

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, S. Hale, M. Stahl, and C. Stipe; Village Administrator M. Weber. Audience (~4).
- 2.0 Minutes** – Motion (Fritz) to approve May 16, 2016 minutes. Ms. Stahl noted several corrections. Mr. Fritz withdrew the motion and the minutes were deferred to the June 20, 2016 meeting, without objection.
- 3.0 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) described updated plans for the Brewery. Revised elevations of the Brewery reflect the relocation of a door on the north façade to the east façade accessing the beer garden. The west elevation notes CMU, and petitioner has suggested a paint scheme to add interest. The Bosch move and additions plans are being refined for a later submission. The Commissioners discussed the Root River Brewery plans. It was noted there would be a number of approval conditions, due to the time constraints to move the Bosch.

Motion (Banach, Fritz) to approve the Root River Brewery plans subject to

- 1) Complete local and state code plan review by the Village’s inspection service.
- 2) Address possible encroachments within the STH 24 right-of-way.
- 3) Provision of accessibility from north parking lot to Brewery building.
- 4) Pedestrian fall protection on retaining wall at the northeast corner of the Brewery building and vehicular protection for adjacent alley such as bollards.
- 5) No truck loading from the alley to the west side or the Brewery building.
- 6) Submittal of detailed plans for drainage, grading, utilities and lighting for review by the Village Engineer, including detailed plans for the north parking lot including parking space layout, general access, emergency vehicle access, grading, drainage and lighting for Plan Commission review and approval. It is noted that the storm sewer inlet elevations in the beer garden should be carefully reviewed to reconcile with the need for a flat surface for outdoor table service.
- 7) Submittal of details for the alley reconfiguration for Village Engineer approval.
- 8) Submittal of details for rooftop service area lighting.

Motion unanimously approved.

- 4.0 PUD Minor Amendment – Senior Housing Complex Expansion – Landscape Plan Change Forest Ridge Retirement Community – 11077 W. Forest Home Avenue** – Petitioner Nick Wimmer indicated the original plans provided 10 parking spaces along the south edge of the site. A larger-than-expected wetland area requires the parking to be relocated to the westerly portion of the site, with attendant changes in the landscape plan and storm water plans. Mr. Weber felt the landscape/parking change was not substantial. The PUD amendment for the expansion was approved subject to Village Engineer approval of storm water plans, so the storm water retention feature is under the Village engineer’s review.

Motion (Stipe, Stahl) to approve the landscape and parking changes as non-substantial, and refer the storm water change to the Village Engineer. Motion unanimously approved.

- 5.0 Comprehensive Plan Amendment and Rezoning – Portion of Whitnall Park known as Lilac Lane from right-of-way to Park Land Use and Rezoning to P-1 Parks and Institutional Use District – Milwaukee County Petition – Lilac Lane between Forest Home Avenue and Whitnall Park Drive** – Mr. Banach recused himself due to his affiliation with Milwaukee County. Mr. Weber indicated Milwaukee County was requesting local park zoning for all of its park lands and facilities. The boundaries of Whitnall Park actually extend to Forest Home Avenue in a 100 foot wide strip that includes the street known as Lilac Lane. The Comprehensive Plan would also require amendment to “Park Use”.

Motion (Stipe, Stahl) to recommend approval. Motion approved: 6-aye, 1-recused (Banach).

- 6.0 Site Plan Amendment – Façade Renovation – Osborne Clinic – 10920 W. Forest Home Avenue** – John Klotz (Chris Green Construction) described the renovation that includes a masonry veneer wainscot and EFIS over the existing brick. Gooseneck lights would illuminate the relocated wall sign. He indicated only the street elevation is being renovated. The remaining elevations would remain the existing colors.

Motion (Banach, Stahl) to approve as submitted, subject to sign package submittal for Plan Commission review. Motion unanimously approved.

- 7.0 Monument Sign – Electronic Message – Hales Corners Veterinary Clinic – 5151 S 108th Street** – No one was present for this item. Mr. Weber indicated the proposal is to replace wind-damaged pylon sign with a monument sign and add an electronic message board. The sign area conforms to Code requirements, but the exact setback was uncertain. Motion (Stipe, Fritz) to approve the sign as submitted, subject to electronic sign code operation provisions (Sec. 8-9-15) and verifying sign location. Motion unanimously approved.

- 8.0 Staffing/Procedures/Site Plan Review–TID #4 Update** – Mr. Weber indicated final Board approval of TID #4 was pending negotiation of a developer agreement. Mr. Accetta asked for a Sendiks update. Mr. Weber indicated construction activity was expected this season, but timing is a function of other projects occupying the developer.

- 9.0 Adjournment** – Meeting adjourned at 7:30pm (Fritz, Stipe).

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Michael F. Weber, Village Administrator