

PLAN COMMISSION MINUTES

January 25, 2021

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

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

PUBLIC INPUT:

Brian Kazmierczak, said he had been working on a few ideas on a parcel in the Holy Hill corridor with Bill Carity, and wanted to show the Plan Commission. Trustee Baum explained he told Mr. Kazmierczak to bring his ideas to the table at tonight's meeting but didn't realize the meeting was virtual. Planner Retzlaff said he had spoken with Brian Kazmierczak and Bill Carity about the best approach to discuss their plan and thought it would be best to solicit comments from the public after the next community wide meeting in February where we will be formally presenting the neighborhood districts and corridor concepts discussing the land use scenarios for the 2 areas we have so far. Another option would be to schedule a specific agenda item at a regular Plan Commission meeting and treat it as a consultation.

Planner Retzlaff said we need to discuss how to deal with individual property owner requests and wanted to hear what Plan Commission members thought. He thinks it's best to wait until after the community meeting in February before we open it up to accepting individual property owner requests. Trustee Baum doesn't want to prevent people from coming and participating in the meetings. Planner Retzlaff said we will be introducing the Social Pinpoint platform and instructing people how to use it to provide feedback. He said we need to be equitable to all property owners and plan how best to handle that approach. Chairman Wolter confirmed Brian Kazmierczak and Bill Carity could present their plan at a regularly scheduled Plan Commission meeting as a consultation and use the information at our next planning session. Do we want to make it known that this opportunity is available or wait for the Social Pinpoint Platform. Chairman Wolter said he would wait for the platform and believes there won't be any shortage of feedback. Trustee Baum said there may be a lack of knowledge in the community that we are back into discussions. Commissioner Kimmler said it doesn't seem right to allow one person to come forward. Chairman Wolter doesn't have a problem with them coming forward adding that anyone can reach out to any one of us regarding their thoughts on the 2050 plan. He doesn't feel it's an unfair advantage and always welcomes public input. Planner Retzlaff said he will look into a formal announcement that we have restarted the process.

APPROVAL OF MINUTES:

MOTION Laszewski second Baum to Approve the Minutes from 1-11-21.

MOTION carried unanimously.

Planner Retzlaff explained at the last Plan Commission meeting while discussing the land use scenario for the Holy Hill Gateway Corridor area we were focusing on the environmental features and trails there and thought it would be appropriate to have a presentation summarizing the open space and recreation plan for the Village. Mark Schroeder, Park and Recreation Director summarized the current status of the recreation plan. He said they have been working with the Graef team in parallel with the Comprehensive Plan for about a year. Community Engagement for the recreation plan was part of the 2050 Comprehensive Plan survey in fall of 2019 with topics related to park planning to gather info from the community. Community involvement included a Park Planning open house held at the Senior Center and a virtual stake holder meeting. Feedback received focused on trails, connectivity, restrooms, outdoor aquatic experience, canoe/kayak launch, youth sports complex, beer

garden and concessions. Goals and objectives were approved last March but have not been prioritized. Discussion followed.

Chairman Wolter said he had received questions from residents saying they were not familiar with the green seams program and what it has done over the last 10-15 years especially at Wilderness Park. When will the green seams land be available to the community to use for low impact activities? Craig Huebner, Graef, explained part of the Menomonee River trail program plan will include Wilderness Park and how to start to gain access to the park. Within the next 5 years will include more detailed studies and recommendations. Commissioner Laszewski commented that you can't do anything with the green seams properties except maybe cut paths. He said it makes no sense to accept the properties into the Village of Germantown because they just become a liability without any asset. Chairman Wolter said there is some opportunity with trails for low impact recreation, cross county skiing, mountain biking, and snowshoeing. If we start to push harder there may be more extended use of the land.

Craig Huebner said the Plan Commission can help implement the Village wide trails plan. When private development comes forward for approval, they should utilize the map and any private property adjacent to environmental corridors and these trails there should be an understanding from the beginning that a certain strip of land be dedicated as an access easement for public trail usage which is often part of the agreements and paid for by the private developer without the Village being responsible for implementing the entire thing.

Director Schroeder said he will be working on the plan for the next couple of months and will bring it back to the Plan Commission and Village Board at a to be determined date in the future.

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

Planner Retzlaff explained at the last meeting Graef presented some land use scenarios for the Gateway area that were discussed. Plan Commission provided their feedback and suggestions and after hearing those concerns, Graef revised those scenarios and presented them along with some detailed information regarding the Main Street district of the Village. Craig Huebner summarized the 2 updated alternative plans for the Holy Hill Gateway Park area. Trustee Baum said the plans show the essence of what was discussed at the last meeting. Planner Retzlaff explained he had an issue with traffic and is looking for an opportunity to move traffic and not funnel it all through the 5 corners area or the Goldendale and Freistadt Road intersections. He is looking for a way to accommodate a road connection to 145 North of Holy Hill Road. A lengthy discussion followed on road connections and traffic. Mr. Huebner said it makes sense to show the number of access points on Fond du Lac Avenue. He said they will work with their transportation engineer and Public Works and Engineering staff to hear their concerns. It should be a Village recommendation and decision for what infrastructure is needed and makes sense. Administrator Kreklow added the DOT is looking at the intersection of Fond du Lac and Division, but he has not heard anything about the 5 corners. Chairman Wolter asked Commissioner Kimmler what his thoughts were on the impact to his neighborhood. He answered that for him the residential looks pretty dense and he isn't sure what the light industrial will look like. He added that his neighbors favor residential over industrial. Discussion continued.

Craig Huebner reviewed the plan for the Village Center where they tried to incorporate previous planning studies that focused on connections. The study that was done from EPA focused on both Main Street and Mequon Road and the north/south connections. The recommendations were for

different types of bike and pedestrian connections and improvements to the cross sections of each of these streets. The different interventions are to connect Mequon Road to Main Street and getting residents to different destinations. The exhibits show redevelopment nodes focused primarily along Mequon Road with the thought if there was a Mequon town center implementation where you could get one or two property owners to agree to be open to redevelopment to see a destination pedestrian friendly mixed-use type, ground floor commercial with residential above intervention. Discussion continued.

The plan includes recommendations for off street multi use trails with one located within the Blackstone Creek property and another trail connection from Mequon Road north to different park and recreation elements along Main Street. Also shown are secondary trails to connect existing residences into the network of public space and destinations. Mr. Huebner continued summarizing the plan for the Village Center. Commissioner Laszewski said he kind of likes the plan because it is trying to get more traffic and visibility to Main Street by bringing in more people. Planner Retzlaff said this and other potential redevelopment nodes are only one possible alternative and concept for the type and density of development that may take place depending on financing and other issues involved. Chairman Wolter added this is not the first time we've seen this type of plan that would include a multi-family component. He explained trails on the western anchor will bring people to Main Street and recreational access to the river with a nature center or pavilion at least once a week which will then support the other components along Main Street bringing people to and through. Discussion continued.

Mr. Huebner added the Village should be supportive of different higher density destinations with some sort of commercial that brings activity to Mequon Road and a strong north to south public space with a nice sidewalk, grand plaza and outdoor path connecting to the park and terminus point. Trustee Baum said residents won't support multi-family housing in this area but he likes the plan. Chairman Wolter said that's why it needs the other component of mixed use for commercial with residential above but also provides that destination and brings the park across the back as long as you're getting something else for it. It would include access to the river that we can use and a presentable place to hold events and a start for the pathway system. Trustee Baum said the Mequon Thiensville development Spur 14 is stimulating people to go there and do things and if we could recreate that he could see the plan working. Chairman Wolter agreed saying they all have the higher density component. Discussion continued.

Craig Huebner described a node at the intersection at Pilgrim and Mequon Road as another potential Mequon town center. He said the Village should support the plan that would attract people and draw them north and provide the potential for some big boxes to get more visibility. He wants to emphasize what could be by drawing people into a pedestrian friendly environment. Trustee Baum thought it was a great concept but a long-range goal. Administrator Kreklow added there are examples of other municipalities that have used tax incremental funding for the types of things we're talking about in these areas including Spur 16, Drexel Square and the Mayfair Collections that were all heavily supported with tax incremental funding. He said when residential housing comes in the thought is not to subsidize residential housing with tax increment districts. Some communities use the increment from residential development to subsidize and support some of the other amenities in the plan.

Planner Retzlaff questioned the best way to accommodate individual property owners who may have specific requests or ideas how their land may be used. Should they speak at the next regular Plan

Commission meeting or wait until after the community meeting on February 8 where everyone has the opportunity to come forward in the same manner. Trustee Baum had no preference saying he just wants feedback. Craig Huebner asked to wait until after the community wide presentation where every property owner will have the right to say if they approve of a use planned for their property. Chairman Wolter said that made sense because everyone can give input at the same time.

Commissioner Kimmler asked what happened to the meeting videos that used to be posted on the website from Plan Commission and Village Board. Associate Planner Zandt explained storage is an issue and they are working on the it. Administrator Kreklow confirmed we've been having some issues with space but have established a YouTube channel and those meetings will be coming up shortly.

Brian Kazmierczak asked if Bill Carity could bring his plan to the Planner. Chairman Wolter said he could setup a meeting but that we are asking people to wait until the February 10th meeting when everyone is equal and there is no preference to a developer.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:37.

Respectfully submitted,

Lori Johnson
Planning Assistant