

Minutes

NEW BERLIN PLAN COMMISSION

April 12, 1999

The Plan Commission meeting of April 12, 1999 was called to order by Mayor Gatzke at 6:00 P.M.

In attendance were Mayor Gatzke, Mr. Chase, Mr. Barnes, Mr. O'Neil, Alderman Kaminski. Mr. Felda arrived at 6:08 P.M. Also present was Steven K. Hoese, Director of Planning, Mark C. Lake, Assistant Director of Planning, and Olofu Agbaji, Planning Administrator. Mr. Christel was excused.

Motion by Mr. Chase to approve the Plan Commission Minutes of March 1, 1999. Seconded by Mr. Barnes. Motion carried unanimously.

Plan Commission Secretary's Report - Mr. Hoese reminded the Commissioners about the Alternative Transportation Sub-Committee Meeting on Wednesday and the Comprehensive Plan Commission Sub-Committee Meeting on Thursday this week. Thursday will be our first opportunity to meet the consultants.

CONTINUED ITEMS

5. (7) U-1-99 New Berlin Chiropractic – 15800 W. National Avenue – Lower level to be used for office. (Deferred 3/1/99)

Motion by Alderman Kaminski to approve the request by New Berlin Chiropractic for the lower level to be used for an office at 15800 W. National Avenue subject to:

- 1) Dedication of a handicap accessible office on the first floor for use by the second floor business (National Travel Pro).
- 2) Approval and execution of the submitted Landscaping and Parking Plan by May 15, 1999 or prior to occupancy of the building.
- 3) Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code § 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 Landscaping Plan. Enclosure must match brick exterior of building, and must be built to accommodate both solid as well as recyclable waste dumpsters.
- 4) Per the new City Center design and guideline, a monument sign with matching base constructed of principle building materials with address plaque will be required. A separate Sign Permit is required from the Planning Department. A sidewalk may be required in the future per City Center design and guideline.

Seconded by Mr. Barnes. Motion carried unanimously.

6. (7) LD-2-99 The Preserve – NW ¼ Sec. 15 - Approx. 16600 W. Coffee Rd. – Conceptual review of road layout for a four lot land division.

Motion by Mr. Chase to lift condition #2 on the Staff Report regarding truck traffic restricted to Calhoun Road. Seconded by Mr. Barnes. Motion carried unanimously.

Motion by Alderman Kaminski to conceptually approve configuration #5 or #6 road layout requested by The Preserve located at 16600 W. Coffee Road subject to:

- 1) Proposed road extended off of Calhoun Road required to intersect 166th Street extended. 166th Street extended required to connect to Coffee Road.
- 2) State wetland crossing permits required.
- 3) A detailed soil analysis required for each building to determine soil load bearing capacity. Analysis required prior to Use Approval or Land Division.
- 4) Detailed Utility plan will be required, utilities required to extend to Coffee Road and Calhoun Roads.
- 5) Detailed road plans required
- 6) Developers Agreement required prior to final Land Division approval.
- 7) Impact statement required.
- 8) Bike trail and connection to the regional bike trail required.

Seconded by Mr. Barnes. Motion carried unanimously.

NEW BUSINESS

7. Well Head Protection Overlay Ordinance.

No Action. Referred to City Attorney for comment.

8. (2) LD-15-98 Waukesha Medical Clinic – New Berlin – NW ¼ Sec. 13 – Final two lot land redivision.

Motion by Mr. Felda to recommend to Council approval of the request by Waukesha Medical Clinic-New Berlin for a final two lot land re-division located at 13900 W. National Avenue, NW ¼ Sec. 13 subject to:

- 1) All Proposed cross-easements to be properly labeled.
- 2) Waukesha County DOT access permit required.
- 3) Owners to sign CSM prior to the City signing the CSM

Friendly amendment by Mr. Chase to add:

- 4) CSM to reflect all recent ROW acquisitions which reflect 100' ROW as part of 1998 Sunny Slope Road improvements. Ultimate right-of-way (ROW) of Sunny Slope Road is 100'. If ROW acquisitions have not been made, an additional 17' of dedicated ROW is required.
- 5) Add note on plat. "Access to National Avenue restrict to right turn in and right turn out only."
- 6) Parcel 2 Sunny Slope Road access restricted to approved access point of Sunny Slope Road. Show area of inaccessibility as x-ed out.
- 7) Modify condition number 1 to include labeling of dedicated sanitary sewer and water easements as delineated in use approval of 3/1/99.

Motion with friendly amendment seconded by Mr. Barnes.

Motion carried unanimously.

9. (3) U-8-99 Wisconsin Electric Power Co. – 1820 S. Johnson Rd. – Temporary Storage of Poles & Electrical Equipment.

The request by Wisconsin Electric Power Co. for temporary storage of poles and electrical equipment at 1820 S. Johnson 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.

10. (4) LD-1-99 Kenneth W. Sharping - 5595 S. Martin Rd. – Preliminary Land Division

Motion by Mr. O'Neil to recommend to Council approval of the request by Kenneth W. Sharping for a preliminary three lot land division located at 5595 S. Martin Road, NW ¼ Sec 33 subject to:

- 1) Applicant must submit a percolation test done by a State Certified Sanitary Engineer prior to final land division.
- 2) Payment of a balance of \$300.00 application fee because application was submitted in error as a two-lot land division. This is a three-lot land division. (2 lot CSM)
- 3) Payment of \$2,000.00 in Public Site, Open Space and Trail Fees to be paid before City will sign the final CSM.
- 4) Need to show well and septic location for the proposed lots.
- 5) Sign developer's agreement for the extension of Overlook Drive prior to the City signing the final CSM.
- 6) CSM to reflect 1999 dates.
- 7) Owner to sign prior to the City signing the final CSM.
- 8) A grading and drainage plan is required to demonstrate how the site will adequately drain.
- 9) ROW must be acquired from 5565 S. Martin Road to allow for the construction of Overlook Drive extension or road needs to be reconfigured to the North. Driveways and access will be limited to Overlook Drive.

10) Ultimate Right-of-Way of Martin Road needs to be dedicated on final CSM.

11) As required, stormwater easements be dedicated on final CSM.

Seconded by Mr. Felda. Motion carried unanimously.

11. (2) U-9-99 Milwaukee Tool & Machine Co. – 17145 Victor Rd. – 6,000 Sq. Ft. Addition to Existing 16,320 Sq. Ft. Building.

Motion by Alderman Kaminski to table the request by Milwaukee Tool & Machine Co. for a 6,000 sq. ft. addition to existing 16,320 sq ft. building located at 17145 Victor Road for the following reasons:

1) Approval of the revised drainage and grading plan that submitted on 4/7/99.

2) Due to the extent of the proposed development, a detention pond may be required under the city's current storm water management standards.

3) The City of New Berlin Architectural Review Committee must approve building material and exterior architecture.

4) Submittal of an overall landscaping plan done by a professional landscape architect for the entire site with existing and proposed plantings. This should include a detailed schedule of plant keys, dimensions and planting scheme, method and timetable.

5) Building addition must be maintained per § 14.25 of the Non-residential Property Maintenance Code. No outside storage shall be permitted on the lot.

6) Building addition must meet all applicable building and fire codes; building must be fully sprinklered. State of Wisconsin and local fire prevention bureau approval required.

7) All dumpsters and recyclable waste dumpsters outside their enclosure must be placed with the enclosure. If enclosure can not accommodate the number of dumpsters on your property, it must be expanded to accommodate both solid as well as recyclable waste dumpsters.

8) SEWRPC review of the Regional implication of a change in the Floodplain.

9) Letter of Map Amendment (LOMA) to be applied for.

Seconded by Mr. Chase. Motion carried unanimously.

12. (7) U-10-99 Milwaukee Astronomical Society – 18850 W. Observatory Rd. – Remove Existing Meeting Building and Replace with New Structure.

Motion by Alderman Kaminski to table the request by Milwaukee Astronomical Society to remove existing meeting building and replace with a new structure located at 18850 W. Observatory Road for the following reasons:

1) Satisfy the conditions of the 1990 use approval.

2) Building plans to be stamped by an Architect or Engineer.

3) Building plans to meet all applicable building and fire codes.

- 4) Site survey required. Include locations of well, septic system, all lot lines, and all buildings.
- 5) Grading plan to be submitted and approved by City Engineer prior to building permit being issued.
- 6) Existing building to be re-skinned to match new siding on addition.
- 7) Building permits required for all work. Building to be ADA accessible, including bathrooms.
- 8) Building to be maintained per § 14.25 of the non-residential property maintenance code.
- 9) Waukesha County health department review of septic system required. Location of septic system and well to be labeled on the site plan.

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

13. (3) U-11-99 U. S. Fire Protection – 17750 W. Liberty Ln. – Enclosure of Existing Loading Dock.

Motion by Alderman Kaminski to approve the request by U. S. Fire Protection for enclosure of existing loading dock located at 17750 W. Liberty Lane subject to:

- 1) The Plan Commission and the Architectural Review Committee would require the same 12" masonry CMU to match the existing building exterior.
- 2) Submittal of a revised plan elevation that shows the masonry exterior of the proposed enclosure.
- 3) You are also required to submit a mounted colored rendering of the building elevation for public display at the Plan Commission meeting.
- 4) You must apply for and receive approval for extensive outside storage of pipes and materials on your property.
- 5) No previous approval for outside storage on file.
- 6) Dumpster enclosure plan.

Seconded by Mr. Chase. Motion carried unanimously.

14. (4) U-12-99 Green Acres Lawnsdale Farm – 20205 W. Lawnsdale – Pole Building

Motion by Mr. Barnes to approve the request by Green Acres Lawnsdale Farm for a pole building located at 20205 W. Lawnsdale subject to:

- 1) Per § 17.0303(4) of the City of New Berlin Municipal Code; Certain Incompatible Uses Prohibited. "Use of accessory agricultural buildings for the storage of nonagricultural equipment such as snowmobiles, recreational vehicles, construction equipment, and business or industrial inventory."
- 2) The property should be used for storage of agricultural purposes only, as allowed by the Zoning Ordinance. The Use Approval/ Zoning Permit will be issued to this effect.
- 3) The property will be subject to periodic, unannounced inspection by the Zoning Administrator in response to complaints or to ensure compliance with this Zoning Ordinance your condition of Approval.

4) Per § 17.1204 (16) Failure to comply with this Section relating to the Zoning Permit/ Use Approvals may be enforced pursuant to Section 17.1210 – 1214 of this Ordinance or any other provision of law including but not limited to, revocation of permit, injunction, or other civil suit.

5) This property is designated Agricultural Use only. No commercial use, no sales, no customers to site, no commercial storage or equipment.

Plan Commissioners said it was not the intent for these conditions to affect Cut Your Own Christmas Tree sales.

Seconded by Mr. Chase. Motion carried unanimously.

15. (6) U-13-99 Resurrection Lutheran Church – 12400 W. Coldspring – 2,900 Sq. Ft. Addition

Motion by Mr. Barnes to approve the request by Resurrection Lutheran Church for a 2,900 sq. ft. addition located at 12400 W. Coldspring Road subject to:

1) Permits are required from Building, Inspections and Zoning Department for overall addition and all internal modifications.

2) Building must be maintained per § 14.25 of the Non-residential Property Maintenance Code. No outside storage shall be permitted on the lot.

3) Building addition must meet all applicable building and fire codes, exit lighting and fire extinguishers required throughout building per State code. Building must be fully sprinklered. Fire alarm required if more than 150 people occupy at one time.

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

5) If grading is being done beyond 50 feet of proposed addition, applicant will be required to submit and receive approval from the Engineering Department prior to any change in grades and topography.

6) Approval by State of Wisconsin and local fire prevention bureau is required for this project.

Friendly amendment by Mr. Chase to add:

7) Hook up to municipal water and connection charge of assessment be levied.

Motion as amended seconded by Mr. Felda.

Amended Motion carried unanimously.

16. (4) U-14-99 Towne Corporate Park – 16100 W. Stratton Dr. – 44,800 sq. ft. multi tenant building.

Motion by Mr. Chase to approve the request by Towne Corporate Park for a 44,800 sq. ft. multi-tenant building located at 16100 W. Stratton Drive subject to:

1) Sign permit required under separate application.

2) Each tenant will require a separate use approval from the Plan Commission.

3) Temporary access to Beloit road required prior to building permit or early start being issued .

4) Satisfy the concerns of the Engineering Department as they pertain to the grading and stormwater. Coordinated plan for these northerly four building are required.

5) Berms, retaining walls and landscaping located outside the vision corner easements. Limited planting allowed (combined height to exceed 36" within vision corner easements).

6) Relocation of Hydrant on Emmer Drive may be required for proposed entrance.

7) Due to the drainage ditch between the buildings, more substantial landscaping may be required along the edges of the ditch to provide a barrier for the traffic.

8) City of New Berlin parking stalls are only required to be 9'x19' not 9'x20' as proposed.

9) Building elevations and grading plans don't match, grading plan shows an exposure, building plan does not.

10) Curbs shall not extend past the ROW line.

11) All parking and drive areas to be fully curbed unless Engineering Department allows a change for drainage. Curbing not required in truck areas.

12) The City of New Berlin Architectural Review Committee must approve building material and exterior architecture.

13) Building must be maintained per § 14.25 of the Non-residential Property Maintenance Code. No outside storage shall be permitted on the lot.

14) Building must meet all applicable building and fire codes. Building must be fully sprinklered.

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

16) Revised site plan, which includes a waste enclosure. Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code § 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 Landscaping Plan. Enclosure must match exterior of building, and must be built to accommodate both solid as well as recyclable waste dumpsters. If located on the interior, location to be identified on revised building plans.

17) Mechanicals to be properly screened from view. Revised elevations required.

18) Stormwater detailed design from the Industrial Park Developer.

Seconded by Alderman Kaminski. Motion carried unanimously.

Motion by Mr. Chase to modify Condition #5 by adding: "Engineering would have control over temporary access during critical construction periods of public road".

Modification to Condition #5 Seconded by Alderman Kaminski. Motion carried unanimously.

Motion by Mr. Chase to approve original motion and motion to modify Seconded by Alderman Kaminski Motion carried unanimously.

17. (4) U-15-99 Towne Corporate Park – 16200 W. Stratton Dr. – 44,890 sq. ft. multi tenant building.

Motion by Mr. Chase to approve the request by Towne Corporate Park for a 44,800 sq. ft. multi-tenant building located at 16100 W. Stratton Drive subject to:

- 1) Sign permit required under separate application.
- 2) Each tenant will require a separate use approval from the Plan Commission.
- 3) Temporary access to Beloit road required prior to building permit or early start being issued
- 4) Satisfy the concerns of the Engineering Department as they pertain to the grading and stormwater. Coordinated plan for these northerly four building are required.
- 5) Berms, retaining walls and landscaping located outside the vision corner easements. Limited planting allowed (combined height to exceed 36" within vision corner easements.
- 6) Relocation of Hydrant on Emmer Drive may be required for proposed entrance.
- 7) Due to the drainage ditch between the buildings, more substantial landscaping may be required along the edges of the ditch to provide a barrier for the traffic.
- 8) City of New Berlin parking stalls are only required to be 9'x19' not 9'x20' as proposed.
- 9) Building elevations and grading plans don't match, grading plan shows an exposure, building plan does not.
- 10) Curbs shall not extend past the ROW line.
- 11) All parking and drive areas to be fully curbed unless Engineering Department allows a change for drainage. Curbing not required in truck areas.
- 12) The City of New Berlin Architectural Review Committee must approve building material and exterior architecture.
- 13) Building must be maintained per § 14.25 of the Non-residential Property Maintenance Code. No outside storage shall be permitted on the lot.
- 14) Building must meet all applicable building and fire codes. Building must be fully sprinklered.
- 15) Fire Hydrant is required within 150 feet of the City of New Berlin Fire Department connections.
- 16) Revised site plan, which includes a waste enclosure. Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code § 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 Landscaping Plan. Enclosure must match exterior of building, and must be built to accommodate both solid as well as recyclable waste dumpsters. If located on the interior, location to be identified on revised building plans.
- 17) Mechanicals to be properly screened from view. Revised elevations required.
- 18) Stormwater detailed design from the Industrial Park Developer.

Seconded by Alderman Kaminski. Motion carried unanimously.

Motion by Mr. Chase to modify Condition #5 by adding: "Engineering would have control over temporary access during critical construction periods of public road".

Modification to Condition #5 Seconded by Alderman Kaminski. Motion carried unanimously.

Motion by Mr. Chase to approve original motion and motion to modify Seconded by Alderman Kaminski Motion carried unanimously.

18. (4) U-16-99 Towne Corporate Park – 5000 S. Emmer Dr. – 40,000 Sq. Ft. multi-tenant building

Motion by Mr. Chase to approve the request by Towne Corporate Park for use and architecture of a 40,000 sq. ft. multi-tenant building located at 5000 S. Emmer Drive subject to:

- 1) Building architecture and materials to be approved by the Architectural Control Subcommittee. Additional window units and color of building needs to be reviewed prior to issuance of Building Permit.
- 2) Building stakeout survey required for building permit.
- 3) Sign permit required under separate application.
- 4) Each tenant will require a separate use approval from the Plan Commission.
- 5) Temporary access to Beloit road required prior to building permit or early start being issued that does not disrupt construction of public roads approved by City Engineer.
- 6) Satisfy the concerns of the Engineering Department as they pertain to the grading and stormwater retaining walls and catchbasins. Coordinated plan for these northerly four building are required. Refer to Engineering Department.
- 7) City of New Berlin parking stalls are only required to be 9'x19' not 9'x20' as proposed.
- 8) Curbs shall not extend past the ROW line.
- 9) All parking and drive areas to be fully curbed unless Engineering Department allows a change for drainage. Curbing not required in truck areas.
- 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) Revised site plan, which includes a waste enclosure. Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code § 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 Landscaping Plan. Enclosure must match exterior of building, and must be built to accommodate both solid as well as recyclable waste dumpsters. If located on the interior, location to be identified on revised building plans.

14) Mechanicals to be properly screened from view. Revised elevations required.

15) Stormwater detailed design from the Industrial Park Developer.

Seconded by Alderman Kaminski. Motion carried unanimously.

19. (4) S-103-90(F99) – Echo Farms - 21900 W. Lawnsdale – Lot 14 and 15 final land division.

Motion by Mr. Chase to recommend to Council approval of the request by Echo Farms for Lot 14 and 15 final land division located at 21900 W. Lawnsdale subject to:

1) Payment of \$1,000.00/lot (\$2,000) in Public Site, Open Space, and Trail Fees.

2) Signature page needs to reflect 1999 dates.

3) Owners must sign before the city will sign the Final CSM.

Seconded by Mr. Barnes. Motion carried unanimously.

20. (3) U-18-99 – Denco Mfg. - 2300 S. 179th Street – 33,600 sq. ft. addition.

Motion by Mr. Chase to table the request by Denco Mfg. for a 33, 600 sq. ft. addition located at 2300 S. 179th Street.

Seconded by Alderman Kaminski.

Motion to table withdrawn by Mr. Chase Seconded withdrawn by Alderman Kaminski.

Motion by Mr. Chase to approve the request by Denco Mfg. for a 33,600 sq. ft. addition located at 2300 S. 179th Street subject to:

1) Submittal of revised plans stamped and approved by a state certified architect or engineer addressing the following concerns raised by the Engineering Department:

a) Drainage and grading plan that shows existing and proposed grades. Drainage and grading plans must be approved by the Engineering Department prior to Building Permit being issued.

b) Due to the extent of the proposed development, a detention pond may be required under the city's current storm water management standards.

2) The City of New Berlin Architectural Review Committee must approve building material and exterior architecture.

3) Submittal of an overall landscaping plan done by a professional landscape architect for the entire site with existing and proposed plantings. This should include a detailed schedule of plant keys, dimensions and planting scheme, method and timetable.

4) Building must be maintained per § 14.25 of the Non-residential Property Maintenance Code. No outside storage shall be permitted on the lot.

5) Building addition must meet all applicable building and fire codes; building must be fully sprinklered. Fire alarm system required (pull stations – horns). State of Wisconsin and local fire prevention bureau

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

6) All dumpsters and recyclable waste dumpsters outside their enclosure must be placed with the enclosure. If enclosure can not accommodate the number of dumpsters on your property, it must be expanded to accommodate both solid as well as recyclable waste dumpsters.

7) SEWRPC Stormwater Management Plan review required.

8) Eliminate parking and access off of Lincoln. Reconfigure Southeast corner of site and revised site/landscaping and grading to maintain 25% open space.

9) All stormwater issues must be reviewed and approved by Engineering Department prior to permits being issued.

Seconded by Alderman Kaminski. Motion carried unanimously.

STAFF APPROVED

21. (6) SIGN – Children’s World – 13000 W. Beloit Rd. – 1 – 3’ x 10’ Single-Faced Internally Illuminated Building Entrance Sign, 1 – 3’ x 10’ Double-Faced Internally Illuminated Ground Sign

The request by Children’s World for one 3’ x 10’ Single Faced Internally Illuminated Building Entrance Sign one 3’ x 10’ Double Faced Internally Illuminated Ground Sign 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) Payment of \$310.00 for the Wall sign and Ground sign fee:

(Double face ground sign: 30 sq. ft. x 2 sides x \$2 per sq. ft. = \$120.00)

(Wall sign: 30 sq. ft. x \$2 per sq. ft. = \$60.00)

$\$120.00 + \$60.00 = \$180.00$ x (double penalty fee) = $\$360.00$ - \$50 application fee received = $\$310.00$.

3) The ground sign shall not exceed 3’ x 10’ (30 square feet). The ground sign shall not exceed 6’ in height.

4) The wall sign shall not exceed 3’ x 10’ (30 square feet).

5) Sign shall not interfere with the vision of vehicles entering and exiting driveways and Beloit Road. The Ultimate Right-of -way for Beloit Road is 100’. The sign shall be located outside of this right-of-way.

6) Section 17.0802 of the Zoning Ordinance states that, "any sign hereafter constructed, erected, relocated, moved, damaged, reconstructed, extended, enlarged, changed (including changing the sign face), altered, or modified requires review and approval of Plan Commission."

22. (4) SIGN – All-Pak, Inc. – 5575 S. Westridge Dr. – Wall Sign

The request by All-Pak, Inc. for a wall sign located at 5575 S. Westridge 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 wall sign shall not exceed 3' x 8.3' (25 square feet).
- 3) Payment of \$0.00 for wall sign fee: *25 sq. ft. x \$2 = \$50.00- \$50 application fee = \$0.00.*
- 4) Section 17.0802 of the Zoning Ordinance states that, "any sign hereafter constructed, erected, relocated, moved, damaged, reconstructed, extended, enlarged, changed (including changing the sign face), altered, or modified requires review and approval of Plan Commission."
- 5) This is the only wall sign for this site. The code allows for two signs per site. Nelson Sales already has one ground sign. Section 17.0806 (7) of the Zoning Ordinance states that, "the total number of signs per premise shall be limited to two. Since Nelson Sales already has a ground sign, this is the only other sign allowed for this property." The planning Department must receive a letter of agreement to this effect between the landlord (Tom Anderson) and the new tenant (John Downs).
- 6) If at any time the sign should be illuminated, applicant must obtain an electrical permit from Building Inspection and Zoning

23. (1) SIGN – Gently Used – 14125 W. Greenfield – 27 Sq. Ft. Wall Sign

The request by Gently Used for a 27 sq. ft. wall sign located at 14125 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) Payment of \$4.00 for the Wall Sign Permit Fee:
(27 sq. ft. x \$2 per sq. ft = \$54.00 - \$50 application fee received = \$4.00.)
- 3) The wall sign shall not exceed 216" x 18" (27 square feet) in size
- 4) Electrical permits must be obtained from Building Inspection and Zoning.
- 5) Section 17.0802 of the Zoning Ordinance states that, "any sign hereafter constructed, erected, relocated, moved, damaged, reconstructed, extended, enlarged, changed (including changing the sign face), altered, or modified requires review and approval of Plan Commission."
- 6) Must follow all conditions set within the Greenfield Plaza Sign Coordinated Plan.

24. (4) SIGN - Tumbleweed Restaurant – 4900 S. Moorland Rd. – 2 Wall Signs, 1 Temporary Site Sign during construction.

The request by Tumbleweed Restaurant for two wall signs, one temporary site sign during construction located at 4900 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:

WALL SIGNS

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

2) Payment of \$181.00 for the Two Wall Sign Permit Fee:

Sign # 1: 13' x 4'6" = 58.5 sq. ft x \$2.00 = \$117.00.

Sign # 2 Channel Lettering: 18' x 2' = 36 sq. ft. x \$2.00 = \$72.00

Architectural Enhancement: 4'2" x 7'9" = 21 sq. ft. x \$2.00 = \$42.00

Total: (115.5 sq. ft. x \$2 per sq. ft = \$231.00 - \$50 application fee received = \$181.00.)

3) The wall sign shall not exceed 13' x 4'6" (58.5 square feet) in size.

4) The wall sign shall not exceed 4'2" x 7'9" (21 square feet) in size.

5) The channel lettering shall not exceed 18' x 2' (36 square feet) in size.

6) Electrical permits must be obtained from Building Inspection and Zoning.

7) Section 17.0806 (7), "only two advertising signs may be permitted per building."

8) Section 17.0802 of the Zoning Ordinance states that, "any sign hereafter constructed, erected, relocated, moved, damaged, reconstructed, extended, enlarged, changed (including changing the sign face), altered, or modified requires review and approval of Plan Commission."

ZONING PERMITS

25. (2) RO-5-99 K & S Contractors – 16229 W. Ryerson Rd. – Small Landscape Business

The request by K & S Contractors for a small landscape business located at 16229 W. Ryerson Road has been reviewed and Conditionally Staff Approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

1) 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) No outside storage shall be permitted on the premises.

5) 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.

6) The Zoning Ordinance section 17.0319 (2)(g) states that "Outside storage of manufacturing products, large equipment, semi-tractors and trailers, and constructions equipment provided that such storage is screened from view from a public street or residential areas only." The storage of trucks is limited to (1)

Ford 1997 one ton dump truck and (1) Single axle dump truck. There will be two trailers: (1) 18 1/2' x 25' and (1) 14' x 84".

7) Submittal of an MSDS report of all chemicals and products used must be on file with the Planning Department. Storage of materials will be limited to the items listed in the submittal list. These items include hydraulic oil, a torch, and salt for plowing.

26. (4) RO-6-99 All-Pak, Inc. – 5575 S. Westridge Dr. – Manufacturing Adhesive Products

The request by All-Pak, Inc. for manufacturing adhesive products at 5575 S. Westridge 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) 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) No outside storage shall be permitted on the premises.
- 5) 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.
- 6) Replace the dead tree located along Small Road this spring, by the rear service drive.
- 7) A M.S.D.S. report of all chemicals and products used must be on file with the Planning Department. A complete list of manufactured adhesives shall be on file as well

27. 2) RO-9-99 Century Maintenance & Supply – 2873 160 St. – Wholesale Distributors of Plumbing & Hardware Products.

The request by Century Maintenance & Supply for wholesale distributors of plumbing and hardware products located at 2873 S. 160th Street has been reviewed and Conditionally Staff Approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) The 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) No outside storage shall be permitted on the premises.
- 5) 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.

COMMUNICATIONS

28. Communication To: Plan Commission

Communication From: Waukesha County – Dept. of Parks and Land Use

RE: Preliminary Review Form for Proposed County Trunk Highway Accesses

Mr. Lake explained that Waukesha County Dept. of Parks and Land Use wants to review any CSM's along County Trunk highways before any approval from the City of New Berlin.

29. Communication To: Plan Commission

Communication From: Mark C. Lake, Assistant Director of Planning

RE: "Livable Streets Revisited", Journal of the American Planning Association, Spring 1999.

Mr. Lake explained that this article has a lot to do with what the Plan Commissioners are about to do in terms of the Comprehensive Plan .

Motion by Mr. Chase to adjourn the Plan Commission Meeting at 8:06 P.M. Seconded by Mr. Felda.
Motion carried unanimously.