

Minutes

Public Hearings

NEW BERLIN PLAN COMMISSION JUNE 7, 1999

The Plan Commission meeting of June 7, 1999 was called to order by Mayor Gatzke at 6:30 P.M.

In attendance were Mayor Gatzke, Mr. Chase, Mr. Barnes, Alderman Kaminski. Also present was Mark Lake, Assistant Director of Planning, Olofu Agbaji, Planning Administrator, Nikki Jones, Planning Intern. Mr. Christel, Mr. Felda, Mr. O'Neil were excused.

Motion by Alderman Kaminski to approve the Plan Commission Minutes of May 3, 1999. Seconded by Mr. Barnes. Motion carried unanimously.

CONTINUED ITEMS

5. (4) U-22-99 Roy & Roxanne Clemence – 12960 W. Hawthorne Ln. – Build a Deck within the C-1 Zoning. (Tabled 5/3/99)

Motion by Alderman Kaminski to deny the request by Roy & Roxanne Clemence to build a deck within the C-1 Zoning located at 12960 W. Hawthorne Lane based on the following:

- 1) The City of New Berlin Zoning Ordinance does not identify or allow any accessory or conditional uses within the C-1 district.
- 2) A deck is considered part of the principle structure as interpreted by the building code. It is not an accessory structure.
- 3) The final plat for the Woodfield Park Subdivision approved in 1992 shows 115' rear yard setback measured from the front property line specifically for lots 76-79. This was to preserve the secondary environmental corridor along the rear of the properties. This request goes against the conditions of approval of the subdivision.
- 4) Per Engineering Department, based on the submitted scaled drawings, from plot and building elevations, and the 115' setback, the proposed house may not fit on this lot without the attached deck.
- 5) Extensive reconfiguration and redesigning will be required to make the building fit within the approved building pad.

Seconded by Mr. Chase. Motion carried unanimously.

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

Motion by Mr. Barnes to table the request by New Valley Sand & Gravel Co. for ready mix concrete production located at 6401 S. Racine Avenue for the following reasons:

1) Submittal of a revised site plan drawn to scale with as built grades and topos showing every structure on site. Submitted plans must meet all Plan Commission conditions of approval and Zoning Ordinance requirements. Bonding or some other financial guarantee of a sufficient amount in the opinion of the City Engineer may be required.

2) Submittal of dimensional specification and literature for the proposed concrete batch plant. This could be a brochure or pamphlet showing the size and total area covered by the plant. This should be incorporated into the site location. Applicant is yet to submit any material regarding this proposed operation.

3) The submitted ultimate development plan is not sufficient. A revised restoration plan shall be submitted showing proposed grades, all waterways, no quarrying within 200 feet of any public ROW. This plan must show the sizes and heights of slopes and proposed berms.

4) Aerial photos and topographical maps were to be submitted every two years. There is no record of such submittal on file since 1996. Aerial photos are required for 1998. We would also need an as built aerials/ topo for this project.

5) Hours of operation of 6AM to 6PM does not address weekday and weekend hours. This will not be acceptable. Hours of operation should reflect that of the entire facility including all days of the week and weekend hours.

6) 1000 ft. Notice including Muskego.

7) All updated plans to be on file before being put on future agenda.

8) Maps to note activities to satisfy requirements of existing Use Approval.

9) Comply with Woodland Preservation Ordinance.

Seconded by Alderman Kaminski. Motion carried unanimously.

7. (5) S-154-99 The Pines Subdivision (Evergreen) – 12900 Peachtree Ln. – Preliminary Subdivision Plat.(Tabled 5/3/99)

Motion by Alderman Kaminski to recommend to Council approval of the The Pines (Evergreen) Preliminary Subdivision located at 12900 Peachtree Ln. subject to:

1) Plat as submitted shows a large amount of buildable area, buildable area would have to be modified to take into account the wooded area and grading concerns. Construction/grading of any of the wooded lots would have to be limited to the preplanned/deed restricted building envelope only.

2) Urban cross-section required for Peachtree Drive. Rebuilding of existing Peachtree Drive to Courtland Parkway required. Design subject to requirements of Department of Public Works and Engineering Dept.

3) Lots 6 thru 9 restricted to front entry only. Label to be placed on the face of the plat.

4) Wetland preservation restriction to be placed on the face of the plat.

5) Basement restriction – groundwater to be placed on the face of the plat.

6) Letter of no objection from the State of Wisconsin – Department of Administration required.

7) Unconditional letter of no objection from Waukesha County Department of Parks and Land Use required.

8) No construction, clearing, and/or grubbing allowed until preliminary subdivision approval is granted by the common council and engineering plans approved by the City of New Berlin – Engineering Department.

9) Adherence to 17.1308(10) woodland preservation required.

10) Satisfaction of the many concerns of the Engineering Department dealing with storm sewers, the detention pond, sanitary sewers, grading, etc. All concerns to be worked out with the City of New Berlin – Engineering Department.

11) Revised grading plan required.

12) Revised utility plan required.

13) Revised road plans required.

14) Length bearing and tie to all easements and wetland delineations required.

15) City of New Berlin Park and Rec. Department is looking for some land dedication for a "tot-lot" of ~ 1-2 acres in lieu of open space fees. If dedication is not made, payment of \$1,000.00/lot in Public Site, Open Space and Trail Fees to be paid before the City of New Berlin will sign the final plat.

16) Schedule:

March 29, 1999 – Plat Received

June 7, 1999 – Plan Commission date for final action

June 22, 1999 – Common Council date for final action

Seconded by Mr. Barnes. Motion carried unanimously.

8. (5) U-19-99 The Preserve at Deer Creek – Senior Apartment/Multi Family – 14300 W. Howard Avenue – Senior housing, independent and assisted living, daycare facility with a residential character. (Tabled 5/3/99)

Motion by Mr. Barnes to table the request by The Preserve at Deer Creek/Senior Apartment/Multi Family for senior housing, independent and assisted living, daycare facility with a residential character located at 14300 W. Howard Avenue for the following reasons:

1) Stormwater Management Plan to be approved by the City of New Berlin Engineering Department. Building located within the required 50' setback of Deer Creek. 50' setback measurement to be taken from the ordinary high-water mark of Deer Creek (top of bank).

2) Building stake-out survey required for building permit.

3) Revised detailed Grading Plan to be submitted and approved by the City of New Berlin Engineering Department. Plan does not address the floodplain in the area. Grading Plan includes the three duplex buildings located on the west side of the 147th Street. (to be removed)

4) Developer's Agreement for the extensions of 147th Street and Wilbur Drive required as well as all sanitary sewers or interceptors and other utilities as required.

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

6) Building must meet all applicable building and fire codes.

7) Approval by the Architectural Control Committee of the Plan Commission required.

8) 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 plan. Enclosure must match exterior of building (brick with cedar gates), and must be built to accommodate both solid as well as recyclable waste dumpsters.

9) All utilities to be fed underground. No above ground utilities allowed South of Hidden Creek Apartments.

10) Revised detailed road plans are required.

11) No Condominiums will be allowed on the westside of 147th Street. Revised plans for the condominiums required. Plans to date have not shown what will actually be proposed. Building pads shown are for single-family residential detached homes.

12) Trail to extend all along Deer Creek to Wilbur Drive.

13) Detailed plans for the bridge features required. (extension of Wilbur Drive and Bike/pedestrian bridge.)

14) 5' concrete sidewalk required along both sides of 147th Street. Revised site plans required.

15) Dedication/permanent easement of Deer Creek Drainage area required.

Seconded by Alderman Kaminski. Motion carried unanimously.

9. (4) CU-7-99 City of New Berlin – Utility Department - 21021 Sunny Crest Drive – Proposal to fill portion of site to above the 100 year flood elevation.

Motion by Alderman Kaminski to recommend to Council approval of the request by City of New Berlin Utility Department for installation of a below ground sewage lift station, wet well structures, above ground power module, and to fill a portion of the site to above the 100 year flood elevation at 21021 Sunny Crest Drive subject to:

1) Secure all applicable permits from Building Inspection.

2) Fire extinguishers are required.

Exterior finish of utility structure should be of aggregate material, and the exterior color scheme shall be tan with brown trim.

A detailed final landscape plan is required, which needs to specify species that will be planted; existing trees shall be preserved to the extent possible.

5) Grading of the site above the 100-year floodplain shall be to engineering approved plans.

Seconded by Mr. Barnes. Motion carried unanimously.

10. (2) CU-8-99 Milwaukee Tool & Machine Co. – 17145 Victor Rd. – 6,000 Sq. Ft. Addition to Existing 16,320 Sq. Ft. Building. – Proposal to fill portion of site to above the 100 year flood elevation. (Tabled 5/3/99)

Motion by Mr. Chase to recommend to Council approval of the request by Milwaukee Tool & Machine Co. to fill a portion of the site to above the 100 year flood elevation at 17145 Victor Road subject to:

1) Approval of the revised drainage and grading plan that submitted on 4/7/99 by the Engineering Department prior to Building Permit being issued.

2) Due to the extent of the proposed development, a detention pond is 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) 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 plan. Enclosure must match exterior of building (brick with cedar gates), and must be built to accommodate both solid as well as recyclable waste dumpsters.

8) Remove enough dirt to satisfy Engineering Department.

Seconded by Alderman Kaminski. Motion carried unanimously.

11. (2) CU-10-98 Applewood Senior Homes Addition – 2900 S. Moorland Road –Request for Plan Commission to recommend to Common Council to rezone from R-5 to I-1/ PUD.

Motion by Mr. Barnes to recommend to Council approval of the request by Applewood Senior Homes Addition to rezone the property located at 2900 S. Moorland Road from R-5 to I-1 PUD subject to:

1) Second building could not be built under the existing Zoning Code R-4.5 Medium-Density Single Family Residential District. There is no provision for a second residence. §17.1304 (4) specifically limits residential parcels to one (1) principle residence.

2) An institutional District (I-1) is required because it is the closest to what a revision in the code during the GDMP process will probably allow for this type of institutional use. Other districts allowed by 17.1304 (4), such as Rm-1, B-1, O-1, O-2, M-1, and M-2 would not be appropriate because of the institutional nature of the facility.

3) A PUD is required because §17.1304 (I-1 institutional District) has a 50' minimum setback from any lot line or structure and was design for large (National Regency) type structures. The current (I-1) Institutional district does not accommodate a home like atmosphere.

Seconded by Alderman Kaminski. Motion carried unanimously.

NEW BUSINESS

12. (6) R-2-99 Woodridge Community Church – 13800 W. Howard – Rezone from R-4.5 to I-1.

Bruce McCallum from Woodridge Community Church made a short presentation outlining the project and introduced several key people responsible for the project.

Being that this project would create a significant change in the character of the neighborhood, concerned citizens indicated there were many questions that need to be answered. Mayor Gatzke asked that an informational meeting be noticed.

Motion by Alderman Kaminski to table the request by Woodridge Community Church to rezone the property at 13800 W. Howard from R-4.5 to I-1.

Seconded by Mr. Barnes. Motion carried unanimously.

13. (2) U-26-99 Payco American – 2520 S. 170 St. – Parking Lot Expansion

Motion by Mr. Chase to approve the request by Payco American for an additional 60 parking stalls and extend storm sewer located at 2520 S. 170th Street subject to:

1) Bando McGlocklin Small Business Lending Corp owns the property on which the parking lot is being built. Applicant does not own the property on which it is proposing a parking lot addition. Applicant is yet to produce any legal documentation or agreement that allows for such construction.

2) Overall parking configuration and design must meet the requirements as stipulated by § 17.0403 of the Zoning Ordinance in its' entirety. Please see that you obtain a copy of this section of the ordinance to enable you meet these requirements. These deficiencies include parking islands, setbacks, screening and ADA requirements.

3) Submittal of a detailed landscaping plan prepared by a professional landscape architect that meets the landscaping and screening requirements for Payco America and the proposed parking lot

4) Site and drainage plan must also show both properties and how the parking lot affects them. Parking stalls on both sides of the property line must meet the required setback, for a combined 10' between lots.

5) Parking lot must meet front yard setback requirement of 50' from 170th Street.

6) Applicant must satisfy all Engineering Department concerns as it relates to onsite drainage and detention.

Seconded by Mr. Barnes. Motion carried unanimously.

14. (4) U-27-99 Towne Corporate Park – Bldg. #2 – 5135 S. Emmer – 37,000 Sq. Ft. Multi-Tenant Industrial Building Including Space for Offices, Manufacturing/Warehouse.

Motion by Mr. Barnes to approve the request by Towne Corporate Park – Bldg. #2 for a 37,000 sq. ft. multi-tenant industrial building including space for offices, manufacturing/warehouse located at 5135 S. Emmer Drive subject to:

1) Applicant must address the following concerns raised by the Engineering Department prior to issuing of building permit:

a. There is no storm sewer laterals installed for this lot. Attempt to angle it storm sewer 15' across and use the stub behind catch basin for building #1 will have to be approved by Engineering Department.

b. Submittal of a detailed storm water drainage plan showing invert grades and sizing computations to the City of New Berlin Engineering Department. 12" sumps required at bottom of each inlet or manhole.

c. Connection of down spouts not shown on plans. If discharged on to the grass south of the building, it will be best for water quality purposes.

d. If retaining wall is to be utilized, it must be constructed of masonry material to match the building and must be approved by Engineering Department.

2) Approval of the submitted landscaping plan by the Planning Department.

3) Erosion control and stabilization plan and method including silt fence is required.

4) A maximum of 3:1 slopes allowed at South lot line and around knoll behind building. Any proposed slope that is steeper must be approved by Engineering Department and would require a retaining wall.

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

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

7) Future tenants will be reviewed on a case-by-case basis for adequacy of parking and may be denied for lack of parking.

8) 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 plan. Enclosure must match exterior of building (brick with cedar gates), and must be built to accommodate both solid as well as recyclable waste dumpsters.

9) Need to provide temporary access which will not conflict with construction of new road in public way.

Seconded by Alderman Kaminski. Motion carried unanimously.

15. (5) U-28-99 The Hair Solution – 3305 S. Sunnyslope – Hair Care Services, Hair Care Products, Make-Up Application, and Massage Therapy.

Motion by Alderman Kaminksi to deny without prejudice the request by The Hair Solution for hair care services, hair care products, make-up application, and message therapy located at 3305 S. Sunnyslope Road based on the following:

- 1) This proposal is contrary to the directive of the City of New Berlin Plan Commission as agreed upon on July 6, 1998. The plan calls for an overall development plan that takes into account the properties along National Avenue and Sunny Slope Road. This Plan Commission is waiting for revised plans.
- 2) Submittal of a revised site plan that addresses the following concerns raised by the Engineering Department. Need many more existing grades at city datum to identify low spots and overall drainage patterns. Everything drains along curb to undetermined future storm manhole. This traps water behind curb in the backyard, which is an existing problem. Storm sewer may need to be extended to the back.
- 3) Parking lot turning radii not good. Jog in aisle, "s" turn only 9' wide spacing, no way to turn out of West end spaces. Double row impractical.
- 4) Sunny Slope Road is currently under construction, including storm sewer. Storm sewer capacity barely adequate at present which makes it undesirable to drain another parking lot into it.
- 5) Erosion control plan required.
- 6) Waive fees for future development.

Seconded by Mr. Barnes. Motion carried unanimously.

16. (4) U-29-99 Dan & Terri Fitzpatrick – 18939 W. Linnie Lac Pl. – Two-Car Garage, 22' x 24', to be Built 5' from West Lot Line, Overhang 28' from Road Edge.

Motion by Alderman Kaminksi to approve the request by Dan & Terri Fitzpatrick for a two-car garage, 22' x 24', to be built 5' from West lot line, overhang 28' from road edge located at 18939 W. Linnie Lac Place subject to:

- 1) Garage fits into the fabric of the neighborhood.
- 2) Submitted survey did not show location of well or sewer laterals. This must be shown to determine if there will be any conflict. If building is approved, a wrecking permit will be required from the Building, Inspection and Zoning Department.
- 3) No finished slopes to exceed 4:1. A swale should be provided along the west lot line to provide positive drainage towards the old lake.
- 4) Setback letter to be on file.

Seconded by Mr. Barnes. Motion carried unanimously.

17. (4) U-30-99 Marcus Theater (Ridge Cinema) – 5200 S. Moorland – Four-Screen Expansion to North End of Ridge Cinema.

Motion by Mr. Barnes to approve the request by Marcus Theater (Ridge Cinema) for four screen expansion to North end of Ridge Cinema located at 5200 S. Moorland Road subject to:

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

2) The City of New Berlin Architectural Review Committee must approve building material and exterior architecture. Exterior finishes and colors of the addition shall be the same as the existing 16-screen building.

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

4) Parking spaces and aisles shall meet all Zoning Code and any ADA requirements.

5) Verification and appropriate modification of drainage pond is necessary prior to Building Permit being issued

Seconded by Alderman Kaminski. Motion carried unanimously.

18. (2) U-31-99 HNI Company, Inc. – 16805 W. Cleveland – Add 55 Additional Parking Stalls.

Motion by Alderman Kaminski to approve the request by HNI Company, Inc. to add 55 additional parking stalls at 16805 W. Cleveland Avenue subject to:

1) Submittal of a revised site plan that addresses the following concerns raised by the Engineering Department:

a. Proposed plan shows 2' – 2.5' fill to allow proposed parking lot to drain to Dakota Street instead of Cleveland. Although this is ok, Engineering Department would like to see the grades lowered about 1' – 1.5' along the West side of the lot.

b. Revised plans must show more existing and proposed grades including the existing tree line along the West lot line. This should also show the retaining walls and more grades within and around the existing parking lot, especially where accessing. Per city topo, it appears that parking lot should be further than 8' from West lot line to trees. A 3' high retaining wall may be necessary.

c. A detention pond will be required for this proposal. Proposed sheet flow for this parking lot may not be the best idea for directing water into the pond

2) Cadastral map shows the proposed parking lot to be on a separate lot than the principle building. Because both properties are owned by the same owner a combination of tax-keys would allow parking stall setback to be measured differently. If they chose to leave as separate properties, parking stalls will be required to be 5' from all interior lot lines.

3) Landscaping islands are required. Overall parking configuration and design must meet the requirements stipulated in § 17.0403 of the Zoning Ordinance in its' entirety. Please see that you obtain a copy of this section of the ordinance to enable you meet these requirements. These deficiencies include parking islands, screening and ADA requirements.

4) Per § 17.0403 (9) "all parking areas, except in agricultural districts, and single-family and two-family districts, adjoining a residential use or public right-of-way shall be screened from such use by an earth berm, a solid wall, fence, evergreen planting of equivalent density or other effective means.

5) Submittal of a detailed landscaping plan prepared by a professional landscape architect that will address effectively screen the parking lot and also address conditions #3 & 4.

Seconded by Mr. Barnes. Motion carried unanimously.

19. (4) U-32-99 Naturescape, 12601 W. Janesville Road – Additional building to accommodate growth.

Motion by Mr. Barnes to approve the request by Naturescape for an additional building to accommodate growth located at 12601 W. Janesville Road subject to:

1) The proposed building is only 35 feet from the Lowell Place right-of-way, and the plan shows that it is 59 feet, which is an inaccurate measure. The building must be situated 40 feet from Lowell Place to meet the 40 feet front yard setback required for a B-2 Zoning District.

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) An addition to the existing building might work better for future sewer plans. New 400 feet long lateral from Janesville Road is required.

5) Submittal of plans to show the number of proposed and existing parking spots or limits of existing pavement versus proposed.

6) Submittal of grading plans that shows existing contours and spot grades in pavement. The one that was submitted is not correct. Mixing of right-of-way lines with the edge of pavement lines.

7) 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.

8) 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 plan. Enclosure must match exterior of building (brick with cedar gates), and must be built to accommodate both solid as well as recyclable waste dumpsters.

9) Stormwater Management Plan approval by Engineering Department.

Seconded by Alderman Kaminski. Motion carried unanimously.

20. (7) S-146-96 Rustic Ridge – Coffee Rd. & Johnson Rd. – Redivision of Lot #4, Lot #2, and Lots #19 and #20 – Preliminary and Final Land Division.

Motion by Alderman Kaminski to table the request by Rustic Ridge for a preliminary and final land division for redivision of **Lot #2** for the following reasons:

1) CSM to follow chapter 236 standards, CSM must be tied to a section corner. Northing and easting of section corner to be properly labeled.

2) CSM to properly label redivision of Lot 2 to Parcel 1 and Parcel 2.

3) Common lotline between parcels 1 and 2 is 2.55' too long, lots don't lose along common boundary.

- 4) CSM to include detail of driveway areas along Rustic Ridge Drive.
- 5) Satisfaction of Engineering Department concerns about location of utility boxes and planned location of drives (and culverts) as they relate to the lotlines.
- 6) Curve table data has an error in curve no. 1 bearing.
- 7) Parcel 1 acreage label is in error. 1.71 AC not 1.71 S.F.
- 8) Remove incorrect zoning label (R-3).
- 9) All pages to be signed by Surveyor.
- 10) Outstanding punchlist items.

Seconded by Mr. Chase. Motion carried unanimously.

Motion by Alderman Kaminski to table the request by Rustic Ridge for a preliminary and final land division for redivision of **Lot #4** for the following reasons:

- 1) Submittal and approval of pond grading plan prior to CSM approval.
- 2) Owners to sign prior to City signing final CSM.
- 3) Error on line 6 of Wetland Preservation Restrictions.
- 4) All pages to be signed by Surveyor.
- 5) Outstanding punchlist item.

Seconded by Mr. Chase. Motion carried unanimously.

Motion by Alderman Kaminski to table the request by Rustic Ridge for a preliminary and final land division for redivision of **Lot #19 and 20** for the following reasons:

- 1) Survey of existing site conditions required. Include as-built swales, utility boxes, and culverts.
- 2) Swale to be centered on lotline. Satisfy engineering concerns about drainage.
- 3) Distance measurement from west of lot 19 to east of lot 20 is in error, show 389.79' should be 289.79'.
- 4) Need bearing and distance to match line, or information to be common along match line.
- 5) Each page of document to be signed by Surveyor.
- 6) Owners to sign prior to City signing final CSM.
- 7) Outstanding punchlist items.

Seconded by Mr. Chase. Motion carried unanimously.

21. (3) CU-6-99 Hansen Automotive – TYME Machine Drive-Up – 17200 W. Cleveland – TYME Machine Drive-Up.

Motion by Mr. Chase to recommend to Council approval of the request by Hansen Automotive for a TYME Machine Drive-Up located at 17200 W. Cleveland Avenue subject to:

- 1) Submittal of a revised site plan drawn to scale that addresses the overall parking and landscaping for the property.
- 2) Parking plan must meet all the requirements stipulated in § 17.0403 in its entirety. This should also include the overall traffic circulation pattern and turning radii for the users of the money machine.
- 3) Landscaping plan must show existing landscaping and proposed landscaping for the entire property. This is required to calculate open space requirement for this property. The Zoning Ordinance requires a 25% open space. Building and paved area must not exceed 75%.
- 4) Applicant must submit plans of operation for the gas station. Hours of operation and number of employees should reflect that of the entire facility including all weekdays and weekend hours.
- 5) Signage on the submitted plans does not meet the City of New Berlin Sign Code. The Planning Department prior to installation must approve signage on the Tyme machine.

Seconded by Mr. Barnes. Motion carried unanimously.

22. (7) SIGN - New Berlin Chiropractic – 15800 W. National – Pole Sign.

Motion by Mr. Barnes to table the request by New Berlin Chiropractic for a pole sign located at 15800 W. National Avenue for the following reasons:

- 1) Submittal of alternative monument sign plan that meets the National Avenue Corridor alternative transportation plan and The City Center Design Standards.
- 2) Wait to put up a sign until the sign standards are finalized for the National Avenue Corridor Alternative Transportation Plan and The City Center Design Standards.
- 3) The applicant is in the process of submitting revised monument sign plan. This is expected to meet the above requirements.

Seconded by Alderman Kaminski. Motion carried unanimously.

23. (3) SIGN – First Financial Planners – 16735 W. Greenfield Ave. – Sign Face Change.

The request by First Financial Planners for a sign face change located at 16735 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) The City of New Berlin Sign Code section 17.0812 (Existing Signs) states that, "Any legal nonconforming sign hereafter relocated, moved, damaged, reconstructed, extended, enlarged, changed (including changing the sign face), altered, or modified shall be made to comply with the provisions of this Ordinance. The sign should be removed and brought to conformity.
- 2) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.

3) The ground sign shall not exceed 32 square feet (4' x 8').

4) The height shall not exceed 14 feet.

5) Payment of \$206.00 for ground sign fee: (32 sq. ft x 2 sides x \$2 per Sq. ft. x \$2 per sq. penalty fee = \$256.00 - \$50 application fee = \$206.00)

6) The City of New Berlin Sign Code section 17.0803 (2) states that, "All overhanging sign parts and the sign base shall be located beyond the base setback line. Any sign constructed, erected or maintained within an existing or proposed street right-of-way shall be at the owner's risk and no damages will be awarded for the removal of said sign because of necessary public use or safety."

7) This sign must be moved outside of the Ultimate right-of-way of Greenfield Avenue when construction begins to widen the road.

8) Must meet all conditions of Use Approval as stipulated by Ro-23-99 prior to receiving Sign Permit or installation of the sign.

9) The City of New Berlin Sign Code section 17.0803 (1) states that, "no sign shall be constructed, erected or maintained anywhere in the City which shall be nearer to the traveled portion of a street or highway than the base setback line (ultimate right-of-way)." The current sign is located four feet within the ultimate right-of-way of Greenfield Avenue.

10) The City of New Berlin Sign Code section 17.0803 (4) states that, "No sign shall identify, or direct attention to a business, activity, or enterprise that is not located on the same premises as the sign. Off premise signs are prohibited in the City of New Berlin. This would include the ETS Elmbrook Tuition Solutions, Inc.: Quality College Financial Aid Help.

24. (2) SIGN – Landmark Credit Union – 2775 S. Moorland Rd. – Name Changes.

Motion by Mr. Chase to table the request by Landmark Credit Union for name changes at 2775 S. Moorland Road for the following reasons:

1) Submittal of alternative plans that show the existing Landmark Credit Union sign as a first sign. The second sign would use the top four strips of the sign for Security Insurance & Financial Services. Possibly the bottom strip could be electronic reader board or changeable copy for this business.

2) The City of New Berlin Sign code states that businesses may have two signs for their business. Landmark Credit Union could achieve this by submitting alternative plans that show the existing Landmark Credit Union sign (30 square feet) lowered by 2 feet to 14 feet high. A second (32 square feet or less) sign could be added to the pole for Security Insurance & Financial Services.

3) Landmark Credit Union until recently was a six tenant building. Currently, there are only two tenants in the building. Applicant should be brought to compliance with sign code as it relates to number of signs and size.

4) The "tyme" sign must be remove as there is no operational money machine at this location.

Seconded by Alderman Kaminski. Motion carried unanimously.

25. (4) U-33-99 Day Care Center – Towne Corporate Park – 5245 S. Emmer Dr. – Conceptual Review – Day Care Center.

Motion by Mr. Chase to approve the request by Town Corporate Park for conceptual review of a Day Care Center located at 5245 S. Emmer Drive subject to:

- 1) Permits are required from the Building, Inspections and Zoning.
- 2) Building to meet all applicable building and fire codes for use as a day care center. Requirements to include, but are not limited to; a fire hydrant within 150 of building riser, building to be fully sprinklered, and a alarm system is required.
- 3) The City of New Berlin Architectural Review Committee must approve building material and exterior architecture.
- 4) Building must be maintained per § 14.25 of the Non-residential Property Maintenance Code. No outside storage other than which is used for outdoor play area will be permitted on the property.
- 5) Parking spaces and aisles shall meet all Zoning Code and any ADA requirements.
- 6) Dumpster location to be shown on plans. 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 plan. Enclosure must match exterior of building, and must be built to accommodate both solid as well as recyclable waste dumpsters.
- 7) Sewer and water laterals to be run prior to paving of the road.
- 8) Western lotline has been drawn incorrectly, check original CSM for the area.
- 9) Site plan should include measures to protect children in play area from adjacent industrial uses.

Seconded by Mr. Barnes. Motion carried unanimously.

26. (4) U-34-99 Wisconsin Muffler, Inc. – 13320 W. College Ave. – Construct an 85' x 35' Masonry Storage Building.

Motion by Mr. Barnes to approve the request by Wisconsin Muffler, Inc. to construct an 85' x 35' masonry storage building located at 13320 W. College Avenue subject to:

- 1) Proposed retaining wall between principal building and storage building shown as 6"x6" pressure treated wood is not acceptable, it must be masonry to match the proposed storage building or engineered retaining wall block to match color of new storage building.
- 2) The requirements from previous project approved by the City of New Berlin Engineering Department are yet to be installed. The ditching, culvert and parking lot must be installed prior to issuance of an Occupancy Building Permit.
- 3) Stake-out survey and erosion control plans required for Building Permit.
- 4) The building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
- 5) Approval of the revised Landscaping Plan by the Planning Department prior to installation.

6) 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 plan. Enclosure must match exterior of building (brick with cedar gates), and must be built to accommodate both solid as well as recyclable waste dumpsters.

7) All driveway areas/parking areas to be asphalt. Curb/gutter required unless used for sheet drainage.

Seconded by Mr. Chase. Motion carried unanimously.

27. PG-741 Zoning Code Revision – Request for Plan Commission to recommend to Common Council to remove height restrictions for hotels in our Code along the Moorland Road corridor.

Motion by Alderman Kaminski to recommend to Council approval to remove height restrictions in our Code for hotels along the Moorland Road corridor, et al. to: that which is determined to be capable of service by all City of New Berlin services and private utilities.

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

STAFF APPROVED

28. (2) SIGN – PD Technician Services – 16333 W. Rogers Dr. – Ground Sign Change.

The request by PD Technician Services for a ground sign change located at 16333 W. Rogers Drive has been reviewed and Conditionally Staff Approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.
- 2) The double-faced ground sign addition shall not exceed 16.6 square feet (93' 3/4" ' x 24").
- 3) Payment of \$12.40 for wall sign fee: (15.6 sq. ft x \$2 per Sq. ft. x 2 sides =\$62.40- \$50 application fee = \$12.40.)
- 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) The sign must be located outside of the Ultimate right-of-way of Rogers Drive.
- 6) Electrical Permit is required from the Building Inspection and Zoning Department.
- 7) The Process Display wall sign must come down upon erection of the new P D Technician Services ground sign addition.
- 8) This is the second and final sign allowed by the City of New Berlin Sign Code for this business.

29. (3) SIGN – Hansen Automotive – TYME Machine Drive-Up – 17200 W. Cleveland – Sign placed on TYME Machine.

The request by Hansen Automotive for a sign placed on Tyme machine Drive Up located at 17200 W. Cleveland 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 32 square feet (4' x 8').
- 3) Payment of \$14.00 for wall sign fee: (32 sq. ft x \$2 per Sq. ft. \$64.00- \$50 application fee = \$14.00.)
- 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) The ground sign must be located outside of the vision triangle of the entry way to the apartments and National Avenue.
- 6) The sign must be located outside of the Ultimate right-of-way of National Avenue.
- 7) Per City Center design and guideline, a six-foot wide concrete sidewalk/sidepath is required along National Avenue. Path must be one foot from the ultimate right-of-way of National Avenue.
- 8) All masonry work on the sign must match the apartment buildings.
- 9) Electrical Permit is required from the Building Inspection and Zoning Department.
- 10) Address plaque is required on monument base.
- 11) The temporary sign must come down upon erection of the permanent monument sign.

30. (4) SIGN – Wisconsin Muffler – 13330 College Ave. – Wall Sign

The request by Wisconsin Muffler for a wall sign located at 13330 College 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 wall sign shall not exceed a total of 74 square feet.

Logo: 6' x 3' = 18 square feet
Wisconsin: 17' 6" x 1' 9" = 30.6 square feet
Muffler: 14' 6" x 1' 9" = 24.5 square feet
- 3) Payment of \$98.00 for wall sign fee: (74 sq. ft x \$2 per Sq. ft. = \$148.00- \$50 application fee = \$98.00.)
- 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) The temporary ground sign on College Avenue must come down upon erection of the permanent sign.

- 6) Sign shall be turned off outside of normal business hours.
- 7) Electrical permit required from the Building Inspection and Zoning Department.
- 8) Condition number 3 of the Use Approval states that "all junk and trash located on the site to be removed and properly landscaped." Please see that this property is clear of all junk and trash.
- 9) Condition number 4 of the Use Approval states that, "revised landscaping plan required, plan should show all trees and shrub locations, as well as their species and size. Landscape Plan to include entire lot. Plan to be completed by a registered Landscape Architect." Please submit this plan to the Planning Department by May 25, 1999.
- 10) Condition number 5 of the Use Approval states that, "Dumpster enclosure to be made of masonry, and /or maintenance free wood. Chain link fence with slats not allowed for screening purposes."
- 11) All driveway areas/parking areas to be asphalt and striped. This was part of condition number 6 of the Use Approval.
- 12) Section 17.0806 (1) states that, " wall signs or building signs placed against the exterior walls of buildings shall not extend more than 12 inches outside of a buildings wall surface, shall not exceed (1) square foot in area for every one (1) linear foot of building face on which it is mounted and shall not exceed the height or project above the building."

31. (2) SIGN – Central States Caster – 2415 S. 170 St. – 4' x 8' Wall Sign

The request by Central States Caster for a 4' x 8' wall sign located at 2415 S. 170 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) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.
- 2) The wall sign shall not exceed 32 square feet (4' x 8').
- 3) Payment of \$78.00 for wall sign fee: (32 sq. ft. x \$2 per Sq. ft. x \$2 per Sq. ft. Penalty fee = \$128.00- \$50 application fee = \$78.00.)
- 4) Double fees have been added on to the cost of the sign permit because it was erected before it received Plan Commission Approval.
- 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."

32. (4) SIGN – Dom & Phil DeMarinis Express – 19400 W. College Ave. – 2' x 8' Insert.

The request by Dom & Phil DeMarinis Express for a 2' x 8' insert located at 19400 W. College 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 addition to the ground sign shall not exceed 16 square feet (2' x 8').

3) Payment of \$14.00 for ground sign fee: (16 Sq. ft. x 2 sides x \$2 per Sq. ft. = \$64.00- \$50 application fee = \$14.00.)

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) The Tow Recovery Service Sign must come down. The Pepsi sale sign must come down as well.

33. (4) SIGN – Citizen's Bank of Mukwonago @ New Berlin – 5450 S. Moorland – Site Sign

The request by Citizen's Bank of Mukwonago @New Berlin for a site sign located at 5450 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) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.

2) The addition to the ground sign shall not exceed 16 square feet (2' x 8').

3) Payment of \$14.00 for ground sign fee: (16 Sq. ft. x 2 sides x \$2 per Sq. ft. = \$64.00- \$50 application fee = \$14.00.)

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) The Tow Recovery Service Sign must come down. The Pepsi sale sign must come down as well.

34. (1) SIGN – Flat Rate – 12900 W. National – 4' x 8' Monument Sign

The request by Flat Rate for a 4' x 8' monument sign located at 12900 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) Removal of the pole sign and all existing signs without permits on property.

3) The monument sign shall not exceed 32 square feet (4' x 8').

4) Payment of \$78.00 for monument sign fee: (32 sq. ft. x 2 sides x \$2 per Sq. ft. = \$128.00- \$50 application fee = \$78.00.)

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) Submittal of a detailed Landscaping Plan drawn to scale to the Planning Department by May 28, 1999.

7) Per the new City Center design and guideline, a six-foot wide concrete sidewalk/ sidepath is required along National Avenue. Path must be one foot from the ultimate right-of-way of National Avenue.

8) Sign should be located outside of the ultimate right of way of National Avenue..

9) Electrical Permit is required from The Building Inspection and Zoning Department.

10) The fence along the property line must be straightened or replaced in accordance with City of New Berlin Municipal Ordinance Section 17.0503 (3). This is condition number nine of your Use Approval.

11) Address Plaque required on monument base.

35. (4) SIGN – USAV Communication Group – 5485 S. Westridge Dr. – Monument Sign

The request by USAV Communication Group for a monument sign located at 5485 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 ground sign shall not exceed 32 square feet (4' x 8').

3) Payment of \$78.00 for wall sign fee: (32 sq. ft x 2 sides x \$2 per Sq. ft. = \$128.00- \$50 application fee = \$78.00.)

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) The temporary ground sign on Westridge Drive must come down upon erection of the permanent sign.

6) Obtain approval of Wispark Corporation.

7) Sign shall not interfere with the vision of patrons entering and exiting lot. Sign shall be outside the Ultimate Right of Way of Westridge Drive.

8) Sign shall be turned off outside of normal business hours.

9) Electrical permit required from building inspector.

36. (2) SIGN – Danco Shop & Run – 13996 National Avenue – Overall Signage – One Sinclair monument sign (3 sided, illuminated), one changeable copy board (2 sided), one wall sign.

The request by Danco Shop & Run for one Sinclair monument sign (3 sided, illuminated), one changeable copy board (2 sided), and one wall sign located at 13996 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 three faced monument sign shall not exceed 20 square feet per face.

3) Payment of \$163.00 outstanding fee for overall signage at this property as calculated below:

4) Three Sided Monument Sign: 20 sq. ft x 3 sides x \$2 per Sq. ft. = \$120.00- \$50 application fee = \$70.00.)

5) Changeable Copy Gas Price Board: 13.33 sq. ft. x 2 sides x \$ 2 per Sq. ft. = \$53.28

6) Wall Sign: 20 sq. ft. x \$2 per sq. ft. = \$40.00

7) Address Plate shall be included on all three faces of the "Sinclair" sign.

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."

9) Sign shall not interfere with the vision of patrons entering and exiting lot. Sign shall be located outside the Ultimate Right of Way of National Avenue.

10) Sign shall be turned off outside of normal business hours.

11) Electrical permit required from building inspector.

12) A color rendering and plans of the wall sign must be submitted to the Planning Department before it is erected.

ZONING PERMITS

37. (1) RO-15-99 Salon Dior Nail & Hair Source – 14023 W. Greenfield Ave. – Full Service Salon – Hair, Nails, massage, Retail.

The request by Salon Dior Nail & Hair Source for a full service salon-hair, nails, message, retail located at 14023 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) 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.

38. (2) RO-16-99 Fritz The Plumber – 2400 S. Commerce – Convert Warehouse/Storage Space to Office Space.

The request by Fritz The Plumber to convert warehouse/storage space to office space located at 2400 S. Commerce 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 Inspections are required for internal modifications. Building Permit required for dismissal of wall.
- 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.
- 5) Submittal of an overall landscaping plan should be submitted to the Planning Department by April 30, 1999.

39. (2) RO-17-99 The Falk Corporation – Renew – 1903-5 S. Moorland – Revise Office Layout to Suit Customer Service.

The request by The Falk Corporation to revise office layout to suit customer service located at 1903-5 S. Moorland Road has been reviewed and Conditionally Staff Approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) The building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
- 2) Building must meet all applicable Building Inspection and fire codes. Fire Extinguishers are required.
- 3) Permits from Building Inspection and Zoning required for internal modifications or demolition work.
- 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) Submittal of alternation plans that are stamped by a registered professional architect.
- 7) Reseal and re-stripe parking area in the front by June 18, 1999. Parking area must include two handicapped parking places. Remove or repair existing cement blocks located near the parking stalls along the side of the building.

40. (1) RO-18-99 R/C Graphics LLC – 14025 W. Greenfield – Small Printing and Graphics Company

The request by R/C Graphics LLC for a small printing and graphics company located at 14025 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) 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 or demolition work.
- 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.

41. (4) RO-19-99 Dom & Phil DeMarinis Express – 19400 W. College Ave. – Carry-Out and Delivery of Pizza, Pasta, and Sandwiches.

The request by Dom & Phil DeMarinis Express for a carry-out and delivery of pizza, pasta, and sandwiches located at 19400 W. College Ave. 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 or demolition work.

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) All signs that do not have permits must be removed prior to occupancy. No signs shall be erected without permit from the Planning Department. This includes the Tow Recovery Service Sign and the Pepsi sale.

42. (2) RO-20-99 Wheel Country, Inc. – 16150 W. Lincoln Ave. – Warehouse Space for the Operation of Wholesale Sales and Distribution of Automotive Wheels Business.

1) This building has recently become a multi-tenant building but has not received a Use Approval for this change in use. Several occupants are already in the building without proper permits. A Use Approval must be submitted to change the status of this building from Single to Multi-tenant Use. Each individual tenant must apply to the Planning Department for a Reoccupancy Permit.

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.

4) No outside storage shall be permitted on the lot.

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

6) All dumpsters and recyclable waste dumpsters outside their enclosure must be laced 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.

43. (2) RO-21-99 Exec PC – 2050 S. Calhoun – Internet Service Provider

The request by Exec PC for an internet service provider located at 2050 S. Calhoun Road has been reviewed and Conditionally Staff Approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) 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 or demolition work.
- 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) Parking lot shall be re-stripped by May 27, 1999.

44. (3) RO-23-99 First Financial Planners – 16735 Greenfield Ave. – Financial Planning Services.

The request by First Financial Planners for financial planning services located at 16735 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) 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 or demolition work.
- 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) As part of the Greenfield Avenue reconstruction the unlimited driveway access will be replaced with a single driveway access which is shared with the business to the East. You will need to submit a plan for the revised front parking area to the Planning Department by May 27, 1999.

45. (2) RO-24-99 Premier Products Inc. – 2604-2606 S. 162 Street – Wholesale distributor of food service equipment.

The request by Premier Products Inc. for wholesale distributor of food service equipment located at 2604-2606 S. 162nd 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 Inspection and fire codes. Fire Extinguishers are required.
- 3) Permits from Building Inspection and Zoning required for internal modifications or demolition work.
- 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) An updated landscaping plan should be submitted by June 25, 1999.

7) Dumpster area must be cleaned up and flats in rear of the building must be removed immediately.

COMMUNICATIONS

46. Communication To: Plan Commission

Communication From: Nikki Jones, Planning Technician

RE: Advertising Signs on Baseball Field Fence at New Berlin West High School CU-12-90.

Motion by Mr. Barnes to adopt the City's sign policies in relation to signs placed on all public property sports facilities in New Berlin.

Seconded by Alderman Kaminski. Motion carried unanimously.

47. Communication To: Plan Commission

Communication From: Dennis M. Eichers & Family

RE: Woodridge Community Church (R-2-99)

Plan Commission acknowledged receipt of communication.

48. Communication To: Plan Commission

Communication From: Steven K. Hoese, Director of Planning

RE: Snap-On Incorporated, 2300 Commercial Drive, New Berlin

Plan Commission acknowledged receipt of communication.

49. Communication To: Plan Commission

Communication From: Steven K. Hoese, Director of Planning

RE: Public Service Commission of Wisconsin

Plan Commission acknowledged receipt of communication.

50. Communication To: Plan Commission

Communication From: Steven K. Hoese, Director of Planning

RE: Amendment to the SEWRPC plan for the New Berlin Sewer Service Area

Plan Commission acknowledged receipt of communication.

51. Communication To: Plan Commission

Communication From: Steven K. Hoese, Director of Planning

RE: "Expansion of Nonconforming Use Allows Municipality to Terminate the Entire Nonconforming Use", the Municipality, May 1999.

Plan Commission acknowledged receipt of communication.

52. Communication To: Plan Commission

Communication From: Nikki Jones, Planning Technician

RE: Hempe Manufacturing request for a Use Approval for a Tool Sale at 2750 S. 163rd Street, U-39-93

It was the consensus of the Plan Commission that a tool sale at this location would be allowable.

53. Communication To: Plan Commission

Communication From: Robert Sigrist, Director of Buildings, Inspections & Zoning.

RE: Possible Zoning Violation, 14050 W. Crimson Lane

Motion by Mr. Chase to treat trampolines as any other entertainment equipment (swingsets, etc.) in relation to our Zoning Code, Section 17.0503 .

Seconded by Alderman Kaminski. Motion carried unanimously.

Motion by Alderman Kaminski to adjourn the Plan Commission meeting at 10:00 P.M. Seconded by Mr. Chase. Motion carried unanimously.