PLAN COMMISSION MINUTES
October 10, 2011

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:33 p.m.

ROLL CALL: Chairman Wolter, Trustee Representative Baum, Commissioners Warren, Jex, Stauffacher and Mazurek. Commissioner Peck was absent and excused. Staff members in attendance included Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

PREVIOUS MINUTES: ***MOTION Baum second Warren to Approve the Minutes from September 12, 2011.***

MOTION carried unanimously.

Columbia St. Mary's – N112 W15415 Mequon Road. Jones Sign Co., agent for Columbia St. Mary's Germantown Clinic is requesting approval for replacement signs for the clinic. Planner Retzlaff summarized the proposal.

MOTION Mazurek second Stauffacher to Approve the proposed replacement sign faces for the two existing ground signs for the Columbia St. Mary's Germantown Clinic located on Mequon Road subject to the following conditions:

1. ***The dark lettering on the message board inserts should either be replaced with light colored lettering on a dark background or some other alternative to reduce the glare/glow from the sign.***
2. ***Electrical permits shall be obtained from the Building Inspection Department prior to installation.***
3. ***All electronic components shall be inspected and labeled by a licensed lab.***

Dr. Steinert confirmed that the sign background would be changed to a dark color and the sign insert panels will be secured so they cannot be easily vandalized.

MOTION to Amend Baum second Warren to add a 4th condition that staff review and approve the proposed changes to the sign.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

Guys & Dolls Hair and Gallery – N112 W15800 Mequon Road. Sign Effectz Inc., agent for Devo Germantown LLC, property owner, and Guys & Dolls, is requesting approval for wall and monument signage for the new tenant space locating in the Sendik's Village Centre. Planner Retzlaff summarized the proposal. He added that condition #3 as stated in the staff report had already been addressed and corrected.

MOTION Baum second Jex to Approve the proposed wall and monument signage as proposed for the Guys & Dolls Hair and Gallery in the Sendik's Village Centre located at N112 W15800 Mequon 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.***
3. ***Sign background for the projecting wall sign insert shall be changed to a dark color, or match the building color and be opaque and not appear lit when illuminated.***

MOTION carried unanimously.

Super Lube – N112 W16076 Mequon Road. Monches Construction as agent for DDS Germantown, property owner, is seeking approval of a conditional use permit and site and building plans to operate a Super Lube oil change operation from 2,580 sqft of the multi-tenant commercial building formerly occupied by Hollywood Video. Planner Retzlaff summarized the proposal.

Paul Seul, Monches Construction, said the owner is acceptable to the elimination of two overhead doors on the east elevation and the conditions of approval as stated by the Planner. Planner Retzlaff said with the elimination of the two east doors, only five parking spots would be displaced and the pedestrian walkway would remain. He said there was a possibility of shared parking with Roberts adding that it would be difficult to provide additional parking on the north property because of existing wetlands. Planner Retzlaff said he did not like the appearance of the overhead doors and his recommendation includes submitting revised plans for 1.) a more decorative overhead door and 2.) the replacement of any parking displaced by the service bay driveway modifications. He said both revisions need Plan Commission approval as stated in the conditions of approval #4 and #5. Commission members were concerned with traffic flow, noise and smells that might affect Roberts outdoor dining, where storage materials would be kept and keeping the building's appearance esthetically pleasing.

MOTION Baum second Warren to Approve the conditional use permit and site and building plans for the operation of a Super Lube oil change business from the multi-tenant retail commercial building located at N112 W16076 Mequon Road subject to the following conditions:

1. ***This permit authorizes the uses, activities and facilities set forth in the conditional use permit application dated September 12, 2011 and in the supporting documents and plans made part of the application, including the site development and building plan sheets (dated September 12, 2011). All of the operational characteristics and services provided, as well as commitments made by the Applicant, as cited in the application, supporting documents and Village staff report and recommendation are deemed to be conditions of approval.***
2. ***If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional use which causes special problems or harmful effects otherwise associated with the use to be no longer ameliorated or eliminated, or where conditions imposed were anticipated to ameliorate or eliminate harmful effects associated with the use but are insufficient to do so, or for similar cause based upon consideration for***

the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.

3. ***Exterior building modifications that involve/require the installation of overhead service bay doors shall be limited to the south side of the building. No service bay door(s) shall be installed on the east side of the building.***
4. ***The architecture, appearance and exterior materials for the service bay doors shall be compatible with the building's existing architecture and appearance. The original proposal to use a "standardized" clear glass, aluminum-framed overhead roll-up door is not acceptable. Revised building plans and a colored rendering showing a more decorative, architecturally consistent door style shall be reviewed and approved by the Plan Commission.***
5. ***Additional parking serving the multi-tenant building will be required as a result of existing parking stalls being displaced by the service bay driveway modifications. The amount of new, additional parking stalls to be provided shall be equal to or greater than the number of stalls being displaced. Additional spaces can be provided by constructing new spaces on the subject property and/or through a shared parking arrangement/agreement reviewed and approved by the Village pursuant to Section 17.45 of the Zoning Code. A revised site plan showing the additional spaces shall be reviewed and approved by the Plan Commission.***
6. ***The existing monitored sprinkler system shall be upgraded as reviewed and approved by the Fire Department. A Knox Box shall be installed in the building as required by the Fire Department.***
7. ***State approved plans for the building remodeling and a $20,000 occupancy bond are required by Inspection Services prior to issuance of a building permit.***
8. ***All technical corrections and issues raised in the Engineering Department's September 26, 2011 memo shall be addressed and reflected in a revised plan set submitted to the Village Engineer for review and approval prior to issuance of a building permit.***
9. ***If the total amount of flammable or hazardous fluids stored within the building exceeds 1,000 gallons, the Village's above-ground storage tank requirements in Section 11.071 will have to be met with all required documents subject to review and approval by the Fire Department.***
10. ***Exterior signage shall be reviewed and approved by the Plan Commission.***
11. ***Revised site development and building plans incorporating the requirements of the above conditions shall be reviewed and approved by the Plan Commission prior to issuance of any building permit.***

MOTION carried unanimously.

Waste Management of Wisconsin – W135 N9950 Midland Drive. Request for approval of the Plan of Operation for the 11 acre organics recycling (compost) facility on a portion of the Omega Hills Landfill property. Planner Retzlaff said a conditional use permit for a compost facility was approved by the Village Board with a condition that the Plan of Operation be submitted to and approved by the Village.

Steve Meyer and Mike Melan spoke on behalf of Waste Management. Commissioner Stauffacher was concerned with the truck pattern for drop off and the amount of traffic on County Line Road from trucks going back and forth from the Menomonee Falls facility to the Germantown facility. He was also concerned with the potential for contaminants and the Village's recourse for remediation.

MOTION Baum second Jex to Approve the Plan of Operation (dated July, 2011) for the 11 acre organics recycling (compost) facility on a portion of the Omega Hills Landfill property located at W135 N9950 Midland Drive subject to the following condition:

1. ***Final authorization to commence use of the compost facility by the Village Board and the issuance of any permit required by the Village (erosion control and zoning) shall be withheld until the proposed facility and Plan of Operation has been approved by the DNR.***

MOTION to Amend Stauffacher second Baum to add a condition to the CUP that no stock process be allowed to be dumped including renderings or slaughterhouse waste.

Discussion continued regarding truck traffic and how often County Line Road would be used. Trustee Zabel said he understood Waste Management would use their private roads for transporting not County Line Road, when dumping waste coming from Menomonee Falls. He suggested the Plan of Operation include language stating that.

MOTION to Amend carried 5-1 (Jex)

MOTION to Amend Stauffacher that Germantown residents be allowed to bring yard waste to the Orchard Ridge facility on the same basis as Menomonee Falls residents.
MOTION died for lack of a second.

MOTION to Approve as Amended carried unanimously.

Planning Department - Planner Retzlaff explained the WI DOT is currently designing a resurfacing project for Pilgrim Road from Mequon Road north to Fond du Lac Avenue. The project enables the Village to add streetscaping features to the plan such as decorative lighting, stamped concrete sidewalks, edging, crosswalk pavers, planters, benches, tree planting, etc. Plan Commission should consider this opportunity and make a recommendation about including streetscaping to the road reconstruction project.

Engineer Bischke said the Village DPW is planning a water main relay and storm sewer expansion project on Francese Drive and Sylvan Circle which would also result in road reconstruction. He explained that because of the proximity of these projects to the Village's Main Street district, Plan Commission should discuss their vision for this area.

Commission members had the following comments and concerns:

- The Village would need to pay for improvements
- Should the Main Street theme be continued on Pilgrim Road
- A sidewalk is already planned for the east side of Pilgrim Road

- Are boulevards planned for the reconstruction
- This is a road resurfacing project
- Decorative light fixtures should match those on Mequon Road for Pilgrim Road and light fixtures should match those on Main Street at Fond du Lac Avenue
- Sidewalk should extend east on Pilgrim Road then cross over to the West side at Sylvan Circle.
- Should the light fixtures include the taller black pole with two arms or match the single arm fixtures
- Should the Pilgrim and Mequon Road crosswalks and Fond du Lac and Main crosswalks be similar
- Consider adding directional signage to Main
- Stamped concrete holds up better than pavers
- Determine what part of Pilgrim Road to concentrate on – Pilgrim Road to railroad tracks or railroad tracks up to Fond du Lac Avenue making downtown a destination area
- Can the Village afford to include entire area and at what cost
- The Village won't have the money for this project – it won't draw people to Main Street – there is no benefit for the improvements
- Germantown does not have a destination Main Street

This item was for discussion only. No action was taken.

ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant