

**Village of Greendale
Plan Commission Meeting
July 9, 2014**

President Hermes called the Plan Commission meeting to order at 7:01 p.m. in the Board Room of Village Hall.

ROLL CALL

Present: Satula, Chadwick, Schroedl, Davis, Kosarzycki, President Hermes
Absent: Kerwin
Also Present: Pat Meehan, Planning Consultant
Len Roecker, Village Engineer
Joan Siefert, Deputy Clerk
Joan Farrell, Legal Counsel for Good Will
Scott Ramlow, Architect

MINUTES

Commissioner Satula moved, seconded by Commissioner Schroedl, to approve the Plan Commission meeting minutes of April 9, 2014, since all Commissioners received a copy of the minutes prior to tonight's meeting.

Ayes: Satula, Chadwick, Schroedl, Davis, Kosarzycki, President Hermes
Nays: None
Motion to approve: Carried

REFERRALS FROM THE VILLAGE BOARD

A. PC 14-05 Consider a Special Use Application from Goodwill Industries of Southeastern Wisconsin Inc. for entryway additions site modifications and signage changes at 5400 S. 60th Street (#14-17).

Planning Consultant Meehan stated that the special use has already been recommended to the Village Board and a Public Hearing on the Special Use was held at the Village Board meeting of August 20, 2013; so the report for tonight's meeting is to review the site plan which includes site and building improvements along with the signage. Meehan presented his report itemizing the general characteristics of the changes now proposed. He made several recommendations that are detailed in his memo dated June 30, 2014.

Village Engineer Len Roecker then summarized his 12 points for consideration by the Village for the proposed project; with specific attention given to #9 of his recommendations. President Hermes asked if the applicant has complied or provided additional materials for all other points besides #9. Roecker said at this point they still need to submit additional materials to further evaluate some of these comments.

Commissioner Chadwick asked about the signage and Commissioner Satula mentioned that the submittal is a Special Use request and the Plan Commission, through the Village Board, can allow for adjustments to the rule if they believe such adjustments are appropriate for the site. He further indicated that staff has no issues with the proposed signage. Chadwick also asked if there was employee parking

at the north drop-off area. Scott Ramlow, architect responded that there was none. She also asked about the exterior colors/materials. Mr. Ramlow stated that the exterior colors and materials would match and that the existing color was very plain. There was more discussion of signage and consensus was reached.

Joan Farrell, Vice President and General Counsel of Goodwill Industries said that Goodwill just took occupancy on July 1, 2014 and they are working with the landscapers to get a plan prepared. She then formerly introduced the architect on the project, Mr. Scott Ramlow. Ramlow discussed the signs and Commissioner Kosarzycki had questions on the look and presentation of the signs since this property is a flagship property in the Village. Ramlow explained the purpose and design of each sign. Satula stated that the elevation drawing makes the sign look taller than it really is. In response to the number of signs being proposed, he also stated that consideration has to be given to the size of the parcel (approximately 14.5 acres) and the fact that it has three (3) street exposures. He compared it to Chick-Fil-A and Longhorn each having 3 building signs and one free-standing sign on much smaller parcels. Kosarzycki was still concerned about the look of the signs. Ramlow said there would be some landscaping around the sign. Commissioner Chadwick reminded the applicants that since this property is one of the first things that people see when they come to Greendale she would like them to maintain the high quality that the Village is used to. Farrell assured the Commission that she would make sure the landscaping was up to their high standards.

President Hermes suggested that Architect Ramlow proceed in chronological order starting with the planner's report and continuing with the engineer's report. Ramlow said that they have no objection to the recommendations in the planner's report and appreciated the detail presented in the recommendations. He then went on to review the comments in the engineer's report. Ramlow said they had not considered combining the parcels. Planner Meehan said it would not be a problem as long as none of the parcels split the building. Engineer Roecker said it was just a suggestion since it is harder to track separate parcels. Joan Farrell said it was Goodwill's preference not to do it since it would add additional costs. Commissioner Schroedl said it was set up in separate parcels since it was planned to put up additional buildings years ago. Satula said it was never made a requirement by the Plan Commission in the multiple previous submittals for changes at the site. Ramlow asked if the applicant should submit a report on televising the sanitary sewers. President Hermes said yes and Ramlow agreed. Ramlow said they were working on topographical and elevation information and asked that it could be reviewed by staff. A storm water management plan will be done. There is a 1.5 acre site disturbance and separate plans will be given to staff for further review on impervious surface needs for the storm water management plan. They have had the median surveyed so it can be included in the plans submitted to staff. Bus and delivery truck wheel path diagrams will be provided. Site hydrants and fire suppression provisions will be provided to the Fire Department. Goodwill does not want to address the southerly parking lot ingress only entrance on the east side of S. 60th Street until a future time.

Commissioner Satula said that everything he sees can be conditionally approved with further staff review in accordance with the reports from the Plan Consultant and Engineer. Commissioner Chadwick wanted to make sure that Goodwill be a good neighbor with the design of their parking lot and driveways and address any future complaints the Village receives regarding vehicle headlights facing toward the neighboring residential properties. Planner Meehan stated that this is mainly a daytime operation. Ramlow finished by saying any further reports needed would be given to staff for review.

Commissioner Satula moved, seconded by Commissioner Schroedl, to recommend approval to the Village Board PC 14-05 for a Special Use Application from Goodwill Industries of

Southeastern Wisconsin, Inc. for entryway additions, site modifications and signage changes at 5400 S. 60th Street, subject to the conditions on the Planning Consultant's report dated June 30, 2014, and subject to the Village Engineer's report dated July 2, 2014.

Ayes: Satula, Chadwick, Schroedl, Davis, Kosarzycki, President Hermes

Nays: None

Motion to approve: Carried

Commissioner Satula stated that the February 18th minutes will need to be approved at the next meeting since they were not approved at the last meeting and were not put on the agenda for this meeting.

ADJOURNMENT

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

Ayes: Satula, Chadwick, Schroedl, Davis, Kosarzycki, President Hermes

Nays: None

Motion to Adjourn: Carried

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

Respectively submitted,
Joan Siefert, CMC, WCMC
Deputy Clerk