PLAN COMMISSION MINUTES
February 3, 2014

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:00 p.m.

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

PUBLIC INPUT: None

PREVIOUS MINUTES: ***MOTION Baum second Warren to Approve the Minutes from January 27, 2014.***

MOTION carried unanimously.

Airgas – Germantown Business Park. Airgas Safety is seeking approval of Certified Survey Map and Site Development and building plans for a 253,263 sqft office and distribution center facility. Chairman Wolter explained this was discussed at the January 27th Plan Commission meeting and Action was postponed to give the applicant an opportunity to come back with additional information. He said the Motion to Approve with the Planner's recommendations and an amendment to Condition #10 that the applicant submit renderings and sight line perspectives to illustrate roof top screening compliance from Mequon Road and other adjacent streets, was still on the table.

(Action on the Motion to Approve as Amended was carried over from the 1-27-14 meeting)
MOTION Peck second Warren to Approve the site development and building plans for the proposed 253,263 sqft office and distribution center facility located on Mequon Road in the Germantown Business Park subject to the following conditions:

1. ***This approval is subject to final approval of the proposed Certified Survey Map (CSM), Shoreland-Wetland rezoning and conditional use permit required for the proposed wetland fill previously approved by the Wis. Dept. of Natural Resources and U.S. Army Corp. of Engineers.***
2. ***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 submitted on 1-23-2014 with plan sheets having a "revision date" of 1-23-2014 (if revised) or a date of 1-13-2014 (if not revised) unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.***
3. ***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.***
4. ***The following items shall be provided as required by the Village Fire Department: (a) a monitored sprinkler system per NFPA 13 and a Knox Box; (b) if further review determines that a fire pump is required for the building, direct access from the outside and a second Knox box will be required; (c) the final quantity and location of all fire hydrants serving this facility shall be approved***

by the Fire Department; (d) elevator(s) shall have a minimum internal dimension/width of 80" x 51" nominal; (e) an emergency evacuation plan shall be submitted to Fire Department for review and approval prior to issuance of an occupancy permit; (f) fire alarm devices (per NFPA 72) will require a plan reviewed and approved by the Fire Department; (g) required fire lanes (per NFPA 1) will require a 50' centerline turning radius to accommodate Fire Department equipment.

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 January 24, 2014 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. ***The proposed monument sign base shall be constructed of the same or similar masonry materials and color as the principal building. If the metal sign cabinet is internally illuminated, the face of the cabinet shall be opaque or have a dark background***.
9. ***The landscape plan shall be revised to include: (a) an additional twenty-four (24) street trees consistent with the requirements of the Germantown Business Park covenants; and (b) additional landscaping elements to create a denser buffer along Patton Court adjacent to the south side of the loading area. The revised landscape plan shall be submitted to the Village Planner for review/approval prior to issuance of a building permit***.
10. ***The requirement for architectural and/or landscape screening of the roof-mounted HVAC equipment shall be re-assessed by the Plan Commission within one (1) year after issuance of an occupancy permit. If deemed necessary by the Plan Commission, the owner shall submit plans and renderings for said screening to the Plan Commission for review/approval with any required screening to be installed within two (2) years after issuance of an occupancy permit.***
11. ***The pattern of windows and/or architectural glass found on the east and portion of the north elevation (for the office area) should be continued or repeated in some manner across the north elevation of the building (in lieu of simply painting portions of the pre-cast panels gray). Other architectural devices should also be added to provide further building articulation to break up the building's mass and monotony of the proposed north elevation as required under the Business Park covenants. A revised elevation/architectural plan and rendering shall be prepared and submitted to the Plan Commission for review/approval prior to issuance of a building permit.***

MOTION to Amend Wolter second Warren to Remove Condition #11 from the recommendations.

MOTION Fails (4-2 Wolter, Warren)

MOTION to Amend Baum second Stauffacher to change Condition #10 that the applicant submit renderings and sight line perspectives to illustrate roof top screening

compliance from Mequon Road and other adjacent streets.

MOTION carried (4-2 Wolter, Warren)

MOTION Stauffacher second Peck to Postpone until February 3rd to provide an opportunity for the applicant to come back with renderings of the north elevation from Mequon Road including the additional landscaping as it will look after it has been installed within one year of planting.

MOTION carried unanimously.
(End of Motion as Amended carried over from 1-27-14)

Peter Kucha, Eppstein Uhen Architects, presented visual illustrations of the building elevations from Mequon Road. He said 17 conifer trees to be planted at 9-10 feet tall were added to the berm along Mequon Road and an additional 11 trees were added along Patton Court. He said the roof top units had been reduced in size and the quantity reduced from 9 to 6 units. Discussion followed regarding how best to screen the units. Some thought painting the units the same color as the exterior wall would make them appear less visible. Trustee Baum disagreed and said the building should provide screening for the units. Discussion continued. Chairman Wolter asked Commissioners if what was presented tonight met what was asked for.

MOTION to Amend Stauffacher second Baum to eliminate Condition #11 and to go with Option #1.

Trustee Baum said he would not support the amendment because the revised elevations did not provide articulation. Commissioner Yokes and Gray also cited their disapproval with the plans. Mr. Kucha said the design originally had some teal accents, but they were told to avoid bright colors. Planner Retzlaff confirmed the Covenants state muted colors are preferred and bright colors should be avoided. Trustee Baum said he was ok with the teal accents saying it would break up the painted windows and add a little interest. Chairman Wolter said Airgas had used numerous trees and landscaping to breakup the large building. He said Airgas has a prominence in who it is being a fortune 500 company and that they are building in Germantown. He said in his opinion the building looks nice.

MOTION Failed 4-3 (Baum, Gray, Peck, Yokes)

Discussion continued.

MOTION to Amend Stauffacher second Baum to Replace Condition #11 with the condition that the developer stagger the vertical panels and windows to provide for an 8 inch reveal on the north elevation and provide an accent color on the panels for a total of 7 panels

Jeff Stawicki explained that Airgas is trying to manage costs and does not to make the building an eyesore. He said they added a significant amount of additional landscaping to the north side to make the building as hidden as possible. He then said he and Peter had some new elevations to present that he and Peter came up with at and added cost to the project. Mr. Kucha presented the plans to the Commission. Commissioners were in agreement the new plans were a good compromise to what they were looking for.

MOTION to Amend Withdrawn.

MOTION to Amend Stauffacher second Baum to replace Condition #11 by stating 4 vertical accent pieces should be added on the north elevation as shown on option #3.

Discussion continued regarding adding a teal accent color to the building.

MOTION to Amend carried unanimously.

MOTION to Amend Peck to replace condition #10 to limit rooftop units to no higher than 4 feet above the edge of the building.
MOTION Fails no second.

Discussion continued***.*** Commission Stauffacher questioned the landscape plan. Planner Retzlaff said the original landscape plan was satisfactory to staff with the exception of the street tree requirement and providing additional screening on Patton Court. With the additional trees that were added to Mequon Road and Patton Court, what was presented tonight appears to satisfy those requirements.

MOTION to Amend Stauffacher second Baum that the revised landscape plan presented tonight along Mequon Road and Patton Court be included as part of the site plan approval.

MOTION to Amend unanimously.

MOTION to Approve as Amended carried (6-1 Baum)

MOTION Baum second Peck to Approve the Certified Survey Map (CSM) subject to the following conditions:

1. ***All technical corrections raised in the Village Surveyor's January 20, 2014 review memo shall be addressed and submitted to the Surveyor for review/approval prior to recording the CSM.***

MOTION carried unanimously.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant