

PLAN COMMISSION MINUTES

December 8, 2014

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

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

PUBLIC INPUT: None

PREVIOUS MINUTES: *MOTION Baum second Gray to Approve the minutes from 11-24-14.*

MOTION carried unanimously.

Himalayan Consultants, LLC – W175 N11030 Stonewood Drive. Himalayan Consultants is seeking approval of site development & building plans for a 7,275 sqft office building. Planner Retzlaff summarized the proposal.

Trustee Baum asked if there were Germanic theme requirements for this project. Planner Retzlaff said an informal Germanic theme requirement does exist along the Mequon Road corridor that is enforced in some cases and others not. He said there is nothing requiring this office development to have Germanic features reflected except at the discretion of the Plan Commission. He added that given this buildings location, he feels it does not fall within the Germanic theme corridor.

Commissioner Peck said the 100 watt halide down lights are too much light on the perimeter of the building and said they should be reduced in output. Commissioner Yokes suggested reducing the quantity of lighting. Peter Ogorec, Perspective Design, said they did not have any objection to reducing the wattage or number of lights except at the southeast corner of the building by the patio area and on the garage to light up the sidewalk.

MOTION Baum second Campbell to Approve the sign and site development and building plans for the proposed 7,275 sqft office building located at W175 N11030 Stonewood Drive subject to the following conditions:

- 1. This approval is subject to all of the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plan set dated September November 10, 2014 unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.***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. The following items shall be provided as required by the Village Fire Department: (a) the building will require a monitored fire sprinkler system per VOG 5.10 and DSPS that meets NFPA 13 requirements; (b) Knox box shall be installed outside the main office entrance; (c) the Fire Department connection and fire hydrant shall be located as shown on Sheet C3.0; (d) all applicable***

Village of Germantown and DSPS safety codes shall be met at the time of occupancy; (e) a NFPA 72 compliant fire alarm system shall be required in the building.

- 4. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.***
- 5. All technical corrections raised in the Village Engineer's November 18, 2014 review memo shall be addressed and reflected in a revised set of plans submitted to the Village Engineer for review/approval prior to issuance of a building permit.***
- 6. The proposed monument sign base shall be constructed of the same or similar masonry materials and color as the principal building. If the sign cabinet is internally illuminated, the sign faces of the cabinet shall be opaque or have a dark background with only the lettering visible at night when lit.***
- 7. A minimum setback of 30' shall be maintained for the detached accessory garage from the south property line.***
- 8. Additional evergreen (min. 6-8') and deciduous trees (min. 2.5" dia) and shrubs (min. 24") need to be added along the north, west and south property lines in an amount equal to: three (3) large deciduous/canopy trees (min. 2.5" dia); six (6) evergreen trees (min. 6-8'); and five (5) ornamental/understory trees (min. 2" dia) per 100 linear feet. Additional evergreen shrubs creating a continuous opaque hedge shall be installed along the edge of the parking lot in front of/between the proposed five (5) "future" parking stalls in the southwest corner of the lot and the south parking lot.***

MOTION to Amend Peck second Shadid that the recessed lights be reduced to 50 watts or 4,000 lumens and reduce the quantity of lighting in half on the south and east elevations.

MOTION to Amend carried unanimously.

Discussion continued regarding the minimum 30' setback requirement for the accessory garage and parking. Mr. Ogorek said approximately 4 parking stalls will be lost by moving the building. Mark Babich, Himalayan Consultants, commented that the loss of parking stalls won't be an issue because they don't have a lot of clients coming into the office and the site would be over parked for the first phase. Planner Retzlaff explained the parking guidelines are guidelines and typically businesses may need more or less than what the guidelines propose and their needs can be accommodated.

Commissioner Gray commented there were no shade trees included in the landscape plan and suggested a couple of oaks would be nice. Trustee Baum said he could not support this design because the adjacent properties in this development all have Germanic theme architecture. He asked if the development had any Germanic theme requirements. Planner Retzlaff knew of none. John Mikkelson, developer, said there is 1 other building that does not have Germanic building architecture and that there are no covenants or precedence requiring a Germanic theme. He also commented that his other office buildings in the development have an additional 50 parking spots each that are not being used so the 4 spots lost to accommodate the setback requirement should not be an issue. Trustee Baum said he did not like the pagoda style of building or that the utilities were located next to the front door. Mr. Ogorek said the utilities were located where they enter the site and will be screened from view.

MOTION to Amend Gray second Baum to include a selection of Maple, Oak and Basswood deciduous trees required in Condition #8.

Discussion followed.

MOTION to Amend carried unanimously.

MOTION to Amend Gray second Campbell to change the number of ornamental trees from 5 to 2 per 100 feet as stated in Condition #8.

Discussion continued.

MOTION to Amend carried unanimously.

Chairman Wolter said he appreciates a business that wants to stay in Germantown but he had some of the same concerns as Trustee Baum with the building architecture, hoping the building would be less bold, more neutral in color and have a Germanic theme similar to the other buildings in the development.

MOTION to Approve as Amended carried 6-1 (Baum).

Momentum Early Learning – W175 N11037 Stonewood Drive. Jim Marriott, agent for Momentum Early Learning and Glen Oaks Office Park, property owner, is seeking feedback for a proposed child care center on a 2.78 acre parcel on Stonewood Drive. Planner Retzlaff summarized the concept plan.

Jim Marriott, owner, and Caroline Jens, Managing Director, spoke on the proposal. Ms. Jens said the day care proposal is dependent on approval of the off-premise sign request, to be located at the corner of Mequon Road and Stonewood Drive on the Anytime Fitness property.

Plan Commissioners had the following comments and concerns:

- the building looks residential
- are 2 signs needed – seems like too much
- façade needs a nicer look
- child drop off could be a traffic challenge
- elevations should be more high end
- move trash enclosure closer to the building on the south - add additional parking spaces
- consider a metal roof
- building needs articulation on eave line and better building materials
- conditional use as daycare is ok

Trustee Baum asked what the likelihood of the road going in was. Planner Retzlaff said there were no plans to extend the road at this time. Baum also asked if the monument sign would be allowed if the off-premise sign was approved. Retzlaff said the number of signs allowed would be open to the consideration of the Plan Commission. Mr. Marriott said they are only proposing a small monument sign at the street entrance and no building signage. John

Mikkelson, property owner and developer of the Stonewood Business Park, commented that the office park doesn't have a lot of traffic so he doesn't anticipate any issues.

This item was for discussion only. No action was taken.

Anytime Fitness-Momentum Early Learning – W175 N11162 Stonewood Drive. Jim Marriott, agent for Anytime Fitness and Momentum Early Learning is requesting approval of a new monument sign. Planner Retzlaff summarized the proposal.

MOTION Campbell second Baum to Approve the new monument sign proposed for the Anytime Fitness property located at W175 N11162 Stonewood Drive subject to the following conditions:

- 1. A separate electrical permit shall be obtained from Inspection Services prior to installation.***
- 2. All electronic components shall be labeled by a licensed lab and inspected prior to or concurrent with installation.***
- 3. The owner/operator shall provide an "electronic message board use & maintenance agreement" to the Village Planner prior to issuance of an electrical permit as required under 17.46(7)(f) of the Zoning Code.***
- 4. The owner/operator shall provide written evidence from the sign manufacturer and/or installer that the electronic message board complies with the automatic light level adjustment requirements prior to issuance of an electrical permit as required under 17.46(7)(f) of the Zoning Code.***
- 5. The owner/operator shall operate and maintain the electronic message board in compliance with the message display "performance requirements" under 17.46(7)(f) at all times.***

Commissioner Gray commented that the boxwood plantings probably won't survive through the winter.

MOTION carried unanimously.

Community Development Department – Main Street Master Plan & Development Discussion

Planner Retzlaff said during discussion at the November 10th Plan Commission meeting for a private park proposal, a number of comments and concerns were made by residents regarding the noise and traffic on Main Street that need to be addressed. Plan Commission members and residents said a master plan for the Main Street area should be discussed. He said Plan Commission needs to decide what that means and how to move forward. The 2020 LUP shows the Main Street area as a mixed use area that is intended to be an entertainment, pedestrian friendly district but nothing site specific. He explained the area as most critical being Gehl's on the north, south of Main Street and the railroad, Fond du Lac Avenue at the corner and the residential condo complex on the east. He said in 1999 a Main Street business improvement district and streetscape master plan was created. Part of the effort included the Village hiring a consulting firm to come up with a plan for improvements in the area. But in the end the cost estimates were too high and the project was scaled back. He said we could go through a similar effort and ask for funding to put something like this together or do something smaller and identify specific land uses.

Plan Commission had the following comments:

- Main Street is a mix of residential and commercial compared to Cedarburg that is all commercial.
- What do the residents want – cost usually kills a project
- Can't create an entertainment district without the stores. There aren't enough things there to bring people in
- Should we look at an overall use or establish zoning as part of a land use plan for the area and see what may come in 5, 10 or 15 years
- Possible access road along back of properties could help with traffic and be put in as properties change ownership
- What area should we concentrate on for future development
- Main Street needs more than 3 or 4 restaurants to draw people in
- Could Gehl's offer some type of tour as an entertainment attraction to the area
- Lack of parking is an issue – what should be addressed first, business or parking
- Do we want a specialty retail historic district or wait and see what develops
- A plan for the future may make residential property more interesting to buyers
- Do we want a specialty, retail and historic district or wait for area to develop as it is
- A business locating on Main Street would not be affected by the music and noise

Nancy Lietzau, N116 W15925 Main Street, said she doesn't want her property value to plummet because of the noise.

Commissioner Gray left 8:40 p.m.

Trustee Baum said he sees a secondary road along the back of the properties on Main keeping the houses in front. The street would improve parking, provide access to a second layer of development and that development could pay for the infrastructure so it's not a burden to the tax payers and will provide business and residential opportunities. It is a vision for the future.

Dan Wing, N116 W16044 Main Street, said the problems on Main Street are historic and the residents are miserable living there. He liked the idea of a plan for the future. Residents agreed saying the music is too loud and has ruined their life. A resident from the Oakwood Village Condominiums said the condo constituents are also very concerned with the noise from the future park. He said he's not against development but night music is not wanted.

Planner Retzlaff said we need to decide the scope of the corridor and decide on the direction of a detailed plan. Chairman Wolter suggested getting input by having an open forum meeting. Planner Retzlaff said different possibilities need to be presented and could take months to prepare. Chairman Wolter said because of the extensive time it will take to do this, we're not going to do this ourselves and need to look at who has the expertise and based on that information we can start to consider our options. Trustee Baum said a RFP should be sent to various planning firms to get an idea what the cost will be. Commissioner Shadid said the area should be larger than what was discussed starting at Neu's, down Main Street on both sides and include the businesses along Hwy. 145 that face Main Street. Trustee Baum said it's realistic to start with the smaller more manageable triangle but then look at the big picture. Chairman Wolter said the meetings for public input will help to get others thoughts on the proposal. He said he will talk to Mr. Hastings about the possibility of waiting to bring the park proposal forward.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:44 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant