

# Village of Hales Corners

5635 S. New Berlin Road  
Hales Corners, WI 53130  
Phone: (414) 529-6161  
Fax: (414) 529-6179  
www.halescorners.org



James R. Ryan Municipal Building

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**PLAN COMMISSION**  
**Meeting Agenda/Notice**  
**June 15, 2020 (Monday) - 6:30 PM**

Notice is hereby given that the Plan Commission of the Village of Hales Corners will meet at the above date and time, at the James R. Ryan Municipal Building (5635 S. New Berlin Rd).

Notice is given that a majority of the Village Board may attend this meeting to gather information about an agenda item over which they have decision making responsibility. This would constitute a meeting of the Village Board per State *ex rel. Badke v. Greendale Village Board* even though the Village Board will not take formal action at this meeting.

Discussion and possible action by Commission on agenda items.

- 1.0 Roll Call
- 2.0 Minutes – April 20, 2020
- 3.0 **Public Hearing –Conditional Use Permit –Endless Detailing LLC, 10981 W. Forest Home Ave.** for operation of an automotive detailing business in a M-1 zoning District
- 4.0 **Site Plan Review - Endless Detailing LLC, 10981 W. Forest Home Ave.** – sign review
- 5.0 **Site Plan Review- Hales Corners Lutheran Church, 12300 W. Janesville Rd,** columbarium request.
- 6.0 Request for extension on approval for demolition – Village Market Hales Corners, LLC – 10515 W. Scharles Ave -request for additional 90 day extension.
- 7.0 Adjournment

Sandra Kulik  
Sandra Kulik, Administrator/Clerk  
June 3, 2020

Note: Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services by contacting the Clerk’s Office, 414-529-6161.

The meeting was called to order at 6:30 p.m. by Chair D. Besson.

- 1.0 **Roll Call** – Present: Chair D. Besson; Commissioners T. Accetta, W. Banach (via teleconference), S. Bigler, R. Brinkmeier (via teleconference), A. Fritz (via teleconference), C. Stipe, Village Planner B. Block (via teleconference) and Village Administrator S. Kulik. Audience-7.
- 2.0 **Minutes of February 24, 2020**-Motion (Banach, Accetta) to approve the minutes. Motion unanimously approved.
- 3.0 **Site Plan Review: Hammad LLC, 5160 S. 108<sup>th</sup> Street – signage updates – Citgo Gas Station** – Bob Krause, Bauer Signs, 2500 S. 170<sup>th</sup> St, New Berlin and Mohammad Ghaffer, Hammad LLC, 5160 S. 108<sup>th</sup> St, Hales Corners appeared in person to present proposal. Ground sign is a reface only. B. Block read his report. Direct illumination of the accent strip using LED Eyebrows should be reviewed and whether to allow for three canopy signs, each of which exceed the five square feet limit. B. Krause signage proposed is similar to other gas stations in the Village. The LED Eyebrow lighting is in a channel forcing the light towards the pavement to provide an ambient glow on overall canopy. The three signs proposed are traditional logos for the Citgo brand. Trimark logos are 14.5 sq ft and the Citgo logo is 23.14 sq ft. D. Besson question regarding Citgo in Mukwonago as those signs are very bright. B. Krause indicated he did not but that branding is consistent. B. Krause commented that the canopy is not white its grey and red which should reduce the brightness as well which is different than the white lights at that location. D. Besson expressed concerns to light bleeding into area residential neighborhoods. B. Krause commented that the intensity of illumination can be modulated with the lighting system in the event of feedback if the community desires it. S. Bigler commented on how the illumination is monitored. S. Kulik commented that it is complaint based and she would call the business and modify the conditions as needed. T. Accetta questions that there is no lighting on the East side facing the structure and residential neighborhood. B. Krause confirmed that there was no lighting on that side. T. Accetta also asked about the eyebrow lighting and whether the lighting was contained within a channel facing downward. B. Krause commented that he was correct that the eyebrow does face down only and only the signs are back light (triange only). C. Stipe question regarding whether the building had any signage. M. Ghaffer reply that it does not. C. Stipe commented that they can use that to weigh in on the overall signage as they would be allowed to have building signage and if the canopy is over the allowable, the maximum signage would not be over. W. Banach feels the number of signs requested is appropriate for this site. R. Brinkmeier question on comparable signage on the BP station. B. Block reported that 3 signs were allowed there as well. A. Fritz question if new canopy was bigger than original. B.Krause reply it was an overlay and reface of the original size. Motion (Brinkmeier, Bigler) to approve plans as submitted contingent upon the eyebrow lighting being adjustable later if complaints occur, 3 signs as submitted are allowed to exceed the maximum 5 feet in total as it does not violate the intent of the ordinance. Roll Call: Stipe, Accetta, Bigler, Brinkmeier, Banach, Fritz, Besson. Nays: none. Motion passes.
- 4.0 **Site Plan Review – Doctors of Physical Therapy, 5700 S. 108<sup>th</sup> Street - exterior sign addition on corner lot and façade improvements** – J. Silva, Innovative Signs, 2175 Dorad Rd, Ste B, Waukesha, WI 53186, on behalf of Doctors of Physical Therapy presented the application. They are proposing interior illuminated signs and request for a second sign as the property is on a corner lot. B. Block read his report. Length of façade was not included with the application and it was estimated as to sign. D. Besson reorted that he had received notice that the elevation for both façade lengths is 81.43 sq. feet. B. Block commented that the length of the façade determined signage not square footage. S. Kulik asked if J. Silva had the length. J. Silva response was north elevation is approximately 29.03 feet and the west elevation is roughly 42 feet. B. Block reported that under this estimated façade lengths he felt that they meet the requirements. R. Brinkmeier commented that we had allowed a similar request for the opposite

corner. B. Banach commented that he had no concerns and finds the request acceptable due to the corner location. A. Fritz concurred. Motion (Banach, Stipe) to approve as submitted. Roll Call: Stipe, Accetta, Bigler, Brinkmeier, Banach, Fritz, Besson. Nays: none. Motion passes.

**5.0 Certified Survey Map – Hales Corners Plaza LLC — Tax Key Numbers 655-9990-005 (Parcel A) & 655-9990-008 (Parcel B) - adjust boundary line** – A. Bruce on behalf of applicant who is requesting a lot line adjustment to reflect how the property is currently being used. Lot 2 is a subtenant of the HC Plaza for parking overflow. The applicant agrees to all the conditions outlined in the memo from the Department of Public Works. B. Block read through his memo. The commission should consider the existing easements for parcel A for W. Abbott Avenue parcels 5171 S. 108<sup>th</sup> and 5165 S. 108<sup>th</sup> and parcel B granting access to 5191 S. 108<sup>th</sup>. A. Bruce indicated the easements will remain in place. Motion (Banach, Stipe) to approve as presented subject to the existing easements remaining in place and subject to the recommendations contained in the memo received from the Village Engineer, M. Martin. Roll Call: Stipe, Accetta, Bigler, Brinkmeier, Banach, Fritz, Besson. Nays: none. Motion passes.

**6.0 Site Plan Review – Plum Tree Apartments, 10459 W. College Ave – playground and dog park proposal** – T. Marshall, Mandel Group LLC, and J. Yanny of Mandel Group LLC, 330 E. Kilbourn Ave, Ste. 600 Tower 1, Milwaukee presented application. Request to convert a volley ball court to a playground area and to create a new dog park fenced in by a 4 foot fence. B. Block read through his memo. The only matter for discussion is if the Commission would like a lighting plan to evaluate the pedestrian lighting at the dog park. T. Marshall commented that the lighting is proposed to be a 10 foot light just at the entrance and would be on a timer set to go off around 10 p.m. to avoid tripping hazards. D. Besson question if applicant had received the Public Works Director Memo. T. Marshall indicated he had and in order to address the animal waste will be into receptacles that are maintained by janitorial staff at least once a day and the urine will go into the ground and filter that way. J. Yanny commented that it will be monitored by staff and will be emptied at least once if not more depending upon usage. T. Accetta question regarding whether applicant had a dog park set up similar to the proposed at any other location. T. Marshall and J. Yanny indicated they have at three other locations and have been open 10 to 12 years with the same process for managing solid waste. R. Brinkmeier question regarding if the dog park was restricted to tenant use. J. Yanny indicated it was only for tenant use due to liability issues. B. Banach question regarding playground base materials. T. Marshall reported it will be wood chips or sand. Motion (Stipe, Accetta) to approve as presented contingent upon issues raised by Department of Public Works staff review. Roll Call: Stipe, Accetta, Bigler, Brinkmeier, Banach, Fritz, Besson. Nays: none. Motion passes.

**7.0 Request for extension on approval for demolition – Village Market Hales Corners, LLC – 10515 W. Scharles Ave -request for 90 day extension upon date Governor of Wisconsin lifts stay at home order** – S. Kulik reported on email request to extend demolition deadline previously approved due to limitations based upon the safe at home order. Applicant is requesting a 90 day extension from the date the Governor or some other body changes the safe at home order restriction. B. Banach commented that it seems reasonable based upon what is being proposed at the site. Motion (Banach, Bigler) to approve request for extension. T. Accetta question if this extension conflicts with 4<sup>th</sup> of July Planning. D. Besson reported it did not as nothing goes through that area. A. Fritz question on whether stipulations from original approval needed to be added to this motion. S. Kulik commented that this is an extension of the original approval only which includes the stipulations. Roll Call: Stipe, Accetta, Bigler, Brinkmeier, Banach, Fritz, Besson. Nays: none. Motion passes.

**8.0 Adjournment**-Motion (Stipe, Accetta) to adjourn meeting at 7:23 p.m. Roll Call: Stipe, Accetta, Bigler, Brinkmeier, Banach, Fritz, Besson. Nays: none. Motion passes.

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Sandy Kulik, Administrator/ Clerk

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James R. Ryan Municipal Building

**PLAN COMMISSION**  
**Meeting Agenda/Notice**  
**April 20, 2020 (Monday) - 6:30 PM**

Notice is hereby given that the Plan Commission of the Village of Hales Corners will meet at the above date and time, at the James R. Ryan Municipal Building (5635 S. New Berlin Rd).

Meeting will be streamed live at <https://www.facebook.com/events/1335948453269468/>

Discussion and possible action by Commission on agenda items.

- 1.0 Roll Call *BB - AT, RB - SB - DB - TA - CK*
- 2.0 Minutes – February 24, 2020 – *TA OK*
- 3.0 Site Plan Review: Hammad LLC, 5160 S. 108<sup>th</sup> Street – signage updates – Citgo Gas Station *Bob Kraus - 72*
- 4.0 Site Plan Review – Doctors of Physical Therapy, 5700 S. 108<sup>th</sup> Street - exterior sign addition on corner lot and façade improvements *call (1)*
- 5.0 Certified Survey Map – Hales Corners Plaza LLC — Tax Key Numbers 655-9990-005 (Parcel A) & 655-9990-008 (Parcel B) - adjust boundary line *call (1)*
- 6.0 Site Plan Review – Plum Tree Apartments, 10459 W. College Ave – playground and dog park proposal *(2)*
- 7.0 Request for extension on approval for demolition – Village Market Hales Corners, LLC – 10515 W. Scharles Ave -request for 90 day extension upon date Governor of Wisconsin lifts stay at home order. *φ*
- 8.0 Adjournment

*AS / TA*

*Sandra Kulik*  
Sandra Kulik, Administrator/Clerk  
April 15, 2020

*RB  
AR  
BB  
SB  
TA  
AS  
DB*

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STATE OF WISCONSIN : MILWAUKEE COUNTY : VILLAGE OF HALES CORNERS

**CONDITIONAL USE PERMIT PUBLIC HEARING  
ENDLESS DETAILING LLC**

NOTICE IS HEREBY GIVEN that there will be a public hearing at the regular meeting of the Plan Commission, Village of Hales Corners, to be held on **June 15, 2020 at 6:40 p.m.** The hearing will be held at the Village Hall, 5635 S. New Berlin Road, Hales Corners, Wisconsin. The hearing will be on the application of Endless Detailing LLC for a conditional use permit, as required under Sec. 8-3-9(c)(2) of the Village of Hales Corners Zoning Code, for operation of a auto detailing service in a M-1 zoning district for the business located at 10981 W. Forest Home Ave., Hales Corners more particularly described as follows:

Southeast ¼ of Section 31, Town 6 North, Range 21 East

All persons will be given an opportunity to be heard at this meeting. Questions prior to the hearing may be directed to the Deputy Clerk/Treasurer. A full set of plans is available in the Village of Hales Corners Clerk's office.

Dated this 29<sup>th</sup> day of May, 2020.

Sandra M. Kulik  
Village Administrator/Clerk

Publish: CNI - Now - 2X: June 3 & June 11, 2020

**Sandra Kulik**

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**From:** Gannett Legals Public Notices <GanLegPubNotices@gannett.com>  
**Sent:** Friday, May 29, 2020 8:19 AM  
**To:** Sandra Kulik  
**Subject:** RE: 4215089 publication

Hello,

Below is a proof to run June 3 & 10 in the Southwest Now for \$48.44. An affidavit will be received via mail 7-10 business days after print. Please respond with changes by 9AM today.

**STATE OF WISCONSIN  
MILWAUKEE COUNTY  
VILLAGE OF HALES CORNERS  
CONDITIONAL USE PERMIT PUBLIC  
HEARING ENDLESS DETAILING LLC**  
NOTICE IS HEREBY GIVEN that there will be a public hearing at the regular meeting of the Plan Commission, Village of Hales Corners, to be held on **June 15, 2020 at 6:40 p.m.** The hearing will be held at the Village Hall, 5635 S. New Berlin Road, Hales Corners, Wisconsin. The hearing will be on the application of Endless Detailing LLC for a conditional use permit, as required under Sec. 8-3-9(c)(2) of the Village of Hales Corners Zoning Code, for operation of a auto detailing service in a M-1 zoning district for the business located at 10981 W. Forest Home Ave., Hales Corners more particularly described as follows:  
Southeast ¼ of Section 31, Town 6 North, Range 21 East  
All persons will be given an opportunity to be heard at this meeting. Questions prior to the hearing may be directed to the Deputy Clerk/Treasurer. A full set of plans is available in the Village of Hales Corners Clerk's office.  
Dated this 29th day of May, 2020.  
Sandra M. Kulk  
Village Administrator/Clerk  
Run: June 3 & 10, 2020      WNAXLP

Thank you,

**Allison Marsh**  
Public Notice Representative

**Journal Sentinel | LOCALiQ**  
PART OF THE USA TODAY NETWORK

Office: 414-224-2121

Village of Hales Corners  
5635 S. New Berlin Rd, Hales Corners, WI 53130  
414-529-6161

**Plan Commission Application**

258 26340 1 04/30/2020  
10:48:15 PAID 625.00

Unless otherwise noted all Plan Commission meetings will be held the 3<sup>rd</sup> Monday of each month at 6:30pm at Hales Corners Village Hall.

All applications need to be complete and are due with payment 45 days prior to the Plan Commission meeting.

APPLICANT

Name Steven Clayton Janetski  
Company Endless Detailing LLC  
Address 9330 S 94th St  
City Franklin State WI Zip 53132  
Telephone 414-236-1898  
Fax \_\_\_\_\_  
Email SJanetski@gmail.com  
Project Name/New Company Name (if applicable) \_\_\_\_\_

PROPERTY INFORMATION

Property Address 10981 W Forest Home ave  
Tax Key Number \_\_\_\_\_  
Current Zoning M1  
Property Owner Paul Mueller  
Property Owner's Address 6520 S 101st  
Franklin WI 53132  
Existing Use of Property vacant/automotive

(APPLICATION TYPE - CHECK ALL THAT APPLY)

- Site Plan Review-\$200
- Temporary Use-\$200
- Conditional Use Permit - \$425
- Sign Plan Review (w/electronic message board) - \$1.50/sf (\$60min)
- Zoning Code or Map Change/Amendment -\$425
- Planned Unit Development/Amendment -\$425
- Special Meeting-\$200
- Preliminary Subdivision Plat/CSM/Land Use -\$425
- Filing Fee-\$400/Final Subdivision Plat-\$425
- Certified Survey Map -\$425
- House or Building Moving Approval-\$200
- Storm Water Management Application - TBD by DPW
- Bed & Breakfast Conditional Use Permit -\$425

APPLICANT IS REPRESENTED BY

Name \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

Note: Representative's address will be used for all official correspondence.

Please reference our Zoning Code-Chapter 8 of the Village Municipal Code for more details.

Please see reverse side for detailed submittal requirements.

STATEMENT OF PROJECT INTENT AND DESCRIPTION OF PROPOSAL: Details of proposal, anticipated impact on surrounding properties and neighbors, plan of operation, hours of operation, frequency of deliveries to site, number of employees, description of any interior/exterior modifications or additions to be made to property, any outside storage (dumpsters, trucks, materials for sale, etc.), number of employees per shift, number of parking stalls, and any other information that is available. PLEASE EXPLAIN IN DETAIL: (attach additional sheets if necessary or provide a detailed cover letter explaining the proposal)

Request B-3 Automotive C.U. designation

By signing this application I hereby acknowledge the application fees shall be paid at the time of submittal which are **NON-REFUNDABLE** and that any further fees, costs or charges incurred by the Village shall be the responsibility of the applicant. If such fees are not paid they will have the potential to be placed on the property taxes for that year. **If applicant is different from property owner, property owner signature is required.**

Applicant Signature: [Signature] Date: 4-28-20 Property Owner: [Signature] Date: 4-28-2020

<b>For Office Use Only:</b>		
Date Submitted: _____	Plan Commission Date: _____	Village Board Action: <input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Other
Amount Paid: _____	Public Hearing Date: _____	Date: _____
Accepted By: _____	Plan Commission Action: _____	
Revision Date 4/17/19	Publication Notice Date: _____	Zoning Amendment Publication Date: _____

To whom it may concern,

At Endless Detailing we do automotive detailing on cars, bikes, boats you name it. We have three full time employees and are open Monday through Friday 9am-6pm. We detail anything from high end cars to common normal vehicles and we take the same care and time with both. We offer both interior and exterior options as well as several protectant coatings for paint . Holz Chevrolet is a commercial customer of ours for over 1 year and would be a great local reference to get additional info on our company. We love to offer support and help the local community in any way we can. We have long history of working with local charities on fundraisers as well and could provide references if needed. We have been operating for almost 2 years now and because of amazing customers we have out grown our current location. We are looking for a long term location where we can be part of the of community and support in any way possible. Our Facebook page has over 2K followers/supporters and we currently hold a 5 out of 5 rating based on customer feed back as well.

**Impact on neighbors** – Should be no impact other than additional foot traffic that should help support nearby business. We have no plans for making any exterior or property changes now or in the future.

**Hours Of Operation** – 9:00AM – 6:00PM.

**Deliveries to site** – Daily mail and up to 1 to 2 deliveries per week via UPS/FedEx.

**Number of Employees** – 3 Full time employees at this time. 5 Counting ownership staff.

**Exterior/Interior Modifications** – The only modifications we would like to make would be to the interior and consist of paint and concrete floor coated/finished.

**Community/Charity** – Children’s Hospital (Children’s Wisconsin), Autism Awareness, Cub Scouts Pack #558, held/assisted with car shows to raise money for community charities.



**AGREEMENT FOR CHARGE BACK OF PLANNING AND DEVELOPMENT  
CONSULTING FEES**

Village of Hales Corners Resolution 16-57, A Resolution Authorizing Certain Officials to Execute an Agreement for Ongoing Planning and Development Services with Graef-USA, Inc., was adopted on September 12, 2016. The Resolution authorizes on-going planning and development services with Graef-USA, Inc., a professional engineering consulting company. Professional charges incurred with Graef-USA, Inc. on behalf of a Plan Commission applicant's application or proposal (to be submitted at time of Charge Back form submittal) to the Village of Hales Corners will be the responsibility of the applicant and/or property owner(s) for the cost of the services, in addition to the stated Plan Commission application fee.

**A signed Charge Back Agreement form by the property owner or applicant is required prior to being placed on a Plan Commission meeting agenda.** Graef-USA, Inc. will invoice the Village of Hales Corners, and subsequently the charges will be invoiced to you as the applicant. Failure to pay for charges incurred and invoiced to you per this agreement, may result in delays or no action regarding your application or proposal. The Village may follow any other legal means to collect the amount owed. The application fee is non-refundable.

**(A) Professional Fees Charge Back**

Whenever the Village incurs professional fees in considering certified survey map(s), subdivision plat(s), re-zoning petitions(s), conditional use permit petition(s), site development applications(s), and/or other petition(s) related to the development of land in the Village, the Village shall charge the professional charges incurred by the Village to such applicant/property owner(s) pursuant to Wis. Stat. S 66.0627(4).

**(B) Time to Pay.** The Village shall give the applicant/property owner(s) billed for current services as provided for herein notice that they shall have a specified period of time not more than thirty (30) days to pay. Said notice shall include an itemized statement of the professional services fees being charged. Any disputed charges shall be submitted in writing to the Village Administrator. The Village may follow any other legal means to collect the amount owed. Additionally, the Village may charge all delinquent amounts, together with any interest and penalties, against the property on the tax roll as provided by law.

I, the undersigned, hereby acknowledge that I have read this agreement and I shall be responsible for the fees incurred by the Village and, in the event I fail to timely pay such charges, the Village can assess them against my property as a special charge together with any accrued interest.

Property Owner Signature \*Required: 

Printed Name: PAUL J. MUELLER

Applicant's Signature (If not Property Owner): 

Printed Name: Steven Janetski

Date: 4-30-20

Footnote: Wisconsin Statute 66.0628  
Fees imposed by a political subdivision.

(1) In this section:

(a) "Political subdivision" means a city, village, town, or county.

(b) "Reasonable relationship" means that the cost charged by a political subdivision for a service provided to a person may not exceed the political subdivision's reasonable direct costs that are associated with any activity undertaken by the political subdivision that is related to the fee.

(2) Any fee that is imposed by a political subdivision shall bear a reasonable relationship to the service for which the fee is imposed.

(3) If a political subdivision enters into a contract to purchase engineering, legal, or other professional services from another person and the political subdivision passes along the cost for such professional services to another person under a separate contract between the political subdivision and that person, the rate charged that other person for the professional services may not exceed the rate customarily paid for similar services by the political subdivision.

**Sandra Kulik**

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**From:** Sandra Kulik  
**Sent:** Thursday, April 30, 2020 6:23 PM  
**To:** 'Block, Ben'  
**Cc:** 'lgutierrez@halescorners.org'  
**Subject:** Endless Detailing Site Plan and CU application  
**Attachments:** Endless Detailing Site Plan and CU application.pdf

Ben

See the application dropped off today. Copied on this email is our new employee Lizbet Gutierrez who will begin Plan Commission duties and training. Her first day is tomorrow and it likely be a bit before I hand this off completely.

Endless Detailing needs a site plan review due to the sign (no dimensions or artwork included) but the applicant is moving a sign from one location in another municipality to ours and it is flush with the building and quite small so no need to add layers to that.

They will need a conditional use as this property is in an M-1 district. They are requesting a B-3 automotive conditional use.

Let me know if you have any questions.

Sandy Kulik, CPA  
Village Administrator/Clerk  
Village of Hales Corners  
5635 S. New Berlin Rd.  
Hales Corners, WI 53130  
Phone: (414) 529-6175  
Fax: (414) 529-6179

5.0

Village of Hales Corners  
5635 S. New Berlin Rd, Hales Corners, WI 53130  
414-529-6161

### Plan Commission Application

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**APPLICANT**

Name Rev Keith Speaks  
Company Hales Corners Lutheran  
Address 12300 W Janesville Rd.  
City Hales Corners State WI Zip 53130  
Telephone 414-529-6700  
Fax 414-529-6710  
Email kspeaks@hcl.org  
Project Name/New Company Name (if applicable)  
HCLL MEMORIAL GARDEN

**APPLICANT IS REPRESENTED BY**

Name GORDON WICKLUND  
Company HCL FOUNDATION  
Address 6155 PRESTON LANE  
City NEW BERLIN, WI State 53151 Zip  
Telephone 414-530-1027  
Fax 414-529-6710  
Email gordy@hcl.org

Note: Representative's address will be used for all official correspondence.

**PROPERTY INFORMATION**

Property Address 12300 W Janesville Rd, Hales Corners, WI 53130  
Tax Key Number 7029982007  
Current Zoning P-1 - Parks And Institutional  
Property Owner Jill Weltzien  
Property Owner's Address \_\_\_\_\_

Existing Use of Property Church

**(APPLICATION TYPE - CHECK ALL THAT APPLY)**

- Site Plan Review-\$200
- Temporary Use-\$200
- Conditional Use Permit - \$425
- Sign Plan Review (w/electronic message board) - \$1.50/sf (\$60min)
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Please reference our Zoning Code-Chapter 8 of the Village Municipal Code for more details.

Please see reverse side for detailed submittal requirements.

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installed to get to the columbarium, which would be surrounded by new landscaping. Please see plans for more detail.

By signing this application I hereby acknowledge the application fees shall be paid at the time of submittal which are **NON-REFUNDABLE** and that any further fees, costs or charges incurred by the Village shall be the responsibility of the applicant. If such fees are not paid they will have the potential to be placed on the property taxes for that year. **if applicant is different from property owner, property owner signature is required.**

Applicant Signature Keith Speaks Date: Apr. 14 2020 Property Owner: Jill Weltzien Date: 04 24 2020

<b>For Office Use Only:</b>		
Date Submitted: _____	Plan Commission Date: _____	Village Board Action: <input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Other
Amount Paid: _____	Public Hearing Date: _____	Date: _____
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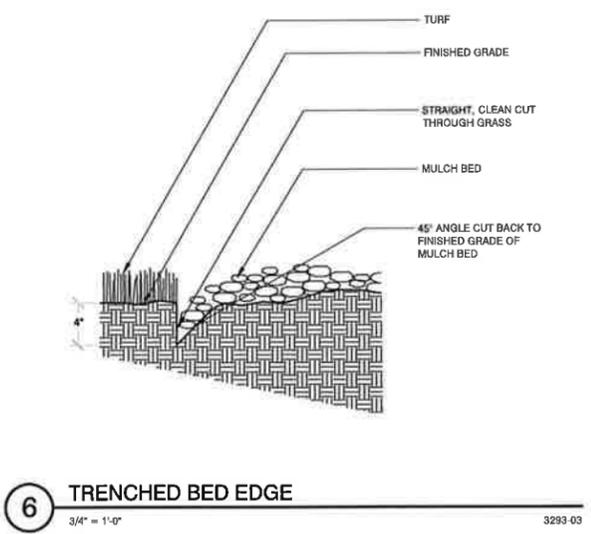
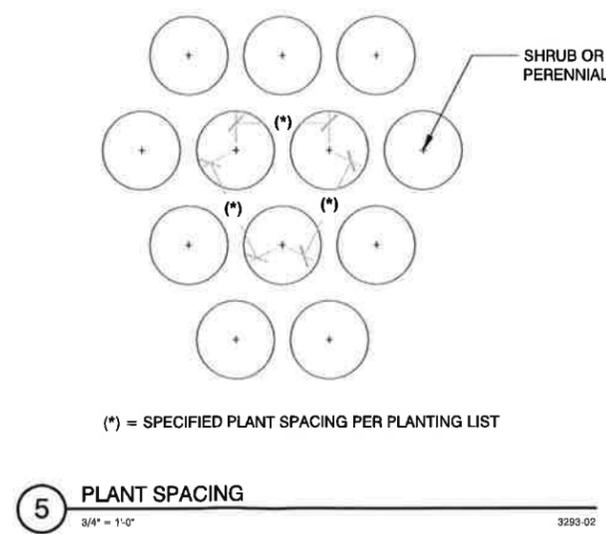
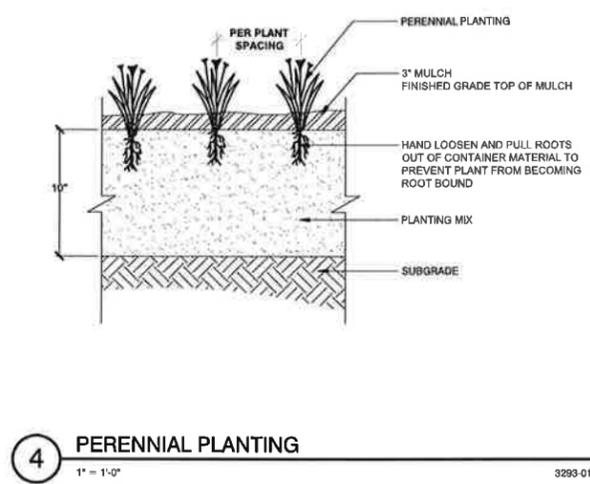
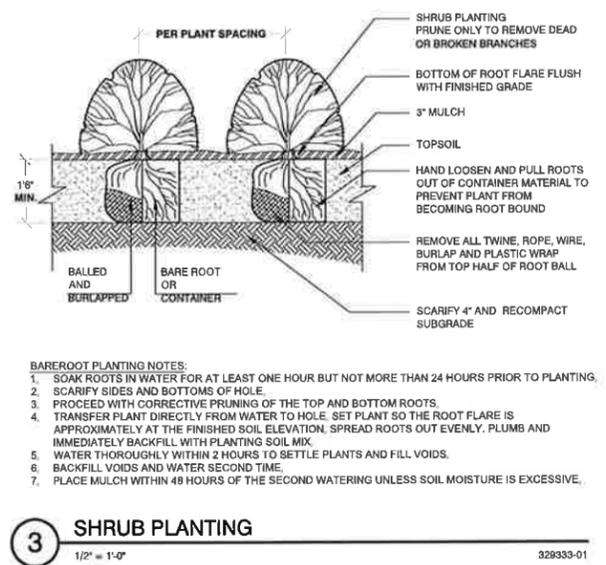
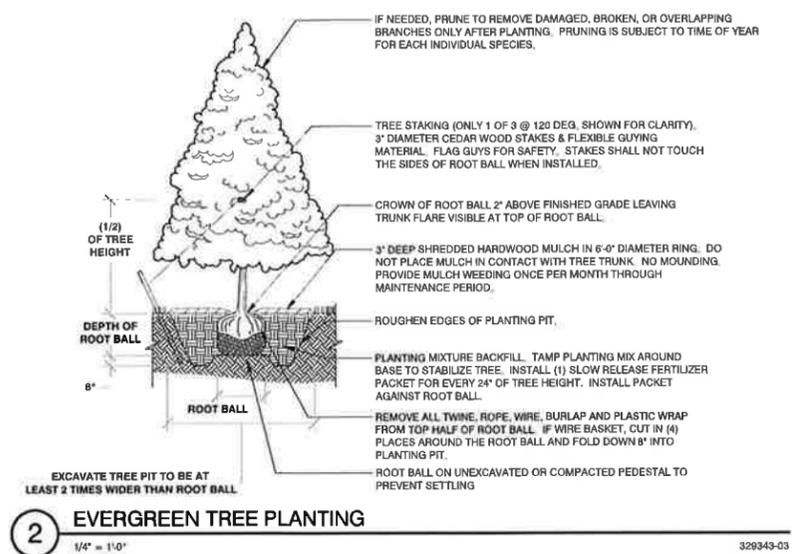
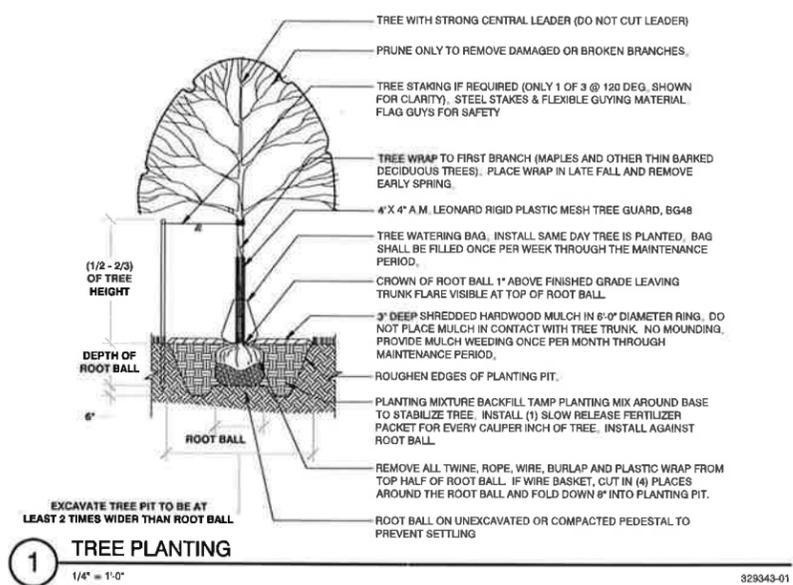
THESE PLANS AND DETAILS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

DESIGNED: H.J. REVIEWED: D.B. DRAFTED: H.J.

www.pinnacle-engr.com

FOR REVIEW ONLY

LANDSCAPE DETAILS



- BAREROOT PLANTING NOTES:**
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
  2. SCARIFY SIDES AND BOTTOMS OF HOLE.
  3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
  4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
  5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
  6. BACKFILL VOIDS AND WATER SECOND TIME.
  7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

REVISIONS	

6.0

**Sandra Kulik**

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**From:** Paul Shand <pshand@midamco.com>  
**Sent:** Friday, May 22, 2020 11:28 AM  
**To:** Sandra Kulik  
**Subject:** Re: demo

Yes please.

S. Paul Shand III  
330.310.0072

On May 22, 2020, at 12:20 PM, Sandra Kulik <[skulik@halescorners.org](mailto:skulik@halescorners.org)> wrote:

So, you want this on the agenda then?

Sandy Kulik, CPA  
Village Administrator/Clerk  
Village of Hales Corners  
5635 S. New Berlin Rd.  
Hales Corners, WI 53130  
Phone: (414) 529-6175  
Fax: (414) 529-6179

---

**From:** Paul Shand [<mailto:pshand@midamco.com>]  
**Sent:** Friday, May 22, 2020 11:14 AM  
**To:** Sandra Kulik  
**Subject:** Re: demo

Ok thank you.

S. Paul Shand III  
330.310.0072

On May 22, 2020, at 11:57 AM, Sandra Kulik <[skulik@halescorners.org](mailto:skulik@halescorners.org)> wrote:

Paul

The Plan Commission approved the extension for 90 days after the order was lifted.

You would need to ask their permission to extend this and you could certainly explain the rent situation to them. I'll place it on the June Agenda for the Plan Commission but be advised someone from your company would need to be present to address the board.

Please let me know if you wish to go this route.

Sandy Kulik, CPA  
Village Administrator/Clerk  
Village of Hales Corners  
5635 S. New Berlin Rd.  
Hales Corners, WI 53130  
Phone: (414) 529-6175  
Fax: (414) 529-6179

---

**From:** Paul Shand [<mailto:pshand@midamco.com>]  
**Sent:** Friday, May 22, 2020 10:50 AM  
**To:** Sandra Kulik  
**Subject:** Re: demo

Sandy,

We would still like to complete this project but ask for an additional 90 day extension so that we can proceed late summer early fall. As rents start to commence again. Is this possible?

S. Paul Shand III  
330.310.0072

On May 22, 2020, at 9:29 AM, Sandra Kulik <[skulik@halescorners.org](mailto:skulik@halescorners.org)> wrote:

Paul

Effective today, May 22, 2020, the safer at home order by Governor Evers and the Villages Health Order No. 1 have expired. Based upon the agreement with the Plan Commission, you have 90 days to complete the demolition project at 10515 W Scharles Ave., Hales Corners, WI.

Please feel free to contact me if you have any questions.

Regards

Sandy Kulik, CPA  
Village Administrator/Clerk  
Village of Hales Corners  
5635 S. New Berlin Rd.  
Hales Corners, WI 53130  
Phone: (414) 529-6175  
Fax: (414) 529-6179

# Village of Hales Corners

5635 S. New Berlin Road  
Hales Corners, WI 53130  
Phone: (414) 529-6161  
Fax: (414) 529-6179  
www.halescorners.org



James R. Ryan Municipal Building

## VIA EMAIL TRANSMISSION

April 30, 2020

Village Market Hales Corners, LLC  
3333 Richmond Road, Ste. 350  
Beachwood, OH 44122

Re: 10515 W. Scharles Ave. (Tax Key No. 659-9940-014)

Dear Mr. Shand,

The Plan Commission approved your request for extension for the demolition of the residential home at 10515 W. Scharles Ave, Hales Corners, WI 53130 and located on the Village Market Hales Corners, LLC grounds. The approval is for a ninety (90) day completion of the demolition upon the Governor's order to remove the safe at home restrictions or any court ruling which lifts the restriction. The stipulations from the original approval are included below for clarity.

The approval to demolish the home was subject to the following stipulations:

1. Submittal of a landscaping plan subject to staff approval;
2. Submittal of a grading plan which includes drainage plans as well as a berm to provide a buffer for neighboring properties and subject to staff approval;
3. The buffer is to include a solid fence;
4. Site work hours shall only be from 7 a.m. to 5 p.m., Monday through Friday; and
5. That the project be complete no later than May 15, 2020.

The submitted application included abandonment of the well on the site and per your representative included demolishing the home, driveway and restoring the curb. You will be required to complete a building permit, erosion control permit and a State of Wisconsin Well Abandonment permit (copies are included with this notice). You may contact Administrative Assistant Cheryl Martin at (414) 529-6161 for any additional questions regarding the process.

Please feel free to contact me at (414) 529-6175 with any questions you may have regarding the approval.

Regards,

  
Sandra M. Kulik  
Village Administrator/Clerk

C: File

60

Village of Hales Corners  
5635 S. New Berlin Rd, Hales Corners, WI 53130  
414-529-6161

Plan Commission Application

Unless otherwise noted all Plan Commission meetings will be held the 3<sup>rd</sup> Monday of each month at 6:30pm at Hales Corners Village Hall.

All applications need to be complete and are due with payment 45 days prior to the Plan Commission meeting.

APPLICANT  
Name PAUL SHAND  
Company VILLAGE MARKET LLC  
Address 3333 RICHMOND RD, SUITE 350  
City BEACHWOOD State OH Zip 44122  
Telephone 380-310-0012  
Fax N/A  
Email pshand@midanco.com  
Project Name/New Company Name (if applicable)

PROPERTY INFORMATION  
Property Address 5810 S. 108<sup>th</sup> ST.  
Tax Key Number 659-9940-014  
Current Zoning B-1  
Property Owner VILLAGE MARKET LLC HALES CORNERS LLC  
Property Owner's Address

APPLICANT IS REPRESENTED BY  
Name ROBERT A. HACKER  
Company BAUER SIGN & LIGHTING CO.  
Address 2500 S. 170<sup>th</sup> ST.  
City NEW BERLIN State WI Zip 53151  
Telephone 262-784-0500 x-2301  
Fax 262-784-6675  
Email bhacker@bauersignusa.com

Existing Use of Property COMMERCIAL SIGNING CTR

- (APPLICATION TYPE - CHECK ALL THAT APPLY)
- Site Plan Review-\$200
  - Temporary Use-\$200
  - Conditional Use Permit-\$200
  - Sign Plan Review (w/electronic message board) - \$1.50/sf (\$50min)
  - Zoning Code or Map Change/Amendment-\$300
  - Planned Unit Development/Amendment-\$200
  - Special Meeting-\$200
  - Preliminary Subdivision Plat/CSM/Land Use-\$125
  - Filing Fee-\$400/Final Subdivision Plat-\$200
  - Certified Survey Map-\$125
  - House or Building Moving Approval-\$200
  - Storm Water Management Application - TBD by DPW
  - Bed & Breakfast Conditional Use Permit-\$200

Note: Representative's address will be used for all official correspondence.

Please reference our Zoning Code-Chapter 8 of the Village Municipal Code for more details.

Please see reverse side for detailed submittal requirements.

STATEMENT OF PROJECT INTENT AND DESCRIPTION OF PROPOSAL: Details of proposal, anticipated impact on surrounding properties and neighbors, plan of operation, hours of operation, frequency of deliveries to site, number of employees, description of any interior/exterior modifications or additions to be made to property, any storage (dumpsters, trucks, materials for sale, etc.), number of employees per shift, number of parking spaces, and other information that is available. PLEASE EXPLAIN IN DETAIL: (attach additional sheets if necessary or provide a cover letter explaining the proposal)

By signing this application I hereby acknowledge the application fees shall be paid at the time of submittal and are NON-REFUNDABLE and that any further fees, costs or charges incurred by the Village shall be the responsibility of the applicant. If such fees are not paid they will go through the tax roll process and have the potential be placed on the property taxes for that year. If applicant is different from property owner, property owner signature is required.

Applicant Signature: [Signature] Date: 4-16-19 Property Owner: [Signature] Date: 4-19-19

For Office Use Only:  
Date Submitted: 4-25-19 Plan Commission Date: \_\_\_\_\_ Village Board Action: Approve Deny Other  
Amount Paid: 200.00 Public Hearing Date: \_\_\_\_\_ Date: \_\_\_\_\_  
Accepted By: [Signature] Plan Commission Action: \_\_\_\_\_  
Revision Date 2/24/17 Publication Notice Date: \_\_\_\_\_ Zoning Amendment Publication Date: \_\_\_\_\_

586 21512 1 04/25/2019  
5810 S 108TH VILLAGE MARKET-  
13:41:30 PAID 200.00

One Honey Creek Corporate Center  
125 South 84<sup>th</sup> Street, Suite 401  
Milwaukee, WI 53214-1470  
414 / 259 1500  
414 / 259 0037 fax  
[www.graef-usa.com](http://www.graef-usa.com)



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## MEMORANDUM

**TO:** Plan Commission  
Village of Hales Corners

**FROM:** GRAEF  
Ben Block

**DATE:** June 10, 2019

**SUBJECT:** Plan Commission Application for Sign Plan Review of Paramount Pediatric, located at 5810 South 108<sup>th</sup> Street, Hales Corners, WI 53130.

### A. PURPOSE

- 1) Consider for approval the Plan Commission Application for Sign Plan Review for designated parking spaces outside of Paramount Pediatric, located at 5810 South 108<sup>th</sup> Street, Hales Corners, WI 53130.

### B. BACKGROUND

Robert A. Hacker (Applicant Representative) submitted a Plan Commission Application for Sign Plan Review on behalf of Paul Shand (Applicant and Property Owner) for property located at 5810 South 108<sup>th</sup> Street in the Village of Hales Corners, which is currently occupied by Paramount Pediatrics. There are multiple other businesses on this property, most notably Pick 'n Save, which is directly to the north of Paramount Pediatrics.

This application proposes to designate 15 stalls in the parking lot to the west of Paramount Pediatrics for use by customers of Paramount Pediatric, which operates from Monday-Friday 7am – 5pm.

Per a conversation held with Paul Shand (Applicant and Property Owner) on the morning of June 7, 2019, there is a shared parking agreement for all businesses on this property. The intent of the proposed signs is to designate stalls to be used for Paramount Pediatrics. Mr. Shand indicated that this designation will not be strictly enforced. Mr. Shand indicated that Pick 'n Save has agreed that these spaces can be marked, and that their use by customers of Paramount Pediatrics would not conflict with the peak use of parking for Pick 'n Save.

*\*It should be noted that the property owner for parcel 6599940014 is incorrectly listed on the Application (the actual owner is named "Village Market LLC Mid-America"; the Application lists both "Village Market, LLC" and "Village Market Hales Corners LLC" as the property owner).*



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### C. COMPLIANCE WITH HALES CORNERS ZONING CODE CHAPTER 9: SIGNS AND BILLBOARDS

The proposed signs to designate the 15 parking spaces for use by customers of Paramount Pediatric are "special use signs" as defined by Sec. 8-9-4(m5): "Signs directing and guiding traffic and parking on private property, but bearing no product or message advertising matter."

The proposed signs are 1.5 square feet in area and 6 feet tall. They will be constructed with painted aluminum and white vinyl overlays. These signs are compliant with this section of the Code.

### D. COMPLIANCE WITH HALES CORNERS ZONING CODE CHAPTER 8: TRAFFIC VISIBILITY, LOADING, PARKING & ACCESS

Paramount Pediatrics is located on parcel 6599940014, which contains 258 parking spaces for a variety of businesses, including: Yo Fresh Frozen Yogurt (vacant), Team Rehabilitation Physical Therapy, Hallmark (vacant), Sun Tan City, Orchid Nails & Spa, Pick 'n Save, and Paramount Pediatrics. Per a conversation held with the property owner on June 7, 2019, these businesses have an existing shared parking arrangement for the parking lot located on this property.

Section 8-8-3(i) of the Code indicates that parking stalls can be combined for multiple uses to allow for a reduction in the total number of stalls needed with the following conditions:

1. The proposed joint parking stall is within five hundred feet of the use it will serve
2. The applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed
3. A properly drawn legal instrument approved by the Village Board, executed by the parties concerned, for joint use of off-street parking facilities shall be filed with the Village clerk.

The details of the existing shared parking arrangement have not been provided with this Application.

### E. ISSUES FOR CONSIDERATION

1. Does the existing shared parking arrangement (not provided) for the businesses located on parcel 6599940014 need to be reviewed or amended in order to determine whether the proposed designation of 15 parking stalls for Paramount Pediatrics is compliant with Chapter 8 of the Village Code?