

**Village of Greendale
Plan Commission Meeting
September 15, 2021**

Ken Robers called the meeting to order at 7:01 p.m.

ROLL CALL

Present: Birmingham, Chadwick, Sell, Davis, Kraemer, Kosarzycki, Cyborowski

Absent:

Also Present: Ken Robers, Director of Inspection Services
Ben Block, Village Planner

Audience: Four attendees

MINUTES

Commissioner Birmingham motioned, seconded by Commissioner Chadwick to approve the Plan Commission meeting minutes of September 15, 2021 as printed.

Ayes: Birmingham, Chadwick, Sell, Davis, Kraemer, Kosarzycki, Cyborowski

Nays: None

Motion to Approve: Carried

REFERRALS FROM THE VILLAGE BOARD

- A. Consider recommending the application from Doug Forton of Desigh2Construct, N173W21010 Northwest Passage, Jackson WI on behalf of Lakeshore Family Dentistry, 5808 Broad Street, for building exterior and site modifications.**

Ben Block gave an overview of the changes requested which include a new main entrance, new front windows, new brick and siding. New signage will be addressed in a future submittal. Usage of the building will remain unchanged. He would like clarification of outdoor lighting, color of building, and landscaping. This request has no impact on setbacks. Ben recommends that this be approved with the condition that the Building Inspector confirms the appropriateness of the materials being used; confirm that there is no change to exterior lighting, and that the colors on the rendering are what they will be. There is not a representative here to answer any questions.

Commissioner Kosarzycki motioned, seconded by Commissioner Sell that PC21-06 be tabled until the next meeting, to have a representative here to answer further questions.

Ayes: Birmingham, Chadwick, Sell, Davis, Kraemer, Kosarzycki, Cyborowski

Nays: None

Motion to Approve: Carried

- B. Consider recommending the application from Andrew Wetzel of Wetzel Construction, 824 Hickory Lane, Hartford, WI on behalf of Blue Chip Machining, 6255 Industrial Court, for an addition to an existing building.**

Ben Block gave an overview of the proposal. The building addition will be 20' by 50' located on the rear of the property. The building will be used for storage, which would be acceptable. This will be closer to the rear lot line than allowed. Materials should be reviewed by the Building Inspector. There will be no outside lighting. RaSmith recommends that the location of the underground utility lines be determined to decide if building modifications are necessary. We would verify that building codes as regards to materials are being met.

Commissioner Davis motioned, seconded by Commissioner Birmingham to approve PC 21-07 for the addition for Blue Chip Machining on 6255 Industrial Court for an addition to the existing building based on the Building Inspector confirming the appropriateness of the materials and design and with the conditions recommended by raSmith.

Ayes: Birmingham, Chadwick, Sell, Davis, Kraemer, Kosarzycki, Cyborowski

Nays: None

Motion to Approve: Carried

C. Consider recommending changes to section 17.04 of the Village Code and section 16 of the Village Design Guidelines to allow fences in the front yards in residential districts.

There was discussion in regards to the location and materials that should be recommended if front yard fences are allowed. We want to make sure the Village will not be liable for any damage done as a result of snow removal. If we allow fences to protrude beyond the façade of the building the Village becomes liable if anyone is injured by hitting it due to the fact that it could be in the right of way.

Commissioner Birmingham motioned, seconded by Commissioner Kraemer recommending approving a new section of decorative fencing for front yards that has to be a wood like material and it has to be a picket style fence to match the originals.

Ayes: Birmingham, Sell, Kraemer, Cyborowski

Nays: Chadwick, Davis, Kosarzycki

Motion to Approve: Carried

ADJOURNMENT

President Cyborowski, motioned, seconded by Commissioner Birmingham to adjourn.

Ayes: Birmingham, Chadwick, Sell, Davis, Kraemer, Kosarzycki, Cyborowski

Nays: None

Motion to Approve: Carried

The Plan Commission meeting adjourned at 7:50 p.m.

Respectively submitted,
Kathy Dorlack