

NEW BERLIN PLAN COMMISSION

NEW BERLIN CITY HALL COUNCIL CHAMBERS

JULY 10, 2000

Minutes

The Plan Commission Meeting was called to order by Mr. Christel at 6:35 P.M.

In attendance were Mr. Christel, Mr. Chase Alderman Kaminski, Mr. Barnes, Mr. O'Neil, Mark Lake, Assistant Director of Planning, Greg Kessler, Associate Planner, Olofu Agbaji, Planning Administrator, Tony Kim, Planning Tech were also present. Mayor Gatzke arrived at 6:50 P.M. Mr. Felda arrived at 7:15 P.M.

Motion by Alderman Kaminski to approve the Plan Commission Minutes of June 5, 2000. Seconded by Mr. Barnes. Motion carried unanimously.

4. Plan Commission Secretary's Report - Draft copies of ordinances have been distributed for you to review in preparation of the August 21, 2000 Plan Commission meeting. There will not be any more Plan Commission meetings this month.

6:30 P.M. COMPREHENSIVE PLANNING

5. West National Avenue Redevelopment Plan

Motion by Alderman Kaminski to approve the West National Avenue Redevelopment Corridor land use plan amendment, its design standards & guidelines, subject to the plans on file and the following:

1. Adopt the West National Avenue Redevelopment Corridor Plan as an amendment and revision to the Land Use and Urban Design Plan for the City of New Berlin: 2010 (Master Plan).
2. The two properties located along Moorland Road should be rezoned to O-1 (Office). In the future when the city has an overall city rezoning it would be recommended that the two parcels along Moorland Road be rezoned to Transitional Commercial Zoning. This would allow for a buffer between the existing commercial zoning and residential along Moorland Road.
3. Submittal of a revised Appendix A "Site Identification Table." The Table should list the actual name / category of the business and the number of the category from the Land-Based Classification Standards Tables. By including these classification numbers it will allow staff to put the information into a database / spreadsheet to be used in the future.
4. Submittal of additional information on residential style architecture and sample pictures. (Section 4.4).
5. Dumpster must be properly screened from the street and public view in accordance with New Berlin Municipal Code Section 17.1304(14). 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 the exterior of building, and must be built to accommodate both solid as well as recyclable waste dumpsters. New enclosures should use a minimum of 6" x 6" corner posts and should be of low maintenance materials (green treated or cedar).
6. The Introduction (Page 1) should discuss design connections and how they relate to physical barriers and pedestrian and children's safety issues.
7. Table 4 in Section 3.2 (Page 13) should discuss smaller scale developments / shopping area. The information that is currently in table 4 is for Regional Shopping Centers. Why are these large

developments included? West National Avenue will be a small scale commercial, residential, and office development similar to those that were shown in several of the power point presentations. Another good example would be in Brookfield on the corner of Calhoun and North Avenue. We would like to see these types of developments compared to New Berlin.

8. The Waukesha County "Map of Controlled Access" should be included in the report.
9. In Section 4.2 Recommended Transportation Facility Improvements (Page 19) all of the points listed in this section need to be explained and list reasons for the action being taken.
10. Submittal of additional information on the vacation of the frontage road along West National Avenue.
11. Submittal of additional information that specifically discusses what uses are less intensive. Listing maximum square footage of buildings and businesses that would work on the smaller parcels.
12. Submittal of possible suggestions on how to encourage decorative walkways that lead from the sidepaths to the building specifically the Allied Pool and Supply building.
13. Revisions be returned to Plan Commission for review.

Seconded by Mr. Chase. Motion carried unanimously.

Mayor Gatzke asked for anyone wishing to comment relating to the West National Avenue Redevelopment Plan.

Tom Volm, 15738 W. National Avenue - I congratulate the Commission on starting this study to try to improve that corridor, I am speaking primarily about the North stretch from 157th Street to 159th Street. Apparently after all the study and recommendations were offered, it seems as though we are spinning our wheels unless we pay real close attention to the fact that the study should diagram some type of additional option for parking which would probably involve procuring more access from the County. We are looking to establish some type of two lane parking for that entire stretch. It seems as though we are really just spinning our wheels and not really making any kind of improvements that allow the property owners to see this as a valuable place enhanced. I know that one of the options with these properties was voluntary sale but with out the parking there is no such thing as voluntary sale if you can't get occupancy permits. What I would like to challenge the Commission to do is to see what can be done to get more access on that road so that we can have an improved parking area. I don't know what is involved in the process but if we are going to make any use of the study and benefit from however much money we spent on the study, I think it has to start with the parking. Without parking you will not get developers. Is there any opportunity for the Commission to be able to create an initiative to make this kind of change?

Mr. Hoese said the Plan addresses parking. Some of the parcels that are potentially being sold now could be combined together, changing to one large building rather than two small buildings making a greater area for parking. We are still looking for the financial analysis for the financial feasibility of this. Another suggestion the Plan has is that the City explore the possibility of the County vacating the frontage road as a public right-of-way and have it transferred to the businesses to have a common parking lot. There is no suggestion for more cut throughs on National because all the areas given up for driveways would cut down on parking. The talk of combining with residential properties to the North was rejected. Shared parking for businesses with opposite hours of operation could be considered.

Mr. Volm said that the requirement of one or two buildings being sacrificed would be dealing with life investments. My point is regardless of what happens with those individual properties, it seems as though by far the most efficient parking scheme which would allow developers to create the highest degree of enhancement for return still involves two lanes of slanted parking. I don't think a developer is going to look seriously at this project unless the City takes the initiative to get this property under their control so that it can be decided how it will be divided up in terms of responsibility, ownership, gift or granting. I would like to see this done as soon as possible, hopefully before the sidewalks, streetlights, etc. We need to know what is available for parking so we don't put a street light or sidewalk where there will eventually be cars parked which would be a terrible waste of grant money. Until that single action is taken from the study results, I don't think that the study has helped us. We already know how to screen our garbage

dumpsters. I hope the Commission will take the initiative to figure out how to proceed from here and make this a worthwhile project.

6. Zoning Code

Mr. Kessler said the preliminary draft of the General Development Regulations was just provided for us by Clarion & Assoc. The July 17, 2000 comprehensive meeting is cancelled, giving time for Commissioners to review this document, as well as the upcoming Subdivision Ordinance. Questions and comments from these documents would be discussed on August 21, 2000.

7. Development Code

Mr. Hoese said there is a memo on file from Clarion & Assoc. outlining the highlights. Mr. Kessler pointed out that the GDMP Subcommittee will be invited to the August 21, 2000 Plan Commission Meeting. He encouraged those sub-committee members in the crowd and watching on T.V. to attend the meeting on August 21, 2000.

Mr. Hoese brought to the attention of the Plan Commissioners a dispute that has developed between JJR Smith Group and the staff having to do with the provision in our contract that requires a market analysis. The staff has notified JJR Smith Group in writing of the Plan Commissions displeasure of the lack of market analysis and their response was that any additional market analysis would require additional expense. The second correspondence that went back to them pointed out their presentation made at the time of the selection of the consultant indicated a significant discussion by them about bringing forth economic comparables from other areas and that on the strength of that presentation a number of the Plan Commission members chose JJR Smith Group. We reminded them that if there is a misunderstanding on their part about what that economic analysis was intended to convey, it was not present at the time of their presentation requesting to get this work. I believe it is very hard to have a market analysis without any numbers. There is nothing included about comparable rents, sale prices, etc. They have agreed to finish up the work as outlined but we are hopeful that additional information on the market analysis will be provided.

Meeting was adjourned by Mayor Gatzke until 7:00 P.M.

7:00 P.M. PUBLIC HEARING (3) CU-2-00 Raven Golf Services - 19300 W. Cleveland Ave. - Golf Training Complex.

The public hearing relative to the request by Daniel Smith, c/o Raven Golf Services for a conditional use approval of P-1 Park lands for use as a golf training complex which would include: a driving range with training tees, a putting green, pro shop facilities for club fitting and personalization, assembly, and parts supply at 19300 W. Cleveland Avenue was called to order by Mayor Gatzke at 7:02 P.M.

Mayor Gatzke explained the procedure for a public hearing saying that he would 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. Hoese read the public hearing notice and stated there was proof of publication in the Clerk's office.

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

Mayor Gatzke asked for comments or questions for the purpose of clarification.

Russ Krancki, 13700 W. Cleveland Avenue - We own Tee It Up Golf Range five blocks away from the proposal. You are on the Plan Commission and building another golf range five blocks up the way?

Should we build another McDonalds five blocks away from the one already on Cleveland Avenue? It don't make sense. You people are on the Plan Commission and should know golf ranges are territorial. I don't think it's fair, it took me eight years to get that golf range approved and now you want to shoot us down. I don't think it's fair.

Vern Bentley, 3450 S. Johnson Road - My question is on the zoning because of the training and assembly as being part Park. I look at businesses like Aman Industrial Truck and Club Car that do sales and service, no assembly or training. Do they qualify for Park? Do doctors, dentists, lawyers also qualify for Park because they do a service and not assembly. How many businesses in New Berlin will also fall into this category? I think there will be a lot of people trying to get this same situation.

Mayor Gatzke - If an applicant for a parcel of land were to request Park use, their use would be analyzed and determined if it is consistent with our Code as it relates to Park use. Your question as to how many businesses would want this, I cannot answer but we would respond to anyone who would ask for a Park zone.

Lyle Roberg, N11 W27482 Wildwood Lane, Waukesha - The original petitioner was Tony Miller and now it is Daniel Smith? Mr. Lake explained that Daniel Smith is the agent representing Tony Miller. Mr. Roberg asked about the address of the original petition and Mr. Lake explained that an address was assigned to the property.

Mayor Gatzke asked three times for comments or questions for the purpose of clarification, seeing none.

Mayor Gatzke asked three times for anyone wishing to speak in favor of this proposal, seeing none.

Mayor Gatzke asked for anyone wishing to speak in opposition of this proposal.

Alwin H. Schowalter, 19020 W. Cleveland Avenue - I am wondering if this place is going to have a sound system that will cause us to listen to unusual sounds. I assume they will want lights. Mayor Gatzke said the request does not include lights and my understanding is that there is no outdoor sound system included in this proposal. The applicant is saying no.

Mayor Gatzke asked three times for anyone wishing to speak in opposition, seeing none.

Mayor Gatzke asked Plan Commissioners for questions for the purpose of clarification, seeing none.

Mayor Gatzke closed the public hearing at 7:13 P.M.

FOLLOWING PUBLIC HEARING - CURRENT PLANNING

CONTINUED ITEMS

8. () PG-629 - Well #10 - Wellhead Protection Overlay Ordinance.

Motion by Alderman Kaminski to recommend to Council approval of the request to create a Well #10 Wellhead Protection Overlay District subject to the following:

1. Ordinance shall meet the conditions established by NR811.16(5).
2. To be reviewed by GDMP Consultant prior to public hearing.

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

9. (5) R-9-99 Farrell Meadows – 14201 W. Farrell – PUD – 12 Duplex Homes (Tabled 1/10/00)

Motion by Mr. Barnes to remove this item from the table. Seconded by Mr. Christel. Motion passes with Mr. Barnes Mr. O'Neil, Mr. Felda Alderman Kaminski, Mr. Christel, Mayor Gatzke voting Yes and Mr. Chase voting No.

Motion by Mr. Felda to approve the request by Farrell Meadows for PUD - 13 Duplex Homes located at 14201 W. Farrell subject to:

1. Use, Site and Architectural approval required.
2. Proposed wetland mitigation to be approved by all regulating authorities.
3. Review by New Berlin School District for potential impacts to the local Elementary School and Eisenhower Middle and High Schools required.
4. Subdivision Plat required.
5. Detailed road/infrastructure/stormwater/grading plans to be reviewed and approved by the Engineering Department prior to writing of the developer's agreement.
6. Sewer and water plans to be approved by all regulating authorities.
7. Developer's Agreement for all public improvements required. Agreement to be approved by the Board of Public Works and Common Council. Approval of all surety instruments required prior to the City signing the final Plat.
8. An executed Developer's Agreement is required prior to clearing, grubbing, grading and/or utility/infrastructure work commencing.

Seconded by Mr. Barnes.

Motion by Mr. Barnes to add:

9. PUD Document to be worked out with Planning Department and City Attorney.

Seconded by Mr. Christel.

Mr. Chase discussed the lack of seeing the PUD agreement and the need to analyze the availability of sewer to this area.

Motion by Mr. Chase to table the request by Farrel Meadows for PUD-13 duplex homes located at 14101 W. Farrell to allow further review by the Plan Commissioners.

Seconded by Alderman Kaminski. Motion carried unanimously.

10. (5) R-10-99 Honeyager Lane – 14101 W. Howard – PUD-16 Duplex Homes (Tabled 1/10/00)

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

Motion to by Mr. Barnes to add Condition #9:

1. Use, Site and Architectural approval required.
2. Proposed wetland mitigation to be approved by all regulating authorities.
3. Review by New Berlin School District for potential impacts to the local Elementary School and Eisenhower Middle and High Schools required.
4. Subdivision Plat required.

5. Detailed road/infrastructure/stormwater/grading plans to be reviewed and approved by the Engineering Department prior to writing of the developer's agreement.
6. Sewer and water plans to be approved by all regulating authorities.
7. Developer's Agreement for all public improvements required. Agreement to be approved by the Board of Public Works and Common Council. Approval of all surety instruments required prior to the City signing the final Plat.
8. An executed Developer's Agreement is required prior to clearing, grubbing, grading and/or utility/infrastructure work commencing.
9. PUD Document to be worked out with Planning Department and City Attorney.

Seconded by Mr. Christel. Motion carried unanimously.

Motion by Mr. Chase to table the request by Honeyager Lane for PUD-16 duplex homes located at 14101 W. Howard to allow further review by the Plan Commissioners.

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

11. (3) LD-4-00 Raven Golf Services – 19300 W. Cleveland Ave., SE ¼ Sec. 8. – One-Lot Final Land Division (Preliminary approved 6/5/00)

No action per applicants request.

12. (5) U-80-99 Moorland Development – 3830 Moorland Road – re-design.

Motion by Mr. Christel for reconsideration. Seconded by Mr. Felda. Motion carried unanimously.

Motion by Mr. Chase to table the request by Moorland Development for re-design located at 3830 Moorland Road. Seconded by Alderman Kaminski. Motion fails with Alderman Kaminski, Mr. Chase, Mr. O'Neil voting Yes and Mr. Felda, Mr. Barnes, Mr. Christel, Mayor Gatzke voting No.

Motion by Mr. Barnes to approve the request by Moorland Development for re-design located at 3830 Moorland Road subject to:

1. Submittal of a revised site plan exploring alternatives that include eliminating parking along Moorland Road and moving the building to fit within the building envelop. This may require the elimination of one tenant space to allow for an even distribution of parking North and South of the building.
2. The building as proposed fails to meet the 25' side and rear yard setback required by code along the North and East property lines.
3. 25% green space requirement is not met. Building coverage is too large and must be reduced to fit this site.
4. Parking lot dimensions must meet the minimum requirement of 9' x 19' stalls.
5. Proposed monument sign and landscaping along the southwest corner of the property must not encroach into the ROW or Vision Triangle.
6. The Engineering Department requires submittal of a detailed grading and drainage plan that shows finish contours and grades of the entire site to be approved prior to any further City approvals on this plan or permit.
7. Submittal of an overall site lighting plan with location and height of fixtures and intensity of illumination that meets the Zoning Code requirements.
8. Building must be fully sprinklered. Class I standpipes are required. 5" Storz are required on Fire Department connections. Fire hydrant is required within a 150' of Fire Department connection.

9. Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
10. 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. Christel. Motion passes with Mayor Gatzke, Mr. Christel, Alderman Kaminski, Mr. Felda, Mr. Barnes voting Yes and Mr. Chase and Mr. O'Neil voting No.

NEW BUSINESS

13. (3) U-39-00 Deer Haven Golf Course – 19180 W. Cleveland Ave. – Construct Additional Nine-Hole to Existing Nine-Hole Course – No Buildings on Property.

Motion by Mr. Christel to approve the request by Deer Haven Golf Course to construct additional nine-hole to existing nine-hole course with no buildings on property located at 19180 W. Cleveland Avenue subject to:

1. 1) Topographic as-built required prior to Zoning Permit being issued. No use of this area is allowed until this condition is met.
2. 2) Filed delineated wetland boundary to be clearly staked, and all wetland areas (other than tees, fairways, or greens) should be marked off-limits, and labeled out of bounds prior to zoning permit being issued.
3. 3) Landscaping planting schedule required. Schedule should include locations, number of trees, minimum sizes.
4. 4) Clean-out agricultural ditches; along south-side of the 13th hole, and along the east-side of the 5th and 15th greens prior to zoning permit being issued.
5. 5) Remove debris pile along the emergency access drive between the 12th fairway and the 16th green. Remove concrete piping along the west-side of the 14th fairway prior to zoning permit being issued.
6. 6) Letter from the City of New Berlin Fire Department approving the emergency access drive prior to zoning permit being issued.
7. 7) Must meet conditions of existing use approval. Be sure to address screening of neighboring properties from errant balls, etc.
8. 8) 401 grading and water quality permit # 3-SE-0256 from the Wisconsin Department of Natural Resources required to be available for reference at Deer Haven Golf Course.
9. 9) Nationwide Permit # 98-05900-DJP from the Department of The Army – Corps of Engineers required to be available for reference at Deer Haven Golf Course.

Seconded by Mr. Barnes. Motion carried unanimously.

14. (5) SIGN – M & I Bank – 15350 W. Howard Ave. – Install Letters on Each Elevation of New Tower.

Motion by Mr. Christel to approve the request by M & I Bank for any combination of two(2) signs located at 15350 W. Howard Avenue subject to:

1. Approval is for any combination of two signs, either to be incorporated with the existing signs or with one or both of the existing signs to be taken down and the new signs replacing one or both of the existing monument or wall sign.
2. Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.
3. Lettering on the tower signs shall not exceed 5'4" x 2'11" (16sq. ft.).
4. Sign must be located outside the Ultimate Right-of-way of Howard Avenue.

5. Signs must be turned off outside of normal business hours.

Seconded by Mr. Felda. Motion carried unanimously.

Applicant stated the two signs will be on the West and South side of the tower.

15. (4) U-40-00 Wisconsin Electric Power Co. – 13200 W. Janesville Rd. – Temporary Outdoor Storage of Electrical Equipment (Poles, Transformers, Cross Arms, Reels of Wire, etc.).

The request by Wisconsin Electric Power Co. for a temporary outdoor storage of electrical equipment (poles, transformers, cross arms, reels of wire, etc.) located at 13200 W. Janesville Road has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

1. The building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
2. Building must meet all applicable building and fire codes. Fire Extinguishers are required.
3. Permits from Building Inspection are required for internal modifications.
4. Dumpster must be properly screened from the street and public view in accordance with New Berlin Municipal Code Section 17.1304(14). This should include recycling containers as well.
5. Restore property to original condition when project is complete.
6. No grading without Engineering approval.

16. (2) U-41-00 New Berlin Auto Body – 14750 W. National Avenue – Building Addition.

Motion by Mr. Christel to table the site and architecture and approve the use requested by New Berlin Auto Body to construct a 5,500 sq. ft. building addition to the current facility located at 14750 W. National Avenue subject to:

1. 1) Applicant is required to submit a full set of plans for review including:
 - a. Detailed grading and drainage plans that shows finish contours and grades of the entire site.
 - b. Detailed landscaping plans for the entire site to include plant species, keys, botanical nomenclature and dbh sizes. Landscaping plan must be approved by the Planning Department prior to installation.
 - c. A revised site plan that shows the existing and proposed paved areas and parking for existing and proposed addition. Adequate parking must be provided per § 17.0403 of the Zoning Ordinance.
 - d. A detailed plan of operation for the five proposed additional officespaces is required.
 - e. Submittal of an overall site lighting plan with location and height of fixtures and intensity of illumination that meets the Zoning Code requirements.
 - f. Plan showing how the dumpster must be properly screened from the street and public view in accordance with New Berlin Municipal Code Section 17.1304(14). 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.
2. Building plans must be stamped by a Wisconsin registered architect or professional engineer prior to issuance of a Building Permit.
3. All air-conditioning units and roof top units must be properly labeled and screened on the revised site plans. Units must be aesthetically incorporated into the building elevation or appropriately landscaped for screening from public view.

4. Building must be fully sprinklered, and must meet all applicable building and fire codes.
5. Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
6. 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. Felda. Motion carried unanimously.

17. (3) U-42-00 New Berlin Self Storage – 17505 W. Liberty Lane – Add two self storage buildings to site.

Motion by Mr. Christel to approve the request by New Berlin Self Storage to add two self storage buildings to the site located at 17505 W. Liberty Lane subject to:

1. Submittal of a site grading and drainage plan that addresses the entire site and meets the city's Storm Water Management Plan that is approved by the City Engineer prior to any Building Permits being issued.
2. All necessary permits must be obtained from the Building Inspection and Zoning Department prior to commencement of any construction at this site. Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
3. Building must meet all applicable building and fire codes. Fire Extinguishers are required.

Seconded by Mr. Felda.

Motion by Mr. Chase to table the request by New Berlin Self Storage to add two self storage buildings to site located at 17505 W. Liberty Lane for the following reasons:

1. Site plan does not correctly reflect the existing conditions.
2. Application is incomplete.

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

Original motion to approve passes with Mayor Gatzke, Mr. Christel, Alderman Kaminski, Mr. Felda, Mr. O'Neil, Mr. Barnes voting Yes and Mr. Chase voting No.

18. (6) U-50-00 – Cascio Interstate – 13819 W. National Avenue – 285' of Lumiline accent lighting on North and part of East and West elevations.

Motion by Mr. Christel to approve the request by Cascio Interstate for 285' of lumiline accent lighting on North and part of East and West elevations located at 13819 W. National Avenue subject to:

1. Accent lighting and all other signs at this site must be turned off after normal business hours.
2. Electrical permit is required from the Building Inspection and Zoning Department prior to installation.
3. Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
4. Building must meet all applicable building and fire codes.

Seconded by Mr. Felda. Motion carried unanimously.

19. (4,5) LD-8-98 Towne Corporate Park – Beloit Rd. – Ne,Se,Sw Sec. 27 – Preliminary and Final Land Division.

Motion by Mr. Chase to recommend approval to Council approval of the Towne Corporate Park preliminary and final one lot land division located at Beloit Road, NE,SE,SW Sec. 27 subject to:

1. CSM description requires correction. Description should read "A division of Parcel ..." not Lot 2.
2. Payment of \$2,360 in Public Site, Open Space and Trail Fees to be paid before City will sign the final CSM.
3. All required impact fees for sewer and water are to be paid prior to issuance of building permits.
4. Owners must sign prior to City signing the Final CSM.
5. Remove proposed buildings on CSM.

Seconded by Alderman Kaminski. Motion carried unanimously.

20. (3) U-43-00 Carr, Kulkoski, & Stuller, S.C. – 16869 W. Greenfield Ave. – Raze Existing One-Story Wood Frame Building and Build a New 2-Story Masonry Block and Brick Building and a temporary office trailer.

Motion by Mr. Chase to deny the request by Carr, Kulkoski, & Stuller for a temporary office trailer located at 16869 W. Greenfield Avenue based on the following reason:

1. Temporary trailer is not a principle use in the City of New Berlin.

Seconded by Mr. Christel. Motion carried unanimously.

Motion by Mr. Barnes to table the request by Carr, Kulkoski, & Stuller, S.C. to build a new two-story masonry block and brick building located at 16869 W. Greenfield Avenue subject to:

1. Review and approval of the submitted grading and drainage plan for the entire site to ensure that it meets the storm water management plan. No on or off-site drainage impact computations or analysis submitted.
2. Submittal of a detailed site plan that addresses the access and internal traffic configuration which will take the Greenfield Avenue reconstruction into account. Parking and traffic pattern must be carefully design so as not to adversely impact the abutting residential properties. Applicant should consider alternate building orientation to allow for a parking courtyard with the adjoining neighbor.
3. Submittal of a detailed color site plan showing paved area, building footprint and open space to enable staff calculate the required 25% open/ green space. 25% green space requirement is not met. Building coverage is too large and must be reduced to fit this site.
4. The building as proposed fails to meet the 15' side yard and the 25' rear yard setback required by code along the West and South property lines. Building should be moved westward to meet the 15' side-on-corner setback required.
5. Submitted plans show 38 parking stalls required and only 36 stalls are provided. No explanation given for the deficiency. Parking South of alley not per code, doesn't include required buffer or screening.
6. All future tenants of this building will be required to apply for and receive approval from the Plan Commission prior to signing a lease or occupying the building. Prospective tenants will be reviewed on an individual basis and could be denied subject to the availability of parking.
7. Building materials, doors, windows, roof and other material samples are also required for forwarding to the Architectural Review Committee.

8. All air-conditioning units and roof top units must be properly labeled and screened on the revised site plans. Units must be aesthetically incorporated into the building elevation or appropriately landscaped for screening from public view.
9. Submittal of an overall site lighting plan with location and height of fixtures and intensity of illumination that meets the Zoning Code requirements.
10. Dumpster must be properly screened from the street and public view in accordance with New Berlin Municipal Code Section 17.1304(14). Location of dumpster enclosure must be clearly designated on the revised plan 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.
11. Building must be fully sprinklered and must meet all applicable building and fire code. Fire extinguishers are required.
12. Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
13. 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. Chase. Motion carried unanimously.

Mr. Chase expressed stormwater and engineering concerns.

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

Motion by Mr. Barnes to table the request by J R Plumbing for a first floor addition and a second floor addition to the existing building located at 16817 W. Greenfield Avenue subject to:

1. Review and approval of the submitted grading and drainage plan for the entire site to ensure that it meets the storm water management plan. No on or off-site drainage impact computations or analysis submitted.
2. Submittal of a detailed site plan that addresses the access and internal traffic configuration which will take the Greenfield Avenue reconstruction into account. Parking and traffic pattern must be carefully design so as not to adversely impact the abutting residential properties. Applicant should consider alternate traffic circulation pattern to allow for a parking courtyard with the adjoining neighbor to the west.
3. 25% green space requirement is not met, only 24.5% green/ open space provided. Building too large for site. Applicant should remove second story addition or reduce size of addition. Parking is shown on land applicant does not own, existing R-O-W and utility easements.
4. Replacement of all mature trees removed per § 17.1308 (10) of the Zoning Ordinance, Woodland Preservation Schedule.
5. The building as proposed encroaches into the 40' front yard setback required by code along the Greenfield Avenue. If approved, applicant will be required to execute a setback hold harmless letter prior to issuance of Building Permit. A variance will also be required from the Board of Appeals.
6. All future tenants of this building will be required to apply for and receive approval from the Plan Commission prior to signing a lease or occupying the building. Prospective tenants will be reviewed on an individual basis and could be denied subject to the availability of parking.
7. Building materials, doors, windows, roof and other material samples are also required for review by the Architectural Review Committee.
8. All air-conditioning units and roof top units must be properly labeled and screened on the revised site plans. Units must be aesthetically incorporated into the building elevation or appropriately landscaped for screening from public view.

9. Submittal of an overall site lighting plan with location and height of fixtures and intensity of illumination that meets the Zoning Code requirements.
10. Dumpster must be properly screened from the street and public view in accordance with New Berlin Municipal Code Section 17.1304(14). Location of dumpster enclosure must be clearly designated on the revised plan 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.
11. Building must be fully sprinklered and must meet all applicable building and fire code. Fire extinguishers are required.
12. Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
13. 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. Christel. Motion carried unanimously.

22. (4) S-130-93 Stormy Acres - 20900 W. Glengarry Rd. - One-Lot Final Land Division - Lot #13.

Motion by Mr. Christel to recommend to Council approval of the Stormy Acres one lot final land division - Lot #13 located at 20900 W. Glengarry Road subject to:

1. Owners and Surveyor required to sign the Final CSM before the City will sign the Final CSM.
2. Address should be corrected to read 20995 not 200995.
3. Verification of curve data required.
4. Must meet all the conditions of Developer's Agreement prior to building permits being issued.

Seconded by Mr. Barnes. Motion carried unanimously.

23. (4) U-45-00 Milwaukee SMSA Limited Membership - 20015 W. National Ave. - Installation of Cellular Telephone Antennas and Construct 12' x 27' Equipment Structure.

Motion by Mr. Barnes to approve the request by Milwaukee SMSA Limited Membership for the installation of cellular telephone antennas and construction of a 12' x 27' equipment structure located at 20015 W. National Avenue subject to:

- 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.
- 5) Permits are required from the Building Inspections and Zoning Department for the erection of the new tower.
- 6) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.

Seconded by Alderman Kaminski. Motion carried unanimously.

24. (2) R-5-00 Terry Reeves - 2810 S. Moorland - Rezone from R-5 to O-1/PUD.

Motion by Mr. Christel to recommend to Council approval of the request by Terry Reeves for a residentially scaled mixed-use PUD located at 2762-2900 Moorland Road subject to:

- 1) Final PUD document to be worked out with all the neighbors, the Planning Department and City Attorney.
- 2) Use, Site and Architectural approval required.
- 3) Detailed road/infrastructure/stormwater/grading plans to be reviewed and approved by the Engineering Department prior to writing of the developer's agreement.
- 4) Sewer and water plans to be approved by all regulating authorities.
- 5) Developer's Agreement for all public improvements required. Agreement to be approved by the Board of Public Works and Common Council. Approval of all surety instruments required prior to the City issuing any building permits.
- 6) An executed Developer's Agreement is required prior to clearing, grubbing, grading and/or utility/infrastructure work commencing.
- 7) Conformance to and participation in Regional Stormwater Management Plan Required.

Seconded by Mr. Felda.

Mr. Chase voiced his concerns as to not having enough information to be sure just what is being approved. Discussion regarding the procedure for PUDs.

Motion for approval fails with Mayor Gatzke, Mr. Christel, Mr. Felda voting Yes and Alderman Kaminski, Mr. Chase, Mr. O'Neil, Mr. Barnes voting No.

Motion by Alderman Kaminski to table the request by Terry Reeves for a residentially scaled mixed-use PUD located at 2762-2900 Moorland Road. Seconded by Mr. Barnes. Motion and second to table withdrawn.

Motion by Alderman Kaminski to conceptually approve the request by Terry Reeves for a residentially scaled mixed-use PUD located at 2762-2900 Moorland Road subject to:

- 1) Final PUD document to be worked out with all the neighbors, the Planning Department and City Attorney.
- 2) Use, Site and Architectural approval required.
- 3) Detailed road/infrastructure/stormwater/grading plans to be reviewed and approved by the Engineering Department prior to writing of the developer's agreement.
- 4) Sewer and water plans to be approved by all regulating authorities.

5) Developer's Agreement for all public improvements required. Agreement to be approved by the Board of Public Works and Common Council. Approval of all surety instruments required prior to the City issuing any building permits.

6) An executed Developer's Agreement is required prior to clearing, grubbing, grading and/or utility/infrastructure work commencing.

7) Conformance to and participation in Regional Stormwater Management Plan Required.

Seconded by Mr. Chase. Motion to conceptually approve carries unanimously.

25. (4) U-46-00 HCLC Primary Care Center - 12555 Janesville Rd. - Child Care Center.

Motion by Mr. Barnes to approve the request by HCLC Primary Care Center for a child care center located at 12555 Janesville Road subject to:

1. Fence along the front of the property must meet all the requirements of section 17.0503 (4) of the Zoning Ordinance in its entirety. Height of fence shall not exceed 48". A landscaping plan showing other methods of screening to complement the fence is required.
2. Review and approval of the submitted grading and drainage plan for the entire site to ensure that it meets the storm water management plan.
3. 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.
4. Applicant will be required to meet the following City of New Berlin Fire Department conditions:
 - a. Current sprinkler system to be attached to city water system.
 - b. Fire hydrant required within 50' of Fire Department Connection
 - c. Adherence to fire alarm system and smoke detector system requirements provided by Comm. 60.36.
 - d. Adherence to day care center ingress and egress requirements provided by Comm. 60.31.
5. Access restricted to Lowell Place. Ultimate configuration of access point to be reviewed and approved by the Engineering Department. A temporary or limited access point onto Janesville Road may be allowed.
6. Permits are required from the Building, Inspections and Zoning Department for any internal modifications. Building must meet all applicable building and fire codes. Building must be maintained per § 14.25 of the Non-residential Property Maintenance Code.
7. Dumpster enclosure required. All dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code § 17.1304(14). Enclosure must match or enhance the exterior of the principle building, and must be built to accommodate both solid as well as recyclable waste dumpsters.
8. City Assessor to review and approve the tax exempt status of property, based on State Statutes.

Seconded by Mr. Christel.

Motion by Alderman Kaminski to add:

9. City accepts the applicants offer that if any portion of this site or building is found to be tax exempt that they will make payment in lieu of taxes and a PILOT Agreement to be negotiated.

Seconded by Mr. Chase. Motion carried unanimously.

Original Motion with additional condition #9 carried unanimously.

26. (4) SIGN - HCLC Primary Care Center - 12555 W. Janesville Rd. - Two-Sided 4.5' high x 4.5' wide Ground Sign.

Motion by Mr. O'Neil to approve the request by HCLC Primary Care Center for a two sided 4.5' high x 4.5' wide temporary sign located at 12555 W. Janesville Road subject to:

1) Approval is granted for a temporary sign for a period of one (1) year to expire on July 11, 2001. At which time the sign will come up again for review, where staff will have the option to either have the sign changed to a monument sign matching the style of HCLC or grant an extension of the temporary sign for up to one additional year.

2) Payment of \$30.00 outstanding sign fee per calculations below:

Monument Sign: $4.5' \times 4.5' = 20 \text{ sq. ft.} \times 2 \text{ sides} = 40 \text{ sq. ft.} \times \$2.00/\text{sq.ft.} = \$80.00$

Less \$50.00 application fee = \$30.00

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

4) Signs must be located outside the right-of-way of Janesville Road.

5) The ground sign shall not exceed 4.5' x 4.5' (20 sq. ft.).

Seconded by Alderman Kaminski. Motion carried unanimously.

27. (3) CU-2-00 Raven Golf Services - 19300 W. Cleveland Ave. - Golf Training Complex.

Motion by Mr. Chase to recommend to Council approval of the request by Raven Golf Services for a golf training complex located at 19300 W. Cleveland Avenue subject to:

1) A building stakeout survey required for the building permit.

2) Access Permit from the Waukesha County DOT and/or cross easements to Deer Haven Golf Course required

3) Coordination with Don Reed of the Southeastern Wisconsin Planning Commission (SEWRPC) on using any identified environmental corridors.

4) Landscaping Plan to be reviewed and approved by the Planning Department. Plan should address the protection of any identified wetlands and lands to the east and west by errant golf balls. Landscaping planting schedule required. Schedule should include locations, number of trees, minimum sizes.

5) Building/parking lot lighting plan required to be reviewed and approved by the Planning Department prior to building permits being issued.

6) Approval of drainage, grading and overall site plans by the Engineering Department is required prior to application for building permit.

7) Plan of operation, including operating hours, required to be on file prior to building permits being issued. Plan should also include the various methods of ball retrieval.

8) Permits are required from the Building, Inspections and Zoning Department. Building must meet all applicable building and fire codes. Building must be maintained per § 14.25 of the Non-residential Property Maintenance Code.

9) Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code § 17.1304(14). Enclosure must be of masonry construction and match or enhance the exterior of the principle building. Enclosure, which includes a board on board cedar gate, must be built to accommodate both solid as well as recyclable waste dumpsters.

10) Signage requires a separate permit.

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

Motion by Mr. O'Neil to modify Condition #5 to clarify that exterior lighting refers to parking lot and building lighting.

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

Original motion with modification passes with Mayor Gatzke, Mr. Christel, Alderman Kaminski, Mr. Chase, Mr. Felda, Mr. Barnes voting Yes and Mr. O'Neil voting No.

28. (3) U-47-00 Irish Spring House - 1849 S. Calhoun Rd. - Food Garden.

Motion by Mr. Barnes to drop this item from the agenda with full refund of application fee. Seconded by Mr. Felda. Motion passes with Mr. Chase voting present.

29. (5) R-6-00 New Berlin Commercial Center - Approx. 15155 W. National Ave. - PUD to Establish Zoning for Areas of Mixed Use and Neo-Traditional.

Mr. Hoeser said there was an action by the Common Council and the landowners in this area to come together to do a land use plan to ensure the vitality of the existing shopping center that is there now and to come to a consensus of what the future uses of the vacant land should be and to enhance the safety of those traveling through and to provide economic opportunity. The Plan was adopted by the Plan Commission and Common Council through a series of public hearings and other efforts. Land owners have come forward to present their idea or concept that they believe meets the intent of the adopted plan. That intent being to preserve a significant amount of open space, to respect the wetlands and storm water capabilities of this area, to use those amenities and along with the development which has already occurred in the area, enhance the safety by connecting the streets that are vital for the relief of the traffic at the lighted intersection, and to provide a new way to provide a City Center combining residential, commercial and public uses together.

Ed Carol, one of the principles of the New Berlin Commercial Center gave an overview of the City Center process, named the development team including consultants that are helping to facilitate the process. The storms driving range has been acquired and we have contracted for the acquisition for the three homes that are now on Tesch Road as well as the property next to the bank on National Avenue which were displayed on a map. Decade is the owner of the land to the South and the vision is to follow the concept of the City Center Plan to bring a pedestrian friendly environment to this area. We also wanted to be concerned about traffic patterns and have spent time to design the direction of the roadway. Boards displayed the types of property that are envisioned being in this location.

Jack Collier, Decade Land Opportunity spoke of their 35 acres involvement in this development adjacent to the northern section of Regal Manors and the eastern portion of the shopping center.

John McCartle spoke about specific uses defined in the plan.

Steve Stewart showed renderings and talked about the visions of the Commercial Center.

Mr. Hoese said there is a public hearing scheduled for August 1, 2000.

Motion by Alderman Kaminski to recommend to Council approval of the New Berlin Commercial Center for a PUD to establish zoning for areas of mixed use and neo-traditional located at approximately 15155 W. National Avenue subject to:

- 1) Final PUD document to be worked out with the Planning Department and City Attorney.
- 2) Use, Site and Architectural approval required and public facilities, if included in the plan will need to be reviewed and approved by Library and or Park boards.
- 3) Proposed wetland mitigation to be approved by all regulating authorities.
- 4) Review by New Berlin School District for potential impacts to Elmwood Elementary School and Eisenhower Middle and High Schools required for any residential development.
- 5) Subdivision Plat may be required. Density adjacent to Regal East to respect single family subdivisions to the South in conformance with adopted plan.
- 6) Detailed road/infrastructure/stormwater/grading plans to be reviewed and approved by the Engineering Department prior to writing of the developer's agreement.
- 7) Sewer and water plans to be approved by all regulating authorities.
- 8) Developer's Agreement for all public improvements required. Agreement to be approved by the Board of Public Works and Common Council. Approval of all surety instruments required prior to the City signing the final Plat.
- 9) An executed Developer's Agreement is required prior to clearing, grubbing, grading and/or utility/infrastructure work commencing.
- 10) Sidepaths required in all Districts. Links to Deer Creek pathway required.
- 11) Connection Wilbur Drive required.
- 12) Army Section 404 permits required for wetland dredging, filling, or ponding.
- 13) WDNR Section 401 Water Quality permits required for wetland modifications.
- 14) Conformance to Stormwater Management Plan Required.

Seconded by Mr. Chase. Motion carried unanimously.

30. (4) U-48-00 Beechwood Dist., Inc. - 5350 S. Emmer Ct. - Construction of a 93,800 Sq. Ft. Beer Dist. Facility.

Motion by Mr. Barnes to approve the request by Beechwood Dist., Inc. for construction of a 93,800 sq. ft. beer distribution facility located at 5350 S. Emmer Court subject to:

- 1) All air-conditioning units and roof top units must be properly labeled and screened on the revised site plans. Units must be aesthetically incorporated into the building elevation or appropriately landscaped for screening from public view.
- 2) Review and approval of the submitted grading and drainage plan for the entire site to ensure that it meets the city's Storm Water Management Plan.
- 3) Submittal of an overall site lighting plan with location and height of fixtures and intensity of illumination that meets the Zoning Code requirements and approval of Towne Corp. Park.
- 4) Building must be fully sprinklered. Class I standpipes are required. 5" Storz are required on Fire Department connections. Fire hydrant is required within a 150' of Fire Department connection.
- 5) All necessary permits must be obtained from the Building Inspection and Zoning Department prior to commencement of any construction at this site. Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.

Seconded by Mr. Felda. Motion carried unanimously.

STAFF APPROVED

31. (3) SIGN – Northbrook Publishing – 21420 W. Greenfield Avenue – 6' x 2' Wall Sign.

The request by Northbrook Publishing for a 6' x 2' wall sign located at 21420 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) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.
- 2) Signs must be located outside the right-of-way of Greenfield Avenue.
- 3) The sign shall not exceed 6' x 2' (12 square feet).
- 4) A penalty fee of \$24.00 will be assessed because the sign was erected without a permit.
- 5) No sign shall hereafter be erected, located, moved, reconstructed, extended, enlarged, converted or structurally altered, nor shall the face of the sign be changed without a permit.

32. (4) SIGN – Learning Edge Childcare – 5245 S. Emmer Drive – (1) Ground Sign, double faced, attached to base with others, (1) Wall Sign, North elevation.

The request by Learning Edge Childcare for (1) ground sign, double faced, attached to base with others and, (1) wall sign, north elevation located at 5245 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) Monument Sign must have an approved Westridge Towne Park address plaque, not a Westridge Business Park address plaque.

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

3) Signs must be located outside the right-of-way of Emmer Drive.

4) Payment of \$130.00 outstanding sign fee per calculations below

Monument Sign: 2'7" x 8' = 21 sq. ft. x 2 sides = 42 sq. ft. x \$2.00/sq.ft. = \$84.00

Wall Sign: 12' x 4' = 48 sq. ft. x \$2.00/sq. ft. = \$96.00

Total: \$180.00 Less \$50.00 application fee = \$130.00

5) The overall height of the monument sign shall not exceed 6 feet.

6) The ground sign shall not exceed: 2'7" x 8' (21 sq. ft)

7) The wall sign shall not exceed 12' x 4' (48 sq. ft)

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

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

10) Sign shall be installed outside the Ultimate right-of-way of Emmer Drive

11) Location of the sign shall be determined before the sign permit is issued.

12) Address plaque is required on monument base

33. (1) SIGN – Timber Creek – 15375 W. Greenfield Ave. – Temporary Sign.

The request by Timber Creek for a temporary sign 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) Approval has been granted to change the face of the non-conforming Zader's sign face with "Timber Creek Grille" for a period of 30 days as allowed by code. The temporary sign must be removed and replace with the new approved monument sign for this business by July 19th, 2000.

2) Payment of \$654.00 outstanding sign fee per calculations below:

Ground Sign: 6' x 8' = 48 sq. ft. x 2 sides = 96 sq. ft. x \$2.00/sq.ft. = \$192.00

2nd Sign on the Ground Sign: 2' x 8' = 16 sq. ft. x 2sides= 36 sq. ft. x \$2.00/sq. ft. = \$64.00

3rd Sign on the Ground Sign: 3' x 8' = 24 sq. ft. x 2 sides = 48 sq. ft. x \$2.00/sq. ft. = \$96.00

Total = \$192.00 + \$64.00 + \$96.00 = \$352.00 x 2 (penalty fee) = \$704.00

Less \$50.00 application fee = \$654.00

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

4) Signs must be located outside the right-of-way of Greenfield Avenue.

5) Signs must be turned off outside of normal business hours

34. (2) SIGN – Advanced Communication Specialists – 17165 W. Glendale Drive – New ground sign replacement.

The request by Advanced Communication Specialists for a new ground sign replacement located at 17165 W. Glendale 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) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.

2) The existing sign be taken down upon approval of the new sign.

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

4) Signs must be located outside the right-of-way of Glendale Drive.

5) Payment of \$78.00 outstanding sign fee per calculations below

Monument Sign: $8' \times 4' = 32 \text{ sq. ft.} \times 2 \text{ sides} = 64 \text{ sq. ft.} \times \$2.00/\text{sq.ft.} = \$128.00$

Less \$50.00 application fee = \$78.00

6) The monument sign shall not exceed: $4' \times 8'$ (32 sq. ft)

7) The height of the monument sign shall not exceed 6 feet.

8) Location of the sign shall be determined before the sign permit is issued.

35. (4) SIGN – The Highlands – 12445 MacAlister Way – $4' \times 7'$ Ground Sign.

The request by The Highlands for a ground sign located at 12445 MacAlister Way 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 removal of the current temporary sign which will be replaced by the new ground sign.

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

3) Signs must be located outside the right-of-way of MacAlister Way.

4) The sign shall not exceed $7' \times 4'$ (28 square feet).

5) Payment of \$6.00 outstanding sign fee per calculations below

$7' \times 4' = 28 \text{ sq. ft.}$

28 sq. ft. x \$2.00/sq. ft. = \$56.00

Less \$50.00 application fee = \$6.00

6) A refund of \$50.00 will be sent to you as a result of an overpayment on your part.

36. (5) SIGN – Culvers Restaurant – 14855 W. National Avenue – Temporary sign to attract employees.

The request by Culvers Restaurant for a temporary sign to attract employees located at 14855 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) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.

2) The illegal temporary sign be taken down immediately and replaced with the new approved temporary sign.

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

4) Signs must be located outside the right-of-way of National Avenue.

5) Payment of \$206.00 outstanding sign fee per calculations below:

Ground Sign: 4' x 8' = 32 sq. ft. x 2 sides = 64 sq. ft. x \$2.00/sq.ft. = \$128.00 x 2=\$256.00 (penalty)

Less \$50.00 application fee = \$206.00

6) The ground sign shall not exceed: 4' x 8' (32 sq. ft)

7) Location of the sign shall be determined before the sign permit is issued.

ZONING PERMITS

37. (4) RO-27-00 Wisconsin Logistics – 5065 S. Emmer Drive – Storage and distribution.

The request by Wisconsin Logistics for storage and distribution located at 5065 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) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.

2) No off-site parking will be allowed. Employee and customer parking must be contained on this site. Applicant will need to identify areas for future parking lot expansion. If it becomes necessary, the applicant should be required to provide additional on site parking to accommodate additional employees and customers.

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

4) A separate application is required from the Department of Community Development for any signs on this property.

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

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

38. (4) RO-28-00 Pro Industrial Controls – 5075 S. Emmer Drive – Electrical distributor.

The request by Pro Industrial Controls for electrical distributor located at 5075 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) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.

2) No off-site parking will be allowed. Employee and customer parking must be contained on this site. Applicant will need to identify areas for future parking lot expansion. If it becomes necessary, the applicant should be required to provide additional on site parking to accommodate additional employees and customers.

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

4) A separate application is required from the Department of Community Development for any signs on this property.

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

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

39. (7) RO-29-00 Glacier Refrigeration Inc. – 17910 W. National Avenue – Storage facility.

The request by Glacier Refrigeration Inc. for a storage facility located at 17910 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. Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
2. No outside storage of vehicles or equipment will be permitted on the property.
3. A separate application is required from the Department of Community Development for any signs on this property.
4. Building must meet all applicable building and fire codes. Fire extinguishers are required.
5. Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code Section 17.1304(14)
6. Permits are required from the Building Inspection and Zoning Departments for all interior and exterior alterations or modifications.

40. (2) RO-30-00 Graphicolor Printing, Inc. – 2855 S. Moorland Rd. – Office Warehouse for a Small Commercial Printing Company.

The request by Graphicolor Printing, Inc. for an office warehouse for a small commercial printing company located at 2855 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) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.

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

3) A separate application is required from the Department of Community Development for any signs on this property.

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

5) Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code Section 17.1304 (14).

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

COMMUNICATIONS

46. () Communication To: Plan Commission

Communication From: Steven K. Hoese

RE: Letter from T. Michael Schober dated May 17, 2000 regarding Wetland Mitigation Bill

Plan Commissioners acknowledged receipt of this communication.

47. () Communication To: Plan Commission

Communication From: Steven K. Hoese

RE: 1999 WISCONSIN ACT 147

Plan Commissioners acknowledged receipt of this communication.

48. () Communication To: Plan Commission

Communication From: Steven K. Hoese

RE: "An Introduction to Wisconsin's Open Meetings Law", the Municipality, June 2000.

Plan Commissioners acknowledged receipt of this communication.

49. () Communication To: Plan Commission

Communication From: Mark C. Lake

RE: Memo dated May 3, 2000 from Judy Weter, City Clerk re: Resolution from Waukesha County Land Development Workgroup (PG-380)

Motion by Alderman Kaminski to refer this communication to the City Attorney for advice. Seconded by Mr. Chase. Motion carried unanimously.

50. () Communication To: Plan Commission

Communication From: Steven K. Hoese

RE: PlanWireless, June 2000

Plan Commissioners acknowledged receipt of this communication.

51. (7) Communication To: Plan Commission

Communication From: Olofu Agbaji, Planning Administrator

RE: Letter from Thomas G. Schmitzer dated June 23, 2000 regarding Hardees (U-58-99)

Motion by Mr. Chase to allow the staff to grant an extension to Hardees based up a signed contract by July 31, 2000 with execution of the work during this year. Seconded by Alderman Kaminski. Motion carried unanimously.

52. (2) Communication To: Plan Commission

Communication From: Olofu Agbaji, Planning Administrator

RE: Letter from Alan Olson dated June 26, 2000. 2880 S. Moorland (U-27-00)

Motion by Alderman Kaminski to refer this communication to the Architectural Control Subcommittee. Seconded by Mr. Christel. Motion carried unanimously.

Motion by Mr. Barnes to adjourn the Plan Commission meeting at 11:15 P.M.. Seconded by Mr. Felda. Motion carried unanimously.