

**Village of Greendale  
Plan Commission Meeting  
October 30, 2013**

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

**ROLL CALL**

Present: Satula, Chadwick, Schroedl, Meyer, Kerwin Kosarzycki, President Hermes  
Absent: None  
Also Present: Todd Michaels, Village Manager  
Pat Meehan, Planning Consultant  
Kathy Kasza, Clerk-Treasurer  
Trustee Genz, Trustee Sikorski  
Kevin Haley, Milwaukee County Parks  
4 other visitors

**MINUTES**

Commissioner Schroedl moved, seconded by Commissioner Chadwick, to approve the Plan Commission meeting minutes of September 11, 2013 since all Commissioners received a copy of the minutes.

Ayes: Satula, Chadwick, Schroedl, Meyer, Kerwin Kosarzycki, President Hermes  
Nays: None  
Motion to Approve: Carried

**REFERRALS FROM THE VILLAGE BOARD**

**A. PC 13-05 Consider a Special Use Application for skiing, snowboarding, snow tubing, gravity biking, mountain biking and other public events at The Rock Sports Complex 7900 W. Crystal Ridge Drive. (#13-08)**

President Hermes stated that this item was tabled on August 14, 2013 and asked for a motion to remove it from the table.

**Commissioner Schroedl moved, seconded by Commissioner Chadwick to remove this item from the table.**

Ayes: Satula, Chadwick, Schroedl, Meyer, Kerwin Kosarzycki, President Hermes  
Nays: None  
Motion to Remove from table: Carried

Manager Michaels reviewed and itemized the improvements as agreed upon with the County Executive. He stated they have installed the landscape buffer per the Village's request. Michaels introduced the landscape architect, Kevin Haley and said he would

answer any questions. Michaels also stated that they did mitigation on the sound and lighting, including redirection of speakers and hoods on some lights. Manager Michaels also showed the commission a diagram with the proposed gravity biking and skiing areas.

Planning Consultant Meehan gave a brief overview of the Rock's requests and stated that some items were addressed by the Rock's response dated July 9, 2013. The Rock is asking for separate Special Use Permits for Concerts in the Park, Family Move Night, and the Hills Have Eyes-Halloween Event to be completed at the time the event is to occur. Meehan recommends approval of the Snow Skiing, Snowboarding, Snow Tubing and Gravity and Mountain Biking and Cross Country Skiing subject to his memorandum dated June 28, 2013.

Discussion: Commissioner Schroedl agreed that Special Use Permits should be issued for each event the same way that they do for Trimborn Farms. He agreed this Special Use Permit is appropriate as long as they have addressed the concerns and maintain the trees and the property.

Meehan wanted to clarify that the Security personnel will be equipped with phones and no land line will be necessary. Jane Kerwin asked if this was so people could call about noise complaints. Meehan said no, these phones were for calling emergency services in case of injury on the trail. Commissioner Kosarzycki stated that national ski patrols are present and they carry phones for emergencies.

Commissioner Chadwick said the major concerns at the Rock are the noise and the lights. She wanted to know what improvement there was after the shields were installed. Manager Michaels said that there was improvement due to the landscaping and planting of the trees but that the shields on the lights themselves did not improve the lighting problem. He also stated that any complaints should go to the County.

President Hermes stated the situation was unfortunate since Greendale was not included in the planning process. Since Greendale residents were affected, the Village Board did everything legally possible through an agreement with the County Executive. The management company has fixed everything as much as possible, with a very cooperative attitude. He stated they will continue to monitor the situation and work with the Zimmerman Company in full cooperation to assist the Greendale residents affected.

**Commissioner Satula moved, seconded by Commissioner Schroedl to recommend to the Village Board to approve PC 13-05 - Request for Special Use Application for skiing, snowboarding, snow tubing, cross country skiing, gravity biking, mountain biking and other public events at The Rock Sports Complex 7900 W. Crystal Ridge Drive, as submitted, subject to the conditions of the Plan Consultant's report dated June 28, 2013, excluding conditions 2.b. & 2.t. and clarifying that the motion includes approval for skiing, snowboarding, snow tubing, gravity biking, mountain biking and cross country skiing but does not include approval for "Concerts in the Park", "Family Movie Night", "The Hills**

**Have Eyes” Halloween Event and “Other Selected Events” and also subject to the conditions in the Village Engineer’s report dated July 8, 2013.**

Ayes: Satula, Schroedl, Meyer, Kerwin Kosarzycki, President Hermes

Nays: Chadwick

Motion to Approve: Carried

### **ADJOURNMENT**

Commissioner Schroedl moved, seconded by Commissioner Chadwick, to adjourn.

Ayes: Satula, Chadwick, Schroedl, Meyer, Kerwin Kosarzycki, President Hermes

Nays: None

Motion to Adjourn: Carried

The Plan Commission meeting adjourned at 7:38 p.m.

Respectively submitted,  
Joan Siefert, CMC, WCMC  
Deputy Clerk