

PLAN COMMISSION MINUTES

July 8, 2019

CALL TO ORDER: Planning Assistant Lori Johnson called the meeting to order at 6:30 pm.

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

***MOTION Shadid second Laszewski to appoint Trustee Baum as Chairman Pro-Tem.
MOTION carried unanimously.***

PUBLIC INPUT: None

APPROVAL OF MINUTES: ***MOTION Shadid second Laszewski to Approve the minutes from 6-10-19. MOTION carried unanimously.***

ACTION

Germantown Historical Society for Frank & Irene Blau – W148 N12297 Pleasant View Drive.
The property owners are seeking approval of the Village's Historic Designation for the former Friedrich Groth farmhouse. Planner Retzlaff summarized the proposal

MOTION Laszewski second Shadid to Approve the requested Historic Designation for the Irene and Frank Blau farmhouse located at W148 N12297 Pleasant View Drive.

MOTION carried unanimously.

PUBLIC HEARING & ACTION

Central Land Company III, LLC, Agent for GGWW, LLC, Property Owner – W204 N12839 Goldendale Road. Request is for approval of a rezoning from A-1 Agricultural to M-1 Limited Industrial for 45.46 acres and Plan Commission consultation on a Certified Survey Map and general development plan for a 240,500 sqft industrial building.

Chairman Baum opened the Public Hearing at 6:34 pm.

Associate Planner Zandt summarized the proposal.

Dominic Ferrante, Briohn Design Group, stated they have addressed the majority of items identified in the staff comments. He indicated the client wants the building entrance on the northwest side of the building because of the setting the adjacency to the tree line. He said their preference is to grow from west to east and asked for consideration. They made sure the east elevation looks like a primary elevation and will use landscaping to make it look like a park like setting and the trailer parking will be moved further to the east and will be well buffered between the streets. They will have a 50-foot buffer that is well landscaped between the 2 streets. Discussion continued. Planner Retzlaff said because the east side of the building is prominent, staff is concerned with the architecture on the east elevation. Mr. Ferrante indicated they treated that elevation as a primary elevation. Planner Retzlaff stated if plans change, the next tenant may want that open area for outside storage which would change the plans for expansion.

Sam Dickman, Central Land Company, stated the 240,000 sqft building has a tenant for the entire building and that tenant wants the building laid out presented.

Chairman Baum closed the Public Hearing at 6:57 pm.

MOTION Laszewski second Shadid to Approve the Rezoning of approximately 45.46 acres (Lots 2, 3 and 4 of CSM 5959) from A-1: Agricultural to M-1: Limited Industrial as proposed.

MOTION carried unanimously.

Planner Retzlaff indicated that staff recommendation is to flip the building and asked Plan Commission if they were OK with that. Mr. Ferrante explained the trailer parking is gone on the new plan and that side will be heavily landscaped. Chairman Baum said he understands why the owner wants to build west to east due because of the tree line

PUBLIC HEARING & ACTION

Gtown Properties LLC, Agent and Property Owner for North Shore Bank – N112 W15800 Mequon Road. Rezoning application to create a B-2 Planned Development District (PDD) and Rezone 10.16 acres from the B-2: Community Business & B-3: General Business Districts into the B-2/PDD: and a 2-Lot Certified Survey Map application and Site Plan Consultation for a 2,250 sqft bank. Associate Planner Zandt summarized the proposal.

Chairman Baum opened the public hearing at 7:13 pm.

Greg Devorkin, Gtown Properties, said he was not looking to do anything with this property, but after looking at the plans he agreed the proposal was in the best interest of the Village to enhance the growth of this area. He said Sendik's indicated they support this development.

The public hearing was closed at 7:17 pm.

Commissioner Nilles asked if the parking guidelines need to be revisited. Planner Retzlaff said the guidelines are outdated and need to be revised. Commissioner Laszewski said he doesn't think the building blends in with the Germanic theme pattern on other buildings in the area. Commissioner Kimmler said this building looks totally different than the architecture on the surrounding buildings. Planner Retzlaff indicated that staff supports the creation of the PDD, the rezoning, site plan and CSM, but staff believes the building presented does not include the typical Germanic theme architectural features, accents or materials. Commissioner Shadid said he supports the project but said the other businesses in the area have made their standard décor fit the Village's Germanic theme. Chairman Baum stated that some Trustees will ask what the Village is getting in exchange for the PDD. Planner Retzlaff answered that no particular amenities have been proposed.

Eric Neumann, MSI General, commented on the building design and said the roof line is a signature feature for the bank and they want to keep it. He said they used board and batten siding to make the building appear Germanic. Planner Retzlaff explained the property is located within the Germanic Theme corridor and the building should reflect the existing Germanic style buildings in the vicinity. Commissioner Laszewski said he's not a fan of the board and stucco look. He suggested vertical timber elements similar to Roberts or lintels above the windows where its arched or larger blocks on the corners. He added if they do enough with the lower focal points it could work with the roof. Trustee Baum said Germanic detailing of the building should be incorporated including window lintels, arches, introduce more materials instead of metal by using more wood elements. He stated that the Commission may not say yes to the added details, but it would be in a better direction. Commissioner Laszewski suggested adding some interesting landscape features to take away from

the sea of asphalt. Discussion continued regarding removing parking spaces to add more landscaping.

MOTION Nilles second Shadid to Approve the proposal by Gtown Properties LLC to create a B-2 Planned Development District (B-2/PDD) for the 10.16-acre Sendik's Village and rezoning from the B-2 and B-3 Districts to the new B-2/PDD subject to the following conditions:

- 1. A detailed list of zoning district regulations and development conditions for the Sendik's Village Centre PDD shall be drafted and submitted prior to review and approval by the Village Board.***
- 2. Detailed site development, utility, landscaping, lighting and building plans shall be submitted as part of the Site Plan application for Plan Commission review and approval prior to any development of proposed Lot 2. Said building plans shall include an architectural design and materials reflective of and consistent with the Village's "Germanic Theme" corridor along Mequon Road as recommended and approved by the Village's Architectural Review Board (Plan Commission).***

Planner Retzlaff summarized the PDD conditions that include reducing the parcel size, reduce minimum lot frontage requirements, reduce the setbacks that apply to the building to accommodate the building on the lot and reducing the parking lot setback.

MOTION to Amend Baum second Laszewski to add Condition #3 that the 6 parking stalls east of the drive thru and the 2 parking stalls directly south of those on the street frontage be removed and replaced with landscaping.

MOTION to Amend carried unanimously.

MOTION to Amend Baum second Shadid to add Condition #4 that the applicant come back with an enhanced Germanic theme in keeping with the surrounding environment.

MOTION to Amend carried unanimously.

MOTION to Amend Baum second Laszewski to add Condition #5 that the Sendik's truck be parked per Village standards, not left in front of the building and relocated somewhere else.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried 5-1 (Baum)

MOTION Kimmler second Nilles to Approve the 2-lot Certified Survey Map (CSM) for the 10.16-acre property subject to the following conditions:

- 1. The CSM shall be revised to reflect the Village Surveyor comments contained in the June 19, 2019 review memo prior to recording the CSM.***
- 2. New, existing, and revised easements shall be shown on the CSM including, but not limited to, the easement for the pylon signage and the cross-access easement.***

MOTION carried unanimously.

PUBLIC HEARING & ACTION

Ger & Chia Vang – Property Owners of 29.6 acres west of Pleasant View Drive. Request to Rezone 5.03 acres from the A-1: Agricultural District to the Rs-1: Single Family Residential and Rezone 24.57 acres from the A-1: Agricultural District to the A-2 Agricultural District and a 2-Lot Certified Survey Map. Associate Planner Zandt summarized the proposal.

Chairman Baum opened the Public Hearing at 7:53 pm.

A resident came forward and asked how many adults would be living in the home. Planner Retzlaff said that information was not part of the application.

The Public Hearing was closed at 7:56 pm.

MOTION Shadid second Laszewski to Approve Rezoning the 29.601-acre parcel from A-1: Agricultural to Rs-1: Residential Single-family and A-2: Agricultural; and Approve the proposed 2-lot Certified Survey Map (CSM) of the 29.601-acre parcel owned by Her and Chia Vang located on Pleasant View Drive.

MOTION carried unanimously.

DISCUSSION

Haag Muller, Agent for McDonalds Corporation, property owner – N96 W 17512 County Line Road. Site Plan Consultation for site and building improvements for a complete tear down and re-construction of the McDonalds restaurant. Associate Planner Zandt summarized the proposal.

Steve Jeske, Hag Muller Architects, said McDonalds goal is to remodel all their restaurants by 2020 with a more modern and contemporary architecture. He said he will bring comments back to the McDonalds Corporation and provide guidance on how to move things around on the building. He explained since 2009, all the building materials have changed to a higher level of materials that provide a high-quality architecture that blends inside and outside the building.

Commissioner Kimmler did not like the vertical wood look aluminum and offered it be replaced with a stone veneer that may look better. Commissioner Laszewski said the building would look better with stone or a faux stone and not the slating. Mr. Jeske said the wood look is used to soften the design, but it is not wood. Planner Retzlaff asked if stone or brick could be used. Chairman Baum commented that all the gray colors make a very stark environment and a very bland building in the winter. He asked if a different design could be brought forward? Commissioner Laszewski asked that spirea not be used in the landscaping plan. Planner Retzlaff asked if they anticipate a parking problem with the side by side drive-thru lanes. Mr. Jeske replied that it would not be an issue. The remodel is being done to improve the drive-thru and McDonalds has used this design for years without an issue. Planner Retzlaff asked the optional patio be included in the landscape area.

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

DISCUSSION

Gehl Foods LLC – N116 W15970 MainStreet. Site Plan Consultation for a 22,500 sqft industrial building addition. Planner Retzlaff summarized the proposal. He explained in order to accommodate the building expansion, a planned development district needs to be created.

Steve Schulz, Gehl Foods, explained that only 5 silos are proposed instead of 10 and they will try to match the existing façade of the older part of the building and will imitate the windows on the south elevation. Commissioner Laszewski said the west corner is super unattractive and looks like a big blah, concrete warehouse. He said it needs some feature on the corner. Commissioner Kimmler commented on the revitalization of Main Street and that tearing down 4 older houses doesn't seem like it fits in with what the Village sees for the future. Commissioner Shadid said he thought this would happen and that they can take the houses down if they want. He added that the houses have no significance. Chairman Baum said they can take the houses down, but they don't have the ability to put addition because they don't have enough impervious area. Planner Retzlaff explained the parcels would also need to be rezoned and combined with the larger parcel. Commissioner Williams asked if there is a conflict of interest because Graef has prepared the plans for Gehls. Planner Retzlaff said he may need to consult with the Village attorney.

Chairman Baum said several Trustees will be against the PDD when it goes to the Village Board. He said Gehls will need to bring forth a package that shows how fabulous this can be what you're going to give to the village to make this spectacular before several Trustees will agree to the PDD. It is not fabulous right now. Mr. Schulz agreed. Baum said the fabric of main street is being eroded and maybe they will build out everything possible in the surrounding properties. Trustee Wing spoke about what has happened in the past and the promises from Gehls that never happened. He said you need to decide if you want an industrial park or an entertainment district.

Mr. Schulz said he will work with the architects to improve the look of the building. Planner Retzlaff asked if any tradeoffs were being discussed. Mr. Schulz indicated the bank property could provide public parking in the evening and Gehls would be willing to dedicate the corner lot on Main Street and Fond du lac Avenue to the Village for a small park or to improve traffic. Trustee Baum said he needs to see how grand this could be before he would think about approving it. He needs a master plan for Main Street from Gehls.

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

ANNOUNCEMENTS: The 2050 Comprehensive Plan Open House will be held on July 23rd from 6:00 pm to 8:00 pm at the Germantown Community Library.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:54p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant