

Minutes

6:50 PUBLIC HEARING

CU-9-98 Warner Cable – 15410 W. Cleveland Ave. – Hub distribution site.

CITY OF NEW BERLIN - PUBLIC HEARING

JANUARY 4, 1999

The public hearing relative to the request by Warner Cable for conditional use approval for a hub distribution site was called to order by Mr. Christel at 6:50 P.M.

In attendance were Mr. Chase, Mr. O'Neil, Mr. Barnes, Mr. Christel,

Alderman Kaminski. Also present was Steven K. Hoese, Director of Planning and Mark C. Lake, Assistant Director of Planning. Mayor Gatzke and Mr. Felda were excused.

Mr. Lake read the public hearing notice and stated there was proof of publication in the Clerk's office.

Mr. Christel explained the procedure for a public hearing saying that he would 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. Lake gave a brief presentation describing the request and showing maps indicating the location.

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

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

After no response, Mr. Christel asked for any questions or comments.

Hearing no questions or comments, Mr. Christel called the public hearing closed at 7:05 P.M.

New Berlin Plan Commission January 4, 1999

Minutes

The Plan Commission meeting of January 4, 1999 was called to order by Mr. Christel at 7:00 P.M.

In attendance were Mr. Chase, Mr. O'Neil, Mr. Barnes, Mr. Christel,

Alderman Kaminski. Also present was Steven K. Hoese, Director of Planning and Mark C. Lake, Assistant Director of Planning. Mayor Gatzke and Mr. Felda were excused.

Motion by Mr. O'Neil to approve the Plan Commission Minutes of December 7, 1998. Seconded by Mr. Chase. Motion carried unanimously.

Motion by Mr. Christel to go into closed session. Seconded by Alderman Kaminski to deliberate in Closed Session under Section 19.85(1)(e) of the Wisconsin State Statutes.

(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified business whenever competitive or bargaining reasons require a Closed Session.

- Discussion of Interviews for GDMT Consultant -

Motion carried unanimously at approximately 10:00 P.M.

Motion to go into open session by Mr. Christel. Seconded by Alderman Kaminski.

Motion carried unanimously at approximately 11:00 P.M.

4. Recommend to Common Council the selection of GDMT consultant.

Motion by Mr. Barnes to recommend to Common Council the hiring of Pflum, Klausmeier & Gehrum Consultants, Inc/Clairion in an amount not to exceed \$140,000 for the Growth & Development Management Plan.

Seconded by Mr. Chase. Motion carried unanimously.

5. Annual Review of Bylaws.

Motion by Alderman Kaminski to begin Plan Commission meetings at 6:00 P.M. by the call of the Chairman or the majority of the full Commission.

Seconded by Mr. Barnes. Motion passes unanimously.

Motion by Alderman Kaminski to delegate to Staff - review and approval of the following:

Signs
Reoccupancies
Minor Grading
Minor Use approvals

And any other subsequent application referred to Staff by a majority vote of the Plan Commission.

The Conditions upon which this authority is granted are as follows:

Must meet all applicable codes, standards, and policies.

Expiration Date:

If any of the following occurs:

During any future Zoning Code rewrite and Codification

Change in Chairmanship of the Plan Commission

Change in bylaws (Upon a vote of the majority of the Plan Commission)

Seconded by Mr. Barnes. Motion passes with Mr. Chase abstaining.

CONTINUED ITEMS

6. (5) R-8-98 Horizon Development Group – 14800 W. Beloit Rd. – Rezone from R-4 to RM-1 (elderly). This is also a conceptual project review. (Tabled 8/17/98)

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

Plan Commission discussed staff's recommendation to deny. Applicant spoke and requested more time.

Motion by Mr. Chase to table the conceptual request by Horizon Development Group to rezone property located at 14800 W. Beloit Road from R-4 to RM-1 (elderly) per the applicants request to work out concerns outlined by staff and allow them to present further information.

Seconded by Alderman Kaminski. Motion carried unanimously.

7. (3) R-13-98 Oak Crest Condominiums – 17720 W. Lincoln Ave. – Rezone from R-4 to RM-1 to develop 88 unit PUD residential condo project. (Tabled 12/7/98)

Motion by Alderman Kaminski to remove this item from the table. Seconded by Mr. Barnes. Motion passes with Alderman Kaminski, Mr. Barnes, Mr. O'Neil, Mr. Christel voting Yes and Mr. Chase voting No.

Motion by Mr. Chase to conceptually approve the maximum density, use and architecture for the request by Oak Crest Condominiums condo project to be located at 17720 W. Lincoln Avenue subject to:

PUD

1) MMSD Sewer Service Area expansion to be approved by all regulating authorities prior to Plan Commission approval.

2) Revised PUD required. Per §17.0329 (3) (b) "... The PUD overlay district ordinance shall identify the specific project, building(s)... use approvals granted as part of a combined application."

3) Expanded "Statement of Mutual Benefits" is required.

4) An Impact Statement is required.

5) A metes and bounds legal description of all lands to be rezoned Rm-1/R-4/PUD required.

6) Per §17.0312 of the City of New Berlin Municipal Code, a 120' buffer required for all buildings adjacent to a single-family residential district. Buffer yard to be maintained per §17.1309 (3) of the Municipal Code.

7) Per §17.1309 of the City of New Berlin Municipal Code, a 25' landscape buffer required along northern lotline. Landscape buffer to be planted and maintained per §17.1308 of the Municipal Code.

USE

8) MMSD Sewer Service Area expansion to be approved by all regulating authorities prior to Plan Commission approval.

9) A rehabilitation plan for Lincoln Avenue is require.

- 10) A Grading Plan/Stormwater Management Plan required.
- 11) A Utility Plan required.
- 12) A Developer's Agreement required for installation of utilities.
- 13) A Landscape Plan required. Schedule of size and species of landscaping materials required.
- 14) Acceleration/Deceleration lanes as well as bypass lane required within Lincoln Av.
- 15) A modification to the rear elevations should be provided. Submittal of a perspective rendering required.
- 16) Site plan has most of the garages facing out with the living quarters above and behind garages. An architectural solution is required. Incorporate more of the diversity of the side elevations.
- 17) Courtyard landscaping needs to be addressed? Should be treated within the Landscape Plan.
- 18) All dumpsters required to be stored internally unless out for collection.
- 19) All utilities to be fed underground.
- 20) Building to be fully sprinklered. Alarm system required. Fire Hydrants required within 150 of all Fire Department connections. Key box required.
- 21) A lift station is required as part of this development.
- 22) Applicant to consider not having buildings across from each other in the overall layout.

Seconded by Mr. Barnes. Motion carried unanimously.

Comments and actions of site plan or layout are deferred until more detailed plans are submitted.

8. (7) U-87-98 The Victorians of New Berlin – 17105 W. National Ave. – PUD for two 8-family buildings.
(Tabled 12/7/98)

Motion by Mr. Chase to remove this item from the table. Seconded by Mr. Barnes. Motion carries with Alderman Kaminski abstaining.

Motion by Mr. Chase to recommend to Council approval of the PUD rezoning request by The Victorians of New Berlin located at 17105 W. National Avenue subject to:

- 1) Revised PUD required. Per §17.0329 (3) (b) "... The PUD overlay district ordinance shall identify the specific project, building(s)... use approvals granted as part of a combined application."
- 2) Revised "Statement of Mutual Benefits" is required. Focus should be on the mutual benefits to the City of New Berlin. Similar to an impact statement; I.E. more taxes, less of a school district burden, increased fees, sidepaths, etc.
- 3) Metes and bounds legal description of all lands to be rezoned Rm-1/PUD required. Description of PUD area to include parcel to the east.

4) Per §17.0312 of the City of New Berlin Municipal Code, a 120' buffer required for all buildings adjacent to a single-family residential district. Buffer yard to be maintained per §17.1309 (3) of the Municipal Code.

5) Per §17.1309 of the City of New Berlin Municipal Code, a 25' landscape buffer required along rear lotline. Landscape buffer to be planted and maintained per §17.1308 of the Municipal Code.

Seconded by Mr. O'Neil. Motion carried with Alderman Kaminski abstaining.

Motion by Mr. Barnes to table the USE, SITE AND ARCHITECTURE request by The Victorians of New Berlin located at 17105 W. National Avenue subject to:

1) Ultimate ROW at the intersection of National Av. and Calhoun Road is 130' dedication of an additional 10' of Calhoun Road ROW is required.

2) Impact Statement required.

3) A detailed Stormwater Management Plan will be required for the site. Pond should be moved as far to the west as possible. Elimination of the volleyball court is necessary to complete this task.

4) A detailed Grading Plan required. Grade of property may require buildings to be split on both planes. All berms to be approved by the City of New Berlin Engineering Department.

5) A detailed Utility Plan required. A Developer's Agreement required for installation of utilities. Approved MMSD sewer and water plans required.

6) A 6' concrete sidepath to be required along National Avenue and a 5' concrete sidepath is required along Calhoun Road. Sidepath to be located within the ROW, 1' off ROW line. Ultimate sidepath location to be determined by the City Engineer. Calhoun Road sidepath to extend to the fullest extent of the urban cross-section of Calhoun Road.

7) Revised Landscape Plan required. Plan as submitted is missing the required street trees. A minimum of one street tree required every 30' of Calhoun Road and National Avenue. A schedule of the size and species of landscaping required. Sufficient landscaping should be available to screen neighbors to the south from approaching headlights. Adjustments to the plan may be required to satisfy the concerns of the neighboring property owners. Adjustments to be approved to the satisfaction of the City of New Berlin Planning Department and Zoning Administrator.

8) Elimination of access to Calhoun Road subject to approval of the Fire Chief and/or limit the access point to being a geopaver with grass growing through and break-away fence or chain.

9) Full brick required on all garages.

10) Make casing around double windows (bedrooms) continuous, siding should be removed and the casing extended to cover area.

11) Building samples and all color chips required.

12) All dumpsters required to be stored internally unless out for collection.

13) All utilities to be fed underground.

14) Building to be fully sprinklered. Alarm system required. Fire hydrant required within 150' of Fire Department connections. Key box required.

Seconded by Mr. O'Neil. Motion carried with Alderman Kaminski abstaining.

9. (7) U-89-98 PrimeCo Communications – 3805S Casper Dr. – Construct a Communications Tower and Equipment Shelter. (Tabled 12/7/98)

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

Motion by Mr. Barnes to approve the request by PrimeCo Communications to construct a communications tower and equipment shelter located at 38055 Casper Drive subject to:

1) A 200'+/- lattice tower to house the existing Civil Defense System, PrimeCo, Nextel and additional co-locators is required. Revised plans to be reviewed by the Planning Department.

2) Building to be designed to allow for future expansion and to match exterior of City Hall.

3) Location of tower and support equipment to allow for the expansion of City Hall, and the Malone Park Civic Campus.

4) Submittal of a revised landscaping plan with plant key and plant specifications to be approved by the Planning Department and installed within 30 days of completion of tower and building.

5) Copy of coverage areas showing holes in system required for each co-locator.

6) Each additional co-locator will require separate Use Approval for the installation of arrays, multipliers, or building equipment.

7) Relocation of Civil Defense System to new tower required.

8) City Attorney opinion on Public Hearing requirement for replacement.

9) Lease agreement required.

10) Contract with AAT Communications to allow negotiations on behalf of the City is required.

Seconded by Alderman Kaminski. Motion carried unanimously.

10. (5) U-77-98 Green Acres Golf & Condominiums (The Preserve at Deer Creek) – 14300 W. Howard Avenue – Golf course and condominiums (PUD).

Motion by Mr. Chase to recommend to Council approval of the request by Green Acres Golf & Condominiums for a PUD Rezoning for a Golf Course (Pro Shop, Fitness Center and Banquet Facilities), Condominium Development, Multi Family Development and Two Single Family Homesites located at 14300 W. Howard Avenue subject to:

1) Final PUD document to be worked out with the Planning Department and City Attorney.

2) Modify site diagram to include a senior housing condominium area and a trail and park area to be components to the North PUD District.

Seconded by Alderman Kaminski. Motion carried unanimously.

Motion by Alderman Kaminski to table the request by Green Acres Golf & Condominiums for use, site and architecture for a Golf Course (Pro Shop, Fitness Center and Banquet Facilities), Condominium Development, Multi Family Development and Two Single Family Homesites located at 14300 W. Howard Avenue subject to:

- 1) Satisfaction of Engineering comments dated November 6, 1998 required.
- 2) Analysis of the sewer and water capacity required.
- 3) Field delineation, staking and survey of Natural Resource Conservation Service (NRCS) Wetland mapping required.
- 4) Golf course/district to be modified to include an extension of Kingsway Drive to the east.
- 5) Existing Buildings to be identified for preservation or demolition. Razing permits required.
- 6) Sidepaths required in Residential Districts. Links to Deer Creek pathway required.
- 7) Proposed elevations of buildings in the individual districts required.
- 8) Wilbur Drive will require realignment to accommodate district.
- 9) Army Section 404 permits required for wetland dredging, filling, or ponding.
- 10) WDNR Section 401 Water Quality permits required for wetland modifications.
- 11) Conformance to and participation in Regional Stormwater Management Plan Required.
- 12) Layouts of the individual districts required. Several changes have been made, namely the Senior complex to the north.
- 13) Grading of all easements, Right-of-Ways and dedications necessary for infrastructure improvements within the area.

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

NEW BUSINESS

11. (5) U-91-98 Ronald & Kim Pohl – 5310 S. Nicolet Dr. – Keep fence on property line and keep shed in rear yard.

Motion by Mr. Chase to recognize the portion of the yard facing 124th Street on the property located at 5310 S. Nicolet Drive as a functional rear yard and allow the location of the shed to remain.

Seconded by Alderman Kaminski.

Motion by Alderman Kaminski to table the rear yard interpretation to allow Plan Commissioners to visit the site.

Seconded by Mr. Barnes. Motion to table carried unanimously.

Motion by Mr. Chase to deny the request for a 6' wood fence as maintenance free resulting in the fence needing to be located at least 2 feet from the lot line or to be no more than 4 feet tall.

Seconded by Mr. Barnes.

Motion by Alderman Kaminski to table the maintenance free determination of the fence to allow Plan Commissioners to investigate the fence material in question.

Motion fails for lack of second.

Original motion to deny passes with Mr. Christel, Mr. Chase, Mr. O'Neil, Mr. Barnes voting Yes and Alderman Kaminski voting No.

12. (6) U-92-98 Beyond Baskets by Lue Ann – 13660 W. Linfield Ct. – Home occupation, gift baskets.

Motion by Mr. Chase to approve the request by Beyond Baskets by Lue Ann for a gift basket home occupation located at 13660 W. Linfield Court subject to:

1) Home Occupation shall meet all applicable building and fire codes. Fire extinguisher recommended by the City of New Berlin Fire Department.

2) Building Permit required by the Building, Inspections and Zoning Department for any alteration in the basement.

3) Certificate of Occupancy must be obtained from the Building, Inspections and Zoning Department prior to commencing business operations.

4) No outside storage is allowed.

5) Only one non-resident employee is allowed at the site.

6) Any business related deliveries shall be made by accredited carrier service.

7) No customers allowed at the residence. No direct sales shall be allowed from the home.

8) 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.

Seconded by Mr. Barnes. Motion carried unanimously.

13. (5) U-93-98 Hearthstone Assisted Living Inc – 14602 W. Beloit Rd. – Proposed 80 unit assisted living facility (133 residents).

Motion by Mr. Barnes to approve the request by Hearthstone Assisted Living Inc. for a proposed 80 unit assisted living facility located at 14602 W. Beloit Road subject to:

1) Small Road being the second access point, by the time of application for the building permit, applicant will either have had building plans in place for a public road approved by City Engineering or some modification of that or an agreement in place that says they agree to pay one/half of the road in the future.

2) Access restricted to a point greater than 150' from Eastern property line to allow for 100' landscape buffer. Acceleration/Deceleration lanes as well as bypass lane required within Beloit Road.

3) Building to be moved back to allow a 50' setback.

4) Detailed Landscaping Plan required. Schedule of landscaping showing sizes and species required. Plan to be stamped by a registered landscape architect.

5) Dumpster enclosure required. Enclosure to match brick of building, and build to accommodate both solid as well as recyclable waste dumpsters.

6) Stormwater, Grading and Utility Plans to be approved by the City of New Berlin – Engineering Department prior to permits being issued.

7) Existing buildings to be razed. Razing permits required.

8) Access permit from the Waukesha County Department of Transportation required for the extension of Small Road.

9) All utilities to be fed underground.

10) Construction of an 8' asphalt sidepath required within the ROW of Beloit Road.

11) Lighting photometrics required. All poles limited to 25' in height.

12) Separate permits for signage required. Limited to 1 (one) 32-sq. ft. monument sign and one wall sign at 1 (one) square foot per 1 (one) linear foot of facade (<290 sq. ft.).

13) Payment of Public Site, Open Space and Impact Fees required prior to building permits being issued.

Seconded by Mr. O'Neil.

Motion by Mr. Chase to table the request by Hearthstone Assisted Living Inc. for a proposed 80 unit assisted living facility located at 14602 W. Beloit Road subject to Engineering Department review and:

1) Small Road being the second access point, by the time of application for the building permit, applicant will either have had building plans in place for a public road approved by City Engineering or some modification of that or an agreement in place that says they agree to pay one/half of the road in the future.

2) Access restricted to a point greater than 150' from Eastern property line to allow for 100' landscape buffer. Acceleration/Deceleration lanes as well as bypass lane required within Beloit Road.

3) Building to be moved back to allow a 50' setback.

4) Detailed Landscaping Plan required. Schedule of landscaping showing sizes and species required. Plan to be stamped by a registered landscape architect.

5) Dumpster enclosure required. Enclosure to match brick of building, and build to accommodate both solid as well as recyclable waste dumpsters.

6) Stormwater, Grading and Utility Plans to be approved by the City of New Berlin – Engineering Department prior to permits being issued.

7) Existing buildings to be razed. Razing permits required.

8) Access permit from the Waukesha County Department of Transportation required for the extension of Small Road.

9) All utilities to be fed underground.

10) Construction of an 8' asphalt sidepath required within the ROW of Beloit Road.

11) Lighting photometrics required. All poles limited to 25' in height.

12) Separate permits for signage required. Limited to 1 (one) 32-sq. ft. monument sign and one wall sign at 1 (one) square foot per 1 (one) linear foot of facade (<290 sq. ft.).

13) Payment of Public Site, Open Space and Impact Fees required prior to building permits being issued.

Seconded by Alderman Kaminski. Motion to table passes with Mr. Chase, Alderman Kaminski, Mr. O'Neil voting Yes and Mr. Barnes and Mr. Christel voting No.

14. (2) CU-9-98 Warner Cable – 15410 W. Cleveland Ave. – Hub distribution site.

Motion by Alderman Kaminski to recommend to Council approval of the request by Warner Cable for a hub distribution site located at 15410 W. Cleveland Avenue subject to:

1) Location of access driveway to be located such that it minimizes tree loss. Subject to §17.1308(10) of the City of New Berlin – Municipal Code.

2) Detailed Landscaping Plan required.

3) Approval of the Stormwater Management Plan, Grading Plan, and Utility Plans by the City of New Berlin – Engineering Department required prior to any permits being issued.

4) Access Permit required from Waukesha County Department of Transportation.

5) All utilities to be fed underground.

6) Notice of Generator tests required. All neighbors within 300' to be aware of schedule.

7) Site photometrics required.

8) Privacy fence gate to be of decorative and treated wood, not galvanized steel.

9) Revised architecture to meet architectural control committee standards with pitched roof.

10) Sound deadening for diesel generator required.

Seconded by Mr. Chase. Motion carried unanimously.

15. (7) SIGN – James L Hintzke – 15855 W. National Ave. – Seasonal 4' x 3' pole sign.

Motion by Mr. Chase to deny the request by James L. Hintzke for a temporary ground sign located at 15855 W. National Avenue for the following reasons:

1) Section 17.0806(7)(e) of the Municipal Zoning Code states that, "The total number of signs on any one premise shall be limited as follows: Only two advertising signs may be permitted per building. Owners may elect for them to be any combination of wall signs, ground signs, or pole signs, not exceeding a total of two, and approved by the Plan Commission."

2) Section 17.0806(7)(c) of the Municipal Zoning Code states that, "Multi-tenant buildings may provide a tenant directory as one of the two signs permitted," of which one already exists. Tenant need to contact property owner to install sign on existing multi-tenant directory.

3) Section 17.1204 of the Municipal Zoning Code states that, "No principal or accessory use, development, structure or sign shall hereafter be located, erected, moved, reconstructed, extended, structurally altered, occupied, or reoccupied and no site or premise shall be altered, used, changed, modified or occupied until after the owner has applied for and the Plan Commission has reviewed and approved the application for the zoning permit/use approval." The Planning Department has no record of a Re-occupancy Permit being issued for this business. An application for a Re-occupancy Permit must be submitted by January 4, 1999.

4) Section 17.1304 (14) of the Municipal Zoning Code states that, "Dumpsters and other trash receptacles are screened from view from street rights-of-way and adjacent residential uses".

5) Applicant needs to comply to recommended action by January 20, 1999.

Seconded by Alderman Kaminski. Motion carried unanimously.

STAFF APPROVED

16. (2) SIGN - Gabby's Deli – 14000 W. Cleveland Ave. – 1 new ground sign and replace panels on existing wall sign.

The request by Gabby's Deli for one (1) ground sign and replace panels on existing wall sign located at 14000 W. Cleveland Avenue has been reviewed and Conditionally Staff Approved by the New Berlin Plan Commission subject to the plans on file and the following:

GROUND SIGN

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

2) Payment of \$196.00 for the Ground Sign and Changeable Copy Board Permit Fee.

$(32 \text{ sq. ft.} \times \$2 \text{ per sq. ft.} \times 2 \text{ sides}) + (17 \text{ sq. ft.} \times \$2 \times 2 \text{ sides}) = \196.00

3) The total area of the ground sign shall not exceed 32-sq. ft. with an additional 17-sq. ft. permitted for the changeable copy board.

4) The overall sign height shall not exceed 12'.

5) Per Section 17.0808 of the Municipal Zoning Ordinance, the changeable copy can not flash and/or scroll and message may only change once per day.

6) Dumpsters and recycling receptacles must be screened from the public right-of-way.

7) A detailed landscape plan must be submitted to the New Berlin Planning Department for review and approval by January 18, 1999. The landscape plan must be carried through to completion by May 31, 1999.

8) Any future illumination of this sign will require Planning Department approval and applicable electrical permits.

WALL SIGN

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

2) Payment of \$62.00 for the Wall Sign Permit Fee.

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

3) The total area of the wall sign shall not exceed 45 sq. ft.

4) Dumpsters and recycling receptacles must be screened from the public right-of-way.

5) A detailed landscape plan must be submitted to the New Berlin Planning Department for review and approval by January 18, 1999. The landscape plan must be carried through to completion by May 31, 1999.

6) All illuminated signs must be turned off outside of normal business hours.

17. (2) SIGN – Aurora Health Center – 2801 Moorland Road – 32 sq. ft. two face ground sign.

The request by Aurora Health Center for one (1) ground sign located at 2801 Moorland Rd. has been reviewed and Conditionally Staff Approved by the New Berlin Plan Commission subject to the plans on file and the following:

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

2) Payment of \$178.00 for the Temporary Sign Permit Fee:

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

4) The sign shall be located outside of the right-of-way of Moorland Road.

5) Sign shall not interfere with the vision of vehicles entering and exiting adjacent driveways and roads.

6) Overall sign height shall not exceed 8' (eight feet).

7) Temporary sign shall be removed within one year or upon erection of permanent signs, whichever is soonest.

8) Dumpsters must be screened from view of Moorland Road.

9) Temporary banner on building must be removed by December 31, 1998, or an application for a temporary sign permit must be received in the planning office by that date.

18. (1) SIGN – Barewood Furniture - 14115 W. Greenfield Ave. - (1) internally illuminated channel letter sign.

The request by Barewood Furniture for one (1) internally illuminated channel letter sign at 14115 W. Greenfield Ave. has been reviewed and Conditionally Staff Approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) Installation and maintenance per Section 17.0800 of the Municipal Zoning Ordinance.
- 2) Payment of \$26.00 for the Wall Sign Permit Fee.
- 3) An electrical permit shall be required from the New Berlin Building Inspection Department.
- 4) The wall sign shall not exceed 18" x 154" (19 square feet) in size.
- 5) The letters shall not exceed 18" in height.
- 6) Sign shall be turned off outside of normal business hours.
- 7) The sign must meet all requirements set forth by the owner in the Greenfield Plaza Sign Standard.
- 8) No outside storage is assumed for this business. All trash and recycling receptacles must be screened from the road right-of-way.

19. (1) SIGN - New Berlin Vision Care - 14145 W. Greenfield Ave. – (1) internally illuminated channel letter sign.

The request by New Berlin Vision Care for one (1) internally illuminated channel letter sign at 14145 W. Greenfield Ave. has been reviewed and Conditionally Staff Approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) Installation and maintenance per Section 17.0800 of the Municipal Zoning Ordinance.
- 2) Payment of \$26.00 for the Wall Sign Permit Fee.
- 3) An electrical permit shall be required from the New Berlin Building Inspection Department.
- 4) The wall sign shall not exceed 18" x 154" (19 square feet) in size.
- 5) The letters shall not exceed 18" in height.
- 6) Sign shall be turned off outside of normal business hours.
- 7) The sign must meet all requirements set forth by the owner in the Greenfield Plaza Sign Standard.

8) No outside storage is assumed for this business. All trash and recycling receptacles must be screened from the road right-of-way.

20. (1) SIGN – Stone's Pharmacy – 14105 W. Greenfield Ave. – (1) internally illuminated channel letter sign.

The request by Stone's Pharmacy for one(1) internally illuminated channel letter sign at 14105 W. Greenfield Ave. has been reviewed and Conditionally Staff Approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) Installation and maintenance per Section 17.0800 of the Municipal Zoning Ordinance.
- 2) Payment of \$22.00 for the Wall Sign Permit Fee.
- 3) An electrical permit shall be required from the New Berlin Building Inspection Department.
- 4) The wall sign shall not exceed 18" x 141" (18 square feet) in size.
- 5) The letters shall not exceed 18" in height.
- 6) Sign shall be turned off outside of normal business hours.
- 7) The sign must meet all requirements set forth by the owner in the Greenfield Plaza Sign Standard.
- 8) No outside storage is assumed for this business. All trash and recycling receptacles must be screened from the road right-of-way.

21. (1) SIGN – Vituccis Pizza – 14185 W. Greenfield Ave. – (1) internally illuminated channel letter sign.

The request by Vituccis Pizza for one (1) internally illuminated channel letter sign located at 14185 W. Greenfield Avenue has been reviewed and Conditionally Staff Approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) Installation and maintenance per Section 17.0800 of the Municipal Zoning Ordinance.
- 2) An electrical permit shall be required from the New Berlin Building Inspection Department.
- 3) The wall sign shall not exceed 18" x 86" (11 square feet) in size.
- 4) The letters shall not exceed 18" in height.
- 5) Sign shall be turned off outside of normal business hours.
- 6) The sign must meet all requirements set forth by the owner in the Greenfield Plaza Sign Standard.
- 7) No outside storage is assumed for this business. All trash and recycling receptacles must be screened from the road right-of-way.

ZONING PERMITS

22. (2) RO-75-98 Wennsoft – 5325 S. Moorland Road – Software development and consulting.

The request by Wennsoft for software development and consulting at 15855 W. National Ave. has been reviewed and Conditionally Staff Approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) The building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
- 2) Meets all applicable building and fire codes. Fire Extinguishers are required.
- 3) Permits from Building Inspection are required for internal modifications.
- 4) No outside storage shall be permitted on the lot.

COMMUNICATIONS

23. Communication To: Plan Commission

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

RE: "Group Homes and The 2,500 Foot Spacing Requirement", the Municipality, December 1998.

Plan Commission acknowledged receipt of this communication.

Motion by Mr. O'Neil to adjourn the Plan Commission meeting at 11:15 P.M. Seconded by Mr. Barnes.
Motion carried unanimously.