

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, M. Stahl, and C. Stipe; Village Administrator M. Weber. Audience (22).

2.0 Minutes – Motion (Stahl, Fritz) to approve the April 18, 2016 minutes, unanimously approved.

3.0 6:30 PM – Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 4 – Mr. Weber read the hearing notice. Jolena Presti (Vandewalle & Associates) and Dawn Gunderson (Ehlers & Associates) presented the project plan. The Community Development Authority (CDA) recommended approval of the plan on May 10-11. Mr. Banach asked about the 1/2 mile area beyond the district boundary. Ms. Gunderson indicated this is the limit of where TIF-related projects could be done by the Village. Mr. Accetta asked about the term of the district. Ms. Gunderson indicated the statutory limit is 27 years, but districts often close earlier when development is completed and project costs are paid. Mr. Ruesch opened the public hearing.

Matt Miller (WE Energies Property Manager) asked if the American Transmission-WE Energies right-of-way is still included in the TID boundaries. Ms. Gunderson indicated it has been removed since the initial draft of the project plan notice, because the right-of-way area continues north and south along STH 100 and would not be contiguous. Mr. Miller asked if the project plan line burial item was for the high voltage lines. Ms. Presti indicated only lower distribution lines were projected along side streets. Mr. Miller asked if streetscape is planned for the ATC right-of-way. Ms. Presti indicated it was not.

Sue Suhfras (10700 W. Scharles Ave) expressed concern for increased truck traffic on 107th Street. Mike Weiss (Festival Foods) indicated vendor access to their site was anticipated on Grange Avenue and Parnell Avenue. Ms. Suhfras noted that some vendors might have multiple deliveries between this site and Pick N’ Save to the south. Mr. Weiss indicated he can ask vendors not to use 107th Street. She felt a “No Trucks” restriction on 107th Street would help. Mr. Weber indicated the Public Works Commission would have to review such a request.

After three calls, Mr. Ruesch closed the hearing.

4.0 Consideration of Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 4, Village of Hales Corners, Wisconsin – Resolution 16-1 unanimously approved (Banach, Stahl).

5.0 Conditional Use Permit – 50,000+ sq. ft. Building in B-1 Zoning District – Commercial Horizons – 5600 S. 108th Street [Festival Foods] – Curt Mauer (Commercial Horizons), Mike Weiss (Festival Foods), and Mike Kohlbach (McMahon) were present and gave a general overview of the project. Plans were modified in response to feedback at the April 18 Plan Commission meeting and a neighborhood meeting on May 10. Mr. Ruesch asked for public comment.

Steve Stockinger (5611 S 106th St) asked if water service would be interrupted. Mr. Kohlbach indicated there might be limited temporary interruption during construction to make new water

main connections. Mr. Fritz asked if notice would be provided. Mr. Kohlbach indicated it would.

John Vopal (5637-39 S 106th St) asked if water service would be affected. Mr. Mauer indicated that the Festival project was planned for 2019 construction, during the last year of a 2-year WisDOT reconstruction of STH 100. Some utility relocation should be anticipated, and coordination between the parties to manage any service interruptions is expected.

Ms. Stahl asked about the store opening date. Mr. Mauer indicated the original plan was an early 2018 opening; however, that was delayed to late 2019 to due to STH 100 reconstruction and the disruption that would affect the business. If WisDOT would be further delay the STH 100 project, the original timetable would be reconsidered.

Mr. Accetta asked about demolition timing. Mr. Mauer indicated their preference is to leave the building standing until construction is ready to begin in early 2019. This was also a preference of the neighbors on 106th Street, since the existing building would have some buffer value for the 2018-2019 STH 100 reconstruction.

Mr. Weber reviewed draft conditions for the conditional use permit, based upon the modified plans. Mr. Banach noted that the revised, reduced flood lighting proposal was appreciated, but it is difficult to evaluate without seeing the impact. That suggested some adjustment might be needed upon installation and use.

Resolution 16-2 “Resolution Approving a Conditional Use Permit for a Grocery Store (Festival Foods) in Excess of 50,000 Square Feet in a B-1 Zoning District on a 7.53 acre site at 5600 S. 108th Street” with conditions as prepared by staff on May 16, 2016, unanimously approved (Banach, Stipe).

6.0 Site Plan – Building Renovation/Addition and Building Move - The Bosch at 5871 S. 108th Street and Root River Brewery at 10820 W. Janesville Road - Richard Putlitz (petitioner) presented updated plans for the proposed Brewery building including brick samples (red and beige). Mr. Accetta asked about seating capacity of the rooftop dining area and lighting. Mr. Putlitz indicated an approximate 50-person capacity and lighting is to be determined. Windows were added to the north facade to provide more detailing. Mr. Weber noted that the north elevation does not seem to match the proposed grading plan. There is about 4-5 feet of elevation change from Janesville road to the alley. A raised terrace from Janesville road would provide a near-level beer garden area, with an additional terrace near the alley to accommodate the grade change. Mr. Putlitz indicated cream city brick was planned for materials depending on availability. Mr. Hale asked what about options, if not available. Mr. Putlitz indicated existing siding would then be considered. Mr. Putlitz indicated CMU was planned for the west elevation with scored block on the interior only. Contrasting painted colors were contemplated for the exterior finish.

The Bosch relocation and additions were discussed. Mr. Banach felt additions seemed too incongruous to the existing Bosch building. The additions seem too plain, while the roof lines and materials and window types are too inconsistent. The Commission discussed project timing with the petitioner.

Motion (Banach, Fritz) to approve the general layout and design of the Brewery and Bosch relocation-additions, subject to: resubmission of elevation details on the Brewery and

reconciliation of the elevation with the proposed grading plan, and re-submission of elevations for the Bosch based upon the plan Commission discussion. Motion unanimously approved. .

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

8.0 Adjournment – Meeting adjourned at 8:20pm (Stipe, Stahl).

Michael F. Weber, Village Administrator