

PLAN COMMISSION MINUTES
April 10, 2017

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 Bill Shadid, Peter Nilles, Tony Laszewski, Mary Ellen Gray and Ben Goetter were present. Also present were Community Development Director/Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

APPROVAL OF MINUTES: *MOTION Shadid second Baum to Approve the minutes from March 13, 2017. MOTION carried unanimously.*

Wisconsin Stamping & Manufacturing – N110 W13455 North Patton Court. Paul Stangl, property owner, is seeking approval of site development and building plans for a 54,605 sqft expansion to the existing manufacturing, warehouse and office facility in the Germantown Business Park. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the site development and building plans for a 54,605 sqft expansion to the Wisconsin Stamping facility on Patton Court subject to the following conditions:

- 1. Approval is for the site development and building plan set dated 3-6-2017 (unless otherwise revised by a subsequent plan set approved by the Village Planner pursuant to revisions required herein.***
- 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 new parking stall area shall be revised (or other minor site improvements made) in order to create adequate pavement width and/or space to accommodate the movement of Fire Department apparatus within and through the parking lot. The owner shall coordinate the necessary changes with Fire Department staff and submit a supplemental site plan sheet showing what, if any, changes will be made.***
- 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. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.***
- 6. All of the technical requirements and corrections discussed in the Public Works/Engineering Department's April 5, 2017 memo shall be addressed in revised plans prior to commencement of construction.***

Commissioner Gray said the landscaping plan includes shrubs with all tiny leaves and she would recommend a larger leaf shrub with more texture be used in place of the potentilla that becomes a ratty shrub over time. She suggested possibly using a burning bush or hydrangea in its place.

MOTION to Amend Gray second Shadid to replace the potentilla shrub with something else with a bigger leaf, more texture and contrast.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

ANNOUNCEMENTS: Planner Retzlaff said there was a possibility of having an extra meeting on Monday, May 22nd because of the number of applications that were submitted. A majority of Plan Commission members indicated they would be available to attend a special meeting on May 22nd if needed.

ADJOURNMENT: There being no further business, the meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant