

The meeting was called to order at 6:30 p.m. by Chair R. Ruesch.

1.0 Roll Call – Present: Chair R. Ruesch; Commissioners W. Banach, A. Fritz, S. Hale, M. Stahl and C. Stipe (T. Accetta absent/excused); Village Administrator M. Weber. Audience (7).

2.0 Minutes – Motion (Stahl, Stipe) to approve the February 15, 2016 minutes, unanimously approved.

3.0 Site Plan Amendment – Agricultural Stand Outdoor Sales – Craigland Farms – 5552 S. 108th Street [Remax Site] – Petitioner Tammie Craig (Craigland Farms) described the proposal. The stand will be in the same location as previous years.

Motion (Banach, Stahl) to approve the agricultural stand subject to:

- 1) Sales from April 1-October 31
- 2) Compliance with Chapter 24 of the International Fire Code compliance with the International Building Code.
- 3) Stand to be in the same location as previous years.

Motion unanimously approved.

4.0 Building Sign – JK LEE– Hales Corners Shopping Plaza – 5301A S. 108th Street – Chad Schultz (Innovative Sign) explained the proposal for a new set of channel letters and “JK Lee” logo.

Motion (Stahl, Stipe) to approve sign as submitted, unanimously approved.

5.0 Site Plan – Building Renovation/Addition and Building Move - Root River Brewery at 10820 W. Janesville Road and The Bosch at 5855 S. 108th Street - Petitioner Richard Putlitz was present. WisDOT has been working with the property owners on acquisitions along STH 100 in preparation for the road reconstruction. The Bosch property has been purchased by WisDOT and the building itself has been sold back to Mr. Putlitz to move further west and ensure it would remain on the new corner. The Bosch must be moved by September 1. An overall development plan was prepared with the help of Village consultants. The Bosch would be relocated and expanded, a barbeque stand established, and other retail space built to the north. The former flower shop at 10820 Janesville Road would be expanded and renovated into the Root River Brewery to provide continued tavern operation. A common area/patio between the buildings would provide a beer garden.

Mr. Weber indicated the overall plan would require a Planned Unit Development designation; however, the immediate need is to renovate the Janesville Road building and move the Bosch. As such, the petitioner is requesting setback variances from the Board of Appeals on March 24. Parking would be provided immediately north of the buildings. Mr. Banach asked if WisDOT has allowed an access from STH 100. Mr. Putlitz indicated they would. It was felt a landscaping screen will be needed along 109th Street for the ultimate plan. Alley discontinuation was discussed. Mr. Weber noted there is a slope on the site that will require a proper grading plan. The WisDOT Bosch move agreement requires State Historical Society review of any additions. Mr. Weber noted that the differentiation depicted should probably be modified to reflect the same architectural era.

CDA Chairman Robert Dudek indicated Mr. Putlitz appeared at the CDA and they look forward to working further with him as the development progresses.

Motion (Banach, Stahl) to approve the conceptual plan for The Bosch and Root River Brewery as Proposed and recommend the variance request to the Board of Appeals, unanimously approved. Mr. Putlitz indicated detailed plans would be submitted for the April meeting.

- 6.0 Potential new development and the creation of a tax incremental district in the area of south of West Grange Avenue and east of STH 100** – Mr. Weber reported that details are being worked out, but the formal submittal for the Conditional Use may come as early as the April meeting.
- 7.0 Sign Regulations-Signs-Window Frame Lighting Sec. 8-9-6(l)** – Mr. Weber indicated there was a trend about ten years ago by some establishments to use neon lighting to outline windows and effectively converting the entire windows into signs with the use of other interior window signs. In response, the zoning code was amended to prohibit the practice, and use of neon eventually amortized. There is now a trend to use other types of lighting to achieve the same effect, especially LED light strips. Since the zoning code regulation only addresses neon lighting, an amendment is recommended to prohibit other types of lighting. The Commission discussed possible language and including silhouette door lighting in the prohibition. Without objection, it was recommended that an ordinance amendment be prepared for Commission review and Board consideration.
- 8.0 Staffing/Procedures/Site Plan Review** – No report.
- 9.0 Adjournment** – Meeting adjourned at 7:10pm (Stipe, Fritz).

Michael F. Weber, Village Administrator