

PLAN COMMISSION MINUTES

May 9, 2011

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:31 p.m.

ROLL CALL: Chairman Wolter, Trustee Representative Baum, Commissioners Stauffacher, Warren, Jex and Peck. Commissioner Mazurek 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 Stauffacher to Approve the Minutes from April 11, 2011.*

MOTION carried unanimously.

Cain Industries – W194 N11826 McCormick Drive. Cain Industries submitted site and building plans for a 2,742 sqft addition to their existing 55,050 sqft industrial building. Planner Retzlaff summarized the proposal.

MOTION Baum second Jex to Approve the site plan as proposed for a 2,742 sqft office addition to the existing 55,050 sqft industrial manufacturing/office building located at W194 N11826 McCormick Drive subject the following conditions:

- 1. All landscaping and lighting items shown on the plans shall be installed as proposed prior to issuance of an occupancy permit for the building unless a performance bond, cash bond, or letter of credit in an amount equal to 120 percent of the estimated installation and material costs is submitted to the Village as necessary to ensure that the installation of all proposed landscaping features will be completed within one (1) year after issuance of the first building permit.***
- 2. A revised landscape plan be prepared and submitted to the Village Planner for review/approval.***
- 3. All technical concerns raised by the Engineering Department in their April 21, 2011 memo shall be corrected and reviewed and approved by the Engineering Department prior to issuance of a building permit.***
- 4. A monitored sprinkler system and occupancy inspection is required for the new addition by the Fire Department.***

MOTION carried unanimously.

Wisconsin Stamping & Manufacturing – N110 W13455 North Patton Court. Paul Stangl, agent for RAFRAD LLC, property owner, is seeking approval of a conditional use permit and site development and building plans for the construction of a 54,933 sqft manufacturing and warehouse building on a 10.25 acre lot on the North Patton Court in the Germantown Business Park. Planner Retzlaff summarized the proposal.

MOTION Stauffacher second Baum to Approve a conditional use permit pursuant to the Village's Groundwater Protection Ordinance for Wisconsin Stamping & Manufacturing and the proposed machining and metal working operation at the facility located at N110 W13455 North Patton Court subject to the following conditions:

- 1. This permit authorizes the uses, activities and facilities set forth in the conditional use permit application dated April 15, 2011 and in the supporting documents and plans made part of the application, including the site development and building plan sheets (dated April 14 and May 3, 2011). All of the commitments made by the Applicant in the application and supporting documents cited herein are deemed conditions of approval. This permit includes the same uses and activities that may be conducted in/as part of the future building expansion shown in the site development and building plans.**
- 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. The type and amount of lubricants, coolant or other liquid material to be used and stored shall be limited to those which are listed in the application documents and material safety data sheets (or comparable). Significant changes in the type or amount of such material, or, any changes to the methods of storage shall be reported to the Village Planning Department. Modifications to the approved CUP may be required by the Village at that time.**
- 4. Emergency response spill kits shall be provided on-site at all times.**
- 5. Sufficient secondary containment (integral or portable) for all lubrication and coolant shall be installed and maintained.**
- 6. The Applicant shall prepare and maintain a current contingency plan which details the response to any emergency which occurs at the facility, including notifying municipal, county and state officials. A copy shall be provided to the Village Fire Department.**

MOTION to Amend Stauffacher second Baum that all materials that have been treated with lubricant be required to be stored indoors.

Discussion followed regarding the machining process and how and where the waste scrap/shavings are stored. Mr. Stangl said scrap would not be stored outdoors.

MOTION to Amend carried unanimously.

Trustee Baum asked how much "thud" or vibration will be felt because of the stamping process. Mr. Stangl said it would be a very small scale thud and should not be felt outside the building or beyond the property.

MOTION to Approve as Amended carried unanimously.

MOTION Baum second Jex to Approve the site development and building plans (dated April 14 and May 3, 2011) for the construction of a 54,933 sqft manufacturing and warehouse building on a 10.25 acre lot on North Patton Court in the Germantown Business Park subject to the following conditions:

- 1. Approval is for the site development and building plan set dated 3-14-2011 (unless otherwise revised by a subsequent plan set approved by the Village Planner pursuant to revisions required herein. Architectural, building and landscaping plan review/approval is required by the Plan Commission for the future building expansion.**
- 2. Additional landscaping is required: (1) along the north elevation (in the yard space and separate foundation plantings); (2) along the east side and wrapped around the western edge of the parking lot (nearer/adjacent to the curb with some type of continuous, low-level evergreen shrub; (3) some evergreen trees added to the screening along the south property line; and (4) the expansive yard areas both in front of (east) and behind (west) of the proposed building will need to be planted with lawn and neatly maintained. A revised landscaping plan shall be prepared and submitted to the Village Planner for review and approval prior to issuance of an occupancy permit.**
- 3. Additional curb & gutter shall be extended at the driveway entrances and further into the parking stall area and around the median curves within the parking lot and be used to define the edge between the sidewalk and parking stalls on the south side of the building.**
- 4. 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.**
- 5. A monitored sprinkler system and Knox Box shall be installed in the building as required by the Fire Department.**
- 6. 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.**
- 7. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.**
- 8. All technical corrections and issues raised in the Engineering Department's April 21, 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.**

MOTION to Approve carried unanimously.

Fountain Square – W178 N9886 Rivercrest Drive. JBJ Companies, Agent for Fountain Square, is requesting approval of an amendment to the Fountain Square PDD Conditions and Restrictions Resolution (No. 50-96) to delete the maximum 10 SF wall signage allowance. Planner Retzlaff summarized the proposal. Discussion followed.

Planner Retzlaff asked why the west side of the building should be treated any differently than the east side where there are no longer any restrictions. He said the concern for the adjacent residential area that existed in 1998 is not a concern today given the nature of the mature screening that has been established over the years. Trustee Baum and Stauffacher were concerned with signage for future tenants and indicated all future signs should be reviewed by Plan Commission. Chairman Wolter agreed that the size restriction was put in

place for to protect the residents at the time of development but now residents cannot see though the tree line. He said Plan Commission would consider the residents to the west with each review and does not want to prohibit any business from potentially locating on the West side because the PDD eliminates a bigger sign on that side of the building.

MOTION Baum second Jex to Approve the proposed Fountain Square PDD resolution amendment to delete Condition 6.c. from Resolution No. 50-96 as a “minor” change to the PDD Resolution.

MOTION carried unanimously.

Fountain Square LLC for ITT Technical Institute – W178 N9886 Rivercrest Drive. JBJ Companies, owner/manager of Fountain Square Office Park, is requesting approval of a sign permit application for 2 wall signs for new tenant ITT Technical Institute. Planner Retzlaff summarized the proposal.

MOTION Baum second Jex to Approve the proposed two (2) wall signs for ITT Technical Institute in Fountain Square subject to the following conditions:

- 1. Approval of an amendment to the Fountain Square PDD Conditions & Restrictions Resolution (No. 50-96) that deletes or otherwise modifies the sign area restrictions to allow the proposed 43 sqft and 103 sqft wall signs.***
- 2. An electrical permit shall be obtained from Inspection Services prior to installation of any/all electrical components.***
- 3. All electrical components must be listed and labeled by a recognized lab.***

MOTION to Amend Stauffacher second Peck that Commissioner Peck review the luminescence qualification and character of the sign with Planner Retzlaff.

MOTION to Amend carried unanimously.

MOTION to Amend Baum second Warren to Approve the 10 sqft sign in the event the Village Board does not approve the PDD Amendment.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

McDonalds – N112 W15936 Mequon Road. Dion Conn, owner/operator, is requesting a consultation with the Plan Commission regarding a proposed exterior renovation to the restaurant building. Planner Retzlaff summarized the proposal.

Mr. Conn explained he could only do certain changes as recommended by the McDonald's Corporation. He said the renovations were not required but if done, the guidelines need to be followed for the McDonald's Corporation to provide incentives.

Plan Commission had the following comments and concerns:

- The building should have a Germanic theme
- Disappointed with style of building proposed – too plain
- The proposal is a corporate national theme

- Renovations are needed on the inside
- There are other design options available
- The cooler box should be enclosed
- The McDonald's renovation in the Wisconsin Dells looks horrendous
- Incorporate half timber or post and beam Pomeranian style

Chairman Wolter thanked Mr. Conn for wanting to change the building and said he understood the corporate battle to incorporate a Germanic theme. He asked Trustee Baum to provide the other renovation options he saw on line to help with additional changes that could be incorporated into the building remodel.

Village of Germantown – Lot 23 of CSM 6123 and Lot 1 of CSM 5426 North Patton

Drive in the Germantown Business Park. The Village of Germantown is requesting approval of a 4-lot CSM for purposes of re-dividing existing parcels totaling 70.2 acres in the Germantown Business Park. Planner Retzlaff summarized the proposal.

MOTION Baum second Stauffacher to Approve the CSM as proposed.

MOTION carried unanimously.

ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST: None

ADJOURNMENT: There being no further business the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant