

**Village of Greendale  
Plan Commission Meeting  
April 9, 2014**

President Hermes called the Plan Commission meeting to order at 7:00 p.m. in the Board Room of Village Hall.

**ROLL CALL**

Present: Satula, Chadwick, Meyer, Kosarzycki, President Hermes  
Absent: Schroedl, Kerwin  
Also Present: Pat Meehan, Planning Consultant  
Kathy Kasza, Clerk-Treasurer  
Reporter from CNI newspapers  
Ted Mainella, Bill Kewan from the Historical Society  
Visitors

**MINUTES**

Commissioner Satula moved, seconded by Commissioner Chadwick, to the Plan Commission meeting minutes of February 18, 2014, since all Commissioners received a copy of the minutes. Several of the Commissioners stated that they did not receive the minutes. ***Since all Commissioners did not receive a copy of the minutes, President Hermes stated that this motion should be waived and moved to the next meeting for approval.***

**REFERRALS FROM THE VILLAGE BOARD**

**A. PC 14-04 Consider a Request for Conceptual Approval for an Addition and Site Development for the Area Surrounding the Hose Tower Building, 5650 Parking Street (#13-05, PC 13-07).** *This item was tabled at the August 14, 2013 meeting.*

President Hermes stated that since this item was tabled at the August 14, 2013 meeting it must be removed from the table.

***Commissioner Satula moved, seconded by Commissioner Chadwick, to remove from the table PC 14-04 Considering a Request for Conceptual Approval for an Addition and Site Development for the Area Surrounding the Hose Tower Building, 5650 Parking Street (#13-05, PC 13-07.***

Ayes: Satula, Chadwick, Meyer, Kosarzycki, President Hermes

Nays: None

Motion to remove from table: Carried

Planning Consultant Meehan stated his analysis based on his previous report submitted August 10, 2013 and he also suggested that a grading plan be submitted since it will result in some changes to the immediate adjacent grades in that area. As pointed out in his earlier memo, Meehan stated that there would be a need for a Village Center Plan along with a Special Use since the property is not zoned. Since the property is not zoned, he stated that the Commission could not act on this plan at this time. President Hermes stated that this is only a conceptual plan and Meehan said that going forward with this plan would require additional requirements to be addressed.

President Hermes stated that this was a conceptual plan being brought back to the table to enable the Greendale Historical Society to raise funds for the extension of the building in order to get final approval from the Village Board.

Commissioner Satula clarified that the motion would only be a conceptual approval of the plan since several other issues, such as the grading, need to be addressed and that the Village Board could grant conceptual approval of the plan without a Public Hearing.

Commissioner Meyer asked if the Planning Consultant had a new memo and Meehan replied that he was still using the report analysis from August 10<sup>th</sup>. Meyer also asked about a CDA report. President Hermes stated that the CDA has not met since last August but will continue to meet to adopt a bigger plan for the downtown in the near future.

Commissioner Chadwick asked if it was the West side of the building that needed grading. Meehan said yes if they went forward with the proposal in the drawings there would have to be a plan to handle the drainage.

***Commissioner Satula moved, seconded by Commissioner Meyer, to recommend to the Village Board to conceptually approve PC 14-04 an Addition to the Hose Tower as proposed at 5650 Parking Street, subject to the applicant preparing and submitting final grading plans and detailed architectural plans to address concerns discussed this evening and subject to the Plan Consultant's report dated August 10, 2013.***

President Hermes added that the Village will be looking for the Historical Society to have full funding before any construction and final approvals can begin.

Ayes: Satula, Chadwick, Meyer, Kosarzycki, President Hermes  
Nays: None  
Motion to Conceptually Approve: Carried

### **ADJOURNMENT**

Commissioner Chadwick moved, seconded by Commissioner Satula, to adjourn.

Ayes: Satula, Chadwick, Meyer, Kosarzycki, President Hermes  
Nays: None  
Motion to Adjourn: Carried

The Plan Commission meeting adjourned at 7:12 p.m.

Respectively submitted,  
Joan Siefert, CMC, WCMC  
Deputy Clerk