

PLAN COMMISSION MINUTES
June 25, 2018

CALL TO ORDER: Planning Assistant Lori Johnson called the meeting to order at 6:40 p.m.

ROLL CALL: Trustee Rep. David Baum, Commissioners Tony Laszewski, Bob Williams, Peter Nilles and Matt Kimmler were present. Also present were Community Development Director/Village Planner Jeff Retzlaff.

MOTION Laszewski second Kimmler to appoint Trustee Rep. David Baum as Chairman Pro-Tem.

MOTION carried unanimously.

PUBLIC INPUT: None

APPROVAL OF MINUTES: *MOTION Laszewski second Williams to Approve the minutes from 6-11-18.*

MOTION carried unanimously.

Ryan Companies US. Inc., Agent and Property Owner, N102 W19300 Willow Creek Way.

The property owner is seeking approval of site development and building plans for a 186,830 sqft industrial building located on Lot 3 in Germantown's Willow Creek Business Park. Planner Retzlaff summarized the proposal and requested an additional condition stating the maximum light fixture height should not exceed 25 feet.

Chairman Wolter arrived at 6:45 p.m.

MOTION Baum second Nilles to Approve the site development and building plans submitted by Ryan Companies for the proposed 186,830 sqft warehouse located on Lot 3 in the Willow Creek Business 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 architectural & engineering plan sheets dated 5-7-18, the landscaping plan sheets dated 5-4-18, and the electrical plans dated 5-3-18 unless said plan sheets are revised pursuant to revisions required under the specific conditions of approval included 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. The following items shall be provided as required by the Village Fire Department:***
 - (a) State approved fire sprinkler and fire alarm systems are required to be installed in compliance with the requirements for each specific tenant occupancy***

- class; and (b) Locations of all water distribution system and hydrants shall be determined in cooperation with the Germantown Fire Department and utility standards.*
- 4. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.*
 - 5. All technical issues and plan corrections identified by the Village Engineer and Public Works Department staff (see June 7 and June 22, 2018 Village Engineer memos) shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by Village staff prior to issuance of a building permit.*
 - 6. The Property Owner/Developer shall be responsible for obtaining DNR and MMSD approval of a revised master storm water master plan that incorporates the additional on-site storm water basin and/or modifications to the existing regional basin prior to issuance of a building permit and prior to commencing any early start construction activities on the site.*
 - 7. The Property Owner/Developer shall be responsible for perpetual maintenance of the on-site storm water basin (if constructed).*
 - 8. The Property Owner/Developer shall be responsible for revising the site plan as necessary to accommodate TransCanada's ANR Pipeline easement requirements and providing the Village a final approval letter or other documentation from TransCanada prior to issuance of a building permit.*
 - 9. All proposed exterior signage, including monument and wall-mounted signs, shall be reviewed and approved under a separate application by the Plan Commission.*
 - 10. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.*
 - 11. The maximum height for light fixtures shall not exceed 25 feet.*

MOTION carried unanimously.

J.W. Speaker Corporation – N120 W19434 Freistadt Road. The request is for approval of site development and building plans for a 56,890 sqft office/assembly facility located on a 54.8 acre parcel within the 144-acre Speaker Corporation campus on Freistadt Road, and two (2) Certified Survey Maps (CSM) to combine parcels. Planner Retzlaff summarized the proposal.

MOTION Baum second Laszewski to Approve the site development and building plans for a 56,890 sqft office/assembly facility located within the 144-acre Speaker Corporation PDD, and, the Goldendale Road driveway monument sign 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 architectural and engineering plans dated May 18 and May 21, 2018, and the landscaping and lighting plans dated May 21 and June 19, 2018, unless superseded by subsequent plan sheets approved by the Village Planner or Engineer 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. The following items shall be provided as required by the Village Fire Department: (a) State approved fire sprinkler and fire alarm systems are required; and (b) Locations of all water distribution system and hydrants shall be determined in cooperation with the Germantown Fire Department and utility standards.*
- 4. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.*
- 5. The Type "A" and Type "B" exterior light fixtures shall be replaced with a cut-off fixture that hides the light source to reduce the impact of its visibility while casting light directly and only onto the feature or areas needing to be made visible by the light. Detail specifications for said cut-off fixtures shall be submitted to the Village Plan Commission for review and approval prior to issuance of a building/electrical permit for installation of the street and parking lot lighting.*
- 6. The Speaker Corp shall be responsible for providing a final approval letter or other documentation from TransCanada approving the site development plan as it affects the pipeline easement prior to issuance of a building permit.*
- 7. All technical issues and plan corrections identified by the Village Engineer and Public Works Department staff (see May 24, 2018 Village Engineer memo) shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by Village staff prior to issuance of a building permit (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPTS).*
- 8. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.*

MOTION to Amend Condition #5 Laszewski second Williams that Village Planning and Zoning staff shall review and approve the revised detail specifications for cut-off fixtures.

MOTION to Amend carried unanimously.

Commissioner Laszewski said he liked the addition of the pollinator area on the plans. Chairman Wolter commented that the building looks nice and is very modern and fits into the area well. He appreciates the plans that came later with more buffering put in between the

residents to the south and east and also to the north with more tree lines.

MOTION carried unanimously.

MOTION Baum second Laszewski to Approve the two (2) Certified Survey Maps (CSM) to combine parcels for the Speaker campus subject to the following conditions:

- 1. The CSM's shall be revised to contain and/or refer to appropriate cross-access and storm water management easements to be recorded prior to or concurrent with recording the CSM's.***
- 2. The CSM's shall be revised to show the parking, building and other setbacks specifically created for the Speaker PDD.***

MOTION carried unanimously.

Gehl Foods, LLC, N116 W16076 Main Street & N116 W16060 Main Street.

Consultation for possible rezoning and creation of a Planned Development District (PDD) for the Gehl Foods Main Street Campus. Planner Retzlaff summarized the new proposal. He said Gehl's Foods has acquired two residential lots on Main Street adjacent to the primary parcel and wants to combine the lots with the primary parcel, rezone them from the B-3: General Business District to the M-1: Limited Industrial Zoning District to further expand the plant. However, the expansion proposal puts the site over the 80 percent maximum impervious area allowed in the M-1 district. They are proposing to create a Planned Development District to help accommodate the additional impervious area by pulling all the Gehl properties along Main Street together into the Planned Development District which could then shift open space percentages around, so the plant could expand and some other benefit for the Main Street area could be proposed. Gehl's has supplied a Master Plan for their facility on Main Street which includes adding a parking area for an additional 50 parking stalls and expanding the plant where the residential buildings were acquired. A lengthy discussion followed.

Trustee Baum said he has been working on a plan with Gehl's and stated Gehl's is willing to improve the Main Street area. Their intent is to remove the residential houses for further expansion. He asked what the vision for Main Street is and what's left to improve.

Chairman Wolter and Planner Retzlaff were concerned because last year Gehl's had a strong commitment to preserve the houses and keep a house face to Main Street, but now they're going to take down the houses. Trustee Baum said based on what they want to build there is no room for anything else except the warehouse. Chairman Wolter asked if the other historic buildings Gehl's owns be taken down next. Discussion continued if there was anywhere left for an entertainment district on Main Street. Stacy Cooke, Gehl's, offered to remove the glass block windows and replace them with aluminum frosted windows and to also improve front façade on Main Street to make it more architecturally pleasing. She said they could make the addition look similar to the historic part of the building to make look like it was constructed at the same time. She said Gehl's is willing to work with the Village.

Planner Retzlaff said we need to either draw a line in the sand or abandon the idea of an entertainment district. But we haven't given up on the residential area. Chairman Wolter said he would appreciate anything Gehls can do to replicate the style of the original building. Trustee Baum said they are willing to enhance the entire street façade of that block. Chairman Wolter said he'd like to see a couple renditions of what it could look like. Commissioner Kimmler said there needs to be something to break up the view point with trees and landscaping. He added that Main Street is the only area in Germantown that has any character.

Discussion continued. Dean said the neighborhood will be involved in the process. He said there should be some provision for parking on the weekend and a better façade either an old-style replication or a new distinctly different look. A corner park would be appreciated. Planner Retzlaff doesn't like the incremental approach for expanding. Trustee Baum said they're willing to dress up the building to make it more pleasant in order to reduce the greenspace requirement. Chairman Wolter said they need to show what they're giving compared to what they are getting. What will the amenities look like? He's not willing to give up the residential feel for the area. And how will the site look in the next 10 to 15 years. Ms. Cooke said she will talk to the CEO to find out what they're plans are for the Main Street facility and if they're looking to further expand they will need to look elsewhere.

ANNOUNCEMENTS: Chairman Wolter stated there is a special Village Board meeting after the Public Works meeting tomorrow night. He added the 4th of July festivities will be held Fireman's Park with fireworks at dusk.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:21 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant