

# **Minutes**

## **PUBLIC HEARING**

**7:00 P.M.**

### **NEW BERLIN PLAN COMMISSION**

#### **NEW BERLIN CITY HALL COUNCIL CHAMBERS**

**SEPTEMBER 10, 2001**

(7) CU-7-01 Gamay Flavors – 2770 S. 171 St. – Nitrogen Tank.

The public hearing relative to the request by David Luterbach (Gamay Flavors) for a Conditional Use Approval for a Nitrogen Tank at 2770 S. 171 St. was called to order by Mayor Wysocki at 7:01 P.M.

In attendance were Mayor Wysocki, Mr. Graber, Mr. Felda, Alderman Ament, Mr. Barnes, Mr. Teclaw, Mr. Gihring. Also present were Greg Kessler, Director of Community Development, Mark C. Lake, Director of Planning, Olofu Agbaji, Planning Administrator, Nikki Jones, Planning Administrator.

Mr. Lake read the public hearing notice and stated there was proof of publication.

Mayor Wysocki explained the procedure for a public hearing saying that he would ask for questions of clarification and then ask three times for anyone wishing to speak in favor of the application and then three times for anyone wishing to speak in opposition of the application.

Mr. Lake gave a brief presentation describing the request and showing maps indicating the location.

Mayor Wysocki asked for questions for clarification, seeing none.

Mayor Wysocki asked if there was anyone wishing to speak in favor.

Bill Luterbach - Gamay Flavors is a tenant that has been there for a long time. We do not object to this proposal. This is similar to other tanks that are throughout the City. There is nothing unusual.

Mayor Wysocki asked three more times if there was anyone wishing to speak in favor, seeing none.

Mayor Wysocki asked if there was anyone wishing to speak in opposition three times, seeing none.

Mayor Wysocki asked Plan Commissioners for questions for the purpose of clarification.

Mayor Wysocki asked if there are these types of facilities in other parts of the city?

Mr. Lake said yes, probably about fifty throughout the industrial park.

Mayor Wysocki asked Plan Commissioners for any further questions for the purpose of clarification, seeing none.

Mayor Wysocki called the public hearing closed at 7:04 P.M.

**NEW BERLIN PLAN COMMISSION**

**NEW BERLIN CITY HALL COUNCIL CHAMBERS**

**SEPTEMBER 10, 2001**

**MINUTES**

The Plan Commission meeting of September 10, 2001 was called to order by Mayor Wysocki at 7:05 P.M.

In attendance were Mayor Wysocki, Mr. Graber, Mr. Felda, Alderman Ament, Mr. Barnes, Mr. Teclaw, Mr. Gihring. Also present were Greg Kessler, Director of Community Development, Mark C. Lake, Director of Planning, Olofu Agbaji, Planning Administrator, Nikki Jones, Planning Administrator.

Motion by Alderman Ament to approve the Plan Commission Minutes of August 20, 2001. Seconded by Mr. Teclaw. Motion carried unanimously.

Plan Commission Secretary's Report - Mr. Lake reported on the letter from SEWRPC dated September 10, 2001, and the memo from FOCUS New Berlin dated September 5, 2001 regarding conservation subdivisions, and density. Also, Plan Commission recommended Paul Gihring to be a member of the Alternative Transportation Committee to replace former Plan Commissioner William Christel.

**REFERRALS FROM COMMON COUNCIL**

**5. Tans Drive and Crowbar Road - Wisconsin Rustic Road Status**

Motion by Alderman Scheuble to recommend to Council to endorse the nomination of Tans Drive and Crowbar Road for the State of Wisconsin Rustic Road Status. Seconded by Alderman Thomas.

Motion by Alderman Scheuble to refer this item to the Plan Commission. Seconded by Alderman Thomas and carried unanimously.

Motion by Mr. Barnes to refer the Tans Drive and Crowbar Road - Wisconsin Rustic Road Status to the Alternative Transportation Committee and the Park and Rec. Commission for review.

Seconded by Mr. Teclaw. Motion carried unanimously.

**6. PG-741 & 833 - Zoning Chapter 275 (formerly Chapter 17 from old Municipal Code)**

Subdivision Chapter 235 (formerly Chapter 18 from old Municipal Code)

Related Maps

GDMP (Growth and Development Master Plan)

Mayor Wysocki said the purpose of this discussion is to identify any concerns or additional information resulting from the public hearing.

Discussion began with the Growth & Development Master Plan Update:

Page 18 - Sec. 26 and 35 - Development Policies #5 - change to 1 dwelling unit per 2 acres.

Page 20 - West Side - Open Space - Development Policies #5 - drop the last sentence.

Page 28 - Future Land Use Plan - Country Residential - eliminate middle sentence - "although a gross density of one dwelling unit per three acres is appropriate under certain circumstances".

## **Chapter 17**

Page 15 - 17.01(14)(C) eliminate - Preliminary Environmental Corridor

Page 16 - 17.01(14)(C)(4)(b) - C-1 Shoreland Wetland Boundary Interpretation. -change 17.04(6)(B)4b to 17.04(5)(4)(b).

Page 42 - 17.03(3)(A) - Authority - add - Plan Commission and based on the adopted Master Plan and Land Use Map.

Page 72 - 17.04(2)(A)(2) - R-2E -

(2) dwelling units to 2 gross acres

(3) eliminate (P.58 May 2000 draft of Chapter 17-R-2)

(3) strike 2<sup>nd</sup> Paragraph

(4) strike 2<sup>nd</sup> Paragraph

(4) strike (Old Code p. 35)

Page 76 - 17.04(2)(D) Additional Requirements - drop items 1 & 2.

Page 77 - 17.04(2)(D)(4)(9) effective date should be date of publication of this ordinance.

Page 105 - 17.04(5)(D)(3)(d) effective date should be date of publication of this ordinance.

Page 91 - 17.04(4)(D)(7)(b) - change to - front yard only

Page 91 - " (7)(c) - drop (c), change front to rear, and make part of (b)

Page 91 - " (7)(a) - change to - surrounding residential neighborhood

Page 91 - " (6) - eff. date should be date of publication of this ordinance.

Page 287 - Definitions (150) Land Use Map - eliminate "of" in second line.

Page 297 - " (219) Needs to reference more than tributary to the Fox River.

Page 300 - " (240) Spell out OHWM (Ordinary High Water Mark)

## **Chapter 18**

Page 47 - Sec. 18.05(4)(C)(4) Motion by Mayor Wysocki to change the density from 5 acres to 3 acres overall. Seconded by Mr. Barnes. Motion fails with Mr. Graber, Mayor Wysocki, Mr. Barnes voting Yes and Alderman Ament, Mr. Teclaw, Mr. Gihring, Mr. Felda voting No.

Page 49 - Sec. 18.05(5) Transfer of Density - All sending and receiving areas must be located within the City of New Berlin but outside the boundaries of the existing sewer service areas

Page 35 - Sec. 18.04(8)(C)(2)(1) - Map should be included as exhibit. Add language, as identified in exhibit.

Page 50 - Sec. 18.05(5)(A)(1)(b) - eliminate

Page 50 - Sec. 18.05(5)(A)(2)(b) - eliminate

Page 48 - Sec. 18.05(E) Open Space Incentive - Suggestion by staff to adjust density bonuses so they are allowed to get down to three acre density.

Growth and Development Master Plan Update:

Page 18 - Development Policies #5 - eliminate last sentence of paragraph.

Page 19 - Development Policies #4 - eliminate subject to Policy 5 below.

Page 28 - Country Residential - The average density of this area is envisioned to be a gross density of one dwelling unit per five acres as explained in the West Side Open Space Growth Policy.

### **Land Use Map**

Change land use category suburban residential so that it contains all parcels currently within a subdivision.

Around the corner on Lawnsdale Road there shows a roadway going back from National Avenue to the North on an angle which should be a road reservation. Road reservations need to be checked on and removed if found.

Motion by Alderman Ament to recommend to Council the final revisions, additions and corrections to the Zoning Chapter 275 (formerly Chapter 17), Subdivision Chapter 235 (formerly Chapter 18), related maps and the Growth & Development Master Plan.

Seconded by Mr. Teclaw. Motion passes unanimously.

### **CONTINUED ITEMS**

7. (4) U-42-01 Motion, Health, and Wellness Center – 14985 W. Beloit Rd. – Fitness Facility - Revised Plans

Motion by Mr. Barnes to approve the use, site and architecture for the request by Motion Health & Wellness Center located at 14985 W. Beloit Road for a fitness facility subject to:

1) Ordinance along with legal descriptions of lands to be rezoned to O-2, C-1 and C-2, required prior to issuance of Zoning Permit.

- 2) Final "Stamped Approved" set of plans required prior to Zoning Permit being issued.
- 3) Building architecture and materials to be approved by the Architectural Control Subcommittee.
- 4) Building stakeout survey required for building permit.
- 5) Connection to, and construction of, a portion of the New Berlin Recreational Trail along northwestern corner of property required. 25' pedestrian access easement required.
- 6) Revised Landscaping Plan required prior to zoning permit being issued. Plan shall address ingress and egress buffering of properties along the north side of Beloit Road.
- 7) Satisfy any and all concerns of the Engineering Department as they pertain to the utilities, grading, and stormwater management to include, but are not limited to the following;
  - a) All utility plans (and Developer's Agreement) to be reviewed and approved by all regulating authorities prior to zoning permit being issued including cost sharing of oversizing of Beloit Road sanitary sewer required.
  - b) 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 execution of Developer's Agreement.
  - c) An executed Developer's Agreement is required prior to clearing, grubbing, grading and/or utility/infrastructure work commencing unless granted relief by the City Engineer.
  - d) All deferred utility assessments shall be paid prior to zoning permit being issued.
  - e) Revised elevations matching grading plan required prior to zoning permit being issued.
  - f) Pond recertification required prior to occupancy permit being issued.
  - g) Stormwater Management Plan shall address and satisfy issue relating to adjacency of detention facility and water tower/well.
  - h) Detention pond outfall requires easement with neighboring property owners.
  - i) Waukesha County Access Permit required. Beloit Road shall include an urban cross-section with an appropriate bypass, acceleration and deceleration lane.
  - j) Site specific grading issues per memorandum dated 9/6/01.
- 8) City of New Berlin parking stalls are required to be 9'x19' with two-way drives of 24'.
- 9) All parking and drive areas to be fully curbed unless Engineering Department allows a change for sheet drainage.
- 10) Building must be maintained per § 14.25 of the Non-residential Property Maintenance Code. No outside storage shall be permitted on the lot.
- 11) Building must meet all applicable building and fire codes. Building must be fully sprinklered.

12) Fire Hydrant is required within 150 feet of the City of New Berlin Fire Department connections.

13) 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 enhance or match exterior of building, and must be built to accommodate both solid as well as recyclable waste dumpsters.

14) Mechanicals to be properly screened from view. Revised elevations/landscaping plan, which include building mounted and ground mounted mechanicals, required.

15) Sign Permit requires separate application.

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

8. (7) R-9-00 Crestview Place - 16850 W. Observatory - Rezone from O-1 to Rm-1/PUD for Seven Multi-Family Buildings. (Tabled 10/2/00, 2/5/01) - Revised plans.

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

Motion by Mayor Wysocki to recommend Common Council to set a public hearing in front of Plan Commission. Seconded by Mr. Barnes. Motion carried unanimously.

## **NEW BUSINESS**

9. (7) CU-7-01 Gamay Flavors – 2770 S. 171 St. – Nitrogen Tank.

Motion by Mr. Felda to approve the request by Gamay Flavors for a nitrogen tank located at 2770 S. 171 Street subject to:

1. Meet the conditions of the Fire Department Permit for approval.

Seconded by Mr. Gihring. Motion carried unanimously.

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

Motion by Alderman Ament to defer the request by Hales Corners Lutheran Church for a senior residence for non assisted care located at 12455 W. Janesville Road until October 1, 2001 for the following reason:

1) To allow the applicant to put together a PUD and include a comprehensive plan for all Hales Corners Lutheran Church holdings.

Seconded by Mr. Gihring. Motion carried unanimously.

11. (5) R-5-01 National Energy Properties – Trombo – 14775 W. National Ave. – Rezone Rm-1 to B-2 for Dunkan Donuts, Baskin Robins, and Togo's Restaurant.

Motion by Alderman Ament to recommend to Common Council to set a public hearing in front of Plan Commission.

Seconded by Mr. Graber. Motion carried unanimously.

12. (7) U-48-01 China Dragon – 15820 W. National Ave. - Exterior façade and parking modification.

Motion by Alderman Ament to approve the request by China Dragon for exterior façade and parking modification located at 15820 W. National Avenue subject to:

1) The development of the proposed parking on the paved parcel North of the restaurant parcel can not be approved at this time. Parcel is zoned residential and will require a rezoning to commercial district to allow for such use. This area also encroaches onto the 15' landscaping and screening buffer required by § 17.08 (5) (F) between incompatible uses. Applicant shall be required to provide such screening in the form of a fence as to match the existing screening within the corridor.

2) Landscaping shown is within 159<sup>th</sup> Street ROW. This will require approval and a possible hold harmless letter from the Department of Community Development (Engineering) prior to installation.

3) Applicant to present the parking agreement that allows this business to utilize the dedicated parking parcel East of New Berlin Chiropractic. This shall be on file prior to issuance of Zoning Permit.

4) Applicant will be required to incorporate the West National Avenue Alternative Redevelopment Plan design and guidelines for street edge, lighting, pedestrian pathways and landscaping.

5) The existing bricks on the building shall be retained and restored.

6) All parking stalls that encroach into the service drive shall be eliminated. Parking shall meet the requirements of § 17.08 (6) (A) (3) of the Zoning Ordinance.

7) Per Section 17.08 (5) (G) of the New Berlin Zoning Ordinance, dumpsters must be properly screened from the street and public view. 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 or enhance exterior of the principle building, and must be built to accommodate both solid as well as recyclable waste dumpsters.

Seconded by Mr. Gihring. Motion carried with Mayor Wysocki, Mr. Gihring, Alderman Ament, Mr. Graber, Mr. Felda Mr. Teclaw voting Yes and Mr. Barnes voting No.

13. (7) U-49-01 Katherine Anne Barnekow - 4353 S. Rose Ct. - Tailor

Motion by Mr. Barnes to approve the request by Katherine Anne Barnekow for tailoring located at 4353 S. Rose Court subject to:

1) Home Occupation shall be conducted in accordance with Section 17.0503 (5) of the City of New Berlin Zoning Ordinance in its entirety, including:

a) Every Home occupation shall be subject to periodic, unannounced inspection by the Zoning Administrator in response to complaints or to ensure compliance with this ordinance.

b) Home Occupation shall meet all applicable building and fire code safety requirements.

c) An Occupancy Permit is required from Building Inspection and Zoning Department. All conditions must be met prior to issuance of an Occupancy Permit.

2) Business will be strictly sole proprietorship. Only one non-resident employee is permitted to work at this location.

3) No outside storage is permitted for this business. No home occupation nor any storage of goods, materials, or products connected with a home occupation shall be allowed in any accessory building or detached garage.

4) Customer visits and parcel deliveries shall be conducted between the hours of 8:00 AM and 8:00 PM.

5) Business hours are limited to 8:00 AM to 8:00 PM Monday - Friday and 8:00 AM to 4:00 PM Saturdays and Sundays.

Seconded by Mr. Felda. Motion carried unanimously.

14. (7) U-50-01 Raab Investments – 16605-16695 W. Victor Rd. – Repaint Building.

Motion by Felda to approve the request by Raab Investments to repaint the building located at 16605-16695 W. Victor Road subject to:

1) Submittal of paint color swatches to the Architectural Review Committee for review and approval prior to issuance of Zoning Permit.

2) Submittal of a revised landscaping plans as required in your Zoning Permit # RO-32-01 issued on June 18, 2001. Landscaping plan shall be approved prior to issuance of Building Permit.

3) Applicant is required by §17.08 (10) (1) (c) to install a monument sign for this property subject to all the requirements of the Sign Code. All signs will require a separate application and Permit from the Department of Community Development (Planning) prior to installation.

4) Dumpster must be properly screened from the street and public view in accordance with New Berlin Municipal Code. Enclosure must match exterior of building, and must be built to accommodate both solid as well as recyclable waste dumpsters.

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

6) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code. All necessary permits must be obtained from the Building Inspection and Zoning Department for any interior or exterior alterations.

Seconded by Mr. Gihring. Motion carried unanimously.

15. (7) U-51-01 Prospect Hill School – 5330 S. Racine Ave. – Remove Existing Concrete Walk Entry; Install New Handicap Ramp, Railing, and New Steps.

Motion by Mr. Barnes to approve the request by Prospect Hill School for exterior architectural alteration and to install ADA accessible ramp in front of Prospect Hill School located at 5330 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.

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

3) Building must meet all applicable building and fire code. Fire extinguishers are required.

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

Seconded by Mr. Gihring. Motion carried unanimously.

16. (4) U-53-01 Subro Audit – 5445 S. Westridge Dr. – Expansion of Parking Lot.

Motion by Mr. Felda to approve the request by Subro Audit for expansion of the parking lot located at 5445 S. Westridge Drive subject to:

1) Final "Stamped Approved" set of plans required prior to Zoning Permit being issued.

2) Each future use shall require a reoccupancy permit. Any parking lot expansion-phasing plan shall be clearly identified as part of the reoccupancy. Phasing shall be limited to the necessary requirements of the future reoccupancy of the existing building.

3) Satisfy any and all concerns of the Engineering Department as they pertain to the grading and stormwater management to include, but are not limited to the following;

a) Stormwater Management Plan required prior to zoning permit being issued.

b) Review and approval of final grading plan required prior to zoning permit being issued.

4) City of New Berlin parking stalls are required to be 9'x19' with two-way drives of 24'.

5) Adherence to the Woodland Preservation ordinance shall be required for any impact to existing trees not previously approved for removal as part of permit # U-50-95. Replacement shall be coordinated with the Park and Rec. Department.

Seconded by Mr. Barnes. Motion carried unanimously.

17. (5) SG-39-01 K-Mart - 15533 W. National Avenue - 1 hr. photo signage.

Motion by Mr. Felda to deny the request by K-Mart for 1 hr photo signage located at 15533 W. National Avenue based on the following:

1) The applicant is in violation of a previous Sign Permit, which states "In addition to this sign [Wall Sign Face Change, PC 12-7-98], the only other wall sign that will be permitted to remain is the "Pharmacy" sign, all other wall signs must be removed." As a result of the replacement of the new "Big K" sign applicant exceeded the square footage allowed by code. This violation shall be forwarded to the City Attorney for legal action.

2) Section 17.08 (10)(l)(1)(a) of the New Berlin Zoning Ordinance states that "Wall signs or building signs shall not exceed one square foot in area for every one linear foot of building face width on which it is mounted." The existing wall face is 412'0" feet in width, allowing for a total allowable square footage of

the wall sign not to exceed 412 square feet. This request would place the total square footage at 530 square feet.

3) Section 17.08 (10)(J)(1) of the New Berlin Zoning Ordinance states "The Plan Commission may permit the temporary use of a portable sign such as banners, pennants, and /or balloons for display purposes in any district..." Applicant is proposing permanent placement of these pennants.

4) The applicant is in violation of Section (10)(B)(1) of the New Berlin Zoning Ordinance which reads "No sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered, nor shall the face of a sign be changed without a Sign Permit and conforming with the provisions of this Ordinance. No Sign Permit shall be issued to a business or property that does not have a Zoning Permit." There are four sandwich boards located in the parking lot that do not have Sign Permits. These signs must be removed by October 1, 2001.

5) Section 17.08 (10)(E)(5)(a) of the New Berlin Zoning Ordinance states "The owner of any sign shall keep it in good maintenance and repair which includes restoring, repainting, or replacement of a worn or damaged legally existing sign to its original condition." The "Pharmacy" sign approved 11-13-91 is missing the "y" and will be required to replace it by October 1, 2001.

6) This site has temporary sign violations. A violation letter was sent 3-30-01 regarding illegal light pole banners. A phone call was made regarding three temporary banners 6-5-01 regarding three illegal temporary banners. Currently, there are four sandwich boards located in the parking lot, a D.R.C. recommendation letter was sent on 7-30-01 informing the applicant of this violation.

Seconded by Mr. Barnes. Motion carried unanimously.

## **ZONING PERMITS**

18. (7) RO-38-01 Shepherd's Bridge Inc. - 16642 W. National Avenue - Education support systems

The request by Shepherd's Bridge Inc. for education support systems located at 16642 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) Employee and customer parking must be contained on this site.
- 2) No outside storage of vehicles, equipment, or materials will be permitted on the property.
- 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).
- 4) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.
- 5) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
- 6) Building must meet all applicable building and fire codes. Fire Extinguishers are required.
- 7) Sign Permits are required for all signs on the premises.

19. (2) RO-39-01 Photo Dynamik – 2608 S. 162 St. – Commercial Photography Studio.

The request by Photo Dynamik for a commercial photography studio located at 2608 S. 162 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) Employee and customer parking must be contained on this site.
- 2) No outside storage of vehicles, equipment, or materials will be permitted on the property.
- 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).
- 4) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.
- 5) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
- 6) Building must meet all applicable building and fire codes. Fire Extinguishers are required.
- 7) Sign Permits are required for all signs on the premises.

20. (4) RO-40-01 Flexcon – 5330 S. Emmer Dr. – Distribution and Sales of Adhesive-Backed Materials (Bumper Sticker Material).

The request by Flexcon for distribution and sales of adhesive-backed materials (bumper sticker material) located at 5330 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) A monument sign is required as part of the Town Corporate Park in Westridge Sign Standards. The monument base shall match or enhance the exterior material and architecture of the principle building. Sign shall be installed by October 6, 2001.
- 2) No outside storage of vehicles, equipment, or materials will be permitted on the property.
- 3) Employee and customer parking must be contained on this site.
- 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) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.
- 6) All temporary or permanent sign or sign face changes must be applied for and receive a Sign Permit from the Department of Community Development (Planning) prior to installation.
- 7) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
- 8) Building must meet all applicable building and fire codes. Fire Extinguishers are required.

21. (7) RO-41-01 China Dragon Restaurant - 15820 W. National Avenue - Occupy an existing oriental restaurant.

The request by China Dragon Restaurant to occupy an existing oriental restaurant located at 15820 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) Employee and customer parking must be contained on this site and the spaces indicated at 15744 West National Avenue.
- 2) A copy of the parking agreement at 15744 West National Avenue shall be on file at the Department of Community Development (Planning) by September 10, 2001, or prior to the issuance of the Occupancy Permit.
- 3) No outside storage of vehicles, equipment, or materials will be permitted on the property.
- 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) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.
- 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.
- 8) Sign Permits are required for all signs on the premises.

22. (3) RO-42-01 Southwest Metal Finishing - 16775 W. Dakota - Occupy a building to polish & buff motorcycle parts.

The request by Southwest Metal Finishing to occupy a building to polish and buff motorcycle parts located at 16775 W. Dakota 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 requires maintenance, it shall be resealed and re-stripped on or before September 10, 2002. Prior to this date a detailed site plan showing the parking lot configuration, landscaping and dumpster enclosures shall be submitted.
- 2) 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).
- 3) Section 17.08 Sec. (10)(1)(c)(i) of the New Berlin Zoning Ordinance states that "Monument signs are also required within the New Berlin Industrial Parks".
- 4) All temporary or permanent signs or sign face changes must be applied for and receive a Sign Permit before installation.
- 5) No outside storage of vehicles (including semi-trailers), equipment, or materials will be permitted on the property.
- 6) Employee and customer parking must be contained on this site.
- 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.

**STAFF APPROVED**

23. (2) SG-35-01 Gleichman Sumner Co. – 16150 W. Lincoln Ave. – Two Directional Signs and One Monument Sign.

The request by Gleichman Sumner Co. for two directional signs and one monument sign located at 16150 W. Lincoln 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, including face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for, receive a Sign Permit, and must meet the provisions of the Section 275.03(10).

2) The 4'0" x 8'0" cabinet shall read "Old Republic – Wheel Country – Integrated Office Solutions – Schroeder Installation Systems," and shall be black on a white background. Any modification must be applied for and receive a Sign Permit.

3) The monument sign shall not exceed 7'0" in height, and will not exceed 9'0" in width.

4) The 3'0" high base of the monument sign shall incorporate masonry the same color as the principal building.

5) Cabinet surrounds and lines above and below "Old Republic - Wheel Country – Integrated Office Solutions – Schroeder Installation Systems" shall be red.

6) F.C.O. address numerals will be painted gold, and shall be off mounted to each side of the masonry monument base.

7) The overall face of the monument sign shall not exceed 32 square feet.

8) The two approved directional signs shall not exceed 3 square feet on a side, and shall be black text on a white background, and shall read "West Entrance" and "South Entrance."

9) The base of the two approved directional signs shall incorporate masonry the same color as the principal building.

10) All signs shall be outside the ultimate right of way for Lincoln Avenue and the right of way for 162nd Street.

11) Signs shall be turned off outside normal business hours.

12) No fee is required per calculations below:

Monument Sign:  $((3'0" \times 4.5") + (3'0" \times 4.5") + (6'0" \times 4.5") + (7'6" \times 4.5")) = 7.31 \text{ sq.ft.} \times 2 \text{ sides} = 14.62 \text{ sq.ft.}$   
 $\times \$3.00/\text{sq.ft.} = \$43.87$

Directional Signs:  $2(0.50" \times 3'0") = 3 \text{ sq.ft.} \times 2 \text{ sides} = \$6.00 \times \$3.00/\text{sq.ft.} = \$18.00$

Less Application fee (\$75.00) = \$0.00

13) Building Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

14) Electrical Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

24. (1) SG-36-01 Greenfield Plaza LLC – 14000 W. Greenfield Ave. – Monument Sign.

The request by Greenfield Plaza LLC for a monument sign located at 14000 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, including face changes, structural alterations, conversions, extensions, relocations, and additional signs within Greenfield Plaza must be applied for, receive a Sign Permit, meet the requirements of the Greenfield Plaza Sign Standards, and must meet the provisions of the Section 275.03(10).

2) The monument sign shall not exceed 6'3" in height, and will not exceed 8'0" in width.

3) The 2'0" high base of the monument sign shall incorporate traditional face brick the same color as the principal building.

4) The 4'0" x 8'0" cabinet shall read "Greenfield Plaza," and shall be white on an emerald green background.

5) Aluminum address numerals will be painted emerald green, and shall be mounted to each side of the monument base.

6) The overall face of the sign shall not exceed 32 square feet.

7) A payment of \$34.32 is required per calculations below:

Monument Sign: ((6'3" x 1'11") + (3'6" X 1'11")) = 18.22 sq. ft. x 2 sides = 36.44 sq. ft. x \$3.00/sq.ft. = \$109.32

Less Application fee (\$75.00) = \$34.32

8) Building Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

9) Electrical Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

25. (5) SG-37-01 First Church of the Nazarene – 13535 W. Beloit Rd. – 4' x 6' Sign on Brick Base and Pillars and Crowned Top.

The request by First Church of the Nazarene for a 4' x 6' sign on brick base and pillars and crowned top located at 13535 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 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 275.03(10).

- 2) The monument sign shall not exceed 6'0" in height, and will not exceed 10'0" in width.
- 3) The pillars, architectural enhancement, and the base of the monument sign shall incorporate masonry the same color as the principal building.
- 4) The upper cabinet shall read "First Church of the Nazarene," will be 2'0" x 6'0", and shall be black on a white background.
- 5) The changeable copy reader board shall be 2'0" x 6'0" and shall contain three lines.
- 6) The overall face of the sign shall not exceed 24 square feet.

A payment of \$69.00 is required per calculations below:

Monument Sign: 6'0" x 2'0" = 24 sq. ft. x 2 sides = \$48.00 x \$3.00/sq.ft. = \$144.00

Less Application fee (\$75.00) = \$69.00

- 7) Building Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.
- 8) Electrical Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

26. (7) SG-40-01 China Dragon Restaurant - 15820 W. National Avenue - Wall & Monument Sign.

The request by China Dragon Restaurant for a wall and monument sign located at 15820 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) 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 17.08(10).
- 2) The monument sign shall not exceed 8'0" in height, and will not exceed 7'0" in width.
- 3) The cabinet shall read "China Dragon," and shall look as the plan submitted on July 18, 2001.
- 4) The overall face of the sign shall not exceed 24.5 square feet.

5) A payment of \$72.00 is required per calculations below:

Monument Sign: 3'6" x 7'0" = 24.5 sq. ft. x 2 sides = 49 sq.ft. x \$3.00/sq.ft. = \$147.00

Less Application fee (\$75.00) = \$72.00

- 6) Building Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.
- 7) Electrical Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

27. (2) SG-41-01 New Generation – 2050 S. Calhoun – Temporary Wall Sign.

The request by New Generation for a temporary wall sign located at 2050 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) 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 17.08(10).

2) Section 17.08 (10) states "All new signs and or replacement of existing signs located along arterials or major thoroughfares shall be placed on a monument base constructed of the same material and color or shall enhance the exterior architecture of the principal building. Arterials include Calhoun Road, Cleveland Avenue, Greenfield Avenue, Lincoln Avenue, Moorland Road and National Avenue. Monument Signs are also required within the New Berlin Industrial Parks." As a monument sign is an economic hardship for this property owner at this time, the monument sign will be required to be installed by September 10, 2006. The monument sign shall be applied for and receive a Sign Permit.

3) The wall sign shall not exceed 4'0" in height, and will not exceed 8'0" in width.

4) The cabinet shall read "New Generation Learning Center Child Care," and shall look as the plan submitted on July 24, 2001.

5) The overall face of the sign shall not exceed 32 square feet.

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

Wall Sign: 4'0" x 8'0" = 32 sq. ft. x 1 sides = 32 sq.ft. x \$3.00/sq.ft. = \$96.00

Less Application fee (\$75.00) = \$21.00

7) Building Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

8) Electrical Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

28. (2) SG-42-01 Arthur & Owens – 2665 S. Moorland Rd. – New Sign Face.

The request by Arthur & Owens for a new sign face 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) 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 275.03(10).

2) The existing Park Crest Center ground sign shall have an expiration date of September 10, 2004 by which time the required monument sign will be installed per the approved plan on file. The monument sign must be applied for and receive a Sign Permit before installation.

3) The existing Park Crest Ground Sign is the only sign allowed for this property.

4) The tenant board shall not exceed 10" x 70", and shall read "Arthur & Owens, S.C. – Atty. R.M. Mihelich."

5) No fee is required per calculations below:

Ground Sign Face:  $10" \times 70" = 5.3 \text{ sq. ft.} \times 2 \text{ sides} = 10.61 \times \$3.00/\text{sq.ft.} = \$31.81$

Less Application fee (\$75.00) = \$0.00

6) Building Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

7) Electrical Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

29. (2) SG-43-01 Catholic Knights – 2665 S. Moorland Rd. – New Sign Face.

The request by Catholic Knights for a new sign face 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) 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 275.03(10).

2) The existing Park Crest Center ground sign shall have an expiration date of September 10, 2004 by which time the required monument sign will be installed per the approved plan on file. The monument sign must be applied for and receive a Sign Permit before installation.

3) The existing Park Crest Ground Sign is the only sign allowed for this property.

4) The tenant board shall not exceed 10" x 70", and shall read "Catholic Knights."

5) No fee is required per calculations below:

Ground Sign Face:  $10" \times 70" = 5.3 \text{ sq. ft.} \times 2 \text{ sides} = 10.61 \times \$3.00/\text{sq.ft.} = \$31.81$  Less Application fee (\$75.00) = \$0.00

6) Building Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

7) Electrical Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

30. (2) SG-44-01 Alliance Shippers – 2665 S. Moorland Rd. – New Sign Face.

The request by Alliance Shippers for a new sign face 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) 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 275.03(10).

2) The existing Park Crest Center ground sign shall have an expiration date of September 10, 2004 by which time the required monument sign will be installed per the approved plan on file. The monument sign must be applied for and receive a Sign Permit before installation.

3) The existing Park Crest Ground Sign is the only sign allowed for this property.

4) The tenant board shall not exceed 10" x 70", and shall read "Alliance Shippers, Inc."

5) No fee is required per calculations below:

Ground Sign Face: 10" x 70" = 5.3 sq. ft. x 2 sides = 10.61 x \$3.00/sq.ft. = \$31.81

Less Application fee (\$75.00) = \$0.00

6) Building Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

7) Electrical Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

31. (2) SG-45-01 Shepherd's Bridge, Inc. – 2665 S. Moorland Rd. – New Sign Face.

The request by Shepherd's Bridge, Inc. for a new sign face 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) 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 275.03(10).

2) The existing Park Crest Center ground sign shall have an expiration date of September 10, 2004 by which time the required monument sign will be installed per the approved plan on file. The monument sign must be applied for and receive a Sign Permit before installation.

3) The existing Park Crest Ground Sign is the only sign allowed for this property.

4) The tenant board shall not exceed 10" x 70", and shall read "Shepherd's Bridge, Inc."

5) No fee is required per calculations below:

Ground Sign Face: 10" x 70" = 5.3 sq. ft. x 2 sides = 10.61 x \$3.00/sq.ft. = \$31.81

Less Application fee (\$75.00) = \$0.00

6) Building Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

7) Electrical Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

32. (2) SG-46-01 Manpower Professional – 2665 S. Moorland Rd. – New Sign Face.

The request by Manpower Professional for a new sign face 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) 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 275.03(10).

2) The existing Park Crest Center ground sign shall have an expiration date of September 10, 2004 by which time the required monument sign will be installed per the approved plan on file. The monument sign must be applied for and receive a Sign Permit before installation.

3) The existing Park Crest Ground Sign is the only sign allowed for this property.

4) The tenant board shall not exceed 10" x 70", and shall read "Manpower Professional."

5) No fee is required per calculations below:

Ground Sign Face: 10" x 70" = 5.3 sq. ft. x 2 sides = 10.61 x \$3.00/sq.ft. = \$31.81

Less Application fee (\$75.00) = \$0.00

6) Building Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

7) Electrical Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

33. (2) SG-47-01 MSI Management – 2665 S. Moorland Rd. – New Sign Face.

The request by MSI Management for a new sign face 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) 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 275.03(10).

2) Payment of \$70.00 for outstanding Sylvan Learning Center and Sentry Insurance ground sign fee: (30 sq.ft. x \$2/sq.ft. x 2 sides = \$120.00 - \$50.00 applications fee = \$70.00).

3) The existing Park Crest Center ground sign shall have an expiration date of September 10, 2004 by which time the required monument sign will be installed per the approved plan on file. The monument sign must be applied for and receive a Sign Permit before installation.

4) The existing Park Crest Ground Sign is the only sign allowed for this property.

5) The tenant board shall not exceed 10" x 70", and shall read "Managed by – MSI Management, LLC – 262.367.3661."

6) No fee is required per calculations below:

Ground Sign Face: 10" x 12'0" = 11 sq. ft. x 2 sides = 22 sq.ft. x \$3.00/sq.ft. = \$66.00

Less Application fee (\$75.00) = \$0.00

7) Building Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

8) Electrical Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

34. (1) SG-48-01 Seams-B-Fitting, Inc. – 13625 W. Greenfield Ave. – Monument Sign.

The request by Seams-B-Fitting, Inc. for a monument sign located at 13625 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, including sign face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for, receive a Sign Permit, and must meet the provisions of the Section 275.03(10) of the New Berlin Municipal Code.
- 2) The 3'6" x 5'6" monument sign panel shall read "Seams-B-Fitting – Alteration / Tailoring" and shall be mauve/turquoise on a gray background.
- 3) The monument sign shall not exceed 7'0" in height.
- 4) The monument sign shall not exceed 19.25 square feet.
- 5) The monument sign shall be turned off outside normal business hours.
- 6) The monument sign shall be turned off outside normal business hours.
- 7) A payment of \$40.50 is required per calculations below:

Monument Sign: 3'6" x 5'6" = 19.25 sq.ft. x 2 sides = 38.50 sq.ft. x \$3.00/sq.ft. = \$115.50

Less Application fee (\$75.00) = \$40.50

- 8) Building Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.
- 9) Electrical Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

35. (5) SG-49-01 Lyndenwood Condominiums - 14510 W. Beloit Rd. - 4' x 8' Temporary Development Sign

The request by Lyndenwood Condominiums for a 4' x 8' temporary development sign located at 14510 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) Section 17.08 Sec (10)(K)(1) of the New Berlin Zoning Ordinance states that "only one sign will be permitted per frontage on any parcel. All subcontractors and lending/financial partners shall be located on the same sign."
- 2) All future modifications, including sign face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for, receive a Sign Permit, and must meet the provisions of the Section 275.03(10) of the New Berlin Municipal Code.
- 3) A site plan showing the location of the sign and a colored rendering of the sign shall be submitted by Monday, August 27, 2001 prior to the issuance of the sign permit.
- 4) The temporary development sign shall not exceed 32 square feet.
- 5) The temporary development sign shall not be illuminated in any sort of way.
- 6) Temporary Development Sign: 4' x 8' = 32 sq.ft. x \$3.00/sq.ft. = \$96.00

Less Application fee (\$75.00) = \$21.00

36. (5) SG-52-01 Cingular Wireless – 15401 W. National Ave. – Wall Sign.

The request by Cingular Wireless for a wall sign located at 15401 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) All future modifications, including sign face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for and receive a Sign Permit, must meet the provisions of the Moorland Square Sign Standard and the provisions of the Section 275.03(10) of the New Berlin Municipal Code.

2) The sign shall be 13'7/8" in length and 2'0" height.

3) The copy shall not exceed 15.21 square feet, and shall read "cingular wireless."

4) The copy shall be #2973 red finish plexiglass and shall have gold trim as required by the Moorland Square Sign Standards.

5) No fee is required per calculations below:

Wall Sign: (6.6' x 2') + (3.5' x 0.54') = 15.21 sq.ft. x 1 side = 15.21 sq.ft. x \$3.00/sq.ft. = \$45.63

Less Application fee (\$75.00) = \$0.00

6) Building Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

7) Electrical Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

37. (4) U-54-01 Beechwood Distributors – 5350 S. Emmer Ct. – Grand Opening.

The request by Beechwood Distributors for a grand opening located at 5350 S. Emmer Ct. 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) Removal of all the pallets and outdoor storage in the rear of the building by August 10, 2001. This site does not have approval from the Plan Commission for outside storage.

2) The tents shall be located in the designated area marked on the plan. They must be taken down by August 13, 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). This should include recycling containers. A plan for the screening of the dumpsters must be received the Department of Community Development (Planning) by September 10, 2001.

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

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

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

38. (4) SG-54-01 Southwest Metal Finishing – 16775 W. Dakota – Face Change.

The request by Southwest Metal Finishing for a sign face change located at 16775 W. Dakota 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) Section 17.08 Sec.(10)(1)(c)(i) of the New Berlin Zoning Ordinance states that "Monument signs are required within the New Berlin Industrial Parks". Within one (1) year of the above Plan Commission date, an application for a monument sign shall be filed with the City.

2) All future modifications, including sign face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for and receive a Sign Permit, and meet the provisions of Section 275.03(10) of the New Berlin Municipal Code.

3) The sign shall not exceed 18' x 3' (48 square feet)

4) A payment of \$69.00 is required per calculations below:

Wall Sign: 3'0" x 18'0" = 48 sq. ft. x 1 sides = 48 sq.ft. x \$3.00/sq.ft. = \$144.00

Less Application fee (\$75.00) = \$69.00

5) Building Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

6) Electrical Permits are required for the internal illumination per Section 275.03(6) of the City of New Berlin Municipal Code.

39. (7) SG-58-01 Brick Layers & Allied Craftworkers - 17125 W. Cleveland Avenue - Ground Sign.

The request by Brick Layers & Allied Craftworkers for a ground sign located at 17125 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 conditions of the Zoning Permit for Bricklayers and Allied Craftworkers (RO-25-01) approved for the June 4, 2001 Plan Commission Meeting states that "a separate application is required from the Planning Department for any sign or banners for this business".

2) Section 17.08 Sec.(10)(L)(2)(a) states that "if a sign is displayed before a permit is issued, the violator shall pay twice the normal amount for the sign permit".

3) All future modifications, including sign face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for, receive a Sign Permit, and must meet the provisions of Section 275.03(10) of the New Berlin Municipal Code.

4) The cabinet of the monument sign shall be lowered onto the monument base thus eliminating the two red poles currently between the cabinet and the monument base. This work shall be completed by Friday September 28, 2001.

5) The two dumpsters along 171<sup>st</sup> Street shall be removed or enclosed immediately, or a letter filed with the Department of Community Development stating the status of the dumpsters.

6) The face of the monument sign shall not exceed 24 (4'x6') square feet.

7) Sign Face Change:  $4' \times 6' = 24 \text{ sq.ft.} \times 2 \text{ sides} = 48 \text{ sq. ft.} \times \$3.00/\text{sq.ft.} = \$144.00 \times 2 \text{ (penalty)} = \$288.00$

Less Application fee (\$75.00) = \$213.00

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

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

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

40. (4) SG-50-01 Michaels – 15500 W. Beloit Rd. – Temporary Site Sign.

The request by Michaels for a temporary site sign located at 15500 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 future modifications, including sign face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for, receive a Sign Permit, and must meet the provisions of the Section 275.03(10) of the New Berlin Municipal Code.

2) Upon completion of construction for Michaels the temporary development sign shall be removed.

3) The 5'0" x 4'0" temporary development sign shall read "Future Site of... - Michaels – The Arts and Crafts Store – Great Ideas Everywhere You Look!" and shall be black on a white background.

4) The temporary development sign shall not exceed 20 square feet.

5) The temporary development sign shall not be illuminated internally or externally.

6) No fee is required per calculations below:

Temporary Development Sign:  $4'0" \times 5'0" = 20.00 \text{ sq.ft.} \times 1 \text{ sides} = 20.00 \text{ sq.ft.} \times \$3.00/\text{sq.ft.} = \$60.00$

Less Application fee (\$75.00) = \$0.00

7) Building Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

8) Electrical Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

41. (4) SG-51-01 Michaels – 15500 W. Beloit Rd. – Monument Sign and Wall Sign.

The request by Michaels for a monument sign and wall sign located at 15500 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 future modifications, including sign face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for, receive a Sign Permit, and must meet the provisions of the Section 275.03(10) of the New Berlin Municipal Code.

2) The 2'0" x 6'9" monument sign panel shall read "Michaels" and shall be red on a white background.

3) The wall sign shall not exceed 127 square feet.

4) The wall sign shall read "Michaels – The Arts and Crafts Store," and shall be #2283 red acrylic with #2283 red painted returns and #2283 red trimcap.

5) Signs shall be turned off outside normal business hours.

6) A payment of \$346.50 is required per calculations below:

Monument Sign: 2'0" x 6'9" = 13.50 sq.ft. x 2 sides = 27.00 sq.ft. x \$3.00/sq.ft. = \$40.50

Wall Sign: (4'0" x 21'9") + (26'8" x 1'6") = 127.00 sq.ft. x 1 side = 127.00 sq.ft. x \$3.00/sq.ft. = \$381.00

Less Application fee (\$75.00) = \$346.50

7) Building Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

8) Electrical Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

## **COMMUNICATIONS**

42. COMMUNICATION TO: Plan Commission

COMMUNICATION FROM: Mark C. Lake, Director of Planning

RE: "Brown Co. eyes more tower deals", August 5, 2001, Green Bay Press-Gazette, By John Dipko

Mr. Lake explained that this communication shows that New Berlin seems to be consistent with other communities regarding telecommunications towers .

43. COMMUNICATION TO: Plan Commission

COMMUNICATION FROM: Nikki Jones, Associate Planner

RE: "New Berlin Industrial Building Sole", The Business Journal, August 17, 2001.

Plan Commissioners acknowledged receipt of this communication.

44. COMMUNICATION TO: Plan Commission

COMMUNICATION FROM: Nikki Jones, Associate Planner

RE: WARN Notice for Robotic Vision Systems Inc.

Plan Commissioners acknowledged receipt of this communication.

Motion by Alderman Ament to adjourn the Plan Commission meeting at 12:30 A.M. 9-11-01.

Seconded by Mr. Gihring. Motion carried unanimously.

