

PLAN COMMISSION MINUTES
December 10, 2018

CALL TO ORDER: Planning Assistant Lori Johnson called the meeting to order at 5:40 p.m.

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

MOTION Kimmler second Shadid to appoint Trustee Baum as Chairman Pro-Tem.
MOTION carried unanimously.

PUBLIC INPUT: None

APPROVAL OF MINUTES: ***MOTION Kimmler second Williams to Approve the minutes from 11-12-18.***
MOTION carried unanimously.

Glen & Deborah Wilson – W218 N9780 Happy Hollow Lane. The property owners are seeking approval of a 2-lot Certified Survey Map in order to create a new residential parcel in the Happy Hollow Estates Subdivision. Planner Retzlaff summarized the proposal. He indicated that soil tests had been received indicating the new Lot 1 can support a private on-site wastewater treatment system.

MOTION Shadid second Kimmler to Approve the 2-lot Certified Survey Map (CSM) of the 1.9-acre parcel owned by Glen & Deborah Wilson located on Happy Hollow Lane subject to the following conditions:

- 1. All technical corrections identified by the Village Surveyor in the November 29, 2018 memo shall be made prior to Village Board action on the CSM.***
- 2. Soil evaluation results indicating that proposed Lot 1 can support a private on-site wastewater treatment system (POWTS) shall be submitted to the Village prior to Village Board action on the CSM. (this item has been satisfied)***

MOTION carried unanimously.

Gary & Marcia Kons – W148 N13491 Pleasant View Drive. The property owners of a 12.27-acre parcel are seeking approval of a 2-lot Certified Survey Map and Rezoning from A-2: Agricultural to Rs-1: Single-Family in order to create a new residential lot. Planner Retzlaff summarized the proposal.

MOTION Shadid second Nilles to Approve rezoning the 12.27 acre parcel from A-2: Agricultural to Rs-1: Residential Single-Family.
MOTION carried unanimously.

MOTION Shadid second Williams to Approve the 2-lot Certified Survey Map (CSM) for the 12.27-acre parcel owned by Gary & Marcia Kons located on Pleasant View Drive subject to the following conditions:

- 1. All technical corrections identified by the Village Survey or in the November 29, 2018 memo shall be made prior to Village Board action on the CSM.**

MOTION carried unanimously.

Chairman Wolter and Commissioner Laszewski arrived 5:47 p.m.

Veridian Homes, Agent for the Germantown School District – N104 W14942 Donges Bay Road.

The request is for approval of a 2020 Land use Plan map amendment, rezoning application and concept plan for a 14.7 acre residential subdivision with 30 single-family lots on Preserve Parkway north of Donges Bay Road. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the proposed 2020 Land Use Plan (LUP) map amendments to change the classification of approximately 14.7 acres owned by the Germantown School District from Park/Recreation area to Low Density Residential.

Trustee Baum said the applicant had a neighborhood meeting to discuss the proposed development. Ten residents attended the meeting and expressed concerns with the house values, the size of the yards and houses and the potential for people to be parking on the street to use the park. After discussing, they recognized the houses will be the same size as what is currently in the area and that anyone buying there will need to get used to people parking on the street to access the park. Ralph Simoneau, N115 W16724 Royal Court, indicated he was involved with the Land Use Plan as a former member of the Park & Recreation Commission and thinks an analysis study should be done.

MOTION carried unanimously.

MOTION Baum second Shadid to Approve the Rezoning of approximately 14.7 acres owned by the Germantown School District from the A-2: Agricultural to the Rs-6: Single-Family District and the proposed 30-lot concept plan dated October 29, 2018 subject to the following conditions:

- 1. If the Developer's request for an artificial wetland exemption for Wetland #3 in the southeast corner of the site is not granted by the WisDNR, the lot and road layout shall be revised to locate all delineated wetlands and the associated 25' wetland setback for Wetland #3 in an open space outlot and not within any platted lot.**
- 2. The Developer shall submit a detailed landscaping plan that provides adequate buffering along Preserve Parkway (Lots 1#, #24 and outlot) and along the back (south) side of Lots #15-#19 to the Plan Commission for approval prior to or concurrent with the submittal of the preliminary plat.**

Commissioner Laszewski asked what type of landscaping could be put in the gas line easement. Planner Retzlaff said he would look to the developer to see what could be put in the easement, possibly some berming, some trees or buffering.

MOTION carried unanimously.

5G Investments, LLC – N112 W15297 Mequon Road. The property owner is seeking an amendment to the Copperwood East-LaChimenea Planned Development District (PDD) to allow general office use of the 5,500 sqft building . Planner Retzlaff summarized the proposal.

MOTION Baum second Laszewski to Approve the proposed text amendments to the Copperwood East-LaChimenea PDD Resolution No. R27-04 to reflect the proposed name change and change in the allowable use of the 5,500 sqft building for general office uses.

Chairman Wolter asked if there were plans to develop the property to the west. Planner Retzlaff said the concept plan shows that area, where the 2 old homes were recently removed, as a future development area and that anything proposed for that area would need to come back through the planned development district amendment process for approval. Chris Greene, property owner, said because LaChimenea has closed, he will use the building as his office and potentially add something to the west property, but he wasn't sure what.

MOTION carried unanimously.

Historic Preservation Commission for Our Saviour's United Church of Christ – W172 N12533 Division Road. The congregation is seeking approval of the Village's Historic Designation for the church. Planner Retzlaff summarized the proposal.

MOTION Nilles second Baum to Approve the requested Historic Designation for Our Saviour's United Church of Christ located at W172 N12533 Division Road.

MOTION carried unanimously.

Review consultant qualification statements and consultant interviews for the 2050 Comprehensive Plan update.

Three consultant firms, Vierbicher, Vandewalle & Associates and Graef gave presentations to the Commission for their consideration.

MOTION Baum second Nilles to go into closed session for consideration and recommendation for consultant services for the Germantown 2050 Comprehensive Plan project.

MOTION carried unanimously.

Planning Assistant Johnson was excused at 9:50 p.m.

ADJOURNMENT:

Respectfully submitted,

Lori Johnson
Planning Assistant