

**Village of Greendale  
Plan Commission Meeting  
February 10, 2021**

President Birmingham called the meeting to order at 7:01 p.m.

**ROLL CALL**

Present: Chadwick, Ouellette, Davis, Kraemer, Kosarzycki, Birmingham

Absent: Schroedl

Also Present: Ken Robers, Director of Inspection Services

Ben Block, Village Planner

John Talsky, Village Attorney

Kathy Dorlack

Audience: One attendee

**MINUTES**

Commissioner Davis motioned, seconded by Commissioner Kramer to approve the Plan Commission meeting minutes of November 10, 2020.

Ayes: Chadwick, Ouellette, Davis, Kraemer, Kosarzycki, Birmingham

Nays: None

Motion to Approve: Carried

**REFERRALS FROM THE VILLAGE BOARD**

- A. Consider recommending approval of the application from Alvin W Emmons, 5817 Dale Ln for the conversion of a duplex home at 5595-97 Bluebird Ct into two condominiums.**

Ben Block stated that this is an existing side by side. The submitted condominium plat shows each unit will have common elements associated with them and there will be no structural changes. Both units have separate address' that will remain unchanged. This is a permitted use and they are in compliance.

Commissioner Kraemer questioned that the Articles of Incorporation state that the Blue Bird owners would be a nonprofit organization, would this have tax ramifications.

Atty. Talsky stated that it should not say nonprofit and he will make that correction.

***Commissioner Chadwick motioned, seconded by Commissioner Kraemer to recommend the unconditional approval of the application from Al Emmons at 5817 Dale Ln for the conversion of a duplex home at 5595-97 Bluebird Ct into two Condominiums with review and approval of***

**the Declaration of Condominiums, the Condominium Agreement, and the Articles of Incorporation by the Village Attorney and with the correction that will be done by Attorney Talsky.**

Ayes: Chadwick, Ouellette, Davis, Kraemer, Kosarzycki, Birmingham

Nays: None

Motion to Approve: Carried

### **ADJOURNMENT**

**Commissioner Ouellette, motioned, seconded by Commissioner Davis to adjourn.**

Ayes: Chadwick, Ouellette, Davis, Kraemer, Kosarzycki, Birmingham

Nays: None

Motion to Approve: Carried

The Plan Commission meeting adjourned at 7:10 p.m.

Respectively submitted,  
Kathy Dorlack