

Please note: Minutes are unofficial until approved by the Plan Commission at the next regularly scheduled meeting.

PUBLIC HEARING

6:00 P.M. (4)OA R-11-03 Moorland Road Golf Center – 5900 S. Moorland Rd. – Rezone from A-1 to P-1.

NEW BERLIN PLAN COMMISSION

NEW BERLIN CITY HALL COUNCIL CHAMBERS

FEBRUARY 2, 2004

MINUTES

The public hearing relative to the request by Thomas Major c/o Moorland Road Golf Center to rezone the property known as 5900 S. Moorland Road from A-1 Agricultural to P-1 Park and Recreation was called to order by Mayor Wysocki at 6:05 P.M.

In attendance were Mayor Wysocki, Alderman Ament, Mr. Gihring, Mr. Teclaw, Mr. Sisson, Mr. Felda. Also present were David Haines, Planning Services Manager; Olofu Agbaji, Associate Planner; Nikki Jones, Associate Planner; Anthony Kim, Code Enforcements/Violations. Mr. Barnes was excused.

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

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

Mr. Agbaji gave a brief presentation describing the request and showed maps indicating the location.

Thomas Major, the applicant spoke about the golf dome and indicated he felt the proposed location was well suited for it. The grade is 12 feet below the road grade in that area and immediately to the North and South the land rises rather quickly so the skyline would be minimized by the natural terrain.

Mayor Wysocki asked if there was any questions for purpose of clarification, seeing none.

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

Dick Vance, Wembly Court – I think it would be a nice place to go in the wintertime to take your family and hit some balls.

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

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

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

Alderman Ament – The property is 6.25 acres. How much of that would be taken up by this

building?

Mr. Major – The footprint of the air structure itself is 300' x 250'. We have gone over the setbacks, etc. with Olofu and have an artist rendition of the type of building we would like to put in front of it. We would need some sort of structure to accommodate bathrooms, etc. This is yet to be worked out.

Alderman Ament – What about the parking area?

Mr. Major – We would propose parking for 75 cars. Parking would be between the air structure and Moorland Road Golf Center in the shape of a rectangle.

Alderman Ament – On the staff report under unique site characteristics it mentions the valley. What does this mean?

Mr. Agbaji – This area depresses so there is a valley that runs across Moorland Road going East and West. It is just a lower area.

Alderman Ament – Does this lower area have any significance to stormwater? Mr. Agbaji answered No.

Mr. Teclaw – As far as the Master Plan is concerned, is it identified as Agricultural? Mr. Agbaji said it is an extension of the Westridge Business Park.

Mr. Teclaw – Is the rest of that land owned by the same person? What is the amount of impervious surface as it relates to the total amount of acreage to be rezoned?

Mr. Major – It is being added to our current zoning which is 30 acres. These 30 acres has a lot of open space. This would be an additional 6.2 acres added to that, equaling 36 acres. Considering just the 6.2 acres, it would probably be pretty close to half when you take into account the structure, parking area, and driveway.

Mr. Teclaw – Has the drainage situation been looked at?

Mr. Major – We are quite familiar with the area as we operate a golf center there and deal with the rainwater. There is drainage that was put under Moorland Road and it drains to the East and we are familiar with where that is and we took that into account when selecting the site so that most of, if not all, of the water that does not go into our retention pond would be drained to the East.

Mr. Teclaw – You are looking to rezone this and the Master Plan calls for it to be Business Park Industrial. I am curious about the choice of zoning. I understand from the standpoint of it being a golf center but where there is a reference to it constituting open space, I don't know if it necessarily falls into that classic definition of open space. Also, from the standpoint of operating it as a business, is Park the most appropriate zoning from the standpoint of taxation? Obviously this is a business operation vs. the classic park or open space. Do we have other businesses looking to operate under Park Zoning?

Mr. Haines – Under Park & Recreation Zoning, this would be a recreational use. Just having a Park zoning doesn't automatically mean the property is taxed as a park.

Mr. Major – I am quite familiar with the Assessor's philosophy of taxation being that the rest of the property is a functional golf facility. Taxes are based on valuation. We have some wetland acres with a low value and the frontage has a higher value and they take the value of the structure and they put it all in the mix and that is how the amount of taxes is arrived at. I don't think that this portion being rezoned would be excluded.

Mr. Felda – Is this used year round, would this be used in the summer also?

Mr. Major – Right now our projection is September – May. It will be a multi-function use, most of it for golf practice but there are some communities that have soccer practices indoors and other indoor functions. We do not anticipate it being in use in the summer time because of the humidity that builds up inside.

Mr. Felda – How about lights that would be used with the whole site as far as impacting on neighbors and traffic.

Mr. Major – This would have exterior parking lot lighting similar to the lighting at the golf center. We might have an illuminated sign, but nothing that would impact on any residents in the area.

Mr. Felda – How does the dome stay up?

Mr. Major – It is an air structure that stays up by air pressure. There are three fans running keeping about six pounds of pressure per inch. It is just like the Metrodome in Minneapolis. You need to enter it through a revolving door.

Mr. Sisson- As I look at the zoning district map, the area just to the North is zoned P-1. That is where the golfing range and the small putting course is located. What was it zoned before it was P-1?

Mr. Agbaji – It was zoned Agricultural. Mr. Sisson – So when they started that business, they had to request a zoning change.

Mayor Wysocki asked Plan Commissioners for further questions for clarification, seeing none.

Mayor Wysocki called the public hearing closed at 6:21 P.M.

6:01 P.M. (4)OA R-12-03 Motion Fitness & Racquet Club – 14999 W. Beloit Rd. – Rezone from O-2 to B-2.

NEW BERLIN PLAN COMMISSION
NEW BERLIN CITY HALL COUNCIL CHAMBERS

FEBRUARY 2, 2004

MINUTES

The public hearing relative to the request by Dan Eckerman c/o Motion Fitness & Racquet Club to rezone the property known as 14999 W. Beloit Road from O-1 Business Park Development District to B-2 General Retail Sales and Service was called to order by Mayor Wysocki at 6:21 P.M.

In attendance were Mayor Wysocki, Alderman Ament, Mr. Gihring, Mr. Teclaw, Mr. Sisson, Mr. Felda. Also present were David Haines, Planning Services Manager; Olofu Agbaji, Associate Planner; Nikki Jones, Associate Planner; Anthony Kim, Code Enforcements/Violations. Mr. Barnes was excused.

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

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

Mr. Agbaji gave a brief presentation describing the request and showed maps indicating the location.

Mr. Dan Eckerman, the applicant came forward with additional comments explaining the request.

Mayor Wysocki asked three times if there were any questions for purpose of clarification, seeing none.

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

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

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

Alderman Ament – Does this rezoning in any way effect the C-1 or C-2 on the property?

Mr. Agbaji – No.

Mr. Felda – We are looking to rezone from O-2 to B-2. Are we opening ourselves up for any possibility of future considerations by the applicant that we may not have any control over or is it as straight forward as he stated it would be as far as having an assigned usage.

Mr. Agbaji – You will be opening yourself up to anything that is allowed in the B-2 zoning along with setbacks and greenspace requirements.

Mr. Eckerman – We are so far above our greenspace requirements and have no intention of expanding the parking.

Mayor Wysocki – I am a little uncomfortable changing the zoning for the purpose of allowing for a sign. There are extended uses that would become available and there are circumstances that might allow changes under the B-2 that are not under the O-2. What is the sign issue in the sense of concern in regard to the applicant?

Mr. Agbaji – The main issue is the wall sign is not allowed. They may have a multi tenant monument sign on the ground. If individual tenants want to be identified, you need to walk up to the building.

Mr. Eckerman – We would be all right with a variance to put tenant signage up and leave the zoning as is.

Mayor Wysocki recommended to staff to find some opportunity for a resolution with the only issue being signage.

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

Mayor Wysocki called the public hearing closed at 6:30 P.M.

NEW BERLIN PLAN COMMISSION
NEW BERLIN CITY HALL COUNCIL CHAMBERS

FEBRUARY 2, 2004

MINUTES

The Plan Commission Meeting of February 2, 2004 was called to order by Mayor Wysocki at 6:40 P.M.

In attendance were Mayor Wysocki, Alderman Ament, Mr. Gihring, Mr. Teclaw, Mr. Sisson, Mr. Felda. Also present were David Haines, Planning Services Manager; Olofu Agbaji, Associate Planner; Nikki Jones, Associate Planner; Anthony Kim, Code Enforcements/Violations. Mr. Barnes was excused.

Motion by Alderman Ament to approve the Plan Commission Minutes of January 5, 2004. Seconded by Mr. Sisson. Motion carried unanimously.

Plan Commission Secretary's Report - none

SPECIAL PRESENTATION

5. PG-930 I-43 Moorland Road Interchange Reconstruction

Mr. Ronald Schildt, Division Transportation Engineer gave a short presentation on the Moorland Road Interchange Reconstruction project. He indicated the reason for this project is the need to replace the bridges over Moorland Road due to deterioration and to provide the proper horizontal and vertical clearances. He presented the three options under consideration. On February 26, 2004 from 4:00 – 7:00 P.M. there will be representatives from the Department of Transportation at the City Hall to illustrate the plans and answer citizen questions.

CONTINUED ITEMS

6. ()DH PG-830 City Center - Update to the City Center Plan

Motion by Mr. Sisson to remove this item from the table. Seconded by Alderman Ament. Motion carried unanimously.

Larry Witzling from Planning & Design Institute outlined the original objectives for the City Center, following through the several revisions made over time and then presented the updated plan.

Motion by Alderman Ament to approve the updated City Center Conceptual site plan. Seconded by Mr. Sisson. Motion carried unanimously.

7. (4)OA R-10-03 Matty's Bar & Grill – 14444 W. College Avenue – Rezone from R-3 to B-2. (PH 1/5/04)

Motion by Alderman Ament to remove this item from the table. Seconded by Mr. Sisson. Motion carried unanimously.

Motion by Mr. Sisson to recommend to Council approval of the request by Matty's Bar & Grill to rezone the property located at 14444 West College Avenue from R-3, Low Density Single Family Residential District to B-2 General Retail Sales and Service District.

Seconded by Mayor Wysocki. Mr. Teclaw wishes to go on record saying that I do believe this is a case of isolated zoning because it is sandwiched between residences. I don't know the full report Matty's has with their neighbors, but when it comes to issues like this I feel that the most important thing is respecting your neighbors. If what Matty's says is true about upgrading their kitchen, there would be no additional effect on what currently exists. On the other hand if this facilitated expansion and it came back before the Plan Commission for additional uses that would have an adverse effect on the neighbors, I would be in opposition.

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

8. (2)NJ R-6-03 National Regency – 13750 W. National Avenue – Rezone from R-5 to I-1/PUD Institutional (PH 1/5/04)

Motion by Alderman Ament to remove this item from the table. Seconded by Mr. Sisson. Motion carried unanimously.

Motion by Mr. Sisson to recommend to Common Council approval of the rezoning from R-5 to I-1/PUD and to amend the boundaries of the lands subject to Ordinance #2132 (Pro Health Care, Inc. PUD).

Seconded by Alderman Ament. Motion carried unanimously.

9. (5)OA S-164-03 Jahnke & Jahnke Subdivision – 4320 S. Moorland Rd. – Preliminary Seven-Lot Subdivision. (Tabled 10/6/03, 11/3/03, 1/5/04)

Motion by Alderman Ament to remove this item from the table. Seconded by Mr. Sisson. Motion carried unanimously.

Motion by Mr. Sisson to table the request by Jahnke & Jahnke for a preliminary seven-lot subdivision located at 4320 S. Moorland Road and accept the applicants request for a 90 day extension to expire on April 6, 2004.

Seconded by Mr. Teclaw. Motion carried unanimously.

10. (4)NJ S-163-02 The Conservancy Subdivision – 13150 W. Janesville Road – Preliminary Plat.

Motion by Mr. Sisson to remove this item from the table. Seconded by Alderman Ament. Motion carried unanimously.

Motion by Mr. Sisson to recommend to Common Council approval of the 67-lot preliminary plan for The Conservancy of New Berlin Subdivision located at approximately 13150 W. Janesville Road subject to:

- 1) Technical Requirements. Applicant shall make the following changes to the face of the plat:
 - a) The cutting of trees 5", not 6" as noted on Plat, or larger (DBH) outside of the building envelopes for lots 13-30 is prohibited without prior city approval.
 - b) Setbacks: Front (30' for lots adjacent to the preservation area). Identify which lots and label the preservation area.

- c) The plat notes state "Proposed Zoning = R-4/PUD". It should read R-3/PUD to be consistent with the PUD Ordinance.
 - d) The statement "Rear Setbacks more restrictive for lots 16-27" should be deleted as this is further defined on the Plat.
 - e) The statement "Rear building setback line 100' from the front lot line for lots 23-30" should be revised to include lots 20-30.
- 2) Site Layout
- a) Rear setback is determined by the opposite of the architectural front. The applicant shall identify on the plat if there are various options for the building envelope.
 - b) Lot 50 shall be revised to meet the lot 130' minimum lot width requirement.
 - c) Lot 2 shall be revised to meet rear 50' setback on both rear sides.
 - d) Lot #11 shall maintain the rear setback to Lot 27 of Karrington Woods.
 - e) The City shall require a pedestrian walking path (not an emergency connector) that connects to Valley Ridge Drive. A path should be considered between Lots 40 and 39 for access from Long Leaf Drive to Winterberry Way.
- 3) Supporting Materials
- a) Applicant shall submit Satisfaction of the Conditional Letter of No Objection by Waukesha County Park and Land Use Department.
 - b) Applicant shall add the secondary environmental corridor boundary to the Final Plat.
 - c) A tree preservation easement shall be added along the rear lots (4-16) along the border with Karrington Woods Subdivision.
- 4) Storm water plan
- a) The maintenance of the storm water pond shall be the responsibility of the Homeowners Association and the maintenance plan shall be described in the Homeowners Association Covenants.
- 5) Utility Plan.
- a) Show the existing water main easement between the end of Valley Ridge and outlot number 3. Verify the location of the water main. Applicant shall consider options to relocate the water main, since lot 40 would be restricted by easements.
 - b) Show test well location for proposed well number 12 (on outlot number 4).
 - c) A 40' easement from Wyndridge for sanitary sewer is required.
 - d) All easements shall be labeled as specific to water, sanitary, or storm drainage.
 - e) Provide permanent access to Well #11 (and Well #12 if option exercised) as part of Phase I of this development.
 - f) All non-city owned utilities, to include but not limited to cable, telecommunication, electric, gas, etc. are required to be provided underground.
- 6) Transportation Plan
- a) Subdivision frontage along Janesville Road shall conform to the Waukesha County ultimate right-of-way of 120-feet total. Thus, 60-feet from the reference line of Janesville Road is needed on this side. Currently only about 45-feet is present. Developer is showing 14.4-feet to be dedicated. Verify from legal descriptions and survey if this is the correct distance.
 - b) Subdivision entrance off of Janesville Road shall be 44-feet wide (front of curb to front of curb) to provide one ingress lane of 16-feet, and two egress lanes of 12-feet. Therefore, the right-of-way from the detention ponds south to Janesville Road will need to be widened to 80-feet.
 - c) A permanent cul-de-sac built to City standards shall be constructed on Valley Ridge Drive at the sole expense of the developer. This shall be part of the initial phase of this subdivision.

- d) It appears on Conservancy Drive there is a 200' radius horizontal curve directly followed by a 1000' radius horizontal curve. Minimum 100' tangents are required between horizontal curves.
 - e) The City shall initiate a name change from Tara Drive to Winterberry Way.
 - f) Vision Triangles (60' x 60') shall be shown on the Final Plat on Conservancy Drive and Janesville Road.
 - g) All traffic enhancements required by the Waukesha County DOT on Janesville Road shall be the responsibility of the developer.
- 7) General
- a) The Homeowners Association Covenants shall require any building permits applied for within the secondary environmental corridor to show and label on the Plat of Survey all trees 4" or greater in diameter within 25' of the proposed house and or any proposed decks, patios, etc.
 - b) An executed Developer's Agreement is required prior to any clearing, grubbing, grading and/or utility/infrastructure work commencing.
 - c) Payment of \$2,137.60/lot in Public Site, Open Space and Trail Fees required prior to the City of New Berlin signing the Final Plat.
 - d) The Homeowners Covenants shall address a wildlife management plan.
- 8) The Developer's Agreement and construction plans shall address the following:
- a) Any updates to the work done with regard to the phase I environmental impact should be reported to the City.
 - b) Reduce road slope on Conservancy Drive to allow for drainage flows along side lot lines.
 - c) Storm Water Management shall meet City, MMSD and DNR regulations.
 - d) Show pump house and driveway as it exists today for Well #11.
 - e) The water main easement on lot # 40 will not go away until Valley Ridge Drive is connected to the pump house for Well #11.
 - f) On Outlot 4 clarify water lateral typo.
 - g) City should consider acquiring the necessary easements along Janesville Road for proper alignment of main.
 - h) Dedicated water main for Milwaukee water size shall be addressed in the Developer's Agreement.
 - i) Water main loop shown on the end of Long Leaf Drive cul-de-sac to the existing water main should be eliminated (30' easement).
 - j) As part of the Developer's Agreement, a plan for phasing and base roads should be included. Proposed phasing shall be delineated on a site plan map.
 - k) Permanent electric service from Valley Ridge Drive terminus in Kelly Point Subdivision to Well Lot # 1 will be responsibility of Developer when final roadway grades are achieved for this subdivision.
 - l) Developer's Agreement for all public improvements required. A separate application is required. Agreement to be approved by the Board of Public Works and Common Council. Approval of all surety instruments required prior to the City signing the Developer's Agreement.
 - m) A stoned staging area, an area for job shacks, and construction parking shall be designated.
 - n) All construction traffic shall use Conservancy Drive as an entryway to the subdivision.
 - o) A final version of the landscape plan will be required with the Developer's Agreement including bonds.
 - p) Engineering plans should address the existing high groundwater condition and the proposed large amount of filling, including any special compaction of the lots by the developer and any phasing of the subdivision.
 - q) The wellhead protection ordinance requires special sanitary sewer construction for Winterberry Way east of Rosetree Pass.

r) If this is to be a phased development, two access points shall be provided in the initial phase.

Seconded by Mr. Felda.

Motion by Mayor Wysocki to amend Condition 6(c) to read "modified to City requirements" instead of "built to City standards". Seconded by Alderman Ament.

Upon voting motion as amended carried unanimously.

11. (5)NJ U-77-03 Deer Creek Parkway Homes – 14905 W. Main St. – City Center Condos – Conceptual Review. (Tabled 1/5/04)

Motion by Alderman Ament to remove this item from the table. Seconded by Mr. Sisson. Motion carried unanimously.

This project was for discussion only tonight. Ms. Jones presented the projects use, site, and architectural plan. Brian Kliesment, applicant for project spoke in detail about the project. He described all aspects of the phases of the development.

Commissioners discussed the interior layout of the buildings. Parking requirements and street parking was questioned. Sewer capacity, dumpster location, retention ponds, and the public safety work and bike path along Deer Creek were mentioned in the discussion.

As item was for discussion only, no motion was made.

12. (5)OA SG-62-03 Bank One – 15525 W. National Ave. – Monument Sign and Wall Sign. (Tabled 10/6/03)

Motion by Mr. Sisson to remove this item from the table. Seconded by Mr. Felda. Motion carried unanimously.

Motion by Alderman Ament to approve the request by Bank One for a monument sign and a replacement wall sign located at 15515 W. National Avenue subject to:

- 1) All future modifications, including face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for and receive a Sign Permit, and must meet the provisions of the Section 275-61 of the New Berlin Municipal Code.
- 2) All existing non-conforming signage located on the above property shall be removed by March 1, 2004.
- 3) The building owners shall purchase and install City Center style lighting, as well as bike-stands, benches, trash receptacles and architecturally integrated newspaper racks, along National at locations approved by DCD staff as recommended by the City Center Development. A timeline for installation of these improvements shall be submitted to the Department of Community Development by March 1, 2004.
- 4) The overall monument sign shall not exceed 8'0" in height, shall not exceed 7'6" in width, and shall be located behind the ultimate right of way of West National Avenue.
- 5) The monument sign face shall not exceed:
0'10" in height x 7'6" in width = 6.225 square feet in area
0'9" in height x 7'6" in width = 5.625 square feet in area
The monument sign face shall read "Bank 1 One – Personal . Business . ATM" in blue and white letters on a white and blue background.

- 6) The number of tenant sign faces on the monument sign shall not exceed three. Individual tenant sign faces shall not exceed a combined 3'9" in height, shall not exceed 4'6" in width and shall not exceed a combined 16.875 square feet in area. Tenants shall be required to apply for sign permits prior to installation of any signage.
- 7) The monument base shall not exceed 2'6" in height, shall not exceed 7'6" in width, shall be constructed of masonry to match the exterior architecture of the building, and shall have address numerals adhered to both sides of the base.
- 8) The wall sign shall not exceed:
2'6" in height x 30'0" in width = 75 square feet in area.
The wall sign shall read "Bank One" in white individual channel letters.
- 9) The monument sign and wall sign shall be internally illuminated, and shall be turned off outside of normal business hours.
- 10) A payment of \$322.35 is required per calculations below:
Monument Sign Face: (0'10" x 7'6") = 6.225 sq.ft. x 2 sides = 12.45 sq.ft. x \$3.00/sq.ft. = \$37.35
Monument Sign Face: (0'9" x 7'6") = 5.625 sq.ft. x 2 sides = 11.25 sq.ft. x \$3.00/sq.ft. = \$33.75
Combined Tenant Sign Face(s): (3'9"x4'6") = 16.875 sq.ft. x 2 side = 33.75 sq.ft. x \$3.00/sq.ft. = \$101.25
Wall Sign Face: (2'6" x 30'0") = 75 sq.ft. x 1 side = 75 sq.ft. x \$3.00/sq.ft. = \$225.00
Less Application Fee (\$75.00) = \$322.35

Seconded by Mr. Sisson. Motion carried unanimously.

13. (7)NJ PG-929 West National Avenue Vacation of Frontage Rd. (Tabled 1/5/04)

Motion by Mr. Gihring to remove this item from the table. Seconded by Mr. Felda. Motion carried unanimously.

Motion by Mr. Gihring to recommend to Common Council adoption of this Resolution to authorize the City of New Berlin Community Development Authority to report to the Common Council on redevelopment alternatives, in cooperation with the business owners, of which could include the feasibility of vacating the West National Avenue Frontage Road on the North side of West National Avenue) located at 15600-15820 W. National Avenue.

Seconded by Mr. Sisson. Motion carried unanimously.

14. (4)GK PG-926 Resolution on Report and Findings to the Common Council Regarding the Development of the New Valley Sand & Gravel Quarry Site. (Tabled 1/5/04)

No Action.

15. ()DH PG-516-4 Transportation Master Plan (P.H. set for May 2004)

No Action.

16. (5)DH U-93-01 Honeyager – 3949 S. Sunny Slope Rd. – Use Site, and Architectural Review of 21 Duplex Condo Units.

No Action.

NEW BUSINESS

17. (5)DH U-79-03 Farrell – 3849 S. Sunny Slope Rd. – 29 Duplex Condo Units.

Motion by Alderman Ament to table the request by Farrell for 29 duplex condo units located at 3849 S. Sunny Slope Road to allow the applicant to submit additional information.

Seconded by Mr. Teclaw. Motion carried unanimously.

18. (3)AK U-76-03 Dave Ghuman – 17145 W. Greenfield Ave. – After-the-Fact Painting of a Building.

Motion by Mr. Felda to deny without prejudice the request by Dave Ghuman for after-the-fact painting of the building located at 17145 W. Greenfield Avenue subject to:

- 1) The Architectural Review Committee has reviewed this application and has determined that the color sequence of the building and the canopy should match. Applicant shall be required to repaint the building to match the color sequence of the canopy.
- 2) Applicant shall be required to submit paint samples and colored elevations of the building showing color sequences that match the canopy. The Architectural Review Committee shall approve the new color sequence prior to any future painting. The final color scheme shall be incorporated by May 31, 2004.

Seconded by Mr. Sisson.

Motion by Alderman Ament to amend Condition #1 to read:

- 1) The Architectural Review Committee has reviewed this application and has determined that the color sequence of the building and the canopy should match. Applicant shall submit a color scheme in which the canopy and building match.

Seconded by Mr. Felda. Motion to amend carried unanimously.

Motion by Alderman Ament to amend Condition #2 to read:

- 2) Applicant shall be required to submit colored samples and colored elevations of the building showing color sequences that match. The Architectural Review Committee shall approve the new color sequence prior to any future changes. The final color scheme shall be incorporated by May 31, 2004.

Seconded by Mr. Sisson. Motion to amend carried unanimously.

Upon voting motion as amended carried unanimously.

19. (3)NJ RO-63-03 Alaark Robotics, Inc. – 16344 Glendale Dr. – Rebuild, Repair, and Test Robotic Systems.

Motion by Alderman Ament to approve the request by Alaark Robotics, Inc. to rebuild, repair and test robotic systems at 16344 Glendale Drive subject to:

- 1) A double fee will be assigned to this project as the applicant has already occupied the building. The applicant shall submit the additional \$350 prior to the issuance of the Zoning Permit.
- 2) This permit shall serve as a violation of the entire property. A letter outlining past violations and conditions of approval that have not been met has been attached along with this permit. All future permits and re-occupancies will be denied based on past conditions and violations not being met.
- 3) No outside storage shall be permitted.
- 4) Application does not indicate any construction or modifications to space.

- 5) Dumpsters must be properly screened from the street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Ordinance.
- 6) Employee and customer parking must be contained on site.
- 7) Apply for and obtain appropriate building, plumbing, and electrical permits when required to do so by code.

Seconded by Mr. Sisson. Motion carried unanimously.

Motion by Mr. Teclaw to waive the \$350.00 double application fee (Condition #1) for Alaark Robotics, Inc. located at 16344 Glendale Drive.

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

20. (3)NJ U-78-03 Castle of the Arts – 16911 W. Glendale Dr. – Dance Studio for Children and Adults.

Motion by Mr. Sisson to approve the request for a dance studio for children and adults located at 16911 W. Glendale Drive subject to:

- 1) A double fee will be assigned to this Zoning Permit as the applicant has already occupied the building. The applicant shall submit the additional \$562.00 prior to the issuance of the Zoning Permit.
- 2) The applicant shall return the façade of this building to its original color by May 31st, 2004 or arrange with Staff an alternative plan. The architectural enhancement to this building was not part of this submittal. However, the architectural review committee did review this item and has decided to defer to the Plan Commission. If the Plan Commission should choose to approve this architectural enhancement, this condition shall be amended to read, "if and when The Castle of the Arts dance studio leaves this building, the façade of this building shall be returned to its original color."
- 3) The applicant shall take down the illegal sign for Castle of the Arts. If the applicant wishes to have a sign for this business, it shall be part of a new multi-tenant monument sign to include up to 4 businesses within this building.
- 4) A plan for the parking lot to be striped (to City standards) and resealed shall be submitted by May 31st, 2004 and paving completed by August 31st, 2004.
- 5) Failure to address the above conditions of approval by the given dates shall be considered a violation and shall be forwarded to the Director of Buildings, Inspections, and Zoning for legal action. This shall act as a notice of said violation.
- 6) Dumpsters must be properly screened from the street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Ordinance.
- 7) Employee and customer parking must be contained on site.
- 8) Apply for and obtain appropriate building, plumbing, and electrical permits when required to do so by code.

Motion by Alderman Ament to amend Condition #2 to read the architectural enhancement to the building shall be allowed, however, if and when The Castle of the Arts dance studio leaves this building, the façade of this building shall be returned to its original color.

Seconded by Mr. Teclaw. Motion to amend carried unanimously.

Motion by Mr. Sisson to approve motion as amended. Seconded by Mr. Teclaw.
Motion carried unanimously.

21. (5)OA R-13-03 Bernard A. Hintzke – 14775 W. National Ave. – Rezone from Rm-1 to O-3. Set Public Hearing for 3/1/04.

Applicant is requesting the name of this project be Moorland Road LLC.

Motion by Mr. Sisson to forward to Common Council to set a public hearing at the March 1, 2004 Plan Commission meeting regarding the petition to rezone the property located at 14775 West National Avenue from Rm-1 Multi-Family Residential District to O-3 Transitional Office District.

Seconded by Mr. Teclaw. Motion carried unanimously.

22. (1)OA R-1-04 Carleton Point Condominiums – 13050 W. Cleveland Ave. – I-1 PUD. Set Public Hearing for 3/1/04.

Motion by Mr. Sisson to forward to Common Council to set a Public Hearing at the March 1, 2004 Plan Commission meeting regarding the petition to rezone the property located at 13050 West Cleveland Avenue from I-1 Institutional District to Rm-1/PUD Multi-Family Planned Unit Development Overlay District.

Seconded by Alderman Ament. Motion carried unanimously.

23. (4)DH R-2-04 Wildwood Preserve – 5611 S. Calhoun Rd. – Rezone from A-2, C-2,R-3,R-1/R-2 to A-2,C-2,C-3,R-3, R-1/R-2. Set Public Hearing for 3/1/04.

Motion by Mr. Sisson to table the request by Wildwood Preserve to rezone from A-2, C-2, R-3, R-1/R-2 to A-2, C-2, C-3, R-3, R-1/R-2 per the applicants request.

Seconded by Mr. Felda. Motion carried unanimously.

24. ()DH PG-921 Discussion of Chapter 235, 275 and Bylaws –(Tabled 1/5/04)

No Action.

CONSENT AGENDA (One motion and second will approve all of the following items listed. Any item may be pulled from the list and handled separately.)

Motion by Alderman Ament to approve consent agenda items 25-28. Seconded by Mr. Teclaw. Motion carried unanimously.

ZONING PERMITS

25. (1)OA RO-60-03 Mr. Picnic – 12400 W. National Ave. – Deli.

The request by Mr. Picnic for a deli located at 12400 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) Applicant is required to apply for a Sign Permit from the Department of Community Development (planning) by February 6, 2004. Signage must meet the provisions of Article VIII Section 275-61 of the Municipal Code and the Coordinated Sign Standard for Mitchell Bank Plaza.

- 2) Mr. Picnic shall be limited to take out, delivery, and catering operations only. There shall be no customer seating as propitiated by the deed restriction for Mitchell Bank Plaza dated August 8, 1989.
 - 3) The Mr. Picnic sandwich take out and catering operation shall be in compliance with all provisions of the deed restriction for Mitchell Bank Plaza dated August 8, 1989.
 - 4) Per Article X Chapter 275-67(A) (1) of the Municipal Code Hair Decisions shall apply for the sign reading "spa" by January 16, 2004. Per Article X Chapter 275-67(A) (1) of the Municipal Code the Banner reading "Creative Contractors" shall be applied for or removed by Mitchell Bank or the contractor by January 16, 2004. Failure to meet the above conditions shall be considered a violation and shall be forwarded to the Manager of Inspection Services for Legal Action. This shall act as notice of said violation.
 - 5) No outside storage of items, merchandise, junk, or material shall be permitted on the property. Over night storage of the delivery vehicle is propitiated.
 - 6) Dumpsters must be properly screened from the street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Ordinance.
 - 7) Employee and customer parking must be contained on site.
 - 8) Apply and obtain appropriate building, plumbing, and electrical permits when required to do so by code.
 - 9) Permits are required from the Building, Inspection, and Zoning Departments for any interior and exterior alterations or modifications. All outstanding permits for this property shall be satisfied prior to the issuance of any new building, plumbing, or electrical permits.
 - 10) Building must be maintained per Chapter 201 of the Non-residential Property Maintenance Code.
 - 11) Building must meet all applicable building and fire codes. Fire Extinguishers are required.
26. (7)OA RO-61-03 Mechanical Specialties – 3015 S. 163 St. – Receive and Ship Goods.

The request by Mechanical Specialties to receive and ship goods at 3015 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) No outside storage shall be permitted. The wooden pallets, cables, cardboard boxes, and junk and trash shall be removed from the side and rear lots by January 30, 2004.
- 2) Building plans for interior modifications shall be stamped and signed by a registered architect or engineer (Comm. 61.20 Responsibilities).
- 3) Building plans shall be approved by the City of New Berlin Department of Community Development Inspection Division per Wisconsin Dept. of Commerce (Comm. 61.70 Certified municipalities and counties. (5)(c)3.
- 4) There are some open permits for heating and air conditioning on this property as well a some a/c electric work that has been done without permit. There is an open permit for the installation of the electrical water heater. This installation requires an additional electrical permit. All open permits shall be remedied by February 27, 2004.
- 5) Dumpsters must be properly screened from the street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Ordinance.
- 6) Employee and customer parking must be contained on site.
- 7) Apply for and obtain appropriate building, plumbing, and electrical permits when required to do so by code.

- 8) Permits are required from the Building, Inspection, and Zoning Departments for any interior and exterior alterations or modifications. Apply for and obtain appropriate building, plumbing, and electrical permits.
 - 9) Building must be maintained per Chapter 201 of the Non-residential Property Maintenance Code.
 - 10) Building must meet all applicable building and fire codes. Fire Extinguishers are required.
27. (3)NJ RO-62-03 PSA Laboratory Furniture – 2100 S. Calhoun Rd. – Office and Warehouse.

The request by PSA Laboratory Furniture for an office and warehouse located at 2100 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) No outside storage shall be permitted.
 - 2) Building plans for interior modifications shall be stamped and signed by a registered architect or engineer (Comm. 61.20 Responsibilities).
 - 3) Building plans shall be approved by the City of New Berlin Department of Community Development Inspection Division per Wisconsin Dept. of Commerce (Comm. 61.70 Certified municipalities and counties. (5)(C)3.
 - 4) Dumpsters must be properly screened from the street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Ordinance.
 - 5) Employee and customer parking must be contained on site.
 - 6) Apply for and obtain appropriate building, plumbing, and electrical permits when required to do so by code.
 - 7) Permits are required from the Building, Inspection, and Zoning Departments for any interior and exterior alterations or modifications. Apply for and obtain appropriate building, plumbing, and electrical permits.
 - 8) Building must be maintained per Chapter 201 of the Non-residential Property Maintenance Code.
 - 9) Building must meet all applicable building and fire codes. Fire Extinguishers are required.
28. (7)AK RO-64-03 Size Wise Rentals LLC – 16900 W. Victor Rd. – Rental of Medical Equipment.

The request by Size Wise Rentals LLC for rental of medical equipment located at 16900 W. Victor 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) A double fee was charged because the business occupied the space prior to issuance of a Zoning or Occupancy Permit.
- 2) No outside storage of junk, trash, or equipment shall be permitted for this tenant or on the property.
- 3) The outside storage of junk, trash and other equipment of the existing tenants in the building may be a reason for denial on all future applications for this development.
- 4) Dumpsters must be properly screened from the street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Ordinance.
- 5) Employee and customer parking must be contained on site.
- 6) No wall signs or exterior signs shall be allowed for this business.
- 7) Apply for and obtain appropriate building, plumbing, and electrical permits when required to do so by code.

- 8) Permits are required from the Building, Inspection, and Zoning Departments for any interior and exterior alterations or modifications. Apply for and obtain appropriate building, plumbing, and electrical permits.
- 9) Building must be maintained per Chapter 201 of the Non-residential Property Maintenance Code.
- 10) Building must meet all applicable building and fire codes. Fire Extinguishers are required.

CONSENT AGENDA (One motion and second will approve all of the following items Listed. Any item may be pulled from the list and handled separately.)

Motion by Alderman Ament to approve consent agenda items #29-36. Seconded by Mr. Teclaw. Motion carried unanimously.

STAFF APPROVED

29. (7)NJ SG-87-03 Baymont Inn & Suites – 15300 W. Rockridge Rd. – Temporary Banner.

The request by Baymont Inn & Suites for a temporary banner located at 15300 W. Rockridge Road has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) All future modifications, including face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for and receive a Sign Permit, and must meet the provisions of the Section 275.03 (10) of the City of New Berlin Municipal Code.
- 2) The temporary banner face shall not exceed:
3'0" in height x 10'0" in width = 30 square feet in area
- 3) The temporary banner shall read "Free High-Speed Internet" in white and green on a black background.
- 4) The temporary banner shall be removed 30 days from the issuance of the sign permit.
- 5) The temporary banner face shall not be illuminated.
- 6) A payment of \$0.00 is required per calculations below:
Temporary Banner Sign Face: (3'0" x 10'0") = 30 sq.ft. x 1 side = 30 sq.ft. x \$3.00/sq.ft. = \$90.00
Less Application Fee (\$75.00) = \$15.00 (paid in full)
- 7) Building Permits are required per Article III Section 275-25 of the City of New Berlin Municipal Code.
- 8) Electrical Permits are required per Article III Section 275-25 of the City of New Berlin Municipal Code.

30. (3)OA SG-88-03 Buckley Tree Service – 1700 S. Johnson Rd. – Monument Sign.

The request by Buckley Tree Service for a monument sign located at 1700 S. Johnson Road has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) Applicant must meet all the conditions of Zoning Permit # U-17-03 approved by Plan Commission on June 2, 2003 in its entirety on or before March 1, 2004.
- 2) The non-illuminated ground sign shall be located outside of the ultimate right-of-way of Johnson Road.
- 3) The overall height of the sign shall not exceed 5'0".
- 4) The monument sign faces shall read "BUCKLEY TREE SERVICE The Tree Care Specialist" in black lettering on a white background with green trim to match principle building. It shall also include the site address.

- 5) The monument sign shall not exceed 8' in length x 3' height = 24 square feet. It shall not exceed 5' in height at the middle of the sign.
 - 6) All future modifications, including face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for and receive a Sign Permit, and must meet the provisions of the Section 275-61 New Berlin Municipal Code.
 - 7) Payment of \$69 is due per the following calculations:
Sign Face: 3' in length x 8' in height = 24 square feet x 2 sides x \$3/square foot = \$144.00
Less application fee (\$75): \$69.00
 - 8) Open building, plumbing and electrical permits shall be closed out prior to any new permits being issued. Building Permits are required per Article III Section 275-25 of the City of New Berlin Municipal Code.
31. (6)OA SG-89-03 Advanced Healthcare – 12901 W. National Ave. – Monument Sign.

The request by Advanced Healthcare for a monument sign located at 12901 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) The internally illuminated monument signs shall be located outside of the ultimate right-of-way of National Avenue and High Pointe Drive respectively.
 - 2) Both monument sign faces shall read "Advanced Healthcare – High Pointe Clinic, Walk-in Service" in white with PMS 295 blue background.
 - 3) The monument sign face on National Avenue shall not exceed 8' in length x 4' in height for a total of 32 square feet. The monument sign face on High Pointe Drive shall not exceed 8' in length x 3' 6" in height for a total of 29 square feet.
 - 4) The overall height of both signs shall not exceed 8'0". Existing monument sign base to be utilized.
 - 5) All future modifications, including face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for and receive a Sign Permit, and must meet the provisions of the Section 275-61 New Berlin Municipal Code.
 - 6) Payment of \$291.00 is due per the following calculations:
Sign Face: 8' x 4' = 32 square feet + 8' x 3' 6" = 29 square feet = 61 square feet
61 square feet x 2 sides x \$3/square foot = \$366.00
Less application fee: (\$75): \$291.00
 - 7) All open building, plumbing and electrical permits shall be closed out prior to any new permits being issued. Building Permits are required per Article III Section 275-25 of the City of New Berlin Municipal Code.
32. (1)OA SG-90-03 Mr. Picnic – 12422 W. National Ave. – Wall Sign.

The request by Mr. Picnic for a wall sign located at 12422 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) The "SPA" sign on the façade of the plaza has been installed without a Sign Permit. This is a violation of Section 275-61 of the City of New Berlin Municipal Code. The landlord/ property owner and Hair Decision are required to remove the illegal sign or apply for a Sign Permit on or before January 26, 2004. This letter shall serve as a notice of the above violation.
- 2) The wall sign shall read "Mr. PICNIC" in white channel letters with black trim caps and black returns, and shall be illuminated with white neon.
- 3) The wall sign face shall not exceed 11' in length x 1' 3" in height for a total of 13.75 square feet.

- 4) All internally illuminated signs shall be turned off outside of normal business hours.
 - 5) All future modifications, including face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for and receive a Sign Permit, and must meet the provisions of the Section 275-61 New Berlin Municipal Code.
 - 6) No payment of \$.00 is due per the following calculations:
Sign Face: 13.75 square feet x \$3/square foot = \$41.25
Less application fee (\$75): \$0.00
 - 7) All open building, plumbing and electrical permits shall be closed out prior to any new permits being issued. Building Permits are required per Article III Section 275-25 of the City of New Berlin Municipal Code.
33. (1)OA SG-91-03 Trident Sales and Service – 13196 W. National Ave. – Monument Sign.
- The request by Trident Sales and Service for a monument sign located at 13196 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) Permit #U-140-92 was approved with the condition that you would be given permission to house eleven (11) vans on the property. Our records and a site visit shows that you are housing more than 11 vehicles. Please see to it that by Monday February 9, 2004 the number of vans on the site is brought down to eleven (11) or that an application is filed changing the Plan of Operation to house more than the eleven (11) vans that the business was approved for.
 - 2) A double fee was charged and paid for because the wall sign was installed without a sign permit.
 - 3) Dumpsters must be properly screened from the street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Code.
 - 4) The monument sign and wall sign shall be installed to specifications submitted along with the application.
 - 5) The Monument Sign face shall not exceed:
 - a. 2' in height x 3' in width = 6 square feet x 2 sides =12 square feet in area
 - b. Both sides of the monument sign face shall read "Trident Sales and Service" in blue lettering on a white background.
 - c. The monument base shall not exceed 18" in height, shall not exceed 4'0" in width, Per Section 275-61(l)(c)[5] of the New Berlin Zoning Ordinance, address numerals shall be included on both sides of the monument sign base.
 - 6) The Wall Sign face shall not exceed:
 - a. 2'5" in height x 15'2" in width = ~30 sq.ft
 - b. The wall sign face shall read "Trident Sales and Service" in blue lettering on a white background.
 - 7) Fee Calculation:
Monument Sign: 2' in height x 3' in width = 6 sq. ft x 2 sides =12 sq. ft x \$3 sq. ft = \$36.00
Wall Sign: 2'5" in height x 15'2" in width= ~30 sq.ft x \$3 sq. ft = \$90.00
Total: \$36.00 + \$90.00 = \$126.00
Less Application Fee (\$75.00) = \$51.00
34. (7)OA SG-92-03 Preferred Cleaning Service, Inc. – 17390 W. National Ave. – Monument Sign.

The request by Preferred Cleaning Service, Inc. for a monument sign located at 17390 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) The non-illuminated ground sign shall be located outside of the ultimate right-of-way of National Avenue.
- 2) The ground sign shall read, "PREFERRED CLEANING SERVICES, Family Owned Since 1983" in red with black trims on a tan background. Sign will incorporate the logo and phone number of the business.
- 3) The ground sign shall not exceed 6' in width x 3'10" in height for a total of 22.8 square feet.
- 4) The overall height of the ground sign shall not exceed 6'0".
- 5) Employee and customer parking must be contained on site. All parking shall meet setback, dimensional, turning radius, and driving Isle requirements.
- 6) Dumpsters must be properly screened from the street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Ordinance.
- 7) All future modifications, including face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for and receive a Sign Permit, and must meet the provisions of the Section 275-61 New Berlin Municipal Code.
- 8) Payment of \$61.80 is due per the following calculations:
Sign Face: 6' x 3'10" = 22.8 square feet x 2 sides x \$3/square foot = \$136.80
Less application fee: (\$75): \$61.80
- 9) All open building, plumbing and electrical permits shall be closed out prior to any new permits being issued. Building Permits are required per Article III Section 275-25 of the City of New Berlin Municipal Code.

35. (7)NJ SG-93-03 Rossini's – 16500 W. Glendale – Monument Sign.

The request by Rossini's for a monument sign located at 16500 W. Glendale has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) All future modifications, including face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for and receive a Sign Permit, and must meet the provisions of the Section 275-61 New Berlin Municipal Ordinance.
- 2) The overall Internally illuminated monument sign shall not exceed 8'0" in height, and shall be located behind the ultimate right of way of West Glendale Drive.
- 3) The Internally illuminated monument sign face shall not exceed 48" in height, shall not exceed 84" in width, shall not exceed 28 square feet in area, and shall read "Pizzeria Quality – Rossini's – Gourmet Fare Inc." in black and white on black, green, and red graphic on a white background. The monument sign base shall be constructed of masonry to match the exterior architecture of the building.
- 4) The monument sign shall be internally illuminated and shall be turned off outside normal business hours.
- 5) A payment of \$93.00 is required per calculations below:
Monument Sign Face: (48" x 84") = 28 sq.ft. x 2 sides = 56 sq.ft. x \$3.00/sq.ft. = \$168.00
Less Application Fee (\$75.00) = \$93.00
- 6) Building Permits are required per Article III Section 275-25 of the City of New Berlin Municipal Code.
- 7) Electrical Permits are required per Article III Section 275-25 of the City of New Berlin Municipal Code.

36. (7)NJ SG-95-03 Mechanical Specialties – 3015 S. 163 St. – Monument Sign.

The request by Mechanical Specialties for a monument sign located at 3015 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) Since the face change was made prior to receiving City of New Berlin approval, a double fee will be assigned to this sign.
- 2) All future modifications, including face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for and receive a Sign Permit, and must meet the provisions of Article VIII, Chapter 275-61 of the City of New Berlin Municipal Code.
- 3) Dumpsters must be properly screened from the street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Code.
- 4) No outside storage shall be permitted. The wooden pallets, cables, cardboard boxes, and junk and trash shall be removed from the side and rear lots by January 30th, 2004.
- 5) The overall Internally illuminated monument sign shall not exceed 5'6" in height, shall not exceed 8'0" in width, and shall be located behind the ultimate right-of-way of 163rd Street and Ryerson Road.
- 6) The Internally illuminated monument sign face shall not exceed: 3'6" in height x 8'0" in width = 28 square feet in area.
- 7) The internally illuminated monument sign face shall read "Mechanical Specialties – An InfraSource Company" in blue, green, and yellow letters on a white background.
- 8) The monument base shall not exceed 2' in height, shall not exceed 8'0" in width, and will be placed on the existing monument base.
- 9) The monument sign shall be internally illuminated and shall be turned off outside normal business hours.
- 10) A payment of \$186.00 is required per calculations below:
Monument Sign Face: (3'6" x 8'0") = 28 sq.ft. x 2 sides = 56 sq.ft. x \$3.00/sq.ft. = \$168.00
Less Application Fee (\$75.00) = \$93.00
Double Fee: (\$93.00 * 2) = \$186.00
- 11) Building Permits are required per Article III Section 275-25 of the City of New Berlin Municipal Code.
- 12) Electrical Permits are required per Article III Section 275-25 of the City of New Berlin Municipal Code.

COMMUNICATIONS

42. Communication To: Plan Commission
Communication From: David Haines, Planning Services Manager
RE: Letter dated January 9, 2004 from John T. Reichert c/o Mitchell Bank regarding signage.

Plan Commissioners acknowledged receipt of this communication.

43. Communication To: Plan Commission
Communication From: David Haines, Planning Services Manager
RE: Letter from Little Muskego Lake dated 1-22-04 regarding Composting Of Aquatic Plants.

A letter from Little Muskego Lake Protection & Rehabilitation District is asking if the composting of aquatic plants would be allowed in an A-2 District. Plan Commissioners suggested perhaps only a trial period should be considered. Concern was expressed about the potential expansion and odors. Consensus of Plan Commission was not to have composting of weeds on the site.

44. Communication To: Plan Commission
Communication From: Greg Kessler, Director of Community Development
RE: Letter dated January 22, 2004 from Kristin L. Sims regarding property at 14901 and 14955 W. National Avenue

Plan Commissioners acknowledged receipt of this communication.

Motion by Alderman Ament to adjourn the Plan Commission Meeting at 10:10 P.M.
Seconded by Mr. Sisson. Motion carried unanimously.