

Minutes

NEW BERLIN PLAN COMMISSION

NEW BERLIN CITY HALL COUNCIL CHAMBERS

MARCH 5, 2001

The Plan Commission meeting of March 5, 2001 was called to order by Mayor Gatzke at 7:05 P.M.

In attendance were Mayor Gatzke, Mr. Chase, Mr. O'Neil, Mr. Barnes, Mr. Christel, Alderman Kaminski. Also present were Greg Kessler, Director of Community Development, Mark C. Lake, Director of Planning, Olofu Agbaji, Planning Administrator. Mr. Felda was excused.

Motion by Mr. Barnes to approve the Plan Commission Minutes of February 5, 2001. Seconded by Mr. Christel. Motion carried unanimously.

Plan Commission Secretary's Report - none

REFERRALS FROM COUNCIL

5. (5) LD-9-00 New Berlin City Center Development - SW 1/4 SEC 14 - 15051 W. National Ave. - Preliminary Plat. (Tabled 11/6/00)

Motion by Mr. Christel to remove this item from the table. Seconded by O'Neil. Motion carried unanimously.

Motion by Mr. Christel to recommend to Council approval of the preliminary plat for New Berlin City Center Development located at 15051 W. National Avenue SW 1/4 Sec 14 subject to:

- 1) Payment of \$1110.00 in outstanding application fees required.
- 2) Location of proposed Wilbur Drive extended requires WDNR/ACOE approval. Final Plat/CSM shall incorporate any modifications required as part of WDNR/ACOE approval.
- 3) Final Plat/CSM shall include vision corner easements on all intersections.
- 4) Final Plat/CSM shall include length, bearing and ties to all easements (public and private) and wetlands.
- 5) Final Plat/CSM shall include the metes and bounds descriptions of all wetlands.
- 6) Detailed road/infrastructure/stormwater/grading plans to be reviewed and approved by the Engineering Department prior to writing of the developer's agreement.
- 7) Sewer and water plans to be approved by all regulating authorities.
- 8) Developer's Agreement for all public improvements required. Agreement to be approved by the Board of Public Works and Common Council. Approval of all surety instruments required prior to the City signing the final Plat/CSM.

- 9) Timing of site clearing, grubbing, grading and/or utility/infrastructure work to be determined by City Engineer.
- 10) An approved Erosion Control Plan and deposit is required prior to clearing, grubbing or grading.
- 11) Access permits required from the City of New Berlin Engineering Department for the extension of Howard Avenue and Wilbur Drive.
- 12) Access permits required from the Waukesha County Department of Public Works for the extension of Coffee Road (Street).
- 13) All owners to sign prior to City signing Final Plat/CSM.
- 14) At time of dedication of Coffee Street, Tesch Road shall be combined with parcel 4.
- 15) Combine Parcel 6 & 8 showing Parcel 6 as drainage easement.
- 16) Lot 5 would not be developed, label as an Outlot.
- 17) Northerly access easements shall be consistent with traffic and impact study.

Seconded by Alderman Kaminski. Motion passes with Mr. Barnes abstaining.

CONTINUED ITEMS

6. (2) U-104-00 Ameritech - 2810 S Calhoun Rd - Buried vault for telephone equipment. (Deferred 2/5/01)

Motion by Mr. Chase to table the request by Ameritech for a buried vault for telephone equipment located at 2810 S. Calhoun Road pending site acquisition for relocation.

Seconded by Alderman Kaminski. Motion carried unanimously.

7. (4) U-105-00 Ameritech - 5130 S. Martin Road - Buried vault for telephone equipment. (Deferred 2/5/01)

Motion by Mr. Chase to table the request by Ameritech for a buried vault for telephone equipment located at 5130 S. Martin Road pending site acquisition for relocation.

Seconded by Mr. O'Neil. Motion carried unanimously.

8. (3) U-74-00 Wenthe Davidson Engineering Co. - 16300 W. Rogers Dr. - Office Addition. (Tabled 10/2/00)

Motion by Mr. Barnes to remove this item from the table. Seconded by Mr. Christel. Motion carried unanimously.

Motion by Mr. Barnes to approve the request of Wenthe Davidson Engineering Co. for an office addition located at 16300 W. Rogers Drive subject to:

- 1) Proposed addition must match the material, color and style of the existing building. Approval of the Architectural Review Committee is required prior to issuance of Building Permit.

2) Applicant shall finalize all outstanding issues regarding the open Building Permits from the 1994 and 2000 additions prior to issuance of Zoning Permit. Please contact the Chief Building Inspection to resolve this issue.

3) Approval of the overall site drainage and detention pond calculations by the Department of Community Development (Engineering) is required prior to issuance of Zoning Permit. Plans must meet the Stormwater Management Ordinance requirements.

4) Stake out survey of the building addition is required with building permit application.

5) Building plans must be stamped by a Wisconsin Registered Architect prior to submittal for a Building Permit.

6) Building must meet all applicable building and fire codes. Fire Extinguishers are required. Building must be fully sprinklered. Yard hydrant is required.

7) All necessary permits must be obtained from the Building Inspection and Zoning Department prior to commencement of any construction at this site. Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.

8) Dumpster must be properly screened from the street and public view in accordance with New Berlin Municipal Code Section 17.1304(14).

Seconded by Mr. Christel. Motion carried unanimously.

9. (3) U-43-00 Carr, Kulkoski, & Stuller, S.C. – 16869 W. Greenfield Ave. – Raze Existing One-Story Wood Frame Building and Build a New 2-Story Masonry Block and Brick Building. (Tabled 7/10/00, N/A 8/7/00, Tabled 10/2/00)

Motion by Mr. Barnes to remove this item from the table. Seconded by Mr. Christel. Motion carried unanimously.

Motion by Mr. O'Neil to approve the request by Carr, Kulkoski, & Stuller, S.C. to raze an existing one-story wood frame building and build a new 2-story masonry block and brick building located at 16869 W. Greenfield Avenue subject to:

1) Engineering Department must approve site grading and drainage plan, detention design and computation prior to issuance of Zoning Permit.

2) Submittal of an overall site lighting plan with location and height of fixtures and intensity of illumination that meets the Zoning Code requirements.

3) All future tenants of this building will be required to apply for and receive approval from the Plan Commission prior to signing a lease or occupying the building. Prospective tenants will be reviewed on an individual basis and could be denied subject to the availability of parking.

4) A monument sign will be required for this development. Monument base for the sign must be constructed of the same material as the principle building. A separate sign application and permit must be obtained from the Planning Department prior to construction.

Seconded by Alderman Kaminski. Motion carried unanimously.

10. (4) S-154-99 The Pines of Country Estates - 12900 Peachtree Ln. - Final Subdivision. (Tabled 2/5/01)

Item remains on Table.

11. (5) S-155-00 The Crossings - 13800 W. Beloit Rd. - Final Subdivision. (Tabled 2/5/01)

Motion by Mr. O'Neil to remove this item from the table. Seconded by Mr. Chase. Motion carried unanimously.

Motion by Mr. O'Neil to recommend to Council approval of The Crossings final subdivision located at 13800 W. Beloit Road subject to:

1) City shall not sign final plat until all provisions of the Developers Agreement are approved by City Engineer.

2) Change street names: Prairie Lane to N. Oak Blvd, Golden Lane to Loftus Lane, and Wildflower Circle needs to be addressed differently to meet policy.

3) Based on the estimate prepared by the City Assessor in accordance with Section 18.10, the required fee for your requested residential development is as follows:

Public Site Fee: \$ 670.00 per lot x 35 lots =\$23,450

Open Space Fee: \$ 130.00 per lot x 35 lots =\$ 4,550

Trail Fee: \$ 200.00 per lot x 35 lots =\$ 7,000

Total: \$35,000

4) Schedule:

December 28, 2000 – Plat Received

February 26, 2001 – 60-day time limit expires

February 5, 2001 – Plan Commission date for final action

February 13, 2001 – Common Council date for final action

Extension to March 13, 2001 – Common Council date for final action

5) Side lot variances shall not be allowed on all interior lot lines (City Attorney to draft language to address deed restrictions)

Seconded by Alderman Kaminski. Motion carried unanimously.

12. (5) R-6-00 New Berlin Commercial Center - approx. 15155 W. National Avenue - Revised PUD.

Motion by Mr. Christel to recommend to Council approval of the text revision to the PUD for New Berlin Commercial Center located at approx. 15155 W. National Avenue subject to:

- 1) Language of the final PUD document shall be worked out with the City Attorney and the Department of Community Development prior to submittal to Common Council for approval.
- 2) The use, site and architecture applications within the City Center PUD shall substantially conform to the guidelines established in the City Center Development Plan, including but not limited to Visual Character, Traffic Safety, Circulation and Parking, Activities and Uses and, the Natural Environment and Landscape, and Streetscaping.
- 3) Use, Site and Architectural approval required for each use.
- 4) A design theme for each exclusive Village Housing area(s) and the overall Village District shall be reviewed and approved by the Architectural Control Committee and Plan Commission prior to development.
- 5) A sign design theme for each district and/or theme area, and an overall sign theme encompassing all the PUD districts, shall be reviewed and approved by the Architectural Control Committee and Plan Commission prior to USA approval of any individual sign.
- 6) Proposed wetland mitigation to be approved by all regulating authorities.
- 7) Preliminary Plat showing lands being dedicated (ROWs) and initial parcel configurations required.
- 8) Detailed road/infrastructure/stormwater/grading plans to be reviewed and approved by the Engineering Department prior to writing of the developer's agreement.
- 9) Sewer and water plans to be approved by all regulating authorities.
- 10) Developer's Agreement for all public improvements required. Agreement to be approved by the Board of Public Works and Common Council. Approval of all surety instruments required prior to the City signing the final Plat/CSM.
- 11) An executed Developer's Agreement is required prior to clearing, grubbing, grading and/or utility/infrastructure work commencing.
- 12) Developer's Agreement shall address maintenance of areas of common ownership and undedicated openspace.
- 13) Sidepaths required in all Districts. Pedestrian links to the Deer Creek/Pond SP2 pathway and Moorland Square are required.
- 14) Connections to Wilbur Drive and Howard Avenue shall be required.
- 15) Army Section 404 permits required for wetland dredging, filling, or ponding.
- 16) WDNR Section 401 Water Quality permits required for wetland modifications.
- 17) Conformance to and participation in Regional Stormwater Management Plan Required.
- 18) To ensure that adequate land (or fee in lieu of) is set aside and preserved for the development of public parks, recreation, open space, and to allow for future services to serve the needs of a growing community, conformance with §18.04(17) shall be required.

Seconded by Mr. O'Neil. Motion passes with Mr. Barnes abstaining.

13. (7) U-3-01 New Berlin West High School - 18695 W. Cleveland Avenue - storage shed.

Motion by Mr. Barnes to remove this item from the table. Seconded by Mr. Christel. Motion carried unaniously.

Motion by Mr. Chase to approve the request by New Berlin West High School for a storage shed located at 18695 W.Cleveland Avenue subject to:

- 1) Applicant will be required to coordinate the final site drainage and grading plan with the City of New Berlin Engineering Department prior to issuance of Building Permit.
- 2) All necessary permits must be obtained from the Building Inspection and Zoning Department prior to commencement of any construction at this site.
- 3) As built grading and drainage facility and mitigate any grading and drainage impediments resulting from those as built.

Seconded by Mr. O'Neil. Motion carried unanimously.

NEW BUSINESS

14. (3) U-4-01 Jeffrey Schielke - 2050 S. Springdale - Use approval to use agricultural building as a garage and storage for personal equipment.

Motion by Mr. Chase to table the request by Jeffrey Schielke for use approval to use an agricultural building as a garage and storage for personal equipment located at 2050 S. Springdale for the following reasons:

- 1) Approval shall be granted for personal use of the garage only. Building can not be used for car repair or commercial operations other than property owner's vehicles as permitted within a residentially zoned property.
- 2) The existing shed on the property between the pole barn and the residence shall be removed by April 6, 2001 as this was erected without a Building Permit.
- 3) The Building Inspection and Zoning Department will require a final inspection of the barn to close out an open Building Permit taken out for a 200-amp service. There is no permit on file for a heater or any other equipment for heating the barn as evident by the existing smoke vent pipe on the roof. If barn is to be heated, applicant will be required to submit heat-loss calcs.
- 4) Applicant will be required to bring the garage up to the requirements of the Wisconsin Uniform Building Code (Chapter 3) as it relates to garages and accessory building in its entirety.
- 5) Removal of all junk and trash by April 6, 2001. Per §10.06 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 for a period exceeding 30 days. The accumulation of miscellaneous junk and trash, including tires, rims, car and truck body parts and frames, engine parts, axles, old gas pump station, palletes, batteries, and miscellaneous pails and metal scraps located around the barn are in violation of this section of the Ordinance. This is a violation of the above section of the Ordinance. Please see that all the junk and trash on your property is removed by April 6, 2001 or prior to issuance of a Building Permit.

6) Per § 17.0408 of the Zoning Ordinance states that no abandoned, dismantled, unlicensed, inoperative, wrecked, or junked vehicle or equipment, or a vehicle or equipment under repair or awaiting parts, shall be parked or stored for a period to exceed 30 days unless the vehicle is within a fully enclosed structure. Please see that all inoperative vehicles parked on the property are properly licensed and operational or removed by April 6, 2001.

7) All necessary permits must be obtained from the Building Inspection and Zoning Department prior to commencement of any construction at this site.

8) Dumpster must be properly screened from the street and public view in accordance with New Berlin Municipal Code Section 17.1304(14). The commercial dumpster shall be stored inside the pole barn.

Seconded by Mr. O'Neil. Motion carried unanimously.

15. (5) SIGN - Deer Creek Village - 147th & National - 8' x 10' Ground Sign.

Motion by Mr. Chase to table the request by Deer Creek Village for a temporary 8' x 10' ground sign located at 147th & National Avenue to allow staff to investigate procedures for temporary residential development signs in the public way.

Seconded by Mr. O'Neil. Motion carried unanimously.

16. (4) S-130-93 Stormy Acres - 20430 W. National Ave. - Final Land Division.

Motion by Mr. Christel to recommend to Council approval of the Stormy Acres final land division located at 20430 W. National Avenue subject to:

- 1) Owners and Surveyor required to sign the Final CSM before the City will sign the Final CSM.
- 2) Submittal of a revised proof of perc. required prior to signing the final CSM.
- 3) Submittal of and approval of page(s) 2 and 3 required prior to signing the final CSM.
- 4) Adjacent "unplatted lands" must reflect CSM recording. City shall not sign CSM unless adjacent "unplatted lands" reflect proper legal information based on order of recording.
- 5) Must meet all the conditions of Developer's Agreement prior to building permits being issued.
 1. Public Site, Open Space and Trail Fee waived due to 21.35 acre park dedication.
 2. Access easements to be recorded prior to first CSM.
 3. Gas pipeline to be properly labeled as easement on CSM.
 4. Right-Of-Way dedication shall represent the ultimate highway width established by Common Council and County.

Seconded by Mr. Barnes. Motion passes with Mayor Gatzke, Mr. Christel, Mr. O'Neil, Mr. Barnes voting Yes and Alderman Kaminski and Mr. Chase voting No.

17. (4) S-130-93 Stormy Acres - 20440 W. National Ave. - Final Land Division.

Motion by Mr. Christel to recommend to Council approval of the Stormy Acres final land division located at 20440 W. National Avenue subject to:

- 1) Owners and Surveyor required to sign the Final CSM before the City will sign the Final CSM.
- 2) Submittal of a revised proof of perc. required prior to signing the final CSM.
- 3) Submittal of and approval of page(s) 2 and 3 required prior to signing the final CSM.
- 4) Adjacent "unplatted lands" must reflect CSM recording. City shall not sign CSM unless adjacent "unplatted lands" reflect proper legal information based on order of recording.
- 5) Must meet all the conditions of Developer's Agreement prior to building permits being issued.
 1. Public Site, Open Space and Trail Fee waived due to 21.35 acre park dedication.
 2. Access easements to be recorded prior to first CSM.
 3. Gas pipeline to be properly labeled as easement on CSM.
 4. Right-Of-Way dedication shall represent the ultimate highway width established by Common Council and County.

Seconded by Mr. Barnes. Motion passes with Mayor Gatzke, Mr. Christel, Mr. O'Neil, Mr. Barnes voting Yes and Alderman Kaminski and Mr. Chase voting No.

18. (4) S-130-93 Stormy Acres - 20620 W. National Ave. - Final Land Division.

Motion by Mr. Christel to recommend to Council approval of the Stormy Acres final land division located at 20620 W. National Avenue subject to:

- 1) Owners and Surveyor required to sign the Final CSM before the City will sign the Final CSM.
- 2) Submittal of a revised proof of perc. required prior to signing the final CSM.
- 3) Submittal of and approval of page(s) 2 and 3 required prior to signing the final CSM.
- 4) Adjacent "unplatted lands" must reflect CSM recording. City shall not sign CSM unless adjacent "unplatted lands" reflect proper legal information based on order of recording.
- 5) Must meet all the conditions of Developer's Agreement prior to building permits being issued.
 1. Public Site, Open Space and Trail Fee waived due to 21.35 acre park dedication.
 2. Access easements to be recorded prior to first CSM.
 3. Gas pipeline to be properly labeled as easement on CSM.
 4. Right-Of-Way dedication shall represent the ultimate highway width established by Common Council and County.

Seconded by Mr. Barnes. Motion passes with Mayor Gatzke, Mr. Christel, Mr. O'Neil, Mr. Barnes voting Yes and Alderman Kaminski and Mr. Chase voting No.

19. (4) S-130-93 Stormy Acres - 20610 W. National Ave. - Final Land Division.

Motion by Mr. Christel to recommend to Council approval of the Stormy Acres final land division located at 20610 W. National Avenue subject to:

- 1) Owners and Surveyor required to sign the Final CSM before the City will sign the Final CSM.

- 2) Submittal of a revised proof of perc. required prior to signing the final CSM.
- 3) Submittal of and approval of page(s) 2 and 3 required prior to signing the final CSM.
- 4) Adjacent "unplatted lands" must reflect CSM recording. City shall not sign CSM unless adjacent "unplatted lands" reflect proper legal information based on order of recording.
- 5) Must meet all the conditions of Developer's Agreement prior to building permits being issued.
 1. Public Site, Open Space and Trail Fee waived due to 21.35 acre park dedication.
 2. Access easements to be recorded prior to first CSM.
 3. Gas pipeline to be properly labeled as easement on CSM.
 4. Right-Of-Way dedication shall represent the ultimate highway width established by Common Council and County.

Seconded by Mr. Barnes. Motion passes with Mayor Gatzke, Mr. Christel, Mr. O'Neil, Mr. Barnes voting Yes and Alderman Kaminski and Mr. Chase voting No.

20. (4) LD-1-01 Sue Zauner - 20211 W. Lawnsdale Rd. - Nw 1/4 Sec. 29 - Preliminary Land Division.

Motion by Mr. Chase to recommend to Council denial without prejudice of the request by Sue Zauner for a preliminary land division located at 20211 W. Lawnsdale Road, NW 1/4 Sec. 29 based on the following:

- 1) Per Section 18.09 of the Subdivision and Platting Ordinance, all lots shall front on a public street. Section 17.1402 defines a lot as "a parcel of land having frontage on a public street, occupied or intended to be occupied by a principal structure or use ..." The proposed land division does not have frontage on any public street.
- 2) Per § 17.0306 (2) (d) allows for the keeping of domestic livestock and general farming on parcels five (5) acres or larger as an accessory use provided that: "Not more than one (1) head of livestock or 20 head of poultry shall be permitted for each acre." The applicant currently has a minimum of 9 horses on the existing 10 acres parcel. A land division will require the reduction in the number of livestock.
- 3) The submitted CSM show another division around the northwest corner of parcel 1, technically making this a 3 lot land division. This reduces the size of parcel 1 to 4.42 acres, less that minimum 5 acres required for R-2 parcels and required for the keeping of livestock.
- 4) The existing access driveway is not wide enough for future public road and utilities. A minimum of 60' road right-of-way will be required. The existing drive is only 24.75'.
- 5) This land division will result in the creation of another land-locked parcel that will preclude future orderly land development, fire and utility requirements.
- 6) No legal description provided for the existing parcel.

Seconded by Alderman Kaminski. Motion carried unanimously.

21. (4) R-1-01 Motion Health & Wellness Center - 14985 W. Beloit Rd. - Rezone A-2 to B-2/Rm-1/PUD - Wellness Center and 6 16-Unit Apartment Buildings.

Motion by Mr. Barnes to table the request by Motion Health & Wellness Center to rezone the property located at 14985 W. Beloit Road from A-2 to B-2/Rm-1/PUD per the applicants request.

Seconded by Mr. Christel. Motion carried unanimously.

22. (2) U-5-01 Ameritech - 2075 S. Moorland Rd. - Remote Telephone Equipment Vault for DSL Service.

Motion by Mr. Barnes to table the request by Ameritech for a remote telephone equipment vault for DSL Service located at 2075 S. Moorland Road pending site acquisition for relocation.

Seconded by Mr. Christel. Motion carried unanimously.

23. (2) U-6-01 Ripp Realty - 16300 Glendale Ave. - Install Sheet Metal Wall Panels and Coping.

Motion by Mr. Chase to approve the request by Ripp Realty to install sheet metal wall panels and coping located at 16300 Glendale Avenue subject to:

1) Per recommendation of the Architectural Review Committee, the coping shall be lifted/ elevated above the window headers and glass portion of the front elevation. A detailed elevation shall be submitted showing how this will be accomplished. Applicant is also required to relocate all the existing wall mounted lights.

2) Parking lot and driving isle behind the buildings shall be repaved and re-stripped by May 15, 2001.

3) All necessary permits must be obtained from the Building Inspection and Zoning Department prior to commencement of any construction at this site.

4) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.

5) Building plans must be stamped by a Wisconsin registered architect or professional engineer prior to issuance of a Building Permit.

Seconded by Mr. Christel. Motion carried unanimously.

24. (5) U-7-01 Metricom, Inc. - 12660 W. Beloit Rd. - Co-Locate 8 Panel Antennas on an Existing Tower.

Item tabled per applicants request.

25. (7) U-8-01 Brian Teclaw - 18300 W. Lawnsdale Rd. - Pond.

Motion by Alderman Kaminski to approve the request by Brian Teclaw for a pond located at 18300 W. Lawnsdale Road subject to:

1) Letters of "No Objection" from the Department of Natural Resources and Southeast Wisconsin Regional Planning Commission and Army Corps of Engineer shall be on file prior to signing of the Zoning Permit.

2) A detailed Erosion Control Plan that meets the Erosion Control Ordinance must be submitted to the Engineering Department. No obstruction to drainage will be allowed.

3) Proposed contours to the east along the spruce trees must be revised and approved by Engineering prior to signing of Zoning Permit. No slopes in any area shall exceed 4:1.

4) No filling in area designated for future on-site septic system. If more soil is excavated than can be spread on-site, it must be promptly hauled off-site.

Seconded by Mr. Chase. Motion carried unanimously.

ZONING PERMITS

26. (2) RO-2-01 J M Graphics - 16540 W. Rogers Dr. - Prepress Area to do Color Separations and PG Assembly of Publications.

The request by J M Graphics for a prepress area to do color separations and PG assembly of publications located at 16540 W. Rogers Drive has been reviewed and conditionally staff approve by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) All temporary signs on the site must be applied for or removed prior to issuance of this Zoning Permit.
- 2) Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code Section 17.1304 (14).
- 3) Employee and customer parking must be contained on this site.
- 4) No outside storage of vehicles or equipment will be permitted on the property.

27. (2) RO-3-01 K.G. Stevens Inc. - 15825 W. Ryerson Road - Manufacture countertops.

The request by K.G. Stevens Inc. to manufacture countertops located at 15825 W. Ryerson 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 detailed site plan showing the configuration of the parking, landscaping and the fencing must be submitted to the Department of Community Development by Friday February 23, 2001.
- 2) The parking lot must be re-paved and re-stripped by Friday June 29, 2001.
- 3) The fencing along the perimeter of the property must be repaired or removed by Friday June 29, 2001.
- 4) The satellite dish if not being utilized by applicant shall be removed by Friday June 29, 2001.
- 5) No outside storage of vehicles or equipment will be permitted on the property.
- 6) Employee and customer parking must be contained on this site.
- 7) Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code Section 17.1304 (14).
- 8) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.
- 9) A separate application is required from the Planning Department for any sign for this business
- 10) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
- 11) Building must meet all applicable building and fire codes. Fire Extinguishers are required.

28. (2) RO-4-01 Paragon Industries, Inc. - 3030 Calhoun Rd. - Workshop That Does Light Packaging and Teaches Work Skills.

The request by Paragon Industries, Inc. for a workshop that does light packaging and teaches work skills located at 3030 Calhoun 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) The parking lot shall be repaved and restriped by July 31, 2001.
- 2) Applicant is required to submit a letter to the Planning Department indicating the total number of parking stalls on the site and the number of stalls that the applicant will be utilizing at the busiest time.
- 3) Employee and customer parking must be contained on this site. The applicant shall utilize their allowable 8-10 parking stalls and not utilize those reserved or designated for other tenants of this multi-tenant building.
- 4) No outside storage of vehicles or equipment will be permitted on the property. All junk and trash on the site must be cleaned up by Friday, March 16, 2001 as required by Section 10.06 of the Municipal Code.
- 5) Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code Section 17.1304 (14).
- 6) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.
- 7) A separate application is required from the Planning Department for any sign for this business
- 8) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
- 9) Building must meet all applicable building and fire codes. Fire Extinguishers are required.

29. (4) RO-5-01 InPro Corp. Distribution Center - 5160 S. Emmer Dr. - Distribution Center for Plastic and Aluminum Extrusions.

The request by InPro Corp. Distribution Center for a distribution center for plastic and aluminum extrusions located at 5160 S. Emmer Drive 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) No outside storage of vehicles or equipment will be permitted on the property.
- 2) Employee and customer parking must be contained on this site.
- 3) Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code Section 17.1304 (14).
- 4) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.
- 5) A separate application that meets the sign standards set forth for any signage in Towne Corporate Park is required from the Planning Department for any sign for this business, The required Monument Sign shall be placed on a masonry base that matches or enhances the exterior material and color of the building. Any signage shall be applied for by Wednesday May 9, 2001.

6) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.

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

30. (2) RO-6-01 Waukesha Staffing Services - 2665 S. Moorland Rd. - Office.

The request by Warehouse Staffing Services for an office located at 2665 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) Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code Section 17.1304 (14). Planning Staff shall work with the Property Owner to designate an appropriate/alternate location for the dumpster and enclosure by Friday June 1, 2001.

2) No outside storage of vehicles or equipment will be permitted on the property.

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

4) A separate application is required from the Planning Department for any sign for this business

5) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.

6) Employee and customer parking must be contained on this site.

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

STAFF APPROVED

31. (5) SIGN - New Berlin City Center - 15155-15235 W. National Avenue - Two development signs, one on each end of site frontage at intersection of National Avenue and Coffee Road.

The request by New Berlin City Center for two development signs located at 15155-15235 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) The signs shall be located outside the ultimate right of way of National Avenue.

2) The temporary development signs shall be taken down upon completion of the construction project and any new signage shall require a separate application from the Planning Department.

3) The sign shall not be illuminated in any way.

4) The temporary development sign shall not exceed: 8' x 8' (64 sq. ft)

5) Payment of \$309.00 outstanding sign fee.

6) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.

32. (2) SIGN - Microelectronic Modules Corp. - 2601 S. Moorland Rd. - Temporary Ground Sign.

The request by Microelectronic Modules Corp. for a temporary ground sign located at 2601 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) Per § 17.0813 (12), of the New Berlin Zoning Ordinance, if the sign is displayed before a permit is issued a double fee shall be assessed. As this is an after the fact application double the application fee penalty shall be assessed. Payment of \$213.00 must be received prior to issuance of the Sign Permit.

2) The signs shall be located outside the ultimate right of way of Moorland Road. Per §17.0802 of the Zoning Ordinance, portable/ temporary sign permits shall not be granted for a period of more than 30 days in any 365-day period", from issuance date on sign permit. Any new signage shall require a separate application from the Planning Department. Sign must be removed by March 5, 2001.

3) The sign shall not be illuminated in any way.

4) The temporary sign shall not exceed: 6' x 4' (24 sq. ft).

5) Payment of \$213.00 outstanding sign fee.

6) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.

33. (5) SIGN - Hallmark - 15405 W. National - Wall Sign

The request by Hallmark for wall signs located at 15405 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) The Sign shall meet the requirements set forth by the Moorland Square Sign Standards.

2) The Lettering shall match the red lettering of the existing wall signs, the aluminum returns shall be painted black and the sign lettering shall be outlined with a golden bronze coloring consistent with other signs at the site. (ex. Radio Shack, New China, M&I.)

3) Payment of \$27.74 outstanding sign fee.

4) The wall sign shall not exceed: 11'5" x 3' (34.24 sq. ft)

5) An Electrical Permit is required from the Building Inspection and Zoning Department for the internal lighting.

6) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.

7) Signs must be turned off outside of normal business hours.

34. (3) SIGN - Seventh-Day Adventist Church - 21380 W. Cleveland - Ground Sign.

The request by Seventh-Day Adventist Church for a ground sign located at 21380 W. Cleveland 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 external illumination of the sign shall be lighted in a way as not to cause glare or impair driver visibility upon public ways or adjacent properties. The external lighting fixture shall be mounted on a

permanent unmovable base and the neck soldered so as to prevent the fixtures from being tampered with or redirected.

- 2) The new monument sign shall be located outside the ultimate right of way of Cleveland Avenue.
- 3) The existing wall sign shall be removed or redesigned as to not have the church's name or logo on it.
- 4) Payment of \$78.00 outstanding sign fee.
- 5) The monument sign shall not exceed: 8'6" x 3' (25.5 sq. ft)
- 6) An Electrical Permit is required from the Building Inspection and Zoning Department for the external lighting.
- 7) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.
- 8) Signs must be turned off outside of normal business hours.

35. (2) SIGN - Earthlogo, Inc. - 17020 W. Rogers Dr. - Wall Sign.

The request by Earthlogo, Inc. for a wall sign located at 17020 W. Rogers Drive 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) Per § 17.0813 (12), if the sign is displayed before a permit is issued a double fee shall be assessed. As this is an after the fact application double the application fee penalty shall be assessed.
- 2) Any future signage shall require a separate application and be applied for at the Planning Department.

3) Wall Sign: 4' x 2' = 8 sq. ft. x \$3.00/sq.ft. = \$24.00 x 2 (penalty) = \$48.00

Less \$75.00 application fee = \$00.00

- 4) The wall sign shall not exceed: 4' x 2' (8 sq. ft)
- 5) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.

36. (4) SIGN - Rexnord - 5555 S. Moorland Rd. - Monument Sign, Directional Signs, Wall Sign.

The request by Rexnord for monument, directional and wall signs located at 5555 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) The existing wall sign shall be removed prior to installation of the new approved wall sign.
- 2) The Sign shall be located outside the ultimate right of way of Moorland Road.
- 3) The monument sign shall not exceed 4' x 8' (32 sq. ft.) and the base of the monument sign shall be of a masonry material that matches or enhances the exterior material and color of the building.
- 4) The monument base shall also have the approved Westridge Business Park address plaque.

- 5) The wall sign shall not exceed 5' x 12'6" (62.5 sq. ft.)
- 6) The two (2) directional signs shall not exceed 3' x 4' (12 sq. ft.)
- 7) Payment of \$448.50 outstanding sign fee.
- 8) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.

37. (3) SIGN - Hal's Harley Davidson - 1925 S. Moorland - Wall Sign, Monument Sign, Two Directional Signs.

The request by Hal's Harley Davidson for a wall sign, monument sign and two directional signs located at 1925 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) The monument sign and all signs must be located outside the ultimate right-of-way and vision triangle of Moorland Road.
- 2) The height of the Monument sign shall not exceed 11'4" and a color, scaled rendering of the approved sign shall be submitted by Friday February 23, 2001.
- 3) The base of the monument sign shall match or enhance the exterior material and color of the building, and the address numbers shall be located on the base of the monument sign.
- 4) Payment of \$423.60 outstanding sign fee.
- 5) An Electrical Permit is required from the Building Inspection and Zoning Department for the internal lighting.
- 6) The wall sign shall not exceed 10' x 7'6" (75 square feet).
- 7) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.
- 8) Signs must be turned off outside of normal business hours.

38. (2) SIGN - Yaskawa - 16555 Ryerson Rd. - Ground Sign.

The request by Yaskawa for a ground sign located at 16555 Ryerson 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) The sign shall be the exact same sign as the existing sign, only with the name change and the change in faces.
- 2) The monument sign shall only contain the companies name and logo on three sides of the sign.
- 3) The monument sign must be located outside the right-of-way of Ryerson Road.
- 4) Payment of \$333.00 outstanding sign fee per calculations below:
- 5) Each of the monument signs face changes shall not exceed: 8' x 2'6" (20 sq. ft)

6) An Electrical Permit is required from the Building Inspection and Zoning Department for the internal lighting.

7) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.

8) Signs must be turned off outside of normal business hours.

39. (7) SIGN - Faith Freewill Baptist Church - 4800 S. Calhoun Road - 4' x 8' Ground Sign.

The request by Faith Freewill Baptist Church for a 4' x 8' ground sign located at 4800 S. Calhoun 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) §17.1204 of the New Berlin Zoning Ordinance states that "No principal or accessory use, development, structure, or sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, structurally altered, used, changed, modified or occupied until after the owner has applied for and the Plan Commission has reviewed and approved the application for the Zoning Permit / Use Approval. Therefore this sign permit is contingent on the approval of the application for Re-occupancy of the premises located at 4800 South Calhoun Road.

2) The existing "Faith Free Will Baptist Church" sign has not been approved and shall be removed prior to the face change of the approved sign.

3) The sign shall be located outside the ultimate right of way of Calhoun Road.

4) Payment of \$117.00 outstanding sign fee.

5) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.

6) Signs must be turned off outside of normal business hours.

COMMUNICATIONS

40. Communication To: Plan Commission

Communication From: Mark C. Lake, Director of Planning

RE: Milwaukee Journal Sentinel, February 15, 2001, "New Septic Rules Upheld"

Plan Commissioners acknowledged receipt of this communication.

41. Communication To: Plan Commission

Communication From: Greg Kessler, Director of Community Development

RE: "New Rules Require that Quarry Sites be Restored", by Don Behm of the Journal Sentinel Staff

Plan Commissioners acknowledged receipt of this communication.

42. Communication To: Plan Commission

Communication From: Greg Kessler, Director of Community Development

RE: Governor's Initiatives to Enhance Local Land Use Decision-Making State 01-03 Biennial Budget Summary and Benefits.

Plan Commissioners acknowledged receipt of this communication.

43. Communication To: Plan Commission

Communication From: Mark C. Lake, Director of Planning

RE: Future of Country Planning

Plan Commission acknowledged receipt of this communication.

44. Communication To: Plan Commission

Communication From: Mark C. Lake, Director of Planning

RE: Letter from Town of Scott dated 2/14/01.

Plan Commission acknowledged receipt of this communication.

45. Communication To: Plan Commission

Communication From: Mark C. Lake, Director of Planning

RE: Correspondence dated February 26, 2001 from Mark Schroeder, Project Manager, Voice Stream Wireless.

Motion by Mr. Chase to grant relief to Voice Stream until June 1, 2001 for the requirement of removing the existing tower and transferring all equipment to new tower located at 2600 S. Calhoun Road. (U-55-00)

Seconded by Alderman Kaminski. Motion carried unanimously.

Motion by Mr. Barnes to adjourn the Plan Commission Meeting at 9:15 P.M. Seconded by Mr. O'Neil. Motion carried unanimously.