

PLAN COMMISSION MINUTES

April 13, 2015

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:45 p.m.

ROLL CALL: Chairman Dean Wolter, Trustee Representative David Baum, Commissioners Mary Ellen Gray, Marty Peck, Tim Yokes, Dan Campbell and Bill Shadid 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 3-9-15.*

MOTION carried unanimously.

Aurora Advanced Healthcare – W180 N11070 River Lane. The application is for minor site development and building renovations associated with the conversion of the existing corporate office use to a medical specialty and diagnostic clinic. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the site development and building plans for the Aurora Health medical clinic conversion of the property located at W180 N11070 River Lane subject to the following conditions:

- 1. Approval is for the site development and building plan sets dated March 9, 2015, subject to final approval and any revisions required by the Plan Commission.*
- 2. All landscaping, grading, paving and lighting items shown on the plans shall be installed as proposed prior to issuance of an occupancy permit for the building unless a performance bond, cash bond, or letter of credit in an amount equal to 120 percent of the estimated installation and material costs is submitted to the Village as necessary to ensure that the installation of all proposed landscaping features will be completed within one (1) year after issuance of the first building 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.*
- 4. All technical corrections listed in the Village Engineer's April 7, 2015 review memo shall be addressed and reflected in revised plans (as necessary) prior to issuance of a building permit.*
- 5. The Fire Department is requiring the following to be addressed and/or reflected in revised building plans: (a) the proposed canopy at the north entrance shall have a minimum vertical clearance of 13 feet 6 inches; (b) install an additional Knox box on south side of building; and (c) a written emergency plan submitted to the Fire Department is required prior to issuing an occupancy permit.*

MOTION carried unanimously.

Midwest Products – W194 N11665 McCormick Drive. Site development and building plans for a 1,232 sqft two-story addition to the existing 15,810 sqft manufacturing facility. Planner Retzlaff summarized the proposal.

MOTION Baum second Peck to Approve the site development and building plans for the proposed 1,232 sqft office addition to the existing 15,810 sqft manufacturing facility located at W194 N11665 McCormick Drive subject to the following conditions:

- 1. All grading and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit for the building addition 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 will be completed within one (1) year after issuance of the first building permit.**
- 2. Developer shall obtain final approval of the erosion control plan as part of the Erosion Control Permit issued by the Village Building Inspection 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.**
- 4. All technical corrections and requirements listed in the Engineering Department's March 24, 2015 memo shall be corrected and included in a revised plan set prior to issuance of a building permit.**

MOTION carried unanimously.

First Choice Ingredients – N112 W19528 Mequon Road. Site development and building plans for a 4,482 sqft building addition and parking lot expansion to the existing facility. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the site development and building plans for the 4,482 sqft building addition and parking lot expansion subject to the following conditions:

- 1. All landscaping and lighting items shown on the plans shall be installed as proposed prior to issuance of an occupancy permit for the building unless a performance bond, cash bond, or letter of credit in an amount equal to 120 percent of the estimated installation and material costs is submitted to the Village as necessary to ensure that the installation of all proposed landscaping features will be completed within one (1) year after issuance of the first building permit.**
- 2. Developer shall obtain final approval of the erosion control plan as part of the Erosion Control Permit issued by the Village.**
- 3. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.**
- 4. The lamp intensity for the exterior light fixtures adjacent to the new parking area shall not exceed 250W metal halide lamps.**
- 5. In the event roof-mounted mechanicals are installed, the owner shall prepare and submit detailed plans and specifications for screening panels to the Village Planner for review and approval prior to installation.**

MOTION carried unanimously.

Sunlite Plastics, Inc. – W194 N11340 McCormick Drive. Review of applications for a Certified Survey Map and Site Development and Building Plans for a 51,640 sqft manufacturing and warehouse building. Planner Retzlaff summarized the proposal.

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

- 1. All technical corrections listed in the Village Surveyor's April 6, 2015 review memo shall be addressed and/or reflected in a revised CSM prior to recording the CSM.**

MOTION carried unanimously.

MOTION Baum second Shadid to Approve the site and building plans for the 51,640 sqft manufacturing and warehouse building for Sunlite Plastics located a W194 N11340 McCormick 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 March 6, 2015 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. A revised landscaping plan shall be prepared and submitted to the Village Planner for review and approval. Said plan shall reflect removal of all proposed landscaping within the existing storm water basin and relocation elsewhere on the property in the same or similar type and quantity of landscape items. Said plan shall be submitted prior to issuance of an occupancy permit.**
- 4. The following items shall be provided as required by the Village Fire Department: (a) Install one Knox box at main entrance on west side of building; (b) Install two additional fire hydrants to be located in the curb/terrace area at the Fire Department connection at the southwest corner of the proposed building, and, on the east side of the building approximately 300 feet north along the fire lane to the existing building; (c) Relocate the proposed east hydrant out of the parking space or protect the proposed location with adequate vehicle guards; (d) An approved exterior Fire Department connection sign and horn/strobe is required; and (e) The south and east access drives are considered a Fire Department access road and shall meet NFPA-1 and Village Code Chapter 18 requirements for Fire Department access roads.**
- 5. 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.**
- 6. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.**
- 7. All technical corrections raised in the Village Engineer's April 7, 2015 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.**
- 8. In the event that the number and layout of parking spaces as presented on the site plan is not adequate to accommodate the parking needs of Sunlite Plastics, the owner shall make the necessary provisions to install additional parking on**

the adjacent parcel to the north. Plans for said additional parking shall be reviewed and approved by the Plan Commission prior to installation.

Commissioner Gray questioned why landscape plants were not acceptable on the high edge of the drainage basin. Planner Retzlaff said the Village Engineer felt it wasn't appropriate to allow trees at that location. He said Condition #3 requires the removal of all proposed landscaping within the existing storm water basin and that they be relocated elsewhere. Trustee Baum said there's not much green space on the site to put the additional plants and suggested pulling them back a little farther from the basin. Planner Retzlaff said he knew what the concerns are and he will have the Village Engineer review the revised landscaping plans when submitted for his approval.

MOTION to Amend Peck second Baum to add Condition #9 that the fixture type WB suffix be changed to FC for full cutoff rather than GL for glass.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

Wago Corporation – N120 W19129 Freistadt Road. Site and building plan review for a 38,635 sqft warehouse addition to the existing 59,000 sqft manufacturing and office facility. Planner Retzlaff summarized the proposal.

Chairman Wolter thanked all the businesses expanding in Germantown including Midwest Products, Sunlite Plastics, First Choice and Wago. He said he appreciates them wanting to stay and grow within the Village.

MOTION Baum second Peck to Approve the proposed site development and building plans for the 38,635 sqft building addition and parking area improvements to the Wago Corporation facility located at N120 W19129 Freistadt Road 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 March 6, 2015 (and revised April 7, 2015) 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. 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 March 24, 2015 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. Additional architectural devices and/or materials should be added to the west, south and east building elevations to provide further articulation necessary to break up the mass and monotony of the proposed building addition. Revised elevation and architectural plans and renderings shall be prepared and submitted to the Plan Commission for review/approval prior to issuance of a building permit.**
 - 7. Revised landscape and site plans shall be prepared that further define the extent, location and type of outside storage to be provided on the east side of the building addition. Said plans shall include provisions for the installation of adequate visual screening of said storage area, e.g. berming, landscaping, screen walls or other acceptable measures. Said plans to be submitted to the Village Planner for review and approval prior to issuance of a building permit.**
 - 8. All roof-top and ground-mounted utility and/or HVAC components shall be adequately and appropriately screened with architectural features, fencing and/or landscaping.**
 - 9. The minimum planted size required for deciduous trees in the landscape plan shall be 3" dia. and 8' height for evergreen trees. The owner is encouraged to increase the height and size of evergreens to be provided for screening of the outside storage area.**

Trustee Baum asked if the applicant had any concerns with Condition #6 requiring additional architectural features to the west, south and east building elevations. Greg Rinn, Wago Corporation, said they had concerns with the requirement on the west elevation because it is not visible from Freistadt Road. He said Wago did not want to use windows as an architectural feature preferring an aggregate instead. Commissioner Gray said there was no landscaping on the west side of the building either. Mr. Rinn explained that there is an easement located there with high tension power lines preventing landscaping in that area. Commissioner Peck said windows do break up the building nicely and commented that they could be spandrel glass. Mr. Rinn commented that he doesn't think the building looks any different than the Gehl's building or other businesses in the Park. He again asked to use a different feature other than windows because they will degrade the system they are putting in and increase costs. Commissioner Shadid said he understood the reasoning for not wanting windows because the robotic system being installed will go right up to the wall. He said he is ok with using a different feature.

Trustee Baum suggested flipping the drive lane and parking so the drive lane is further away from the building to give an opportunity to put some plantings along the building; something tall and narrow to help obscure the wall a little more. A rep for Wago explained there is an existing fire hydrant that is not in the best location that they had discussed moving to get it away from the required curb cut. But there is a lot of bedrock in the area and doing that will be a huge expense. Trustee Baum said he didn't see a problem moving the entrance drive to the east and pushing the drive lane up to the west, still providing a 90 degree turn.

MOTION to Amend Baum second Campbell to revise Condition #6 to: Additional architectural devices and/or materials and/or landscaping should be added to the west, south and east building elevation to provide further articulation necessary to break up the mass and monotony of the proposed building addition. Revised elevation and architectural plans and renderings shall be prepared and submitted to the Village Planner for review/approval prior to issuance of a building permit.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

Momentum Early Learning – W175 N11037 Stonewood Drive. Applications for a Conditional Use Permit and Site Development and Building plans for a 12,650 sqft child care center on the 2.78-acre parcel. Planner Retzlaff summarized the proposal.

MOTION Baum second Peck to Approve a Conditional Use Permit to Jim Marriott and Momentum Early Learning to operate a child day care facility from the proposed building located at W175 N11037 Stonewood Drive subject to the following conditions:

- 1. The day care facility shall meet and continuously comply with all applicable state, county and local licensing requirements for a group child care facility. A copy of all state or county agency issued permits or licenses for the day care operation shall be provided to the Planning Department within thirty (30) days of issuance by such agencies;***
- 2. All exterior signs shall comply with the Village's sign regulations including obtaining approval and/or permits from the Village Planning Department and Plan Commission.***

MOTION carried unanimously.

Jim Marriott, Momentum Early Learning, said the site was fully wooded on the south and west elevation and feels additional trees are not needed.

MOTION Baum second Peck to Approve the site development and building plans for the proposed 12,650 sqft child day care facility located at W175 N11037 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 plans dated March 20, 2015 (with revised grading plans dated March 30) and landscaping building plans dated March 17, 2015, 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) Monitored fire sprinkler system per DSPS that meets NFPA 13 requirements; (b) Knox Box installed at main entrance; (c) fire alarm system as required by IBC and/or state daycare licensing requirements with indicator panel(s) location to be approved by GFD; (d) install two man gates in play area for emergency access; (e) written emergency egress plan at time of occupancy.***

- 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 March 27, 2015 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. Additional evergreen and deciduous trees need to be added along the south and west property lines in an amount equal to: two (2) large deciduous/canopy trees (min. 2.5" dia); three (3) evergreen trees (min. 6-8'); and three (3) ornamental/understory trees (min. 2"dia) per 100 linear feet.**

Discussion continued.

MOTION to Amend Campbell second Baum to revise Condition #6 by removing the requirement for ornamental/understory trees. The total number of additional trees required totals 35 from 56.

Mr. Marriott said it still seemed like a lot of trees required for the tree lined lot.

MOTION Baum second Shadid to Amend the Amendment to change the requirement from 100 linear feet to 200 linear feet. The total number of trees now required is 18.

MOTION to Amend the Amendment carried (6-1 Peck).

MOTION to Approve the Amendment as Amended carried unanimously.

MOTION to Approve as Amended carried unanimously.

Rockfield Short Pour – W172 N13098 Division Road. Patrick Josten, owner/operator, is seeking approval of a 2020 Land Use Plan map amendment, rezoning application, conditional use permit application and site development and building plans in order to relocate his existing ready-mix concrete batch delivery operation from his residential property. Planner Retzlaff summarized the proposal.

MOTION Baum second Gray to Approve the proposed Land Use Plan Map Amendment to change the classification of the 1.42-acre parcel from "Industrial/Office" to "Mineral Extraction" as proposed.

MOTION Denied unanimously.

MOTION Baum second Shadid to Approve rezoning the 1.42-acre parcel from the M-1: Limited Industrial to the M-4: Mineral Extraction Zoning District.

MOTION Denied unanimously.

Planner Retzlaff said he believed the existing Zoning M-1: Limited Industrial and Land use plan classification of industrial provides for this type of facility given its small scale. And there is provision in the code stating any unclassified use in a zoning district can approved by the Plan Commission under the provisions of a conditional use permit. Trustee Baum asked if there was any opposition to this proposal. Planner Retzlaff said he had not received any

public comment regarding the applications. Discussion continued.

Adam Voltz, representing Pat Josten, asked Plan Commission to reconsider Condition #5 with regard to paving the site. He said the amount of activity on the site is relatively minimal and for an operation of this size it will not be doable. Planner Retzlaff said the code requires the parking area to be paved when there is a change in the use or modification of the building or site it is required to be brought into compliance with the code. Mr. Voltz asked if the Plan Commission would be open to a macadam composite paving. Planner Retzlaff said it could be acceptable. Discussion followed.

MOTION Yokes second Baum to Approve a Conditional Use Permit for Patrick Josten and Rockfield Short Pour LLC (RSP) to operate a ready-mix concrete mixing and delivery business from the 1.42-acre property located at W172 N13098 Division Road subject to the inclusion of all "standard" CUP language and conditions regarding changing conditions and unpredictable negative impacts, as well as, the following additional conditions:

- 1. This permit authorizes the uses and activities set forth in the conditional use permit application dated December 8, 2014 and in the supporting documents and plans made part of the application, including the site development and building plan sheets (dated December 8, 2014) and detailed building plans dated January 30, 2015, as attached to the Wis DSPS conditional approval letter dated February 26, 2015. All of the operational characteristics and services provided, as well as commitments made by the Applicant, as cited in the application, supporting documents and Village staff report and recommendation are deemed to be conditions of approval.***
- 2. If the use, activities and/or operation of the ready-mix business subject of this permit falls out of conformity with the conditions herein, or where there is a change in the character, intensity or extent of the permitted conditional use which causes special problems or harmful effects otherwise associated with the use to be no longer ameliorated or eliminated, or where conditions imposed were anticipated to ameliorate or eliminate harmful effects associated with the use but are insufficient to do so, or for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.***
- 3. Unless and until the owner/operator receives approval from the Village for revised operational plans, the type and amount of all truck deliveries of raw materials on an average monthly basis, and, the total number of product deliveries on an average daily basis should not exceed those as presented in Sheet A.8. The owner/operator is responsible for reporting to the Village any planned or expected increases in raw material and/or product deliveries over the amounts presented in the operation plans and Sheet A.8.***
- 4. All mixing of raw materials shall be conducted within the enclosed building, and, all raw material storage shall be within an enclosed building or adequately screened so as to not be visible from the nearby residential properties.***
- 5. The owner/operator shall be responsible for cleaning up within 24 hours any raw and/or finished concrete materials deposited onto any public road or right-of-way.***
- 6. In the event that noise or dust created by or associated with the ready-mix operation creates negative impacts on the surrounding properties, the***

owner/operator shall be responsible for developing and implementing a contingency plan and measures deemed acceptable by the Village to mitigate said impacts from leaving the property and negatively impacting adjacent and nearby properties or residents.

- 7. The CUP shall not be transferrable to any subsequent property owner and/or business operator.***
- 8. Except for landscaping and paving, all proposed building and site improvements as set forth in the application materials and any conditions of approval required by the Village for the site development and building plans shall be installed or in the process of being installed prior to issuance of an occupancy permit. Installation of landscaping and paving improvements may be delayed up to one (1) year after an occupancy permit has been issued provided that a financial guarantee in the form of cash or a letter of credit has been provided to the Village to ensure completion of said landscaping and/or pavement improvements within one (1) year after issuance of an occupancy permit. Submittal of an occupancy bond up to \$10,000 shall satisfy the Village's occupancy bond requirement under Building Code Section 14.065 and the financial guarantee provided for herein.***
- 9. The Applicant should be required to obtain whatever, if any, permit or approval may be required by the County.***
- 10. All existing businesses operating from the property shall obtain zoning permit approval prior to issuance of an occupancy permit.***

MOTION carried (6-1 Peck)

MOTION Yokes second Baum to Approve the Site Development and Building Plans for the proposed improvements to the property and building located at W172 N13098 Division Road 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 December 8, 2014 and supplemental building plans dated January 30, 2015 (attached to the Wis DSPS conditional approval letter dated February 26, 2015) 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 and paving improvements shown on the approved site plans or required herein shall be installed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount of \$10,000 or 120 percent of the estimated installation and material costs reviewed and approved by the Village (whichever is less) 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 north and south driveway access roads shall be improved such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet from said access road as measured by an approved route around the exterior of the building or facility; (b) the access roads shall have an unobstructed width of not less than 20'; and (c) the dead-end access in the southeast corner of the property south of the building beyond 150 feet in length shall include provisions that will enable fire apparatus to turn around.***
- 4. 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.***
- 5. The driveways and parking/maneuvering areas are required to be paved under Zoning***

Code Section 17.45(1)(c). When paved, the south driveway shall be set back a minimum of 5' from the property line with a minimum 10' separation between driveways.

- 6. The proposed landscaping "island" along the south property line and between the two driveways shall be enhanced with more substantial landscaping, e.g. trees, shrubs, fencing, etc.**
- 7. The proposed landscaping along Division Road shall be enhanced with additional landscaping to create a more substantial and instantaneous visual screening in front of and north of the building. Said landscaping shall be comprised of both deciduous (min. 3" dia) and evergreen trees (min. 10' height) and shrubs (min. 24" height) in an amount equal to 12 evergreen trees, 6 deciduous trees, 3 ornamental trees, and 15 evergreen shrubs per 100 linear feet. As an alternative, the owner/operator may include a 2'-4' high berm along with the proposed landscaping.**
- 8. A revised site plan and revised landscape plan shall be prepared and submitted to the Village Planner for review and approval prior to issuance of a building permit. Said plan shall include the items under Conditions #3, #5, #6 and #7 herein.**

Discussion continued regarding how much of the property needs to be paved, if the composite material would stand up to the weight of the trucks and if oil would be tracked onto Division Road.

MOTION to Amend Baum second Campbell to amend Condition #5 to pave the first 20 feet of each drive lane in concrete, on the north side of building the shaded area in macadam, the striped hatched line area in compacted gravel, on the south side of the building, macadam all the way to the hedge row and far enough beyond to get 5 parking stalls and the rest could be compacted gravel.

The neighbor to the south of Mr. Josten's property said he would prefer to not have the hedges between the two properties because he uses the Mr. Josten's driveway every day.

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

MOTION to Baum second Shadid to Amend the landscaping plan to eliminate the 16 common ninebark summer wine 5-gallon containers on the property line to the south and have them relocated elsewhere on the property and remove the 5 foot minimum parking setback.

MOTION to Amend carried unanimously.

MOTION Baum second Shadid to Amend Condition #7 to eliminate the requirement for 3 ornamental trees and to bring back a revised landscape plan for the Planner's approval. The evergreens should be 6 to 8 foot in height not 10 foot.

Commissioner Gray said she would like to see a revised landscape plan come back to Plan Commission with the evergreens 8 foot on center and 10 foot on center and see what we're approving. Chairman Wolter said he would be ok if some type of formal plan was submitted and reviewed by Planner Retzlaff before the Village Board meeting.

MOTION to amend carried unanimously.

Mr. Josten said he will work with the Village on the landscaping plan. Mr. Voltz asked if a

Temporary Conditional Use Permit could be acquired so Mr. Josten could begin operating his business. Chairman Wolter said he did not want to limit his business, but could not discuss that request now because it is not on the agenda.

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

MOTION Baum second Shadid to move to Item I on the agenda

MOTION carried unanimously.

Jeff & Kelyn Meyer for Rickmeyer Floor Covering – W213 N11231 Meeker Hill Lane.

The property owner has submitted a Certified Survey Map for purposes of clarifying the property lines for the 1.5-acre property as a result of STH 175 right-of-way acquisition by the Wisconsin DOT and Mequon Road right-of-way vacation by the Village of Germantown.

MOTION Baum second Shadid to Approve the proposed Certified Survey Map (CSM) for the property located at W213 N11231 Meeker Hill Lane parcel subject to the following conditions:

- 1. All technical corrections listed in the Village Surveyor's March 17, 2015 review memo shall be addressed and/or reflected in a revised CSM prior to recording the CSM.***

MOTION carried unanimously.

Keller Inc. – W204 N11509 Goldendale Road. The applicant is seeking approval for wall signage and revisions to the building plans for the existing site and buildings. Planner Retzlaff summarized the proposal.

MOTION Baum second Peck to Approve the two (2) wall-mounted signs as proposed subject to the following conditions:

- 1. The combined sign area shall not exceed 180 sqft.***
- 2. Lighting for the wall sign on the west elevation shall be reduced to one (1) flood light with a maximum 72W LED lamp (vs the two fixtures proposed).***

Approve the five (5) wall-mounted light fixtures as proposed.

MOTION to Amend Campbell second Gray to allow the 202.6 sqft of signage as originally presented.

MOTION to Amend carried unanimously.

Discussion followed regarding the light fixtures on the property. Nathan Laurent, Keller, said the lighting meets the photometric standards according to the Village requirements but agreed it is bright. Planner Retzlaff asked if there was a way to adjust and tone down the number of LED's. Mr. Laurent agreed to do that. Commissioner Peck explained that type A fixtures are adjustable. He said LED light becomes brighter with no reflector and no diffuser. He recommended installing a cutoff fixture completely horizontal and with a smaller output to spread the light out more. He said another option is to add a louver to keep the spill light from people's eyes.

MOTION to Amend Peck second Baum to replace the 2 flood lights to two fixtures that each produce less than 2000 lumens.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

Laser Finishing – N116 W18627 Morse Drive. – This agenda item was withdrawn.

ANNOUNCEMENTS: Chairman Wolter said this was Commissioner Peck's last meeting because of business and other time constraints he was not re-submitting his application to the Plan Commission. He thanked him for his time, knowledge and input.

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant