

Minutes

NEW BERLIN PLAN COMMISSION NEW BERLIN CITY HALL COUNCIL CHAMBERS October 7, 2002

The Plan Commission meeting of October 7, 2002 was called to order at 6:04 P.M.

In attendance were Mayor Wysocki, Mr. Gihring, Mr. Graber, Alderman Ament, Mr. Felda. Also present were Greg Kessler, Director of Community Development, David Haines, Olofu Agbaji, Nikki Jones. Mr. Barnes and Mr. Teclaw were excused.

Motion by Alderman Ament to approve the Plan Commission Minutes of September 9, 2002. Seconded by Mr. Graber. Motion carried unanimously.

Plan Commission Secretary's Report - none

SPECIAL PRESENTATION

5. PG-818 Parade of Homes 2002 - Presentation by Andy Cross, Planning Tech
No action.

CONTINUED ITEMS

6. DH PG-629 Well Head Protection Ordinance

Motion by Alderman Ament to table discussion of the Well Head Protection Ordinance. Seconded by Mr. Gihring. Motion carried unaimously.

NEW BUSINESS

7. (5)OA R-8-02 Hickory Hills – 14602 W. Beloit Rd. – Rezone from I-1/C-1 to Rm-1. (Public Hearing 9/9/02)

Motion by Mr. Graber to recommend to Council to set a public hearing date before the Plan Commission for December 2, 2002.

Seconded by Alderman Ament. Motion carried unanimously.

8. ML PG-723 Tower Moratorium (Public Hearing 9/9/02)

Motion by Mr. Graber to table discussion of the tower moratorium. Seconded by Mr. Felda. Motion carried unanimously.

9. (3)OA U-64-02 Buckley Tree Service, Inc. – 1700 S. Johnson Rd. – Main Office.

Motion by Mr. Graber to approve the request by Buckley Tree Service, Inc. for a main office and warehouse facility located at 1700 S. Johnson Road subject to the application, plans on file and the following:

1) The Department of Community Development (planning) shall approve all exterior architectural alteration/

painting prior to commencement.

2) Signage for this business is not part of this approval. Applicant shall be required to file a separate application for a Sign Permit.

3) Dumpster must be properly screened from the street and public view in accordance with New Berlin Municipal Code Article III Section 275.56 (G).

4) Applicant shall be required to provide a list of all vehicles intended to be parked outside. For outside storage to be approved, the area must be identified on a site plan with proper screening provided and approved.

5) Addition shall not conflict with septic system and well on the parcel.

6) Future building addition will require Use, Site and Architectural Approval from the City of New Berlin Plan Commission. At that time all the non-conformities will be address. This includes:

a) The parking lot encroachment into Johnson Road ROW.

b) Existing road reservation to the south of the property may need to be abandoned as this terminates onto a C-2, Wetland District.

c) The existing gravel parking area to the rear (East) may need to be paved if used for parking.

d) Future expansion may trigger requirements for a detention facility if more than ½ acre of impervious area is disturbed.

10. (7)OA U-65-02 Steve Gosenheimer – 16665/67 W. Sumerland Ct. – Residential Duplex.

Motion by Alderman Ament to approve the request by Steve Gosenheimer for a residential duplex located at 16665/67 W. Sumerland Ct subject to the application, plans on file, and the following:

1) Applicant is required to submit a revised grading/ drainage plan that shows proposed contours and grades along the South lot line. Plan shall show a berm and swale ±15' from the southerly (rear) lot line to help drain this parcel westward into the existing storm sewer catch basin located at the southwest corner of the lot. Clean-out located on the North side of Summerland Court shall be capped. Final approval of site plan by the Department of Community Development (Engineering) prior to issuance of Building Permit is required.

2) Submittal of a revised landscaping plan that meets the requirements of section 275-56 and reflects staff's recommendation will be required prior to issuance of a Building Permit. Applicant will be required to meet all the requirements of the above section 275-56 of the Municipal Ordinance in its entirety. A minimum of 6' arborvitae shall be utilized.

3) Submittal of revised building elevation that shows the additional bricks on the front elevation and actual colors is required. Prior to issuance of the Zoning Permit, approval of the revised exterior architecture and materials for construction by the Architectural Review Committee is required.

4) Building plans must be stamped by a Wisconsin Registered Architect prior to issuance of a Building Permit. Construction and energy standards found in the UDC must be followed.

5) Submittal of a survey done by a certified land surveyor or engineer will be required prior to issuance of a Building Permit.

- 6) Applicant will be required to abide by all subdivision deed restrictions, covenants and developers agreements.
- 7) Applicant shall be required to meet all the requirements of the State of Wisconsin 1 & 2 family Building Code.
- 8) All necessary permits must be obtained from the Building Inspection and Zoning Department prior to commencement of any construction at this site. All outstanding permits for this property shall be satisfied prior to the issuance of any new Building, Plumbing or Electrical Permits.
- 9) Buildings must meet all applicable building and fire codes.
- 10) Building must be maintained per Chapter 201 of the Non-residential Property Maintenance Code.

Seconded by Mr. Felda. Motion carried unanimously.

11. (4)OA LD-3-02 MIE – New Berlin – 15525 W. Grange Ave. – Nw ¼ Sec. 35 – Two-Lot Land Division.

Motion by Mr. Graber to recommend to Council approval of the request by James Beaty c/o MIE Properties, Inc. for a two lot land division located at 15525 W. Grange Avenue subject to the application, the plans on file and the following:

- 1) Lot 3 platted on CSM is an existing lot already of record with different owner (Nellie Rausch trust) than rest of CSM (Joseph and Carolyn Rausch). No place for Nellie Rausch signature on CSM form.
- 2) Grange Avenue ultimate ROW is 100' wide not 40' as shown on CSM. Applicant shall be required to dedicate the 50'.
- 3) Outlot 1 should be allowed no access. Within 200' of top of hill, it will likely be a blind spot even when road is cut down. Show access restrictions on CSM.
- 4) CSM shall include road reservation or ingress/egress language for MIE's main road through site and loop out to Grange and second emergency access for the proposed 7 building sites and future development along Grange Avenue.
- 5) Show 60' x 60' vision triangle at the intersection of Moorland Road and Grange Avenue shall be shown on CSM.
- 6) On sheet 4 of 6 of CSM shows wetland and 100 year flood plain as the same line. Pre-development 100 year flood ele" unusual wording. Seems to indicate flood plain is being increased by development. Please Clarify.
- 7) Developer Agreement will be needed for lot 1.
- 8) An approved Erosion Control Plan and deposit is required prior to clearing, grubbing or grading.
- 9) Access permits required from the Waukesha County Department of Transportation for the on Moorland Road.
- 10) Payment of \$ 5,278.14 in Public Sites, Open Space and Trail fee is required prior to signing of final CSM.

Seconded by Mr. Gihring. Motion carried unanimously.

12. (7)NJ U-66-02 Star of Bethlehem Church – 3700 S. Casper Dr. – Building Addition.

Motion by Alderman Ament to table the request by Star of Bethlehem Church for a building addition located at 3700 S. Casper Drive for the following reasons:

1) Plan of Operation

a) The expected starting and completion dates of construction and phasing of the project shall be communicated to the Plan Commission via a developer's agreement.

b) Follow all guidelines/timelines set by the City of New Berlin Board of Appeals.

2) Site Plan

a) The Engineering Division has concerns with secondary access off of Casper Drive shown on the site plan.

b) The Engineering Division has concerns about the amount and elevation of the parking along the eastern property line.

c) Submittal of a survey prepared by a certified land surveyor or engineer will be required prior to issuance of a Building Permit.

3) Architectural Plan

a) Building plans must be stamped by a Wisconsin Registered Architect prior to issuance of a Building Permit.

b) Prior to issuance of the Zoning Permit, approval of the exterior architecture and materials for construction by the Architectural Review Committee is required.

4) Landscaping Plan

a) Submittal of a revised landscaping plan that meets the requirements set forth in Article VIII Section 275-53 through 275-56 and reflects staff's recommendation will be required prior to issuance of a Building Permit. Applicant will be required to meet all the requirements of the above section 275-56 of the Municipal Ordinance in its entirety. A registered Landscape Architect shall stamp plans.

b) Landscaping plans shall provide adequate screening along eastern property line to screen parking lots and headlights from the abutting single-family residence. Trees should be trimmed away from the utility lines. Provide street trees along Casper Drive.

c) Landscaping islands in the parking areas will be required per section 275-56(E) in its entirety.

d) Four copies of the landscaping plan are required.

5) Stormwater/Drainage

a) Size and location of detention pond storage will need further review by Department of Community Development staff.

b) Parking expansions will need further review by DCD staff to ensure that parking areas drain properly.

6) Per the City of New Berlin Fire Department the building will need to be fully sprinklered. Fire Department Connection to be changed to 5" storz. Alarm system to be extended.

7) All necessary permits must be obtained from the Inspection Division prior to commencement of any construction at this site. All outstanding permits for this property shall be satisfied prior to the issuance of any new Building, Plumbing, or Electrical Permits.

8) Buildings must meet all applicable building and fire codes.

9) Building must be maintained per Chapter 201 of the Non-residential Property Maintenance Code.

Seconded by Mr. Graber. Motion carried unanimously.

13. (3)NJ U-67-02 Bodycote Thermal Processing – 16167 W. Rogers Dr. – Dock Alterations.

Motion by Alderman Ament to approve the request by Bodycote Thermal Processing for dock alterations located at 16167 W. Rogers Drive subject to the application, plans on file, and the following:

1) Architectural Plan

a) Building plan shall be stamped by a registered architect/engineer.

b) Infill block should match the existing block.

2) Landscaping Plan

a) Submittal of a revised landscaping plan showing the location and size of existing and proposed trees is required by October 30, 2002 or prior to issuance of Building Permit.

b) The revised plan should cluster trees/landscaping along the rear entrance to the building along the western property line on 162nd Street. This will provide a natural buffer to the outside storage to the rear of the building. Four copies of the landscaping plan are required.

c) The revised parking plans shall show truck maneuvering templates for the new docks.

d) The revised parking plans shall show 9'0" x 19'0" parking stalls.

e) The revised landscaping plan shall update the parking setbacks of 50' front setback on 162nd Street and a 5' rear setback on the south side of the property per Section 275-57 (A)(7)(f)(2) of the City of New Berlin Municipal Ordinance

f) Dumpster enclosures shall be submitted to the Department of Community Development (Planning) by October 30, 2002 or prior to issuance of the Building Permit.

3) General Site Development Standards

a) Dumpsters must be properly screened from the street and public view in accordance with Article VII Section 275-56 of the New Berlin Municipal Ordinance. Location of dumpster enclosure must be clearly designated on the revised landscaping /parking plan and the materials for construction including thickness of the concrete slab must be indicated on the plan. Enclosure must match or enhance the exterior architecture of building, and

must be built to accommodate both solid as well as recyclable waste dumpsters.

b) The applicant shall show where a new sump pump at loading docks will discharge on revised site plan by October 30, 2002.

c) The applicant may consider removing some of the existing parking/impervious area on the property.

d) Removal of all junk and trash from the rear of the property by October 30, 2002. Article II Chapter 201-6 of the Municipal Code states that no materials such as old iron, glass or bottles, wood, and other discarded manufactured articles or scrap shall be stored on exterior property areas. The accumulation of miscellaneous junk and trash, including chemicals, barrels, parts, scrap wood, scrap metal, plastic containers, junk, etc located behind the building are in violation of this section of the Ordinance. Please see that all the junk and trash on your property is removed by October 30, 2002 or prior to issuance of the Building Permit. This report shall serve as notice of said violation and has been forwarded to the Zoning Administrator for further action.

e) A set listing of equipment and trucks for this business shall be required.

f) All storage shall be within a fenced in enclosure.

g) The truck maneuvering area behind the building shall be paved and striped by May 30, 2003.

h) Per the City of New Berlin Fire Department remodeling and alterations will require some sprinkling of the building dependent upon the amount and type of changes.

i) All outstanding permits for this property shall be satisfied prior to the issuance of any new Building, Plumbing or Electrical Permits.

Seconded by Mr. Graber. Motion carried unanimously.

14. (4)OA U-68-02 Ann Bednarek – 5190 S. Calhoun Rd. – Move Single-Family Residence.

Motion by Mr. Graber to deny without prejudice and waive fees for one year the request by Ann Bednarek to move a single family residence to 5190 S. Calhoun Road for the following reasons:

1) Applicant request to table so they can find another house. Seconded by Mr. Felda. Motion carried unanimously.

15. (6)DH S-149-97 Waterbury Estates – 3975 S. 124th St. – Final Plat.

Motion by Mr. Gihring to recommend to Council approval of the Waterbury Estates final plat located at 3975 S. 124th Street subject to:

1) All improvements including Public Sanitary Sewer, Public Water Mains, Public Storm Drainage, Site Grading, Erosion Control, Public Roads, Public Lighting and Stormwater quality plans shall be accepted by the City prior to Common Council action on the Final Plat.

2) Required landscaping:

a. The landscaping plan shall meet the requirements of §275-56

b. A fiscal security, in accordance with §275-56(2), either by bond, certificate of deposit or letter of credit with the City, to ensure that the owner is in full compliance with landscaping installation and maintenance

requirements prior to Common Council action on the Final Plat.

c. The landscaping plan will include landscaping for Outlot 1, Outlot 2 and the portion of Lot 5 that includes the stormwater detention easement.

d. The landscaping plan will include a split-rail type fence and associated landscaping along Howard Avenue and 124th Street.

e. The landscaping plan shall include an application for monument sign depicting the location of the subdivision entrances. The cost of the sign shall be included in the fiscal security.

f. The landscaping plan shall be approved by the Department of Community Development prior to any installation.

3. The City shall initiate a rezoning of Outlot 2 to C-2 Shoreland Wetland District for the area shown as wetland on the Final Plat and rezone the remainder of Outlot 2 to C-3 Permanent Open Space / Conservation Lands. Seconded by Felda. Motion carried unanimously.

CONSENT AGENDA (One motion and second will approve all of the following items listed. Any item may be pulled from the list and handled separately.)

Motion by Alderman Ament to approve consent agenda items 16, 17. Seconded by Mr. Graber. Motion carried unanimously.

ZONING PERMITS

16. (7)BM RO-49-02 Stephen J. Schwab – 15738 W. National Ave. – Accounting Firm.

The request by Stephen J. Schwab for an accounting firm located at 15738 W. National Avenue has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

1) A parking plan (drawn to scale) showing which spaces are allocated to each tenant in the building shall be submitted to the City of New Berlin Department of Community Development (planning) by September 30, 2002. A letter from the landlord shall accompany this Plan stating which parking spaces are allocated to Stephen J. Schwab SC.

2) A monument sign shall be required as part of this development. Monument sign base shall be constructed of the same material as the principle building. The location of the monument base shall be approved by the department of community development (planning) prior to installation. Signage requires a separate permit. Sign permits shall be secured prior to the erection of any signage.

3) Dumpsters must be properly screened from the street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Ordinance.

4) No outside storage of vehicles, items, junk, or material shall be permitted on the property.

5) Employee and customer parking must be contained on site.

6) Permits are required from the Building, Inspection, and Zoning Departments for any interior and exterior alterations or modifications.

- 7) Building must be maintained per Chapter 201 of the Non-residential Property Maintenance Code.
- 8) Building must meet all applicable building and fire codes. Fire Extinguishers are required.
- 9) All outstanding permits for this property shall be satisfied prior to the issuance o any new building, plumbing, or electrical permits.

17. (3)BM RO-50-02 Zymbok, Inc. – 21415 W. Greenfield Ave. – Advertising and Design Firm.

The request by Zymbok, Inc. for an advertising and design firm located at 21415 W. Greenfield Avenue has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) The parking lot shall be re-stripped by October 7, 2002. Parking stalls shall measure 9ft. x 19ft. Landscaping shall be pruned by October 7, 2002 and maintained
- 2) Dumpsters must be properly screened from the street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Ordinance. Dumpsters shall be properly screened from the street and public view by October 7, 2002.
- 3) No outside storage of vehicles, items, junk, or material shall be permitted on the property. Excess curb stops, boxes, fan unit, yellow boards, palettes, scrap wood, and junk shall be removed from the side and rear parking lots by October 7, 2002.
- 4) Employee and customer parking must be contained on site.
- 5) The parking lot shall be repaved and overall landscaping shall be updated by June 1, 2003.
- 6) Permits are required from the Building, Inspection, and Zoning Departments for any interior and exterior alterations or modifications.
- 7) Building must be maintained per Chapter 201 of the Non-residential Property Maintenance Code.
- 8) Building must meet all applicable building and fire codes. Fire Extinguishers are required.
- 9) All outstanding permits for this property shall be satisfied prior to the issuance o any new building, plumbing, or electrical permits.

CONSENT AGENDA (One motion and second will approve all of the following items

Listed. Any item may be pulled from the list and handled separately.)

Motion by Alderman Ament to approve the consent agenda items 18-26. Seconded by Mr. Felda. Motion carried unanimously.

STAFF APPROVED

18. (1)OA U-61-02 Margaret Heintz – 15655 W. Ridge Rd. – Pressure Treated Wood Deck for Condo Unit.

The request by Margaret Heintz for a pressure treated wood deck for condo unit located at 15655 W. Ridge Road has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the

application, the plans on file and the following:

1) All necessary permits required by the Building, Inspection, and Zoning Departments shall be obtained prior to commencement of any construction at this site. All outstanding permits for this property shall be satisfied prior to the issuance of any new Building, Plumbing or Electrical Permits.

2) Building must be maintained per Chapter 201 of the Non-residential Property Maintenance Code.

3) Building must meet all applicable building and fire codes. Fire Extinguishers are required.

19. (2)OA U-62-02 New Berlin Therapies, S.C. – 2895 S. Moorland Rd. – Anniversary Celebration.

The request by New Berlin Therapies, S.C. for an anniversary celebration located at 2895 S. Moorland Road has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

1) All necessary permits required by the Building, Inspection, and Zoning Departments shall be obtained prior to commencement of any construction at this site. All outstanding permits for this property shall be satisfied prior to the issuance of any new Building, Plumbing or Electrical Permits.

2) The event will occur on Saturday September 14th, 2002 from noon to 5:00 p.m.

3) Parking shall be provided on the lot where this business is located. No off-site parking will be allowed along Moorland Road or James Drive.

4) The applicant has obtained a letter from the building owner to have the anniversary celebration. This letter was also sent to the adjoining property owners.

5) Building must be maintained per Chapter 201 of the Non-residential Property Maintenance Code.

6) Building must meet all applicable building and fire codes. Fire Extinguishers are required.

20. (3)OA U-63-02 Safety Mart – 17155 W. Glendale – 3-Day Temporary Tent Sale.

The request by Safety Mart for a 3-day temporary tent sale located at 17155 W. Glendale has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

1) All necessary permits required by the Building, Inspection, and Zoning Departments shall be obtained prior to commencement of any construction at this site. All outstanding permits for this property shall be satisfied prior to the issuance of any new Building, Plumbing or Electrical Permits.

2) The event will occur Wednesday, September 18, 2002 through Friday, September 20th, 2002 from 8:00 a.m. to 5:00 p.m. each day.

3) Parking shall be provided within the Safety Mart parking lot. No off-site parking will be allowed along Glendale Drive.

4) Building must be maintained per Chapter 201 of the Non-residential Property Maintenance Code.

5) Building must meet all applicable building and fire codes. Fire Extinguishers are required.

21. (5)BM SG-59-02 The Preserve at Weatherstone Meadows – 4177 S. Sunny Slope Rd. – 4' x 8' Temporary Sign.

The request by The Preserve at Weatherstone Meadows for a 4' x 8' temporary sign located at 4177 S. Sunny Slope Road has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) All subcontractors and lending/financial partners shall be located on the same sign.
- 2) All future modifications, including face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for and receive a Sign Permit, and must meet the provisions of Article VIII Chapter 275-61 of the City of New Berlin Municipal Code.
- 3) The temporary development sign shall not exceed a maximum of 14'0" in height and 8'0" in width, and the sign shall be behind the ultimate right of way of Sunny Slope Road and the ultimate right of way of Linfield Drive.
- 4) The temporary development sign shall not be in the vision triangle of Sunny Slope Road and Linfield Drive.
- 5) The overall temporary development sign face shall not exceed 32 square feet in area, the sign face shall not exceed 4'0" in height and 8'0" in width, and shall read: "the Preserve at Weatherstone Meadows – Single Family Condominiums – Developed by Thompson Corporation – 262-784-6360 EXT. 330" in gold and brown on a light green background.
- 6) The temporary development sign shall be removed upon completion of The Preserve at Weatherstone construction project, or by August 13, 2005.
- 7) The temporary development face shall not be illuminated.
- 8) A payment of \$21.00 is required per calculations below:

Temporary Development Sign Face: (4'0" x 8'0") = 32sq.ft. x 1 side = 32sq.ft. x \$3.00/sq.ft. = \$96.00
Less Application Fee (\$75.00) = \$21.00
- 9) Building Permits are required per Article III Section 275-25 of the City of New Berlin Municipal Code.
- 10) Electrical Permits are required per Article III Section 275-25 of the City of New Berlin Municipal Code.

22. (1)BM SG-60-02 Notra Soft – 3033 S. 128th St. – Sign Panel Size 10-1/2" x 57".

The request by Notra Soft for a 10-1/2" x 57" sign panel located at 3033 S. 128th Street has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) The "Mueller Building" ground sign shall be lowered to 8' per Article VIII Chapter 275-61(1)(d) of the New Berlin Municipal Code by May 1, 2003.
- 2) All future modifications, including face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for and receive a Sign Permit, and must meet the provisions of the Section 275-61 New Berlin Municipal Ordinance.

- 3) No outside storage of items, merchandise, junk, or materials shall be permitted on the property.
- 4) The Internally illuminated sign face shall not exceed 10 1/2" in height, shall not exceed 4'9" in width, shall not exceed 4.16 square feet in area, and shall read "Notrasoft" in white on a blue background.
- 5) The sign face shall be internally illuminated, and shall be turned off outside normal business hours.
- 6) No payment is required per calculations below:

Sign Face: (10 1/2" x 4'9") = 4.16 sq.ft. x 2 sides = 8.32 sq.ft. x \$3.00/sq.ft. = \$24.96 Less Application Fee (\$75.00) = \$00.00

- 7) Building Permits are required per Article III Section 275-25 of the City of New Berlin Municipal Code.
- 8) Electrical Permits are required per Article III Section 275-25 of the City of New Berlin Municipal Code.

23. (4)BM SG-61-02 Elmwood Elementary School – 5900 S. Sunny Slope – Monument Sign.

The request by Elmwood Elementary School for a monument sign located at 5900 S. Sunny Slope Road has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) A scaled color rendering of the non-illuminated monument sign including the materials to be used for construction shall be submitted to the City of New Berlin Department of Community Development (planning) by October 16, 2002 or prior to the issuance of a Sign Permit.
- 2) All future modifications, including face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for and receive a Sign Permit, and must meet the provisions of the Section 275-61 New Berlin Municipal Ordinance.
- 3) The overall non-illuminated monument sign shall not exceed 6'6" in height, shall not exceed 12'0" in width, and shall be located behind the ultimate right of way of South Sunny Slope Road.
- 4) The non-illuminated monument sign face shall not exceed 4'0" in height, shall not exceed 6'6" in width, shall not exceed 26'0" square feet in area, and shall read "Elmwood Elementary School".
- 5) The monument base shall not exceed 6'6" in height, shall not exceed 12'0" in width, and shall be constructed of masonry matching the exterior architecture of the building.
- 6) The monument sign shall be non-illuminated.

24. (3)BM SG-62-02 J. R. Plumbing, Inc. – 16813-17 W. Greenfield Ave. – Monument Sign.

The request by J. R. Plumbing, Inc. for a monument sign located at 16813-17 W. Greenfield Avenue has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) All future modifications to the sign, including face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for and receive a Sign Permit, and must meet the provisions of the Section 275-61 New Berlin Municipal Ordinance.
- 2) No outside storage shall be permitted on this property. All vehicles and materials shall be stored inside the

building.

3) Dumpster must be properly screened from the street and public view in accordance with Article VIII Chapter 275-56 of the New Berlin Municipal Code.

4) The monument base shall not exceed 3'0" in height, and shall be constructed of brick material to match the exterior architecture of the building. The overall sign shall not exceed 7'4" in height, shall not exceed 8'0" in width, and shall be located behind the ultimate right of way of West Greenfield Avenue.

5) The Internally illuminated monument sign face shall not exceed 4'0" in height, shall not exceed 8'0" in width, shall not exceed 32'0" square feet in area, and shall read "J.R. Plumbing Inc. – Etch, Coat & Glaze, Inc. – Luxury Bath Systems" in white on a brown background.

6) The monument sign shall be internally illuminated and shall be turned off outside normal business hours.

7) A payment of \$117.00 is required per calculations below:

Monument Sign Face: (4'0" x 8'0") = 32 sq.ft. x 2 sides = 64 sq.ft. x \$3.00/sq.ft. = \$192.00 Less Application Fee (\$75.00) = \$117.00

25. (1)BM SG-63-02 James Yuenkel – 13917-23 W. Greenfield Ave. – Monument Sign.

The request by James Yuenkel for a monument sign located at 13917-23 W. Greenfield Avenue has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

1) Applicant shall be required to submit a scaled color rendering to the City of New Berlin Department of Community Development (planning) by October 16, 2002 or prior to the issuance of a Sign Permit. Revised sign plan shall show the actual dimension of the sign face and the monument base. This will enable staff calculate the final Sign Permit fee. Revised plans shall show address numerals on the sign base.

2) Submittal of a revised site plan drawn to scale that shows the location of the monument base outside the ultimate right of way of West Greenfield Avenue, South Sunny Slope Road, and the outside the vision triangle. Revised plans shall show the exact distance of the sign from the road right-of-way within the landscaping area. Revised plans shall be submitted by October 16, 2002.

3) All future modifications to the sign, including face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for and receive a Sign Permit, and must meet the provisions of Section 275-61 of the New Berlin Municipal Ordinance.

4) The monument base shall be constructed of masonry and painted to match the exterior architecture of the building. Stucco finish shall not be permitted. Applicant shall be required to install address numerals on the face of the monument base.

5) The monument sign face shall not exceed 4'0" in height, shall not exceed 8'0" in width, shall not exceed 32'0" square feet in area, and shall read "Family Dentistry James E. Yuenkel DDS" in white on a light blue background. Tennant sign faces shall read "Paul's Barber Shop" and "Darlene's Beauty Shop" in black on a white background.

6) No outside storage shall be permitted on this property.

7) Dumpster must be properly screened from the street and public view in accordance with Article VIII Chapter 275-56 of the New Berlin Municipal Code. The enclosure must match the exterior of the principal building, and

must be built to accommodate both solid as well as recyclable waste dumpsters.

8) The Monument sign shall be internally illuminated and turned off outside normal business hours.

9) Applicant shall be required to pay all outstanding fees and pick up the Sign Permit by October 16, 2002 or prior to any construction at this site.

26. (4)BM SG-65-02 Motion Fitness & Racquet Club – 14999 W. Beloit Rd. – 4' x 8' For Lease Sign.

The request by Motion Fitness & Racquet Club for a 4' x 8' For Lease Sign located at 14999 W. Beloit Road has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

1) All subcontractors and lending/financial partners shall be located on the same sign.

2) All future modifications, including face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for and receive a Sign Permit, and must meet the provisions of Article VIII Chapter 275-61 of the City of New Berlin Municipal Code.

3) The temporary development sign shall not exceed a maximum of 14'0" in height and 8'0" in width, and the sign shall be installed behind the ultimate right of way of Beloit Road.

4) The overall temporary development sign face shall not exceed 32 square feet in area, the sign face shall not exceed 4'0" in height and 8'0" in width, and shall read: "Lease – Health & Fitness Retail Space – 414-225-9700 – Oncor International Worldwide Real Estate Services – www.siegel-gallagher.com - Siegel-Gallagher" in green and white on a brown and red background.

5) The temporary development sign shall be removed upon the leasing of all available tenant space located at 14785 West Beloit Road.

6) The temporary development face shall not be illuminated.

7) A payment of \$21.00 is required per calculations below:

Temporary Development Sign Face: (4'0" x 8'0") = 32sq.ft. x 1 side = 32sq.ft. x \$3.00/sq.ft. = \$96.00
Less Application Fee (\$75.00) = \$21.00

8) Building Permits are required per Article III Section 275-25 of the City of New Berlin Municipal Code.

9) Electrical Permits are required per Article III Section 275-25 of the City of New Berlin Municipal Code.

COMMUNICATIONS

31. Communication To: Plan Commission
Communication From: David Haines

RE: 2001 Development Report

Plan Commissioners acknowledged receipt of this communication. Mayor Wysocki suggested that the Plan Commissioners keep this document in their 3-ring binder with the other Master Plan documents, etc.

32. Communication To: Plan Commission

Communication From: Mark C. Lake

RE: Letter from New Valley Sand & Gravel Co. dated 9/16/02 , U-99-01 6666 S. Crowbar. Plan Commissioners acknowledged receipt of this communication which will be kept on file in the Planning Department.

ADDENDUM ITEM

33. (4) Mary Hiebl - 20160 W. National Avenue - 1,200 sq. ft. accessory building.

Motion by Alderman Ament to recommend to Building Inspection approval of the request by Mary Hiebl for a building permit for a 1,200 sq. ft. accessory building located at 20160 W. National Avenue subject to:

- 1) A timetable for completion of the house and accessory building shall be submitted.
- 2) The exterior of the house shall be completed within 60 days of Plan Commission approval.
- 3) New building, electrical, and plumbing permits shall be applied for.
- 4) Final building, electrical, and plumbing inspections for the basement shall be scheduled and corrections made as necessary
- 5) Owner shall relieve City of New Berlin and its employees of any liability in occupying this home in an incomplete state.

Seconded by Mr. Gihring. Motion carried unanimously.

Motion by Alderman Ament to adjourn the Plan Commission meeting at 7:02 P.M. Seconded by Mr. Graber. Motion carried unanimously.