

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- 11.

2.0 Minutes of July 15, 2019-Motion (Brinkmeier/Fritz) to approve the minutes. Motion unanimously approved.

3.0 Sign Plan Review – Whitnall School District, Hales Corners Elementary School represented by CG Schmidt-11319 W Godsell Ave. P-1 zoning-Electronic Monument Sign on Janesville Road

Ryan Sands from Bray Architects represented the applicant. Issues from the July meeting included the new monument sign proposed to be located within 150 feet of a residential district. The district plans to request a variance with the Board of Appeals to locate 64 feet from the property line to the east. He discussed changes to the proposed new monument sign on Janesville Rd. since the July meeting based on feedback. The monument location was turned 90 degrees to face perpendicular to Janesville Rd. The setback was adjusted slightly and meets the 10 foot setback from the property line. Overall size and design is the same as previously presented. Changeable copy, the number of messages will vary but will adhere to the max allowed of 3 per day per the code. The frequency will also vary but no more than once per hour to meet the code requirements. The illumination max from the manufacturer is 7,000 nits/lumens. It will contain photoelectric dimming and software. The text would also meet code as would not go over max allowed. R. Brinkmeier clarified message changes are allowed to not be more frequent than once every 5 seconds. Mr. Sands stated the intent is to comply with the code. The school district wants to maintain the original monument sign with fixed letters on Godsell Ave. since it is already there and they have the investment. It is approximately 3 ½ feet tall and low masonry. D. Besson stated our code allows for one monument sign. He does not want to set a precedent for allowing 2 monument signs so recommends that be approved by Board of Appeals.

Questions/Discussion of the Plan Commission:

S. Bigler had questions regarding location of the sign and effect on the residence across the street. He asked if it was doubled sided messaging. Applicant stated it is double sided. The previous proposal with it facing the street had the concern of cars slowing and stopping to see it. That has been corrected with the new proposal.

T. Accetta asked if it would run 24/7 or if it could be set for an end time of lets say 11 pm. Applicant stated it could probably be programmed. He also verified location of new sign to be approximately 20 feet from the curb so not to obstruct the view from the drive.

Motion (Banach) to move for rejection as it has to go to the Board of Appeals for 2 issues, the distance to the residences and for the 2 monument signs. Discussion: D. Besson indicated the Commission can move to approve the sign design/details. **Motion (Banach/Brinkmeier)** to move for approval on the sign design itself and electronic messaging but for rejection for it to go to the Board of Appeals for the setback to the residences and for two monument signs. Motion unanimously approved.

4.0 Sign Plan Review – McDonald’s Corporation represented by Keyser Industries-6000 S 108th St.-B-3 zoning-New Electronic Drive-Through Menu Boards

Michelle Freeman from Keyser Industries presented the application. McDonalds wants to update and replace all existing menu boards and pre-browse boards to allow for 1 menu board and 1 pre-browse per drive through lane across the U.S. by the end of 2019. The new menu board is 40% smaller than the current. New technology reduces glare and is responsive to brightness based on the amount of daylight. The menu items can be changed internally without a person physically changing. The graphics are static and not a distraction and changes are once per day from breakfast to lunch/dinner. There is a reduction of the carbon footprint with materials and the work is considered maintenance to replace older unit with more modern. Ben Block, Graef, reviewed and stated the location for the signs is the same. The total area of all 4 proposed signs is 60 square feet and the existing signage is 86 sq. feet. Chapter 9 Signs & billboards does not explicitly comment on menu board and pre-browse signs.

W. Banach commented that the current signs are outdated. Motion (Banach/Stipe) for approval. Motion unanimously approved

5.0 Site Plan Review – Brothers Subs, Inc. (Cousins)-5652 S 108th St.-B-1 zoning-Update façade and signage, site improvements

Tom & Michael Laabs presented the application. They stated Franchisees are required to make improvements. Last year was an interior remodel. Exterior renovation is an upcoming requirement. The plan is to update the façade, paint, and signage, and repair concrete sidewalks. Ben Block, Graef, presented his review. A lighting photometric plan was submitted. Proposed building materials are code compliant. The façade updates do not satisfy Sec. 8-2-3(n) of the code which requires no less than 70% of the building façade elevation to be clad with full-size masonry units or natural stone. The Plan Commission can vote to waive this requirement. The new wall sign proposed for the front of the building is proposed to be directly illuminated with LEDs which will need Plan Commission approval.

Questions/Discussion of the Plan Commission:

W. Banach recommended applicant check if the proposed tiles are conducive to exterior application. Applicant stated they have been used in other locations. D. Besson stated the Village has had problems with dumpsters so will require a dumpster enclosure. Applicant stated have a cyclone fence with black strips that contains one dumpster and the air conditioner unit. A recycling dumpster is shown as not enclosed. D. Besson stated wood does not last so recommends a block enclosure. Applicant stated cost would be a problem so will look at other options, and get a bid.

Motion (Banach/Stipe) for approval to include the new wall sign with direct illumination with LEDs, and that we will continue to investigate the screening of the dumpsters but that both the refuse and recycling dumpsters shall be screened. Motion unanimously approved.

6.0 Certified Survey Map (CSM) – Greg Petruski d.b.a. Apple –Hales Corners, LLC-11940 W Edgerton Ave-R-3 zoning-3 Lot CSM & Outlot 1 with Private Access Drive

Applicant Greg Petruski, Apple-Hales Corners, LLC, has submitted a Certified Survey Map (CSM) to subdivide the parcel into 3 lots for single family homes, and 1 outlot for a private access drive to the Greenfield portion of the property. Zoning is R-3 Residential District. D. Besson reported to the Plan Commission that action is only on the Certified Survey Map. Other materials submitted were informational. Ben Block, Graef, stated the proposed land division is compliant with the requirements of Chapter 9 Subdivision & Platting, and the R-3 zoning district. Mike Martin, Village Engineer, stated the DPW recommends approval provided the following:

The proposed map shall be reviewed by the Village of Hales Corners for compliance with Chapter 9 of the Municipal Code, Chapter 236 of the Wisconsin State Statutes, and A-E 7 of the Wisconsin Administrative Code.

The Milwaukee County Register of Deeds shall also review the proposed map for compliance with applicable County regulations and technical deficiencies. The owner or agent shall be responsible for the \$75.00 review fee. The owner or agent shall submit a check, made payable to the Milwaukee County Register of Deeds, to the Village of Hales Corners.

A Master Grading Plan of sufficient detail shall be prepared by a Wisconsin licensed Professional Engineer for the proposed CSM and submitted to the Village and Graef for review and approval. Review costs shall be charged to the Owner in accordance with the Charge Back Agreement currently on file.

The surveyor shall rectify all technical deficiencies as indicated by the Village and Milwaukee County.

The Owner or Agent shall be responsible for all fees and ancillary costs for the recording of this map. Prior to recording a check in the amount of \$50 made payable to the Village of Hales Corners shall be submitted.

Discussion regarding the grading requirement ensued. The natural drainage is from Greenfield to Hales Corners, and a plan is needed to not negatively affect the 3 new homes. Mr. Martin stated applicant should work with his engineer, and he and staff at Graef would review. If not submitted, the Village would have leverage of not recording the CSM, or issuing building permits. W. Banach stated he was not comfortable with it. M. Stute cautioned that action must include the reasoning and it should be code based. S. Bigler stated we have recourse as stated.

Motion (Bigler/Brinkmeier) to approve (recommend to the Village Board) to approve the CSM with the conditions outlined in the memo from Mr. Martin. Motion passes 5 in favor/1 opposed.

7.0 Site Plan Review– Mike Pekrul, MWMP Properties, LLC d.b.a. MW Marine-11901 W Janesville Rd.-B-2 zoning-Replace surface storage with new indoor cold storage facility

Daniel Glazewski, architect and Mike Pekrul, owner, presented the application. The plan is to remove paving and existing chain link fence in the northwest corner of the property at existing surface storage and replace with new indoor cold storage facility. Ben Block, Graef, reported the proposal complies with the setbacks and bulk requirements of the B-2 General Business District. Building materials are thin stone veneer on concrete masonry

blocks and split faced concrete blocks. The proposed cold storage facility is considered an accessory structure and complies with Sec 8-12-1 of the zoning code; and relocation of the existing fence also complies. A sign permit application will be required for the proposed relocation and maintenance of signs.

W. Banach asked about a drainage/grading plan. The plan is reviewed by Graef/staff. W. Banach questioned the fire access with the site changes, addition of the new building. D. Besson stated he could have the Fire Department check for fire protection access.

T. Accetta asked if the split face block will be painted. Applicant stated yes.

W. Banach asked about the renovations to the pedestal sign. Applicant plans to replace lower box and replace with LED lighting.

Motion (Banach/Stipe) for approval pending a review by the Fire Department. Motion unanimously approved.

8.0 Adjournment-Motion (Fritz/Stipe) to adjourn meeting at 7:43 p.m.

Michele Stute, Deputy Clerk/Treasurer