

PLAN COMMISSION MINUTES

October 27, 2014

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:30 p.m.

ROLL CALL: Chairman Dean Wolter, Trustee Representative David Baum, Commissioners Mary Ellen Gray, Tim Yokes, and Dan Campbell were present. Commissioners Peck and Shadid were absent and excused. Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson were also present.

PUBLIC INPUT: None

PREVIOUS MINUTES: *MOTION Baum second Yokes to Approve the minutes from 10-13-14.*

MOTION carried unanimously.

Extreme Stainless LLC – W194 N11055 Kleinmann Drive. Briohn Building, agent for Trouble Free Realty, has submitted a Certified Survey Map, Rezoning, Conditional use Permit and Site Plan applications for the development of a 28,800 sqft industrial building on a 5.2 acre parcel located on Kleinmann Drive in the Germantown Industrial Park. Planner Retzlaff summarized the proposal.

MOTION Baum second Yokes to Approve the proposed Certified Survey Map (CSM) to combine the two parcels into one parcel subject to the following conditions:

- 1. All technical corrections listed in the Village Surveyor's October 7, 2014 review memo shall be addressed and/or reflected in a revised CSM prior to recording the CSM.*

MOTION carried unanimously.

MOTION Baum second Yokes to Approve the application to Rezone and remove up to 1,453 sqft (.03 acres) of area from the Shoreland-Wetland Zoning District as shown in the Wetland Mitigation Plan dated 10-7-14 pursuant to Section 24.07 of the Shoreland-Wetland Zoning Code.

MOTION carried unanimously.

MOTION Baum second Yokes to Approve a Conditional Use Permit to allow development within the 25' wetland setback areas and proposed compensation as presented in the Wetland Mitigation Plan pursuant to Section 24.04 of the Shoreland-Wetland Zoning Code and subject to the following conditions:

- 1. The owner shall prepare and submit an annual monitoring report to the Village and Local DNR staff concerning the various management activities proposed in the plan including the planting/restoration of native vegetation. Said report shall at a minimum detail the type and amount of plantings, all activities carried out in the previous year and the observed success of all previous activities, recommendations for new or different activities needed to ensure success of the mitigation measures and management activities to be carried out, and a list of planned activities for the upcoming year. Said report shall be submitted annually at the end of each year beginning in 2015 for a period of three (3) years.*

MOTION carried unanimously.

MOTION Baum second Campbell to Approve the site development & building plans submitted by Extreme Stainless for the proposed development of a 28,800 sqft manufacturing building located at W104 N11005 Kleinmann Drive subject to the following conditions:

- 1. Approval is for the site development and building plan sets dated October 7-8, 2014 (unless otherwise revised by a subsequent plan set approved by the Village Planner pursuant to plan revisions required herein).**
- 2. All landscaping, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit for the proposed buildings unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs that has been reviewed and approved by the Village is submitted to the Village to ensure installation of the proposed features will be completed within one (1) year after issuance of an occupancy permit.**
- 3. A Fire Sprinkler system per Germantown Municipal Code 5.10, WI DSPS and NFPA 13 is required throughout the building. If high rack combustible storage is installed, Class 1 standpipes are required at warehouse exit doors.**
- 4. FD connection(s) to be at a location approved by the Germantown FD and clearly marked by approved sign no more than 300 feet from the nearest fire hydrant. Fire Department access & water supply on property per NFPA 1 (2012 Edition) Chapter 18.**
- 5. One (1) fire hydrant is required to be installed along the fire lane on the south side of access road 50 feet west of the end of concrete curb shown on the site plan.**
- 6. A monitored Fire Alarm Panel for the sprinkler system shall be installed per NFPA 72 at a location to be determined by the Germantown Fire Department.**
- 7. The Property Owner/Applicant shall ensure that all site and building improvements comply with all Village of Germantown, Wisconsin Department of Safety and Professional Services (DSPS) and other applicable safety codes in effect at the time the occupancy permit is issued for the expansion.**
- 8. 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.**
- 9. Any/all roof-mounted HVAC units shall be screened. Detailed elevations and a roof plan for any roof-mounted HVAC units shall be submitted to the Village Planner for review and approval prior to issuance of a building permit.**
- 10. State approved plans are required and one (1) \$20,000 financial guarantee occupancy bond shall be submitted to Inspection Services as part of the building permit applications.**
- 11. All technical corrections listed in the Village Engineer's October 9, 2014 review memo shall be addressed and reflected in revised plans (as necessary) prior to issuance of any building permit.**

Trustee Baum said the building was bland and needed color, paint or texture. Domenico Ferrante, Briohn Building, said the owner wants the building to have a clean, contemporary look and be maintenance free. He proposed an alternate sample of an exposed aggregate panel to incorporate into the design. Commissioner Gray agreed the building needs more detail. Trustee Baum suggested adding a different scoring texture, or paint color some where; maybe pick one color on the bottom and the wainscoting another color as an

alternative. He said the top band could be articulated with some texture, more horizontal reveals and some verticals to break up the long horizontal. Chairman Wolter said the building is secluded, not in a prominent location, and won't be seen from Lannon Road. He said he understood the budgetary concerns and the owner wanting a clean look. Trustee Baum said changing the color of the base and putting a 6 inch stripe in another color at the top reveal would be enough for him. Mr. Ferrante said they did not want to use paint and preferred to use the exposed aggregate alternating with a smooth finish.

MOTION to Amend Baum second Campbell to add Condition #12 to add some textural changes to the base and a textural accent band at the top reveal as illustrated in the drawing that was marked up at the meeting.

MOTION to Amend carried unanimously.

Commissioner Yokes was concerned with the proposed parking and lack of space for trucks to maneuver in the parking lot. Ray Rodenbeck, Briohn Building, said trucks could pull forward into the future parking area. Mr. Ferrante said the future parking area will probably be put in right away. Rich Rutkowski, Trouble Free Realty, added that the back lot would be paved but not striped right away. Commissioner Yokes also asked if the dumpsters were enclosed. Mr. Rutkowski, said the dumpsters would be located inside the building.

MOTION to Amend Baum second Campbell to add Condition #13 that a dumpster enclosure is required if located outside the building.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

Chairman Wolter thanked Extreme Stainless for locating in Germantown.

Community Development Department – Amendments to Municipal Zoning Code Section 17.46 (Signs). Planner Retzlaff summarized the proposed amendments to revise the allowance and minimum standards for directional and off-premise signs within specific zoning districts in the Village. He said on-site traffic control and directional signage have become an issue. Businesses want more than the 3 sqft maximum size allowance for directional signs. He said specifics dealing with height and width will increase the opportunity to do monument style signs instead of pole mounted signs. The intent is to allow double what is currently in the code and create specific standards. Plan Commission will continue to review and approve the signs as part of the overall sign package.

Discussion followed. Planner Retzlaff said promotional items and events would not be allowed on the signs. He said there is currently no limitation on the amount of directional signs allowed except during the approval process where it could be determined there is excessive signage. Trustee Baum did said he was open to language allowing different signs but was more concerned with the quantity of signage that's an issue for him. Chairman Wolter liked the flexibility and format of the language regarding what is acceptable and allowed and that Plan Commission has the ability to control the number of signs allowed. Commissioner Yokes thought the language regarding the size limitations was confusing. Planner Retzlaff suggested eliminating the width restriction and going with a maximum height and sign area.

MOTION Yokes second Baum to Approve Amendment #1 as drafted but removing the line “shall not exceed two (2) feet in width”.

MOTION carried unanimously.

Planner Retzlaff summarized the 2nd amendment that deals with off-premises signs. He explained there is a strict prohibition of off-premise signs in the sign code except for a short list circumstances. He explained there are a number of situations in the Village where businesses are either unable to attract or direct customers to their location by virtue of not being located on or within view of the main roadways. He said the amendment would create another type of off-premise sign to Section 17.46(15) with a certain set of criteria that may be allowed with a conditional use permit, to provide such businesses equal opportunity with respect to advertising and signage. He cited the First Bank sign as an example that currently has an off-premise sign on it for the Rivers Cove apartments. (formerly approved and not in compliance with the sign regulations). He said Fountain Square, Holiday Inn, Super 8, Cracker Barrel, Lannon Road Business Center, Life Church and the Stonewood Corporate Center are all businesses located off the main road and would benefit from an off-premise sign.

Discussion followed. Retzlaff said the off-premise signs would need to be on a monument sign for an existing business. The ground sign restrictions are already in place and wouldn't change. The additional off-premise sign square footage would need to be included in the total amount allowed for the monument sign and the off premise sign cannot be more than 50% of the total sign area. Chairman Wolter said this was an opportunity for those businesses that don't have frontage to use an existing sign or through an agreement of placing a sign at the road. Commissioner Yokes questioned the ¼ mile distance requirement. Planner Retzlaff said Plan Commission would review the distance as part of the overall approval process. He said the ¼ mile distance could be readjusted if need be.

MOTION Baum second Campbell to Approve Amendment #2 as presented.

MOTION to Amend Baum second Campbell to change the language in 17.46(7)(c) #4 “The incorporation of off-premises signage into a ground sign may result at the Plan Commission’s discretion in a reduction in the number and/or square footage of signage needed to be displayed on/at the property(ies) or business(es) benefiting from the off-premises signage.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

ANNOUNCEMENTS: Planner Retzlaff asked if Plan Commissioners were available to attend an extra Plan Commission meeting on November 24th at 6:30 p.m. All indicated they were available. Commissioner Gray asked when the Community Survey would be going out. Planner Retzlaff said it would be going out shortly in a different format than originally discussed. He said the survey will be available on-line through “Survey Monkey”.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,
Lori Johnson, Planning Assistant