

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

PUBLIC HEARINGS

6:00 P.M. (5)OA R-8-03 Elmwood School Parcel – 5150 S. Sunny Slope Rd. –
Rezone from I-1 to R-4.

NEW BERLIN PLAN COMMISSION

NEW BERLIN CITY HALL COUNCIL CHAMBERS

NOVEMBER 3, 2003

MINUTES

The public hearing relative to the request by Michael Doble to rezone the property known as 5150 Sunny Slope Road from I-1 Institutional to R-4 Single Family was called to order by Mayor Wysocki at 6:01 P.M.

In attendance were Mayor Wysocki, Alderman Ament, Mr. Gihring, Mr. Teclaw, Mr. Barnes, Mr. Sisson, Mr. Felda. Also present were Greg Kessler, Director of Community Development, David Haines, Planning Services Manager, Olofu Agbaji, Associate Planner, Nikki Jones, Associate Planner, Ben McKay, Planning Tech, Sara Puls, Planning Tech.

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.

The applicant, Mike Doble from Landcraft Survey & Engineering gave a brief presentation describing the request and showed maps indicating the location.

Mayor Wysocki asked if there was any questions for purpose of clarification?

Darlene Kelly, 5151 S. Sunny Slope - I am a long time resident of over 60 years. I was concerned when the article came out in the paper saying they wish to develop a small high end subdivision for upscale housing. There are no other lots available of this caliber in this vicinity. What kind of homes are they going to put there? Are they going to put big monstrosities? Are they going to have berms? What are we going to have to look at? I am very glad there are only ten homes, I was concerned they would put more than that on there. People are not building or buying homes on acre lots anymore, so I'm glad to

see there are only ten homes planned, but what are we going to have to look at, these big huge homes? Berms? What is this going to do to the rest of us who are getting to be seniors in this area? Putting in these high end homes will increase the taxes and then what will happen to the seniors? When you are a senior, your income is limited. I don't want to look at a big three story home like they have in Brookfield or Elm Grove. These are my concerns.

Scott Steinbach, 5125 Sunny Slope Road – I would like to know how the entrance way coming into the subdivision lines up with Sunny Slope Road. Sunny Slope is already a busy street, will there be stop signs or lights?

Mayor Wysocki asked three times if there was any further questions for clarification, seeing none.

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

Enzo Fiorelli, 13875 W. Marquette Drive – I am a senior citizen. I would rather see homes there vs. industry. Homes with grass and flowers are better than garbage cans and trucks picking up stuff from an industrial building. Across the street from that area is A city park. There are a lot of children who attend that park. I am sure we want it to be safe. You don't know what is going to go into an industrial park. This is the second time I attended a meeting regarding Elmwood School. About fifteen or twenty years ago this subject also came up and the Plan Commission voted in favor of keeping the school and not turning it into industry. If you put industry in there, the people that live around there will surely be down to city hall telling them to lower their assessment. I would want something that would fit into the rest of the community.

Barb Korene, 13745 W. Marquette Drive – My house is right behind the old Elmwood School and I to, am a senior citizen and I would much rather see homes there. I think it will also help increase the property value of the homes that are around there. I am in favor of single family homes rather than have to look out my window and see apartment buildings or condos.

Daine Schermer, 13755 W. Marquette Drive - I have lived here for four years and I would very much like to see homes built in that subdivision.

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 – Are we planning to require the developer to accommodate the walkway to the park across the street. What is the intent for that pedestrian walkway in

the future as this develops. Mr. Doble said we have looked at that and if the neighboring residents adjacent to the walkway wouldn't have a problem, the developer would not have a problem with connecting that through. Alderman Ament asked about water. Mayor Wysocki said that area would be served by Milwaukee water. Alderman Ament questioned the northeast corner. It seems to be fairly heavily wooded. Are we making any preliminary provisions for that as a conservancy area. Mr. Doble said the developer planned to leave the wood line in tact on lot #4 and preserve that with a preservation easement as opposed to leaving it as an open space.

Mr. Teclaw asked about storm water management. Certain situations in the past have not had this issue addressed up front. Obviously, this is preliminary but do you have plans for buffering the other properties. Mr. Doble said engineering wise, the best place to put a retention basin would be that back corner where the trees are. We don't intend to do that, we planned on actually putting the basin closer to the road which you would see in the northwest corner where that one ball diamond is there is an elongated out lot that is intended for storm water management. It will be challenging making that work topography wise, but the intent is to get the storm water into that pond. As far as berming and screening, we do plan on doing some limited berming and screening, but nothing huge and out of scale with the size of the development. Maybe some three or four foot berms with some landscaping around the outside just to help establish a new tree line and give screening to some overhead electric lines.

Mayor Wysocki indicated a letter dated November 3, 2003 on file sent in by Scott Schludt, 5051 S. Loftus Ct. regarding storm water.

Mayor Wysocki called the public hearing closed at 6:15 P.M.

PUBLIC HEARING

6:01 P.M. (5)NJ CU-10-03 Berkshire Senior & Townhomes – 15295 W. Main St. – Senior Housing and Townhouses.

NEW BERLIN PLAN COMMISSION

NEW BERLIN CITY HALL COUNCIL CHAMBERS

NOVEMBER 3, 2003

MINUTES

The public hearing relative to the request by Sig Strautmanis c/o Berkshire Senior and Townhomes for Conditional Use Approval for a senior housing and townhouse development located at 15101 W. Main Street was called to order by Mayor Wysocki at 6:15 P.M.

In attendance were Mayor Wysocki, Alderman Ament, Mr. Gihring, Mr. Teclaw, Mr. Barnes, Mr. Sisson, Mr. Felda. Also present were Greg Kessler, Director of Community Development, David Haines, Planning Services Manager, Olofu Agbaji, Associate Planner, Nikki Jones, Associate Planner, Ben McKay, Planning Tech, Sara Puls, Planning Tech.

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.

Ms. Jones gave a brief presentation describing the request and showed maps indicating the location. Mr. Strautmanis commented on the mix of senior living and townhomes. He also indicated his desire to have the flexibility with the senior project to sell those units as condominiums at some point in the future.

City Attorney Blum said that the Conditional Use Permit would be seeking to have reference to condominiums as well. City Attorney indicated a preference to give the public an opportunity to comment on condos and it be properly noticed.

Mayor Wysocki asked three times if there was 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 if there was any questions from the Plan Commissioners?

Alderman Ament – This being another senior development and having 100 or more like it down the street makes me concerned about this area being a city center designed for shops and things of that nature. When you look at what has already been developed there along with this, if it goes through, its turning from little shops into a large scale senior project. I am concerned that we are not following what we originally were looking at. I realize it is not nearly done but we need to be careful in the future so it doesn't end up to be nothing but apartments and condos and a couple of little shops. I also have a concern about fire protection with this intense of a senior development .

Mayor Wysocki – I know the original PUD for the city center did have a component of residential housing to it, probably at a higher density than what is currently being proposed. Mr. Barnes agreed.

Mr. Gihring – I have a question about parking. The senior apartment building has 67 units and the parking requirements for senior living is one parking space for each unit. I think we are OK on the senior development. There is 10% visitor parking needed and some for employees that work there. I think I see some parking on the northwest side of the building taking care of that. If it were converted into anything other than senior living, then the requirements are two parking spaces for each unit. Two parking spaces each are required for the townhouses and there is a parking garage with two spaces for each unit. Since these are private garages, if anybody had a third car, they would not have a place to park it. Where are extra parking spaces?

Mr. Strautmanis explained there are two places where there is additional parking. One, is that we have designed the back of the building so that there is the width for parallel parking space in front of the garage. That would be three parking spaces per unit. In addition to meet code, we have designated enough visitor parking on site in back of the unit. There is also street parking on Main Street.

Mr. Gihring – Those people living in those townhouses are probably going to end up using some of the library parking space because the front entrances to those units are facing the library parking lot and the library parking lot is probably already not adequate because the new library is three times bigger than the current library building and we only have around 30 additional parking spaces. I don't want to see the library parking being used for the visitors and people from the townhouses.

Mr. Strautmanis – Our intent is to meet code and to keep parking on site to the extent that the project has a logical parking sequence.

Mr. Teclaw – We need to pay particular attention to the open space in this area. Discussion about the information on the staff report concerning open space for the project.

Mayor Wysocki – As far as parking goes, the library parking will be posted for library purposes. A lot of people park in our current library simply to drop off books. We are going to have a drop off drive-thru as well as a pick up drive-thru. If there is ever a need for additional parking for the library, we have taken it into account by removing the easement on the south side of the parcel giving the ability to add more parking spaces.

Ms. Jones – Open space for this project is for the whole entire city center. As we move along we will be looking at making sure that the balance stays there. Mr. Teclaw said so we are not dealing with open space on a parcel by parcel basis. Ms. Jones said correct.

Mayor Wysocki asked for further questions, seeing none.

Mayor Wysocki closed the public hearing at 6:34 P.M.

PUBLIC HEARING

6:02 P.M. (6)NJ CU-12-03 New Berlin Water Utility #4 – Green Ridge Pumphouse – 12400 W. Crawford Dr. – Pumping and Metering Station.

NEW BERLIN PLAN COMMISSION

NEW BERLIN CITY HALL COUNCIL CHAMBERS

NOVEMBER 3, 2003

MINUTES

The public hearing relative to the request by Daniel R. Butler c/o New Berlin Water Utility #4, Green Ridge Pumphouse for Conditional Use Approval for a pumping and metering station located at 12400 W. Crawford was called to order by Mayor Wysocki at 6:34 P.M.

In attendance were Mayor Wysocki, Alderman Ament, Mr. Gihring, Mr. Teclaw, Mr. Barnes, Mr. Sisson, Mr. Felda. Also present were Greg Kessler, Director of Community Development, David Haines, Planning Services Manager, Olofu Agbaji, Associate Planner, Nikki Jones, Associate Planner, Ben McKay, Planning Tech, Sara Puls, Planning Tech.

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.

Ms. Jones gave a brief presentation describing the request and showed maps indicating the location. Mr. Barnes gave a report from the architectural review committee.

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

Mayor Wysocki closed the public hearing at 6:38 P.M.

PUBLIC HEARING

6:03 P.M. (4)NJ CU-13-03 Grange Avenue Milwaukee Water Booster Station –
5500 Frances – Booster Station.

NEW BERLIN PLAN COMMISSION

NEW BERLIN CITY HALL COUNCIL CHAMBERS

NOVEMBER 3, 2003

MINUTES

The public hearing relative to the request by Gregory Bolin c/o Grange Avenue Milwaukee Water Booster Station for Conditional Use Approval for a booster station located at 5500 Frances Avenue was called to order by Mayor Wysocki at 6:38 P.M.

In attendance were Mayor Wysocki, Alderman Ament, Mr. Gihring, Mr. Teclaw, Mr. Barnes, Mr. Sisson, Mr. Felda. Also present were Greg Kessler, Director of Community Development, David Haines, Planning Services Manager, Olofu Agbaji, Associate Planner, Nikki Jones, Associate Planner, Ben McKay, Planning Tech, Sara Puls, Planning Tech.

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.

Ms. Jones gave a brief presentation describing the request and showed maps indicating the location.

Mayor Wysocki asked if there was any questions for purpose of clarification?

Tom Jankowski, 5505 St. Mary's Drive – I have the adjacent lot and I know it is a floodplain and it is a very bad floodplain. I am really worried if they start messing with the drain tile, I'll have water up to my back porch. That is my real concern. I don't want anymore water than I have already.

Mayor Wysocki asked three times if there was any further 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 if there was anyone wishing to speak in opposition?

Louise Cwiklinski, 5515 St. Mary's Drive - I am just to the south and I am against this because of flooding reasons.

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

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

Mr. Teclaw – Along the lines of the flooding situation. Perhaps Eric Nitschke can run calculations as far as water displacement and how that may play out and also from the standpoint of FEMA.

Mr. Nitschke, Division Engineer – I have had a meeting out on site with DNR. There has been an analysis and comparison done with what FEMA has on file on the floodplain maps. It is not very conclusive. They do not have the map cross sectioned down stream. This is something that is necessary so this will be something staff will be looking for before we approve this.

Mayor Wysocki - There is an expression legitimately so by adjoining neighbors with regards to any potential adverse impact, any construction on this site would be, as I understand our codes, if anything were to occur here if the construction were to occur here, that water that is on this particular parcel has to find its own way into a public waterway. Mr. Nitschke said you are correct, the water cannot adversely effect the neighbors downstream.

Mr. Teclaw – Is the water flowing onto the adjacent properties or is it flowing away from the properties? Mr. Nitschke said it is flowing in both directions. One direction is actually headed back toward Frances Ave. The waterway actually borders right along the east side of Frances Ave. It is draining from the house of the adjoining property back across the flat area and into the creek. Mr. Teclaw asked if there would be more analysis by the next meeting when we would act on this? Mr. Nitschke said he could not say for sure. Mayor Wysocki said we would not take action until we have all the information.

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

Mayor Wysocki closed the public hearing at 6:50 P.M.

NEW BERLIN PLAN COMMISSION
NEW BERLIN CITY HALL COUNCIL CHAMBERS

NOVEMBER 3, 2003

MINUTES

Privilege of the Floor

The Plan Commission meeting of November 3, 2003 was called to order by Mayor Wysocki at 7:12 P.M.

In attendance were Mayor Wysocki, Alderman Ament, Mr. Gihring, Mr. Teclaw, Mr. Barnes, Mr. Sisson, Mr. Felda. Also present were Greg Kessler, Director of Community Development, David Haines, Planning Services Manager, Olofu Agbaji, Associate Planner, Nikki Jones, Associate Planner, Ben McKay, Planning Tech, Sara Puls, Planning Tech.

Motion by Mr. Sisson to approve the Plan Commission Minutes of October 6, 2003. Seconded by Alderman Ament. Motion carried unanimously.

Plan Commission Secretary's Report - none

CONTINUED ITEMS

5. (5)OAS-164-03 Jahnke & Jahnke Subdivision – 4320 S. Moorland Rd. – Preliminary Five-Lot Subdivision. (Tabled 10/6/03)

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

Motion by Mr. Teclaw to table the request by Jahnke & Jahnke for a preliminary five-lot subdivision located at 4320 S. Moorland Road based on the following:

- 1) Applicant has been given a 90 day extension to allow for time to generate some alternatives and try to address all the issues raised by staff and Plan Commissioners at the October 6, 2003 Plan Commission Meeting.

6. (1)SP SG-55-03 Mitchell Bank – 12400 W. National Ave. – Second Wall Sign. (Tabled 10/6/03)

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

Motion by Mr. Barnes to deny the request by Mitchell Bank to erect the second wall sign on the east elevation. APPROVAL to erect directional signage over the bank entrance, at entrance to Mitchell Bank Plaza along 124th Street, and at the mortgage branch entrance facing National Avenue, subject to plans on file and the following:

- 1) Section 275-61 of the New Berlin Code states: "Individual businesses within shopping and retail centers are permitted a wall sign in addition to the master identification monument sign."
- 2) Staff has issued permits for the three-sided monument sign and the allowed wall sign on the south elevation.
- 3) All signs will be less than six square feet.
- 4) Staff as part of the Mitchell Bank overall sign approval process shall approve directional signs.

Seconded by Mr. Teclaw. Motion carried unanimously.

7. (3)OA U-38-03 Absolutely Nails Salon – 16445 W. Greenfield Ave. – Addition of Tanning Business. (Tabled 8-4-03)

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

Motion by Mr. Barnes to approve the request by Absolutely Nails Salon for an addition of tanning business located at 16445 W. Greenfield Avenue subject to:

- 1) Architectural Review Committee requires three sided brick structure. Applicant shall submit revised rendering for review. Prior to issuance of the Zoning Permit, approval of the exterior architecture and materials for construction by the Architectural Review Committee is required.
- 2) Submittal of the landscaping plan and payment of all sureties are required prior to issuance of Zoning Permits. Landscaping plan must meet all the requirements of Article VIII Section 275-53 through 275-56 of the Municipal Ordinance in its entirety. A registered Landscape Architect shall stamp plans.
- 3) Applicant shall be required to address the on-site employee parking to meet code requirements. Section 275-57 requires One space per 100 square feet. Applicant shall be required to submit an operational plan which includes the number of employees per shift to enable staff calculate the minimum parking requirement for this building addition. Parking spaces along the alley must be 19 feet deep. No substandard parking shall be approved.
- 4) All mechanicals including air-conditioning units and other roof top mechanical units must be properly labeled and screened on a revised site plan and approved by Planning prior to issuance of Building Permit. Units must be incorporated into the design of the building elevation or if on the ground, appropriately screened with landscaping from public view.

- 5) Central air-conditioning units must meet the side yard setback as required by § 275-42 (F) (2) of the City of New Berlin Municipal Ordinance. The units as shown are within the side yard setback thus cannot be approved.
- 6) Site grading and drainage must be worked out with the Engineering Department. City Engineer requires execution of a hold harmless agreement required for the asphalt flume next to the alley and into the ditch.
- 7) Must connect to public water or meter well due to change in use per MMSD rules.
- 8) Building must be fully sprinklered, and must meet all applicable building and fire codes.
- 9) Dumpster must be properly screened from the street and public view in accordance with New Berlin Municipal Code Section 275-56. Location of dumpster enclosure must be clearly designated and the materials for construction including thickness of the concrete slab must be indicated on the plan. Enclosure must match or enhance the exterior architecture of building, and must be built to accommodate both solid as well as recyclable waste dumpsters. Submitted plan does not show dumpsters.
- 10) Applicant shall remove or submit an application for the portable temporary sign in front of the business by Friday November 14, 2003.
- 11) A sign permit application with plans for a permanent sign that meets the requirements of the New Berlin Zoning Ordinance Section 275-61 shall be submitted to the Planning Department by Friday December 19, 2003.
- 12) 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 Zoning Ordinance.
- 13) All necessary permits must be obtained from the Building Inspection and Zoning Department prior to commencement of any construction at this site.
- 14) Building plans shall be stamped and signed by a registered architect or engineer (Comm 61.20 Responsibilities).
- 15) Building plans shall be approved by the City of New Berlin Department of Community Development Inspection Division as per Wisconsin Department of Commerce (Comm 61.70 Certified municipalities and counties) (5) (c) 3.
- 16) Apply and obtain appropriate building, plumbing and electrical permits.
- 17) Open plumbing permit for water softener needs final inspection.

Seconded by Mr. Sisson. Motion carried unanimously.

NEW BUSINESS

8. (7)NJ R-7-03 Poplar Creek Development – 3095 - 3111 S. Calhoun Rd. – Rezone from A-1, A-2, O-2, C-2 to R-1/R-2, O-2, C-2. (Public Hearing 10-6-03)

Motion by Mr. Sisson to recommend to Council approval of the petition to rezone the properties located at 3095 - 3111 S. Calhoun Road from A-1, A-2, C-2, and O-2 to R-1/R-2, C-2, and O-2.

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

9. (4)DH R-9-03 Lyndenwood Condominiums – 14500 & 14510 W. Beloit – Set public hearing for extension of PUD ordinance.

Motion by Alderman Ament to forward to Council to set a public hearing on December 8, 2003 on the rezoning to PUD for a condominium and single family residential development located at 14500 & 14510 W. Beloit Road.

Seconded by Mr. Sisson. Motion carried unanimously.

10. (3)NJ LD-10-03 Bodycote, Inc. – 16167 W. Rogers Dr. – Se ¼ Sec. 3 - Two-Lot Land Division.

Motion by Alderman Ament to recommend approval to Council of the request by Bodycote for a two lot land division located at 16167 W. Rogers Drive subject to the application, plans on file, and the following conditions:

- 1) The New Berlin Industrial Park Declaration of Restrictions states that the City of New Berlin has the right of first refusal to purchase tracts of land in the Park. Staff has discussed this with many departments within City Hall and it has been determined that this site is not needed by the City at this time. The applicant submitted a letter to the Clerk on February 27, 2003 requesting the City (Common Council) waive their right of first refusal.
- 2) Correct all drafting errors and ambiguities as identified by staff.
- 3) A note shall be placed on the face of the CSM prior to the City signing stating, “The use of the holding tank is until sewer capacity is made available from the Milwaukee Metropolitan Sewerage District” and the applicant will agree to enter into a hold harmless agreement with the City of New Berlin in respect to the holding tank .
- 4) Per Waukesha County Department of Parks and Land Use a temporary holding tank agreement, between the property owner and the local municipality is required to be recorded on the property deed.
- 5) Applicant is required to show the easement for any public facilities on the property including a 20’ drainage easement along the southern property line. At the time of Use Approval the City will require a pond and or other storm water enhancements.
- 6) BodyCote Thermal Processing, Inc. shall eliminate one access point on Rogers Drive and one on 162nd.

- 7) BodyCote Thermal Processing, Inc. shall clean up their site per the conditions set forth in Zoning Permit U-67-02. Please see that all the junk and trash on your property is removed by October 24, 2003. This report shall serve as notice of said violation and has been forwarded to the Code Compliance Officer for further action.
- 8) Developer's Agreement required for public improvements and private utilities.
- 9) All owners must sign prior to City signing the CSM.
- 10) Payment of Park & Open Space Fees are required prior to the City signing the CSM.

Seconded by Mr. Teclaw. Motion carried unanimously.

- 11. (7)OA U-60-03 Poplar Creek Church – 17770 W. Cleveland Ave. – Church.

Motion by Alderman Ament to defer the request by Poplar Creek Church for a church to be located at 17770 W. Cleveland Avenue until the December 8, 2003 Plan Commission meeting per the applicants request to enable them to address issues raised by staff.

Seconded by Mr. Sisson. Motion carried unanimously.

- 12. (1)SP SG-66-03 Speedway, 14001 W. Greenfield Avenue – Change sign to applicable sign code, originally installed wrong.

Motion by Mr. Barnes to deny the request by Speedway to receive a permit to convert a pole sign to a monument sign for the following reason:

- 1) The contract for sign construction went to a different sign company who has since received a permit and is progressing in the sign conversion.

Seconded by Mr. Sisson. Motion carried unanimously.

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

- 13. (5)NJ CU-5-03 Andy's III – 12401 W. Beloit Rd. – Convenience Store.

Motion by Mr. Barnes to deny the above inactive item based on the following:

- 1) Item has been on the pending list for 6 months or longer with no contact from the applicant.
- 2) Staff has sent a 30 day notice and the applicant did not respond.

Seconded by Mr. Gihring. Motion carried unanimously.

- 14. (5)OA U-2-03 Northwestern Mutual District Office Building – 15885 W.

National Avenue – 2-story and walk-out basement office addition to existing two story office building. (Tabled 3/3/03)

Motion by Mr. Barnes to deny the above inactive item based on the following:

- 1) This application is outdated since a newer application for the property has been approved.

Seconded by Mr. Gihring. Motion carried unanimously.

15. (2)OA U-70-02 Hickory Grove Shopping Center – 14300 W. National Ave. – Shopping/Commercial Center.(Tabled 11/4/02)

Motion by Mr. Barnes to deny the above inactive item based on the following:

- 1) Item has been on the pending list for 6 months or longer with no contact from the applicant.
- 2) Staff has sent a 30 day notice and the applicant did not respond.

Seconded by Mr. Gihring. Motion carried unanimously.

16. (3)NJ R-5-02 Robert Raineck and Jeanne Welsch – 21040 W. Lincoln Ave. – Rezone from B-2 to A-2, and C-2. (Public Hearing June 3, 2002)

Motion by Mr. Barnes to deny the above inactive item based on the following:

- 1) Item has been on the pending list for 6 months or longer with no contact from the applicant.
- 2) Staff has sent a 30 day notice and the applicant did not respond.

Seconded by Mr. Gihring. Motion carried unanimously.

17. (3) U-13-02 Robert Raineck and Jeanne Welsch – 21040 W. Lincoln Ave. – Commercial Pole Barn. (Tabled 4-1-02)

Motion by Mr. Barnes to deny the above inactive item based on the following:

- 1) Item has been on the pending list for 6 months or longer with no contact from the applicant.
- 2) Staff has sent a 30 day notice and the applicant did not respond.

Seconded by Mr. Gihring. Motion carried unanimously.

18. (7)OA U-50-02 McDonald's – 4889 S. Moorland Rd. – Revised Plans.(Tabled 2/3/03, 4/14/03)

Motion by Mr. Barnes to deny the above inactive item based on the following:

- 1) Item has been on the pending list for 6 months or longer with no contact from the applicant.
- 2) Staff has sent a 30 day notice and the applicant did not respond.

Seconded by Mr. Gihring. Motion carried unanimously.

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 19-25.
Seconded by Mr. Gihring. Motion carried unanimously.

ZONING PERMITS

19. (3)SP RO-37-03 Keystone Travel Services – 16735 W. Greenfield Ave. – Travel Agent.

The request by Keystone Travel Services for a travel service located at 16735 Greenfield Avenue has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) At the time of submission of a sign application the pole sign on the property shall be changed to a conforming monument sign.
- 2) Application states that there are no anticipated interior or exterior modifications. Apply for and obtain appropriate building, plumbing, and electrical permits as required. Interior modifications will require that unisex bathroom meet ADAAG technical guidelines for accessibility.
- 3) All parking on the property shall be striped by October 31, 2003.
- 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) Per Article VIII Chapter 275-61 of the municipal code all signage for this property shall require submittal of a separate Sign Permit Application.
- 6) Employee and customer parking must be contained on site.
- 7) 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.
- 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.

20. (4)SP RO-38-03 Ferderbar Studios – 5155 E. Emmer Dr. –
Commercial/Industrial (Non-Retail) Photography Studio.

The request by Ferderbar Studios for a commercial/industrial photography studio located at 5155 E. Emmer Drive has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) Building plans shall be stamped and signed by a registered architect or engineer (Comm 61.20 Responsibilities).
- 2) Building plans shall be approved by the City of New Berlin Community Development Department Inspection Division per Wisconsin Dept. of Commerce (Comm 61.70 Certified municipalities and counties (5)(c)3).
- 3) Apply for and obtain appropriate building, plumbing, and electrical permits.
- 4) Fire extinguishers are required.
- 5) No outside storage shall be permitted.
- 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) Per Article VIII Chapter 275-61 of the municipal code all signage for this property shall require submittal of a separate Sign Permit Application.
- 8) Employee and customer parking must be contained on site.
- 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.

21. (3)SP RO-39-03 Digalog Systems, Inc. – 16871 W. Greenfield Ave. – Research and Development.

The request by Digalog Systems, Inc. for office space for a research and development firm located at 16871 W. Greenfield Avenue has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) A new application showing the monument sign with Carr, Kulkowski & Stuller and the new tenant (Digalog Systems) shall be submitted to the Department of Community Development by November 3, 2003.
- 2) Per the letter from Glen Kulkoski of October 8, 2003 the following issues shall be addressed:

- a) The illegal monument sign shall be moved outside of the vision triangle and behind the ultimate right of way of Greenfield Avenue and 169th Street must be relocated by December 1, 2003.
 - b) Revised drainage plans showing a catch basin that retains water in the parking lot and changes the downspouts to meet the original approved plans are required shall be submitted by November 3, 2003. Plan must address all drainage, grading and storm water issues laid out in previous communications, including the letter sent by Glen Kulkowski.
 - c) The parking lot shall be properly striped.
 - d) The Department of Community Development will allow a flagpole surrounded by low-growing shrubs to replace the Norway Maple Tree that was shown in the approved landscaping plans.
- 3) Building plans shall be stamped and signed by a registered architect or engineer (Comm 61.20 Responsibilities).
 - 4) Building plans shall be approved by the City of New Berlin Community Development Department Inspection Division per Wisconsin Dept. of Commerce (Comm 61.70 Certified municipalities and counties (5)(c)3).
 - 5) No outside storage shall be permitted.
 - 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 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.
 - 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.
22. (7)SP RO-40-03 K. G. Stevens – 16605 W. Victor Rd. – Fabricate Solid Surface.

The request by K. G. Stevens to re-occupy an industrial tenant bay for solid surface fabrication located at 16605 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) Outside storage of three trucks shall be permitted provided that each shall be stored behind the building. No other outside storage shall be permitted.
- 2) No dumpster screening and/or enclosure plans have been approved by the Department of Community Development for this development, therefore no outside storage of dumpsters or wood pallets shall be permitted. Dumpsters shall be stored inside each tenant's rental space, except on collection day, per instructions of the current building owner.

- 3) If applicant wishes to store dumpsters and wood pallets outside tenant shall submit dumpster screening and/or enclosure plans to the Department of Community Development prior to commencement of outside storage of said items.
 - 4) Employee and customer parking must be contained on site. As it appears that applicant needs to supplement employee parking behind the building, parking shall be striped by November 7, 2003 or prior to issuance of Occupancy Permit.
 - 5) Application shows no building or structural changes.
 - 6) Apply for and obtain appropriate building, plumbing, and electrical permits.
 - 7) Building owner or property manager shall call the Department of Community Development to set up inspection appointments for multiple open permits on the property by November 7, 2003.
 - 8) Per Zoning Permit U-50-01 and the conversation with staff on October 8, 2003 current building owner shall submit paint samples from building re-painting by October 22, 2003.
 - 9) Fire extinguishers are required.
 - 10) Per Article VIII Chapter 275-61 of the municipal code all signage for this property shall require submittal of a separate Sign Permit Application.
 - 11) Applicant shall complete and submit the enclosed Notice in Change of Occupancy form required by MMSD prior to issuance of Occupancy Permit.
 - 12) 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.
 - 13) Building must be maintained per Chapter 201 of the Non-residential Property Maintenance Code.
 - 14) Building must meet all applicable building and fire codes. Fire Extinguishers are required.
23. (4)SP RO-41-03 Glue Dots International – 5515 S. Westridge Dr. – Production of Converted Pressure Sensitive Adhesive Products.

The request by Glue Dots International for production of converted pressure sensitive adhesive products located at 5515 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) Plans for interior modifications shall be stamped and signed by a registered architect or engineer (Comm 61.20 Responsibilities).
- 2) Building plans shall be approved by the City of New Berlin Community Development Department Inspection Division per Wisconsin Dept. of Commerce (Comm 61.70 Certified municipalities and counties (5)(c)3).
- 3) Applicant shall submit storage configuration plans to the Fire Department prior to issuance of Occupancy Permit.

- 4) No outside storage shall be permitted.
 - 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) Per Article VIII Chapter 275-61 of the municipal code all signage for this property shall require submittal of a separate Sign Permit Application.
 - 7) Employee and customer parking must be contained on site.
 - 8) Applicant shall complete and submit the enclosed Notice in Change of Occupancy form required by MMSD prior to issuance of Occupancy Permit.
 - 9) Apply for and obtain appropriate building, plumbing, and electrical permits 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.
24. (3)SP RO-42-03 GE IT Solutions – 2473 Commerce Dr. – Office, Sales, Showroom, Storage, Warehousing, Service, and Repair of Computer Equipment.

The request by GE IT Solutions for office, sales, showroom, storage, warehousing, service and repair of computer equipment located at 2473 Commerce Drive has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) Building owner or property manager shall call the Department of Community Development to set up inspection appointments for multiple open permits on the property by October 31, 2003.
- 2) No outside storage shall be permitted. The pallets behind the building shall be removed by October 27, 2003.
- 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 Ordinance.
- 4) Per Article VIII Chapter 275-61 of the municipal code all signage for this property shall require submittal of a separate Sign Permit Application.
- 5) Employee and customer parking must be contained on site.
- 6) Apply for and obtain appropriate building, plumbing, and electrical permits. 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.
- 7) Building must be maintained per Chapter 201 of the Non-residential Property Maintenance Code.

- 8) Building must meet all applicable building and fire codes. Fire Extinguishers are required.
25. (2)SP RO-43-03 American Home Inspectors Training Institute – 14100 W. Cleveland Ave. – Training Facility.

The request by American Home Inspectors Training Institute for a training facility located at 14100 W. Cleveland 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 ultimate right of way of Cleveland Avenue is 130 feet; 65 feet from the center line on each side. No improvements or development shall occur within the ultimate right of way of Cleveland Avenue. Any further development will require the dedication of the remaining 15 feet to Waukesha County.
- 2) The existing ground sign on this property is non-conforming in height and location. To retain the existing non-conforming status the sign must remain as is. Any changes, which would include sign face change, will require that the sign meet the current Sign Code. Per Article VIII Chapter 275-61 of the municipal code all signage for this property shall require submittal of a separate Sign Permit Application prior to installation.
- 3) No outside storage of items, junk, or material shall be permitted on the property. The pallets and other wooden objects, metal frames, cloth, and any other items stored outside shall be removed by October 29, 2003.
- 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. The dumpster outside of the dumpster enclosure shall be moved into the enclosure or removed from the premises by November 3, 2003 or prior to issuance of an Occupancy Permit.
- 5) Building owner shall call the Department of Community Development and set up inspection appointments for multiple open permits on the property by November 3, 2003 or prior to issuance of an Occupancy Permit.
- 6) Application shows no interior, building, or structural changes.
- 7) No outside storage shall be permitted.
- 8) Employee and customer parking must be contained on site.
- 9) Apply for and obtain appropriate building, plumbing, and electrical permits as needed 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.

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 26-33. Seconded by Mr. Teclaw. Motion carried unanimously.

STAFF APPROVED

26. (1)SP SG-55-03 Mitchell Bank – 12400 W. National Ave. – One Monument Sign and One Wall Sign.

The request by Mitchell Bank for one monument and one wall sign 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) The existing, non-conforming ground sign for Apple Glen Plaza shall be removed prior to installation of the new monument sign.
- 2) The monument sign faces shall read “MITCHELL BANK PLAZA” in white letters on a blue background with the “MB” Mitchell Bank logo above also in white.
- 3) The monument sign faces shall not exceed:
5’4” in length x 6’1” in height = 32 square feet per face
- 4) The overall height of the monument sign shall not exceed 8 feet and the height of the base shall not exceed 3 feet. The monument base shall be constructed of brick to match the exterior of the building. An address plaque shall be mounted on the monument base.
- 5) Revised plans showing the monument sign within the above specifications shall be submitted to the Department of Community Development prior to issuance of a sign permit.
- 6) One wall sign on the south side of the building, facing National Avenue shall be permitted and shall not exceed:
12’3” in length x 1’3” in height = 15.31 square feet
- 7) The wall sign shall read “MITCHELL BANK” in white channel letters with black trim caps and black returns, and shall be illuminated with white neon. Plans showing the wall sign within these specifications shall be submitted to the Department of Community Development by September 16, 2003.
- 8) All internally illuminated signs shall be turned off outside of normal business hours.
- 9) 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.
- 10) A payment of \$336.00 is due per the following calculations:
Monument Sign Face: 32 square feet x \$3/square foot = \$96.00 x 3 sides = \$288.00

Southth Side Wall Sign Face: 15.3 square feet x \$3/square foot = \$45.90
Sub Total = \$333.90

Less application fee (\$75): \$258.90

- 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.

27. (4)SP SG-67-03 Glue Dots International – 5515 Westridge Dr. – Face Change.

The request by Glue Dots International for a sign face change located at 5515 Westridge Drive has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) The two-sided monument sign faces shall read “GLUE DOTS” in black lettering on a white background and “International” below in black. There shall be a red line between.
- 2) The two sided monument sign faces shall not exceed:
8’0” in length x 2’8” in height = 21.33 square feet
- 3) 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.
- 4) A payment of \$37.00 is due per the following calculations:
Monument Sign Faces: 21.33 square feet x 2 sides x \$3/square foot = \$128.00
Less application fee (\$75): \$37.00
- 5) Building Permits are required per Article III Section 275-25 of the City of New Berlin Municipal Code.
- 6) Electrical Permits are required per Article III Section 275-25 of the City of New Berlin Municipal Code.

28. (1)SP SG-69-03 Speedway – 14001 W. Greenfield Ave. – Monument Sign.

The request by Speedway for a monument sign located at 14001 W. Greenfield Avenue has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) The temporary banner, which reads, “NOW HIRING, currently installed at Speedway is not permitted. The applicant shall submit a sign application for the banner to the Department of Community Development, or it shall be removed, prior to issuance of a monument sign permit.

- 2) The internally-illuminated two-sided monument sign faces shall read “Speedway” in white lettering on a red background with the Speedway “S” logo above, also in white. “Unleaded” and “plus” changeable gas prices shall be below, as well as “Cirrus”, “tyme”, and “Plus” logos. The two sided monument sign faces shall not exceed:
5’0” in length x 5’6” in height = 27.5 square feet
 - 3) The monument base shall be brick to match the building façade and shall not exceed 2’6” in height.
 - 4) The monument sign shall be located behind the ultimate right of way of Greenfield Avenue.
 - 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) A payment of \$90.00 is due per the following calculations:
Monument Sign Face: 27.5 square feet x 2 sides x \$3/square foot = \$165.00
Less application fee (\$75): \$90.00
 - 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.
29. (5)SP SG-70-03 Robert Kahle – 15055 W. National Ave. – Temporary Ground Sign.

The request by Robert Kahle for a temporary ground sign located at 15055 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) 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 overall temporary ground sign shall not exceed a maximum of 8’0” in height and the sign shall be located behind the ultimate right of way of West National Avenue.
- 3) The temporary ground sign face shall not exceed 4’0” in height and 3’0” in width, shall not exceed 12 square feet in area, and shall read “Coming Nov. 19 Premium Christmas Trees” in red on a white background.
- 4) The temporary ground sign shall be erected no earlier than November 28, 2003 and shall be removed by December 24, 2003.
- 5) The temporary ground sign face shall not be illuminated.
- 6) A payment of \$0.00 is required per calculations below:
Temporary ground Sign Face: (4’0” x 3’0”) = 12sq.ft. x 2 side = 24sq.ft. x \$3.00/sq.ft. = \$72.00

- Less Application Fee (\$75.00) = \$0.00
- 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. (5)SP SG-73-03 The Varsity Club – 12400 W. Beloit Rd. – Two Temporary Banners.

The request by Robert Kahle for a temporary ground sign located at 15055 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) 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 faces shall not exceed 6’0” in length x 3’0” in height and shall read “OPENING SOON Varsity Club”.
- 3) The temporary banners shall be removed by November 22, 2003.
- 4) The temporary banner faces shall not be illuminated.
- 5) A payment of \$0 is required per calculations below:
 Temporary Banner Sign Face: (6’0” x 3’0”) = 18 sq.ft. x 1 side = 18 sq.ft.
 x \$3.00/sq.ft. = \$54.00 x 2 temporary banners = \$108.00
 Less Application Fee (\$75.00) = \$33.00
 Less Immediate Sign Fee Payment (\$33.00) = \$0
- 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.

- 31. (3)SP SG-74-03 Vivace Salon – 2725 S. Calhoun – Wall Sign and Ground Monument Sign Face Change.

The request by Vivace Salon for a wall sign and ground monument sign face change located at 2725 S. Calhoun Road has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) The small ground sign posted in front of the Vivace tenant bay is not permitted and shall be removed prior to issuance of Sign Permit.
- 2) The internally-illuminated wall sign shall read “VIVACE Salon & Spa” in white letters mounted on a raceway.
- 3) All features of the internally-illuminated wall sign shall meet the Coordinated Sign Standard for Parkland Plaza and the Condominium Association Rules.
- 4) The internally-illuminated wall sign face shall not exceed:

(VIVACE) 9'0" in length x 1'6" in height = 13.5 square feet
(Salon & Spa) 3'0" in length x 0'8" in height = 2 square feet
For a total of 15.5 square feet

- 5) The two temporary ground sign face replacements shall read "Vivace Salon & Spa" in black lettering on white acrylic.
 - 6) The temporary ground sign face replacements shall not exceed 1'0" in length x 0'6" in height = .5 square feet
 - 7) A sign application showing the agreed upon monument sign proposal for Parkland Plaza based on the guidelines meeting between members of the Parkland Plaza Condominium Association and the Department of Community Development on September 30, 2003 shall be submitted by January 27, 2004. This is two weeks after the annual Parkland Plaza Condominium Association meeting at which association members will decide on the monument signage proposal.
 - 8) 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 and the Parkland Plaza Coordinated Sign Standard.
 - 9) A payment of \$0 is due per the following calculations:
Wall Sign Face: 15.5 square feet x 1 side x \$3/square foot = \$46.50
Temporary Ground Sign Face Replacements: .5 square feet x 2 sides x \$3/square foot = \$3.00
Total: 49.50
Less application fee (\$75): \$0
 - 10) Building Permits are required per Article III Section 275-25 of the City of New Berlin Municipal Code.
 - 11) Electrical Permits are required per Article III Section 275-25 of the City of New Berlin Municipal Code.
32. (4)BM U-58-03 Patrick J. Meehan – 5370 S. Greentree Dr. – Home Occupation – Professional Community Planner.

The request by Patrick J. Meehan for a professional community planner home occupation located at 5370 S. Greentree 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) Home Occupation shall be conducted in accordance with Chapter 275-42(G)(4) of the City of New Berlin Zoning Ordinance in its entirety, including:
 - a) 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.
 - b) Home Occupation shall meet all applicable building and fire code safety requirements.

- 2) No more than one nonresident employee shall be employed by a home occupation per Section 275-42(G)(4) of the City of New Berlin Municipal Code.
 - 3) No outside storage shall be permitted for this business. No home occupation or any storage of goods, materials, or products connected with a home occupation shall be allowed in any accessory building or detached garage.
 - 4) No Sign Permits shall be issued, as no sign is required for this business.
 - 5) All necessary permits required by the Building, Inspection, and Zoning Departments shall be obtained prior to commencement of any construction at this site.
 - 6) Business conducted in this home shall consist of duties related to a professional consulting planning service. The business shall be conducted in 20% or less of the overall living space of the residence.
 - 7) No client meetings or customer visits shall be conducted at this residence.
33. (7)BM U-62-03 Southwest Metal Finishing – 16775 W. Dakota – Add Die Casting Equipment and Operations to an Already Operating Facility.

The request by Southwest Metal Finishing to add die casting equipment and operations to an already operating facility located at 16775 W. Dakota 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 exterior building alternations shall be permitted in conjunction with approval to expand use to include die casting equipment and operations.
- 2) The die casting equipment shall be located within the building as shown on floor plans submitted to the Department of Community Development October 6, 2003.
- 3) Approval for die casting equipment and operations for these premises by City of New Berlin Fire Department is required prior to issuance of Zoning Permit.
- 4) Outside storage shall not be permitted for this property. The pallets, metal pieces, snowplow, and junk along the west edge of the rear parking lot and the property in its entirety shall be removed by November 7, 2003 or prior to issuance of Zoning Permit.
- 5) Existing landscaping shall be trimmed and maintained per Article VIII Chapter 275-56 of the Municipal Code.
- 6) Dumpsters must be properly screened from the street and public view in accordance with Article VIII Section 275-56 of the Municipal Code.
- 7) Employee and customer parking must be contained on site.
- 8) Apply and obtain appropriate building, plumbing, and electrical permits where required by code.

COMMUNICATIONS

40. Communication To: Plan Commission

Communication From: David Haines, Planning Services Manager
RE: "Home sales are on Blistering Pace", Journal Sentinel Online, October 10,
2003.

Much of the work that New Berlin Plan Commission is doing has helped to made
New Berlin a very desireable place to live.

41. Communication To: Plan Commission
Communication From: David Haines, Planning Services Manager
RE: "Businesses Forge Alliance to Save Jobs", Journal Sentinel Online, October
11, 2003.

It is important to keep our businesses in our industrial parks competitive.

42. Communication To: Plan Commission
Communication From: David Haines, Planning Services Manager
RE: 2004 Plan Commission Dates & Deadlines

Plan Commissioners acknowledged the dates and deadlines for next year.

Motion by Mr. Barnes to adjourn the Plan Commission meeting at 9:03
P.M. Seconded by Alderman Ament. Motion carried unanimously.