

**Village of Greendale
Plan Commission Meeting
July 10, 2019**

Ken Robers called the meeting to order at 7:01 p.m. in the Village Hall Board Room.

ROLL CALL

Present: Chadwick, Davis, Kraemer, Kosarzycki
Absent: Birmingham, Genz, Schroedl
Also Present: Ken Robers, Director of Inspection Services
Ben Block, Village Planner
Len Roecker, Village Engineer
Kristen Victory, Clerk Treasurer

Audience: 4 attendees

Elect Chairperson

Commissioner Chadwick motioned, seconded by Commissioner Kraemer to elect Commissioner Davis as Chairperson for the June 12, 2019 meeting.

Ayes: Chadwick, Davis, Kraemer, Kosarzycki
Nays: None
Motion to Approve: Carried

MINUTES

Commissioner Chadwick motioned, seconded by Commissioner Kraemer to approve the Plan Commission meeting minutes of June 12, 2019.

Ayes: Chadwick, Davis, Kraemer, Kosarzycki
Nays: None
Motion to Approve: Carried

REFERRALS FROM THE VILLAGE BOARD

- A. PC 19-09 Consider recommending approval of a special use/building permit application to install a pitched roof on a “Village Original” garage at 5572 Angle Lane, Parcel 663-0013.**

Ben Block gave a brief overview of the proposed garage. The applicant did not follow the Village guidelines for the size of the soffit or the size of the siding.

Commissioner Kosarzycki motioned, seconded by Commissioner Kraemer to recommend approval of PC 19-09, a special use/building permit application to install a pitched roof on a “Village Original” garage at 5572 Angle Lane, Parcel 663-0013 in accordance with the Village standards (with the condition that the applicant submits a revised application that conforms to the soffit dimensions and preferred siding sizing) as recommended by Ben Block of Graef.

Ayes: Chadwick, Davis, Kraemer, Kosarzycki
Nays: None
Motion to Approve: Carried

B. PC 19-10 Consider recommending approval of a special use/building permit application to open a wine and beer bar with retail sales at 5690 Broad Street, Parcel No. 663-0239.

Ben Block explained that Vintage 38 is relocating from 5648 Broad St. to 5690 Broad St. He questioned that there would not be a fenced area for the outdoor seating but was satisfied that the interpretation of contained area has changed in the Village to no longer require a fence to define the contained area. The Applicant indicated that they had no proposed changes to the lighting or landscaping. She will resubmit a revised site plan which to better depict the outdoor seating which will be on the west and south sides of the building with the tables along the building, not against the ballards and parking lot.

Commissioner Kosarzycki motioned, seconded by Commissioner Kraemer to recommend approval of a special use/building permit application to open a wine and beer bar with retail sales at 5690 Broad Street, Parcel No. 663-0239.

Ayes: Chadwick, Davis, Kraemer, Kosarzycki
Nays: None
Motion to Approve: Carried

C. PC 19-11 Consider creating section 17.22a B-5 Mixed Use Business District, of the Village of Greendale Zoning code.

Building Inspector, Ken Robers stated that though the 10 year Village Comprehensive Plan includes a Mixed Use Business District (residential and commercial to comingle), since there had not yet been an applicant of this type, the district has not yet been created in the Zoning Code.

Commissioner Kosarzycki motioned, seconded by Commissioner Kraemer to recommend, PC 19-11, the creation of section 17.22a B-5 Mixed Use Business District, of the Village of Greendale Zoning code to the Village Board.

Ayes: Chadwick, Davis, Kraemer, Kosarzycki
Nays: None
Motion to Approve: Carried

D. PC 19-12 Consider recommending approval of a Certified Survey Map (CSM) to split off part of Parcel No. 651-9998 and assign the new parcel the B-5 Mixed Use Business District Designation, along with the submission of a new Commercial Mixed Use building.

The building will be Commercial use on the bottom with the ability to house up to 5 businesses (likely 3 to 4) on the main floor and then two floors of dormitories on top. Ben Block of Graef explained that the approval of the B5 Zoning makes this parcel consistent with the Village's 10 year Comprehensive

Plan and that off street parking and the landscaping and lighting meet Village Code. The June 28, 2019 memo from the Village Engineer, Len Roecker, included these conditions:

1. An auto-turn truck movement exhibit shall be submitted for fire truck movements through the parking lot from the North access point to demonstrate that a fire truck can maneuver through the site. The Village deploys 35.75-foot long fire trucks with wheel bases spaced at 19.09 feet.
2. Sheet C300/C400 – It is unclear where all the intended ADA ramps are located on the site. The designer shall incorporate truncated domes and crosswalk pavement markings at all accessible crossings and provide ramp details.
3. Sheet C300/C400 – The Site Plan calls out an ADA ramp approximately 50 feet due west of the northwest corner of the proposed building, yet it appears that barrier curb is called out at the ramp opening. The designer shall ensure that the ramp opening is properly graded and labeled at that location.
4. Sheet C400 – It appears that the spot grades in the outside curb lines at the southeast corner of the drive thru indicate that there is no drainage in this area. The designer shall revise to demonstrate that adequate drainage is achieved in this area.
5. Sheet C400 – It appears that the top of curb grades in the drive thru lane nearest to the building are higher than the finished yard grade of 177.62. Please clarify.
6. Sheet C500 – The Erosion Control Sequencing appears to be for a generic site. There appears to be information not pertinent to the construction activities for this site. It shall be revised to be specific for this site.
7. Sheet C500 – It appears no details or calculations for the temporary sediment trap are provided. The designer shall provide details and calculations to demonstrate that the sediment trap meets the criteria in the WDNR Technical Standard 1063.
8. Sheet C500 – Erosion Control Measures at the north end of the site (water main connection and storm sewer discharge) appear to be lacking. Silt fence shall be installed in this area.
9. Sheet C600 – The storm sewer outfall north of the site is shown at an elevation that will likely cause scour on the creek bank. A manhole shall be installed 5 feet north of the south storm sewer 35-foot wide easement line and the north invert of the manhole shall be dropped such that the storm sewer pipe discharges at an elevation that is two feet higher than the flowline of the ditch at that location.
10. Sheet C600 – The existing hydrants along 76th Street shall be shown on the plans. The Village Fire Chief shall review the existing and proposed hydrant spacing and determine if additional hydrants on the site are necessary.
11. Sheet C600 – Elevations of proposed water main at all fittings and water main pipe slopes shall be shown on the plans.
12. Sheet C600 – Pipe slopes of all storm sewer segments shall be provided.
13. Sheet C600 – A minimum clearance of 18 inches shall be provided for all proposed/existing storm sewer crossings over proposed/existing water main, and a minimum clearance of 6 inches shall be provided for all proposed/existing water main above proposed/existing storm sewer. All crossings shall be checked for proper clearance.
14. Sheet C600 – Easements shall be provided for all proposed sewer and water located outside the 0.97-acre site.
15. Sheet C600 – The existing water main located in the 35-foot easement north of the site shall be shown on the plans.

16. Sheet C600 – All storm sewer structures shall be checked for constructability (i.e. consider rim elevation, casting and deck thicknesses, pipe thicknesses, and pipe diameters).
17. Sheet C600 – All invert elevations for storm sewer shall have directional labels.
18. Sheet C700 – A detail shall be provided for the proposed sanitary sewer lateral connection to the public main. A detail has been attached to this letter.
19. Sheet C700 – A detail for the proposed temporary sediment trap shall be provided, per the criteria outlined in WDNR Technical Standard 1063. The designer shall also provide calculations that demonstrate the sediment trap meets the criteria outlined in WDNR Technical Standard 1063.
20. Sheet C700 – A trench drain detail shall be provided. The designer shall also provide calculations that demonstrate the proposed trench drain and connected pipe have capacity for the 10-year storm event.
21. Sheet C700 – A detail for a the proposed hydrant shall be provided in the plans. A standard Village Hydrant type detail has been attached to this letter.
22. Sheet C700 – A detail for the proposed underground storage chamber shall be provided that clearly depicts all chamber dimensions, orifice elevations and sizes, weir elevations and sizes, outlet elevation and size, and elevations and sizes for all other control practices used within the chamber.
23. Calculations and flows for the proposed sanitary sewer service from the proposed building shall be provided.
24. Sheet LSP1.1 – We did a brief review of the Proposed Landscape Plan and feel that the proposed landscaping is suitable for the Southeastern Wisconsin environment.
25. Sheet LSP1.1 – The proposed trees located behind the sidewalk along 76th Street shall be placed at a minimum of 5 feet behind the walk. All tree locations shall be checked.
26. Exhibit(s) shall be included in the Storm Water Management Plan (SWMP) that clearly depicts, labels and quantifies the following:
 - a. Disturbed area
 - b. Existing impervious area
 - c. Proposed impervious area
27. The SWMP narrative and Hydraflow report list dimensions, elevations, and pipe sizes for the underground storage chamber that don't appear to match the dimensions, elevations, sizes shown on plan sheet C600. All dimensions, elevations, and sizes shall match for clarity. A detail of this underground storage chamber shall be provided. See comment 22 above.
28. Neither the runoff volume nor TSS reduction analyses account for the un-detained area northwest of area P-OS-1. This area is being disturbed and re-graded as part of the project and therefore shall be included in the site as a whole.
29. A spreadsheet exported from the Hydraflow model that displays existing and proposed runoff flow rates during the critical time for both the 2-year and 100-year events shall be provided in order to verify that the runoff volumes are reduced in accordance with MMSD Chapter 13.
30. The table in the SWMP narrative that discusses the SLAMM results incorrectly reads that predevelopment no controls are compared to post-development with controls. NR 151 requires that postdevelopment no controls are to be required to compare with post-development with controls. Column shall be revised to read correctly.
31. The SLAMM model incorrectly routes the entire area of P-OS-1 to the 100% removal cleaning device. Part of this area is being disturbed and therefore needs to be accounted for TSS reduction. This area shall be separated out in SLAMM such that the portion if it that is not being disturbed remains routed to the cleaning device, while the portion that is being disturbed gets routed to the same junction that areas

to which P1 and P2 are routed.

32. The control practice device in SLAMM is incorrectly modeled as an Infiltration Basin. The control [practice device shall be revised to a detention basin and re-analyzed.

33. A storm water maintenance agreement shall be submitted.

34. An electronic copy of the SLAMM model shall be submitted via email or thumb drive with the next submittal.

35. Permits/approvals will need to be obtained by the developer for this development from WDNR, DSPS, and MMSD. Copies of these permits shall be sent to the Village when received.

36. Final development plans and submittals should be submitted to Village staff for final review and approvals. Any final project review and comment by staff that is deemed to constitute a substantial change in the project may necessitate that the project be sent back to the Village Plan Commission for reapproval.

37. Please provide a response letter stating how each of the above comments was addressed on the plans.

Commissioner Kosarzycki motioned, seconded by Commissioner Kraemer to recommend PC 19-12, approval of the proposed rezoning of Lot 1 to B-5 and conditional approval of the site plan for the proposed development on Lot 1 with the conditions listed in the June 28, 2019 memo from the Village Engineer.

Ayes: Chadwick, Davis, Kraemer, Kosarzycki

Nays: None

Motion to Approve: Carried

ADJOURNMENT

Commissioner Kraemer motioned, seconded by Commissioner Kosarzycki to adjourn.

Ayes: Chadwick, Davis, Kraemer, Kosarzycki

Nays: None

Motion to Approve: Carried

The Plan Commission meeting adjourned at 7:45 p.m.

Respectively submitted,

Kristen Victory