



I. CALL TO ORDER AND ROLL CALL

Chairperson Walny called the meeting to order at 6:00pm.

ROLL CALL

Chairperson: Eido Walny
Commissioners: Mike Barth
Ari Friedman-Excused
Edward Harris
Jeff Jubelirer-Excused
John Krampf
ARC Chairperson Marisa Roberts

Also present: Village Manager Andy Pederson
Police Chief Doug Larsson
Assistant to the Village Manager Leah Hofer
Trustee Darren Fisher
Trustee Bob Rudman
Trustee Margaret Zitzer
Administrative Services Director Lynn Galyardt
Village Attorney Chris Jaekels
There were 23 people in the audience.

I. APPROVAL OF MINUTES

A. Plan Commission meeting minutes, June 2, 2021.

Motion by Commissioner Harris, seconded by Commissioner Barth, to approve the Plan Commission meeting minutes, June 2, 2021. Motion carried unanimously.

II. BUSINESS

A. Prepetition Conference Regarding Proposed Planned Unit Development District

1. Overview of process.

Attorney Jaekels outlined the process for the proposed Planned Unit Development District stating the intent was to adjust the zoning to align with the best use of the area.

2. Presentation by Cobalt Partners LLC and La Macchia Holdings LLC for proposed planned unit development generally bounded by N. Port Washington Road, W. Brown Deer Road, W. White Oak Lane, and U.S. Highway Interstate 43 North.

Steve Morales, partner with Rinka, Inc, presented the mixed-use community area proposed for the site noting the focus on a green environment. Scott Yauck, from Cobalt Partners LLC provided a brief overview of potential uses for the area.

3. Questions/Comments from Commissioners, Staff, and Public.

Chairperson Walny stated today's meeting is to present the concept of the proposed planned unit development and is the first meeting in a long process of meetings noting comments should be kept to the presentation only.

Commissioner Barth stated the preliminary concept incorporates the comments received from the Comprehensive Plan public meetings.

The following people spoke at the meeting:

F. Tessa Bartels, 208 E Ravine Baye Rd.

Jeff Wohlfahrt, 1120 E Bay Point Rd.

Chris Marks, 306 W Ellsworth Ln.

Richard Rand, 9458 N Fairway Dr.

Barbara J. Becker, 9745 N Lake Dr.

Geri G. Olson, 9040 N Lake Dr.

III. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE COMMISSION

Chairperson Walny encouraged residents to sign up to the group notifications on the Next Door Development Group website.

IV. ADJOURNMENT

Motion by Commissioner Harris, seconded by Marisa Roberts, to adjourn the meeting at 6:37pm.
Motion carried unanimously.

Lynn Galyardt

Administrative Services Director