

**Village of Greendale  
Plan Commission Meeting  
August 14, 2013**

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, Schroedl, Meyer, Kerwin, Kosarzycki, President Hermes  
Absent: None  
Also Present: Todd Michaels, Village Manager  
Pat Meehan, Planning Consultant  
Kathy Kasza, Clerk-Treasurer  
Trustee Sikorski  
Trustee Genz  
24 visitors

**MINUTES**

Commissioner Satula moved, seconded by Commissioner Schroedl, to approve the Plan Commission meeting minutes of June 12, 2013 since all Commissioners received a copy of the minutes.

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

**REFERRALS FROM THE VILLAGE BOARD**

**A. PC 13-05 Consider a Special Use Application for skiing, snowboarding, snow tubing, gravity biking, mountain biking and other public events at The Rock Sports Complex, 7900 W. Crystal Ridge Drive. (#13-08)**

Manager Michaels updated the Commission on developments so far. The County has agreed to place shrouds on the lights fixtures; it will take about six weeks. Landscaping was discussed to help buffer the noise. The focus is on an evergreen tree barrier; berms are not possible due to water and weight issues affecting the on-site methane gas issues. The County has agreed to do a sound study and the Police Department is monitoring hours of operation.

Discussion: President Hermes said he met with the County Parks Director and they are working in partnership with Greendale. The DNR has stated that trees are allowed along the east edge of the property line and in the median; the County is planning to plant 20 foot evergreens. Commissioner Kerwin asked about trees on the private property side and Michaels answered that the Developer has also offered to put trees in the resident's backyards but that is an individual agreement with each resident.

Jim Keagan, Chief of Planning with Milwaukee County Parks stated that the County continues to monitor the noise and has asked the property managers for the current mitigation plan. He stated that the speakers were arranged to point into the hills. Commissioner Chadwick was concerned that the speakers face 76<sup>th</sup> Street. Keagan stated that the speakers that impact residents will be turned. He also stated that the County owns the entire property and the Zimmerman Group is managing the property for them. He stated that he would handle all complaints.

Commissioner Kosarzycki asked if they were going to hear Planning Consultant Meehan's report before further discussion. President Hermes said they would have to table this item and allow staff to work with the County until some of the noise and sound resolutions are worked out.

**Commissioner Chadwick moved, seconded by Commissioner Schroedl to table this item to allow staff to work with Milwaukee County to resolve the Greendale resident's concerns.**

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

Nays: None

Motion to Approve: Carried

**B. PC 13-06 Consider a Special Use Application to move Goodwill's Corporate Headquarters to the Village of Greendale including a work and training center at 5400 S. 60<sup>th</sup> Street (The Building Currently owned by Reader's Digest). (#13-09)**

Planning Consultant Meehan summarized his report PC 13-06 dated July 30, 2013, attached to the minutes, and recommended that the Special Use Permit be approved subject to the agreement and all application materials submitted.

Joan Farrell, Corporate Counsel for Goodwill Industries, introduced two of the executives and stated Goodwill's mission. She gave out a handout that contains some general information about their retail stores and other operations along with an overview of their size and scope. Farrell stated that Goodwill goes to great lengths to become a part of the community fabric. She also stated that as a further commitment to this community they are negotiating a service agreement with Greendale to pay taxes on 4.5 acres which are not tax exempt and to pay for services rendered by the Village for the 10 acres that are exempt to replace taxes that would otherwise be received. Goodwill will maintain the landscaping and building maintenance to its former condition.

Discussion: Commissioner Meyer asked if there are enough parking spaces. Ms. Farrell stated that there are 450 spaces. Many of the employees will be taking buses. Commissioner Satula asked if there will be any outside storage such as boxes or pallets. Farrell said no they take care of all that on the inside of the facility. Satula also asked if there was a safe pick-up and drop-off point for employees since it is a busy

parking lot. Farrell said they have not worked out those details yet. Manager Michaels said there were residents that asked why Goodwill wants this facility. The property was on the market for over two years. Michaels said everyone should be happy to get someone who wants to move in to the existing facility with 500 jobs and employees that can bring daytime business to the restaurants and shops. President Hermes stated he was very impressed by Goodwill's operations. Commissioner Schroedl stated it would be a great addition to the Village. President Hermes stated there will be a Public Hearing at the August 20, 2013 Board Meeting.

**Commissioner Satula moved, seconded by Commissioner Chadwick to recommend to the Village Board to approve PC 13-06 consideration of a Special Use Permit Application to move Goodwill's Corporate Headquarters to the Village of Greendale including a work and training center at 5400 S. 60<sup>th</sup> Street (The Building currently owned by Reader's Digest), subject to the conditions of the Planning Consultants report dated July 30, 2013.**

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

Nays: None

Motion to Approve: Carried

**C. PC 13-07 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)**

Planning Consultant Meehan summarized his report PC 13-07 dated August 10, 2013 attached to the minutes, and recommended that this site development be tabled or denied.

Discussion: Commissioner Schroedl asked what the plans of the CDA were and if this would be the center piece of their plan. President Hermes stated that the CDA's findings would go back to the Village Board for approval. Commissioner Meyer said the ad hoc committee made this the center piece of the Village Center and funds have already been allocated. She stated that it should be facilitated before the rest of the Village Center can be planned. Commissioner Schroedl said the funds were allocated to restore, not expand, the focal point.

Manager Michaels stated that one of the Concepts the Ad Hoc Committee looked at favorably that was in direct conflict with this plan is to put a driveway behind the building. If this project was done the driveway would have to go too far in the woods and several trees would have to be removed. Commissioner Meyer stated that the proposal would take fifteen feet of woods and would not be feasible. Commissioner Kerwin stated that the key is to improve the building and the addition might build up momentum. President Hermes thought the point was to fix the inside of the hose tower before planning additional space.

Planning Consultant Meehan asked if the Historical Society has looked at this addition.

Ted Mainella, president said yes they have looked at it and have in fact submitted plans to the State and the National Park Service for the interior of the Grounds Building and conceptual plans for an outside addition, due to the classification as a National Historical Landmark status, and it was approved. He stated that the footprint of that plan was related to the interior of the building. Abatement of the water is critical to the preservation of the building and building a road back there would make it impossible to do. Mainella wants approval so they can get donations to improve the outside and inside of the building. President Hermes stated that the Plan Commission is not trying to stop this project; they just want to wait until the broader plans for the Village Center are completed.

**Commissioner Kosarzycki moved, seconded by Commissioner Schroedl to table this item until a comprehensive plan for the Village Center is completed.**

Ayes: Satula, Schroedl, Kosarzycki, President Hermes

Nays: Chadwick, Meyer, Kerwin

Motion to Approve: Carried

### **ADJOURNMENT**

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

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

Nays: None

Motion to Adjourn: Carried

The Plan Commission meeting adjourned at 8:28 p.m.

Respectively submitted,  
Joan Siefert, Deputy Clerk