

**Village of Greendale
Plan Commission Meeting
March 14, 2018**

President Birmingham called the Plan Commission meeting to order at 7:02 p.m. in the Board Room of the Village Hall.

ROLL CALL

Present: Chadwick, Davis, Genz, Kosarzycki, President Birmingham
Absent: Kraemer, Schroedl
Also Present: Scott Satula, Director of Inspection Services & Community Development
Erin Scharf, Permit Clerk
Ben Block, Village Planning Consultant, Graef
Todd Michaels, Village Manager

Audience: 7

MINUTES

Commissioner Chadwick motioned, seconded by Commissioner Davis to approve the Plan Commission meeting minutes of February 14, 2018.

Ayes: Chadwick, Davis, Genz, Kosarzycki, President Birmingham
Abstain: None
Nays: None
Motion to Approve: Carried

REFERRALS FROM THE VILLAGE BOARD

- A. PC 18-03 A public hearing will be held to consider the creation of Tax Incremental District Number Five, Village of Greendale, including proposed boundaries and Project Plan therefore. At the public hearing interested parties will be afforded a reasonable opportunity to express their views on the proposed creation of Tax Incremental District Number Five, Village of Greendale, the proposed boundaries thereof, and the proposed Project Plan. Consider approval by the Plan Commission and recommending approval by the Village Board for the creation of Tax Incremental District Number Five, Village of Greendale, the proposed boundaries thereof, and the proposed Project Plan.**

President Birmingham opened the Public Hearing at 7:03 p.m.

Dawn Gunderson of Ehlers summarized the proposal of the Tax Incremental District (TID) Number Five. After reading the proposal from Ehlers dated March 7, 2018, the Commission discussed the TID.

Commissioner Davis asked what would happen if the property went into default. Manager Michaels and Ms. Gunderson explained that the TID guarantees that the Village would get the money owed to them as this proposal has the developer's assets on the line if the deal were to fall through. Manager

Michaels also explained few scenarios to what could happen. Ms. Gunderson explained that the minimum values outlined in the proposal.

President Birmingham closed the Public Hearing at 7:17 p.m.

Commissioner Chadwick motioned, seconded by Commissioner Davis to recommend approval to the Village Board of Trustees on PC 18-03, creation of a Tax Incremental District Number Five, Village of Greendale, the proposed boundaries thereof, and the proposed Project Plan.

Ayes: Chadwick, Davis, Genz, Kosarzycki, President Birmingham

Nays: None

Motion to Approve: Carried

B. PC 18-04 (1) Review and consider recommending approval of a certified survey map for parcel number 663-024-6000 into 2 lots located at 6600 Schoolway.

Commissioner Chadwick motioned, seconded by Commissioner Davis to recommend approval to the Village Board of Trustees on PC 18-04 (1), a certified survey map for the Village owned parcel at 6600 Schoolway subject to the recommendations in the Plan Consultants report dated March 2, 2018 and the Village Engineer's report dated March 7, 2018.

PC 18-04 (2) Review and consider recommending approval of a rezoning request for Lot 1 of the proposed certified survey map from an undesignated zoning district to B-4 General Existing Business District – Special Use at 6600 Schoolway.

Commissioner Chadwick motioned, seconded by Commissioner Davis to recommend approval to the Village Board of Trustees on PC 18-04 (2), a request to rezone Lot 1 of the proposed certified survey map from an undesignated zoning district to the B-4 General Existing Business District – Special Use subject to the recommendations in the Plan Consultant report dated March 2, 2018.

PC 18-04 (3) Review and consider recommending approval of a Special Use/Building Permit for the redevelopment of the former Police & Fire Station to be occupied as contractors offices, design center, showroom and storage for JJC Rental Properties, including exterior building alterations at 6600 Schoolway (Lot 1 of the proposed certified survey map).

The applicant, Jason Cyborowski of J&J Contractors, LLC informed the Commission that the company has decided to forgo the State Historical Tax Credits because the State Historical Society was hindering the renovation plans. For example the majority of the windows are original and in decent shape. The State Historical Society wanted those to remain. From a cost and maintenance standpoint, this was not feasible. By choosing not to use the Tax Credits, they are able to work with the local Historical Society's vision. Signage was not part of this proposal but Jason briefly described his plan, to be approved by staff.

Manage Michaels explained the Village is currently negotiating to get back the control and have their name on the easement instead of the State's name. The paperwork has been submitted and the he is working with the State. When the Village remodeled the Hose Tower, they were able to replace the windows that had the same style as the originals but were more economical.

Commissioner Chadwick agreed that from a maintenance standpoint that new windows, which were simialir to those used at the Hose Tower, would be acceptable.

Commissioner Kosarzycki asked for clarification on what this does to our Federal Historical Designation. Is this a key building and if the State Historical Society does not have a say can we answer to this if it is ever questioned.

Manager Michaels confirmed that this would not be an issue or change the Village's Federal status.

Robb Nowak, President of the Greendale Historical Society was here to give their approval for J&J Contractors to purchase and remodel the building as proposed.

Commissioner Chadwick asked if it would be beneficial for the Greendale Historical Society to write a letter to the State Historical Society that they are for this project even without the Tax Credits and that they will work with J&J Contractors to ensure the history is preserved. Robb Nowak said that he has already offered this up. Manager Michaels agreed to the letter and would be happy to pass it on to the State Historical Society to have the Village named on the Easement for the property.

The rest of the Commission agreed that they are happy to see this building be revitalized after sitting vacant for 20 plus years and see it as a benefit to the community.

Commissioner Chadwick motioned, seconded by Commissioner Davis to recommend approval to the Village Board of Trustees on PC 18-03 (3), Special Use/Building Permit for the redevelopment of the former Police & Fire Station to be occupied as contractors offices, design center, showroom and storage for JJC Rental Properties, including exterior building alterations at 6600 Schoolway subject to the recommendations in the Plan Consultants report dated March 2, 2018 and the Village Engineer's report dated March 7, 2018.

ADJOURNMENT

Commissioner Davis motioned, seconded by Commissioner Kosarzycki to adjourn.

Ayes: Chadwick, Davis, Genz, Kosarzycki, President Birmingham

Nays: None

Motion to Approve: Carried

The Plan Commission meeting adjourned at 7:52 p.m.

Respectively submitted,

Erin Scharf
Permit Clerk