

PLAN COMMISSION MINUTES
October 8, 2018

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

ROLL CALL: Chairman Dean Wolter, Trustee Rep David Baum, Commissioners Tony Laszewski, Peter Nilles and Matt Kimmler were present. Commissioner Bob Williams 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 Baum second Nilles to Approve the minutes from 9-24-18. MOTION carried unanimously.***

Verizon Wireless – N112 W16076 Mequon Road. DDS Germantown Investment LLC, property owner, is requesting sign approval for a new retail store. Planner Retzlaff summarized the proposal.

MOTION Baum second Laszewski to Approve the proposed wall signs and monument sign panel insert for the Verizon retail store located in the Germantown Commons center located at N112 W16076 Mequon Road with the following conditions:

- 1. Electrical permits shall be obtained from the Inspection Services prior to installation.***

MOTION carried unanimously.

Community Development Department-2050 Comprehensive Plan: Planner Retzlaff stated the Request for Qualifications has been posted and sent to out to 10 consulting firms. He reviewed the tentative timeline for hiring consultant services. Discussion followed. Chairman Wolter asked if the firms selected have enough staff to handle the project. Planner Retzlaff said it is possible that a firm may team up with a secondary firm to complete the project.

Community Development Department-Saxony Village-Main Street Connectivity Plan

Discussion. The Village of Germantown has been selected by the US Environmental Protection Agency (EPA) to receive technical assistance for the development of a bicycle and pedestrian “connectivity plan” for the Main Street area including the Saxony Village residential development and surrounding Main Street neighborhood. Planner Retzlaff explained the proposal.

Earlier this year, the Village was asked by Washington County to submit a joint application/proposal to the US EPA for a Land Revitalization Technical Assistance Grant that is available to all existing US EPA grant holders. As a result of the Saxony Village site re-development, Washington County and the Village were partners on an original EPA “brownfields” assessment grant that was useful in leveraging an additional \$375,000 in State of Wisconsin brownfield clean-up funds and \$25 million of private developer funds to make the re-development possible.

The County and Village were recently informed that they have been awarded \$20,000 in technical assistance services to be provided by the EPA and HDR Inc., a national architectural, engineering, and consulting firm based in Omaha, Nebraska. The EPA/HDR project team will be working with Village and County staff and a local “stakeholder” group to develop a bicycle/pedestrian “connectivity plan” centered around the Saxony Village and surrounding Main Street area. The final product is

expected to be a planning document comprised of diagrams, renderings and other graphics presenting potential improvements that could be made within the study area intended to improve and enhance bicycle and pedestrian accessibility within the area, e.g. off or on-street bike facilities, pedestrian paths, site furniture, lighting, public art, paving, landscaping, fencing and screen walls, etc.

The entire project is expected to commence and be completed in 3 days in early November (with a final plan rendering and booklet completed soon thereafter). The project will involve an iterative process between the project team and stakeholder group resulting in the development and selection of a final concept plan over a 3-day period (Wednesday November 7 through Friday, November 9).

Village staff is in the process of assembling a group of 10-15 local "stakeholders" comprised of residents, business owners/operators and other interested persons. Members of the Plan Commission who are interested in and available to participate should contact Village staff.

Planner Retzlaff summarized the project agenda and possible redevelopment sites that could be tied into the planning effort. The sites include the Village's recycling area, the Neu's Supply lumber area, the 5-acre area off Main Street owned by Jerry Grosenick and a 50 plus acre Village owned property, east of Fond du Lac Avenue, that was a former dump. His goal is to have the team come up with some redevelopment opportunities for these areas and show how to connect them with the existing areas from the schools to Fireman's Park to the commercial areas along Mequon Road.

Discussion followed. Planner Retzlaff said the Village will need to provide the budget we have and what we're looking for. He said ultimately, we can take or leave the proposal but hopefully it will open our eyes to better ideas to connect one end of the study area to the other. Chairman Wolter said there was always talk of connectivity to the parks and finding some kind of pedestrian or bike plan. But there was never any real formal plan. He said this is an opportunity to take advantage of someone who does this on a professional level and create a plan we can look to follow. He said we are looking for a way to get people into our downtown and commercial areas and to get kids from one neighborhood to another or to a park without traveling on busy streets. It will be a plan for future budgets to follow. Planner Retzlaff said the process could create a model to follow in the future. This item was for discussion only.

ANNOUNCEMENTS: Planner Retzlaff said the town of Genesee is holding a Plan Commission workshop on October 30, 2018. Plan Commission members are invited to attend. Chairman Wolter announced the ground breaking for Briggs & Stratton will be held tomorrow at 2:30 p.m.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:02 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant