

The meeting was called to order at 6:30 p.m. by Chair D. Besson.

- 1.0 Roll Call** – Present: Chair D. Besson; Commissioners T. Accetta, W. Banach, S. Bigler, R. Brinkmeier, A. Fritz, C. Stipe, and Deputy Clerk M. Stute. Audience- 5.
- 2.0 Minutes of April 15, 2019**-Motion (Brinkmeier/Fritz) to approve the minutes. Motion unanimously approved.
- 3.0 Site Plan Review – MLG Management, Gary Knowski as applicant, Hales Corners Plaza, LLC-5301 S 108th-B-4 zoning proposing parking modifications**

Gary Knowski representing MLG Companies/Hales Corners Plaza, LLC submitted plans that reflect adjustments to the width of the current parking stalls from 10 feet wide to 9 feet wide by 18 feet, and relocation of certain parking lot islands and associated landscaping within the site to create 46 new parking stalls. There is high demand for parking at the plaza. It will improve traffic flow and lessen demand for police response due to parking issues. Landscaping will be added to the south end and they will close the fence on the southwest corner to not allow pass through. Ben Block, Graef, presented his review of the site plan and found the following in compliance with the zoning code: amount of parking, parking stall dimensions, interior landscaping, bufferyards, lighting, and fencing.

Discussion of the Plan Commission:
W. Banach stated the proposal was the industry standard for parking stalls. Vehicles are smaller and we have approved stalls of that size in the past.

Motion (Banach/Stipe) to approve as presented. Motion unanimously approved.
- 4.0 Sign Plan Review – Chiro-One Wellness, Brian Bedford as applicant-MLG Capital, Hales Corners Plaza, LLC as owner-5305 S 108th-B-4 zoning**

Bob Kraus, Bauer Sign & Lighting Co. presented plans to remove “Chiropractor” sign and replace with new sign that will be controlled by a dimmer. Ben Block, Graef, reviewed the sign plan and stated the site plan in 2008 had a condition that all tenant signage be approved by the Plan Commission. The signage will be directly illuminated using LED lighting. Mr. Kraus had stated and submitted correspondence that the intensity of illumination will be controlled by a dimmer. The area of the proposed sign would be compliant with any façade length as length was not provided in the application. Sign materials are compliant as well.

Discussion of the Plan Commission:
Commission discussed how to judge and enforce illumination relating to the Village code. W. Banach suggested the illumination needs to be in line with other signs in the plaza, to be uniform in intensity.

Motion (Brinkmeier/Fritz) to approve to blend with other sign illuminations in shopping center. Motion unanimously approved.
- 5.0 Site Plan Review – Cellular Sales of Wisconsin, Warren Keays as applicant, LLJ ODG Hales Corners LLC-5632-5636 S 108th-B-1 zoning proposing new façade**

Warren Keays, Cellular Sales, Paul Sieben, Architechural Services, and Brian Deckow, Perspective Design presented a site plan for construction of new façade on portion of the west elevation to unify the look of the 3 tenant suites for 1 new tenant, Verizon Wireless. It is an exterior renovation and will raise part of the façade 4 ½ feet. Ben Block, Graef, reported the proposed changes will not impact the existing parking lot, exterior lighting, or landscaping. The new use is compliant with B-1 zoning code. Building materials will use cultured stone, EIFS, and painted brick.

Discussion of the Plan Commission:

Asked how many store employees will be added. Applicant stated average is 4 employees per store. S. Bigler expressed concern for EIFS on the lower portion of the columns being easily damaged. Applicant stated a cultured stone base will be used. R. Brinkmeier asked about plans for the sign. Applicant stated will be code compliant and will apply for permit. W. Banach stated the construction and knee wall of stone is consistent with the other end of the building. He also likes the raised façade.

Motion (Brinkmeier/Stipe) to approve as presented. Motion unanimously approved.

6.0 Sign Plan Review (Gas Canopy) – Meffert Oil Co./BP, Larry Moore as applicant-Mohammed Ghaffar as owner-5100 S 108th-B-3 zoning

Bob Kraus, Bauer Sign & Lighting presented application for BP to add to gas canopy thin accent stripe to illuminate along 3 sides of gas canopy. It would be a bull nose 3” LED band horizontally. Ben Block, Graef, stated the accent strip will be directly illuminated. Per correspondence with Bob Kraus, the intensity will be controlled by a dimmer to avoid light spillage. The plan adds an additional circular BP sign for a total of three canopy signs. Village code states gasoline stations are allowed two canopy signs not exceeding 5 feet in area per sign. The exact dimensions were not provided. It appears these signs do exceed 5 feet in area.

Discussion of the Plan Commission:

Commission is not in favor of exceeding sign limit of two.

Motion (Bigler/Banach) to approve with the condition that illumination comply with surrounding properties and be 2 signs same sized as previous signs on canopy. Motion unanimously approved.

7.0 Site Plan Review – Alyson Dudek International Ice Center – Friends of the Hales Corners Park as applicant-5765 S New Berlin Rd-P-1 zoning

Donald Schwartz submitted a site plan for a one year extension and stated the plans have not changed. Funds raised at 75% of project and raised about \$70,000 over the last 2 years when they were under audit with the Milwaukee County’s Comptroller’s office. He is optimistic can raise the rest of the funds or will be back next year. They have raised \$30,000 since last Plan Commission approval. He has provided a brochure and have added three donor plaques (gold, silver, bronze) for recognition from 2011.

Motion (Banach/Stipe) to approve as is appropriate for a one year extension as 90 days just to get a project started is not much time.

Discussion of the Plan Commission:

R. Brinkmeier asked if he had gotten the written agreement the County is requiring. Mr. Schwartz replied he followed up right after the audit report in February but it is delayed and now on target for the County Board in July. The audit concerns have been addressed. R. Brinkmeier asked if he had an agreement on timeline. Mr. Schwartz stated he has been ready. R. Brinkmeier’s opinion is it should not be approved as not enough information has been received from Milwaukee County. He wants to put off until paperwork is complete. W. Banach stated this is for site plan extension approval and he is backing the site plan as is. Does not deal with the developer’s agreement.

Motion passed 5 in favor, 1 opposed, 1 abstain.

8.0 Adjournment-Motion (Stipe/Accetta) to adjourn meeting at 7:16 p.m.

Michele Stute
Deputy Clerk/Treasurer