

**Village of Greendale
Plan Commission Meeting
January 11, 2017**

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, Chadwick, Schroedl, Davis, Kraemer, President Birmingham
Absent: Kosarzycki
Also Present: Todd Michaels, Village Manager
John Macy, Village Attorney
Scott Satula, Director of Inspection Services
Kristen Victory, Clerk-Treasurer
Kristian Vaughn, Village Plan Consultant
Len Roecker, Village Engineer
35 Visitors

MINUTES

Commissioner Schroedl moved, seconded by Commissioner Davis to approve the Plan Commission meeting minutes of May 11, 2016, since all Commissioners received a copy of the minutes. Commissioner Kraemer asked that the minutes be amended to reflect that she did not want the new apartments to look like the “originals”, but she would like them to be similar to the surrounding homes.

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

OLD BUSINESS:

None.

NEW BUSINESS:

REFERRALS FROM THE VILLAGE BOARD

- A. PC 16-05 Consider a Special Use Request for a Special Use on parcel number 694-9998-006 (currently owned by St. Stephen the Martyr Lutheran Church, 6101 South 51st Street) to construct a wireless tower facility.**

Kristian Vaughn, Village Plan Consultant presented in detail his land use-planning memo to the Commission. Plan Consultant Vaughn recommended that based upon review of submitted materials, the Plan Commission and Board of Trustees approve the Special Use request from Darren Snodgrass of TNG Wireless acting as agent on behalf of T-Mobile on parcel 694-9998-006 currently owned by St. Stephen the Martyr Lutheran Church to construct of wireless

tower, the Special Use Application be approved subject to the conditions and recommendations as follows:

- A) Strike the note that there was not a site survey or a certified survey map as, after the initial review, the applicant submitted a survey plat that was deemed compliant, with the exception that it was stamped preliminary and will need to be signed and stamped by a licensed certified land surveyor.
- B) The Needs Affidavit Mr. Snodgrass submitted needs to be sworn and notarized per Wisconsin State Statutes.
- C) The applicant must submit a Fall Zone certification.
- D) The proposed access drive is required to be 20ft per zoning code; he recommended that the width requirement be waived to construct a 12 ft. wide paved access drive.
- E) The applicant needs to amend C1 and C2 to indicate the access road will be paved and be included in the engineers report and then built. The review of construction specifications will be referred back to Village Staff and the Village Engineer for their approval.
- F) As an additional condition for approval, the applicant will be required to submit written consent from the property own permitting the construction of a wireless tower facility.

President, James Birmingham turned it over to Attorney John Macy to discuss the proposal. Attorney Macy discussed what the Village has looked at in the past, and the updated procedures and laws regarding this issue. Attorney Macy stated that the Plan Consultant gave complete information in the memo. He also noted that all documents submitted were in compliance with Federal and State statutes. Attorney Macy stated that the concerns from the public do not fall under the allowed reasons that the federal and state laws provide to a Municipality to reject a proposal.

Village Manager, Todd Michaels recommended forwarding this to the Board of Trustees without recommendation. Michaels discussed the options that the Plan Commission had three options: Approve, and the tower would be built, Deny, which would result in the Village being sued, and the tower would be built, or not do anything and forward to the Board of Trustees without a recommendation, and the tower would be built.

President James Birmingham thanked all the residents for coming and discussed the process of making decisions such as these.

Attorney Rod Carter, Representing of T-Mobile and PI Tower Development LLC stated that he withdraws the request for extension of time. Mr. Carter stated it should be approved and go before the Board of Trustees for further consideration. Mr. Carter restated that the tower falls within confines with the law. Mr. Macy asks if he has any problems with the conditions and if he can have them before the public meeting. Mr. Carter state that he could not commit to a timeline.

Commissioner Kraemer moved, seconded by Commissioner Schroedl to forward PC 16-05 a Special Use on parcel number 694-9998-006 (currently owned by St. Stephen the Martyr Lutheran Church 6101 South 51st Street) to construct a wireless tower facility to the Village Board without recommendation.

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

Nays: None

Abstain: Chadwick

Motion to Approve: Carried

B. PC 17-01 Consider a Special Use Request to demolish the existing church rectory and rebuild a new one on the same foundation at St. Alphonsus Church at 5960 S. Loomis Road.

Plan Consultant Vaughn explained his report in detail to the Plan Commission

Mr. Vaughn recommends that the Plan Commission recommend to the Board of Trustees the Special Use Request application to demolish the existing church rectory and rebuild a new one on the same foundation at St. Alphonsus to be approved subject to the conditions of the report with the exception of item (B) The Landscape Plan which was already submitted.

The Developer for St. Alphonsus stated that it would be best to demolish and rebuild the building. He further stated that it would be the same use on the same footprint. The building will be using the same type of brick that the church has. James Birmingham asked the timeline on this project. He stated March 1st would be the start date and August would be the end date.

Commissioner Schroedl moved, seconded by Commissioner Kraemer to recommend a Special Use Building Permit Request to demolish the existing church rectory and rebuild a new one on the same foundation at St. Alphonsus Church at 5960 S. Loomis Road subject to the recommendations of the Plan Consultant.

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

Nays: None

Motion to Approve: Carried

ADJOURNMENT

Commissioner Schroedl motioned, seconded by Commissioner Davis to adjourn.

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

Nays: None

Motion to Approve: Carried

The Plan Commission meeting adjourned at 8:00 p.m.

Respectively submitted,

Kristen Victory
Clerk-Treasurer