

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 (via teleconference), S. Bigler, R. Brinkmeier (via teleconference), A. Fritz (via teleconference), C. Stipe, Village Planner B. Block (via teleconference) and Village Administrator S. Kulik. Audience-7.
- 2.0 **Minutes of February 24, 2020**-Motion (Banach, Accetta) to approve the minutes. Motion unanimously approved.
- 3.0 **Site Plan Review: Hammad LLC, 5160 S. 108<sup>th</sup> Street – signage updates – Citgo Gas Station** – Bob Krause, Bauer Signs, 2500 S. 170<sup>th</sup> St, New Berlin and Mohammad Ghaffer, Hammad LLC, 5160 S. 108<sup>th</sup> St, Hales Corners appeared in person to present proposal. Ground sign is a reface only. B. Block read his report. Direct illumination of the accent strip using LED Eyebrows should be reviewed and whether to allow for three canopy signs, each of which exceed the five square feet limit. B. Krause signage proposed is similar to other gas stations in the Village. The LED Eyebrow lighting is in a channel forcing the light towards the pavement to provide an ambient glow on overall canopy. The three signs proposed are traditional logos for the Citgo brand. Trimark logos are 14.5 sq ft and the Citgo logo is 23.14 sq ft. D. Besson question regarding Citgo in Mukwonago as those signs are very bright. B. Krause indicated he did not but that branding is consistent. B. Krause commented that the canopy is not white its grey and red which should reduce the brightness as well which is different than the white lights at that location. D. Besson expressed concerns to light bleeding into area residential neighborhoods. B. Krause commented that the intensity of illumination can be modulated with the lighting system in the event of feedback if the community desires it. S. Bigler commented on how the illumination is monitored. S. Kulik commented that it is complaint based and she would call the business and modify the conditions as needed. T. Accetta questions that there is no lighting on the East side facing the structure and residential neighborhood. B. Krause confirmed that there was no lighting on that side. T. Accetta also asked about the eyebrow lighting and whether the lighting was contained within a channel facing downward. B. Krause commented that he was correct that the eyebrow does face down only and only the signs are back light (triange only). C. Stipe question regarding whether the building had any signage. M. Ghaffer reply that it does not. C. Stipe commented that they can use that to weigh in on the overall signage as they would be allowed to have building signage and if the canopy is over the allowable, the maximum signage would not be over. W. Banach feels the number of signs requested is appropriate for this site. R. Brinkmeier question on comparable signage on the BP station. B. Block reported that 3 signs were allowed there as well. A. Fritz question if new canopy was bigger than original. B.Krause reply it was an overlay and reface of the original size. Motion (Brimkmeier, Bigler) to approve plans as submitted contingent upon the eyebrow lighting being adjustable later if complaints occur, 3 signs as submitted are allowed to exceed the maximum 5 feet in total as it does not violate the intent of the ordinance. Roll Call: Stipe, Accetta, Bigler, Brinkmeier, Banach, Fritz, Besson. Nays: none. Motion passes.
- 4.0 **Site Plan Review – Doctors of Physical Therapy, 5700 S. 108<sup>th</sup> Street - exterior sign addition on corner lot and façade improvements** – J. Silva, Innovative Signs, 2175 Dorad Rd, Ste B, Waukesha, WI 53186, on behalf of Doctors of Physical Therapy presented the application. They are proposing interior illuminated signs and request for a second sign as the property is on a corner lot. B. Block read his report. Length of façade was not included with the application and it was estimated as to sign. D. Besson reorted that he had received notice that the elevation for both façade lengths is 81.43 sq. feet. B. Block commented that the length of the façade determined signage not square footage. S. Kulik asked if J. Silva had the length. J. Silva response was north elevation is approximately 29.03 feet and the west elevation is roughly 42 feet. B. Block reported that under this estimated façade lengths he felt that they meet the requirements. R. Brinkmeier commented that we had allowed a similar request for the opposite

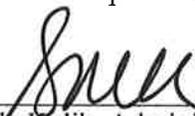
corner. B. Banach commented that he had no concerns and finds the request acceptable due to the corner location. A. Fritz concurred. Motion (Banach, Stipe) to approve as submitted. Roll Call: Stipe, Accetta, Bigler, Brinkmeier, Banach, Fritz, Besson. Nays: none. Motion passes.

**5.0 Certified Survey Map – Hales Corners Plaza LLC — Tax Key Numbers 655-9990-005 (Parcel A) & 655-9990-008 (Parcel B) - adjust boundary line** – A. Bruce on behalf of applicant who is requesting a lot line adjustment to reflect how the property is currently being used. Lot 2 is a subtenant of the HC Plaza for parking overflow. The applicant agrees to all the conditions outlined in the memo from the Department of Public Works. B. Block read through his memo. The commission should consider the existing easements for parcel A for W. Abbott Avenue parcels 5171 S. 108<sup>th</sup> and 5165 S. 108<sup>th</sup> and parcel B granting access to 5191 S. 108<sup>th</sup>. A. Bruce indicated the easements will remain in place. Motion (Banach, Stipe) to approve as presented subject to the existing easements remaining in place and subject to the recommendations contained in the memo received from the Village Engineer, M. Martin. Roll Call: Stipe, Accetta, Bigler, Brinkmeier, Banach, Fritz, Besson. Nays: none. Motion passes.

**6.0 Site Plan Review – Plum Tree Apartments, 10459 W. College Ave – playground and dog park proposal** – T. Marshall, Mandel Group LLC, and J. Yanny of Mandel Group LLC, 330 E. Kilbourn Ave, Ste. 600 Tower 1, Milwaukee presented application. Request to convert a volley ball court to a playground area and to create a new dog park fenced in by a 4 foot fence. B. Block read through his memo. The only matter for discussion is if the Commission would like a lighting plan to evaluate the pedestrian lighting at the dog park. T. Marshall commented that the lighting is proposed to be a 10 foot light just at the entrance and would be on a timer set to go off around 10 p.m. to avoid tripping hazards. D. Besson question if applicant had received the Public Works Director Memo. T. Marshall indicated he had and in order to address the animal waste will be into receptacles that are maintained by janitorial staff at least once a day and the urine will go into the ground and filter that way. J. Yanny commented that it will be monitored by staff and will be emptied at least once if not more depending upon usage. T. Accetta question regarding whether applicant had a dog park set up similar to the proposed at any other location. T. Marshall and J. Yanny indicated they have at three other locations and have been open 10 to 12 years with the same process for managing solid waste. R. Brinkmeier question regarding if the dog park was restricted to tenant use. J. Yanny indicated it was only for tenant use due to liability issues. B. Banach question regarding playground base materials. T. Marshall reported it will be wood chips or sand. Motion (Stipe, Accetta) to approve as presented contingent upon issues raised by Department of Public Works staff review. Roll Call: Stipe, Accetta, Bigler, Brinkmeier, Banach, Fritz, Besson. Nays: none. Motion passes.

**7.0 Request for extension on approval for demolition – Village Market Hales Corners, LLC – 10515 W. Scharles Ave -request for 90 day extension upon date Governor of Wisconsin lifts stay at home order** – S. Kulik reported on email request to extend demolition deadline previously approved due to limitations based upon the safe at home order. Applicant is requesting a 90 day extension from the date the Governor or some other body changes the safe at home order restriction. B. Banach commented that it seems reasonable based upon what is being proposed at the site. Motion (Banach, Bigler) to approve request for extension. T. Accetta question if this extension conflicts with 4<sup>th</sup> of July Planning. D. Besson reported it did not as nothing goes through that area. A. Fritz question on whether stipulations from original approval needed to be added to this motion. S. Kulik commented that this is an extension of the original approval only which includes the stipulations. Roll Call: Stipe, Accetta, Bigler, Brinkmeier, Banach, Fritz, Besson. Nays: none. Motion passes.

**8.0 Adjournment**-Motion (Stipe, Accetta) to adjourn meeting at 7:23 p.m. Roll Call: Stipe, Accetta, Bigler, Brinkmeier, Banach, Fritz, Besson. Nays: none. Motion passes.

  
Sandy Kulik, Administrator/ Clerk