

**Village of Greendale  
Plan Commission Meeting  
January 10, 2018**

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

**ROLL CALL**

Present: Genz, Chadwick, Davis, Schroedl, President Birmingham  
Absent: Kraemer, Kosarzycki  
Also Present: Scott Satula, Director of Inspection Services  
Erin Scharf, Permit Clerk  
Ben Block, Village Planning Consultant, Graef  
Audience: 2

**MINUTES**

Commissioner Chadwick motioned, seconded by Commissioner Schroedl to approve the Plan Commission meeting minutes of December 13, 2017.

Ayes: Genz, Chadwick, Davis, Schroedl, President Birmingham  
Abstain: None  
Nays: None  
Motion to Approve: Carried

**REFERRALS FROM THE VILLAGE BOARD**

President Birmingham turned the floor over to our Village Planning Consultant, Ben Black.

**A. PC 18-01 Request recommending approval for a Special Use approval, in accordance with section 17.36 of the Greendale Municipal Code, to remodel the exterior of the building located at 6601 Northway.**

Village Planning Consultant, Ben Block gave an overview of his Memo dated January 4, 2018 and read the condition recommended to the Commission.

Inspector Satula confirmed the Village Engineer reviewed the plans and indicated that it did not trigger a storm water management plan. However, the applicant should take into consideration the drainage flow from West to East, which is significantly downhill. This should be considered during construction. Commissioner Schroedl confirmed that there would be 4 glass garage doors, 2 on each side of the building more for an esthetic look. There was discussion amongst the commission on potential signage. Inspector Satula stated that staff will take the size and exposure of the building into consideration when the sign plan is submitted. Commissioner Genz confirmed that the stairs shown on the plan lead to the mezzanine.

Commissioner Chadwick motioned, seconded by Commissioner Genz to recommend approval to the Village Board of Trustees on PC 18-01 that the Application for Plan Commission Review and Special

Use Approval for the conversion of the existing building at parcel 663-0245-000 at 6601 Northway, Greendale, WI be APPROVED with the following conditions:

- a. The Village Engineer evaluates and approves the addition of impervious surface where asphalt paving is proposed to replace the existing green space;
- b. The Applicant provides finalized signage plans that are approved by the Village's Director of Inspection Services;
- c. The Applicant provides a photo-metric plan for the building's exterior lighting and cut sheets for lighting fixtures that are approved by the Village's Director of Inspection Services;
- d. The Applicant provides additional details pertaining to the dimensions, design type, style, finish, and color for the proposed wooden fence dumpster enclosure that are approved by the Village's Director of Inspection Services; and,
- e. The Applicant provides additional details pertaining to the materials, colors, and finish for the exterior of the proposed building conversion that comply with §17.36 "Special Use Provisions."

It should be noted that additional evaluation and permitting may be necessary once the future use for this site is proposed. For instances in which a proposed use does not comply with the underlying regulations governing "B-4 General Existing Business Districts," additional Applications for Plan Commission Review and Special Use/Temporary Use Approval may be necessary.

Ayes: Genz, Chadwick, Davis, Schroedl, President Birmingham

Nays: None

Motion to Approve: Carried

### ADJOURNMENT

Commissioner Schroedl motioned, seconded by Commissioner Davis to adjourn.

Ayes: Genz, Chadwick, Davis, Schroedl, President Birmingham

Nays: None

Motion to Approve: Carried

The Plan Commission meeting adjourned at 7:15 p.m.

Respectively submitted,

Erin Scharf

Permit Clerk