

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

- 1.0 Roll Call** – Present: Chair R. Ruesch; Commissioners T. Accetta, W. Banach, A. Fritz, and C. Stipe (S. Hale & M. Stahl absent/excused); Village Administrator M. Weber. Audience (21).
- 2.0 Minutes** – Motion (Fritz, Stipe) to approve the March 21, 2016 minutes, unanimously approved.
- 3.0 Conditional Use Permit – 50,000+ sq. ft. Building in B-1 Zoning District – Commercial Horizons – 5600 S. 108th Street [Festival Foods] – Mr. Weber read the notice.** Mike Kohlbeck (McMahon Engineering) indicated that Commercial Horizons representative Curt Mauer was unable to attend. Mr. Kohlbeck described the plans for a Festival Foods store on the site of the former Kmart. Mr. Ruesch opened the hearing.

Peggy Thorp (10652 W. Parnell Ave.) was concerned for a 24-hour operation, truck loading, 107th Street access, security, screening, traffic lights, privacy and noise.

Kathy Fechtmeyer (5633 S. 106th St.) asked if the retaining wall would remain and the screening improved.

Mr. Kohlbeck indicated a 6 foot board-on-board fence was proposed and replacement of the landscape buffer, from 107th Street to the north end of the property (adjacent to the Remax property). The parking lot lighting minimizes spill onto surrounding properties. The store does have a security plan, but he could not provide operational detail.

Jean Semrad's daughter Suzanne Chetanik (5545 S. 106th St.) asked if the entire parking lot would be repaved. She expressed concern for the timing of truck deliveries and garbage pick-up, and the adequacy of screening. She asked if demolition and construction would be allowed during early morning hours. She was opposed to 24-hour operation.

Avalee Strook (5555 S. 106th St.) is concerned about 4 a.m. garbage pick-up.

Mr. Kohlbeck indicated there is a compactor for garbage with pick-ups about every 3 to 4 days. Mark Anderson from Festival Foods would be able to answer these questions about deliveries. Most are made from 4-7 a.m. Mr. Weber confirmed the Village does have ordinances on construction hours.

Sandy Brinkman (5565 S. 106th St.) is near the north end of the property, and was concerned for persons trespassing through the site and litter throughout the existing buffer area.

Mr. Kohlbeck indicated Festival Foods takes pride in their properties, which are well maintained.

Suzanne Chetanik (5545 S. 106th St.) expressed concern for the access from Grange Avenue and increased traffic.

Jack Strook (5555 S. 106th St.) expressed concern for litter in the existing buffer areas and whether the fence could be extended further north.

Laura Santarelli (5643 S. 106th St.) questioned whether the fencing would be in place prior to demolition. She asked what will happen with rest of the center.

Suzanne Chetanik (5545 S. 106th St.) asked if water and drainage would be affected.

Mr. Kohlbeck indicated the fence and landscaping would be done after demolition. The existing drainage patterns are retained with some enhancements.

Mr. Ruesch closed the hearing.

Mr. Weber explained the property ownership structure in the block. He indicated the existing strip center is owned by another developer who plans renovation. WisDOT plans to reconstruct STH 100 in 2018, which will eliminate exiting left turns from the primary entrance. Signals are planned at Parnell Avenue and the existing private “frontage road” will be retained. Mr. Weber reviewed staff analysis of the proposal with regard to Zoning Code conditional use requirements including possible increased parking stall widths, sidewalk connections, public space enhancements at the Brat Barn, the need for outdoor display/storage conditions, waste collection details, grading/storm water/utility plans to be approved by Village Engineer, confirm the light pole and luminaire finishes, whether flood lighting of the façade is acceptable, supplement the easterly landscape buffer with taller shrubs and include trees, try to retain mature trees if possible, screening of parked vehicles along STH 100 and the planting restrictions on the ATC right-of-way, further building articulation on the north and south elevations, rooftop mechanicals screening, and substitute brick for the split-face block on the monument sign

Mr. Weber noted a developer agreement is required for the conditional use permit; however, that would probably be accomplished in the tax increment financing (TIF) developer agreement that the Village Board must approve. Tenant details are needed on security plans and whether a delivery schedule restriction is possible. He felt the most significant issue would be the proposed building sign which far exceeds code standards. While the building scale probably warrants a larger sign, the scale, colored background and proposed flood lighting are dominating the impact of the development.

Jack Strook (5555 S. 106th St.) asked if the Dollar Tree Store remains. Mr. Weber said we do not have details at this time.

Mr. Banach noted screening along 107th Street should be considered, due to the increased traffic expected there. He questioned whether the proposed fencing could be extend both north and south of the limits currently shown on the plans, since there will also be increased traffic on the Grange Avenue access.

The Commission felt that the conditional use permit should be deferred to the May 16 meeting, to allow time for the developer and Festival Foods representatives to more fully address the neighbors, staff and Commission questions. Mr. Weber indicated all property owners will be notified of May 16 meeting. He indicated large-scale plans are also available for viewing at Village Hall during regular hours.

4.0 Certified Survey Map – Country Fair Shopping Center – Outlook Development – 5600-5620 S. 108th Street – Mr. Weber explained the CSM which consolidates and reorganizes the multiple parcels that now comprise the Country Fair Shopping Center site. Reciprocal access and parking provisions are retained. Motion (Banach, Stipe) to recommend approval subject to village engineer approval/conditions, unanimously approved.

- 5.0 Site Plan – Building Renovation/Addition and Building Move - The Bosch at 5855 S. 108th Street and Root River Brewery at 10820 W. Janesville Road** - Richard Putlitz (petitioner) presented updated plans for the proposed Brewery building. He is only seeking approval of that structure at this time to get started on construction as soon as possible in advance of the Bosch move. He indicated further design work is continuing on the Bosch. The Bosch additions and the Brewer would include reclaimed brick and cream city brick. Mr. Weber asked for details on the concrete masonry units (CMU) of the west elevation. Mr. Putlitz indicated the CMU is patterned to mimic brick and would be painted. Mr. Banach asked for details on the roof top patio. Mr. Putlitz indicated there would be seating for about 25, and lighting details are pending.

Motion (Banach, Fritz) to approve subject to providing details to the Plan Commission on:

- 1) Roof top patio lighting.
- 2) Exterior materials colors and finishes.
- 3) North elevation details, including more articulation or windows.

Motion unanimously approved.

- 6.0 Electronic Sign – Modification of Existing Monument Sign – Hales Corners Lutheran Church – 12300 W. Janesville Road** – James Ward (Hales Corners Lutheran Church) described the proposed electronic sign replacement. Motion (Fritz, Stipe) to approve subject to Zoning Code operational requirements, unanimously approved.

- 7.0 Site Plan Amendment – Patio Addition – Hale House – 10539 W. Forest Home Avenue** – Jeremy Chounard (owner) and Joe Vagnini (owner) described the proposal to remove and replace the existing roof overhang and add outdoor seating toward the sidewalk. The roof rafters/joists would be enclosed with a bead board ceiling with recessed lighting and fans.

Motion (Banach, Stipe) to approve the addition subject to:

- 1) Approval by Board of Appeals of setback variances.
- 2) Approval by Village Board of alcohol license for outdoor service.
- 3) Owners responsible for any repairs to public sidewalk caused by patio construction.

Motion unanimously approved.

- 8.0 Site Plan Amendment – Patio Addition – Culvers – 6101A S. 108th Street** – Gary Timlin (Manager) described the proposed outdoor seating area and reconfiguration of the parking lot to provide exiting queuing from the drive-thru. He indicated traffic flow would be improved. The patio would accommodate 12 tables surrounded by a stone wall with pillars. The pillars would have lighting. The wall would be setback far enough from the curb to accommodate vehicle overhangs and snow storage. Flowers would be added to the area. Mr. Weber suggested that the area near the south tree not be paved, to allow for proper tree growth. Mr. Timline proposed a sitting wall around the tree. The Commission felt paving was appropriate. The relocation of accessible parking spaces was discussed. Mr. Banach noted this is largely determined by state code.

Motion (Banach, Stipe) to approve the plans as submitted, subject to:

- 1) Confirmation of the number and location of accessible parking spaces.

- 9.0 Sign – Exception Request – Multiples – Legacy Salons – 5300 S 108th Street** – Owners Michael and Mindy Kramer described his request. The store frontage allows up to one 75 sq. ft. building sign under the Zoning Code. Due to the unusual configuration of the space, a

50 sq. ft. sign is proposed on the western-most mansard, and a second sign of 22 sq. ft. on the southwest elevation to better identify the actual entrance to the tenant space. Mr. Weber noted similar exceptions have been granted.

Motion (Banach, Fritz) to approve two signs as submitted under the provision for sign exceptions under Sec. 8-9-13 due to the unusual space configuration, unanimously approved.

10.0 Zoning Ordinance Amendment – Site Erosion Control and Storm water Management Sec 8-2-12 – Mr. Weber referred to staff reports. The amendments are necessary to comply with modified state rules. Motion (Fritz, Accetta) to recommend approval of the Zoning Code amendments, unanimously approved.

11.0 Zoning Ordinance Amendment – Sign Regulations – Signs – Window Frame Lighting Sec. 8-9-6(l) – The Plan Commission discussed this proposal at their March __ meeting. Motion (Fritz, Accetta) to recommend approval of the Zoning Code amendment, unanimously approved.

12.0 Staffing/Procedures/Site Plan Review – No report.

13.0 Adjournment – Meeting adjourned at 8:20pm (Stipe, Fritz).

Michael F. Weber, Village Administrator