

**Village of Greendale
Plan Commission Meeting
July 12, 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, Kosarzycki
Absent: President Birmingham
Also Present: Todd Michaels, Village Manager
Scott Satula, Director of Inspection Services
Erin Scharf, Permit Clerk
Kristian Vaughn, Village Plan Consultant
William Banach, Milwaukee County
Mame Croze McCully, Executive Director of Milwaukee County Historical Society

APPOINT CHAIR

Commissioner Chadwick motioned, seconded by Commissioner Genz to appoint Commission Schroedl as chair in the absence of President Birmingham.

MINUTES

Commissioner Davis motioned, seconded by Commissioner Kraemer to approve the Plan Commission meeting minutes of January 11, 2017, with the correction noted to staff.

Ayes: Genz, Schroedl, Davis, Kraemer, Kosarzycki
Abstain: Chadwick
Nays: None
Motion to Approve: Carried

OLD BUSINESS:

None.

NEW BUSINESS:

REFERRALS FROM THE VILLAGE BOARD

- A. PC 17-02 Consider approving the Request for a Certificate of Appropriateness from director John Dargle of Milwaukee County Parks, Recreation, and Culture of 9480 Watertown Plank Road, Wauwatosa, WI 53226 (applicant) to demolish two concrete silos and the connecting concrete structure at Trimborn Farm on parcel 661-9897-011 at 8881 West Grange Avenue, Greendale, WI 53129.**

Kristian Vaughn the Village Planner presented the memo, which included the background of the request for a Certificate of Appropriateness to demolish two concrete silos and the connecting

structure at Trimborn Farm. Mr. Vaughn went on to describe the request in detail per the staff memo along with the Engineering report, which reads: “The impetus for the request for a Certificate of Appropriateness is a May 2017 report from Benesch indicating that the physical condition of the concrete of the two silos and connecting structure is deteriorating. The report indicates that cracks, spalls, delamination’s, and softness are all apparent Services lists the report’s characterizations of the conditions of the silos: “full height cracks, large pieces of concrete spalling from the structure, areas of soft and damp concrete have lost significant strength, areas of concrete are delaminating , silo interiors have surface spalling, concrete aggregate easily falls to the ground for soft concrete, [and] the [silo] caps have extensive cracking” with concrete either being missing or soft. The project proposes to demolish the two silos and connecting structure to two feet below grade. The grade would then be finished to match the surrounding area.”

The commission discussed the cost of demolition versus the cost to repair the silos. There was also discussion to ensure the stone barn remains intact during the demolition process. Mr. Banach and Ms. McCully reiterated that the demolition of the silos would add to the history of Trimborn Farm, not take away from it. They also noted that Milwaukee County is working to secure funds for future repairs to the site.

Commissioner Davis reminded the commission to focus on the silos, so that the site can remain functional for the future. Visitors will not be able to visit the site if the silos are not demolished, due to the safety measures that would need to be taken.

Commissioner Kosarzycki motioned, seconded by Commissioner Davis to approve PC 17-02 the Request for Certificate of Appropriateness from director John Dargle of Milwaukee County Parks, Recreation, and Culture of 9480 Watertown Plank Road, Wauwatosa, WI 53226 (applicant) to demolish two concrete silos and the connecting concrete structure at Trimborn Farm on parcel 661-9897-011 at 8881 West Grange Avenue, Greendale, WI 53129 subject to the condition that the Certificate holder shall take steps to allow for a portion of both silo bases to remain exposed in order to maintain their historical presence and significance.

Ayes: Schroedl, Davis, Kraemer, Kosarzycki
Nays: Genz, Chadwick
Motion to Approve: Carried

ADJOURNMENT

Commissioner Davis motioned, seconded by Commissioner Schroedl to adjourn.

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

The Plan Commission meeting adjourned at 7:44 p.m.

Respectively submitted,

Erin Scharf
Permit Clerk