

PLAN COMMISSION MINUTES
October 10, 2016

CALL TO ORDER: 6:31 pm

ROLL CALL: Chairman Dean Wolter, Trustee Representative David Baum, Commissioners Mary Ellen Gray, Bill Shadid, Peter Nilles, Ben Goetter and Tony Laszewski were present. Also present were Community Development Director/Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

APPROVAL OF MINUTES: *MOTION Baum second Gray to Approve the minutes from 9-12-16.*

MOTION carried unanimously.

Allstate – W164 N11271 Squire Drive. The applicant is requesting approval of a wall-mounted sign and monument sign panel for the new tenant in the Germantown Marketplace II. Planner Retzlaff summarized the proposal.

MOTION Baum second Gray to Approve the proposed wall-mounted sign and monument sign panel for Allstate in the Germantown Marketplace II subject to the following conditions:

- 1. An electrical permit shall be obtained from Inspection Services prior to installation of any/all electrical components.***
- 2. All electrical sign components must be listed and labeled by a recognized lab.***

MOTION carried unanimously.

Best Western Germantown Inn – W190 N10862 Commerce Circle. The applicant is requesting approval of a replacement monument sign for the existing hotel. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the proposed replacement monument sign and directional sign face replacement for the existing hotel located at W190 N10862 Commerce Circle subject to the following conditions:

- 1. Electrical permits shall be obtained from Inspection Services prior to installation.***
- 2. All electronic components shall be inspected and labeled by a licensed lab.***
- 3. The maximum height of the sign (highest point above the finished grade around the sign base) shall not exceed 25 feet and the maximum sign area shall not exceed 180 sqft.***

MOTION carried unanimously.

Weimer Bearing – N112 W13131 Mequon Road. The applicant is requesting approval of two monument signs for the recently completed corporate office and distribution facility located in the Germantown Business Park. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to approve the proposed monument signs for Weimer Bearing located at N112 W13131 Mequon Road 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. Approval of the Mequon Road monument sign shall be contingent upon and no sign installation shall commence until such time as the 50' WisDOT highway setback restriction has been released by WisDOT and approved by the Village of Germantown.**

Discussion followed. Trustee Baum commented that the address coordinates would be blocked by the proposed landscaping because the sign was so low to the ground. He asked if the sign base could be raised 12 inches. Planner Retzlaff confirmed the sign could be raised.

MOTION to Amend Baum second Laszewski that both signs be raised up a minimum of 12 inches high.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

Gehl Foods LLC – N120 W19000 Freistadt Road. The application is for a site development plan to reduce the size of an existing storm water basin and add 28 parking stalls to the parking area on the 33.5 acre property. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the site development plans to reduce the size of the existing storm water basin and add 28 parking stalls to the parking area on the 33.5-acre property located at N120 W19000 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 plan (Sheet C1.0) and the landscape plan (Sheet L1.0) dated October 6, 2016, and the lighting plan (Sheet E2) dated September 29, 2016 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, grading, and paving improvements shown on the approved site plans shall be installed as proposed within one (1) year after plan approval 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.**

Discussion followed. Commissioner Laszewski asked how a 286,000 sqft building was approved with only 41 parking spots. Planner Retzlaff explained that there are parking guidelines for generalized uses, but the proposed use is also considered and the number of parking stalls could be adjusted accordingly. He explained that a business would be required to show on the site where the recommended parking stalls could be added at some point in the future if needed. He said this building was proposed as a warehouse and they required only a

certain number of parking stalls. He said this site is heavily constrained by wetlands and floodplain and the site was developed on what could be developed.

Trustee Baum asked if the building would need more staffing and if the additional parking spaces would be enough to handle the cross over with the shift change. Steve Schulz, Gehl Foods, said no additional staffing was needed and the additional 28 stalls will be enough for the transition at shift change. He said there will be 76 people at shift change with the new bottling line. Trustee Baum was concerned there may be a need for more parking in the future.

MOTION carried unanimously.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant