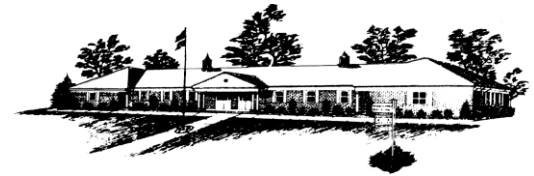


Village of Hales Corners

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
January 20, 2025 (Monday) - 6:30 PM
AMENDED: Item 4.0

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 – December 16, 2024
- 3.0 Site Plan Review – 5635 S. New Berlin Rd., Village of Hales Corners – electronic recycling container proposal.
- 4.0 Site Plan Review – 5428 S. 108th St., MB Smoke On – allow for two signs on front and side façade.
- 5.0 Introduction MSA Planning Services, Morgan Shapiro consultant for Village Planning Services Agreement
- 6.0 Adjournment


Sandra M. Kulik, Administrator
January 14, 2025

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 Commissioner S. Riemer.

- 1.0 Roll Call** – Present: Commissioners: S. Bigler, P. Fedele, A. Fritz, and C. Stipe. Meeting Chair Commission S. Riemer. Chair D. Besson and Commissioner M. Eternicka absent. Staff: Village Administrator S. Kulik. Audience (1).
- 2.0 Minutes – November 18, 2024 - Motion** (Fritz, Bigler) to approve minutes as presented: motion passes 5-0-2.
- 3.0 Site Plan Review – 5321 S. 108th Street, Tee Time Social sign proposal** – William Hoag, City Screen Print & Embroidery, 1910S. 81st Street, Milwaukee, WI addressed the Commission regarding the proposal. S. Kulik read staff report and indicated that the requested sign is compliant with the code and includes a regulator to reduce lumens in needed. **Motion** (Stipe, Bigler) to approve sign as presented; motion passes 5-0-2.
- 4.0 Update on Planning Services Contract agreement** – S. Kulik reported on a meeting with MSA to discuss logistics of the transfer. She also commented that the representative from MSA will be at the next Plan Commission meeting.
- 5.0 Adjournment - Motion** (Stipe, Fritz) to adjourn at 6:50 p.m.; motion passes 5-0-2.

Sandra M. Kulik, Administrator/Clerk



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: Village of Hales Corners

Company: _____

Address: 5635 S. New Berlin Rd

City: HC State: WI Zip: 53130

Phone No: _____

Email: skulix@halescorners.org

PROPERTY INFORMATION

Property Address: 5635 S. New Berlin Rd

Tax Key Number: 657-2001-000

Current Zoning: P-1

Property Owner: Village of Hales Corners

Property Owner's Address: _____

Existing Use of Property: _____

APPLICANT IS REPRESENTED BY

Name: Sandra M Kulik

Address: Same

City: _____ State: _____ Zip: _____

Phone No: _____

Email: _____

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 - waived
- ☐ 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: Sandra M Kulik Date: Jan 8, 2025

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: _____



Village of Hales Corners Plan Commission

Memorandum

DATE: January 8, 2025

AGENDA 2.0 - Plan Commission Application Site Plan Review for new e-recycling container at Hales Corners Village Hall, 5635 S. New Berlin Rd.

A. PURPOSE

- 1) Consider for approval the Plan Commission Application for Site Plan Review of an e-recycling container at the Village Hall (16ft x 8 ft)

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

The Village of Hales Corners provides electronics recycling under an agreement with COM2 at no cost to the Village or residents. The existing containers are cardboard on pallet boxes that do not conform to Wisconsin Department of Natural Resources requirements. COM2 has proposed placement of a 16 foot by 8 foot container in the rear of Village Hall on the parking lot adjacent to the Village Hall generator. It would remove one parking stall from overall parking in the rear of the facility. The container, if approved at this location, would be shielded from the residential properties abutting the rear and side of the Village Hall by landscaping already fully developed at this location. It would not be visible from the front of the parcel.

Hales Corners Code - §445-2.3 K.(2) – Prohibition of long-term truck parking unless screened from view. In all zoning districts:

1. Trucks, trailers, or commercial vehicles of any kind **shall be permitted to be parked on the property** for a period of more than 24 hours if said trucks, trailers, or commercial vehicles are located within areas **screened from view of any public street right-of-way**, public park or public open space area, and from the view from all residential zoning districts. The screening of all such areas shall consist of the following:
 - (a) Solid walls or solid fences of at least the height of the trucks, trailers, or commercial vehicles proposed to be screened, as approved by the Plan Commission. In addition, **all such areas shall provide a contiguous landscape buffer yard with a minimum width of 15 feet**. The following minimum number, types, and sizes of plant materials shall be provided per 100 linear feet of landscape buffer yard length and fraction thereof. Fractional plants resulting from this computation of required plant materials shall be rounded to the next whole number. Preserved existing plants shall be credited towards these requirements on a one-for-one basis based upon plant type.

D. ISSUES FOR CONSIDERATION

1. The proposed container is allowed under the Village Code. Landscaping / screening is already in place for this proposal. The Code requires screening of the area at the discretion of the Plan Commission and a buffer area of a 15 foot setback from property lines of the container/trailer. The proposed placement is approximately 25 feet from the rear set back. The southwest corner residential properties (rear of parcel) are screened by arborvitaes and the east side of the parking lot is screened by pines and arborvitaes. Any further screening would defeat the purpose of allowing the public to locate the container for their electronic recycling items. The container will be maintained by COM2, the Village vendor for these services.
2. The placement, if approved, would remove one parking stall from the rear of the facility. Overall parking required per the Village Code is 50 stalls. Current parking stalls are 66. Currently, Village Hall is 16 stalls over the required minimum of 1 stall per 300 square feet of office space and the code requires 1 stall for every two employees.
13,222 square feet of office space = 44
12 employees (1 stall per 2 employees) = 6
Total: 50 stalls.



16' Steel Shipping Container

- Dimensions - 16' Long x 8' Wide x 8'6" Tall.
- Empty Weight - 5,050 lbs.
- Capacity - 1,088 cubic ft.

Sandra Kulik

From: Steven Houte
Sent: Friday, January 3, 2025 8:46 AM
To: COM2 Wisconsin
Cc: 'Annie'; nabeel@com2recycling.com; kathleen@com2recycling.com; muneeba@com2recycling.com; 'Saheem Baloch'; Sandra Kulik
Subject: RE: ELECTRONIC RECYCLING - VILLAGE OF HALES CORNERS

Ahmed,

The use of a container such as this will be subject to our zoning code. We will need to get approval from the Vg Plan Commission. I have copied the Village Administrator to start this process. We will contact you for any information needed to get this done.

Thank you,
Steven Houte,
Department of Public Works Project Manager

Village of Hales Corners
5635 S. New Berlin Rd.
Hales Corners, WI 53130
Phone: (414) 529-6165
Fax: (414) 529-6165

From: COM2 Wisconsin <wisconsin@com2recycling.com>
Sent: Thursday, January 2, 2025 11:01 AM
To: Steven Houte <shoute@halescorners.org>
Cc: 'Annie' <annie@com2recycling.com>; nabeel@com2recycling.com; kathleen@com2recycling.com; muneeba@com2recycling.com; 'Saheem Baloch' <com2@com2recycling.com>
Subject: RE: ELECTRONIC RECYCLING - VILLAGE OF HALES CORNERS

Good morning and Happy New Year, Steven,

I hope this email finds you well.

Currently, the third-party container provider we work with does not have any 10-foot containers available. However, we do have 16-foot-long containers as an alternative. These containers are one-trip-use and have a clean, almost-new appearance, which might be suitable for your needs.

Please let me know if this option works for you, and we can discuss the logistics further to ensure it aligns with your parking lot maintenance operations.

Looking forward to your response.

Ahmed

COM2 Recycling Solutions LLC (WI Collection site)

W140N5958, Lilly Road

Menomonee Falls, WI 53051

P: 262-293-9079

E: wisconsin@com2recycling.com

Processing Facility
COM2 Recycling Solutions
500 Kehoe Blvd.
Carol Stream, IL 60188
877-977-2662
R2v3, ISO 9001, ISO 14001, ISO45001
www.com2recycling.com

Certified and Responsible Recycler



TeamWork makes GreenWork!



If data containing devices are received, they're processed internally through logical sanitization and/or via R2V3 downstream for physical destruction.

From: Steven Houte <shoute@halescorners.org>
Sent: Friday, December 27, 2024 1:55 PM
To: Annie <annie@com2recycling.com>
Cc: 'COM2 Wisconsin' <wisconsin@com2recycling.com>
Subject: RE: ELECTRONIC RECYCLING - VILLAGE OF HALES CORNERS

Annie,

Is there a shorter option for the container? I think 20' is a bit long for two to three bins. I will review with staff for the location. We do not want it to interfere with our parking lot maintenance operations.

Steven Houte,
Department of Public Works Project Manager

Village of Hales Corners
5635 S. New Berlin Rd.
Hales Corners, WI 53130
Phone: (414) 529-6165
Fax: (414) 529-6165

From: Annie <annie@com2recycling.com>
Sent: Friday, December 27, 2024 9:12 AM
To: Steven Houte <shoute@halescorners.org>
Cc: 'COM2 Wisconsin' <wisconsin@com2recycling.com>
Subject: RE: ELECTRONIC RECYCLING - VILLAGE OF HALES CORNERS

Good morning, Steve,

Unfortunately, the container cannot be moved once placed. We work with a third-party container company, which will deliver and position the container at the designated location. Once placed, it will remain in that spot.

I've attached pictures of our most recent container placement for your reference. Please let me know if you have any further questions—I'm happy to assist.

Thank you!

Best regards,

Annie

COM2 Recycling Solutions LLC (WI Collection site)

W140N5958, Lilly Road

Menomonee Falls, WI 53051

P: 262-293-9079

E: wisconsin@com2recycling.com

Processing Facility

COM2 Recycling Solutions

500 Kehoe Blvd.

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www.com2recycling.com

Certified and Responsible Recycler



TeamWork makes GreenWork!



If data containing devices are received, they're processed internally through logical sanitization and/or via R2V3 downstream for physical destruction.

From: Steven Houte <shoute@halescorners.org>

Sent: Friday, December 27, 2024 6:49 AM

To: Annie <annie@com2recycling.com>

Subject: RE: ELECTRONIC RECYCLING - VILLAGE OF HALES CORNERS

Annie,

This sounds like a possibility. Can you provide a picture(s) of the proposed container? Is the container able to be moved around by Skid Steer or Front End Loader with "forks"?

Steven Houte,
Department of Public Works Project Manager

Village of Hales Corners
5635 S. New Berlin Rd.
Hales Corners, WI 53130
Phone: (414) 529-6165
Fax: (414) 529-6165

From: Annie <annie@com2recycling.com>
Sent: Thursday, December 26, 2024 2:49 PM
To: Steven Houte <shoute@halescorners.org>
Cc: 'COM2 Wisconsin' <wisconsin@com2recycling.com>
Subject: RE: ELECTRONIC RECYCLING - VILLAGE OF HALES CORNERS

Good afternoon, Steve,

I hope you had a wonderful Christmas!

I'm reaching out to check if the Village has made any progress regarding the shelter for the electronics recycling boxes. As this is a requirement set by the DNR, we'll need to find a solution. COM2 is happy to assist and customize our services to meet the Village's needs.

If housing the boxes under a roof is not feasible, I'm pleased to inform you that COM2 can provide the Village with a **20-foot steel container** that is DNR-approved. We'll place the Gaylords inside the container, and when full, we'll swap them with empty boxes. The container will remain on-site for the duration of our contract, and I want to emphasize that this service will continue to be **free of charge**, including the provision of the container.

Please let me know if this solution is something you'd like to move forward with.

Thank you for your continued support and understanding.

Best Regards,

Annie
COM2 Recycling Solutions LLC (WI Collection site)
W140N5958, Lilly Road
Menomonee Falls, WI 53051
P: 262-293-9079
E: wisconsin@com2recycling.com

Processing Facility
COM2 Recycling Solutions
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Carol Stream, IL 60188
877-977-2662
R2v3, ISO 9001, ISO 14001, ISO45001
www.com2recycling.com
Certified and Responsible Recycler



TeamWork makes GreenWork!



If data containing devices are received, they're processed internally through logical sanitization and/or via R2V3 downstream for physical destruction.

From: Annie <annie@com2recycling.com>
Sent: Tuesday, November 5, 2024 9:27 AM
To: 'Steven Houte' <shoute@halescorners.org>
Subject: RE: ELECTRONIC RECYCLING - VILLAGE OF HALES CORNERS

Good morning, Steve,

I hope this email finds you well.

I just wanted to check in and see if everything has been running smoothly with the electronics recycling. If there's anything you need or if I can assist in any way, please don't hesitate to reach out. I'm here to help.

Thank you and have a wonderful day ahead!

Regards,

Annie
COM2 Recycling Solutions LLC (WI Collection site)
W140N5958, Lilly Road
Menomonee Falls, WI 53051
P: 262-293-9079
E: wisconsin@com2recycling.com

Processing Facility
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www.com2recycling.com
Certified and Responsible Recycler



TeamWork makes GreenWork!



Village of Hales Corners Plan Commission

Memorandum

DATE: December 20, 2024

AGENDA 4.0 - Plan Commission Application Site Plan Review for new signage- MB Smoke On

A. PURPOSE

- 1) Consider for approval the Plan Commission Application for Site Plan Review of new signage for MB Smoke On, located at 5428 S. 108th Street – and to allow for two signs on the front entrance and side façade of the facility.

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

Bahaa Assad, Applicant submitted a Plan Commission Application for a Site Plan Review for new signage for this business- MB Smoke On, located at 5428 S. 108th Street, Hales Corners, WI 53130 for placement of signs on the front and side façade of the former site of Realty Executives. The owner / manager of the property is Natasha Misra has agreed to the request.

The request is for a 46.38 sq ft sign on the west side of the property, on a 54 linear foot façade and a 28.62 square foot sign on the front entrance sign with 36 linear feet of façade to the corner of the site (23 linear feet above the entrance/windows). Total signage 75 sq. ft.

C. APPLICABLE CODE SECTIONS OF THE PROPOSED SIGNAGE

Hales Corners Code – §445-11.9 E (1) – Multiple-tenant business sites, more than four units with individual entrances: Four building signs, one per tenant, not exceeding 75 square feet per sign.

This proposal is for two signs that total 75 square feet. The Plan Commission may waive or modify the provisions to allow the second sign on a corner property as permitted under Section §445-11.13 of the Code which 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

Illumination: The signage as proposed is to be illuminated using internal LEDs. There is no indication of a lumen regulator as per prior Plan Commission requests.

D. ISSUES FOR CONSIDERATION

1. The Plan Commission may, at its discretion, allow the signage as presented for size and location. Total signage of 75 square feet is code compliant, however the Plan Commission must make a determination on allowing the second sign on the west side that does not have an entrance, but is meets the façade length and overall signage requirement, at its discretion, a second sign under the Section §445-11.13 waiver provisions.
2. Installation to include a regulator for lumens.



Village of Hales Corners Plan Commission

Memorandum

DATE: December 20, 2024

AGENDA 3.0 - Plan Commission Application Site Plan Review for new signage- MB Smoke On

A. PURPOSE

- 1) Consider for approval the Plan Commission Application for Site Plan Review of new signage for MB Smoke On, located at 5428 S. 108th Street – and to allow for two signs on the front entrance and side facade of the facility.

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

Bahaa Assad, Applicant submitted a Plan Commission Application for a Site Plan Review for new signage for this business- MB Smoke On, located at 5428 S. 108th Street, Hales Corners, WI 53130 for placement of signs on the front and side façade of the former site of Realty Executives. The owner / manager of the property is Natasha Misra has agreed to the request.

The request is for a 46.38 sq ft sign on the west side of the property, on a 54 linear foot façade and a 28.62 square foot sign on the front entrance sign with 36 linear feet of façade to the corner of the site (23 linear feet above the entrance/windows). Total signage 75 sq. ft.

C. APPLICABLE CODE SECTIONS OF THE PROPOSED SIGNAGE

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Illumination: The signage as proposed is to be illuminated using internal LEDs. There is no indication of a lumen regulator as per prior Plan Commission requests.

D. ISSUES FOR CONSIDERATION

1. The Plan Commission may, at its discretion, allow the signage as presented for size and location. Total signage of 75 square feet is code compliant, however the Plan Commission must make a determination on allowing the second sign on the west side that does not have an entrance, but is meets the façade length and overall signage requirement, at its discretion, a second sign under the Section §445-11.13 waiver provisions.
2. Installation to include a regulator for lumens.



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: Baha Asaad

Company: MB Smoke on

Address: 5428 S. 108th St.

City: Hales Corners State: WI Zip: 53130

Phone No: 414-745-0116

Email: boocha2020@aol.com

PROPERTY INFORMATION

Property Address: 5428 S. 108th St.

Tax Key Number: _____

Current Zoning: _____

Property Owner: SNR Properties LLC

Property Owner's Address: _____

Existing Use of Property: _____

APPLICANT IS REPRESENTED BY

Name: Nabil A. LED Supply Inc.

Address: 2015 Lathrop Ave.

City: Racine State: WI Zip: 53405

Phone No: 262-345-4999

Email: ledsupplywi@gmail.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
- ☐ 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: [Signature] Date: 11/19/24

For Office Use Only:

Date Submitted: 11/19/24

Amount Paid: \$200

Accepted By: AK

Revision Date: 06/15/2021

Plan Commission Date: 1/20/25

Public Hearing Date: _____

Plan Commission Action: _____

Publication Notice Date: _____

Village Board Action: _____ Approve _____ Deny _____ Other _____

Zoning Amendment Publication Date: _____



SIGN SCHEDULE

- A WALL SIGN - CHANNEL LETTERS**
- B WALL SIGN - CHANNEL LETTERS**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 800 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES.
THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

init.	Overlays are for illustrative purposes only. Final result, size of sign & scale may vary very slightly.
-------	--

[illegible]

SCALE

P-1/1

COLOURS ON PAPER MAY VARY
FROM ACTUAL PRODUCT COLOUR

SIGN
(Application)

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

Permit No. _____

Tax Key: _____
***PLEASE PRINT

Building Address: 5428 S 108th St.	Business Name: MB Smoke On
Contractor : LED Supply & Signs	Tenant Contact: Bahaa Asaad
Address/City/State/Zip 2015 Lathrop Ave. Racine, WI 53405	Phone No. +1 (414) 745-0116
Email ledsupplywi@gmail.com	Email boooha2020@aol.com
Phone No. 262-345-4999	Property Owner Name/Phone: SNR Properties LLC 414-581-8810

ZONING: _____
NUMBER & TYPE OF EXISTING SIGNS IF ANY: _____

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)**
90 _____

Proposed Square Footage of Signage: 46.38

Type of Material (submit scale colored drawing/photo): Acrylic Faces, Aluminum Returns, Aluminum Backs

Location of Signage (Building or Site): Wall sign

Number of existing Signs: 0 Total Square Footage: _____

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

Height to top of sign: 16 Height to lower edge of sign: 13

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: Nabil Abdelhamid Date: 10/16/2024

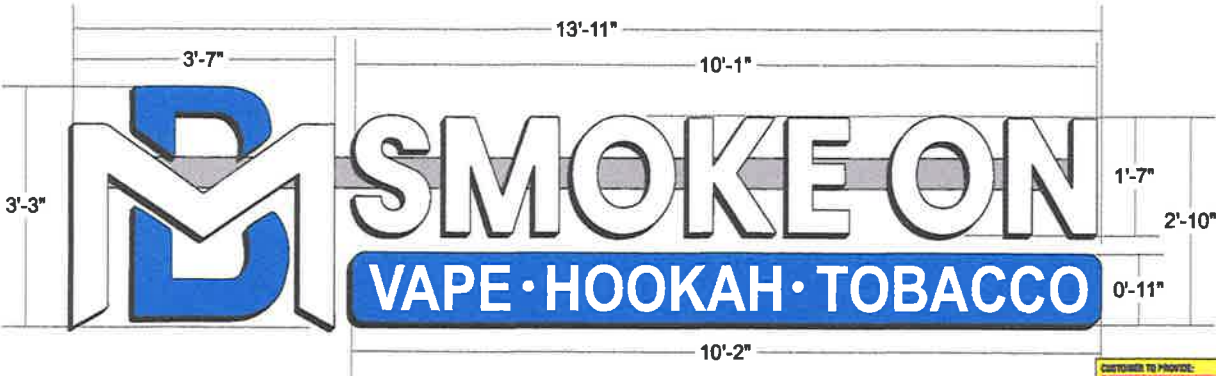
Property Owner Signature (**Required if different from Applicant**): Natasha K. Moore Date: 11/27/24

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

PROPOSED FRONT-LIT CHANNEL LETTERS - RACEWAY MOUNTED



FRONT VIEW

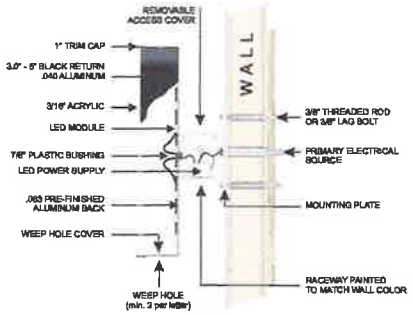


CUSTOMER TO PROVIDE:

- 1. Properly installed and maintained electrical system
- 2. Properly installed and maintained raceway system
- 3. Properly installed and maintained mounting plate
- 4. Properly installed and maintained LED modules
- 5. Properly installed and maintained LED power supply
- 6. Properly installed and maintained LED return
- 7. Properly installed and maintained LED diffuser
- 8. Properly installed and maintained LED lens
- 9. Properly installed and maintained LED housing
- 10. Properly installed and maintained LED mounting hardware

SIDE VIEW | INSTALLATION DETAIL
- LED ILLUMINATED CHANNEL LETTERS / RACEWAY MOUNTED -

LOW VOLTAGE LED LIGHTING SYSTEM | UL LISTED CLASS 2 - CONFORMS TO UL 48 & NEC 800 CODE



NIGHT VIEW

SQFT CALCULATION		ELECTRICAL
Wide:	13'-11"	120/277 VOLTS 20 AMPS PRIMARY ELECTRICAL CONNECTIONS TO BE MADE BY LICENSED ELECTRICAL CONTRACTORS
High:	3'-3"	
Total SQFT:	46.38	



DATE
11-26-2024

REVISION
A

PROJECT NAME
SMOKE ON VAPE · HOOKAH · TOBACCO

ADDRESS
5428 S 108th St,
Hales Corners, WI 53130

SIGN TYPE
FRONT-LIT
CHANNEL LETTERS

DESIGNER
PM



SCALE
P-1/1

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY LED SUPPLY & SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY LED SUPPLY & SIGNS. IT IS NOT TO SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Overlays are for illustrative purposes only.
Final result, size of sign & scale may vary very slightly.

COLORS ON PRIOR MAY VARY FROM ACTUAL PRODUCT USED

SIGN
(Application)

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

Permit No. _____

Tax Key: _____
***PLEASE PRINT

Building Address: 5428 S 108th St.	Business Name: MB Smoke On
Contractor : LED Supply & Signs	Tenant Contact: Bahaa Asaad
Address/City/State/Zip 2015 Lathrop Ave. Racine, WI 53405	Phone No. +1 (414) 745-0116
Email ledsupplywi@gmail.com	Email booocha2020@aol.com
Phone No. 262-345-4999	Property Owner Name/Phone: SNR Properties LLC 414-581-8810

ZONING: _____
NUMBER & TYPE OF EXISTING SIGNS IF ANY: _____

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)**
\$ 76.50

Proposed Square Footage of Signage: 28.62

Type of Material (submit scale colored drawing/photo): Acrylic Faces, Aluminum Returns, Aluminum Backs

Location of Signage (Building or Site): Wall sign

Number of existing Signs: 0 Total Square Footage: _____

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

Height to top of sign: 16 Height to lower edge of sign: 13

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: Nabil Abdelhamid Date: 10/16/2024

Property Owner Signature (**Required if different from Applicant**): Natasha R. Miron Date: 10/31/24

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

PROPOSED FRONT-LIT CHANNEL LETTERS - RACEWAY MOUNTED



BEFORE



AFTER

FRONT VIEW

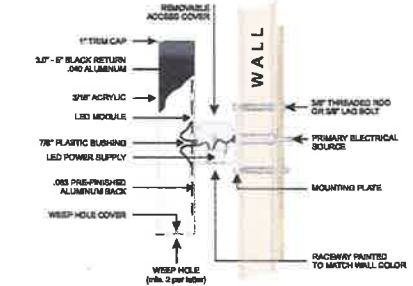


CUSTOMER TO PROVIDE:

- 1. Properly grounded and bonded electrical system.
- 2. Properly sized and installed raceway and conduit.
- 3. Properly sized and installed electrical components.
- 4. Properly sized and installed electrical components.
- 5. Properly sized and installed electrical components.
- 6. Properly sized and installed electrical components.
- 7. Properly sized and installed electrical components.
- 8. Properly sized and installed electrical components.
- 9. Properly sized and installed electrical components.
- 10. Properly sized and installed electrical components.

SIDE VIEW | INSTALLATION DETAIL
- LED ILLUMINATED CHANNEL LETTERS / RACEWAY MOUNTED -

LOW VOLTAGE LED LIGHTING SYSTEM | UL LISTED CLASS 2 - CONFORMS TO UL 48 & NEC 400 CODE



NOTE: SPECIFIC MATERIAL THICKNESSES FOR THIS SIGN TYPE WILL BE DETERMINED BASED ON MANUFACTURING STANDARDS

SMOKE ON
VAPE · HOOKAH · TOBACCO

NIGHT VIEW

SQFT CALCULATION

Wide:	11'-1"
High:	2'-7"
Total SQFT:	28.62

ELECTRICAL

120/277 VOLTS
20 AMPS

PRIMARY ELECTRICAL CONNECTIONS TO BE MADE BY LICENSED ELECTRICAL CONTRACTORS



SCALE

P-1/1

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DATE: 10-09-2024
REVISION: A
PROJECT NAME: SMOKE ON
ADDRESS: 5428 S 108th St, Tulsa, Oklahoma, 74130
SIGN TYPE: FRONT-LIT CHANNEL LETTERS
DESIGNER: AM

DESIGN PERMIT MANUFACTURE INSTALL



1701 Pearl Street #11
Waukesha, WI 53186
t+ 262-547-1100 f+ 262-547-2620

PROJECT:

REALTY EXECUTIVES
Milwaukee WI

PLEASE NOTE: THE COLORS
PRESENTED IN THIS DIGITAL
REPRESENTATION ARE APPROXIMATED.

CUSTOMER APPROVAL:

SIGNATURE

DATE

LANDLORD APPROVAL:

SIGNATURE

DATE

Designed By:

LM

DATE:

09/23/05

SCALE:

NOT TO SCALE

DRAWING NUMBER:

CHAN_2

NOTE: THE CONTENTS OF THIS
DRAWING ARE THE PROPERTY
OF BADGER LIGHTING AND
SIGNS. IDEAS AND CONCEPTS
IN DRAWING MAY NOT BE
USED OR REPLICATED
WITHOUT PERMISSION.

18.17 ft

218"

18"

REALTY EXECUTIVES

NOTES: 18" X 216" RACEWAY MOUNTED CHANNEL LETTERS
INTERNALLY ILLUMINATED WITH RED L.E.D. DURANODIC
BRONZE RETURNS, DURANODIC BRONZE TRIM AND 3M
TRANSLUCENT BURGUNDY #188C VINYL APPLIED TO
ACRYLIC FACES. RACEWAY PAINTED TO MATCH BUILDING.