

**PLAN COMMISSION
MEETING MINUTES
Monday, May 6th, 2019**

Meeting was called to order by President Palmer at 7:00p.m.

1. Roll Call.

Present: President Palmer, Mr. Jodie, Mr. Michalski, Mr. Reineke,

Absent: Mr. Cashin, Mr. Long, Mr. Kujawa

Also Present: Thomas Harrigan, Zoning and Planning Administrator, David De Angelis, Village Manager, Hector de la Mora, Village Attorney, and applicants.

2. Review and act on meeting minutes dated 4/1/19.

Mr. Michalski motioned and Mr. Reineke seconded to approve the meeting minutes dated 4/1/19 as submitted. Motion carried 4-0.

3. Review and act on a request for a revised plan of operation pursuant to §335-85 for One Hour Martinizing located at 13405 Watertown Plank Road.

There was no representative in attendance for the revised plan of operation.

Mr. Reineke provided a general background summary of the Soil Vapor Extraction (SVE) system and explained the need for the liquid condensate holding tank. Mr. Reineke suggested that the operators of the SVE system amend the existing system with the following improvements:

- Install a high-water float to allow for controlled shut-off of the system.
- Install a lock on the cap.
- Install some form of screening from Watertown Plank Road Pedestrian and Vehicular traffic.

Mr. De Angelis commented that the submission indicated the condensate discharge into storm sewer system is required to meet the Milwaukee Metropolitan Sewerage Districts (MMSD) discharge standards.

Mr. Reineke motioned to approve the amended Plan of Operation with the recommendations outlined above, Mr. Michalski seconded. Motion carried 4-0.

4. Review and act on a request by Brian Studebaker, 1375 Woodlawn Circle, for a conditional use permit pursuant to §335-86 for the use of permeable surface materials to exceed the maximum allowable percentage of impervious surface area in the RS-1 Single Family Residential District, pursuant to §335-17C(5), located at 2075 Elm Tree Court.

Kyle Kholeman, of Seasonal Services Landscaping, was present before the Board.

Mr. Michalski asked what kind of material is being proposed for the permeable paver system.

Mr. Kholeman explained Uni-Lock Block will be used.

Mr. Jodi motioned and Mr. Reineke seconded to approve as submitted. Motion carried 4-0.

5. Review and act on a request by Mark Reinders, Agent and Property Manager 13400/13420 Watertown Plank Road, to amend an existing Plan of Operation pursuant to §335-85 and to construct a building addition and accessory building for indoor storage and warehouse facilities pursuant to §335-88B.

Mr. Mark Reinders and Mr. Brian Fisher, of Anderson Ashton Architecture, were present before the Commission.

Mr. Reinders introduced Mr. Fisher and provided the Commission a summary of his proposal and national data pertaining to storage facilities. Mr. Reinders noted the region where Elm Grove is located is currently underserved with storage options. He provided an anecdotal story of being approached by a retired Elm Grove police officer who requested permission to store his boat on the property in question. Mr. Reinders commented that he anticipates the majority of clients would be located within 3-4 miles of Elm Grove.

Greg Tidmarsh, of Wisconsin Transfer Co., was present before the Commission. Mr. Tidmarsh opined that the storage facility proposal is a perfect use for the property and a perfect use for Elm Grove residents.

Mr. Reinders commented that after reviewing the meeting minutes from the Reinders/Wangard Ad Hoc Advisory Committee meetings, all of the comments and concerns raised by the committee would be either addressed, or not applicable to this proposed use.

1. There would be minimal traffic associated with this use.
2. There would be no impact of additional students in local schools.
3. The building height would not exceed 35 feet.
4. Tax Incremental Financing would not be required.
5. There would be no need for environmental remediation.
6. There would be no need for geo-pilings.
7. There would be no need to additional tree removals on Elm Grove Road ("Cave Road").
8. There would be no need for municipal water.
9. The added assessed value of the proposed development would also bring a tax base which does not exist today.

Mr. Reinders indicated the Reinders Company would still operate business functions (storage) out of the new storage facility for an undetermined period of time. Once the new storage facility reaches maximum occupancy, the Reinders Company business operations would be phased off the site in order to accommodate more storage space available for lease.

President Palmer asked Mr. Reinders and Mr. Fisher when they anticipate all the outstanding submittal items as noted within the Ruekert & Mielke review letter would be completed and available for review.

Mr. Reinders indicated they will be compiling these items as soon as possible. However, Mr. Reinders stated he hoped to gain approval of the storage facility proposal contingent on all the outstanding items being submitted.

President Palmer explained that due to the total amount and scope of outstanding application items, there is no way he would be comfortable approving the application at this time.

Mr. De Angelis asked Mr. Reinders if he anticipates continuing outside storage on the property.

Mr. Reinders stated that he has not included the outside storage use in the application at this time, but is contemplating including it for a future submittal.

President Palmer commented the potential for outside storage should be included in the application if indeed Mr. Reinders wishes to continue this specific use on the property.

Mr. Reineke asked how Mr. Reinders and Mr. Fisher anticipate the proposed retaining wall, as demonstrated within the submitted rendering, would be constructed on site. Would the existing grade be cut down, or would fill be brought in.

Mr. Fisher stated that the rendering is incorrect and not accurate.

President Palmer suggested the Plan Commission members send Mr. Harrigan questions and comments related to the storage facility proposal so they can be compiled and sent to Mr. Reinders for reference.

No action was taken on this item.

6. Other Business

None.

7. Adjournment

Mr. Jodi motioned and Mr. Reineke seconded to adjourn the meeting. Motion carried 4-0.

Meeting adjourned at 8:12 P.M.

Respectfully Submitted,

Thomas Harrigan
Zoning and Planning Administrator/
Assistant to the Village Manager