

PLAN COMMISSION MINUTES

September 9, 2013

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:34 p.m.

ROLL CALL: Chairman Wolter, Commissioners Warren, Stauffacher, Peck, Yokes and Gray were present. Trustee Representative David Baum was absent and excused. Also present were Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

PREVIOUS MINUTES: *MOTION Stauffacher second Peck to Approve the Minutes from August 12, 2013.*

MOTION carried unanimously.

Dr. Paul Kramer – W172 N9723 Division Road. Dr. DeGuzman, property owner, is requesting approval of a wall mounted sign for a new tenant. Planner Retzlaff summarized the proposal.

MOTION Peck second Warren to Approve the new wall sign proposed for the DeGuzman Professional Building located at W172 N9723 Division Road subject to the following conditions:

- 1. Electrical permits shall be obtained from the Building Inspection Department prior to installation.*
- 2. All electronic components shall be inspected and labeled by a licensed lab.*

MOTION carried unanimously.

Four Seasons Consignment – W164 N11269 Squire Drive. Application is for a wall sign for a new tenant in the Marketplace shopping complex. Planner Retzlaff summarized the proposal.

MOTION Stauffacher second Peck to Approve the proposed wall mounted sign for Four Seasons Consignment 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 licensed lab.*

MOTION carried unanimously.

The Gables of Germantown – N109 W17075 Ava Circle. Site Plan Review for a revised storm water management plan for the Matterhaus. Planner Retzlaff summarized the proposal and said the staff recommendation is to Deny the revised plan.

Aaron Matter, The Gables, said he is asking for the alternative design because of bedrock that rises on the east side of the development and the high cost to blast it. Chris Hitch, RA Smith, explained the alternative approach connects the down spouts and links them together. He said this alternative requires a higher level maintenance but is an alternative to the cost of dealing with the rock and the storm sewer system. He said another alternative would be to not connect the downspouts and let them release at grade.

Commissioner Peck said he could see problems in winter with ice forming and didn't think this was a good solution. Mr. Matter said there are five full time employees on site that will pay close attention to the road making sure it is de-iced. Commissioner Stauffacher said there was not enough room to absorb the flow if the downspouts were drained at grade. He said the reasonable option is to put in a ditch and culverts where ever necessary to get to the retention ponds. He did not want to see water flow where there is a potential for ice to form.

Planner Retzlaff questioned the quantity and type of water during a storm. Mr. Hitch said it was a low flow area and would not produce enough to flow over the walk.

Chairman Wolter said it shouldn't have been a surprise there was bedrock located at this site. Mr. Matter said he knew there was bedrock but blasting wasn't the only issue. Cost was also an issue. Commissioner Warren questioned the impact of flowing water on the roads and questioned why the hydraulics weren't done.

Chairman Wolter said he was hesitant to approve the plan because he was concerned with who the new, expanded ditch touches on the other side or near it. He said it may work well today until someone cuts or fills it with lawn debris and then the drainage problem becomes a Village issue. He said the Village had already received complaints from surrounding property owners regarding landscaping and he had a problem conveying more water around the Gables property and adjacent to those same property owners. He understands the expense but the revised plan could create a bigger problem.

MOTION Stauffacher second Peck to Deny the revised site development plan for storm water management for the Matterhaus. The applicant should meet with the Village Engineer to work on a solution and address as many issues raised by the Plan Commission and the Engineer's concerns as outlined in his memo. The revised plan should come back to the Plan Commission for review and approval.

MOTION carried unanimously.

Skyline Development Corporation – Donges Bay Road/Fond du Lac Avenue Intersection. Site Plan Consultation for the possible development of a 56,000 sqft industrial building on a 5.5 acre parcel. Planner Retzlaff summarized the proposal.

Bill Burkhart, Skyline Development, said he has been unable to attract a commercial user for this location since 2000. He has an existing Germantown Business Park client who is in the process of negotiating the sale of their existing operation and is interested in remaining in the Germantown area. He is looking for input from Plan Commission to see if there's enough support to rezone this parcel.

Plan Commissioners had the following comments and concerns:

- Industrial use preferred versus commercial use
- Schematics look good
- Concerned with tall vertical façade so close to Fond du Lac Ave.
- The building is at an entrance to Germantown – should have more landscaping and better aesthetics
- Move building farther south on lot
- The building is very close to road and will be overbearing
- Wetland issues need to be addressed
- Surrounding residential owners may oppose an industrial use
- May be some challenges with size of trucks used and potential issues that may occur with the future round-about.

Chairman Wolter said he appreciates Mr. Burkhart looking at this lot and coming up with this idea. He thanked him for his attempt to keep a business in Germantown and wished him good luck with the process.

ANNOUNCEMENTS: Chairman Wolter said he remembered Trustee Baum was out of the country on vacation and apologized for saying he was not excused from the meeting earlier.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:46 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant