

**PLAN COMMISSION MINUTES**  
**February 22, 2021**

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

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

**PUBLIC INPUT:**

Jan Miller, W151 N10297 Windsong Circle W, had several comments and questions regarding the Graef Community Meeting draft outline related to the 2050 Comprehensive Plan update.

**APPROVAL OF MINUTES:**

***MOTION Shadid second Nilles to Approve the Minutes from 2-8-21.***

Planner Retzlaff referred to the minutes regarding the Village monument sign and asked how to proceed with the approval. He stated during discussion Trustee Baum had indicated he was concerned with the aesthetics of the tower element and asked if the manufacturer could show photos of something done that was similar. Planner Retzlaff asked how to proceed because the motion was to approve the sign with a masonry base. He asked if he should get photos or samples of existing signs with the same aluminum framework? Trustee Baum confirmed he wants to see samples from the manufacturer.

***MOTION to reconsider Baum second Shadid***  
***MOTION to reconsider approved unanimously.***

***MOTION Baum second Shadid to Postpone until after the manufacturer can submit samples for Plan Commission review.***  
***MOTION to Postpone carried unanimously.***

***MOTION to approve the minutes carried unanimously.***

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

Planner Retzlaff explained discussion would focus on the rural preservation district. He reviewed the concepts that are in the 2020 Plan and talked about how the conservation subdivision approach will be proposed in the rural preservation district in the 2050 plan. The meeting was turned over to Craig Huebner, Graef.

Mr. Huebner talked about the rural preservation district and conservation subdivision planning. The intent and idea for the 2050 plan update is the idea of a neighborhoods, districts and corridors network as a future land use map to guide future zoning considerations. He compared different development scenarios based off density using the DOA growth estimate on 5 acre and 1 acre lot sizes. Mr. Huebner compared conservation versus traditional subdivisions and existing versus the proposed 2050 development regulations. He presented rural preservation district development scenarios stating the intent is to maintain the rural character in the northeast corner of the Village. Density in the rural preservation district would include single lots or conservation subdivisions. The density now is 1 unit per 5 acres with a minimum lot size of 5 acres. The proposed plan density for a CSM up to 4 lots or single lot, the density would be 1 unit per 20 acres and if a subdivision was planned it would be required to be a conservation subdivision and the density would be 1 unit per 5 acres. The goal is to maintain and preserve the rural character of this area of the Village.

Discussion followed. Plan Commission had the following comments:

- Are ½ acre lots big enough to put septic type system on? Planner Retzlaff said the 5 acre minimum lot size is probably the absolute minimum that one could develop given our soil characteristics. We will need to take a closer look at what is realistic. There may be areas in the village where a small lot size cannot be achieved.
- What is the criteria to have a horse; can the scenario with small lots in a conservation subdivision allow horses? Planner Retzlaff said a planned development overlay could provide for horses to be kept.
- Is a private road the right way to go with a private subdivision?
- Agree with conservation subdivision concept. Do our best to provide guidelines or definitions and identify things that are negotiable or not before we get a proposal before us.

Mr. Huebner said new density requirements need to be established. The Village could enact a new ordinance that guides what the regulations are. It would be beneficial to have a draft ordinance as we go forward. The comp plan can be adopted in July and a new ordinance to guide conservation subdivisions will immediately follow and could include open space requirements, lot size minimum/maximum, how open space is dealt with, who owns, who takes care of land.

Mr. Huebner discussed the draft outline for the upcoming community meeting. Trustee Baum asked why the meeting was virtual saying he would prefer an in-person meeting. Commissioner Shadid asked if the NDC map could be displayed in the Village Hall lobby. Mr. Huebner said that would be done possibly in the second week of March. Planner Retzlaff said the map will be on the Social Pinpoint website and should be available when the postcards are mailed. Mr. Huebner explained the community meeting is designed to tell people about the Social Pinpoint site which is designed for people to engage. It also has the capability for people to download their own pictures to show their likes and dislikes.

**ANNOUNCEMENTS:** The virtual Community Meeting is scheduled for March 22nd at 6:30 pm.

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 8:11 pm.

Respectfully submitted,

Lori Johnson  
Planning Assistant