

PLAN COMMISSION MINUTES
July 23, 2018

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

ROLL CALL: Chairman Dean Wolter, Commissioners Tony Laszewski, Bob Williams, Peter Nilles and Matt Kimmler were present. Trustee Rep David Baum was absent and excused. Also present were Community Development Director/Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

APPROVAL OF MINUTES: ***MOTION Laszewski second Kimmler to Approve the minutes from 7-9-18. MOTION carried unanimously.***

Carity Land Corporation, Agent for Briscoe Development & Management Inc., 145-acres south of Freistadt Road, north of Mequon Road and west of Country Aire Drive. Preliminary Subdivision Plat for "Wrenwood" a 142-lot single family and 60-unit multi-family residential development. Planner Retzlaff summarized the proposal.

MOTION Laszewski second Nilles to Approve the Wrenwood preliminary subdivision plat subject to the following conditions:

- 1. Developer shall enter into a Development Agreement with the Village pursuant to Section 18 of the Village Code (Subdivision and Platting), as well as, the preparation of detailed construction plans for the public improvements including, but not limited to public street and intersection improvements, sanitary sewer, water, storm water management facilities, master grading and erosion control, landscaping & street trees, open space trails, lighting and signage. At a minimum, said agreement shall require the review and approval of said plans by Village staff prior to the commencement of construction activities and establish the timing for installation of said improvements (or as otherwise provided for therein).***
- 2. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).***
- 3. If the WisDNR does not approve the proposed wetland fills in the Phase I (south) development area in vicinity of Lot No. 39 and in the Phase II (north) development area near Lot 83 and, as a consequence the proposed road and lot layouts need to be significantly altered from the proposed preliminary plat, the Developer shall submit a revised preliminary plat to the Village for approval. If only minor changes are required to the road and/or lot layouts, said changes can be made to the development and shown in the final plat (no revised preliminary plat will be required).***
- 4. If Washington County approves only one (1) road connection onto Freistadt Road/CTH F and the proposed road and lot layout needs to be significantly altered from the proposed preliminary plat, the Developer shall submit a revised preliminary plat to the Village for approval. If only minor changes are required to the road and/or lot layout, said changes can be made to the development and shown in the final plat (no revised preliminary plat will be required).***
- 5. All WisDOT requirements listed in the May 24, 2018 review letter shall be met and***

reflected on the final plat in compliance with all applicable provisions in Wis. Admin. Code TRANS 233.

- 6. All of the Village Surveyor comments, issues and plat corrections listed in the June 6, 2018 review memo, 2018 memo shall be addressed and reflected in a revised preliminary plat prior to final approval by the Village Board.**
- 7. The temporary road closures at the end of proposed Road "C", Road "D" and Road "E" shall be designed to accommodate emergency vehicles with a minimum cul-de-sac type turn-around with a min. 65' radius (Fire Department).**
- 8. The Developer shall install sidewalk along the west side of Country Aire Drive north from Mequon Road to provide a pedestrian path connection to the planned path/sidewalk along the north side of Mequon Road (Park Commission).**
- 9. The Developer shall install a sidewalk or off-road bicycle path along the south side of Freistadt Road as part of an overall future pedestrian path connection to the west consistent with the Washington County Bike & Pedestrian Plan (Park Commission).**

Discussion followed. Chairman Wolter asked if the developer will cover the cost to extend the utilities for access to Friedenfeld Park or will it be a shared cost and how will it be worked out. He said normally a developer is only required to extend utilities to the edge of their property. Planner Retzlaff said he had discussed this with the Park & Rec Director and understood they will encourage the developer to make that extension. He added the Public works Director indicated he will attempt to create whatever opportunities he can as part of the project, to more easily accommodate the extension of water and sewer north to the park, which could be 300 to 400 feet.

Discussion continued regarding installation of sidewalks. Planner Retzlaff said the Public Works Committee did not recommend sidewalks be installed along Country Aire Drive or Freistadt Road, but the Park & Rec Commission recommended sidewalks along the west side of Country Aire Drive north from Mequon Road to connect Wrenwood and Friedenfeld Park. The Planners recommendation is to require sidewalks. Bill Carity, Carity Land Corp., said he would be open to installing sidewalks.

MOTION carried unanimously.

Zilber Property Group, Agent for Towne Realty and Briggs & Stratton Corporation – 146.5 Acres north of Holy Hill Road, east of US41. Site Plan Review for a 706,044 sqft warehouse and distribution facility and 2-lot Certified Survey Map application. Planner Retzlaff summarized the proposal.

MOTION Nilles second Kimmler to Approve the site development and building plans for Phase I development of the 146.5-acre Germantown Corporate Park located on Holy Hill Road east of US41 including a 706,000 sqft distribution/warehouse facility for the Briggs & Stratton Corporation subject to the following conditions:

- 1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following architectural and engineering plans dated July 16, 2018 unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:***
 - a. "Mass Grading and Storm Water Ponds Plans" as a component of the Germantown Corporate Park Bid Pack 1 dated July 16, 2018;***

required, will be addressed as a part of subsequent development of the other properties on the west side of Road A as each one comes forward.

Chairman Wolter said he appreciated the visual presentation showing how the development will appear with the landscaping proposed. He liked the approach and how it will appear as you drive by. He commented that the building looks visually appealing with good color schemes and articulation and will set a precedent for future development.

Commissioner Laszewski commented on the proposed fencing and said a wrought iron fence would look better and be more visually appealing. Planner Retzlaff said that was discussed at staff level with the alternative to enhance the chain link fence with additional landscaping, which has been done.

MOTION to Amend Laszewski second Williams that a decorative wrought iron or similar material fence should be used at the main entrance, versus the chain link fence, between the last evergreen trees on each side.

Commissioner Williams asked if Briggs & Stratton will maintain the fencing and how long their lease is. Chad Navis, Zilber Group, confirmed Briggs would maintain the entire facility and had signed a 15-year lease.

Planner Retzlaff asked if some type of masonry type base should be used with the decorative fencing. Commissioner Laszewski agreed. Mr. Navis said they'd be happy to work with staff for that limited stretch of fence and come up with a solution.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

MOTION Nilles second Laszewski to Approve the 2-lot Certified survey Map (CSM) for the 146.5-acre Germantown Corporate Park property subject to the following conditions:

- 1. The CSM shall be revised to reflect the Village Surveyor comments contained in the June 6, 2018 review memo prior to recording the CSM.***

MOTION carried unanimously.

ANNOUNCEMENTS: Chairman Wolter said the Taste of Germantown is scheduled for Thursday, July 26th at Firemen's Park.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:46 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant