

**Village of Greendale  
Plan Commission Meeting  
May 11, 2016**

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, Schroedl, Davis, Kraemer, Kosarzycki, President Birmingham  
Absent: Chadwick  
Also Present: Stephanie Kirby, Deputy Treasurer  
Todd Michaels, Village Manager  
Stephanie Hacker, Planning Consultant  
Kristian Vaughn, Planning Consultant  
Trustee Barbian  
Trustee Ouellette  
Scott Satula, Director of Inspection Services  
Len Roecker, Village Engineer  
Sig Strautmanis, partner of General Capital Group  
Gene Guzkowski, AG Architecture  
30 Visitors  
Media

**MINUTES**

Commissioner Schroedl moved, seconded by Commissioner Kraemer to approve the Plan Commission meeting minutes of March 31, 2016, since all Commissioners received a copy of the minutes.

Ayes: Genz, Schroedl, Davis, Kraemer, Kosarzycki, President Birmingham  
Nays: None  
Motion to Approve: Carried

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**REFERRALS FROM THE VILLAGE BOARD**

- A. PC 16-03 Review a proposed ordinance to create Section 17.28 P Park District in the Greendale Municipal Code. Consider the request of Milwaukee County Executive Chris Abele owner and Milwaukee County Director of the Department of Administrative Services Teig Whaley-Smith 901 North 9<sup>th</sup> Street, Room 308, Milwaukee, WI 53233 (Applicant) to rezone parcels zoned as “A – Agricultural,” “R1 – Single Family Residence,” and “R2 – Single Family Residence” to zoning “P – Park District” for tax**

**parcel numbers 6519988002; 7079997000; 6619897011; 7079998000; and, 7129996005. (#16-01)**

Stephanie Hacker from GRAEF presented their recommendation. Mr. Vaughn from GRAEF also stated that John Macy prepared the new ordinance to municipal code. GRAEF assessed whether this rezoning will stay in compliance with Greendale's Zoning Code. Commissioner Davis asked if it is to prevent continuing development. The answer was yes. Todd Michaels said it would make it more difficult.

Teig Whaley-Smith, the Milwaukee County Director of the Department of Administrative Services, represented Chris Abele from Milwaukee County. Mr. Smith indicated that the zoning change would place the re-zoned lands under a statutory provision that requires full County Board approval before any land is sold or used for something other than a park.

***Commissioner Schroedl moved, seconded by Commissioner Davis to recommend to the Village Board approval to review a proposed ordinance to create Section 17.28 P Park District in the Greendale Municipal Code and a request to rezone parcels zoned as "A – Agricultural," "R1 – Single Family Residence," and "R2 – Single Family Residence" to zoning "P Park District" for tax parcel numbers 6519988002; 7079997000; 6619897011; 7079998000; and, 7129996005.***

**B. PC 16-04 Request for Special Use approval for a re-division and to rezone a portion of a parcel zones as "B3 Special Use – Business" to zoning "R5 – Residential" for a portion of tax parcel 6509990017 and review of a proposal to construct a 3 building – 160 unit apartment complex at the site currently addressed as 5350 S. 76<sup>th</sup> Street. (#16-02)**

Both GRAEF representatives summarized the rezoning requirements outlined in Memorandum PC16-04 dated May 6, 2016.

Commissioner Schroedl asked what the density of Berkshire is to which Manager Michaels indicated new development is half as dense. Scott Satula indicated that the original Plan Consultant's report on Berkshire did not specify a final Floor Area Ratio figure.

Sig Strautmanis, partner of General Capital Group, then provided an overview of development and, with the larger apartments being proposed, the development would appeal to a broad spectrum of people young professionals as well as older citizens. They are also altering the floor plan a bit to convert some two-bedroom units being to three-bedroom units. Although they are welcome, their target market does not typically include families. He also indicated that, at present, there is a significant waiting list for nearby Berkshire apartments. A question was asked whether the development was designed for low income to which the answer was no since it is a 100% "market rate" apartment development and there are no income restrictions. Mr. Strautmanis also estimated that rental fees would be \$1000 for 1-bedroom and \$1800 for 2-bedroom. He indicated that their research shows that there is a huge demand for these type of apartments.

He further indicated that the construction schedule would be phased with the initial 2 buildings being built on the 68<sup>th</sup> Street parcel starting in July and opening the Summer of 2017. The next phase would start the summer of 2017 and open in 2018.

Mr. Strautmanis went on to discuss the landscaping details. His team will work with the Village to

keep as much of the original tree line as possible with an eye for the future as the existing tree line dies off. Their overall plan is to establish an evergreen spruce tree line to separate the development from the existing subdivision to the Ambruster Fields Subdivision. It was also mentioned that there is no plan to install a berm at this time. Todd Michaels stated that the Village Forester reviewed the tree line and noted that much of it, being primarily scrub brush and dead trees, needs to be removed.

President Birmingham announced that there will be a public hearing next Tuesday for discussion by the public and a vote by the Village Board. Todd Michaels also mentioned that the Village could be contacted to answer any questions about the project.

Commissioner Kraemer asked about apartment number count: 64 1-bedroom and 96 2-bedroom units. Mr. Strautmanis stated that the breakdown was 40% 1-bedroom, 60% 2-bedroom with 4 3-bedroom units. Commissioner Kraemer asked if sewer and water would be combined with the Marcus Theater. Manager Michaels stated that the sewer from the Marcus Theatre is being designed to accommodate the new development. Marcus is paying for the sewer and the new project will hook up to it. Commissioner Kraemer was concerned that the architectural style wouldn't fit into the neighborhood. President Birmingham said the idea is to have a more contemporary design for this development and that it reflects the architecture of similar developments in the region. Gene Guzkowski, AG Architect, referenced Berkshire's design and the idea is to create a design that is a gateway to downtown Greendale. They want the design to be different from Berkshire to attract a specific target audience. He spoke of unique details in the design including the flat roofs and use of high-end materials on the exterior along with the scale of the building. The idea is to attract long-term tenants. President Birmingham agreed with architect's idea.

Commissioner Kraemer asked if this design could be muted to be more pleasing to the surrounding homeowners. Commissioner Kraemer also asked if the look could get closer to the originals. Mr. Guzkowski stated that they worked hard to find a long lasting color scheme. The painted materials were shown and discussed. Commissioner Kosarzycki stated that the historic Greendale buildings are south of Grange and that this development would be a good transition.

Commissioner Kosarzycki asked to hear from Len Roecker, Village Engineer. Mr. Roecker described the components of the land division which is necessary to accommodate building this project. He referred to his memo dated May 6, 2016. He mentioned that Lot 1, commonly known as the soccer field, would include phase 1 of the project, Lot 2 is the Tire and Battery parcel and Lot 3 is the existing JC Penny's store and parking lot which will be maintained. Mr. Roecker stated that, for the most part, the I's are dotted and the T's are crossed with all the submittal documents and the developer should be able to comply with all the conditions in his report. There are just a few technicalities that need to be satisfied at the Village level and with MMSD and the DNR. Commissioner Davis asked if any of these issues would delay the project. Mr. Roecker replied he does not believe so. Commissioner Kosarzycki asked about the plan with JC Penny and the remediation. Mr. Strautmanis said General Capital Group is working with the DNR on this matter. Commissioner Kraemer asked what would happen if the site was contaminated more than originally thought to which the response was, in a worst-case scenario, the building will be razed and the site would become a parking lot. Commissioner Genz mentioned the concerns from residents who live on Manchester that this will become attractive for people "running" from Southridge and if we can mitigate that. Mr. Strautmanis stated that their design does not allow for vehicular through traffic but does have pedestrian walkways that lead into the center of the complex. The proposed layout would make things somewhat difficult for runners and it would be similar to running into someone's back yard.

**Commissioner Schroedl moved, seconded by Commissioner Davis to recommend to the Village Board approval for a re-division and to rezone a portion of a parcel zones as “B3 Special Use – Business” to zoning “R5 – Residential” for a portion of tax parcel 6509990017 and Special Use Permit Application to construct a 3 building – 160 unit apartment complex at the site currently addressed as 5350 S. 76th Street. (#16-02) subject to the conditions in the Plan Consultant’s report dated May 6, 2016 and the Village Engineer’s report dated May 6, 2016.**

Ayes: Genz, Schroedl, Davis, Kraemer, Kosarzycki, President Birmingham

Nays: None

Motion to Approve: Carried

### **ADJOURNMENT**

Commissioner Schroedl motioned, seconded by Commissioner Davis to adjourn.

Ayes: Genz, Schroedl, Davis, Kraemer, Kosarzycki, President Birmingham

Nays: None

Motion to Approve: Carried

The Plan Commission meeting adjourned at 8:18 p.m.

Respectively submitted,

Stephanie Kirby  
Deputy Treasurer