

PLAN COMMISSION MINUTES
January 11, 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, Matt Kimmler, Bob Williams and Peter Nilles were in attendance. 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 Shadid to Approve the Minutes from 12-14-20.

Commissioner Nilles said a correction was needed in the minutes to change the Public Hearing for Taco Bell from closed to open.

MOTION carried unanimously.

North Shore Environmental - N117 W18493 Fulton Drive. The property owner is requesting approval for one wall sign. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the proposed wall sign for North Shore Environmental subject to the following condition:

- 1. Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.***

MOTION carried unanimously.

Shorewest Realtors - N112 W17847 Mequon Road. The property owner is requesting approval of a new monument sign. Planner Retzlaff summarized the proposal.

MOTION Baum second Laszewski to Approve the proposed monument sign for the Shorewest Realtors Inc., property located at N112 W17847 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. The nearest point of the sign base shall be set back from the north property line a minimum of five (5) feet.***

MOTION carried unanimously.

TriCity National Bank - Northeast corner of Donges Bay Road and Preserve Parkway. TriCity Bank, agent for Veridian Homes, property owner, is requesting approval for a temporary real estate sign for the Kinderberg Estates Subdivision. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the proposed temporary real estate sign for the Kinderberg Estates Subdivision with the following conditions:

- 1. The proposed signage may not exceed 32 square feet (totaling 64 square feet of temporary signage on the site).**
- 2. The proposed sign must be setback at least five (5) feet from the lot lines.**

Discussion followed. Associate Planner Zandt explained Village code limits real estate signage to 32 square feet for a property allowing for the Plan Commission to approve additional signage area. This is the second real estate sign for the subdivision advertising the financing agency for the project. Trustee Baum said he will oppose this application because he feels this sign should be included on the main sign. Planner Retzlaff informed the Plan Commission that 4 emails were received after 4pm today from nearby residents in opposition to the sign.

Chairman Wolter said this is a big corner and it won't block traffic. He understands the bank wanting the sign and is OK with it if the temporary signs are limited to 64 square feet. Commissioner Laszewski said he agreed with Trustee Baum and said the signs can start to look ratty. Chairman Wolter said the signs tend to be forgotten up until the last lot is sold. Planner Retzlaff explained temporary real estate signs are regulated and are required to yearly renewal fee. Commissioner Shadid was not concerned, if the Village regulates and controls the sign.

MOTION failed 5-2 (Wolter, Shadid).

Aldi - N96 W18838 County Line Road. Request for site plan approval for exterior and façade improvements to the existing Aldi store. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the site plans dated October 3, 2019 for the proposed interior and exterior remodeling of the ALDI store located at N96W18838 County Line Road 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 site development and building plan set dated October 3, 2019.***
- 2. Commercial plan review and building permits shall be obtained from the Village prior to commencing any interior demolition, remodeling or construction.***

MOTION carried unanimously.

Community Development Department-Future Land Discussion as part of the Germantown 2050 Comprehensive Plan. Planner Retzlaff summarized the discussion. He explained at the last meeting an updated neighborhood district map and table was distributed in which feedback was received. Discussion followed. Comments included:

- Density column needs to be looked at further- typically show maximum density limits.
- Preferred land use columns - commercial uses need to be more specific, what type of commercial uses would be allowed.
- Community workshop to be held in February.
- Graef prepared 3 alternative land use scenarios in the Holy Hill Road area. Danya Littlefield, Graef, explained the alternatives. One scenario showed a buffer between the residential and industrial land uses. The scenarios will be shown to the public for feedback. Planner Retzlaff explained the transition from heavy industrial to residential uses. Trustee Baum commented how the Village tried to implement the same concept with the Business Park by allowing

smaller office type warehouse buildings at the north end and more moderately heavy type buildings at the southern end. Trustee Baum showed a different scenario with the medium density residential border. Commissioner Kimmler liked the option that created a good transition from one type of land use to the next.

- Commissioner Kimmler asked if there were any complaints from residents in the Blackstone Creek subdivision that border industrial uses. Planner Retzlaff said there have been some complaints, even though there is a 100-foot buffer saying it is important to distinguish what type of industrial use would be acceptable as part of an overall district description. It would be better to have parameters laid out for developers. Prairie Glen borders light industrial uses in the Business Park with a landscape buffer. People buy property knowing what uses border their lots.
- How can we limit light industrial area, architecturally, building size. Planner Retzlaff said a special zoning district could be created that spells out lot sizes, some architectural requirements.
- What type of commercial uses does the Village want to see along the west area of Hwy. 41, highway oriented only, neighborhood commercial, big box commercial. Chairman Wolter said he would support a mixed use of commercial, clinics, office type use, hotel, small end commercial to fill in, but not looking for restaurants or gas stations or big box commercial. Trustee Baum suggested a medical office building, something similar to Germantown Mutual or possibly a Whitestone Station type mixed use. Something other than fast food restaurants preferable. Planner Retzlaff offered mixed use commercial, possibly neighborhood commercial. Commissioner Kimmler suggested neighborhood restaurant type would be OK.
- Trustee Baum asked about the likelihood of a freeway on-ramp at Freistadt Road in the future. Village Administrator, Steve Kreklow, explained this question was raised with the DOT a year ago during conversations regarding the Holy Hill interchange. This is considered an urban stretch of interchange and may be possible. But at first glance the DOT had questions and concerns with the footprint and did not know if would meet federal requirements. Land would need to be acquired on the west side near Maple Terrace, but then Germantown would need to create other affordable housing. So it may be possible but would be a long process and be very expensive to get approved. Planner Retzlaff asked if it should be included on the 2050 plan. Administrator Kreklow indicated the Dot is looking at a more feasible option of a frontage road from Freistadt to Holy Hill Road. Development at Freistadt Road may reduce the possibility of expansion at Holy Hill Road. Ms. Littlefield said the frontage road is already on the plan.
- Chairman Wolter said he likes the residential that surrounds the industrial with the right buffers around it including landscaping or berming.
- Planner Retzlaff asked if a higher use residential would be favorable along Hwy. 41. Trustee Baum agreed and mentioned Spur 84 and Whitestone Station as examples of existing developments in other communities with multi-family and mixed uses. Chairman Wolter brought up the Thiensville area that also has some multi-family with mixed use. He said the multi-family needs to be a part of a mixed use to support the development and not a stand-alone use.

Ms. Littlefield said a meeting targeted for February would bring the concepts and NDC table to the community to receive feedback. Planner Retzlaff said he'd like to have a Plan Commission meeting on January 25th that would include a review of the outdoor recreation plan.

ANNOUNCEMENTS: A Plan Commission meeting is scheduled for January 25th to discuss the LUP scenarios and revisions to the Neighborhood/District/Corridor tables.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:09 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant