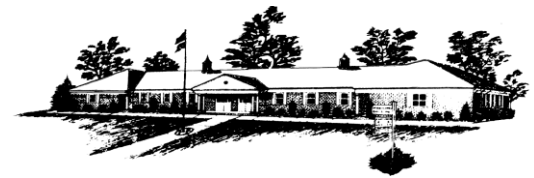


Village of Hales Corners

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

PLAN COMMISSION Meeting Agenda/Notice August 19, 2024 (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).

Pursuant to Resolution 20-61, members of the Plan Commission and applicants may attend this meeting in an electronic platform. The meeting electronic platform link is: <https://meet.goto.com/984742341> or you may dial in at [+1 \(571\) 317-3122](tel:+15713173122) access code: 984-742-341. Requests to access the meeting must be 48 hours in advance of the meeting.

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 – July 15, 2024
- 3.0 Site Plan Review – 6101 S. 108th St, GPM Southeast LLC (Jetz) – EV charging stations
- 4.0 Sign Plan Review – 5321 S. 108th St., Hales Corners Plaza, LLC – monument sign
- 5.0 Sign Plan Review – 5585 S. 116th St., Hales Corners Public Library – prairie sign
- 6.0 Adjournment


Sandra M. Kulik, Administrator
August 2, 2024

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: Commissioners: S. Bigler, A. Fritz, C. Stipe and Chair D. Besson. Commissioners M. Eternicka and P. Fedele absent. Staff: Village Administrator S. Kulik. Audience (11).
- 2.0 Minutes – June 17, 2024 - Motion** (Fritz, Bigler) to approve minutes as presented: motion passes 4-0-2.
- 3.0 Site Plan Review – 9911 W. Forest Home Ave., exterior elevator – Elements Salon** – Lisa Grenda, 9911 W. Forest Home Ave., representing Elements Salon addressed the Commission regarding the proposal. S. Kulik read the staff memo and commented that it was zoning compliant and only required aesthetic review by the Plan Commission. **Motion** (Fritz, Stipe) to approve as presented subject to all fire and smoke control codes and inspections as required; motion passes 4-0-2.
- 4.0 Site Plan Review – 5775 S. 92nd Street, new home construction – Mark Wimmer** – Mark Wimmer, 6300 S. 92nd St., Franklin, WI addressed the Commission regarding the home proposal. S. Kulik read the staff memo recommended conditions. She commented that the Plan Commission typical construction conditions are listed and noted that the time period to complete the project is one year. She stated that Village Code allows eighteen months on building permits.
D. Besson inquired if lighting would be an issue affecting adjacent properties. M. Wimmer responded no lights were planned that would be seen from adjacent parcels.
S. Bigler inquired about the proposed dormers as the applicant had stated this is a single ranch home. M. Wimmer commented that they have already removed the dormers and they initially were aesthetic use, but the drawings submitted still had them. He stated there will be no dormer appurtenances.
D. Besson inquired if one year would be sufficient. M. Wimmer commented that with the design elements, eighteen months would be preferred.
Motion (Bigler, Fritz) to approve as presented, subject to the removal of the dormers and the following conditions:
 - a. The applicant understands that a grading plan for proposed new residence needs to be submitted for staff review and approval.
 - b. All exterior walls for the home and garage are completed within six (6) months of the date the building permit is issued.
 - c. The project is fully completed at eighteen (18) months from the date the building permit is issued.
 - d. The hours for construction work be from 8:00 a.m. to 7:00 p.m.
 - e. Permit allows for construction of this residence as proposed and that staging must be for this project only and no other equipment or materials for any other project may be stored on site.
 - f. That the grading and drainage of the home maintain property contours as they currently exist and not harm adjacent properties.
 - g. Provide the Village an Erosion control plan for review and approval. Erosion control shall be installed prior to starting construction based on project needs. Erosion control shall be maintained during construction. All public roadways shall remain clean and free of debris and materials.

- h. Applicant shall confirm location and connection to sewer and water laterals.
- i. All subcontractors be made aware of the conditions of the approval related to hours of operation and equipment staging.
- j. The applicant shall submit a total new added impervious square footage based on improvements to the site to the Village for review and approval. If the ***new impervious area is equal to or exceeds 5,000 square feet*** or more, applicant shall submit final new impervious numbers and totals to Village for their record. If the new impervious area does not exceed 0.5 acres and is less than 2 acres of disturbance, the applicant should submit plans to MMSD for proper Green Infrastructure requirements. If the new impervious area exceeds 0.5 acres and/or disturbance is greater than 2 acres, You will need to submit your plans to the Milwaukee Metropolitan Sewerage District (MMSD) for their approval on the storm water plan and provide, if needed.

Motion passes 4-0-2.

5.0 Site Plan Review – 12340 W. Grange Ave., new garage 920 square feet – Thomas Erickson

– Thomas Erickson, 12340 W. Grange Ave., addressed the Commission regarding the proposal. S. Kulik read through the staff report and indicated the proposal was zoning compliant except for the proposed 18.6’ height of the garage.

S. Bigler asked applicant if the height was due to the style of the roof. T. Erickson commented that it was.

D. Besson asked what was intended to be placed in the garage and whether it would be used for commercial purposes. T. Erickson reported that it was for his cars only and other home items but no commercial use.

A. Fritz commented that the property slopes 11 feet down to the proposed garage slab and that the slab and 18.8’ height would actually appear lower than the home itself.

Motion (Stipe, Bigler) to approve the structure as presented at 18.8’ and subject to the following conditions:

- a) Removal of the existing accessory shed is required.
- b) Once construction begins, construction to be continuous and all exterior walls for the garage are completed within six (6) months of the date the building permit is issued.
- c) The project is fully completed at one (1) year from the date the building permit is issued.
- d) The hours for construction work be from 8:00 a.m. to 7:00 p.m.
- e) Permit allows for construction of this garage as proposed and that staging must be for this project only and no other equipment or materials for any other project may be stored on site.
- f) That the grading and drainage of the site maintain property contours as they currently exist and not harm adjacent properties.
- g) Provide the Village an Erosion control plan for review and approval. Erosion control shall be installed prior to starting construction based on project needs. Erosion control shall be maintained during construction. All public roadways shall remain clean and free of debris and materials.
- h) All subcontractors be made aware of the conditions of the approval related to hours of operation and equipment staging.

Motion passes 4-0-2.

6.0 Certified Survey Map (CSM) request – 12220 W. Luther Ave., creation of lot 1 and lot 2

– **Gary Kurtz** – Gary Kurtz, 12220 W. Luther Ave, Hales Corners addressed the Commission regarding the proposal. He commented that access to the proposed Lot 2 would be off of Robinwood Court. S. Kulik read the staff memo prepared by RA Smith on behalf of the

Village. She commented that the report noted the jog out at the Robinwood Court side of the parcel and that they recommended that this not be permitted as it could cause property disputes in the future. The engineer also commented on dedicated road reservations on Luther Avenue should be required to be completed to design standards for Village roads, that the road shall be centered within the right of way and extended from the terminus to the cul de sac bulb, that lot 2 was not street frontage compliant as it requires 90 feet in a R-2 zone and the proposed was roughly 63 feet and that to correct this issue the applicant should present a petition to the Board of Appeals. S. Kulik commented that the access off of Robinwood was not disclosed at the time of application and the Robinwood Court is a platted subdivision which would not allow for access from that side.

D. Besson commented in October 1999 plan requested for similar split which pointed out most of the same elements that the current review by RA Smith identified relative to completing the roadway. At that time, the estimate to complete the road was \$80,000 and best estimates today would be over \$200,000. He commented that the Village would not undertake this work it would be the responsibility of the owner/applicant. G. Kurtz commented that the price was a deal breaker as it was not economically feasible and still turn a profit.

D. Besson commented on the engineer report indicating that the application should go to the Board of Appeals (BOA) for the frontage noncompliance on lot 2. The Plan Commission would undertake the request if approved by the BOA and at that time the Plan Commission would be requesting that the jog in lot 2 be removed, that the street be dedicated and not just reserved, that access would be off of Luther Avenue only and a stormwater management plan would be presented at that time. All assuming a successful appeal at the BOA.

G. Kurtz asked what the frontage length requirement was for lot 2. D. Besson replied ninety (90) feet. S. Kulik commented that in order to make lot 2 conforming, lot 1 rear yard could be moved closer to the home to obtain the 90 foot arc required for the cul de sac. D. Besson also reminded the applicant that they would need to look into the cost of extending the road. On the Robinwood Court side, it would require re-platting that subdivision.

A. Fritz inquired if the road way dedication would be included or excluded from the total land acreage on each parcel. S. Kulik commented that total acreage would be reduced by the roadway however both proposed parcels over the minimum acreage in a the R-2 District which is 15,000 square feet.

Gayle Devoe, 5341 Robinwood Ct., addressed the Commission regarding the proposal and expressed that she did not want to see access off of Robinwood Court. She inquired what the next steps would be. S. Kulik reported any future proposals on this parcel, whether a home or a land split or any change in access to the site would result in another notice being mailed to the affected homeowners within a 300 foot boundary of the site.

No action taken as applicant left the meeting commenting that the road work was a deal breaker as it was not economically viable for him.

- 7.0 Site Plan Review – 11320 W. Janesville Rd, Whitnall School District – Hales Corners Elementary– New Accessory Structure 320 square feet.** – Mike Cook, Ogden Construction addressed the Commission on behalf of the school district. S. Kulik read through the staff report. She asked M. Cook if the old shed/garage would be remaining. M. Cook believed it would not be, but he would request that the district advise the Village. D. Besson commented that the structure would be storage for summer recreation equipment and July 4th equipment as was discussed at the Committee of the Whole.

Motion (Bigler, Stipe) to approve structure as presented subject to the following:

- a) The site currently has a detached storage shed at the north west corner.
Applicant to indicate if structure will remain.

- b) Approval contingent upon side yard setback of a minimum of 10 feet for code compliance. Applicant shall indicate the exact distance from the side yard prior to issuance of a building permit.
- c) Once construction begins, construction to be continuous and all exterior walls for the garage are completed within six (6) months of the date the building permit is issued.
- d) The project is fully completed at one (1) year from the date the building permit is issued.
- e) The hours for construction work be from 8:00 a.m. to 7:00 p.m.
- f) Permit allows for construction of this storage garage as proposed and that staging must be for this project only and no other equipment or materials for any other project may be stored on site.
- g) That the grading and drainage of the site maintain property contours as they currently exist and not harm adjacent properties.
- h) Provide the Village an Erosion control plan for review and approval. Erosion control shall be installed prior to starting construction based on project needs. Erosion control shall be maintained during construction. All public roadways shall remain clean and free of debris and materials.
- i) All subcontractors be made aware of the conditions of the approval related to hours of operation and equipment staging.

Motion passes 4-0-2.

- 8.0 Recommendation on Floodplain-Wetland Protection – Chapter §445-5 of the Village of Hales Corners Municipal Code** – S. Kulik reported on the draft. The draft has been reviewed by the Wisconsin DNR and the Village Attorney for technical corrections. She commented that a public hearing on the Ordinance will be July 22, 2024 at the Village Board. Motion (Fritz, Stipe) to forward with a recommendation to the Village Board; motion passes 4-0-2.
- 9.0 Adjournment - Motion** (Fritz, Stipe) to adjourn at 7:10 p.m.; motion passes 4-0-2.

Sandra M. Kulik, Administrator/Clerk



Village of Hales Corners Plan Commission

Memorandum

PLAN MEETING DATE: August 19, 2024

AGENDA 3.0 - Plan Commission Application Site Plan Review for EV charging units at Jetz Convenience 6101 S. 108th St.

A. PURPOSE

- 1) Consider for approval the Plan Commission Application for Site Plan Review to install one EV charging unit at 6101 S. 108th St.

B. BACKGROUND – Property is Zoned M-1, Light Manufacturing District operating as a B-3 Auto Related Business

GPM Southeast, LLC, authorized lessee O'Connor Petroleum Co. Inc. d/b/a Jetz Convenience is requesting to install 1 EV charging unit on the premises.

The request will dedicate 2 existing parking stalls to be served by 1 charging unit. Applicant has indicated “option 1” as the south east stalls directly north of the entrance along Highway 100. This is the preferred location by the applicant due to proximity to the electrical drops available to power the unit.

Option 2 is on the east as well in the middle of the parking along the same side as option 1.

Existing site has approximately 80 parking stalls. This proposal does not increase or decrease stalls. The proposal is unclear if these stalls will be signed as dedicated to EV charging only. Proposed structure to be placed on the terrace behind the stall(s). Option 1 is approximately 13-15 feet from the lot line setback and approximately 28 feet from the drive entrance and is not located within the safety vision triangle.

C. APPLICABLE CODE SECTIONS OF THE PROPOSED SIGNAGE

Hales Corners Code – §445-10.1 Traffic Visibility –

A. **On a corner lot in all zoning districts, no fence, wall, parking, vegetation, hedge, planting or structure shall be erected, placed, planted or allowed to grow in such a manner as to obstruct vision between a height of 2 1/2 feet and 10 feet above the center line grades of the intersecting streets in the area bounded by the edge of right-of-way street lines of such corner lots and a line joining the points along said street lines 15 feet from the point of intersection.**

B. In the case of arterial streets intersecting with other arterial streets or railways, the corner cutoff distances establishing the **triangular vision clearance space shall be increased to 30 feet.** Multiple-tenant business sites, more than four units with individual entrances: Four building signs, one per tenant, not exceeding 75 square feet per sign

due to 68 ft façade length. With the acreage escalator, this site signage could be permitted to allow the 95 sq. ft. front façade and the 38.54 side entrance sign.

Hales Corners Code – §445-3.13 M-1 Light Manufacturing District

G. Side yard requirements.

(2) **No building or other structures shall be erected** or structurally altered whose side wall is **closer than 10 feet to the side lot line.**

Hales Corners Code – §445-10.3 Parking Requirements

H. Use: Retail Service stores – 1 stall for each 200 square feet (54 stalls)

Drive-In Establishments – At least 1 stall for each 15 square feet of floor area (120 stalls)

D. ISSUES FOR CONSIDERATION

Site has approximately 80 parking stalls. This request does not add nor subtract from available stalls required for parking. Net parking required for this site would be 66 stalls (drive through use less retail use per Village Code to calculate parking minimums). This site has 14 additional stalls beyond the minimum. Zoning Compliant.

Option 1 or Option 2 do not pose a safety risk for the vision triangle at this site. The applicant preference for Option 1 would be the staff preferred location as well due to high volume parking in the middle stalls and the drive through que which develops closer to option 2 and keeping traffic moving through the site. Should an EV require occupying a stall for a longer period of time than the average vehicle, it would seem prudent to locate the unit outside the high volume area.

Approximate size of the unit is 6 ft. 3 inches by 2 ft. 7 inches and should be placed on the grass terrace supported by a concrete pad. All permits required for this unit, similar to a generator, would be required (building & electrical) and as the application does not indicate signage, any signage, even temporary, requires a sign permit.

Lot line setback is 13 – 15 feet and this request, at under 3 feet, would be zoning compliant with a side yard setback.

If approved:

- 1) All permits are required for building and electrical;
- 2) Any signage, permits required and to be approved by staff if temporary. If any signage is permanent, a review by the Plan Commission is required.
- 3) Plan Commission to determine Option 1 or Option 2 placement.



Village of Hales Corners

5635 S. New Berlin Rd, Hales Corners, WI 53130

Plan Commission Application

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

All applications are due 45 days prior to the Plan Commission meeting.

Proposed Project Details: proposal, 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 submit attachment)

APPLICANT

Name: Nathan Shimkus

Company: Red E Charging LLC

Address: 2475 W Grand Blvd

City: Detroit State: MI Zip: 48208

Phone No: 517-375-9099

Email: nathan@redecharge.com

PROPERTY INFORMATION

Property Address: _____

6101 S 108th St, Hales Corners, WI 53130

Tax Key Number: 46-2489565

Current Zoning: Business

Property Owner: GPM Southeast, LLC, authorized lessee
O'Conner Petroleum Co, Inc

Property Owner's Address: 13425 Watertown Plank Rd #396, Elm Grov
WI 53122

Existing Use of Property: _____
Lessee Jetz Gas Station

APPLICANT IS REPRESENTED BY

Name: Greg Crnkovich

Address: 15045 Dixie Hwy Ste.A,

City: Holly State: MI Zip: 48442

Phone No: (866) 976-8890 ext.3

Email: gregc@statecontractingus.com

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

Please reference our Zoning Code-Chapter 445 of the Village Municipal Code for more details.

- ☒ Site Plan Review - \$350
- ☐ Temporary Use - \$300
- ☐ Conditional Use Permit - \$200
- ☐ Sign Plan Review (w/electronic message board) - \$200
- ☐ Zoning Code or Map Change/Amendment - \$300
- ☐ Planned Unit Development/Amendment - \$200
- ☐ Special Meeting - \$200
- ☐ Preliminary Subdivision Plat - \$400
- ☐ Final Subdivision Plat - \$200
- ☐ Certified Survey Map - \$125
- ☐ House or Building Moving Approval - \$200
- ☐ Storm Water Management Application - \$200
- ☐ Bed & Breakfast Conditional Use Permit - \$200

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 go through the tax roll process and have the potential be placed on the property taxes for that year.

Signature: Nathan Shimkus Date: 7/2/2024

6101 S 108TH ST-PLAN COMMISSION
09:53:36 PAID \$80.00

For Office Use Only:

Date Submitted: _____

Amount Paid: _____

Accepted By: _____

Revision Date: 08/15/2021

Plan Commission Date: _____

Public Hearing Date: _____

Plan Commission Action: _____

Publication Notice Date: _____

Village Board Action: _____ Approve _____ Deny _____ Other _____

Date: _____

Zoning Amendment Publication Date: _____

SYMBOLS

-  EV Charger
-  Service
-  Utility Pole



Site Address:
6101 S 108th St, Hales
Corners, WI 53130

EV Charger Location Option 2:
(1) DCFC station serving (2)
existing parking spots.

EV Charger Location Option 1:
(1) DCFC station serving (2)
existing parking spots.

Sheet Number

EV 1.1

MAXICHARGER™

DC FAST 60KW-240KW WITH 20KW INCREMENTS

SPECIFICATIONS



- FLEXIBLE POWER MODULE DESIGN
- SMART CLOUD PORTAL WITH REMOTE DIAGNOSTICS
- MULTIPLE CABLE & CHARGING CONNECTOR OPTIONS
- DYNAMIC LOAD BALANCING
- 27-INCH TOUCHSCREEN DISPLAY
- ISO 15118 PLUG & CHARGE

SPECIFICATIONS MAXI CHARGER DC FAST 60KW-240KW WITH 20KW INCREMENTS

PART NUMBERS

DCFC 60KW-120KW

DCFC 140KW-240KW

60kW: UF060xxxxx; 80kW: UF080xxxxx;
100kW: UF100xxxxx; 120kW: UF120xxxxx

140kW: UF140xxxxx; 160kW: UF160xxxxx;
180kW: UF180xxxxx; 200kW: UF200xxxxx;
220kW: UF220xxxxx; 240kW: UF240xxxxx

The "xxxxx" portion of the product part number represents the various product configurations.

ELECTRICAL

CONNECTOR OPTION*	Dual CCS1, or CCS1 + CHAdeMO	Dual CCS1/CCS1 Boost, or CCS1 + CHAdeMO
MAX. INPUT AC CURRENT	60kW: 91A; 80kW: 122A; 100kW: 152A; 120kW: 182A	140kW: 213A; 160kW: 245A; 180kW: 270A; 200kW: 305A; 220kW: 335A; 240kW: 365A
NOMINAL INPUT AC CURRENT	60kW: 83A; 80kW: 110A; 100kW: 138A; 120kW: 165A	140kW: 181A; 160kW: 207A; 180kW: 230A; 200kW: 260A; 220kW: 285A; 240kW: 310A
INPUT VOLTAGE RANGE	480 V AC -15 % to +10 % @ 60 Hz	
DC OUTPUT VOLTAGE	CCS1: 160 to 950 V DC; CHAdeMO: 160 to 500 V DC	
NETWORK TYPE	TN-S, TN-C, TN-C-S, & TT (External RCD** Required)	
AC INPUT CONNECTION	3P + PE (No Neutral)	
PROTECTION	Over-Current, Over-Voltage, Under-Voltage, Ground-Fault, Over-Temperature, Short-Circuit, Insulation Monitor (IMD), & Surge Protection	
OVERVOLTAGE CATEGORY	AC Side (Input) OVC: III	
POWER FACTOR (> 50 % LOAD)	≥ 0.98	
THDI (> 50 % LOAD)	≤ 5 %	
PEAK EFFICIENCY	≥ 96 %	
STANDBY POWER	80 W	
SHORT CIRCUIT CURRENT RATING	≥ 65 kA	
ENERGY METERING	Class A	

USER INTERFACE & COMMUNICATION

CONNECTIVITY	Internet Access Via 4G / Wi-Fi / Ethernet (RJ 45)
USER AUTHENTICATION	QR Code, RFID, Credit Card (Optional)
ISO 15118 PLUG & CHARGE	Yes
DIN 70121	Yes
INTERFACE	27" LCD High-Contrast Touchscreen (15.6" Optional)
ACCESSIBLE FOR WHEELCHAIR USERS	Yes
COMMUNICATIONS PROTOCOLS	OCPP 1.6 JSON, OCPP 2.0.1 (Can Be Upgraded Later)
RFID READER	ISO 14443 A+B to Part 4 & ISO/IEC 15693, Mifare, NFC, Calypso, Ultralight, PayPass, HID & More
EMERGENCY BUTTON	Yes
SOFTWARE UPDATE	OTA Update Via Web Portal
CONTROL AND CONFIGURATION	Web Portal, On-Board Service Portal

GENERAL CHARACTERISTICS

PROTECTION RATINGS	NEMA 3R Outdoor Use & IK-10
ENCLOSURE TYPE	Stainless Steel 430
OPERATION ALTITUDE	6561 Ft. (6561 to 9843 Ft. with Power Derating)
OPERATING TEMPERATURE	-31 °F to +131 °F (+122 °F to +131 °F with Linear Power Derating)
STORAGE TEMPERATURE	-40 °F to +158 °F
HUMIDITY	< 95 % RH, Non-Condensing
NOISE LEVEL	< 65 dB @ 1 m/25 % Full Load/800 VDC
MOUNTING	Free-Standing Cabinet
CABLE LENGTH	15 ft (Optional) 20 or 25 ft
DIMENSIONS (H X W X D)	76.8 x 32.3 x 23.6 in. (1950 x 820 x 600 mm) 76.8 x 32.3 x 27.6 in. (1950 x 820 x 700 mm)

CERTIFICATIONS & STANDARDS

COMPLIANCE & SAFETY	UL 2202, UL 2231-1, UL 2231-2, NEC Article 625, CSA C22.2 No. 107.1-16
EMC COMPLIANCE	FCC Part 15 Class A, Class B (Optional)
WARRANTY	24 Months with Warranty Extensions Available



* CCS1 Max 200A, CCS1 Boost 300A (Max 400A) ** RCD: Residual Current Detector For Ground Fault Protection



Village of Hales Corners Plan Commission

Memorandum

PLAN MEETING DATE: August 19, 2024

AGENDA 4.0 - Plan Commission Application Site Plan Review for Monument sign at Hales Corners Plaza LLC, 5321 S. 108th St.

A. PURPOSE

- 1) Consider for approval the Plan Commission Application for Site Plan Review to replace existing monument sign at the Hales Corners Plaza located at 5321 S. 108th St.

B. BACKGROUND – Property is Zoned B-1, Shopping Center District.

MLG Capital, owner of Hales Corners Plaza LLC, is requesting to replace the existing monument sign with a multi-tenant monument sign at the above noted address. Existing monument sign to is approximately 9.8 feet from the front lot line, 5.8 feet high, 12.4 foot long and 72 square feet. Property is 2.59 acres of multiple-tenant individual entrance retail spaces.

Proposed multitenant sign is **8 feet high and 12 feet long for 96 square feet of signage.** Signage will have internal lighting components.

C. APPLICABLE CODE SECTIONS OF THE PROPOSED SIGNAGE

Hales Corners Code – §445-11.9 Specific sign restrictions –

E. Multiple-tenant business sites, more than four units with individual entrances.

- (1) Office/professional/retail stores/mixed use. Allowed: **One monument sign, for site identification only, not exceeding 60 square feet in area, no greater than eight feet in height,** and one building sign per tenant.

H. Area exceptions. Business and institutional/governmental sites **located on two acres or more** may increase the area of the monument or pylon signs, when specifically reviewed and approved by the Plan Commission, in accordance with the following formula:

- (1) **More than two acres: permitted sign area × 1.25.**

Hales Corners Code – §445-11.13 Variances or exceptions.

The Plan Commission may, in its judgment, waive or modify the provisions of this article where it would further the public interest and uphold the purposes of this article as put forth in § 445-11.1. Such waiver or modification may be based on, among other things, site-specific hardships such as topographic aberrations, visual encumbrances, and design complications.

D. ISSUES FOR CONSIDERATION

Site has an existing single purpose sign indicating it is the Hales Corners Plaza. Sign is 72 square feet and is 5.8 feet high. Site had been part of Tax Incremental District No. 3, a signage façade TIF, that did not incorporate the existing sign in the plan for improvements. The TIF is closed and has been since 2021.

Proposed signage is 96 square feet and exceeds the code compliant allowable signage of 75 square feet. (§445-11.9 E. & H. allows for 1.25 x the maximum of 60 square feet or 75 square feet in total). **However, per §445-11.13 – The Plan Commission at its discretion may allow for a variance to the sign code.**

Signage will allow for multitenant signs to be placed on the monument similar to other retail spaces along the 108th Street Corridor. The Village Market sign exceeds allowable square footage for its location due to the multitenant component of its site.

D. ISSUES FOR CONSIDERATION

- 1) Plan Commission is to determine if **96 square foot sign** requested would be allowed under its authority for a waiver to the allowable 75 square feet.
- 2) **Setback shall be 10 feet** from the sidewalk (WIDOT right of way) if approved regardless of the square footage approved, or a Board of Appeals application required to request a variance for the setback.
 - a) Placement does not affect a vision triangle for the driveway entrance to the site, but may affect the safety of entrance to the REIS Automotive site adjacent to the requested placement. However, the current sign has been in place for years with this same location. Provided that **the new monument is moved 2 inches back**, it is zoning compliant as to setback.
- 3) Lighting plan should include a regulator to adjust lumens if complaints are received.
- 4) Lighting should be consistent with adjacent lighted signage.
- 5) Sign and electrical permits to be applied for. (Sign permit received – no electrical permit has been received at this time).



Village of Hales Corners

5635 S. New Berlin Rd, Hales Corners, WI 53130

Plan Commission Application

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All applications are due 45 days prior to the Plan Commission meeting.

Proposed Project Details: proposal, 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 submit attachment)

APPLICANT

Name: Ben Heer

Company: MLG Capital

Address: 19000 W. Bluemound Rd.

City: Brookfield State: WI Zip: 53045

Phone No: 414-405-1283

Email: bheer@mlgcapital.com

PROPERTY INFORMATION

Property Address: 5321 S. 108th Street,

Hales Corners, WI 53130

Tax Key Number: 655-9988-005

Current Zoning: Retail

Property Owner: Hales Corners Plaza, LLC

Property Owner's Address: 19000 W. Bluemound Rd.
Brookfield, WI 53045

Existing Use of Property: Retail Shopping Plaza

APPLICANT IS REPRESENTED BY

Name: Innovative Signs

Address: 21700 Doral Road

City: Waukesha State: WI Zip: 53186

Phone No: 262-432-1330

Email: lisa@innovative-signs.com

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

Please reference our Zoning Code-Chapter 445 of the Village Municipal Code for more details.

APPLICATION TYPE-CHECK ALL THAT APPLY

- ☐ Site Plan Review - \$350
- ☐ Temporary Use - \$300
- ☐ Conditional Use Permit - \$200
- ☒ Sign Plan Review (w/electronic message board) - \$200
- ☐ Zoning Code or Map Change/Amendment - \$300
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- ☐ Final Subdivision Plat - \$200
- ☐ Certified Survey Map - \$125
- ☐ House or Building Moving Approval - \$200
- ☐ Storm Water Management Application - \$200
- ☐ Bed & Breakfast Conditional Use Permit - \$200

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 go through the tax roll process and have the potential be placed on the property taxes for that year.

Signature: Lisa Burck Date: 06/27/2024

For Office Use Only:

Date Submitted: _____
Amount Paid: _____
Accepted By: _____
Revision Date: 06/15/2021

Plan Commission Date: _____
Public Hearing Date: _____
Plan Commission Action: _____
Publication Notice Date: _____

Village Board Action: _____ Approve ___ Deny ___ Other
Date: _____
Zoning Amendment Publication Date: _____

MLG Capital

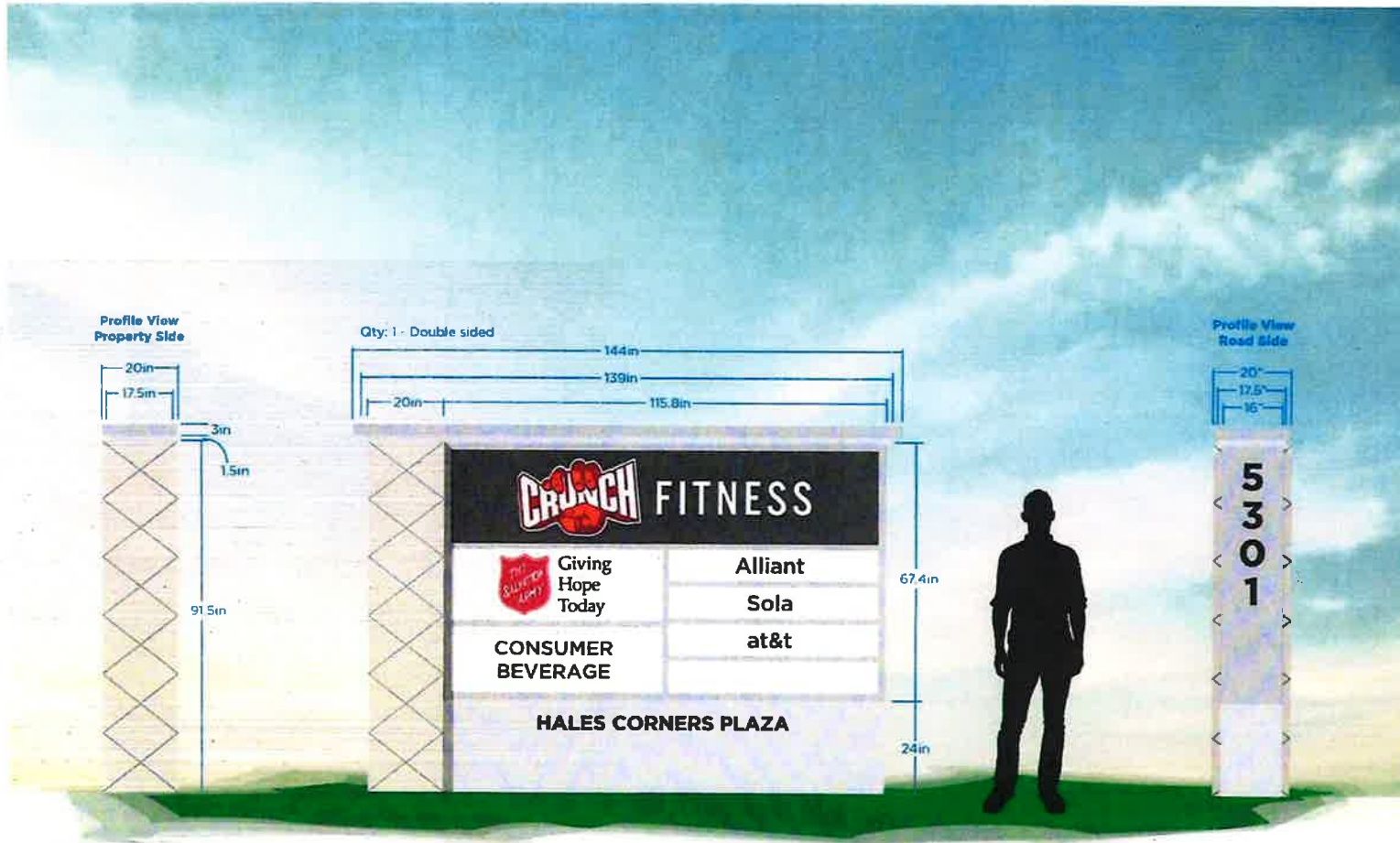
Real Estate Investments

5321 S 108th Street, Hales Corners



21700 DORAL ROAD
WAUKESHA WI 53186
262.432.1330
www.innovative-signs.com

Front Elevation



Scroll Down
For Page 2



www.innovative-signs.com

Customer:

MLG Capital LLC

Date: 05/30/2024 Project Manager: Jaime D.

Order #: EST - 13607 Designer: Brian H.

Site: S4

Size: 54

Shape: Square (1) 4" - 4.5" - O.D.

Material: Saddle Mounting

Color: White acrylic

Font: 1/4" Black acrylic letters

Letter: Circle Wall: Sch. 40

Materials & Specifications

- Custom Monument Sign
- aluminum constructed monument
- painted cabinet and shroud
- painted accent pillar
- 1/4" Black acrylic letters
- translucent cut vinyl logos or digital print logos - 3M Block out used when opaque is necessary



Colors

- MP07626 Secluded Beach
- Pantone Cool Gray 8c
- Pantone Cool Gray 6c
- Black Acrylic address's
- White acrylic
- CMYK Logos Prints
- 3M Blockout vinyl

Day - Night



www.innovative-signs.com

Before



After - Day



Not to scale; Need existing monument measurement

After - Night



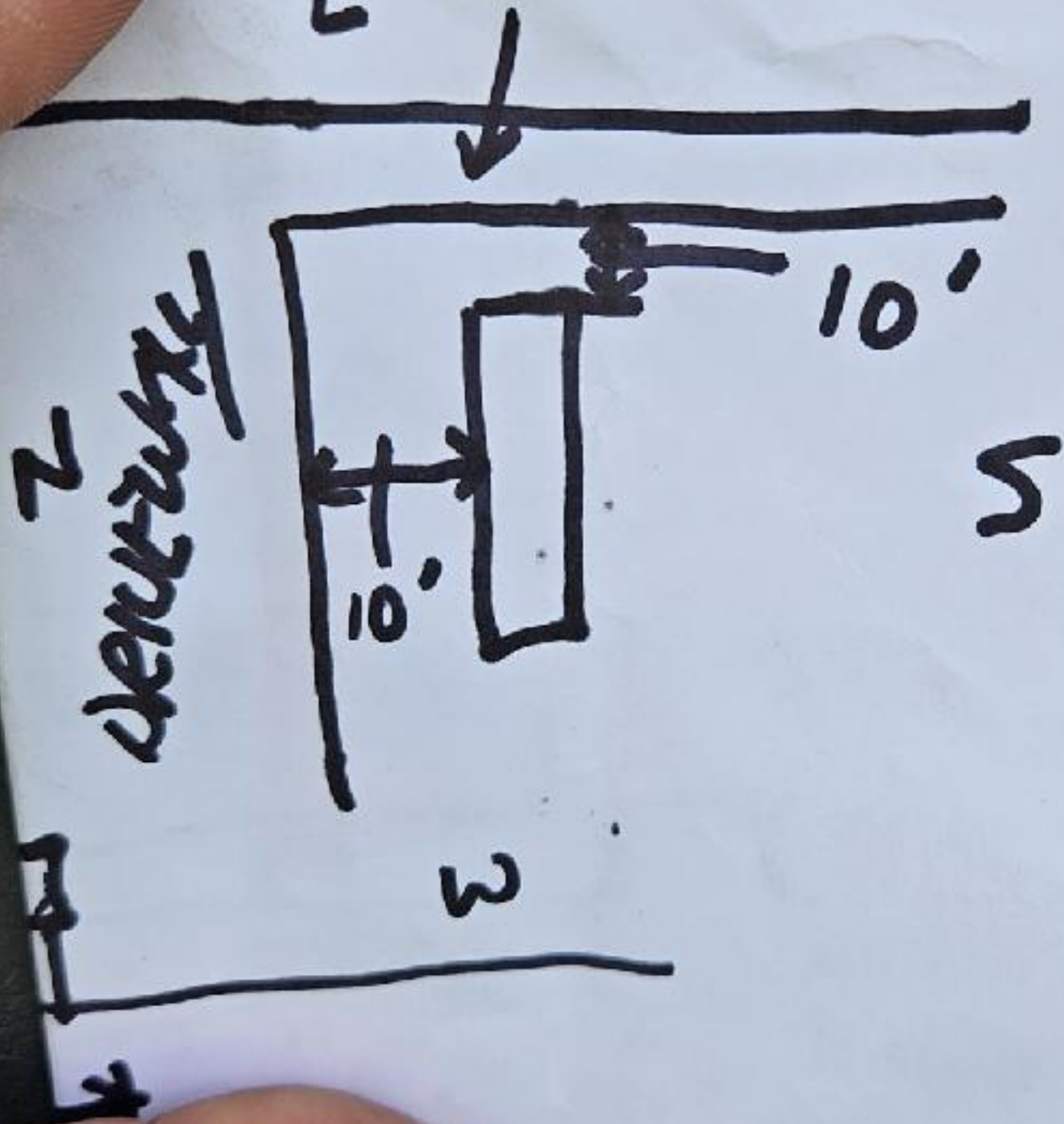


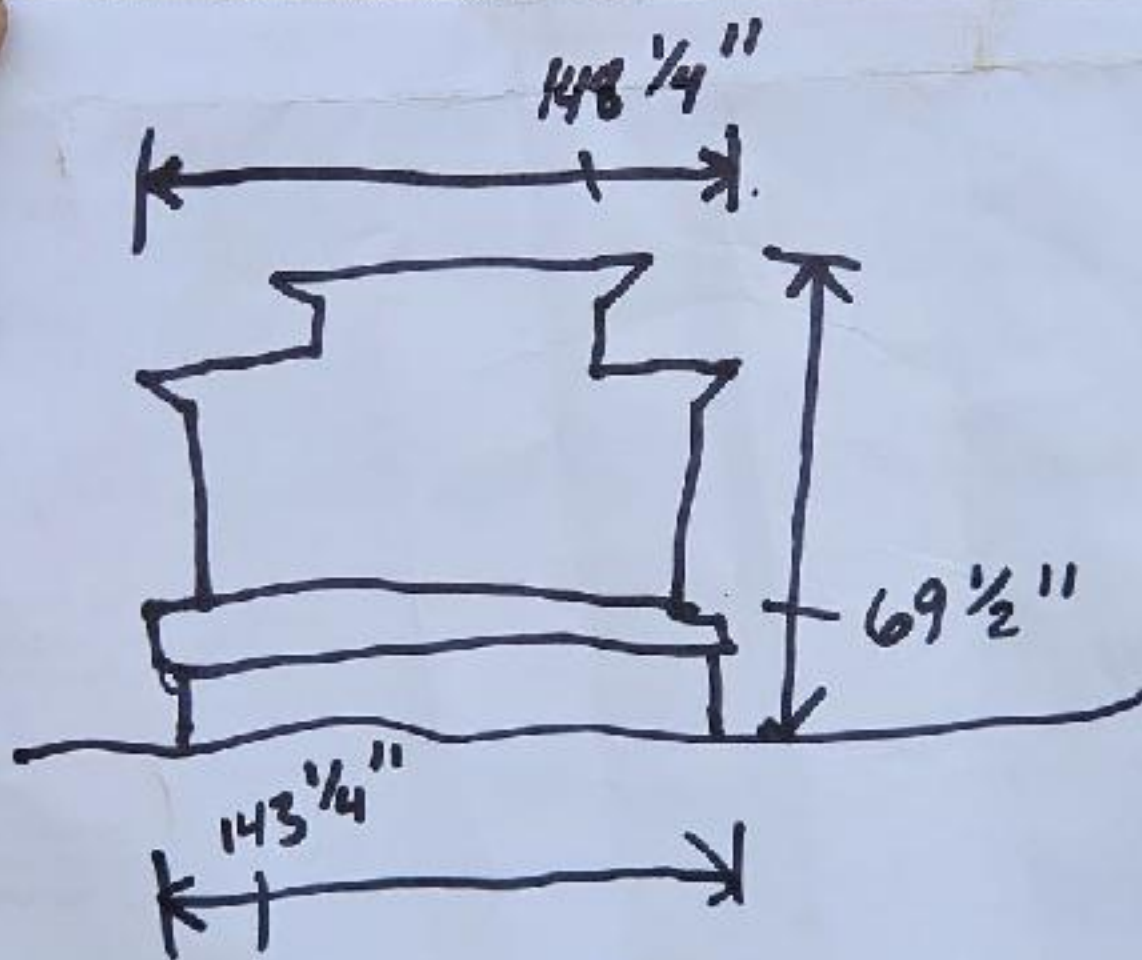




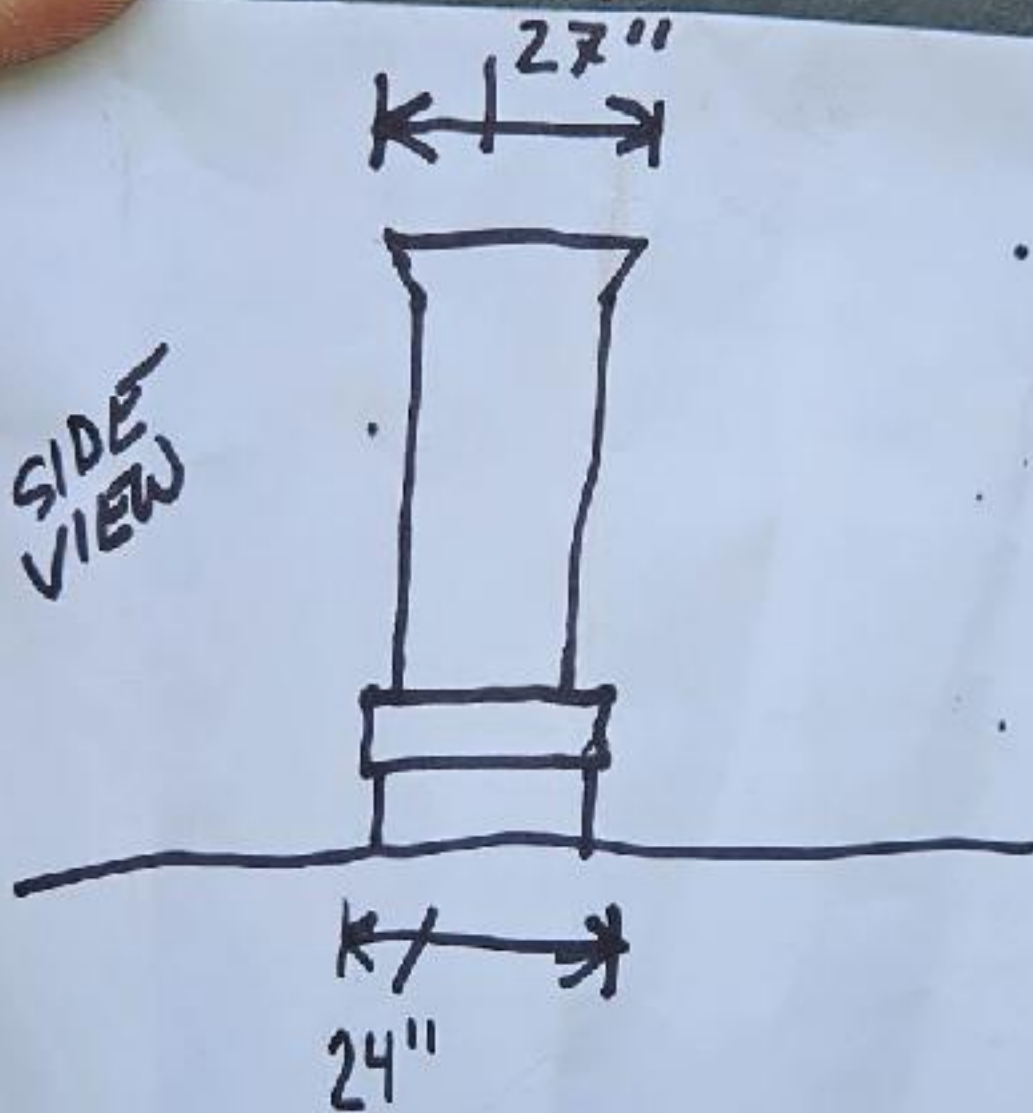


E SIDE WALK





SIDE
VIEW





Village of Hales Corners Plan Commission

Memorandum

DATE: August 19, 2024

AGENDA 5.0 - Plan Commission Application Site Plan Review for new signage- Hales Corners Public Library – 5885 S. 116th St.

A. PURPOSE

- 1) Consider for approval the Plan Commission Application for Site Plan Review of new signage for the prairie on the lower level of the Hales Corners Public Library, located at 5885 S. 116th Street –

B. BACKGROUND – (Property is Zoned P-1, Parks and Institutional Use)

The Hales Corners Public Library requests to add an informational sign to the prairie on the lower level. Signage requested is 14 square feet, 5.5 feet high and 4.67 feet long. Sign will not be illuminated. Sign will be located 17 feet from the Library, 70 feet from the cabin and 69 feet from the parking lot.

Signage already at the site totals 77.55 square feet. This proposal, if approved would be a **total of 91.55 square feet of signage**. The main facility sign is 53.6 square feet. Site is 2.29 acres. Allowable signage due to site size area exceptions §445-11.9 H. (1) allows for 1.25 times the allowable signage, or a total of 93.75 square feet. The proposed sign would not exceed the maximum allowable total signage.

C. APPLICABLE CODE SECTIONS OF THE PROPOSED SIGNAGE

Hales Corners Code – §445-11.9 G (2) – Lodges/clubs/fraternal organizations/other government uses. Allowed:

- (a) One monument sign **not exceeding 35 square feet** in area, no greater than eight feet in height.
- (b) One building sign not **exceeding 40 square feet** in area..

Note: Section §445-11.13 of the Code indicates that the Plan Commission may waive or modify any of the provisions contained within the Chapter 445 Signs & Billboards where it would further the public interest and uphold the purposes of the article and may be based on, among other things, site-specific hardships such as topographical aberrations, visual encumbrances, and design complications.

D. ISSUES FOR CONSIDERATION

1. The Plan Commission may, at its discretion, allow the signage as presented for size and location. It is zoning compliant relative to total allowable signage under approved exceptions §445-11.9 H. (1) for 1.25 times the 75 square feet allowable signage, however the main sign exceeds allowable square footage, and it is felt that this exception for total allowable signage be used to determine compliance with the sign code as the existing signs have been on the site since 1985.
2. A sign permit has been completed and can be if sign is approved.

3. Applicant shall confirm that there is no electrical or telephony lines in the post hole site proposed.



Village of Hales Corners

5635 S. New Berlin Rd, Hales Corners, WI 53130

Plan Commission Application

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

All applications are due 45 days prior to the Plan Commission meeting.

Proposed Project Details: proposal, 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 submit attachment)

APPLICANT

Name: Stephanie Lewin-Lane

Company: Hales Corners Library

Address: 5885 S 116th St

City: Hales Corners State: WI Zip: 53130

Phone No: 414-529-6150 x. 20

Email: stephanie.lewin-lane@mcfls.org

PROPERTY INFORMATION

Property Address: 5885 S 116th St

Tax Key Number: _____

Current Zoning: _____

Property Owner: Village of Hales Corners

Property Owner's Address: _____

Existing Use of Property: Public Use

APPLICANT IS REPRESENTED BY

Name: Stephanie Lewin-Lane

Address: Hales Corners Library

City: _____ State: _____ Zip: _____

Phone No: 414-529-6150 x. 20

Email: stephanie.lewin-lane@mcfls.org

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

Please reference our Zoning Code-Chapter 445 of the Village Municipal Code for more details.

APPLICATION TYPE-CHECK ALL THAT APPLY

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For Office Use Only:

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Revision Date: 06/15/2021

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Village Board Action: ____ Approve ____ Deny ____ Other
Date: _____
Zoning Amendment Publication Date: _____

2108-11881

REPRESENTATIVE

B. Counterman

ADDRESS

FASTSIGNS of Racine
1122 South Airline Rd. #103
Racine, WI 53406

DATE

6/11/2024

SCALE

NOT TO SCALE

DRAWN BY

B. Counterman

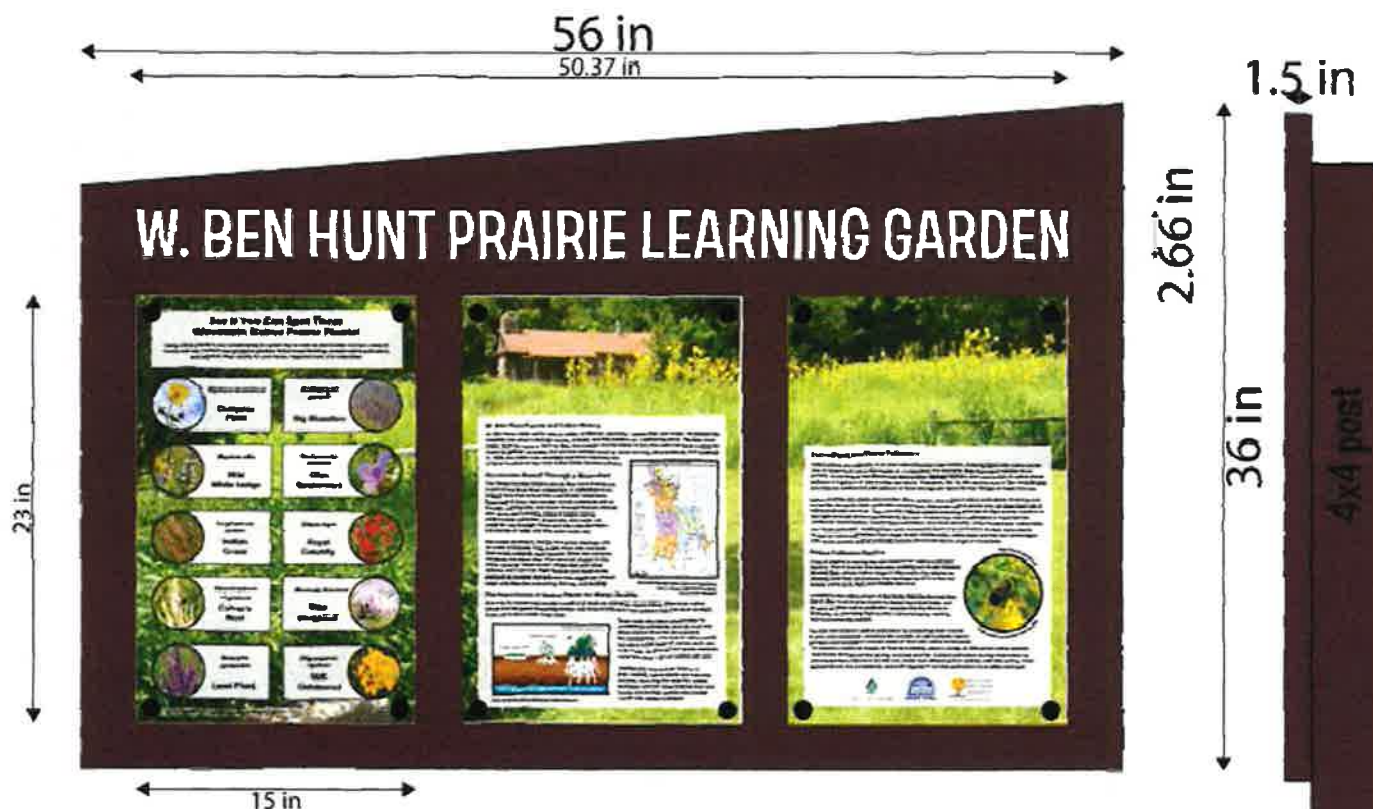
CUSTOMER

Root-Pike WIN

REVISION

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14sqft

Signage Summary:

56"x36"x1.5" HDU Custom Cut with Carved Letters, with 3 pockets for Sign Inserts.

Inserts: 15"x23", 3mm Aluminum Composite with holes, screw mounted.

Installed on two 4x4x8 posts, painted to match sign,

Concrete into the ground 36" with a 60" finished height.

APPROVAL
SIGNATURE
HERE

Please sign & return drawing(s) to FASTSIGNS of Racine
Signature below indicates approval of BOTH design and placement of sign(s)

X

Date: _____

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2108-11881

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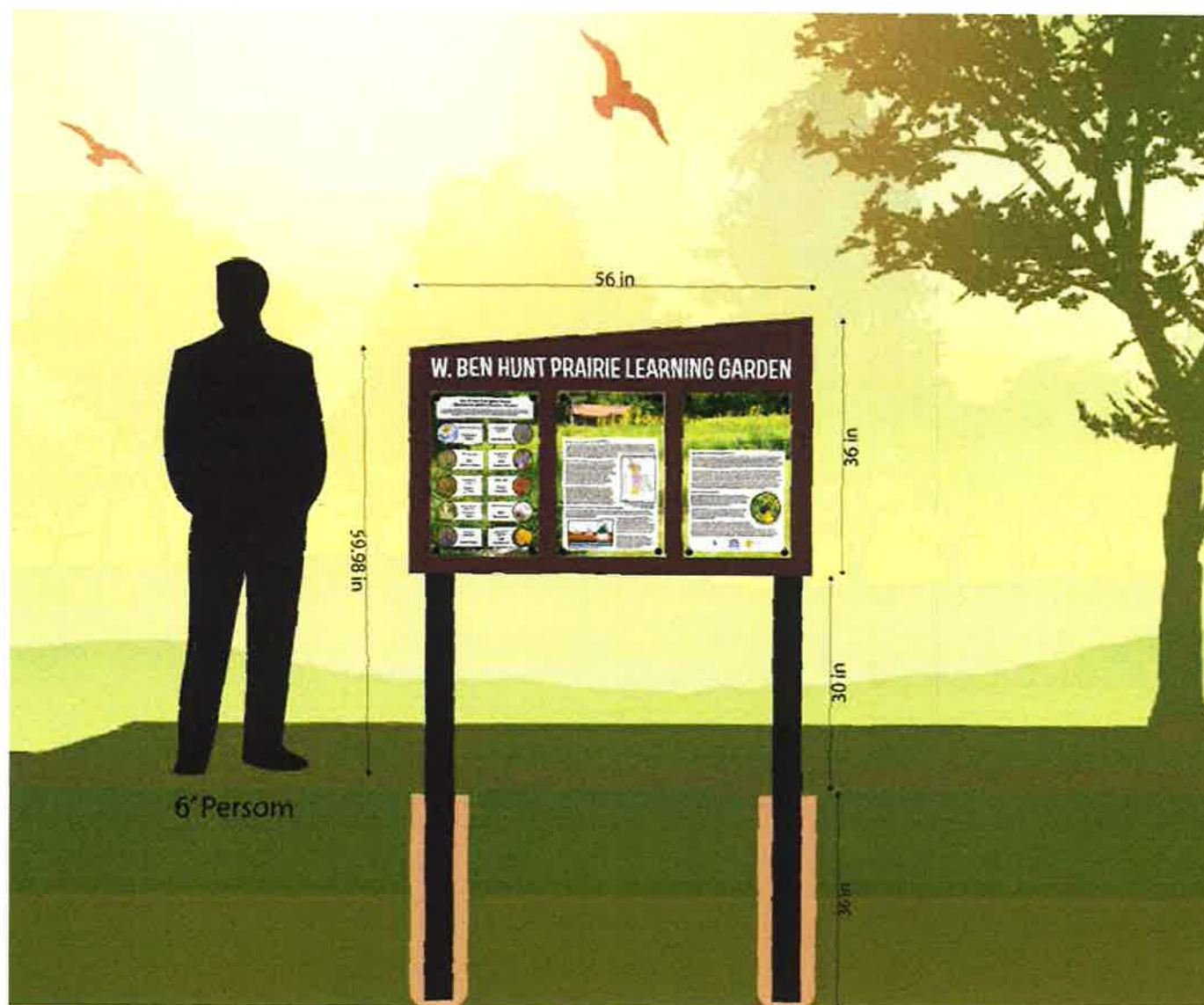
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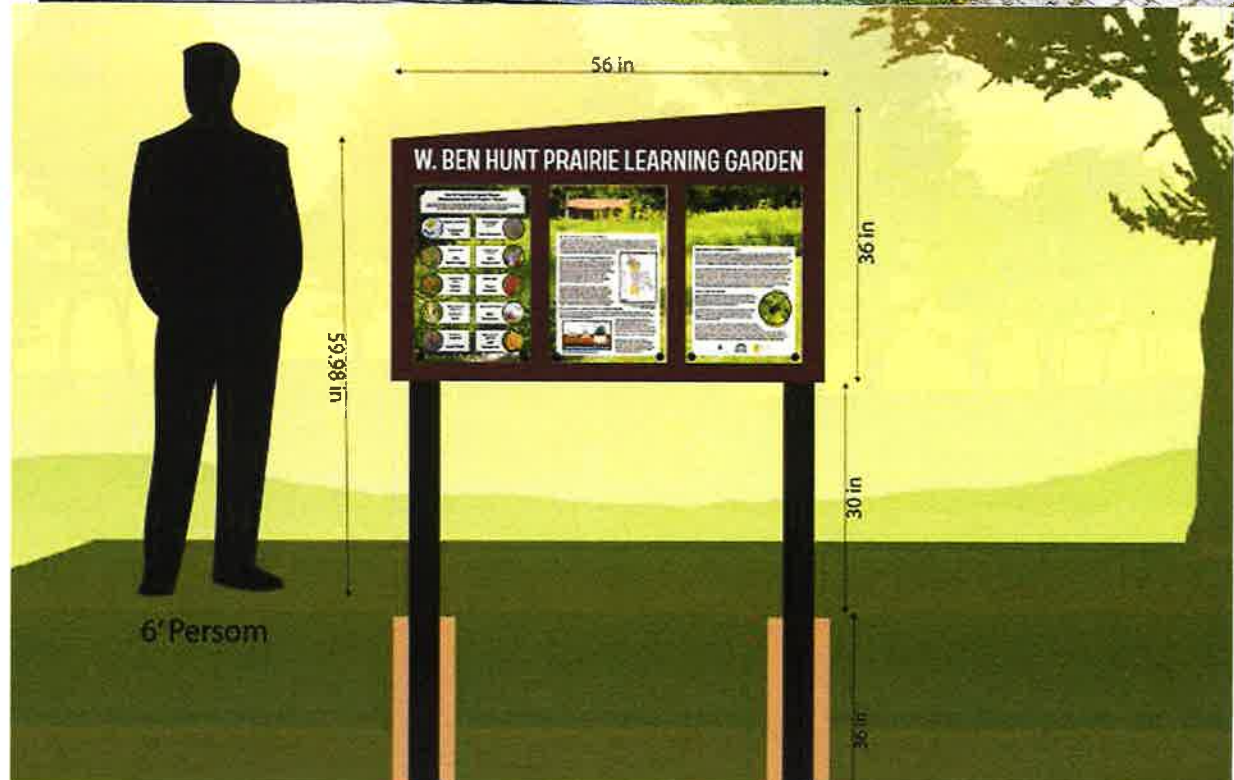
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CURRENT SIGN



NEW SIGN





Map Title



Legend

Parcels

Tax Parcels

Administrative

Municipal Boundaries



proposed prairie
Sign is
17 ft from Ben Hunt Ctr
70 ft from cabin
69 ft from parking lot

Notes

1. MAIN SIGN - 53.6ft²

2. BOOK DROP /
DELIVERIES - 9.4ft²

3. BEN HUNT ROOM - 4.2ft²

4. BEN HUNT CABIN - 6.75ft²

5. BEN HUNT PRAIRIE - 3.6ft²

6. PROPOSED SIGN

0 50 100
ft

This map is a user generated static output from an Internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

MILWAUKEE COUNTY GIS AND LAND INFORMATION

SIGN
(Application)

VILLAGE OF HALES CORNERS
5635 S. New Berlin Road
Hales Corners, WI 53130
P:414-529-6161/F:414-529-6179
<https://halescorners.gov>

Permit No. _____

Tax Key: _____

***PLEASE PRINT

Building Address: 5885 S 116th St	Business Name: Hales Corners Library
Contractor : Fastsigns of Racine	Tenant Contact: Stephanie Lewin-Lane
Address/City/State/Zip 1122 South Airline Rd. Suite 103 Mount Pleasant, WI 53406	Phone No. 414-529-6150 x20
Email Ben.counterman@fastsigns.com	Email
Phone No. 262-977-7900	Property Owner Name/Phone: Village of Hales Corners

ZONING: Government/Institution

NUMBER & TYPE OF EXISTING SIGNS IF ANY: 1 monument, 4 building (current prairie sign will be removed)

SIGN IS: ☐ **Temporary -14 days (\$30)**

DATES: _____

Proposed Square Footage of Signage (cannot exceed 35 square feet in area): _____

Type of Material (submit scale colored drawing/photo): _____

Location of Signage (Building or Site): _____

☒ **Permanent (\$1.50 per sq. ft. of area NOTE: Round SF up to next whole number -\$60 minimum)**
\$ _____

Proposed Square Footage of Signage: 14 sq ft (23.3 sq ft with posts)

Type of Material (submit scale colored drawing/photo): Single-sided Carved and Painted HDU Polyurethane Sign Panel

Location of Signage (Building or Site): W. Ben Hunt Prairie, south of Ben Hunt Ctr/Library bldg

Number of existing Signs: 4 (1 monument, 3 bldg) Total Square Footage: monument= 53.63 sq ft
Building= 20.35

Type of Sign (circle): Monument / Building / Pylon / Other: _____

Height to top of sign: 60" Height to lower edge of sign: 24"

Is the sign illuminated (circle): YES / (NO) -----If so, Electrical permit is required.

It is hereby agreed between the undersigned and the Village of Hales Corners that all work performed as herein described shall be completed in strict compliance with the Village of Hales Corners Municipal Code and all laws of the State of Wisconsin relating to such work. Furthermore, by signing this application, or by authorizing an agent to sign this application, the owner/tenant acknowledges that an inspection or inspections of the work herein described are required and consents to the entry onto the subject property by an employee of the Village of Hales Corners to perform all necessary inspections. Said inspection(s) shall only be made at reasonable times and by appointment or notice. **Complete all areas on application.**

Applicant's Signature: [Signature] Date: 7/1/24

Property Owner Signature (Required if different from Applicant): _____ Date: _____

FOR OFFICE USE ONLY Approved By: _____ Date: _____
Issued By: _____ Date: _____



Map Title



Legend

Parcels

Tax Parcels

Administrative

Municipal Boundaries



proposed prairie
Sign is
17 ft from Ben Hunt Ctr
70 ft from cabin
69 ft from parking lot

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0 50 100
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MILWAUKEE COUNTY GIS AND LAND INFORMATION

2108-11881

REPRESENTATIVE

B. Counterman

ADDRESS

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Racine, WI 53406

DATE

6/11/2024

SCALE

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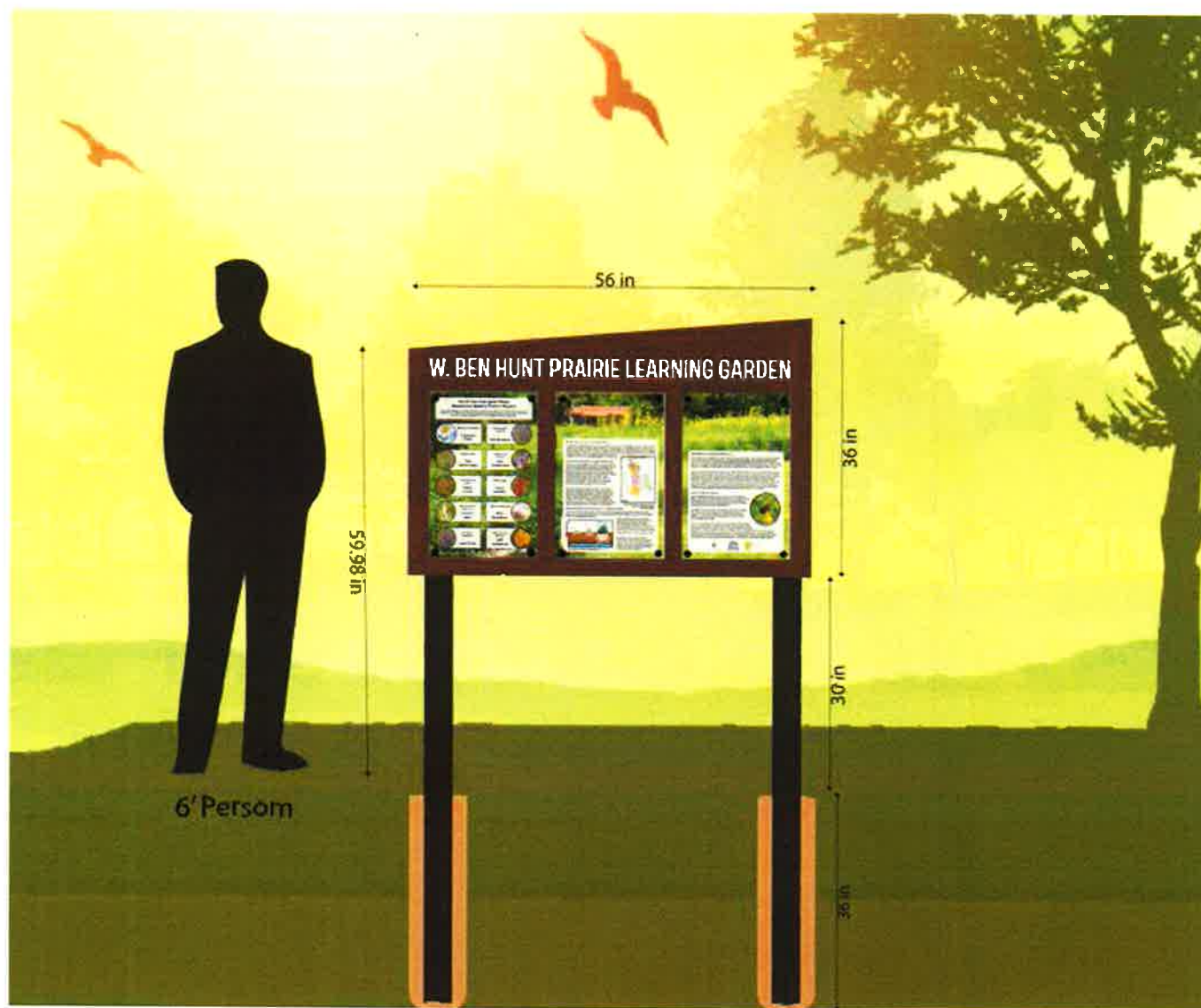
B. Counterman

CUSTOMER

Root-Pike WIN

REVISION

NOTES



APPROVAL
SIGNATURE
HERE

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Date: _____

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