

**Village of Greendale
Plan Commission Meeting
February 14, 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: Chadwick, Davis, Kraemer President Birmingham
Absent: Genz, Kosarzycki, Schroedl
Also Present: Scott Satula, Director of Inspection Services & Community Development
Erin Scharf, Permit Clerk
Ben Block, Village Planning Consultant, Graef
Jeff Martin, Vice President, Seritage Growth Properties
Michael Fainer, Seritage Growth Properties
Todd Mosher, RA Smith

Audience: 3

MINUTES

Commissioner Chadwick motioned, seconded by Commissioner Davis to approve the Plan Commission meeting minutes of January 10, 2018.

Ayes: Chadwick, Davis, President Birmingham
Abstain: Kraemer
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 18-02 Request recommending approval for a Special Use/Building Permit Application of the former Sears Store, including exterior building alterations, a revision of the building interior and parking lot modifications at 5200 S 76th Street (Tax Key 6500-999-00040), Greendale, Wisconsin in accordance with Section 17.36(3) if the Greendale Zoning Code.**

Village Planning Consultant, Ben Black gave an overview of his Memo dated February 7, 2018 and presented his recommendation to the Plan Commission. The overall proposal included site plan modifications, façade modifications, lighting & landscape upgrades which complies with the Village Zoning Code. The site plan also showed “planned” future structures on the parking lot, one being an addition to the north side of the Sears Store and, the other, a building pad on the westerly side of the Sears parking lot near the ring-road. Two concerns brought to the attention of the Commission were the parking ratio and lighting.

Mr. Satula explained that a previous parking study was done by HNTB for the mall and it was agreed

that the parking ratio would be set at 4.53 spaces per 1000 gross square feet. While both phases of the proposal before the Plan Commission would not comply with the accepted parking ratio, staff believed that historical patterns have shown that parking has never been a problem during the Mall's nearly 50- year existence. He further indicated that the Special Use provisions in the code would give the Village latitude to approve a lesser parking ratio.

Mr. Block went on to indicate that the parking lot lighting would remain generally the same and there would be new wall lighting on the building's exterior. He pointed out that the applicant will need to submit photo metrics for the new lighting which will be subject to review and approval by Village staff.

President Birmingham turned the floor over the Jeff Martin (Seritage). Mr. Martin explained that the number of Jobs lost with the closing of Sears would be replaced with Round 1 and Dick's coming into the mall. This does not include the other tenant spaces, which will facilitate even more jobs in the future. Their goal is to have both Round 1 and Dick's open in 2018 for the Holiday Shopping Season.

Commissioner Chadwick addressed a number of concerns including the plain brick façade on the north side of the building, the roof top units, importance of the lighting photo metrics, maintaining the existing retaining wall and bus stop and blending the future developments with the current mall stores and restaurants. It was also confirmed that the snow removal location listed on the plan are for Seritage, not the mall's equipment.

Commissioner Kraemer was in favor of the updated cornice feature and confirmed the storefronts right now will be in the same location, but updated and no new storefronts will be added in the first phases.

Mr. Satula explained that any future development including the addition and building pad shown on the site plan would have to come back to the Village for approval. At the request of Village staff, the structures were shaded on the site plan to show the developer's future plans and give the Village an idea of how everything will tie in together when completed.

Mr. Birmingham confirmed that the total square footage to be remodeled for Round 1 and Dick's is around 90,000 square feet and the remaining for future development is around 90,000 square feet.

Mr. Martin also indicated the Dick's is likely to open first.

Commissioner Chadwick motioned, seconded by Commissioner Kraemer to recommend approval to the Village Board of Trustees on PC 18-02 for Plan Commission Review and Special Use Approval for the redevelopment of the former "Sear" portion of Southridge Mall be **APPROVED** subject to the recommendations in the Plan Consultant's Report dated 2/7/2018, any conditions identified in the Village Engineer's Report dated 1/29/2018, and revisions to the existing development agreement for Southridge Mall (as necessary).

Ayes: Chadwick, Davis, Kraemer, President Birmingham

Nays: None

Motion to Approve: Carried

ADJOURNMENT

Commissioner Davis motioned, seconded by Commissioner Kraemer to adjourn.

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

The Plan Commission meeting adjourned at 7:26 p.m.

Respectively submitted,

Erin Scharf
Permit Clerk