

# Minutes

## NEW BERLIN PLAN COMMISSION

### NEW BERLIN CITY HALL COUNCIL CHAMBERS

JULY 9, 2001

The Plan Commission Meeting of July 9, 2001 was called to order by Mayor Wysocki at 5:37 P.M.

In attendance were Mayor Wysocki, Mr. Gihring, Mr. Graber, Mr. Ament, Mr. Teclaw, and Mr. Barnes. Also in attendance were Mark Lake, Director of Planning, Nikki Jones, Associate Planner, Olofu Agbaji, Associate Planner, and several members of the GDMP. Mr. Felda arrived at 6:05 P.M.

Motion by Mr. Teclaw to approve the Plan Commission Minutes of June 4, 2001, June 18, 2001, June 26, 2001. Seconded by Mr. Gihring. Motion carried unanimously.

4. Plan Commission Secretary's Report - none

5. **5:30 - 7:00 P.M.** GDMP Plan, Chapter 17, Chapter 18, and Related Map Revisions (Review and Discussion) (PG 741 & 833) **GDMP Members Invited**

Motion by Mr. Barnes to approve the table of 85 consent items for suggested changes to Chapter 17. Seconded by Mr. Graber. Motion carried unanimously.

Discussion continued with the table of 125 comments still needing to be addressed by Plan Commission and GDMP Members:

Page 20 - as agent of Department of Public Works.

Page 26 - (1)(B)(1) requirements for application shall be identified if available in PAC handouts.

Page 63 - Motion by Mr. Teclaw under (2)(B)(2) to change 1.2 to 1 to 2 gross acres. Seconded by Mr. Ament. Motion passes unanimously.

The next Plan Commission meeting to discuss GDMP Plan, Chapter 17, Chapter 18, and Related Map Revisions (Review and Discussion) will be held on July 20 at 1:00 P.M.

#### **SPECIAL PRESENTATION:**

NR135 Ordinance - Presentation given by Mark Lake, Director of Planning.

Motion by Mr. Graber to recommend to Council adoption of a non-metallic reclamation ordinance #275.9 subject to review by the City Attorney. Seconded by Mr. Ament. Motion carried unanimously.

#### **CONTINUED ITEMS**

7. West National Avenue Redevelopment Fiscal Analysis - Contract (PG-143, file3)

Motion by Mr. Barnes to recommend to Council approval to allow the Department of Community Development to hire Geoff Hurtado of Hurtado Consulting to prepare a fiscal land use analysis containing different land use options for the West National Avenue Redevelopment Corridor.

**\*Seconded by Mr. Graber. Motion passes with Mr. Barnes, Mr. Teclaw, Mr. Felda, Mr. Graber, Mr. Gihring, Mayor Wysocki voting Yes and Mr. Ament voting No.**

8. (6) U-22-01 Schlueter's Trucking - 3825 S. 124<sup>th</sup> St. - Trucking Business.

Motion by Mr. Barnes to deny the request by Schlueter's Trucking for a trucking business located at 3825 S. 124<sup>th</sup> Street based on the following reasons:

1. Home occupation fails to meet the standards established by §17.05(3)(G)(4)(a)

4. Home Occupations

Home Occupations may be allowed as accessory uses in any agricultural or residential district, provided they comply with the following standards:

a. General Regulations

1. Home occupations shall be allowed only after Plan Commission review and approval in accordance with the procedures set forth in Chapter 17.03 of this Ordinance.

2. The total area devoted to a home occupation shall not exceed 20 percent of the building area of the principal dwelling unit.

3. A home occupation shall produce no offensive noise, vibration, dust, odors, smoke, heat, pollution, glare, or radio, electrical, or television interference or otherwise produce a nuisance as determined by the Plan Commission.

4. No materials that decompose by detonation shall be allowed in conjunction with a home occupation.

5. No home occupation shall be allowed which changes the outside appearance of the dwelling or is visible from the street.

6. Materials used in or produced by a home occupation may not be stored or displayed outside the dwelling without Plan Commission approval.

7. No more than one nonresident employee shall be employed by a home occupation.

8. Retail and wholesale sales shall be prohibited except for the retail or wholesale sales of products or goods produced or fabricated on the premises as a result of the home occupation.

9. The applicant shall demonstrate that there is sufficient off-street parking available to the home occupation. All vehicular parking for both the residence and the home occupation shall be located on the premises.

10. A home occupation shall be carried on wholly within the principal dwelling. No home occupation, or any storage of goods, materials, or products connected with a home occupation shall be allowed in any accessory building or detached garage.

11. Home occupation uses shall meet all applicable fire and building code safety requirements.

12. No home occupation involving visits to the site of the home occupation by customers or the loading or unloading of business-oriented material shall be operated between the hours of 8:00 p.m. and 8:00 a.m.

2. Home occupation fails to meet the standards established by §17.05(3)(G)(4)(b)(17) per items 2, 3, 5, and 12 above.

#### b. Prohibited Home Occupations

The following uses are prohibited as home occupations:

17. Any other home occupations not meeting the criteria established by this Ordinance.

Aesthetic Nuisances, such as; Home landscape management, trucking, or plowing businesses within a residential district, which in addition to personal vehicles, cannot accommodate the storage of vehicles or equipment in the industry standard 3-car garage.

Seconded by Mr. Ament. Motion carried unanimously.

9. (2) R-10-00 Moorland Road PUD - 2840-2900 S. Moorland Rd. - Rezoning for a Residentially Scaled Mixed Use - Office/Senior Care Center/Single-Family Residential Development. (Tabled 11/6/00)

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

Motion by Mr. Ament to recommend to Council to direct the Plan Commission to hold a public hearing relative to the rezoning and make a recommendation for action to Council.

Seconded by Mr. Teclaw. Motion carried unanimously.

10. (7) U-87-98 The Victorians of New Berlin - 17105 W. National Ave. - PUD for two 8-family buildings. - Use, Site and Architecture.

Motion by Mr. Barnes to approve the request for use, site and architecture of The Victorians of New Berlin located at 17105 W. National Avenue subject to:

1) Ultimate ROW at the intersection of National Av. and Calhoun Road is 130' dedication of an additional 10' of Calhoun Road ROW shall be required.

2) Per 17.08(5)(C)(2) installation & maintenance fiscal security instruments, each in the form of a Bond, Letter of Credit, or Certificate of Deposit, shall be submitted to the City. As "Street Yard Area" equals ~34,750 sq. ft. an installation instrument of \$83,500, and a maintenance instrument of \$10,000 shall be submitted to the City of New Berlin prior to occupancy permits being issued.

3) Payment of \$34,201.60 or (\$2,137.60/unit) in Public Site, Open Space, and Trail Fees required. PO&T fees are in addition to any connection fees required by the City of New Berlin prior to individual building permits being granted.

4) Satisfaction of Engineering Department concerns relating to the final stormwater and grading plans prior to issuance of building permit. Sewer and water plans to be approved by all regulating authorities. A Developer's Agreement required for installation of all utilities.

5) A 5' concrete sidepath is required along Calhoun Road. Sidepath to be located within the ROW, 1' off ROW line. Ultimate sidepath location to be determined by the City Engineer. Calhoun Road sidepath to extend to the fullest extent of the urban cross-section of Calhoun Road.

6) Ultimate location of emergency access driveway needs to be ironed out. Access point should be coordinated with Waukesha County Dept. of Transportation and the Fire Department.

7) Architectural Control Committee review and approval of final architecture required. Full brick required on all garages. Brick not required elsewhere. Make casing around double windows (bedrooms) continuous, siding should be removed and the casing extended to cover area. Building samples and all color chips required. All dumpsters required to be stored internally unless out for collection.

8) All utilities to be fed underground.

9) Building to be fully sprinklered. Alarm system required. Fire hydrant required within 150' of Fire Department connections. Knox box required.

Motion passes with Mayor Wysocki, Mr. Gihring, Mr. Graber, Mr. Felda, Mr. Teclaw, Mr. Barnes voting Yes and Mr. Ament voting No.

## **NEW BUSINESS**

11. (4) U-35-01 U.S. Cellular/Terry Michaels - 20015 W. National Ave. - Mount antennas to existing tower.

Motion by Mr. Gihring to table the request by U.S. Cellular/Terry Michaels to mount antennas to an existing tower located at 20015 W. National Avenue for the following reasons:

1) Applicant shall be required to meet the following outstanding conditions of approval of Zoning Permit numbers U-45-00 and U-66-00 prior to granting approval:

1) Submittal of detailed grading plan for the proposed tower, which must be approved by Engineering Department prior to installation. All new slopes for this proposed construction must not exceed 3:1. Plans must be approved by Engineering Department prior to issuance of Building Permit.

2) Replacement of all mature trees removed per § 17.1308 (10) of the Zoning Ordinance, Woodland Preservation Schedule. Tree removal plan and schedule must be approved prior to issuance of Building Permit.

3) T-turn around will be required on site to enable vehicles maneuver off National Avenue.

4) Razing Permit for the guyed tower must be pulled prior to final inspection of the new lattice tower. Old tower must be removed within 30 days of new tower being operational.

2) Although applicant shows a detailed elevation of a proposed fence it is not identified on the site plan. Submittal of a revised site plan showing the location of the proposed fence is required. No barbed wire on fence.

3) Entire site clean up will be required. Site clean up shall include the removal of all brushes, dead trees removed for construction and all the parts of the previous tower.

4) Per Section 17.08 (3) (A), Natural Resource Protection: Limit of Disturbance, applicant is required to designate and identify the "limits of disturbance" (LOD) for this development. This shall be identified in the survey, revised site plan and revised landscaping plan. Revised plans must meet all the requirements of this section of the Zoning Ordinance in its entirety. Erosion control/ containment is required.

5) Submittal of a detailed tree removal and replacement schedule to the Department of Community Development (Planning) prior to issuance of Zoning Permit. Schedule must meet the requirements of section 17.08 (3) (B) (6) of the Zoning Ordinance in its entirety. Replacement trees shall be identified on the revised landscaping plan.

6) Applicant will also be required to create a paved T-turn around that meets all the Zoning Code requirements and takes this proposal into account.

Seconded by Mr. Ament. Motion carried unanimously.

12. (3) U-36-01 O.H.M. Properties - 1410-1422 S Calhoun Rd. - Paint outside of building

The request by O.H.M. Properties to paint the outside of the building located at 1410-1422 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) Applicant must meet the following outstanding conditions from Zoning Permit #U-66-99 approved on 11/8/99 as it relates to the site:

1) Parking shall be resealed, re-stripped and repaired in accordance with the approved plan on file. This will be done by September 10, 2001.

2) Landscaping along the southerly property line shall be done in accordance with Section 17.08 Sec.(5)(G)(2) and per the approved plan on file. Landscaping shall also be required between the northerly lot line and the first parking stall. This will be done by September 10, 2001.

3) Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Zoning Ordinance Chapter 17.08 Sec.(5)(G)(2) and per the approved plan on file. This will be done by September 10, 2001.

2) Submittal of an Overall Coordinated Sign Plan for OHM Properties to the Department of Community Development (Planning) is required by August 6, 2001. Overall Coordinated Sign Plan for OHM Properties will be in accordance with Section 17.08 Sec.(10) in its entirety. Overall Coordinated Sign Plan shall indicate the colors (blue and white), an allowance of free-style text, and that all tenants are required to display signage.

3) Submittal of a final monument sign plan for OHM Properties to the Department of Community Development (Planning) is required by August 6, 2001. Proposed monument sign shall meet the requirements of Section 17.08 Sec.(10) in its entirety and be placed northerly lot line and the first parking stall. Monument sign, if approved, shall be installed by September 10, 2001.

4) Letter of easement with appropriate signatures shall be submitted to this office by August 6, 2001.

5) Approval of a mini development agreement is required from the Department of Community Development (Engineering) prior to any construction work at this site.

6) No outdoor storage of vehicles, equipment, or materials is permitted on this site.

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

8) Building must be fully sprinklered and must meet all applicable building and fire codes. Fire extinguishers are required.

13. (4) U-37-01 Sprint PCS - 15450 Rock Ridge Rd. - Attach Wireless Telecommunications Antennas at the Stem of Water Tank.

Motion by Mr. Barnes to table and forward to the Utility Committee the request by Sprint PCS to attach wireless telecommunications antennas at the stem of the water tank located at 15450 Rock Ridge Road for the following reasons:

1) Applicant shall be required to provide supporting engineering data that preclude the location of the antenna array on top of the water tower. If approved, applicant will be required to certify the structural integrity of attaching the antenna arrays to the concrete structure of the tower.

2) Submittal of documentation showing the existing hole and the need for the antenna within the coverage area as required by § 17.05 (2) (16) (l) of the City of New Berlin Zoning Ordinance.

3) Per recommendation of the Architectural Review Committee, the building exterior shall match the existing Voice Stream Wireless structure and the pump house in color and texture. Applicant shall be required to submit material samples prior to issuance of Building Permit.

4) Submittal of a revised landscaping plan that meets the requirements of section 17.08 (5) and enhances the screening of the property is required prior to issuance of a Building Permit. Landscape Plan with plan key and plant specifications to be reviewed and approved by the Planning Department prior to issuance of Building Permit. Site grading plans required.

5) Building must be located a minimum of 12' outside the drip-line of the water tower and must be a minimum of 10' from all identified wetland boundaries.

6) All structural Plans to be stamped by a Wisconsin architect and/or engineer.

7) Review and approval of the City of New Berlin – Water Utility required.

8) Signed lease required to be on file in the City Clerk's office prior to issuance of Building Permit.

Seconded by Mr. Graber. Motion carried unanimously

14. (4) S-158-01 Historic Gopher Hills - 5775 S. Racine Ave. - Conceptual subdivision.

Motion by Mr. Felda to table the request for Historic Gopher Hills conceptual subdivision located at 5775 S. Racine Avenue per applicants request.

Seconded by Mr. Barnes. Motion carried unanimously.

15. (4) LD-4-01 Jacob & Ellen Neder - Se 1/4 Sec. 29 - 5439 S. Egofskes - Two-Lot Preliminary Land Division.

Motion by Mr. Graber to recommend to Council approval of the request by Jacob & Ellen Neder for a two lot preliminary land division located at 5439 S. Egofske, SE 1/4 Sec. 29 subject to:

- 1) Per § 17.04 (2) (D), table #2, minimum lot width shall be 110'.
- 2) Existing well and septic field locations to be field located and labeled and shall meet all required setbacks of remnant lot.
- 3) Sanitary Permit required prior to submittal of final CSM.
- 4) Public Site, Open Space and Trail Fees of \$2,137.60 required prior to the City of New Berlin signing the Final CSM.
- 5) Owner and Surveyor required to sign prior to the City signing the Final CSM.

Lot shall be split equally. 110 ft. front and rear.

Seconded by Mr. Gihring. Motion carried unanimously.

16. (4) R-3-01 Hales Corners Lutheran Church – Senior Residence – 12455 W. Janesville Rd. – Senior Residence for Non-Assisted Care.

Motion by Mr. Ament to recommend to Council to direct the Plan Commission to hold a public hearing relative to the rezoning and make a recommendation for action to Council.

Seconded by Mr. Teclaw. Motion carried unanimously.

17. (4) U-38-01 Minooka Park – 3501 S. Racine Ave. – Picnic Shelter.

Motion by Mr. Felda to approve the request by Waukesha County Department of Parks and Land Use for a picnic shelter at Minooka Park located at 3501 S. Racine Avenue subject to:

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

Seconded by Mr. Teclaw. Motion carries unanimously.

18. (4) U-39-01 J. W. Winco – 16060 W. Beloit Rd. – Conceptual Review – Storage of Exhibition Crates and Miscellaneous Machine Parts.

Motion by Mr. Felda to conceptually approve the request by J. W. Winco for use, site and architecture for a 55,543 sq. ft. office and warehouse facility located at 16060 W. Beloit Road subject to:

- 1) Building architecture and materials to be approved by the Architectural Control Subcommittee.
- 2) Building stakeout survey required for building permit.
- 3) Satisfy any and all concerns of the Engineering Department as they pertain to the utilities, grading, and stormwater management. Connection to City sewer not required until main extended to property.
- 4) City of New Berlin parking stalls are required to be 9'x19' with two-way drives of 24' not 9'x18' as proposed.

- 5) All parking and drive areas to be fully curbed unless Engineering Department allows a change for sheet drainage. Curbs not required in truck areas.
- 6) Building must be maintained per § 14.25 of the Non-residential Property Maintenance Code. No outside storage shall be permitted on the lot.
- 7) Building must meet all applicable building and fire codes. Building must be fully sprinklered.
- 8) Fire Hydrant is required within 150 feet of the City of New Berlin Fire Department connections.
- 9) Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code. Location of Dumpster enclosure must be clearly designated and the materials for construction including thickness of the concrete slab must be indicated on the plan. Enclosure must match exterior of building, and must be built to accommodate both solid as well as recyclable waste dumpsters.
- 10) Mechanicals to be properly screened from view. Revised elevations, which include the mechanicals, required.
- 11) Detailed Landscaping Plan required.

Seconded by Mr. Teclaw. Motion passes with Mr. Barnes abstaining.

## **ZONING PERMITS**

### 19. (7) RO-30-01 Homan Jewelers - 3830 S. Moorland Rd - Retail jewelry store

The request by Homan Jewelers for a retail jewelry store located at 3830 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) Employee and customer parking must be contained on this site. All future tenants of this building are 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 inadequate on-site parking.
- 2) Submittal of an updated landscaping plan for the entire Moorland Point to the Department of Community Development (Planning) is required by July 9, 2001, or prior to issuance of Occupancy Permit. The landscaping plan will show adequate screening of the electrical panels in the rear of the building. Screening of the electrical panels requires white cedar arborvitae, pyramidal.
- 3) Submittal of a final monument sign plan for Moorland Point to the Department of Community Development (Planning) is required by July 9, 2001, or prior to the issuance of an Occupancy Permit. Proposed monument sign will meet the requirement of Section 17.08 Sec.(10) in its entirety.
- 4) Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Zoning Ordinance Chapter 17.08 Sec.(5)(G)(2).
- 5) A separate application is required from the Planning Department for any signs or banners for this business.
- 6) No outside storage of vehicles or equipment will be permitted on the property.

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

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.

20. (1) RO-31-01 Grogans Sports - 14029 W. Greenfield Ave. - Retail sale of bikes, sporting eqpt., fitness eqpt., candy counter by Candy Galore.

The request by Grogans Sprots for retail sale of bikes, sporting eqpt., fitness eqpt., candy counter by Candy Galore located at 14029 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 must meet the following outstanding conditions from Zoning Permits #CU-7-98 and #U-62-99 approved on 10/13/98 and 10/4/99 respectively as it relates to site landscaping and the required monument sign for Greenfield Plaza:

2) Submittal of an updated landscaping plan for the entire Greenfield Plaza to the Department of Community Development (Planning) is required by August 6, 2001, or prior to the issuance of an Occupancy Permit.

3) Submittal of a final monument sign plan for Greenfield Plaza to the Department of Community Development (Planning) is required by August 6, 2001, or prior to the issuance of an Occupancy Permit. Proposed monument sign shall meet the requirements of Section 17.08 Sec.(10) in its entirety. Monument sign shall be installed by September 10, 2001.

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

5) A separate application is required from the Planning Department for signs or banners for this business. A wall sign is required for this any tenant entering Greenfield Plaza. All signs must conform to the sign standards set forth by the Greenfield Plaza Uniform Sign Standards and the requirements of Chapter 17.08 Sec.(10) in its entirety. A sign application and application requirements for a wall sign is required by August 29, 2001.

6) 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).

7) No outside storage of vehicles, equipment, or materials will be permitted on the property.

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

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

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

21. (2) RO-32-01 Speedy Metals LLC - 16605-16695 W. Victor Rd. - Small Quantity Metal Products Distributor.

The request by Speedy Metals LLC for small quantity metal products distributor located at 16605-16695 W. Victor 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) Applicant must meet the following outstanding conditions from Zoning Permits #RO-47-98 and #RO-33-99 approved on 8/3/99 and 6/28/99 respectively as it relates to the site:
- 2) Submittal of an approved landscaping plan for the entire 16605-16695 West Victor Road property to the Department of Community Development (Planning) is required by August 6, 2001, or prior to issuance of Occupancy Permit. Landscaping must be in accordance with Section 17.08 Sec(5). Landscaping must be completed by September 10, 2001 at which time a final site inspection will be made.
- 3) Dumpster must be properly screened from the street and public view in accordance with Section 17.08 Sec.(10)(2). Dumpsters must be enclosed by September 10, 2001 at which time a final site inspection will be made.
- 4) No outside storage of vehicles, equipment, or materials will be permitted on the property. All storage must be indoors.
- 5) Lot must be re-paved and re-striped by September 10, 2001 at which time a final inspection will be made.
- 6) All temporary and permanent signs or sign changes must be applied for and receive a Sign Permit prior to installation. There are no approved signs for this site.
- 7) Employee and customer parking must be contained on this site.
- 8) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.
- 9) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
- 10) Building must meet all applicable building and fire codes. Fire Extinguishers are required.

#### **STAFF APPROVED**

22. (1) U-33-01 Timber Creek Grill - 15375 W. Greenfield Ave. - Flight of Steps to Provide Easier Access to Upper Level of Restaurant from Lower Parking Lot.

The request by Timber Creek Grill for a flight of steps to provide easier access to upper level of restaurant from lower parking lot located at 15375 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 must meet the following outstanding conditions from Zoning Permit #U-10-00 approved on 3/15/99 as it relates to site landscaping:
- 2) Submittal of a revised landscaping plan prepared by a professional landscape designer/ architect with plant keys and sizes as stipulated by Section 17 Sec.(5) will be required as a result of the access reconfiguration due to Greenfield Avenue construction. The plan is required by July 9, 2001.
- 3) Construction plans must be approved by a registered architect or engineer.

- 4) Stairs must have a minimum tread of 11 inches.
- 5) A guard rail or hand rail detail must be submitted with Building Permit application.
- 6) All necessary permits must be obtained from the Building Inspection and Zoning Department prior to commencement of any exterior construction at this site.
- 7) Building must be fully sprinklered and must meet all applicable building and fire codes. Fire extinguishers are required.
- 8) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.

23. (1) U-34-01 St. Francis Bank - 14135 W. Greenfield Ave. - Building Addition.

The request by St. Francis Bank for a building addition located at 14135 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) Per recommendation of the Architectural Review Committee, applicant is required to utilize bricks from the building to fill-in of all the brick areas of the front façade.
- 2) Applicant must meet the following outstanding conditions from Zoning Permits #CU-7-98 and #U-62-99 approved on 10/13/98 and 10/4/99 respectively as it relates to site landscaping and the required monument sign for Greenfield Plaza:
- 3) Submittal of an updated landscaping plan for the entire Greenfield Plaza to the Department of Community Development (Planning) is required by August 6, 2001, or prior to issuance of an Occupancy Permit.
- 4) Submittal of a final monument sign plan for Greenfield Plaza to the Department of Community Development (Planning) is required by August 6, 2001, or prior to issuance of an Occupancy Permit. Proposed monument sign shall meet the requirements of § 17.08 (10) in its entirety. Monument sign shall be installed by September 10, 2001.
- 5) All necessary permits must be obtained from the Building Inspection and Zoning Department prior to commencement of any exterior construction at this site.
- 6) Building must be fully sprinklered and must meet all applicable building and fire codes. Fire extinguishers are required.
- 7) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.

24. (3) SG-22-01 - SIGN - O.H.M. Properties - 1410-1422 S Calhoun Rd - Sign awning

The request by O.H.M. Properties for a sign awning located at 1410-1422 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) Applicant must meet the following outstanding conditions from Zoning Permit #U-66-99 approved on 11/8/99 as it relates to the site:

2) Parking shall be resealed, re-stripped and repaired in accordance with the approved plan on file. This will be done by September 10, 2001.

3) Landscaping along the southerly property line shall be done in accordance with Section 17.08 Sec.(5)(G)(2) and per the approved plan on file. Landscaping shall also be required between the northerly lot line and the first parking stall. This will be done by September 10, 2001.

4) Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Zoning Ordinance Chapter 17.08 Sec.(5)(G)(2) and per the approved plan on file. This will be done by September 10, 2001.

5) Submittal of an Overall Coordinated Sign Plan for OHM Properties to the Department of Community Development (Planning) is required by August 6, 2001. Overall Coordinated Sign Plan for OHM Properties will be in accordance with Section 17.08 Sec.(10) in its entirety. Overall Coordinated Sign Plan shall indicate the colors (blue and white), an allowance of free-style text, and that all tenants are required to display signage.

6) Submittal of a final monument sign plan for OHM Properties to the Department of Community Development (Planning) is required by August 6, 2001. Proposed monument sign shall meet the requirements of Section 17.08 Sec.(10) in its entirety and be placed northerly lot line and the first parking stall. Monument sign, if approved, shall be installed by September 10, 2001.

7) Signage for "Maytag Coin Laundry" must reflect the revised plan submitted June 7, 2001 and will read "Maytag Laundry."

8) No outdoor storage of vehicles, equipment, or materials is permitted on this site.

9) A separate application is required from the Planning Department for signs or banners for this business. A wall sign is required for this any tenant entering OHM Properties. All signs must conform to the sign standards that will be set forth by the OHM Properties Sign Standards and the requirements of Chapter 17.08 Sec.(10) in its entirety.

10) Payment of \$327.00 outstanding sign fee.

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

25. (3) SG-23-01 SIGN - lhn Plumbing - 17300 W. Cleveland Ave - 8' x 4' double faced monument sign.

The request by lhn Plumbing for an 8' x 4' double faced monument sign located at 17300 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 base of the monument sign will be split face masonry that matches or enhances the exterior material, architecture and color of the building. The sign must conform to the sign standards set forth by Section 17.08 Sec.(10)(1)(c)

2) The monument base will incorporate address numerals.

3) The phone number text in the lower panel shall be no greater than six inches in height and the text will be translucent slate gray in color.

4) The sign will be located outside the ultimate right of way of Cleveland Avenue.

- 5) The face of the monument sign shall not exceed 32 square feet.
- 6) The base of the monument sign shall not exceed 3 feet.
- 7) An Electrical Permit is required from the Building Inspection and Zoning Department for the internal lighting.

8) Payment of \$117.00 outstanding sign fee per calculations below:

Monument Sign: 8' x 4' = 32 sq. ft. x 2 sides =

64 sq. ft. x \$3.00/sq.ft. = \$192.00

Less Application fee (\$75.00) = \$117.00

9) Installation and Maintenance per Section 17.08 Sec.(10) of the New Berlin Zoning Ordinance.

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

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

26. (5) SG-24-01 SIGN - PaPa Murphy's Pizza - 3830 S. Moorland Rd. - Wall Sign.

The request by PaPa Murphy's Pizza for a wall sign located at 3830 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 additional temporary and permanent signs must be applied for and receive a Sign Permit before installation.
- 2) The wall sign must conform to sign standards set forth by the Moorland Point Overall Coordinated Sign Standard and the sign standards set forth by Section 17.08 Sec.(10)(1)(c).
- 3) All lettering must be white plexiglass acrylic as set forth by the Moorland Point Overall Coordinated Sign Standard.
- 4) The wall sign shall not exceed 28.25 square feet.
- 5) An Electrical Permit is required from the Building Inspection and Zoning Department for the internal lighting.

6) Payment of \$84.75 outstanding sign fee per calculations below:

Wall Sign: (1.83' x 12.75') + (6.25' x 1') = 28.25 sq. ft. x 1 side = 28.25

(28.25 sq. ft. x \$3.00/sq.ft.) – (25.00 sq ft - \$3.00/sq.ft.) = \$84.75 - \$75.00 = \$9.75

Outstanding Application fee (\$75.00) = \$84.75

7) Installation and Maintenance per Section 17.08 Sec.(10) of the New Berlin Zoning Ordinance.

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

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

27. (5) SG-25-01 SIGN - Homan Jewelers - 3830 S. Moorland Rd. - Wall Sign.

The request by Homan Jewelers for a wall sign located at 3830 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 additional temporary and permanent signs must be applied for and receive a Sign Permit before installation.

2) The wall sign must conform to sign standards set forth by the Moorland Point Overall Coordinated Sign Standard and the sign standards set forth by Section 17.08 Sec.(10)(1)(c).

3) The wall sign shall not exceed twenty-five (24.25) square feet.

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

5) Payment of \$75.00 outstanding sign fee per calculations below:

Wall Sign: (2' x 2.75') + (12.5' x 1.5') = 24.25 sq. ft x 1 side = \$24.25

(24.25 sq. ft. x \$3.00/sq.ft) – (\$25.00 x \$3.00/sq.ft.) = \$74.25- \$75.00 = \$0.00

6) Outstanding Application fee (\$75.00): \$75.00

7) Installation and Maintenance per Section 17.08 Sec.(10) of the New Berlin Zoning Ordinance.

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

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

28. (5) SG-26-01 SIGN - Atlanta Bread Co. - 3830 S. Moorland Rd. - Wall Sign.

The request by Atlanta Bread Co. for a wall sign located at 3830 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 additional temporary and permanent signs must be applied for and receive a Sign Permit before installation.

2) The wall sign must conform to sign standards set forth by the Moorland Point Overall Coordinated Sign Standard and the sign standards set forth by Section 17.08 Sec.(10)(1)(c).

3) The wall sign shall not exceed twenty-five (25) square feet.

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

5) Payment of \$75.00 outstanding sign fee per calculations below:

Wall Sign: 1.25' x 20' = 25.00 sq. ft. x 1 sides = 25.00 sq. ft.

(25.00 x \$3.00/sq.ft)- (\$25.00x \$3.00/sq.ft.) = \$0.00

Outstanding Application fee (\$75.00): \$75.00

6) Installation and Maintenance per Section 17.08 Sec.(10) of the New Berlin Zoning Ordinance.

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

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

Motion by Mr. Barnes to approve Zoning Permits and Staff Approved items (No. 19-28 above). Seconded by Mr. Graber. Motion carried unanimously.

## **COMMUNICATIONS**

Communication To: Plan Commission

Communication From: Nikki Jones, Associate Planner

RE: "MagnaTek to Move Division to Falls", The Business Journal, June 1, 2001

Commissioners acknowledged receipt of this communication.

Communication To: Plan Commission

Communication From: Mark C. Lake, Director of Planning

RE: "Urban Sprawl" National Geographic, July 2001.

Commissioners acknowledged receipt of this communication.

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

35. (7) U-11-01 Rosati's - 15820 W. National Ave. - Italian/Pizza Restaurant.

Motion by Mr. Graber to deny the above inactive item based on the following:

1) Item has been on the pending list for 6 months or longer with no contact from the applicant.

2) Staff has sent a 30 day notice and the applicant did not respond.

Seconded by Mr. Barnes. Motion carried unanimously.

36. (7) CU-5-00 Unisite - 3105 S. Johnson Rd. - 3105 S. Johnson Rd. - Monopole Antenna Structure. (Tabled 10/2/00)

Motion by Mr. Graber to deny the above inactive item based on the following:

- 1) Item has been on the pending list for 6 months or longer with no contact from the applicant.
- 2) Staff has sent a 30 day notice and the applicant did not respond.

Seconded by Mr. Barnes. Motion carried unanimously.

37. (5) R-7-00 Forest Pointe East - 14602 W. Beloit Rd. - 104 Condominium Units - Conceptually Rezone from I-1 to Rm-1/PUD. (Tabled 9/11/00)

Motion by Mr. Graber to recommend to Council denial of the above inactive item based on the following:

- 1) Item has been on the pending list for 6 months or longer with no contact from the applicant.
- 2) Staff has sent a 30 day notice and the applicant did not respond.

Seconded by Mr. Barnes. Motion carried unanimously.

38. (3) U-44-00 J R Plumbing - 16817 W. Greenfield Ave. - First Floor Addition and a Second Floor Addition to Existing Building. (Tabled 7/10/00)

Item remains on table (no longer than 6 months).

39. (2) U-30-00 Market Day – 16500 W. Glendale Dr. – 28 Additional Parking Spaces.(Tabled 6/5/00)

Motion by Mr. Graber to deny the above inactive item based on the following:

- 1) Item has been on the pending list for 6 months or longer with no contact from the applicant.
- 2) Staff has sent a 30 day notice and the applicant did not respond.

Seconded by Mr. Barnes. Motion carried unanimously.

40. (3) U-36-00 Absolutely Nails Salon – 16445 W. Greenfield Avenue – Parking lot expansion. (Tabled 6/5/00)

Motion by Mr. Graber to deny the above inactive item based on the following:

- 1) Item has been on the pending list for 6 months or longer with no contact from the applicant.
- 2) Staff has sent a 30 day notice and the applicant did not respond.

Seconded by Mr. Barnes. Motion carried unanimously.

41. (7) LD-2-99 Hidden Creek Business Center aka The Preserve – Approx. 16600 Coffee Rd. – Nw ¼ Sec. 15 – Preliminary Four-Lot Land Division (Tabled 5/1/00)

Item remains on table (no longer than 6 months)

42. (1) SIGN – Sanctuary of Woodshire Development Co. LLC – 2143 S. Clubhouse Dr. – Monument Sign. (Tabled 5/1/00)

Item remains on table (no longer than 6 months).

43. (6) U-18-00 People's Choice Car Care Center – 12555 W. National Ave. – Car Care Center.(Tabled 4/3/00)

Motion by Mr. Graber to deny the above inactive item based on the following:

1) Item has been on the pending list for 6 months or longer with no contact from the applicant.

2) Staff has sent a 30 day notice and the applicant did not respond.

Seconded by Mr. Barnes. Motion carried unanimously.

44. (6) U-2-00 Jewel Osco – 13995 W. National Avenue – May through June outdoor garden sales. (Tabled 4/3/00)

Motion by Mr. Graber to deny the above inactive item based on the following:

1) Item has been on the pending list for 6 months or longer with no contact from the applicant.

2) Staff has sent a 30 day notice and the applicant did not respond.

Seconded by Mr. Barnes. Motion carried unanimously.

45. (1) U-85-98 D.C. Investments – 13050 W. Cleveland Ave. – Senior Housing Development (No action 12/7/98, 11/8/99)

Item remains on table (no longer than 6 months).

46. (3) CU-9-95 Robert Dugan – 2355 S. Johnson Rd. – Construct driveway across wetlands and floodplain, construct home.

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

Motion by Mr. Graber to defer this item. Seconded by Mr. Barnes. Motion carried unanimously.

47. (4) CU-4-99 New Valley Sand & Gravel Co. – 6401 S. Racine Avenue - Ready Mix Concrete Production. (Tabled 5/3/99, 6/7/99)

Item remains on table (no longer than 6 months).

48. (6) R-2-99 Woodridge Community Church – 13800 W. Howard – Rezone from R-4.5 to I-1. (Tabled 6/7/99, 6/28/99)

Item remains on table (no longer than 6 months).

Motion by Mr. Barnes to adjourn the Plan Commission meeting at 9:30 P.M. Seconded by Mr. Teclaw.  
Motion carried unanimously.