

PLAN COMMISSION MINUTES

July 13, 2020

CALL TO ORDER: Planning Assistant Lori Johnson called the meeting to order at 6:30 pm. The meeting was held as a virtual WebEx meeting.

ROLL CALL: Trustee Rep David Baum, Commissioner Bill Shadid, Bob Williams, Matt Kimmler and Peter Nilles were in attendance. Chairman Dean Wolter and Commissioner Tony Laszewski were absent and excused. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

MOTION Shadid second Kimmler to Appoint Trustee Baum Chairman Pro-Tem
MOTION carried unanimously.

PUBLIC INPUT:

- Jan Miller, W151 N10297 Windsong Circle West. Spoke regarding the Veridian Homes proposal and reiterated what was discussed at the 4/6/20 Village Board meeting: an extension of the buffer along the east side of the plat included removal of invasive species, add a language provision that any low density housing occurring does not exceed 16 homes, more trees should be added to the east side buffer between Veridian Homes and Heritage Hills, the developers agreement should include language the land will revert to A-2: Agricultural if development does not commenced by 4/6/2021 and the southwest retention should be natural looking.

- Phil Hudson, W150 N10214 Windsong Circle West. He spoke as a private citizen and said he strongly opposed the Veridian development but was glad they listened to the citizens. He believes the subdivision could be an asset to the community and asked for 2 modifications: a connecting walkable path to the park should be installed between lots 1 and 6 and substantial landscaping should be added to the retaining pond

- Christine Huber, N103 W14960 Windsong Circle East. Spoke regarding the Veridian Homes proposal. She said the storm water basin should be revised to be more natural looking.

APPROVAL OF MINUTES:

MOTION Shadid second Kimmler to Approve the minutes from 6-8-20.
MOTION carried unanimously.

Illing Company - W204 N13125 Goldendale Road. Badger Lighting & Signs, agent for the Illing Company, property owner, is requesting approval for two wall signs, two ground signs and directional signage. Associate Planner Zandt summarized the proposal.

MOTION Shadid second Nilles to Approve the proposed ground, wall, and directional signs for Illing Company subject to the following condition:

- 1. Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.**

MOTION carried unanimously.

Caliber Collision - W189 N11027 Kleinmann Drive. Sanford & Sign, agent for BA Goff LLC, property owner and Caliber Collision, is requesting approval for a ground sign. Associate Planner Zandt summarized the proposal.

MOTION Shadid second Nilles to Approve the proposed ground sign for Caliber Collision subject to the following condition:

- 1. Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.**

2. Landscaping should extend 3' from all sides of the proposed ground sign.
MOTION carried unanimously.

Veridian Homes/Kinderberg Estates - Preserve Parkway @ Donges Bay Road. Matt Cudney, Veridian Homes LLC, agent for VHKE LLC, property owner, is requesting approval of a preliminary subdivision plat for a 16-lot, 14.7-acre single-family residential development. Planner Retzlaff summarized the proposal. He indicated staff received 2 emails in support of the subdivision plat from Sue Mac Gillis and Solomon and Cynthia Johnson, Christine Huber's email stated she supported the 6 conditions from staff and recommended the developer revise the southwest stormwater pond to be more natural looking, Bob Fitzgerald expressed concern with construction commencing but not completing in a timely manner, recommended additional conditions to extend east buffer, remove invasive species, housing does not exceed 16 homes, and land to revert back to A-2 agricultural zoning if development does not occur within 12 months.

Planner Retzlaff explained the development agreement is approved by the Public Works Committee and the Village Board. Any additional items as presented will be presented to staff and the Village Attorney to be added to the proposed developers agreement for approval including: language stating development will not have more than 16 homes, the land will revert to A-2 agricultural if not developed by 4/6/2021. The language will be discussed at the Public Works Committee meeting.

MOTION Shadid second Williams to Approve the preliminary subdivision plat for the 16-lot, 14.7-acre single-family residential development called "Kinderberg Estates" located on Preserve Parkway subject to the following conditions:

- 1. Developer shall enter into a Development Agreement with the Village pursuant to Section 18 of the Village Code (Subdivision and Platting), as well as, the preparation of detailed plans for the installation of public utilities and improvements including, but not limited to public street improvements, water, sewer, storm water management facilities, master grading plan and erosion control, trails, landscaping & street trees, open space, lighting and signage.***
- 2. The Developer shall submit a revised street tree and landscaping plan for the common area improvements to the Village Planner and Village Forester for final review and approval prior to or concurrent with execution of a Development Agreement with the Village. Said revised plan shall contain additional landscaping as follows: (a) along rear property lines and/or in the outlot area abutting Lots #12, #13, #14, #15 & #16; (b) adjacent to the 15' vision corners at the road entrance on Lot #1 & #16; (c) around the entrance sign and in the cul-de-sac island; (d) additional landscaping needs to be added to help provide a buffer for the adjacent Heritage Hills subdivision along the rear property lines or in the outlot area abutting Lots #5, 6, and 7.***
- 3. Notations or labels shall be added to the plat that prohibit direct access to Donges Bay Road and Preserve Pkwy from Lots #1, #10, #11, #16 & Outlot 3.***
- 4. The Developer shall address all the Village Surveyor comments contained in a review memo dated June 24, 2020 and revise the preliminary plat (if necessary) prior to or concurrent with execution of a Development Agreement with the Village.***
- 5. The Developer shall address all the Village Engineer/Public Works comments contained in a review memo dated June 26, 2020 and revise the detailed construction plans prior to or concurrent with execution of a Development Agreement with the Village.***
- 6. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).***

MOTION to Amend Baum second Kimmmler that the developer work with staff to add additional landscaping and remove invasive species to the northeast quadrant of the site plan east of the north east detention pond.

Matt Cudney stated there were not specific comments from the Village Board to require additional landscaping on lots 5, 6 and 7. Planner Retzlaff explained the only landscaping shown on the concept plan was along the far east side at the existing tree line and lots 1 to the north and lot 16 to the south at the main entry. One of the requirements was that the landscape plan be presented to the Plan Commission for review and approval and then Plan Commission would detail and discuss what was good and what needed to be changed. He said he did not take the Village Board direction or commentary as an exclusive list of what should be talked about. Plan Commission can make whatever recommendations to the landscape plan they feel are reasonable.

MOTION carried unanimously.

Mr. Cudney, Veridian Homes, said the existing tree line is full and already has significant buffering. He said it seems excessive to add additional buffering. Chairman Baum said when you start to remove the invasive species you get bare spots. Mr. Cudney said he would add additional trees where the gaps are spaced appropriately.

MOTION to Amend Baum second Shadid that the developer work with staff as the invasive species are removed additional trees are to be planted to enhance the thinned-up tree line strategically located to fill in the gaps.

Commissioner Kimmmler said the Village Arborist should decide the kind of trees to be planted. Chairman Baum agreed that the developer and staff should work together to decide which trees to use to fill in the gaps.

MOTION to Amend carried unanimously.

Discussion continued on the shape of the detention ponds. Mr. Cudney said he was limited with what he can do but the pond will look more rounded.

MOTION to Amend Baum second Shadid that the developer work with staff to augment the shape of the southwest detention pond to be a little more natural.

Chairman Baum said he understands there are limitations with wetlands, property lines and with requiring the trees on the south side.

MOTION carried 4-1 (Kimmmler)

Discussion continued regarding the connection from Donges Bay Road through to the park and a bridge that was once in the plan. Mr. Cudney said the path was a shortcut for the residents to get to the park and is not necessary when the sidewalk along Preserve Parkway is 200 feet away. The Commission members agreed it was not necessary.

Mr. Cudney stated the proposed landscape plan adheres to the Village Arborist guidelines and he had recommended approval. He said trees should not be planted too close together because over a period of time it will create problems. Planner Retzlaff said the principal goal of the landscape plan is

to create visual buffers and if the trees become too big in 35 years they can be trimmed.

Commissioner Kimmmler asked why trees needed to be added to the rear property lines along Donges Bay Road. Planner Retzlaff explained that because of a gas pipeline running along Donges Bay Road, a visual buffer of the backyards will be provided. Mr. Cudney said he would rather the trees be located at the street.

MOTION to Approve as Amended with Conditions #7 and #8 carried 4-1 (Williams)

Performance Alloys - N116 W18515 Morse Drive. MSI General, agent for the RA Resource Management LLP, property owner and Performance Alloys is seeking approval of site development and building plans for a 17,193 square foot expansion to the existing warehouse and manufacturing building located on a 2.02-acre parcel in the Germantown Industrial Park. Associate Planner Zandt summarized the proposal.

MOTION Shadid second Nilles to Approve the site development and building plans for the proposed 17,193-square foot expansion to the existing warehouse and manufacturing building located at N116W18515 Morse Drive subject to the following conditions:

- 1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plan set with a date stamped as being received by the Village on June 6, 2020.***
- 2. All landscaping, screening, grading, paving, storm water management, utility and other improvements that are not fire-safety related as 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 technical issues and plan corrections identified by the Public Works Department/Village Engineer in the June 23, 2020 review letter, including final approval of the grading and erosion control plans shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by the Public Works Department prior to issuance of a building permit.***
- 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 exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.***
- 6. A new driveway permit for the proposed driveway shall be obtained from the Department of Public Works prior to the issuance of a building permit.***
- 7. Any new proposed exterior signage, including monument and wall-mounted signs, shall be reviewed and approved under a separate application by the Plan Commission.***
- 8. Revise the lighting plan so that the foot candles do not exceed 0.05 at the property line.***
- 9. The applicant shall provide written approval from the Wisconsin Electric Power Company, for the construction of a portion of the addition in the Easement, prior to the issuance of any building permits.***

MOTION carried unanimously.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:40 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant