

**Village of Greendale
Plan Commission Meeting
February 13, 2019**

President Birmingham called the meeting to order at 7:00p.m. in the Village Hall Board Room.

ROLL CALL

Present: Genz, Chadwick, Kraemer, Kosarzycki (arrived at 7:01), Birmingham
Absent: Schroedl, Davis
Also Present: Ken Robers, Director of Inspection Services
Darlene Smith, Deputy Clerk Clerk
Ben Block, Graef
Len Roecker, Village Engineer

Audience: Matt Sell, Village Trustee
Jeff Martin, Seritage
John Meiners, J&J Contractors

MINUTES

Commissioner Chadwick motioned, seconded by Commissioner Kraemer to approve the Plan Commission meeting minutes of November 14, 2018.

Ayes: Genz, Chadwick, Kraemer, Birmingham
Nays: None
Motion to Approve: Carried

REFERRALS FROM THE VILLAGE BOARD

- A. PC 19-01 Consider recommending approval of a Special Use/Building Permit Application to build two sunrooms at 5603-5607 Azalea Court, Greendale, Wisconsin in accordance with Section 17.36(3) of the Greendale Zoning Code.**

Ben Block (Graef) read the report. He stated that this house is in Block 32 of the Greendale Historical Center and is subject to the Rehabilitation Guidelines. In summary, some minor details will need to be resolved to receive final approval. Ben mentioned specifically the dimensions of the porch columns and soffit, the materials for the porch siding and porch roof, proposed colors and windows and doors. John Meinders of J&J Contractors explained the original porches are being removed; there will be no columns just 2x4 walls, rubber roofing and light gray vinyl siding will be used and new windows and doors due to there are no existing windows and doors to rehabilitate. Ben used the rehabilitation guidelines for porches and it was determined to redefine as seasonal sunrooms, which changes the rehabilitation guidelines.

Commissioner Chadwick motioned, seconded by Commissioner Kraemer to have the Plan Commission recommend to the Village Board the Special Use Application for a building permit to enlarge two

porches of an Original Greendale Home located at 5603-5607 Azalea Court with the additions of the planning consultant be approved.

Ayes: Genz, Chadwick, Kraemer, Kosarzycki, Birmingham

Nays: None

Motion to Approve: Carried

B. PC 19-02 Consider recommending approval of a Special Use/Building Permit Application for the tenant buildout for TJ Maxx at 5200 S. 76th Street.

Ken Robers stated this is only for the outside of this building for TJ Maxx and Round One and it includes the new color change on Round One; they changed their corporate colors. Ben reported this is a revision to a few elements from Phase 1. These revisions include the proposed new use of TJ Maxx the shape of the snow storage area in CSM 8428 (the Greenfield portion of the parking lot), the amount of parking spaces provided (91 fewer spaces provided), the configuration of various elements within the parking lot (ADA-accessible spaces, crosswalks, bollards), and the landscaping (amount and location). Jeff Martin from Seritage stated this project has exceeded expectations. The parking is adhering to the village requirement. He noted this request is also to change the corporate colors for Round One. The silver background does not work with the white lettering. He stated that they ran out of time to get the landscaping done before winter. The balance of the landscaping that is being proposed in the plan will be done as part of Phase II.

Commissioner Chadwick motioned, seconded by Commissioner Genz to have the Plan Commission recommend to the Village Board that the Application for the Plan Review and Special Use Approval for proposed revisions to Phase 1 of the previously approved redevelopment of the former "Sears" portion of Southridge Mall be approved as submitted and to include the recommendations of the Plan Consultant.

Ayes: Genz, Chadwick, Kraemer, Kosarzycki, Birmingham

Nays: None

Motion to Approve: Carried

C. PC 19-03 Consider recommending approval of a Special Use/Building Permit Application to construct a Veterans Memorial on the property at the northeast corner of Southway and Broad Street, Parcel No. 663-0469.

Ben Block stated the property is zoned A-Agriculture District and is in a Special Use district. The front and rear yards are compliant; however based on the location of the proposed paved memorial area, the side yard to the east (toward Greendale Community Church) is less than the required 30'. The application does not include a lighting plan nor does it indicate any off-street parking facilities. Ken Robers mentioned the School District has given us permission to use the ball diamond parking spaces across the street. Len Roecker explained the side yard setback is at the far northwest corner of the Church's property. As it relates to the lighting, accent lighting along with some walkway lighting is proposed. The Village is putting in 600 new feet of public sidewalk extending from the south east corner Broad and Catalpa to the flashing crosswalk that goes across to the high school parking lot. From a parking standpoint there is adequate ADA compliant access connecting to the other sidewalk systems going to the north as well as the crosswalk and parking to the south that will allow people to get to this space. Per the advice of the Village Attorney, the project has to be publically bid after approval.

President Birmingham stated we have the parking permission from the school, we have sidewalk around the front for people to walk on and the memorial is set further back on the lot.

President Birmingham motioned, seconded by Commissioner Genz that the Plan Commission recommend to the Village Board the Application and Special Use Approval for the construction of the Veterans Memorial Project waiving the 30' side yard setback requirement be approved.

Ayes: Genz, Kraemer, Kosarzycki, Birmingham

Abstain: Chadwick

Nays: None

Motion to Approve: Carried

ADJOURNMENT

Commissioner Chadwick motioned, seconded by Commissioner Kraemer to adjourn.

Ayes: Genz, Chadwick, Kraemer, Kosarzycki, Birmingham

Nays: None

Motion to Approve: Carried

The Plan Commission meeting adjourned at 7:40 p.m.

Respectively submitted,

Darlene Smith

Deputy Clerk