on Main Street.**

Trustee Baum asked Ms. Kaiser if she was OK with what's been proposed. Ms. Kaiser stated her concerns were addressed now that the garage doors will face the south. She said they received the driveway agreement late Friday night and she sent it to her attorney with some questions. She stated they will continue to work it through.

Mr. Green questioned the requirement that the gable design match the principle dwelling. Planner Retzlaff commented that because the detached accessory building is located so far back on the property and may not be visible from Main Street it may not be a significant requirement. Trustee Baum said he would be OK if the accessory building matched the existing building in the back.

MOTION to Amend Baum second Shadid to revise condition #4 to: " the Gambrel design and metal roof shall be revised to match or be more similar to the existing detached structure".

MOTION to Amend carried.

Mr. Green said a Certified Survey has been prepared. Planner Retzlaff said he didn't see a reason to hold up the approval or make the driveway agreement a requirement and is OK with Mr. Green moving forward with a building permit. Mr. Green commented that it would be beneficial if the agreement was signed before either of them sells their home in the future.

MOTION to Approve as Amended carried unanimously.

7:05 pm the meeting was no longer televised because Plan Commissioners moved to a table for discussion and there are no mics for the public to hear.

Community Development Department - Future Land Use Discussion as part of the Germantown 2050 Comprehensive Plan.

Planner Retzlaff said discussion at the last meeting involved whether the rural preservation district and rural transition area, both located in the north half of the Village, should be developed and at what potential density and why. The recent sanitary improvements have created the opportunity for additional development within the areas that are cross hatched in the Village. The Gateway Corporate Park area has resulted in sanitary and water improvements that have now opened up a large area of the Village for potential development beyond the rural 1 per 5 residential and agricultural land uses that are currently shown on the 2020 land use map. The Country Aire Drive area that will serve the Wrenwood Development has also resulted in another sewer service area on the east half of the Village. But these improvements don't pre-determine that those areas need to be developed. Discussion should continue on what we want to do in those areas as a Village as we move outward to 2050. Plan Commission had the following comments:

- Most people were in favor of the green rural preservation boundary - the 1 per 5 density may not be the best approach to preserve the area. The concept of using conservation subdivisions was discussed. Consider if we want to preserve our rural area, should we allow someone to choose between 5 acre lots or a conservation subdivision or not make it an option and adopt a restrictive policy.
- Current plan shows environmental but covers up what is underneath - this feature is absent on the proposed district map. This corridor, as presented by SEWRPC should be depicted on the map with a more specific set of restrictions for that area. This land is less desirable, we could set certain setbacks for that corridor. Can't rely on DNR regulations because it is easier to fill wetlands today. The Village needs to come up with a better way to regulate and protect wetlands. There are also a lot of wooded areas with nothing in the books to protect them.
- Many people in the rural preservation area have lots larger than 5 acre lots. Some people will want to buy 20 or 40 acre lots. What do we want from this point forward for future development? We will see both sides of the discussion. The rural preservation area could expand in certain areas. Following the wetlands could be used as a barrier.
- What size lots should be proposed. Residents north of Freistadt want larger sized lots. Discussion continued. High density type use should be close to commercial/retail use. Community Survey is clear that residents do not want multi-family development.
- Discussion on Southeast corner - would rather see industrial use - not a dump. Leave residential north of Donges Bay Road and Wasaukee - industrial south of Donges Bay and Wasaukee.
- Discussion on Lannon Road and County Line Road area - retail is dying in that area. Change the plan from purple to yellow-residential for a part of the Willow Creek Business Park District.
- Neighborhood I - mostly undevelopable - should become part of environmental corridor.

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- Village Center - build up with residential to support businesses, would support formalized development with nicer buildings. How do we get the residents to accept development in this area.

ANNOUNCEMENTS: A Plan Commission meeting is scheduled for February 24, 2020.

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:06 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant