

NEW BERLIN PLAN COMMISSION

November 8, 1999

Minutes

The Plan Commission meeting of November 8, 1999 was called to order by Mr. Christel at 7:06 P.M.

In attendance were Mr. Chase, Mr. Barnes, Mr. Christel, Alderman Kaminski. Also present were Steven K. Hoese, Director of Community Development, Mark C. Lake, Assistant Director of Community Development, Olofu Agbaji, Planning Administrator, and Nikki Jones, Planning Tech. Mr. Felda, Mr. O'Neil, Mayor Gatzke were excused.

Motion by Barnes to approve the Plan Commission Minutes of October 4, 1999. Seconded by Mr. Chase. Motion carried unanimously.

Plan Commission Secretary's Report – Calendar for 2000, End of Year Pending List Clean Up.

Mr. Hoese said that the November 15th Plan Commission meeting will be a work session dealing with policies and procedures related to development standards and suggestions for the starting time is welcomed. This will be an opportunity for the Plan Commissioners to provide your concerns for development review and development process.

Mr. Hoese brought the State law change to the Plan Commissioners attention. This is the land use plan that we have discussed in the past and the exact legislation will be attached as a communication at our next meeting. We will be getting into specific issues as they affect us.

Mr. Hoese asked the Plan Commissioners to review the calendar for 2000 and report dates with known conflicts so we can better plan our meeting dates.

Mr. Lake said that over the next several weeks notices are going to be sent to the applicants on the pending section of the agenda indicating 60 days to respond or item will be dropped from the agenda.

CONTINUED ITEMS

5. (6) S-149-97 – Hidden Creek - 12501 W. Howard – Revised preliminary plat.(Deferred 9/13/99)(Tabled 10/4/99)

Motion by Barnes to remove item from table. Seconded by Alderman Kaminski. Motion carried unanimously.

Motion by Mr. Chase to recommend to Council approval of the Hidden Creek preliminary plat for an 18-lot single family subdivision located at 12501 W. Howard subject to:

1) Satisfy detailed Engineering Department concerns as they relate to the grading onsite. Detailed plans and calculations for all detention or retention areas required. Typical lot grading plan required for Final Subdivision approval, especially the end of Court B on the corner of 124th and Howard which may influence lot layout and basin.

2) Tree Preservation Easement required on all but the front 110' of lots 12-18. A 25' Tree Preservation Easement required along the southern lotline of lot 18. Tree Preservation Easement Restrictions similar to

Wetland Preservation Restrictions to be created and placed on the face of the plat prior to Final Subdivision approval.

3) More detailed Conservancy Area Restrictions required. Restrictions as listed in report by Mr. Gary S. Casper required to be placed on the face of the plat prior to Final Plat approval. The Butler's Garder Snake Document prepared by Mr. Gary S. Casper is to be attached to each deed in proposed subdivision. Conservancy area to include all delineated wetlands.

4) Conservancy area to be created as an outlet to the subdivision. There shall be 18 equal and undividable shares assigned to the lots within the development.

5) New homes on lots 12-18 will be deed restricted to front entry only, and driveways are to be preplanned and oriented to the high side of the building envelope.

6) Subdivision to be fully improved and accepted by the City of New Berlin prior to acceptance of Final Subdivision application.

7) A common fence (i.e. Split-rail type) and/or landscaping treatment required along Howard Avenue and 124th Street. Treatment(s) to be installed prior to the city signing the final Plat.

8) Subdivision Monument sign to be included in fencing/landscaping plan and constructed prior to city signing the final plat.

9) Developer's agreement for the construction of the improvements required prior to any construction being commenced or permits being issued.

10) Construction/grading of any of the wooded lots would be limited to the building envelope only. Building envelopes be staked out at the time of the building permit application and delineated and protected by a fence.

11) Adherence to 17.1308(10) Woodland Preservation required. Revised detailed tree replacement plan required. Plan to include No. 7 above.

12) Water main loop in 124th Street required. Connection from water main at Howard Avenue to W. Weatherstone Blvd. within 124th Street required.

13) Due to the topographic relief of most of the lots, exposed basements will be required. Lot owners to be informed (deed restrictions) that slopes need to be preserved. Utility laterals are to be preplanned and developer will be required to have common utility corridors. Retaining walls to be shown on the typical lot grading plan, detailed plans to be submitted with the building permits.

14) Length, bearing and tie to all easements required on final plat.

15) All utilities to be front loaded and constructed within a given lots driveway corridor.

16) Acceleration and deceleration lanes required on Howard Av.

17) Payment of \$1000.00/lot in Public Site, Open Space and Trail Fees to be paid before City will sign the final plat.

Seconded by Alderman Kaminski. Motion carried unanimously.

6. (7) S-146-96 Rustic Ridge – Coffee Rd. & Johnson Rd. – Redivision of Lot #1 - 4, Lot #1 & #2, and Lot #19 & #20 – Preliminary and Final Land Division. (Tabled 6/7/99) (Tabled 10/4/99)

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

Motion by Mr. Chase to recommend to Council approval of the preliminary and final redivision of lot 19 and 20 in Rustic Ridge Subdivision located at Coffee Road and Johnson Road subject to:

1) Owners to sign prior to City signing final CSM.

Seconded by Mr. Barnes. Motion carried unanimously.

Motion by Mr. Barnes to recommend to Council approval of the preliminary and final redivision of lot 1 and 2 in Rustic Ridge Subdivision located at Coffee Road and Rustic Ridge Road subject to:

1) Errors in the Surveyors Certificate to be corrected before the City will sign the final CSM. CSM does not close. Lot dimensions not consistent with Subdivision Plat.

2) Proposed driveway on Parcel 1 has only 12' available due to the erroneous location of the utilities. Utilities to be relocated to lotline which is approximately 20' east, or they need to be relocated a minimum of 10' west to allow for proper placement of driveway.

3) Owners to sign prior to the city signing the final CSM.

4) Payment of \$1,000 in Public Site, Open Space and Trail Fees required prior to the City signing the Final CSM.

Seconded by Alderman Kaminski.

Amendment to Condition #2 by Mr. Chase to say that there be a common access between both lots to be located on Lot #2. Access easement needs to be labeled on the face of the plat.

Amendment seconded by Alderman Kaminski. Amendment carried unanimously.

Motion as amended carried unanimously.

Motion by Alderman Kaminski to recommend to Council approval of the preliminary and final redivision of lot 1 - 4 in Rustic Ridge Subdivision located at Coffee Road and Johnson Road subject to:

1) Drainage easement and wetland need to accurately reflect the as-built condition.

2) WDNR , Army Corp, and City Engineer approval of wetland mitigation required or restore damage prior to City signing the final CSM.

3) Owners to sign prior to the City signing the final CSM.

Seconded by Mr. Chase. Motion carried unanimously.

7. (1) R-12-98 D.C. Investments – 13050 W. Cleveland Ave. – Rezone from R-5 to RM-1 (No action 12/7/98)

No action.

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

No action.

9. (7) RO-56-99 Pro-Tech Mechanical – 16800 W. National – Heating Shop. (Tabled 10/4/99)

Motion by Mr. Chase to remove this item from the table. Seconded by Alderman Kaminski. Motion carried unanimously.

Motion by Mr. Barnes to approve the request by Pro-Tech Mechanical for a heating shop located at 16800 W. National Avenue subject to:

1) Applicant may park one truck at this site. Wheel Chair Services may park one truck at this site. The City of New Berlin Zoning Code for a B-2 Zoning (General Retail Sales and Services District) requires that, "all storage and parking of vehicles and equipment, other than required customer and employee off-street parking, shall be inside except the outside parking of two vehicles in accordance with the type and size limitations of Section 17.0407 of the Zoning Ordinance."

2) Submittal of and approval of a parking plan and landscaping plan by November 26, 1999, which shows adequate parking and landscaping for this site. The plans must meet the new National Avenue Corridor Alternative Transportation design and guidelines as it relates to sidewalk/ sidepath construction and lighting, street trees and lighting, parking lot lighting, signage and overall street edge treatments.

3) The signage at this site must be updated to meet City of New Berlin Sign Code and National Avenue Corridor Alternative Transportation design and guidelines. Monument signs must have a monument base and the sign shall meet the height and size requirement, including an address plaque. A separate application is required from the Planning Department to obtain a Sign Permit prior to installation of any sign at this site.

4) No outside storage of dumpsters on this site. Dumpsters shall be stored within the garage area.

Seconded by Mr. Chase. Motion carried unanimously.

NEW BUSINESS

10. Commercial Center Resolution.

Motion by Alderman Kaminski to adopt the Commercial Center Land Use Plan and Commercial Center design standards & guidelines as an amendment and revision to the Land Use and Urban Design Plan for the City of New Berlin: 2010 (Master Plan).

Seconded by Mr. Chase. Motion carried unanimously.

11. Bike and Pedestrian Facility Plan Resolution.

Motion by Mr. Barnes to adopt the New Berlin Bicycle and Pedestrian Facility Plan as an amendment and revision to the Land Use and Urban Design Plan for the City of New Berlin: 2010 (Master Plan).

Seconded by Mr. Chase. Motion carried unanimously.

12. (4) SIGN – Trees On the Move – 5611 S. Calhoun Rd. – 7' x 20' Air Blimp.

Motion by Mr. Chase to deny the request by Trees On the Move for a 7' x 20' Air Blimp located at 5611 S. Calhoun Road based on the following:

1) The Planning Department has approved one sign for this site. One double face, V-shaped, ground sign at the entrance to the site. This property is zoned A-2 (Agricultural). The City of New Berlin Sign Code Section 17.0805 (3) states that, "Farm or Rural estate land may have one sign identifying the farm or estate property on parcels not less than five (5) acres in area may be permitted. The sign shall not exceed 20 square feet in area."

2) Signs in the City of New Berlin are for locational and directional purposes only and not for advertisement of a business.

Seconded by Alderman Kaminski. Motion carried unanimously.

13. (2) LD-9-99 Clarence Schindler – 2305 S. Brookland Rd. – Ne ¼ Sec. 11 – Preliminary Two-Lot Land Division.

Motion by Mr. Barnes to recommend to Council approval of the request by Clarence Schindler for a preliminary two lot land division located at 2305 S. Brookland Road subject to:

1) Drainage swale required along eastern property line of new parcel, location to be determined by City Engineer prior to building permit being issued.

2) Payment of \$1000.00/new lot in Public Site, Open Space and Trail fees required before the City will sign the Final CSM.

3) Lots be equally divided.

Seconded by Alderman Kaminski.

Discussion on if dividing the lots equally into 19,800 sq. ft. substantially conforms to the intent of Chapter 18 of the Zoning Code.

Motion by Alderman Kaminski to defer the request by Clarence Schindler for a preliminary two lot land division located at 2305 S. Brookland Road for the following reasons:

1) Drainage swale required along eastern property line of new parcel, location to be determined by City Engineer prior to building permit being issued.

2) Payment of \$1000.00/new lot in Public Site, Open Space and Trail fees required before the City will sign the Final CSM.

3) City Engineer to investigate the implications of dividing the lots equally.

4) Review of Chapter 18.

Seconded by Alderman Kaminski. Motion carried unanimously.

14. (4) U-65-99 Green Acres Nursery – 20205 Lawnsdale Road – Sell Christmas Trees

Motion by Mr. Chase to approve the request by Green Acres Nursery to sell Christmas trees at 20205 Lawnsdale Road subject to:

- 1) Submittal of a detail site plan that shows parking layout in relation to the proposed agricultural building. The site/ parking plan must address the location of the trailer, portable toilets and the number of available parking spaces for customers. A minimum of 10 parking stalls (9' x 19') is required for customers.
- 2) Approval of the temporary trailer will be for this season only. Temporary trailer must be removed upon completion of or occupancy of the new agricultural pole building. No customers are allowed inside the trailer.
- 3) Only the cutting of trees is allowed within the conservancy area.
- 4) Business may operate for only 30 days in one calendar year. Hours of operation are 8 AM to 4:30 PM, 7 days a week.

Seconded by Mr. Barnes. Motion carried unanimously.

15. (3) U-66-99 O.H.M. Properties, LLC – 1410 S. Calhoun Rd. – Revised Parking Plan.

Motion by Mr. Barnes to approve the request by O.H.M. Properties for a revised parking plan located at 1410 S. Calhoun Road subject to:

- 1) Submittal of a detailed grading plan that shows existing grades and proposed grades to enable the Engineering Department calculate the feasibility of the buried pipe draining the lower area. The areas of significant importance include the drainage ditch along the East and South lot lines.
- 2) Submittal of plans that show storm water computations and the sizing for the storm sewer. This must take the reconstruction of Greenfield Avenue into account.
- 3) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code. The City of New Berlin Architectural Review Committee must approve building exterior architecture prior to renovation.
- 4) The proposed sign requires a separate application and the issuance of Sign Permit from the Planning Department prior to installation. The current location is not ideal. Sign must be relocated northwards.
- 5) Paving and asphalt must be a minimum of 5' from the interior lot line.
- 6) Official letter of agreement for use of easement.
- 7) Official letter of agreement for use of Right-of-Way for landscaping. Setback letter required for improvements in front setback.

Seconded by Alderman Kaminski. Motion carried unanimously.

16. (4) LD-8-98 Towne Corporate Park – Emmer Drive – Preliminary and Final Two-Lot Land Division.

Motion by Mr. Chase to recommend to Council approval of the preliminary and final two lot land division located on Emmer Drive subject to:

1) Payment of \$2,560 in Public Site, Open Space and Trail Fees to be paid before City will sign the final CSM.

2) All required impact fees for sewer and water are to be paid prior to issuance of building permits.

3) DOT approval to be placed on the face of the CSM.

4) Owners must sign prior to City signing the Final CSM.

Seconded by Mr. Barnes. Motion carried unanimously.

17. (2) U-67-99 S W Computing, Ltd. – 14905 W. San Mateo Dr. – Home Occupation – Computer Consulting/Programming.

Motion by Mr. Barnes to approve the request by S W Computing, Ltd. for a computer consulting/programming home occupation located at 14905 W. San Mateo Drive subject to:

1) Home Occupation shall be conducted in accordance with Section 17.0503 of the City of New Berlin Zoning Ordinance in its entirety.

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

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

4) The Building Inspection and Zoning Department require an occupancy permit.

5) No outside storage is allowed for this business.

6) Deliveries shall be made from accredited carrier services.

Seconded by Mr. Chase. Motion carried unanimously.

18. (3) U-68-99 New Berlin Self Storage – 17505 Liberty Ln. – Office for Business Owner.

Motion by Mr. Barnes to deny the request by New Berlin Self Storage for an office for business owner located at 17505 Liberty Land based on the following:

1) The proposed use of the self storage facility for office space is not compatible with the approved principal use of mini-warehouses and self-storage facility. This is not a small business incubator site.

2) Applicant will also be permitting unauthorized individuals; in this case his employees access onto a site that is designated for clients who lease storage space only.

3) The proposed office space does not have toilet facility and other amenities.

Seconded by Mr. Chase. Motion carried unanimously.

19. (3) R-6-99 Bethel Assembly of God – 17770 W. Cleveland Ave. – Rezone from A-2 to I-1 Institutional.

Motion by Alderman Kaminski to recommend to Council approval of the request by Bethel Assembly of God to rezone the property located at 17770 W. Cleveland Avenue from A-2 to Institutional subject to:

- 1) Site and Architecture to be thoroughly reviewed during the use, site and architectural review process.
- 2) County Access Permit required for access to Cleveland Avenue.
- 3) Adherence to 17.1308 (10) Woodland Preservation restrictions required.
- 4) Floodplain and Wetland delineation is required and must be field verified by the Wisconsin DNR and Corps of Engineers.
- 5) Building must meet all applicable State and local building and fire codes.
- 6) 25% openspace required within development.
- 7) Detailed traffic study for the potential impact to Cleveland Avenue required.
- 8) Submission of percolation tests done for two sites suitable for a conventional septic system of a single mound system or other state approved sanitary system.
- 9) Acceptance of offer by applicant of payment in lieu of taxes to address services to the site.

Seconded by Mr. Chase. Motion carried unanimously.

19. (2) U-69-99 Gleichman Sumner Co. – 16150 W. Lincoln Ave. – Add Two Loading Docks, Relocate and Widen Existing Access Drive, and Relocate Service Doors.

Motion by Mr. Chase to deny with prejudice the request by Gleichman Sumner Co. to add two loading docks, relocate and widen existing access drive and relocate service doors located at 16150 W. Lincoln Avenue based on the following:

- 1) The proposed building has no brick or decorative facades and needs exterior architectural enhancements. According to Section 17.1305 (7) of the City of New Berlin Zoning Ordinance, "In the M-1, M-2 and I-1 districts, all building exterior facing a street shall be brick, decorative masonry, glass panel, or other appropriate finished facade as may be approved the Plan Commission. Such brick, masonry, glass or other decorative facing shall extend for a distance of twenty (20) feet along the sides of the structure".
- 2) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
- 3) This building has an existing overhead door along 162nd Street. Section 17.1305 (8) of the Zoning Ordinance states that, "No overhead dock door on a business, industrial, institutional, or park building shall face a public street. The Plan Commission may permit overhead doors (not including docks) to face a public street when it has made a finding that there is no feasible alternative location for such doors". Relocation of doors to the East side of the building will be required. Alternative analysis required.
- 4) There are six unscreened dumpsters at this site. Dumpster must be properly screened from the street and public view in accordance with New Berlin Municipal Code Section 17.1304(14). Submittal of a dumpster enclosure plan is required as part of this project. 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.

5) Submittal of an updated landscaping plan that meets the requirements stipulated in Section 17.1308 of the City of New Berlin Municipal Code in its entirety. Plans must include the 25% green-space requirement.

Seconded by Mr. Barnes. Motion carried unanimously.

20. (2) U-70-99 Quad Graphics – 16555 Rogers Drive – Construction of Gatehouse, widen East driveway, develop paved parking with screen plantings and outdoor lighting, convert overhead door to two overhead doors and add three dock doors to North side of building.

Motion by Mr. Chase to defer the request by Quad Graphics for construction of a gatehouse, widen East driveway, develop paved parking with screen plantings and outdoor lighting, convert overhead door to two overhead doors and add three dock doors to North side of building at 16555 Rogers Drive for the following reasons:

1) Engineering concerns including ultimate design of entrance and driveway, ingress and egress, sufficient queuing room to keep trucks out of the public way, circulation patterns, perhaps relocating gatehouse. Sewer and water services to the gatehouse would require additional Engineering review.

Seconded by Mr. Barnes. Motion carried unanimously.

21. PG-227 – Extraterritorial Plat – Guthrie Station – Town of Waukesha.

Motion by Mr. Barnes to relate the message of no serious objection, with the following comments:

- 1) Minimum rural lot size should be 1.5 acres not 1.0 acres.
- 2) 100' vision corner easement required at intersection of Arlo and Crestview Drives.
- 3) Rear setbacks should be a minimum of 50'
- 4) Side setbacks should be a minimum of 25'
- 5) Primary Environmental Corridor setback should be a minimum of 10'
- 6) No access to lot north of gas easement.
- 7) Installation of all improvements prior to accepting application for Final Plat Review.

Seconded by Mr. Chase. Motion carried unanimously.

STAFF APPROVED

22. (3) SIGN – Milwaukee Journal – 2130 S. Danny Road – 30 sq. ft. ground sign, single sided, non-illuminated. (Tabled 10/4/99)

The request by Milwaukee Journal for a 30 sq. ft. ground sign, single sided, non-illuminated sign located at 2130 S. Danny 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) Penalty fee of \$60.00 for installing the sign before the sign permit was issued: 10' x 36" = 30 sq. ft. x \$2.00 / sq. ft. penalty fee = \$60.00.

2) Resolve any outstanding conditions set forth in the Use Approval issued on February 8, 1999.

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

4) The ground sign shall not exceed 30 square feet (10' x 36").

23. (6) SIGN – Jewel Osco – 13995 W. National – Two Banners and 21 Light Pole Flags for Grand Opening.

The request by Jewel Osco for two banners and 21 light pole flags for Grand Opening located at 13995 W. National Avenue has been reviewed and Conditionally Staff Approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

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

2) The total payment for the sign is \$14.00.

3) The temporary banner sign shall not exceed 2' x 16' (32 sq. ft.).

(23 sq. ft. x \$2 per sq. ft = \$46.00 - \$50 application fee received = \$14.00)

4) The sign shall come down thirty days from the day it was erected. The sign will be erected on September 29, 1999 and will come down on October 29, 1999. This will be the only banner sign for the Grand Opening. The "Open 6 AM-Midnight" banner sign will not be allowed.

5) The 21, 4' x 9' Nylon Pennants on the light poles to read "Grand Opening" shall come down thirty days from the day it was erected. The pennants will be erected on September 29, 1999 and will come down on October 29, 1999.

24. (4) SIGN – Gary's Trees & Wreaths – 4135 S. Racine Ave. – Temporary Ground Sign.

The request by Gary's Tree & Wreaths for a temporary ground sign located at 4135 S. Racine 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 temporary Christmas Tree Sales ground sign shall not exceed 4' x 3' (12 sq. ft.).

3) There is no outstanding fee.

4) The temporary ground sign shall be located outside the Ultimate Right-of-way of Racine Avenue.

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) The sign shall come down thirty days from the day it was erected. The sign will be erected on Friday November 29, 1999 and will come down on Monday December 23, 1999.

25. (4) SIGN – Westridge Business Center II – 5665 S. Westridge Dr. – One Double Face Internally Illuminated Monument Sign and One Double Face Non-illuminated Directional/Ground Sign.

The request by Westridge Business Center II for one double face internally illuminated monument sign and one double face non-illuminated directional/ground sign located at 5665 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) Payment of a \$14.00 outstanding fee per calculations below:
- 3) Tenant Portion: $(8' \times 2.5') = 20 \text{ sq. ft.} \times 2 \text{ sides} = 40 \text{ sq. ft.} \times \$2.00 / \text{sq. ft.} = \$80.00.$
- 4) Top of Monument Sign: $(4' \times 1.5') = 6 \text{ sq. ft.} \times 2 \text{ sides} = 12 \text{ sq. ft.} \times \$2.00 / \text{sq. ft.} = \$24.00.$
- 5) Directional/Ground Sign: $2' \times 3' = 6 \text{ sq. ft.} \times 2 \text{ sides} = 12 \text{ sq. ft.} \times \$2.00 / \text{sq. ft.} = 24.00 - \$18.00 = \$14.00.$
- 6) Total Payment: $\$80.00 + \$24.00 + \$24.00 = \128.00 less \$114.00 application fee = \$14.00.
- 7) The directional sign must be located outside the vision triangle of Rausch Court and Westridge Drive.
- 8) The directional sign must be installed outside the Ultimate Right-of-way of Westridge Drive and Rausch Court.
- 9) The monument sign must be located outside the vision triangle of the driveway and Westridge Drive.
- 10) The monument sign must be located outside of the ultimate right of way of Westridge Drive.
- 11) The Monument sign shall not exceed 26 square feet (Tenant portion: $8' \times 2.5'$), (Top: $4' \times 1.5'$).
- 12) The directional/ground sign shall not exceed 6 square feet ($2' \times 3'$).
- 13) The City of New Berlin Sign code states that businesses may have two signs for their business. These will be the only two signs for Westridge Business Center II.
- 14) Electrical Permit is required from the Building Inspection and Zoning Department.

26. (4) SIGN – Marcus Cinema – 5200 S. Moorland Rd. – Sign Copy Change.

The request by Marcus Cinema for a sign copy change located at 5200 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) Payment of a \$364.00 outstanding fee per calculations below:
 $5' \times 19' = 95 \text{ sq. ft.} \times \$2 \text{ per sq. ft.} = \$190.00.$
 $28' \times 4' = 112 \text{ sq. ft.} \times \$2 \text{ per sq. ft.} = \224.00 less \$50.00 application fee = \$174.00.
- 3) The "Cinema" wall sign shall not exceed square feet 95 square feet ($5' \times 19'$).

4) The "Marcus" wall sign shall not exceed 112 square feet (28' x 4').

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

27. (2) SIGN – Industrial Towel & Uniform – 16555 Glendale Ave. – Two Wall Signs.

The request by Industrial Towel & Uniform for two wall signs located at 16555 Glendale 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 a \$110.00 outstanding fee per calculations below:

West Wall Sign: $4' \times 10' = 40 \text{ sq. ft.} \times \$2.00 / \text{sq. ft.} = \80.00 less \$50.00 application fee = \$30.00.

North Wall Sign: $4' \times 10' = 40 \text{ sq. ft.} \times \$2.00 / \text{sq. ft.} = \80.00 .

3) Each wall sign shall not exceed 40 square feet.

4) The City of New Berlin Sign code states that businesses may have two signs for their business. These will be the only two signs for this business.

5) Electrical Permit is required from the Building Inspection and Zoning Department.

28. (2) SIGN – Klockner – 16550 W. Ryerson Rd. – Directional Sign.

The request by Klockner for a directional sign located at 16550 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) Payment of a \$20.00 outstanding fee per calculations below:

2) Payment for ground sign: $3' \times 6' = 18 \text{ sq. ft.} \times 2 \text{ sides} = 36 \text{ sq. ft.} \times \$2.00 / \text{sq. ft.} = \72.00 - \$50.00 application fee = \$22.00.

3) Submittal of a site plan that demonstrates the following:

a) The sign located beyond the Ultimate right-of-way of both 166th Street and Ryerson Road.

b) The sign located outside of the vision triangle of 166th Street and Ryerson Road.

4) Clean up of the old sign remains including the wooden sign box.

5) All junk and trash must be removed from the property as this is in violation of section 10.06 of the Wisconsin State Statutes. This should include all shipping boxes, steel beams, and the two drums/ barrels.

6) Submittal of a letter to the City of New Berlin Planning Department that explains the change in this companies name from K & H to Klockner / KHS.

29. (7) SIGN – Goodyear – 3855 S. Moorland – 30" x 8' Banner – Temporary.

The request by Goodyear for a 30" x 8' temporary banner located at 3855 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 temporary banner sign shall not exceed 30" x 8' (20 sq. ft.).

(20 sq. ft. x \$2 per sq. ft = \$40.00 - \$50 application fee received = \$0)

3) 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."

4) The sign shall come down thirty days from the day it was erected. The sign will be erected on Friday October 8, 1999 and will come down on Friday November 19, 1999.

5) This temporary banner sign must be thirty-two square feet or less and can only be up for thirty days within one 365-day period.

ZONING PERMITS

30. (2) RO-60-99 – HFM Packaging – 2857 S. 160th Street – Office and Warehouse.

The request by HFM Packaging for an office and warehouse located at 2857 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) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code. No outside storage will be permitted on the property.

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

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

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

5) General clean up of the rear lot of this property. This would include the removal of the pallets and the large BFI dumpster.

31. (2) RO-61-99 The Statement Co. – 15791 W. Ryerson Rd. – Process and Mail Out Statements As Well As Other Mailings Our Customers Have.

The request by The Statement Co. for processing and mailing out statements as well as other mailings at 15791 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) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code. No outside storage will be permitted on the property.
- 2) Building must meet all applicable building and fire codes. Fire Extinguishers are required.
- 3) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.
- 4) Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code Section 17.1304 (14).
- 5) General clean up of the rear lot of this property.

32. (2) RO-62-99 Robert J. Punko Marketing, Inc. – 2720 S. 163 St. – Warehouse for Storage of Inventory.

The request by Robert J. Punko Marketing, Inc. for a warehouse for storage of inventory located at 2720 S. 163 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) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code. No outside storage will be permitted on the property.
- 2) Building must meet all applicable building and fire codes. Fire Extinguishers are required.
- 3) Occupancy inspection should be done after shelving has been installed. Aisle widths and exiting will be reviewed during the inspection.
- 4) Submittal of an updated landscaping plan prepared by a professional landscape architect with plant keys showing the number, location and sizes of proposed plantings by the end of the planting season.
- 5) Reseal and re-stripe parking lot by the end of the construction season.
- 6) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.
- 7) Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code Section 17.1304 (14).

33. (6) RO-63-99 Dr. Serfleck & Crunzi – 13900 National Ave. – Dentist Office.

The request by Dr. Serfleck and Crunzi for dentists office located at 13900 National Avenue has been reviewed and Conditionally Staff Approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code. No outside storage will be permitted on the property.

- 2) Building must meet all applicable building and fire codes. Fire Extinguishers are required.
 - 3) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.
 - 4) Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code Section 17.1304 (14).
34. (6) RO-64-99 Dr. Matt Meyer – Women’s Health S.C. – 13900 National Ave. – OB/Gyn Office.

The request by Dr. Matt Meyer for an OB/Gyn Office located at 13900 National Avenue has been reviewed and Conditionally Staff Approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code. No outside storage will be permitted on the property.
- 2) Building must meet all applicable building and fire codes. Fire Extinguishers are required.
- 3) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.
- 4) Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code Section 17.1304 (14).

COMMUNICATIONS

35. Communication To: Plan Commission

Communication From: Steven K. Hoese, Director of Planning

RE: Memo from Vivian Kuss, Wisconsin Electric re: Electric Reliability in the New Berlin Industrial Park.

This communication explains that some of the recent power outages were caused by circumstances beyond their control but actions are being taken to improve power reliability.

36. Communication To: Plan Commission

Communication From: Steven K. Hoese, Director of Planning

RE: Letter dated October 4, 1999 addressed to Mr. Hoese from Wisconsin Public Service Corporation.

Plan Commissioners acknowledged receipt of this communication.

37. Communication To: Plan Commission

Communication From: Nikki Jones, Planning Tech

RE: Letter to Mark Lake dated October 14, 1999 from Martin S. Taylor, WISPARK Corp., in regard to address plaques.

Motion by Mr. Barnes to approve the replacement of the address plaques with care to be taken during installation to avoid surface scratching on the film.

Seconded by Mr. Chase. Motion carried unanimously.

38. Communication To: Plan Commission

Communication From: Steven K. Hoese, Director of Planning

RE: YARD CARE AND THE ENVIRONMENT, Practical Tips for Home and Yard.

Mr. Hoese explained that there is a supply of these brochures in the Planning Department for anyone who would like to pass them on.

39. Communication To: Plan Commission

Communication From: Steven K. Hoese, Director of Planning

RE: YARD CARE AND THE ENVIRONMENT, Lawn and Garden Pesticides.

Mr. Hoese explained that there is a supply of these brochures in the Planning Department for anyone who would like to pass them on.

40. Communication To: Plan Commission

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

RE: Plan Commission Meeting Schedule for 2000

The Plan Commission Meeting Schedule for 2000 was discussed under the Secretary's Report section of this agenda.

41. Communication To: Plan Commission

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

RE: County Land Development Work Group

Mr. Lake said that the communication indicates that recent legislation reaffirms the requirements of Counties to plan for unincorporated parts of the community. It is believed that they do not have the power to do this. The City Attorney has sent a letter to the Corporate Counsel of Waukesha County.

42. Communication To: Plan Commission

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

RE: Town Corp. Park, LD-8-98 Letter from Mark Sumner dated November 1, 1999.

A site plan was presented and guidance was requested from the Plan Commission. Plan Commissioners and staff indicated that the original intent for this area was for bigger lots.

43. Communication To: Plan Commission

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

RE: 2000 Fee Schedule

There will be a communication regarding the revised fee schedule for the year 2000 in the packet for the December Plan Commission meeting.

44. Communication To: Plan Commission

Communication From: Nikki Jones, Planning Tech.

RE: Request for permission to live in existing home while new home is built.

Request withdrawn.

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