

PLAN COMMISSION MINUTES
June 11, 2018

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:31 p.m.

ROLL CALL: Chairman Dean Wolter, Trustee Rep. David Baum, Commissioners William Shadid, Tony Laszewski, Bob Williams and Matt Kimmler were present. Commissioner Peter Nilles arrived at 6:36. Also present were Community Development Director/Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

APPROVAL OF MINUTES: ***MOTION Baum second Laszewski to Approve the minutes from 5-14-18. MOTION carried unanimously.***

Public Hearing: Public Hearing regarding the Proposed Project Plan, Boundaries and Creation of Tax Incremental District No. 8. Phil Cosson, Ehlers, summarized the project plan, proposed boundaries, use and phases. He explained the project costs that include various public improvements including the extension of sewer and water to the site, reconstructing part of Holy Hill Road and a road extension into the site. He said Washington County is looking to provide a \$1,000,000 incentive to Briggs & Stratton that is job based and reviewed the cashflow, increment and overall feasibility for the TID.

Chairman Wolter called the Public Hearing open at 7:00 p.m.
No one spoke. The Public Hearing was closed.

Consideration and Action on a Resolution Designating the Proposed Boundaries and Recommending Approval of the Project Plan for Tax Incremental District No. 8.

MOTION Baum second Shadid to Approve the Resolution designating proposed boundaries and approving a Project Plan for Tax Incremental District No. 8.

Discussion followed. Planner Retzlaff said the residents that attended the Informational Meeting on June 6th had a number of concerns with the proposed TID. They included increased traffic in the area, concern with the Goldendale Road and Holy Hill Road intersection, noise, lights, impacts to agriculture and the quiet rural area to the north, east and southeast. Chairman Wolter cited the need for blasting was a concern for several residents to the north, well concerns and the possibility of needing to connect to water and sewer.

Discussion continued on the cost estimates for the proposal. Trustee Baum said he would support the financial portion of the TID and feels other development will come. Commissioner Laszewski asked how the projected costs were calculated. Planner Retzlaff said they reflect the current estimates of what the numbers would be. Phil Cosson. Ehlers stated the estimate is conservative and will change by the time the TID builds out. He said if costs go up we will need to see more development. Planner Retzlaff explained staff recommended the additional 73 plus acres be included in the TID boundary due ongoing discussion with a local business and the likelihood of it relocating their business there.

Commissioner Kimmler asked about the \$1,000,000 incentive from Washington County based on job creation, will that amount be based on the number of jobs brought to the area and will the loan have interest on it as well. Phil Cosson explained the details are being worked through, but the interest rate

will be 3.56 percent to be paid back. He said the loan is for the end user who commits to the jobs which is Briggs & Stratton. Commissioner Nilles said he understood 30 jobs would be created and questioned how that equals \$1,000,000. Deb Reinbold, Washington County, said they typically lend \$20,000 per job created over 3 years, but they will be asking the County Board to increase that amount to \$33,333 for these jobs knowing that it's a catalyst for the site.

Commissioner Kimmler asked if there were any concerns that a deep well will have negative impacts on the residents' private wells in the area or if it will lower the water levels in the Germantown aquifer. Planner Retzlaff said it would be a concern of the Village if that were the case, but there is no specific location at this time for the well. It is not required to be within the TID boundary. The Village has those concerns as they further their investigation into the well and its location and depth and those types of impacts. Chairman Wolter said Village is looking at a well to support the entire water system. The 2 acres reserved for Village use is for something that will benefit Village and could be a water tower, a well to support the full water system, a pumping station or lands used on the sanitary side for a lift. It hasn't been designated yet but whatever goes there will benefit something that is needed by the Village.

Commissioner Kimmler asked how the TID will improve the lives of the residents and what are the benefits to the Village. Planner Retzlaff answered by citing job creation, other new development, and the increase in tax base when the TID closes. Chairman Wolter said the interstate area had been designated for proposed development on the Land Use Plan map, including a possible mixed-use area. He said more residential areas are possible with the extension of sewer and water to the area and it would be impossible to bring commercial to the area without the road enhancements and sewer and water improvements.

MOTION carried 6-1 (Kimmler)

Zilber Property Group, Agent for Towne Realty, Inc., Brian & Kevin Kazmierczak, Richard & Mary Stephan and Frank & Mary Wiedmeyer, property owners of 151.3 acres north of Holy Hill Road, West of Goldendale Road, South of Rockfield Road and East of US41/45. Request is for approval of amendments to the Village's 2020 Future Land Use Plan Map for 224.8 acres and a rezoning application for 151.3 acres located east of US41, west of Goldendale Road, north of Holy Hill road and south of Rockfield Road. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the proposed 2020 Land Use Plan (LUP) map amendments to change approximately 287 acres classified as "Mixed Use" to "Industrial/Office" (Exhibit A); and to expand the 2020 Sanitary Sewer Service Area (SSA) boundary to include the 151.3 acres owned by the Property Owners and additional land contiguous to the existing SSA recommended by Village staff (Exhibit B).

Trustee Baum was concerned with how fast the proposal is moving forward and how drastic the change is to the community. Planner Retzlaff said as we proceed with updates to the 2050 Land Use Plan we will look at other land use changes that may be necessary in this area and the surrounding area. Chairman Wolter said the Village has been given an opportunity and has been presented with a development with a client that wants to be here and will put a substantial investment in that area. He said there was always some type of mixed use plan for this interchange area and that residential development can still be proposed for the surrounding area. Trustee Baum said he understood this

development is one of the few things that will draw sewer and water to that area and Zilber can help to bring the infrastructure to the area. We know some type of use was already planned for this area.

MOTION carried 6-1 (Baum)

MOTION Baum second Shadid to Approve the proposed rezoning of approximately 151.3 acres from A-1: Agricultural, A-2: Agricultural, Rs-1: Single-Family and Rs-2: Single-Family to M-1: Limited Industrial subject to the following:

- 1. Rezoning the properties totaling 151.3 acres is subject to approval of the proposed LUP Map Amendments and creation of the proposed Tax Incremental District No. 8.***

MOTION carried 5-2 (Baum, Kimmler)

MOTION Baum second Shadid to go to Item F on the Agenda.

MOTION carried unanimously.

Straight Line Collision – W154 N11412 Fond du Lac Avenue. Sheila and Daniel Cook, agents for Thomas Solomon, property owner, are requesting approval for a new wall sign and replacement monument sign for the new business formerly known as Dick's Body Shop. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the proposed wall and monument signs for Straight Line Collision located at W154 N11412 Fond du Lac Avenue subject to the following conditions:

- 1. An electrical permit shall be obtained from Inspection Services prior to installation of any/all electrical components.***
- 2. No structural replacements or modifications are permitted to the existing sign. Any new or replacement sign must comply with current sign regulations and be reviewed and approved by the Plan Commission.***

MOTION carried unanimously.

MOTION Wolter second Baum to take a 5-minute recess 8:00 p.m.

MOTION carried unanimously. Meeting reconvened at 8:07 p.m.

Wacker Neuson – W180 N11691 River Lane. Pinnacle Engineering, agent for Wacker Neuson Logistics Americas LLC, property owner, are seeking approval of site development and building plans for a 107,910 sqft outdoor storage area, a 6,000 sqft canopy-covered storage area, truck loading area and site improvements for the existing facility. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the site development & building plans for the 107,910 sqft outdoor storage yard, 6,000 sqft canopy-covered storage area and site improvements for the existing facility located W180 N11691 River Lane in the Germantown Industrial Park 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 plans with a revision date May 10, 2018 unless superseded by subsequent plan***

sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.

- 2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.***
- 3. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.***

Discussion followed. Planner Retzlaff explained outdoor storage is allowed in the M-1 Zoning District but is required to be screened from view. He said staff is satisfied with the fencing as proposed and supplemental street trees that will be provided. Kristine Zehren, Wacker Neuson, stated skid-steer loaders that are under 6 feet tall and manufactured at the Menomonee Falls facility, would be stored in the area. She assured the Commission the fencing will be property maintained.

MOTION carried unanimously.

Armour Coatings, Inc. – N113 W18950 Carnegie Drive. Keller, Inc., agent for Armour Equipment Leasing LLC, property owner is seeking approval of site development and building plans for a 1,665 sqft building addition, loading dock addition and access and parking lot improvements for the existing facility. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the site development & building plans for the 1,665 sqft building addition, loading dock and site improvements to the existing Armour Coatings Inc. facility located at N113 W18950 Carnegie Drive in the Germantown Industrial Park 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 plans dated April 10, 2018 (architectural plans) and June 5, 2018 (engineering) unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.***
- 2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.***
- 3. All exterior doors shall be clearly marked with reflective 5” or larger letters/numbers to aid emergency personnel access as required by the Police Department.***
- 4. All issues identified by the Village Engineer in the June 7, 2018 review memo shall be addressed prior to issuance of a building permit.***
- 5. State approved plans and a \$20,000 occupancy bond are required by the Building***

Inspection Department as part of the building permit application.

- 6. Installation of a fire sprinkler system is required. Owner shall coordinate the plan review, installation and inspection with the Fire Department and Inspection Services.***

MOTION carried unanimously.

Gehl Foods – N116 W15970 Main Street. AGNL Dairy, LLC, property owner and Gehl Foods is seeking approval of site development and building plans to construct a small building addition and install replacement ammonia condenser and receiver units onto the existing production facility. Planner Retzlaff summarized the proposal.

MOTION Baum second Laszewski to Approve the site development & building plans for a building addition and installation of replacement ammonia condenser/receiver units and equipment to the existing Gehl Foods production facility located at N116 W15970 Main Street 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 plans dated April 6, 2018 unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.***
- 2. All exterior doors shall be clearly marked with reflective 5” or larger letters/numbers to aid emergency personnel access as required by the Police Department.***
- 3. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.***

Stacy Cooke, Gehl Foods, said they had met with fire department to address any concerns and said this is the first step to help eliminate the chillers.

MOTION carried unanimously.

ANNOUNCEMENTS: Commissioner Shadid announced his resignation stating this would be his last meeting due to conflicting schedules. He said it was an honor to have worked with such a professional staff and board. Chairman Wolter thanked him for his volunteerism and appreciated his time. He also announced the Kiwanis Art Pavilion ribbon cutting ceremony is scheduled for June 20th. Planner Retzlaff said Plan Commission would meet on June 25th.

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

Respectfully submitted,

Lori Johnson
Planning Assistant