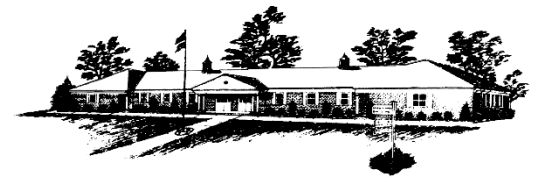


Village of Hales Corners

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 June 16, 2025 (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 21, 2025
- 3.0 **[Public Hearing – 6:30 p.m.]** Conditional Use Application – 5552 D 108th Street, Octane Coffee and site plan review
- 4.0 **[Public Hearing – 7:00 p.m. or immediately following item 3.0]** -Conditional Use Application – 5635 S. New Berlin Road, Cousin's Subs and site plan review
- 5.0 Site Plan Review – 5250 S 108th Street, GameDay Men's Health sign plan review
- 6.0 Site Plan Renewal – 9304 W. Grange Ave – R. Perez garage
- 7.0 Adjournment



Sandra M. Kulik, Administrator

June 2, 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 Chair D. Besson.

- 1.0 Roll Call** – Present: Commissioners: N. Brody, M. Eternicka, A. Fritz, C. Stipe and Chair D. Besson. Commissioners S. Bigler and P. Fedele absent. Staff: Village Administrator S. Kulik, Village Planner M. Shapiro. Audience (1).
- 2.0 Minutes – January 20, 2025 - Motion** (Eternicka, Stipe) to approve minutes as presented: motion passes 5-0-2.
- 3.0 Site Plan Review – 5632 S. 108th Street, Wells Fargo – Signage** – Alice Keenan, 520 W. Summit Dr., Knoxville, Tn, Pattison ID on behalf of Wells Fargo. A. Keenan reviewed proposal for two signs at the location. They are channel letters with illumination. M. Shapiro read through staff memo and reported that a request for LED door way lighting that is not permitted under the code. Small window signage is also included is code compliant. The wall signage on the north elevation is 31 square feet and the west elevation is 24 square feet. Individually, the façade lengths and proposed signs are compliant, however the code only allows for signage on the entrance side and the request is for two. The Plan Commission does have the authority to wave the signage provisions should they chose to do so. D. Besson asked for clarity on the window lighting. M. Shapiro commented that she discussed this with the applicant if the window lighting could be installed with dimmers and their response was that it could not. S. Kulik commented that this type of lighting has been denied in other locations. C. Stipe inquired if the previous tenants had signage on both sides. S. Kulik reported that the 9th Slice Pizza did have them as did the Mama’s Bev’s business who had occupied the space prior to Wells Fargo. C. Stipe commented that this is then the same type of request that had been granted previously. M. Eternicka commented that the window signage is around the window frames. M. Shapiro responded that it is. N. Brody inquired if the signs would be on 24 hours a day. A. Keenan commented that they would be on during business hours. There is no timer intended but they can be dimmed. **Motion** (Stipe, Fritz) to approve north and west signage as presented but no approval for the window led lighting; motion passes 5-0-2.
- 4.0 Adjournment - Motion** (Stipe, Eternicka) to adjourn at 6:43 p.m.; motion passes 5-0-2.

Sandra M. Kulik, Administrator/Clerk



MEMORANDUM

DATE: June 16, 2025

AGENDA: Site Plan Review – 5552 S. 108th St, Octane Coffee

A. PURPOSE:

1. Consider for approval the Plan Commission the erection of a drive-thru accessory structure at 5552 S. 108th St.

B. BACKGROUND

- A. Subject Property Address: 5552 S. 108th St, Hales Corners, WI 53130
- B. Parcel ID: 6599978003
- C. Current Zoning all parcels: B-1 Shopping Center District
- D. Petitioner & Subject Property Owner: Petitioner Adrian Deasy, Property Owner Ken Sidello



Figure 1: Subject Property location, outlined in red. Image credit: Milwaukee County Mapping.

C. GENERAL DESCRIPTION OF PROPOSED PROJECT

- A. The applicant submitted a Plan Commission Application for a Conditional Use Permit and Site Plan Review for the erection of an accessory structure on the property to be utilized as a drive-thru facility.
- B. Plan Commission should consider the following:
 - a. Does the applicant meet the Conditional Use standards?
 - b. Does the applicant meet the standards for each of these categories: structures in the B-1 Shopping Center District, Accessory Structures, Drive-Through Facility Standards, Sign Standards?

D. COMPLIANCE WITH THE VILLAGE OF HALES CORNERS CODE

Summary of findings per code 445-8.7, 445-8.13, 445-14.1, 445-11.9:

For the proposed Conditional Use Permit

- A. The application does not provide any information which suggests endangerment to public health, safety, morals, comfort or general welfare.
- B. The use requested (drive-through coffee facility) is like other existing uses in the B-1 Shopping Center District.

Standards of the B-1 Shopping District:

- A. The use requested (drive-through coffee facility) is like other existing uses in the B-1 Shopping Center District.
- B. The proposed building height of 18'-9" does not exceed the maximum height of Accessory Structures of 25ft.
- C. The proposed structure does not include ground-floor windows, pedestrian walkways or access as the site is drive-thru only and the inside of the facility is not staffed and is intended to only be utilized for cleaning and restocking purposes.
- D. The proposed lighting is fully shielded angled towards the building façade with the ability to be dimmed.
- E. The proposed building design does not meet the requirement of a minimum of 70% of the façade elevation being clad with full-size masonry units or natural stone.
- F. Building does incorporate additional design elements to break up the plane of the wall.
- G. Proposed metal siding is prohibited for exterior buildings.
- H. Proposed site meets the standard for drive-through restaurant establishments of 10 automobile stacking or queuing spaces on site. Applicant has indicated additionally that establishment uses location services on smartphones to reduce individual time queuing for automobiles.

Standards for the erection of Accessory Structures

- A. Proposed accessory building does not infringe on the required front setback requirement of 50 ft. for the B-1 district.
- B. The proposed location does not meet the required 10 ft. side yard requirement for the B-1 district. However, property abuts an access road including in a Shared Parking Maintenance Agreement.

Specific sign restrictions:

- A. Restaurants with drive-through uses are allowed Two building signs not exceeding 40 square feet in area per sign. Applicant proposes two building signs smaller than the maximum allowable square feet in area per sign.
- B. Applicant proposes two digital display kiosks (meeting the criteria for 'Monument Signs') as there are two queue lanes for vehicles. However, the code allows for only one monument sign.



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: Adrian Deasy

Company: Octane Coffee

Address: W237N2878 Woodgate Rd, Suite #4

City: Pewaukee State: WI Zip 53072

Phone No: 715-556-0175

Email: adrian@getoctanecoffee.com

PROPERTY INFORMATION

Property Address: 5552 S. 108th St, Hales Corners, WI 53130

Tax Key Number: 6599978003

Current Zoning: G2 - COMMERCIAL

Property Owner: SAM-HALES CORNERS 5552, LLC

Property Owner's Address: 5552 S. 108th St, Hales Corners, WI 53130

Existing Use of Property: Offices

APPLICANT IS REPRESENTED BY

Name: _____

Address: _____

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
- ☐ 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 Adrian Deasy Date: 4/21/2025

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: _____

STATE OF WISCONSIN : MILWAUKEE COUNTY : VILLAGE OF HALES CORNERS

CONDITIONAL USE PERMIT PUBLIC HEARING
Octane Coffee (5552 S. 108th Street)

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 16, 2025 at 6:30 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 Octane Coffee for a conditional use permit, as required under Sec. §445-3.9(c)(2) of the Village of Hales Corners Zoning Code, for operation of a drive-in use in a B-1 Shopping Center zoning district for the property located at 5552 S. 108th Street, Hales Corners (Tax Key Number 659-9978-003) more particularly described as follows:

That part of the North West ¼ Section 32, Township 6 North, Range 21 East, Village of Hales Corners bounded and described as follows:

Commencing at a point in the North line of said ¼ Section, 74.75 feet east of the Northwest corner of said ¼ Section; thence South 1°25'50" West and parallel to the West line of said ¼ Section , 394.20 feet to the place of beginning of this description; thence continuing South 1°25'30" West, 90 feet; thence South 88°59'40" East, 591.34 feet, thence North 1°05'30" East, 90 feet; thence North 88°59'40" West, 590.80 feet to the place of beginning.

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

Dated this 21st day of May, 2025.

Sandra M. Kulik
Village Administrator/Clerk

Publish: CNI - Now - 2X: May 28, 2025 & June 4, 2025

Village of Hales Corners Conditional Use Permit Application

◆ 5635 S New Berlin Rd ◆ (414) 529-6161 ◆ <https://halescornerswi.gov> ◆

The Village Plan Commission meets on the third Monday of the month at 6:30 p.m. at Village Hall. This form must be submitted at least 45 days prior to the Plan Commission meeting to accommodate public hearing notification, staff review and agenda placement. The review process will not begin until an application is determined to be complete and the appropriate fee is paid to the Village Clerk. In addition to the requirements of this application, please be prepared to attend the Plan Commission meeting to answer questions.

Owner Name(s): SAM-HALES CORNERS 5552, LLC [Ken Sidello]	
Applicant Name (if different than above): Octane Coffee, represented by Adrian Deasy	
Project Address: 5552 S. 108th St, Hales Corners, Milwaukee, WI 53130	
Applicant Address (if different than above): W237N2878 Woodgate Rd, Suite #4, Pewaukee, WI 53072	
Applicant Phone: 715-556-0175	Applicant Email: adrian@getoctanecoffee.com
Property Zoning Designation: B-1	Current Property Use: Offices
Conditional Use Request: Drive-thru for Coffee Kiosk	

A **\$200 application fee** is required. Provide plans that show: the parcel in question, structures on the parcel (including proposed modifications to structures), dimensions of setbacks from the property line, locations of buildings on adjoining properties, a north arrow, and street names. Please attach a narrative that discusses:

1. The purpose of the conditional use request and any characteristics relative to your parcel or location that impact such request.
2. The existing uses of all adjacent properties.
3. The compatibility and impact of the conditional use request with existing development and uses surrounding your property.
4. Plat of survey prepared by a professional land surveyor showing all of the information required for a building permit and existing and proposed landscaping.
5. Any other factors pertinent to the proposed use, site conditions, or surrounding area that may be important for the Plan Commission to consider when reviewing your request.
6. Names and addresses of those in a 100 ft buffer of the site. Publication of a class 2 notice is required (wis. Stat. Ch. 985).

By signing this application I hereby acknowledge the application fees shall be paid at the time of submittal which are **NONREFUNDABLE** 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.

Applicant Signature: Adrian Deasy **Date:** 4/24/2025

Owner Signature:  **Date:** 4/24/2025

For Staff Use Only				
Date Received:				
Plan Commission Date:				
Public Hearing Date:				
Public Notice Date:				
Plan Commission Action:	Date:	☐ Approve	☐ Deny	☐ Other
Fee Amount:	Paid?	Accepted by:		
Comments:				
Hearing Outcome: ☐ Denied ☐ Approved Subject to:				

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

**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 MSA Professional Services Inc., was adopted on September 12, 2016. The Resolution authorizes on-going planning and development services with MSA Professional Services Inc., a professional engineering consulting company. Professional charges incurred with MSA Professional Services 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.

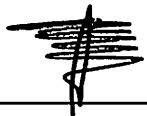
A signed Charge Back Agreement form by the property owner or applicant is required prior to being placed on a Plan Commission meeting agenda. MSA Professional Services Inc. will invoice the Village of Hales Corners, and subsequently the charges will be invoiced to you as the applicant. Failure to pay 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: Kenneth R Sdello

Applicant's Signature (If not Property Owner): Adrian Deasy

Printed Name: Adrian Deasy, Founder & CEO of Octane Coffee

Date: 4/17/2025

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.

Octane Coffee is a fully automated coffee drive-thru concept engineered, designed, manufactured, and managed locally right here in Waukesha County. We serve premium Coffee, Tea, Juice, Sodas, and Frozen Drinks as well as grab-and-go Food and Bakery Items to the busy driving commuter. We have no lobby, no bathrooms, and no employees on site with operations running 24/7/365.

All orders are placed via our Mobile Ordering App (iOS and Android), drink orders are then fulfilled by robotic automation housed within the small footprint 'Vending Machine / Kiosk'. We have regular customers picking up their order-ahead items in 10 SECONDS OR LESS at our launch location in Pewaukee that has been in operation for almost two years now. We love to support local contractors, suppliers, and companies. We proudly brew Stone Creek Coffee at our Milwaukee locations.

Octane Coffee is licensed and regulated as a Vending Machine:

- Our units are designed and manufactured to NAMA Vending Machine Construction Standards and inspected regularly for compliance, this satisfies Wisconsin Statutes ATCP 75.32.
- We are licensed as a Vending Machine Operator and Food Warehouse Operator by WI-DATCP.
- We are approved by WI-DSPS for our Pre-Fabricated Building and Pre-Fabricated Plumbing inside the Kiosk

Padsite Build Process:

- We manufacture all of our Octane Coffee Kiosks in Pewaukee, WI and ship them nearly complete to location, ready to connect to utilities. We utilize standard shipping containers and ACM facade packages for the exterior with all of our robotics, wiring, plumbing, coffeemakers, and refrigeration pre-assembled inside the kiosk.
- Peter Schwabe, INC is our General Contractor for midwest padsite builds:
 - Site prep for Octane Coffee is usually 3 weeks or less from breaking ground to final sign off.
 - We are typically placing Kiosks into existing parking lots that have excess spaces, we only require 1/10th of an acre or less, most of which is the drive-thru queuing lane.
 - Water, Sewer, and Electric Utilities are run to the concrete foundation pad in preparation for the kiosk to be installed via crane, then connected to utilities.
- We design the drive-thru lane for safety, visibility, and adequate queuing. Our automated systems have customers flowing through much quicker than a typical drive-thru and there's rarely a long line that forms.

Daily Operations:

- The Octane Coffee Kiosks run 24 hours per day without any human intervention, we remotely monitor all of the major systems and reach out to customers directly if issues arise, our uptime over the past 18 months is 99.7%.
- Every day, a trained Octane Coffee technician performs regular cleaning, restocking, and maintenance at the kiosk, this process typically takes around 45 minutes. This technician will bring all required supplies with them in their Transit/Sprinter van and take all the trash with them when they leave, we do not require dumpster services.
- The kiosk has electric heating, air conditioning, and dehumidification with all fridge temps actively monitored. We only heat or cool to keep the equipment running inside of an optimal temperature window.
- We pride ourselves on using high quality ingredients, price our offerings at a 10-15% discount to local coffee chains, and offer the fastest drive-thru experience in the world: "We sell time, with a great cup of coffee."

Addresses within 100 feet of 5552 S. 108th St Property Lines:

Burger King - 5512 S 108th St [JHGV, LLC, 1624 W 18TH ST, CHICAGO IL 60608]

Festival Foods - 5600 S 108th St [BROADWAY ENTERPRISES, INC, A WISCONSIN CORP, LLC, 3800 EMERALD DR E, ONALASKA WI 54650]

5565 S 106th St [CLYDE R BRINKMAN JR, SANDRA BRINKMAN, 5565 S 106TH ST, HALES CORNERS WI 53130]

5555 S 106th S [SAMUEL P MARTIN, JENNIFER L MARTIN, 5555 S 106TH ST, HALES CORNERS WI 53130]

5545 S 106th S [SUZANNE SCHICANTEK, 5545 S 106TH ST, HALES CORNERS WI 53130]

5535 S 106th S [LYNDON K BIENERT, CAROLYN H BIENERT, 5535 S 106TH ST, HALES CORNERS WI 53130]

10701 W Grange Ave [VILLAGE GARDEN REAL ESTATE, LLC, PO BOX 511190, MILWAUKEE WI 53203]

Discussions with Festival Foods:

Ken Sidello, property owner at 5552 S 108th St has a good relationship with the ownership of the neighboring Festival Foods building. Ken's Attorney, Greg Erchull of Erchull Real Estate Group (New Berlin), is sending the neighbor a letter to clarify this new 'Accessory Structure' in their Shared Parking Maintenance Agreement. Because Sidello's property is technically landlocked and does not have direct access to HWY100, all traffic that flows to 5552 S 108th St must go through the neighbor's parking lots, thus the aforementioned 'access and maintenance' agreement. Greg did not think that this was an issue but wanted to make sure to get Festival's approval as part of this Zoning and Village Approvals Process.

We look forward to working with the Village of Hales Corners, please reach out if you have additional questions.

Thanks,
Adrian Deasy
Founder & CEO of Octane Coffee
adrian@getoctanecoffee.com
Cell: 715-556-0175





'Octane Coffee' signage is roughly 3 ft tall x 5 ft wide, 15 sq ft on two sides.

'Flying Cup' logo is roughly 4 ft diameter circle, 12.5 sq ft, 9% of building frontage area.

All Signage is 12+ ft above ground level and built with UL recognized parts.

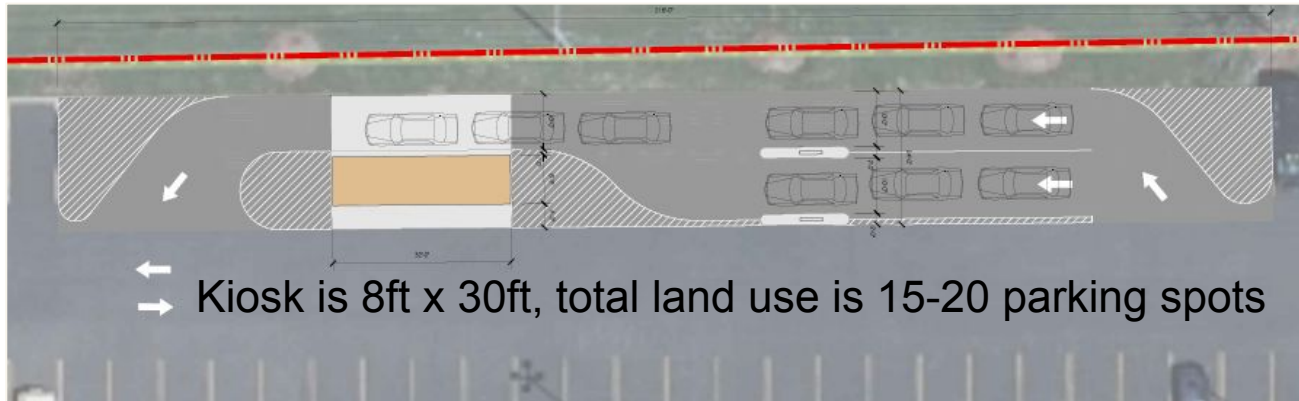


‘Racetrack Accent Lighting’ is 24vdc LED strip, fully shielded from view, white in color only, no blinking, fully dimmable.

Signage is designed for 45 lumens per square foot brightness (45 footcandles) with the ability to dim.

Acrylic sign materials have 10-20% light transmissibility.

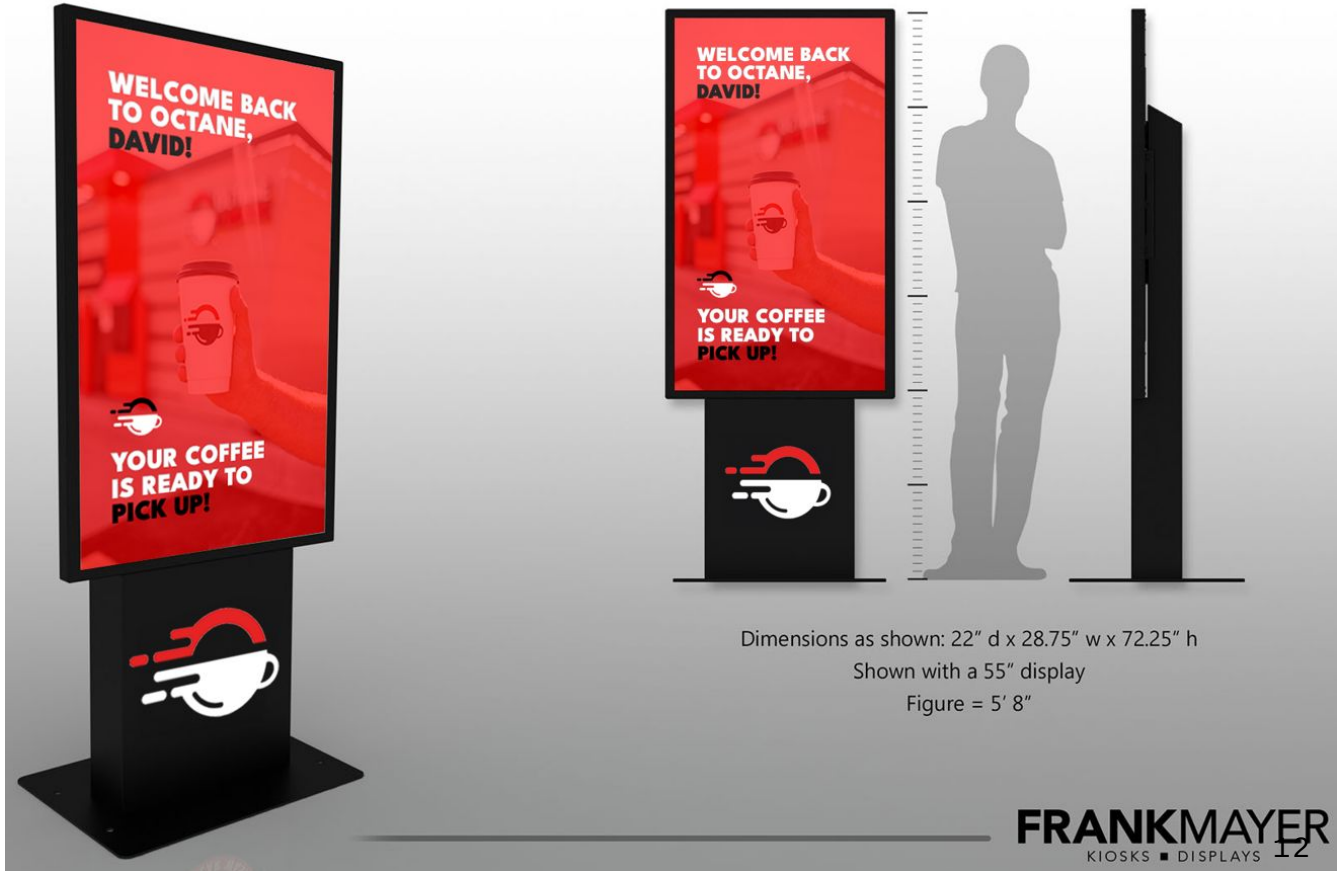
Octane Coffee - Typical Drive-Thru Layout

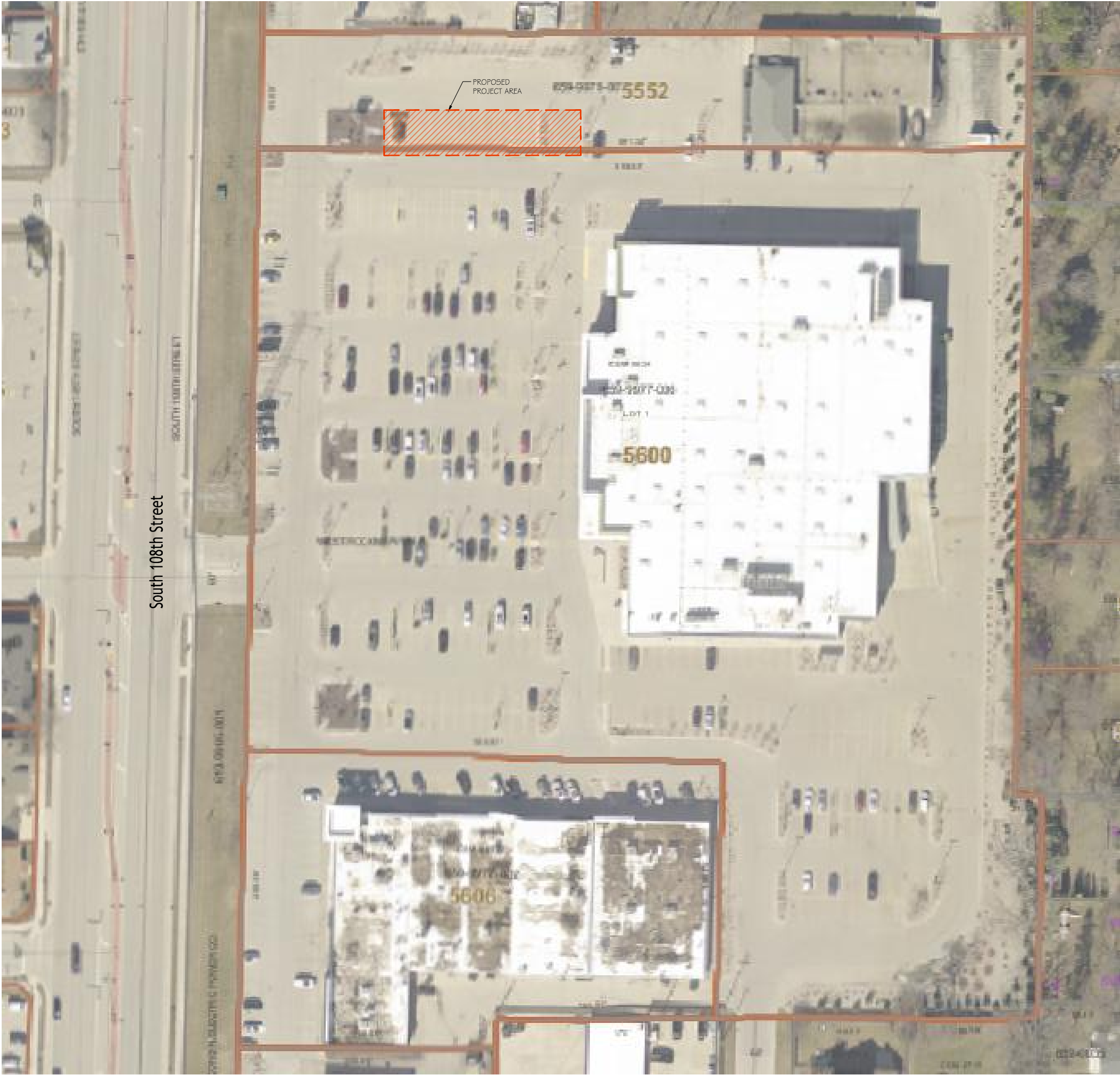


Octane Coffee - Two Digital Displays In the Drive-Thru Lane

Notes on brightness from the manufacturer, Frank Mayer (Grafton, WI):

“This Samsung Outdoor Rated Display has multiple brightness settings that allow you to adjust the overall brightness & contrast, backlighting, ambient light sensor for auto-dimming, eco mode, and also a scheduled brightness option based on the time of day.”





Overall Existing Site Plan

SCALE: n.t.s.



VISION
ARCHITECTURE, LLC

P.O. Box 224
Neenah, WI 54956
920-904-4300
www.vision-architecture.net

Proposed Outlot Development For:

5552 S. 108th Street

Hales Corners, Wisconsin

Issue Date: 5/1/2025

Revisions:

A0.1



VISION
ARCHITECTURE, LLC

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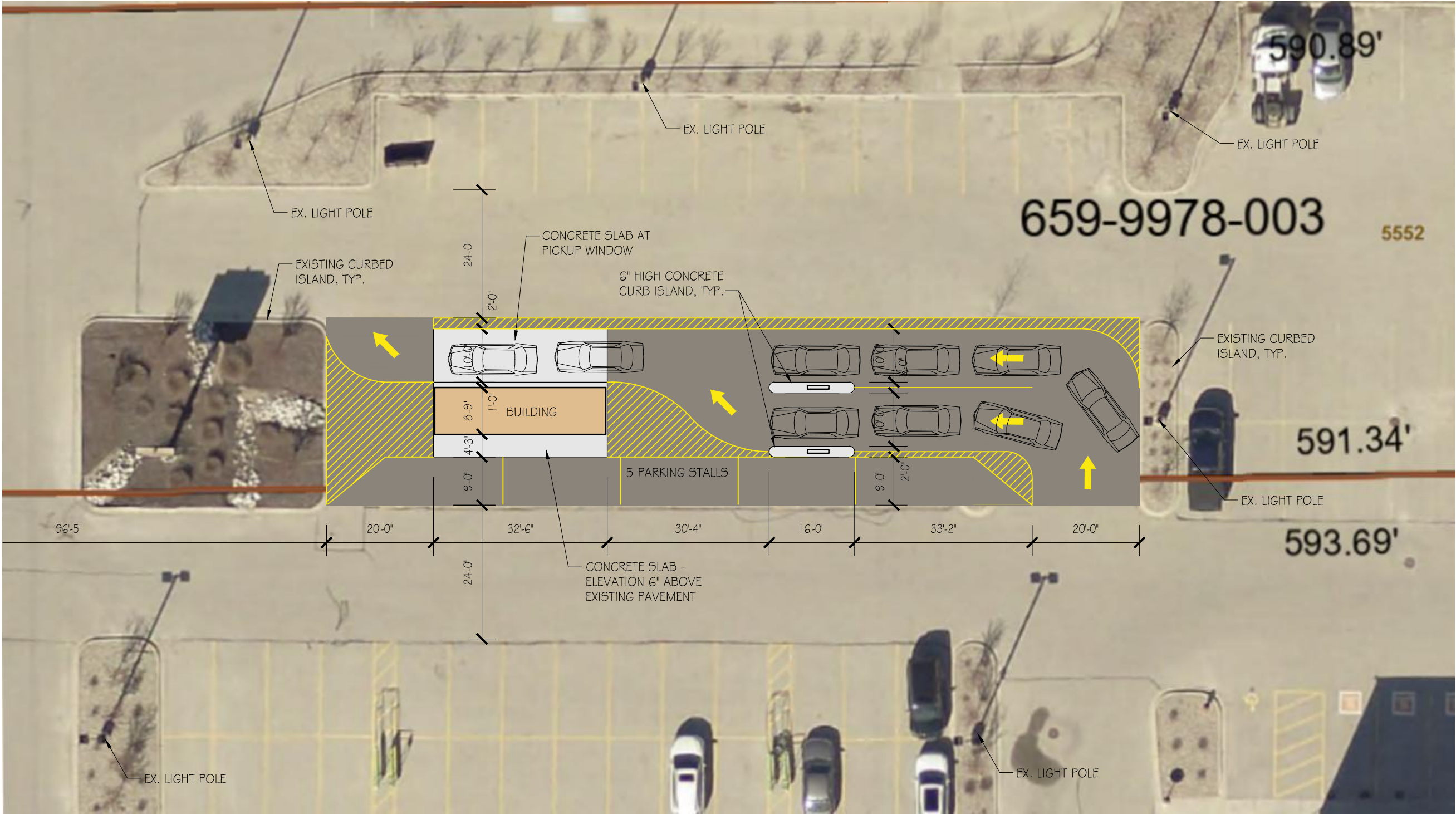
Proposed Outlot Development For:

5552 S. 108th Street

Hales Corners, Wisconsin

Issue Date: 5/1/2025
Revisions:

A0.2



Proposed Site Plan

SCALE: 1" = 20'-0"



View 2

SCALE: n.t.s.



View 1

SCALE: n.t.s.



View 4

SCALE: n.t.s.



View 3

SCALE: n.t.s.



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Revisions:

A1.0



View 2

SCALE: n.t.s.



View 1

SCALE: n.t.s.



View 4

SCALE: n.t.s.



View 3

SCALE: n.t.s.



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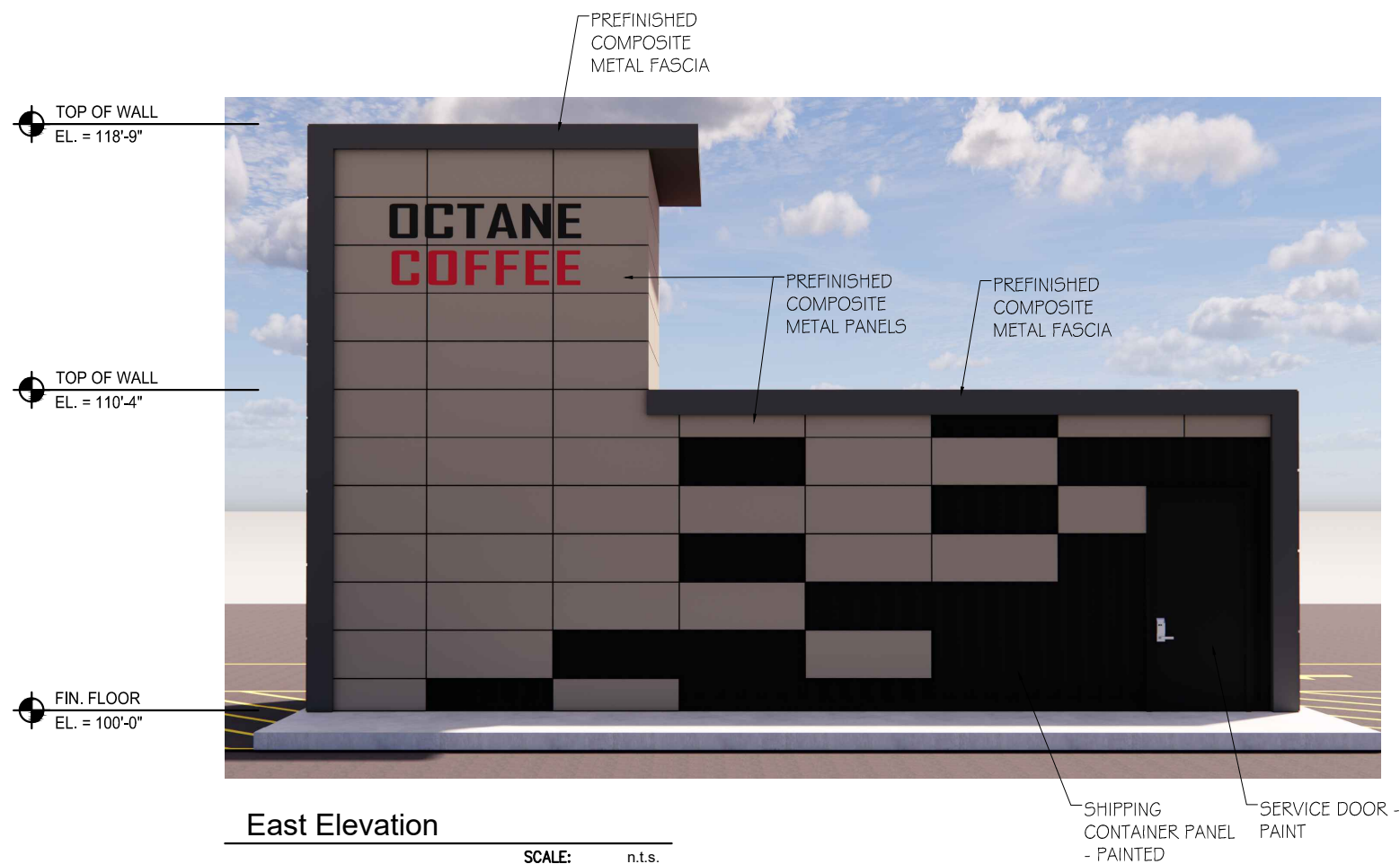
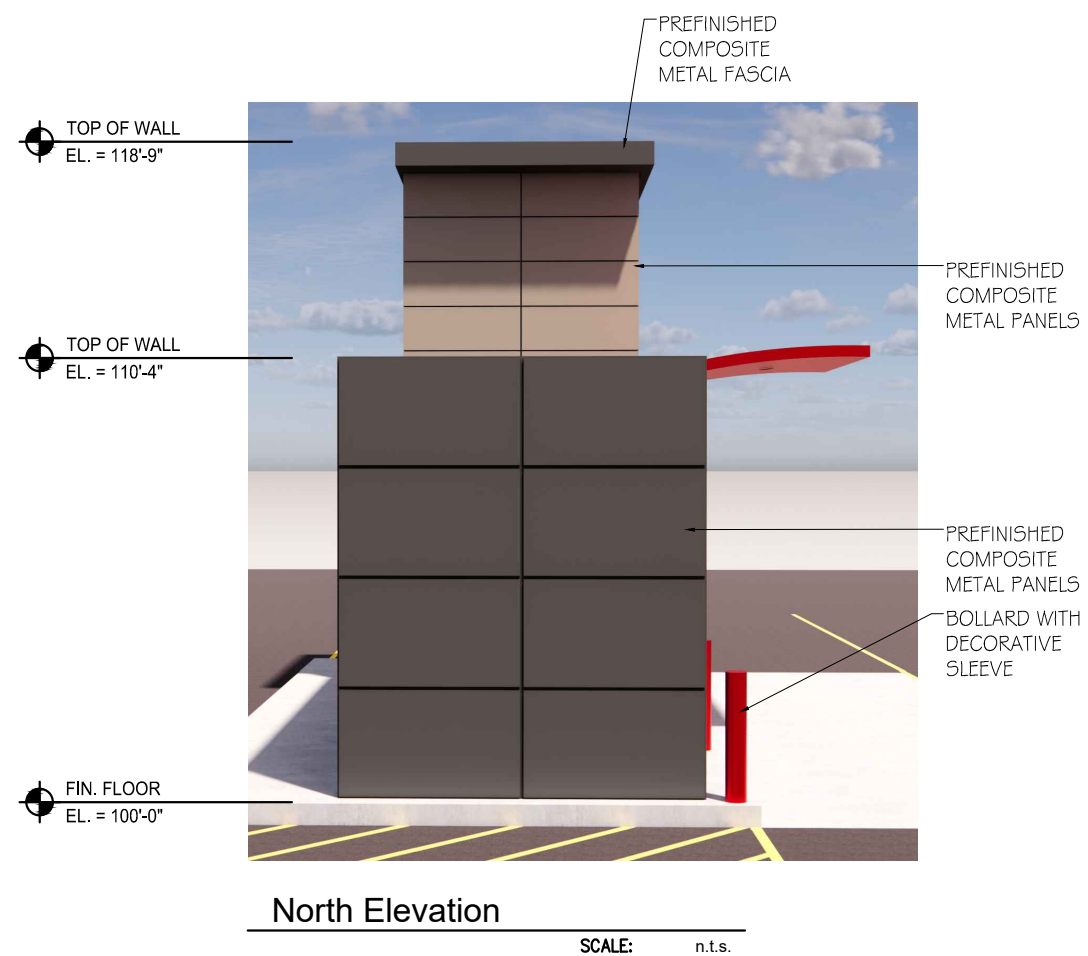
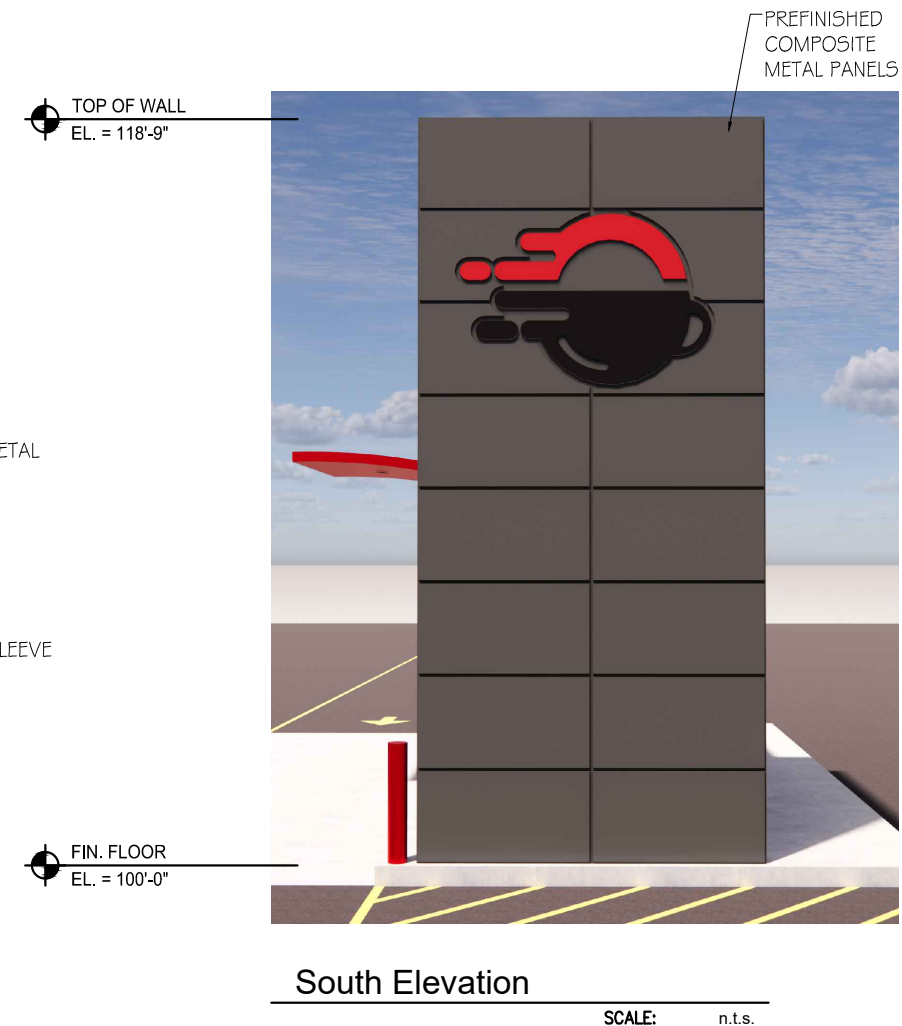
5552 S. 108th Street

Hales Corners, Wisconsin

Issue Date: 5/1/2025

Revisions:

A1.2



ALTA/NSPS LAND TITLE SURVEY

MILWAUKEE, WISCONSIN

NW 1/4 OF THE NW 1/4 OF SEC. 32, T6N, R21E, FND BRASS CAPPED MON. N89° 40' 30"E 2664.91' NORTH LINE OF THE NE 1/4 OF SECTION 19-5-19 NE 1/4 OF THE NW 1/4 OF SEC. 32, T6N, R21E.

LEGAL DESCRIPTION:

ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 32, IN TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE VILLAGE OF HALES CORNERS, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH LINE OF SAID 1/4 SECTION, 74.75 FEET EAST OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE SOUTH 01° 25' 50" WEST AND PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION, 394.20 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 01° 25' 50" WEST, 90 FEET; THENCE SOUTH 88° 59' 40" EAST, 591.34 FEET; THENCE NORTH 01° 05' 30" EAST, 90.00 FEET; THENCE NORTH 88° 59' 40" WEST, 590.80 FEET TO THE PLACE OF BEGINNING.

PROPERTY ADDRESS: 5552 SOUTH 108TH STREET, HALES CORNERS WI TAX KEY NO: 6599978003

A. BASIS OF BEARING

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH EAST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 19 EAST.

B. TITLE COMMITMENT

INFORMATION PROVIDED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER: 232014 COMMITMENT DATE: SEPTEMBER 29, 2023

- 1-4, 9, 13, 14, 18, 20-22, 24, 28 & 29 NOT SURVEY RELATED.
5, 6, 7, 10 SURVEY RELATED, NOTHING TO PLOT.
11. EASEMENT AS SET FORTH IN THE DEED DATED APRIL 20, 1965, AND RECORDED ON APRIL 20, 1956, IN REEL/VOLUME 3564, IMAGE/PAGE(S) 520 AS DOCUMENT NO. 3485203
Affects property by location, shown.
12. EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY BY AN INSTRUMENT DATED AUGUST 24, 1957 AND RECORDED ON SEPTEMBER 18, 1957 IN VOLUME 3743, PAGE 110, AS DOCUMENT NO. 3608664.
Does not affect property by location, not shown.
15. EASEMENT GRANTED TO WISCONSIN NATURAL GAS COMPANY BY AN INSTRUMENT DATED DECEMBER 29, 1960 AND RECORDED ON JANUARY 18, 1961, IN VOLUME 4107, PAGE 142, AS DOCUMENT NO. 3857648. **Does not affect property by location, not shown.**
16. EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY BY AN INSTRUMENT DATED JANUARY 27, 1969 AND RECORDED ON FEBRUARY 19, 1969, REEL 465, IMAGE 319, AS DOCUMENT NO. 4446539.
Benefits property by location, shown.
17. SEWER EASEMENT GRANTED TO THE VILLAGE OF HALES CORNERS BY AN INSTRUMENT RECORDED ON APRIL 15, 1974, REEL 779, IMAGE 1335, AS DOCUMENT NO. 4833334. **Affects property by location, shown.**
19. TERMS AND CONDITIONS SET FORTH IN AN EASEMENT AGREEMENT DATED FEBRUARY 15, 1974 AND RECORDED ON APRIL 15, 1974, REEL 779, IMAGE 1357, AS DOCUMENT NO. 4833336. **Affects property by location, shown.**
23. EASEMENT GRANTED TO THE VILLAGE OF HALES CORNERS BY AN INSTRUMENT DATED MARCH 19, 1976 AND RECORDED ON AUGUST 5, 1976, REEL 949, IMAGE 1195, AS DOCUMENT NO. 5025921. **Does not affect property by location, not shown.**
25. EASEMENT DATED JANUARY 23, 1981 AND RECORDED ON MARCH 9, 1981, REEL 1361, IMAGE 392, AS DOCUMENT NO. 5461705. **Affects property by location, shown.**
26. SIGN EASEMENT DATED MARCH 30, 1981 AND RECORDED ON APRIL 21, 1981, REEL 1370, IMAGE 338, AS DOCUMENT NO. 5469963 AND RE-RECORDED ON MAY 19, 1981, REEL 1376, IMAGE 44, AS DOCUMENT NO. 5476062. **Affects property by location, shown.**
27. EASEMENT DATED FEBRUARY 5, 1982 AND RECORDED ON FEBRUARY 26, 1982, REEL 1430, IMAGE 1406, AS DOCUMENT NO. 5527157. **Does not affect property by location, not shown.**

C. FLOOD NOTE

ACCORDING TO FLOOD INSURANCE RATE MAP OF THE VILLAGE OF HALES CORNERS, MILWAUKEE COUNTY WISCONSIN COMMUNITY PANEL NUMBER 55079C0133E, EFFECTIVE ON 9/26/2008 THIS SITE FALLS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

D. MUNICIPAL ZONING

ACCORDING TO THE VILLAGE OF HALES CORNERS ZONING MAP THIS ZONED B-1 SHOPPING CENTER DISTRICT.

E. PARKING SPACES

THERE ARE 81 DESIGNATED PARKING STALLS AND 1 DESIGNATED ADA HANDICAP PARKING STALLS.

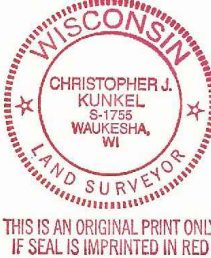
To: Ken Sidello, LLC
Max Realty JD LLC
Merit Title, LLC
Chicago Title Insurance Company, a Florida Corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 16, and 19 (\$2 million), of Table A thereof.

The field work was completed on August 20, 2024.

SIGNED

CHRISTOPHER J. KUNKEL
PROFESSIONAL LAND SURVEYOR S-1755



NSPS/ALTA LAND TITLE SURVEY
MILWAUKEE, WISCONSIN

5552 SOUTH 108th STREET
HALES CORNERS, WISCONSIN 53130

Endpoint Solutions

6871 S. LOVERS LANE
FRANKLIN, WI 53132
PHONE: (414) 427-1200

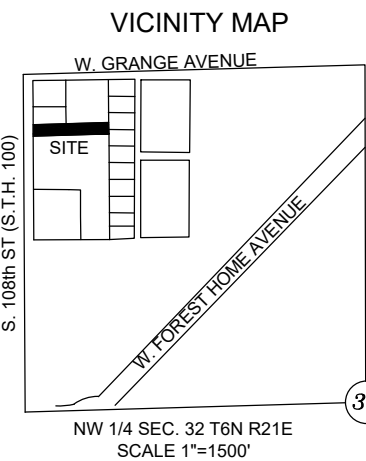
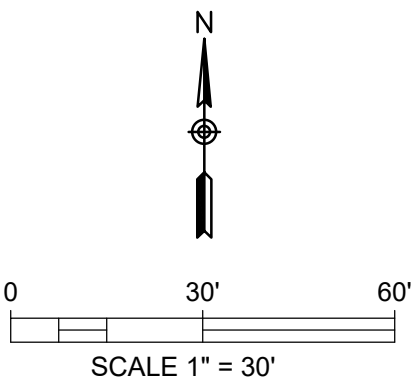
DRAWN BY: TJS DATE: 9/16/2024
CHECKED BY: CJK
APPROVED BY: ---

PROJECT NO.
565-007-001

SHEET NO.

01

LEGEND		
	PROPERTY LINE	BOLLARD
	BUILDING	UTILITY POLE
	BUILDING CANOPY	ROUND INLET / DOME INLET
	PAVEMENT/CONCRETE/EDGE OF GRASS	SQUARE INLET / CURB INLET
	PAVEMENT MARKING	SANITARY MANHOLE
	WOOD PICKET FENCE	LIGHT POLE
	CHAINLINK FENCE	GAS METER
	WATER MAIN	ELECTRIC METER
	OVERHEAD ELECTRICAL LINE	CONC. MONUMENT WITH CAP
	GAS MAIN	IRON PIPE FOUND
	HYDRANT	IRON ROD FOUND
	WATER VALVE	SIGN



F. NOTES

- ... DIGGERS HOTLINE WAS CONTACTED AS A PART OF THIS SURVEY. ALL UTILITIES SHOWN WERE FIELD LOCATED AND ARE CONSIDERED APPROXIMATE AND SHOULD BE FIELD LOCATED AND VERIFIED PRIOR TO ANY CONSTRUCTION.
- ... AT THE TIME OF THE SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED.
- ... IN THE PROCESS OF CONDUCTING THE FIELDWORK. THESE PLANS DO NOT ASSURE THE PRESENCE OR LOCATION OF UTILITIES. THE CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE TOLL FREE AT (800) 242-8511.
- ... ENDPOINT SOLUTIONS CORP. CARRIES PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000 (COVERAGE).



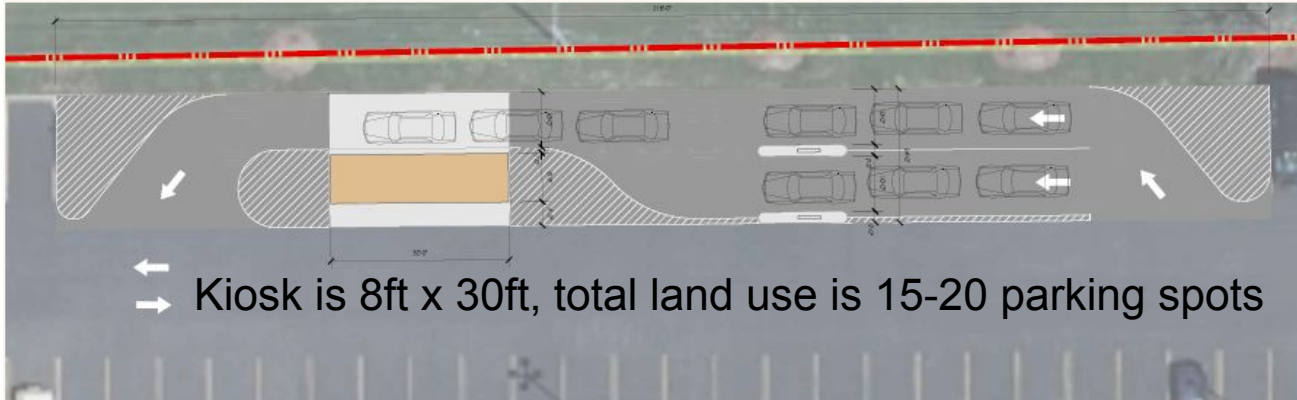
Octane Coffee is a fully automated coffee drive-thru concept engineered, designed, manufactured, and managed locally here in Waukesha County.

We serve premium Coffee, Tea, Juice, and Frozen Drinks as well as grab-and-go Food and Bakery Items to the busy driving commuter from our WI-DATCP & NAMA inspected 'Vending Machine'.

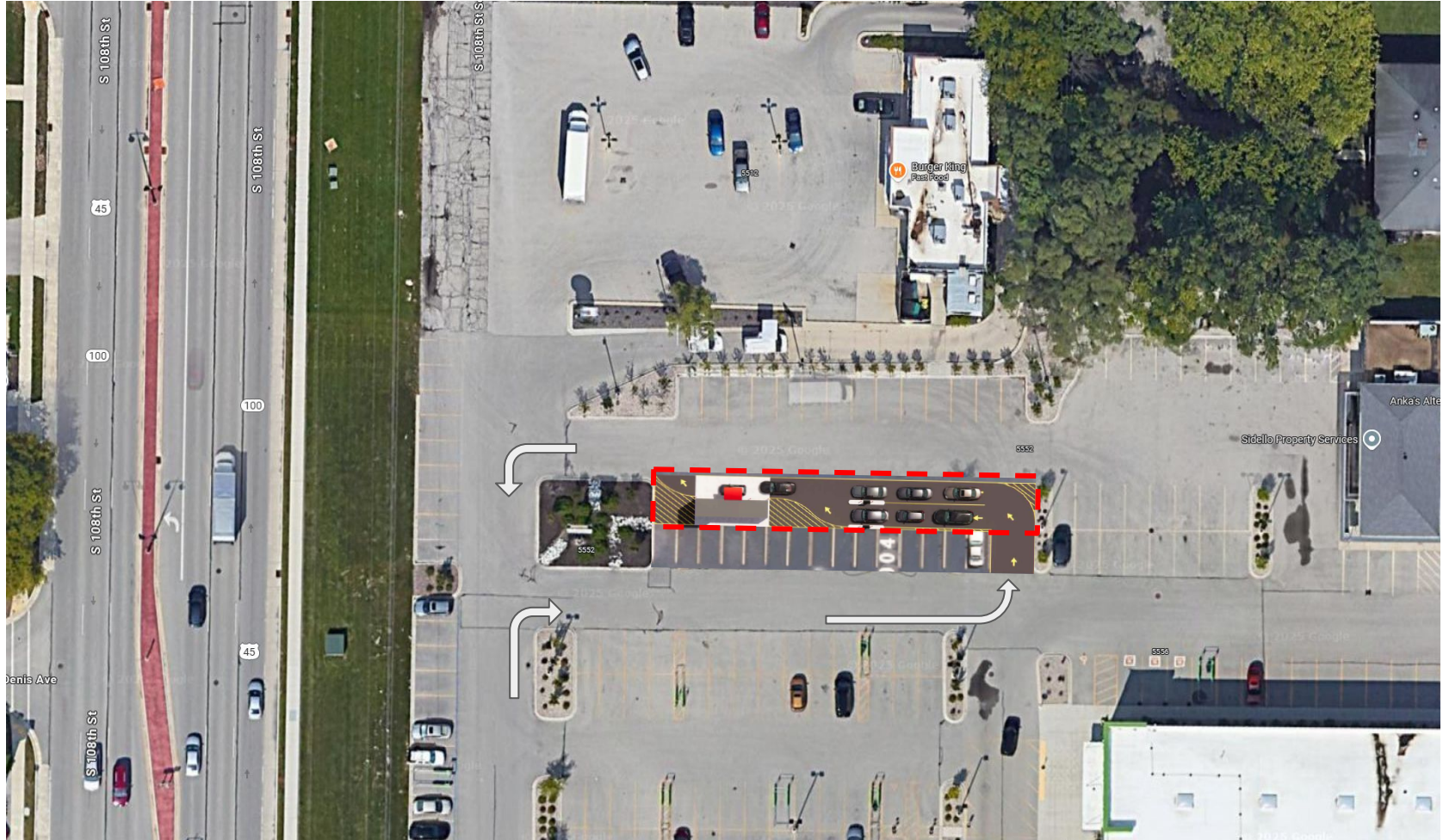
All orders are fulfilled by robotic automation housed within the small footprint 'Kiosk' (no lobby, no bathroom, and no human employees inside).

We have regular customers picking up their orders in 10 SECONDS OR LESS at our launch location in Pewaukee that has been in operation for almost two years now. We love to support local contractors, suppliers, and companies, we proudly brew Stone Creek Coffee at our locations.

Octane Coffee - Typical Drive-Thru Layout



5552 S. 108th St - Octane Coffee / Sidello Properties



§ 445 (2)

Restaurants with drive-through use. Allowed:

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

(b) Two building signs not exceeding 40 square feet in area per sign.-1 4.1 Accessory uses or structures.

A. Building permit and site plan review required. No owner shall, within the Village of Hales Corners, build, construct, use or place any type of an accessory building, including prefabricated accessory buildings, until a permit shall have first been obtained from the Zoning Administrator. Application for an accessory building permit and site plan review shall be made, in writing, to the Zoning Administrator. With such application, there shall be submitted a complete set of plans and specifications, including a plot plan or drawing accurately showing the location of the proposed accessory building with respect to adjoining alleys, lot lines and buildings.

- 1) Exterior building materials and material compatibility.
 - a. No less than 70% of any building facade elevation (excluding window areas) shall be clad with full-size masonry units or natural stone.
 - b. All sides of the exterior of buildings shall be of compatible materials with equal design consideration and consistent architectural detailing of the building facades. No building shall be permitted where any exposed building facade is constructed or faced with a finished material which is aesthetically incompatible with other building facades in the area or which presents an unattractive appearance to the public and surrounding properties.
 - c. Building elevations clad with a singular exterior surface material shall provide some additional architectural design element(s) to break up the plane of the wall. This may be done by the addition of window(s), gable end wall treatments, siding design and accent panels, or other architectural design treatments consistent with the principal building design.
- 2) Prohibited exterior building materials. The use of the following building materials shall be prohibited on the exterior facades of buildings:
 - a. Plain concrete.
 - b. Plain concrete block.
 - c. Metal siding.
 - d. Corrugated metal building skins.
 - e. Plywood and wood panel composite siding.
 - f. Vinyl and fiber cement siding.
 - g. Reflective glass which may pose a safety hazard or nuisance due to glare.
 - h. More than 30% of any building facade (excluding window areas) clad with exterior insulation and finish system (EIFS) materials.

§ 445-8.7 Standards for conditional uses.

- A. No application for a conditional use shall be approved by the Plan Commission unless such Commission shall find that the following conditions are present:
 - 1) The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
 - 2) The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use, and the proposed use is compatible with the use of adjacent land.

- 3) *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
- 4) *Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.*
- 5) *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
- 6) *The conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.*
- 7) *The proposed use does not violate floodplain regulations governing the site.*
- 8) *When applying the above standards to any new construction of a building or an addition to an existing building, the Plan Commission and Board shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district.*

D. B-1 SHOPPING CENTER DISTRICT STANDARDS

§ 445-8.13 Requirements for certain buildings and uses in B-1 Shopping Center District.

A. Applicability and standards.

- 1) **The conditional use permit set forth herein shall be required for all new construction;** for any existing building exceeding 50,000 [75,000 square feet for the permitted or conditional use(s) for any single use or multiple uses located within two or more attached structures] square feet in area if that building is expanded or if the present use of the building ceases for more than one year; and for any building which is expanded to over 50,000 [75,000 square feet for the permitted or conditional use(s) for any single use or multiple uses located within two or more attached structures] square feet in area. A conditional use permit as set forth herein shall be required for any building, the footprint of which exceeds 50,000 [75,000 square feet for the permitted or conditional use(s) for any single use or multiple uses located within two or more attached structures] square feet in area, even when such building contains separate enclosed uses. Realignment of any interior use of the building without changes to the exterior walls of the building shall not be considered an expansion of the building.
- 2) The standards of development set forth in this section shall apply to the review of requests for conditional use permits for uses specified in this section. These standards are intended to ensure that large retail and commercial sales and service buildings, and the sites they occupy, are properly located and compatible with the surrounding neighboring area and the Village of Hales Corners.
- 3) These standards are in addition to those standards set forth under the provisions of § [445-2.3](#), Site regulations, of the Village Zoning Code.

(c) Maximum building height for Accessory structure: 1.0 story; 25 feet.

N. Building design requirements. The following standards and requirements for architectural review are used by the Plan Commission in its review of the architecture for proposed new buildings and building expansions. These standards are also intended to be a design aid for builders and owners to use in the preparation of architectural plans. A building permit shall not be issued for any building which does not meet the requirements of this section. To implement this section, the following architectural review standards and requirements are hereby established and shall be met:

(6) Ground-floor building facade elevations facing public streets. Ground-floor building facade elevations that face and are within 125 feet of public streets shall have display windows, pedestrian walkways and

covered pedestrian walkways, public entry areas to the building, canopies, awnings, or other such features along no less than 40% of the total length of the building facade elevation facing said public street.

R. Waiver of standards. The Plan Commission may waive any of the above standards by a three-fourths vote of Plan Commission members in attendance, but only if supplemental design elements or improvements are incorporated into the project which compensate for the waiver of the particular standard.

M. Exterior lighting standards. The following requirements shall be met for all exterior lighting located in the B-1, B-2, B-3, B-4, M-1, and P-1 Districts: [Added 11-28-2005 by Ord. No. 05-18]

(1) Exterior lighting limited to total-cutoff-type luminaires (with angle greater than 90°). The maximum permitted illumination shall be two footcandles as measured at the property line and may be as high as five footcandles at illuminated entryways from public street rights-of-way to the off-street parking lot as measured at the right-of-way line.

(a) Metering equipment. Lighting levels shall be measured in footcandles with a direct-reading, portable light meter. The meter shall be read within an accuracy of plus or minus 5%. The meter shall have been tested, calibrated, and certified by an independent commercial photometric laboratory or the manufacturer within 30 days of its use.

(b) Method of measurement. The meter sensor shall be mounted not more than six inches above ground level in a horizontal position at the interior line of the buffer yard or at the property line, as required herein. Readings shall be taken only after the cell has been exposed long enough to provide a constant reading. In order to eliminate the effects of moonlight and other ambient light, measurements shall be made after dark with the light source in question on, then with the same source off. The differences between the two readings shall be compared to the maximum permitted illumination allowed under this subsection.

N. Building design requirements. The following standards and requirements for architectural review are used by the Plan Commission in its review of the architecture for proposed new buildings and building expansions located in the B-1, B-2, B-3, and B-4 Districts. These standards are also intended to be a design aid for builders and owners to use in the preparation of architectural plans. A building permit shall not be issued for any building which does not meet the requirements of this subsection. To implement this subsection, the following architectural review standards and requirements are hereby established and shall be met:

- 3) Exterior building materials and material compatibility.
 - d. No less than 70% of any building facade elevation (excluding window areas) shall be clad with full-size masonry units or natural stone.
 - e. All sides of the exterior of buildings shall be of compatible materials with equal design consideration and consistent architectural detailing of the building facades. No building shall be permitted where any exposed building facade is constructed or faced with a finished material which is aesthetically incompatible with other building facades in the area or which presents an unattractive appearance to the public and surrounding properties.
 - f. Building elevations clad with a singular exterior surface material shall provide some additional architectural design element(s) to break up the plane of the wall. This may be done by the addition of window(s), gable end wall treatments, siding design and accent panels, or other architectural design treatments consistent with the principal building design.
- 4) Prohibited exterior building materials. The use of the following building materials shall be prohibited on the exterior facades of buildings:
 - i. Plain concrete.
 - j. Plain concrete block.
 - k. Metal siding.
 - l. Corrugated metal building skins.
 - m. Plywood and wood panel composite siding.
 - n. Vinyl and fiber cement siding.

- o. Reflective glass which may pose a safety hazard or nuisance due to glare.
- p. More than 30% of any building facade (excluding window areas) clad with exterior insulation and finish system (EIFS) materials.

E. ACCESSORY USE STANDARDS

§ 445-14.1 Accessory uses or structures.

A. Building permit and site plan review required. No owner shall, within the Village of Hales Corners, build, construct, use or place any type of an accessory building, including prefabricated accessory buildings, until a permit shall have first been obtained from the Zoning Administrator. Application for an accessory building permit and site plan review shall be made, in writing, to the Zoning Administrator. With such application, there shall be submitted a complete set of plans and specifications, including a plot plan or drawing accurately showing the location of the proposed accessory building with respect to adjoining alleys, lot lines and buildings.

(3) Detached accessory buildings; lot area coverage.

- a) No detached accessory building shall occupy any portion of the required front or side yard.
- b) In the case of an interior lot abutting upon one street, no detached accessory building shall be erected, altered, or moved so as to encroach upon the front setback of that lot.
- c) In the case of a corner lot, no detached accessory building shall be erected, altered or moved so as to encroach upon the front setback or the side street setback.
- d) Garages and other detached accessory buildings shall be less than 15 feet in height.
- e) An accessory building shall not be nearer than 10 feet to the principal structure unless the applicable building code regulations in regard to one-hour fire-resistive construction are complied with. In no event can the accessory uses or structures be forward of the front line of the principal structure.
- f) No detached accessory building shall be erected, altered or moved so as to be within five feet of any side or rear lot line or alleyway.
- g) Any detached accessory building in excess of 100 square feet must conform to the construction requirements of a garage.

F. DRIVE-THROUGH ESTABLISHMENT STANDARDS

Provision of adequate on-site automobile queuing area. The following standards shall apply:

(1) Queuing space entering from public collector or arterial street. There shall be sufficient on-site space to accommodate at least three queued vehicles waiting to park or exit the parking lot without utilizing any portion of the collector or arterial street right-of-way or in any other way interfering with collector or arterial street traffic and safety.

(2) Drive-in and drive-through establishments. The following standards shall apply:

- a) Drive-in and drive-through establishments for banks, savings and loans, and financial institutions shall provide a minimum of six automobile stacking or queuing spaces on site per teller or customer service area.
- b) Drive-in and drive-through establishments for restaurants shall provide a minimum of 10 automobile stacking or queuing spaces on site per service area.



Village of Hales Corners Plan Commission

MEMORANDUM

DATE: June 16, 2025

AGENDA: Site Plan Review – 5652 S 108 Street

A. PURPOSE:

1. Consider for approval the Plan Commission application for Conditional Use Permit for a drive-through facility, and Site Plan Review for digital menu board.

B. BACKGROUND

1. Subject Property Address: 5652 S 108TH ST, Hales Corners, WI
2. Parcel ID: 6599977005
3. Current Zoning all parcels: B-1 Shopping Center District
4. Petitioner & Subject Property Owner:



Figure 1: Subject Property location, outlined in red. Image credit: Milwaukee County Mapping.

. GENERAL DESCRIPTION OF PROPOSED PROJECT

1. Site is currently operated by Cousins Subs with legal nonconforming drive-through, change to site requires a Conditional Use Permit.
2. Plan Commission should consider the following:
 - i. Does the applicant meet the Conditional Use standards?
 - ii. Does the applicant meet the standards for the B-1 Shopping Center District?

C. COMPLIANCE WITH THE OF VILLAGE OF HALES CORNERS CODE

Conditional Use Permit

1. The application does not provide any information which suggests endangerment to public health, safety, morals, comfort or general welfare.
2. The use requested (drive-through restaurant facility) is similar to existing uses in the B-1 Shopping Center District.

Standards of the B-1 Shopping District:

§ 445-3.9B-1 Shopping Center District.

C. Conditional uses.

Drive-in uses. In determining the application for drive-in use, the Plan Commission shall consider the width of and the speed limits on the street or streets abutting the property; the proximity of other drive-in uses; the number of driveways existing and proposed in the immediate vicinity; the proximity of public and semipublic buildings, institutions, churches, hospitals, sanitariums, schools and colleges; the effect and control of certain aspects of the proposed operations such as lighting, litter, vehicle lights, loitering, etc., on adjacent properties; and any other factor which the Plan Commission deems pertinent. In addition, the following requirements shall apply to the proposed driveways and areas to be used by vehicles: no curb cuts or driveways shall be located within 10 feet of an adjoining property line as extended to the curb; driveways shall be at least 150 feet from any other driveway and 115 feet from the point of intersection of the two street lines on a corner lot; a raised curb of at least six inches in height shall be erected along all the street property lines except for driveway openings; and the entire area used by vehicles shall be paved with permanent surface conforming to specifications of the Public Works Commission.

Signage Review

1. Total proposed square footage of signage: 30 sq ft
 - i. Square footage of digital display: 27 sq ft
 - ii. Square footage of mount: 3 sq ft
 - iii. Height of sign: 6 ft

§ 445-11.9 Specific sign restrictions.

A. Single business sites.

(2) Restaurants with drive-through use. Allowed:

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

§ 445-11.15 Electronic changeable copy and graphic display signs and video display signs.

B. Location and placement.

(1) Electronic changeable copy and electronic graphic display signs:

- (a) Shall not be permitted within 300 feet of an illuminated traffic control.

- (b) Shall not be permitted when located within 150 feet of a residential district.
- (c) Must be separated from other such electronic messages signs by a minimum of 35 feet.
- (d) Are prohibited in R-1, R-2, R-3, and R-4 Residential Districts.
- (e) Are not permitted as part of building signage.

C. Size/percentage of sign allocated for electronic changeable copy or electronic graphic display signs.

Site Categories	Total Allowable (sqft)	30% of sign allocated for Digital
Restaurant with drive-through	35	10.5

§ 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

1. Plan Commission determination on if the applicant meets the standards required for a Conditional Use Permit.
2. Plan commission determination if the proposed signage is allowable as a digital menu board on the site.



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: THOMAS S. JONES

Company: BROTHER SISTER SUBS SYSTEM, LLC / DBA CAUSINE SUBS

Address: 10010 S. CINDY LN.

City: OAK CREEK State: WI Zip: 53154

Phone No: (414) 803-8547

Email: tjones@causinesubs.com

PROPERTY INFORMATION

Property Address: 5652 S. 108TH ST.

HALES CORNERS, WI 53130

Tax Key Number: _____

Current Zoning: _____

Property Owner: TML BROTHERS PROPERTIES, LLC
ATTN: THOMAS LAABS

Property Owner's Address: N124 W18552 COUNDS LN

Existing Use of Property: CAUSINE SUBS QUICK SERVICE RESTAURANT

APPLICANT IS REPRESENTED BY

Name: THOMAS S. JONES

Address: 10010 S. CINDY LN.

City: OAK CREEK State: WI Zip: 53154

Phone No: (414) 803-8547

Email: tjones@causinesubs.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: _____ Date: 5/5/25

For Office Use Only:

Date Submitted: _____	Plan Commission Date: _____	Village Board Action: _____ Approve _____ Deny _____ Other _____
Amount Paid: _____	Public Hearing Date: _____	Date: _____
Accepted By: _____	Plan Commission Action: _____	
Revision Date: 06/15/2021	Publication Notice Date: _____	Zoning Amendment Publication Date: _____

STATE OF WISCONSIN : MILWAUKEE COUNTY : VILLAGE OF HALES CORNERS

**CONDITIONAL USE PERMIT PUBLIC HEARING
COUSIN'S SUBS (5652 S. 108th Street)**

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 16, 2025 at 7:00 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 Cousin's Subs for a conditional use permit, as required under Sec. §445-3.9(c)(2) of the Village of Hales Corners Zoning Code, for operation of a drive-in use in a B-1 Shopping Center zoning district for the property located at 5652 S. 108th Street, Hales Corners (Tax Key Number 659-9977-005) more particularly described as follows:

That part of the North West ¼ Section 32, Township 6 North, Range 21 East, Village of Hales Corners bounded and described as follows:

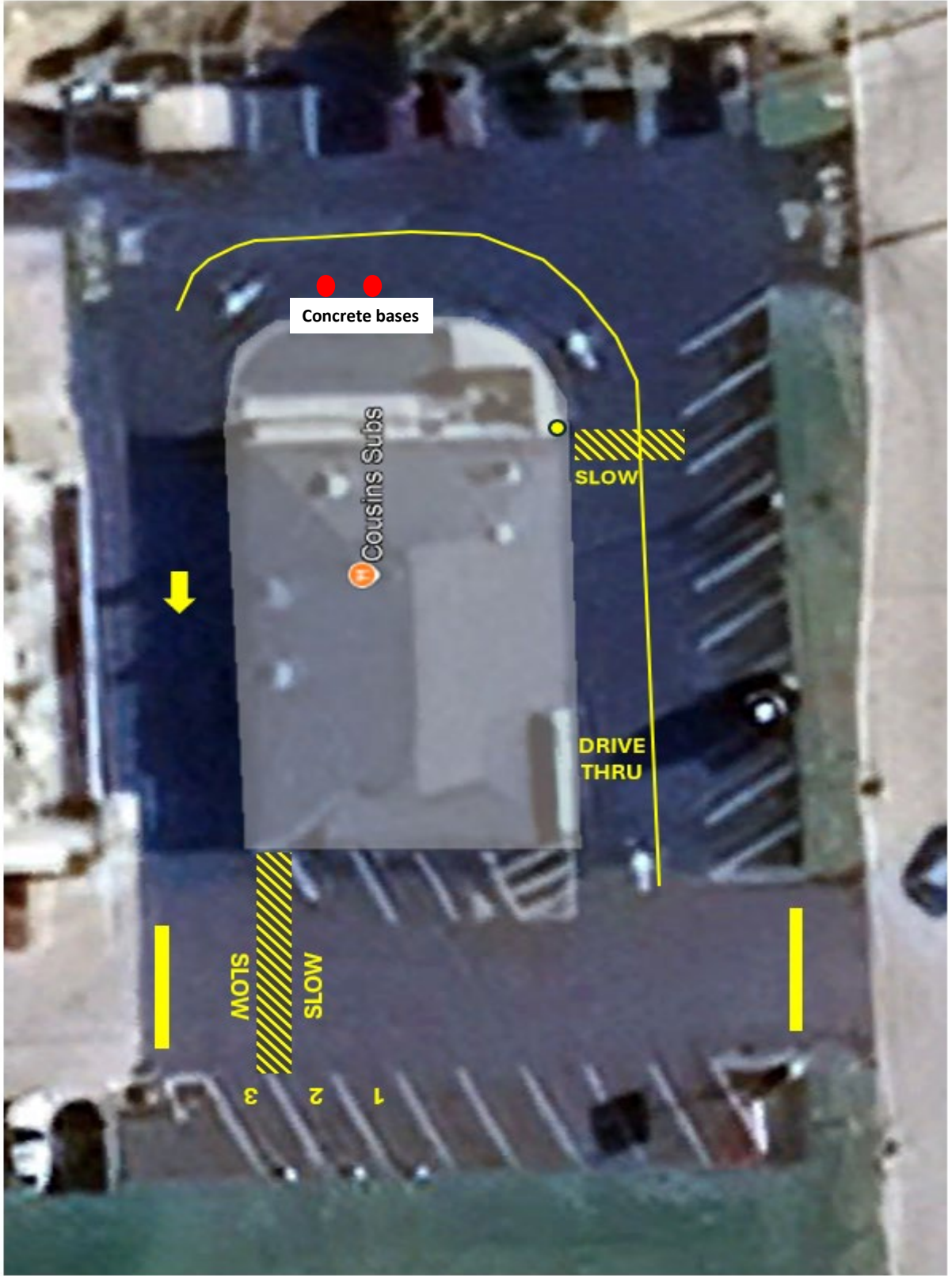
Parcel 1 of Certified Survey Map No. 4391. Commencing at a point in the Northwest corner of said ¼ Section; thence South 01°26'00" West along the West line of said ¼ Section 253.13 feet to a point; thence South 88°34'00" East at right angles to the West line of said ¼ Section 74.75 feet to a point; thence South 01°26'00" West and parallel to the West line of said ¼ Section 923.03 feet to the point of beginning of the land to be described; thence South 01°26'00" West and parallel to the West line of said ¼ Section 110.00 feet to a point, said point being on the North line of West Parnell Avenue; thence North 89°55'00" East along the North line of West Parnell Avenue 200.25 feet to a point; thence North 01°26'00" East and parallel to the West line of said ¼ Section 110.00 feet to a point; thence South 89°55'00" West 200.25 feet to the point of beginning.

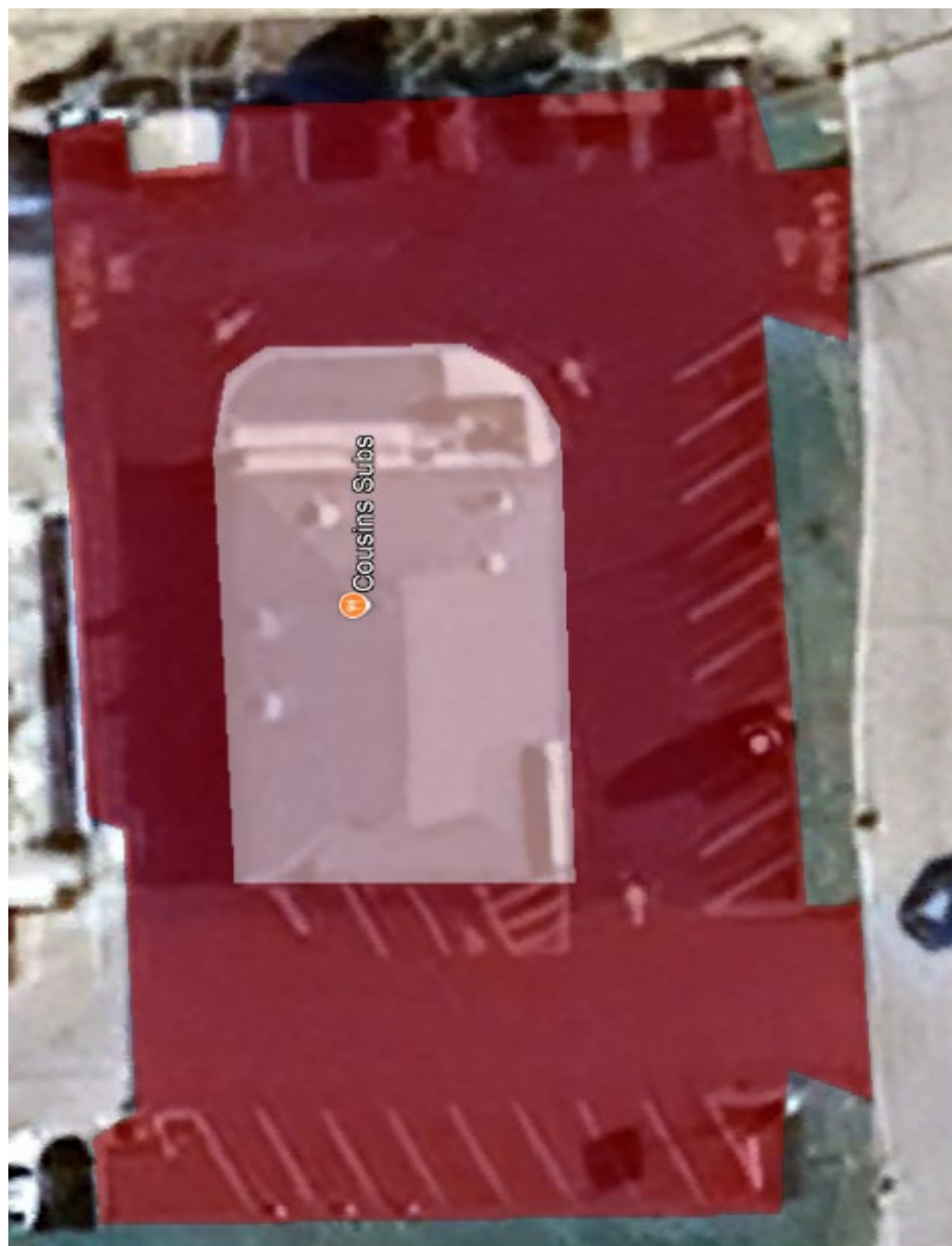
All persons will be given an opportunity to be heard at this meeting. Questions prior to the hearing may be directed to the Village Administrator/Clerk. A full set of plans is available in the Village of Hales Corners Clerk's office.

Dated this 21st day of May, 2025.

Sandra M. Kulik
Village Administrator/Clerk

Publish: CNI - Now - 2X: May 28, 2025 & June 4, 2025

[illegible]



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

**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: _____

Applicant's Signature (If not Property Owner): _____

Printed Name: Thomas S. Jones

Date: 5/5/25

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.

See the attached drawings showing electrical connections, conduit, concrete pad, and the required bolt pattern

to prepare for the drive-thru digital menu system. We will install the pedestal onto the pad/bolts, bolt down and assemble the menu board system, make the necessary connections for the menu boards & customer-facing camera.

We need the following items in-place before we can install the menu board system:

Concrete pad poured to local building standards

110v power to be terminated in the base of the pedestal mount by your electrician

Conduit for power & data (separated to avoid electrical interference)

Cat6 cabling runs for each outdoor menu board (3) and (1) for the customer-facing IP camera (3 total outdoors)

3 Ports on your network switch for the 3 menu boards with network/internet access

2 PoE ports on your network switch for the customer-facing camera & monitor

SAMSUNG 55" DMB - TRIPLE



SAMSUNG 55" DMB - TRIPLE FRONT



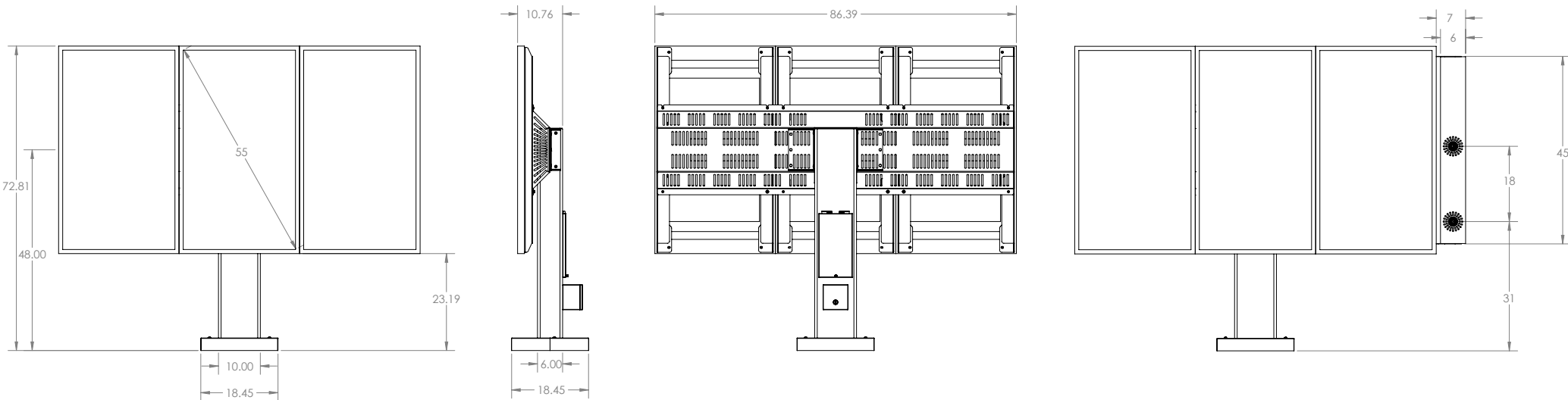
SPEAKER AND MIC. BOX CAN BE MOUNTED TO THE LEFT OR RIGHT
OF DISPLAY AND ROTATES UP TO 15° IN EITHER DIRECTION



FOR INFORMATION CALL 844.404.4878

 **OSM SOLUTIONS**
making digital signage easy

SAMSUNG 55" DMB - TRIPLE DIMENSIONS

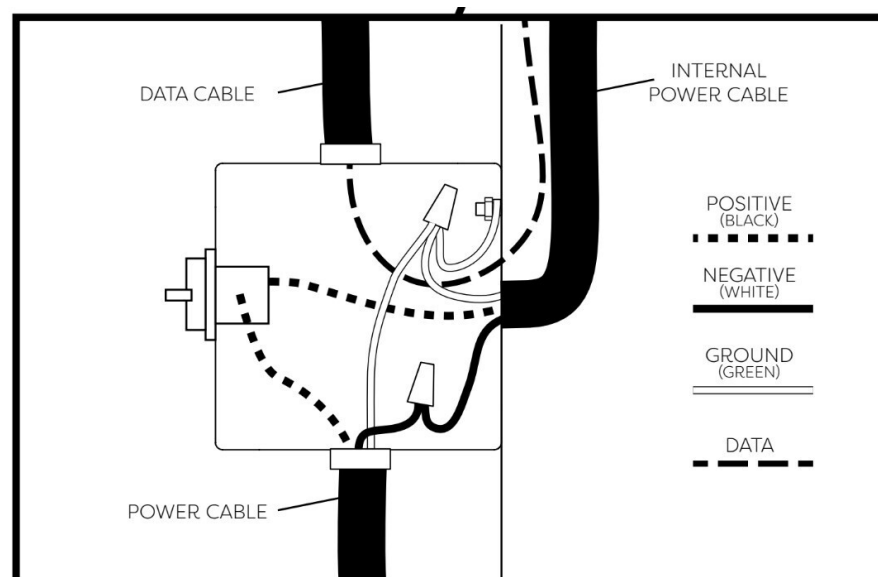


FOR INFORMATION CALL 844.404.4878

SAMSUNG 55" DMB - TRIPLE BACK



FOR INFORMATION CALL 844.404.4878



QSRDMB-Canopy

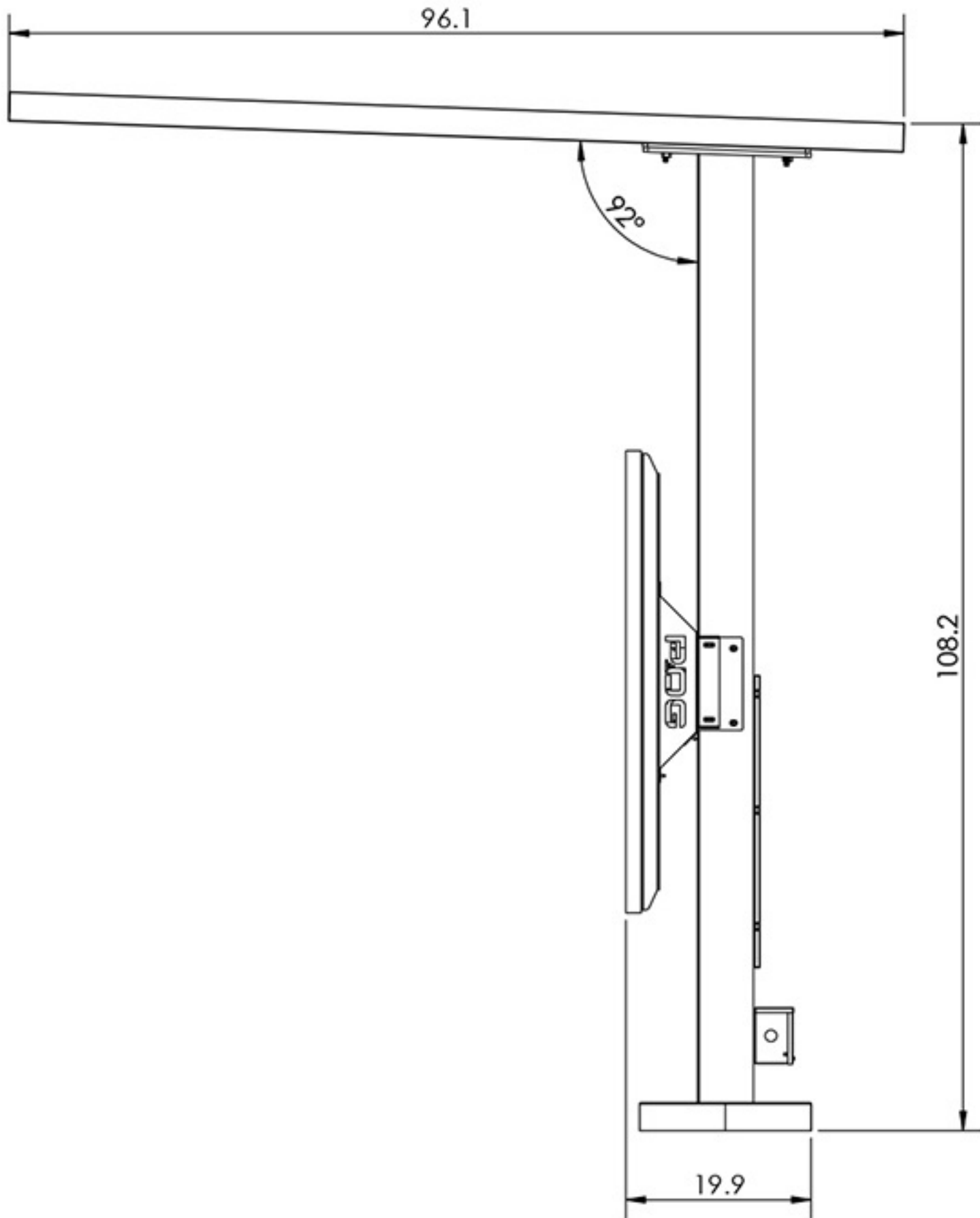
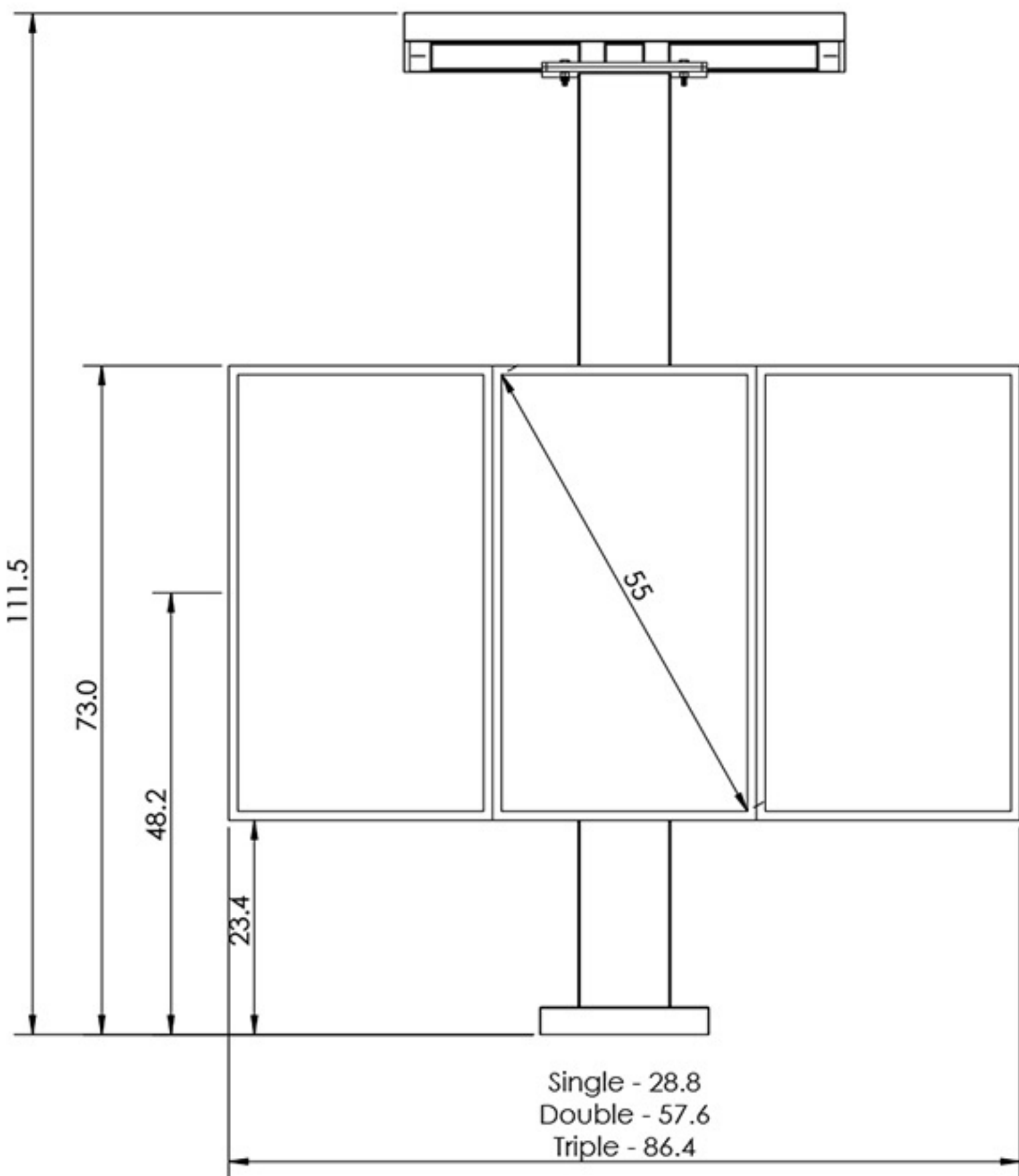
The PDG QSRDMB with Canopy is made for the QSR industry and supports (1-3) Samsung 55" OHF displays. This digital drive thru menu board is rated for temperatures of -20f to 122f and is wind load rated up to 140 mph and with use of the Canopy, provides protection from rain, snow, sun, and wind. This system is unique in that there are no custom designed display cabinets. The Samsung OHF display is already IP56 rated and does not require additional protection from the environment.

Since this solution is a digital board mount you can buy the display or PDG can purchase IT if that is preferred. PDG stocks this solution and can ship in (24) hours.

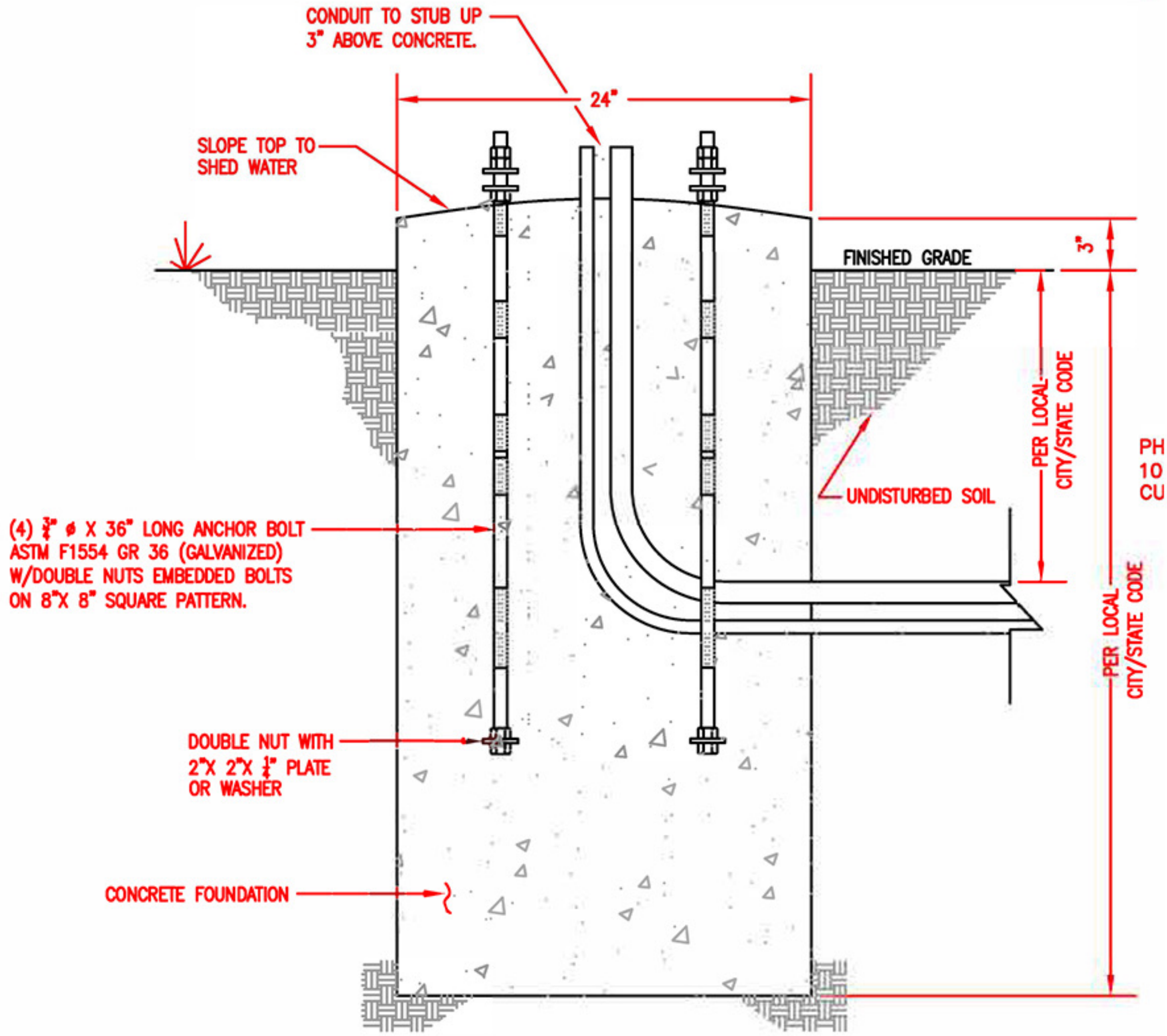
Constructed using 7 GA. high impact steel braces and 1/4" thick walled tubing which will insure longevity and years of use. This DMB solution is first primed with a zinc rich primer and can be painted virtually any color you want. For high traffic areas there is an optional front cover bumper housing available.



This solution comes equipped with a 4-outlet quad box and a Zero Surge model OEM6-20W-120 power filter. With this fully designed system surge issues are a thing of the past.



See next page for footing specifications



4

3

2

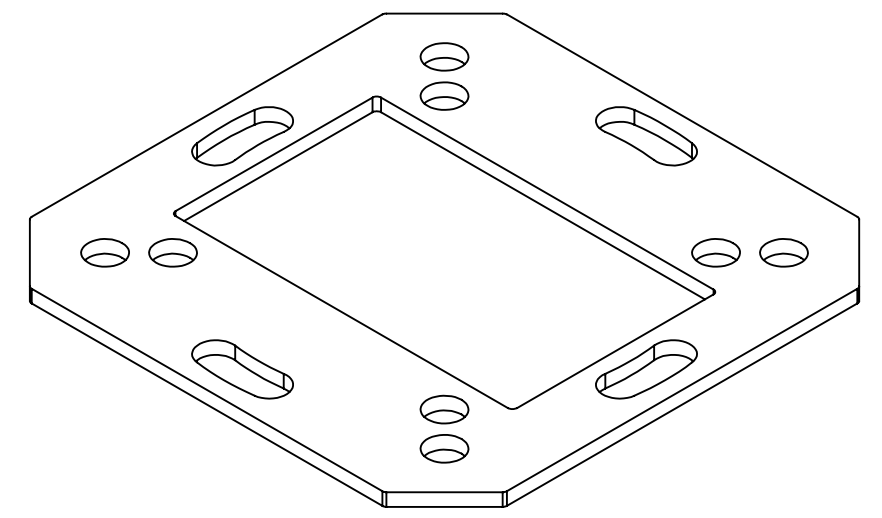
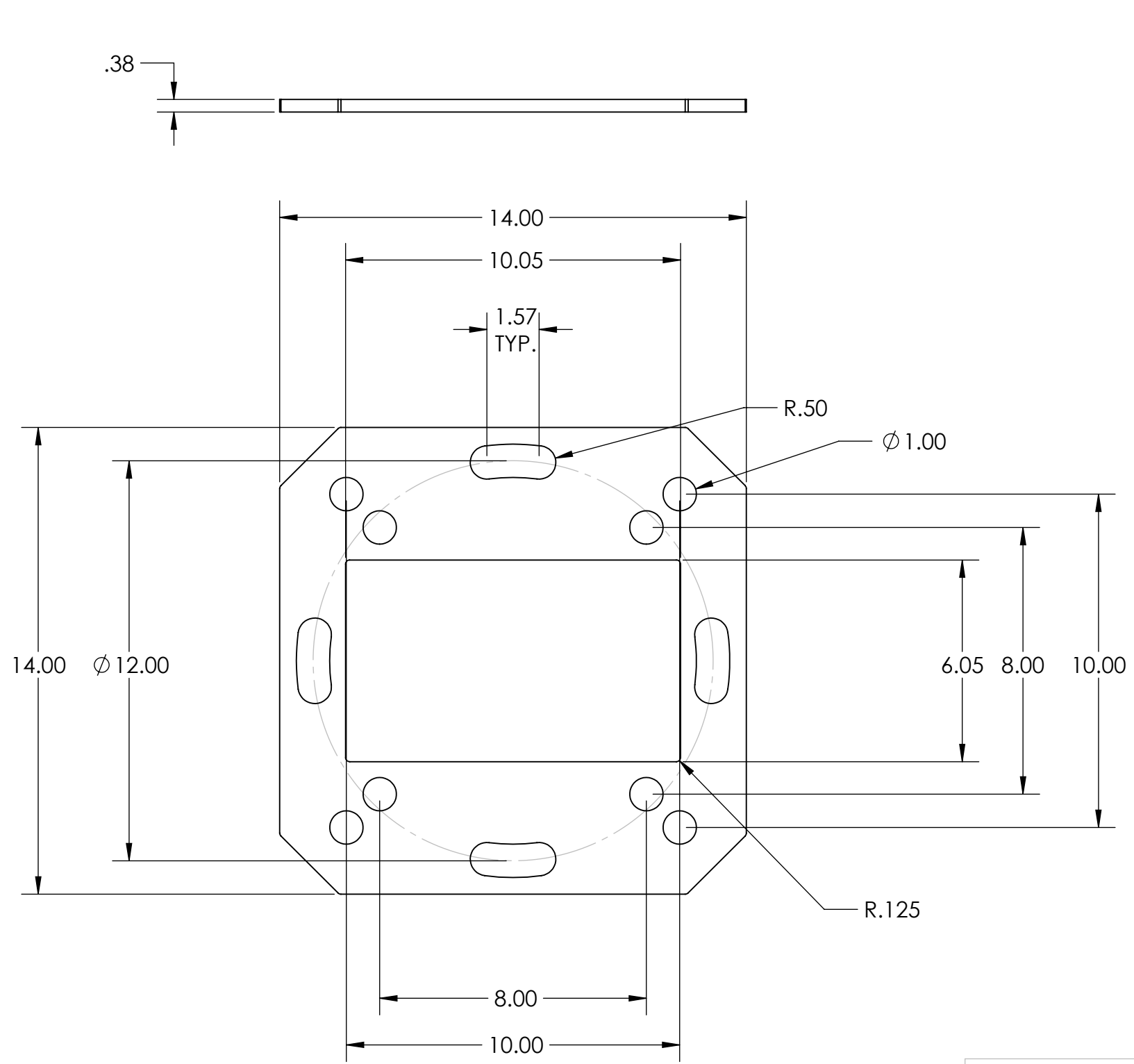
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B

B

A

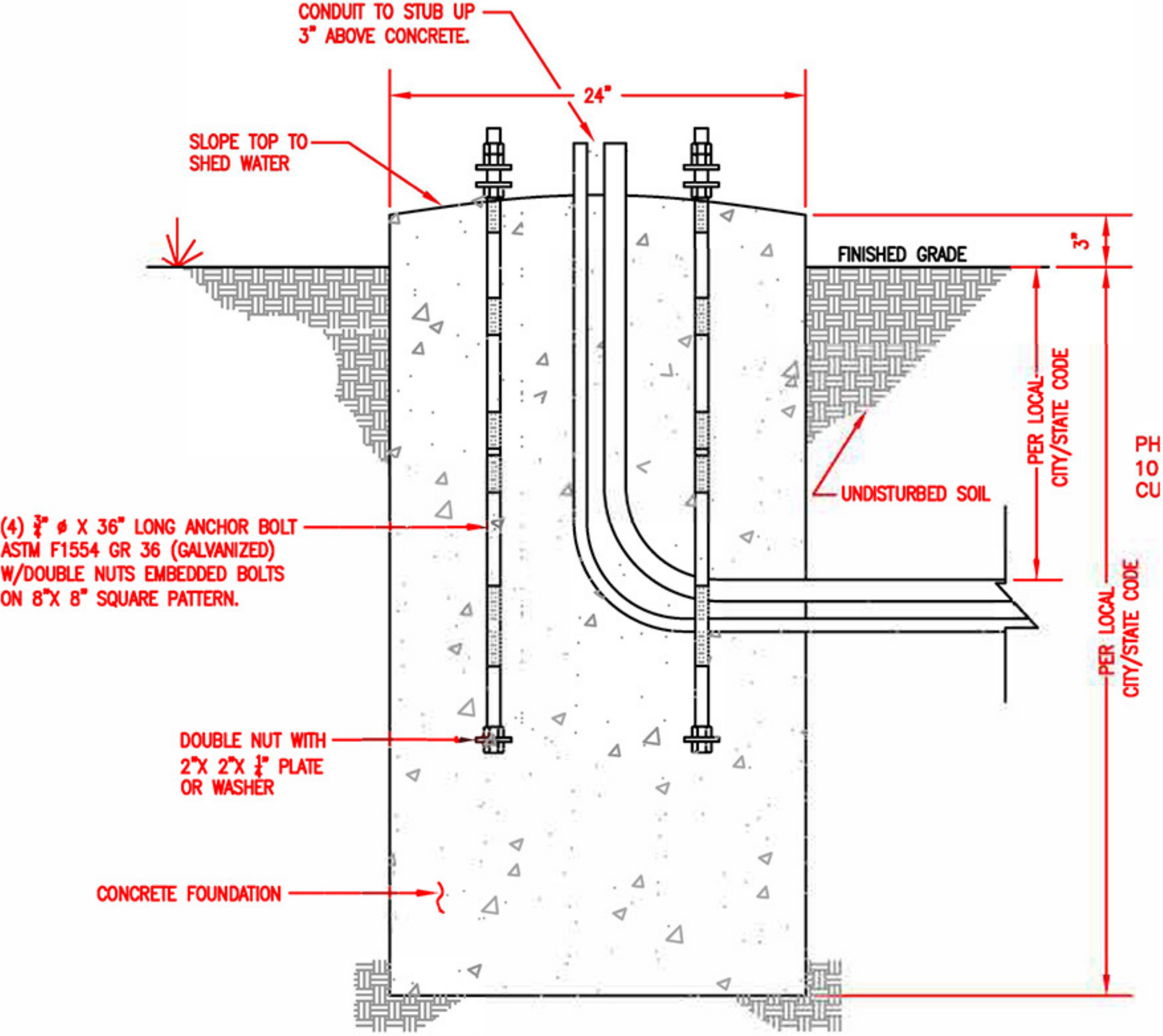
A



PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS
DRAWING IS THE SOLE PROPERTY OF
<INSERT COMPANY NAME HERE>. ANY
REPRODUCTION IN PART OR AS A WHOLE
WITHOUT THE WRITTEN PERMISSION OF
<INSERT COMPANY NAME HERE> IS
PROHIBITED.

UNLESS OTHERWISE SPECIFIED:		NAME	DATE	 TITLE: Samsung DMB Base Plate	
DIMENSIONS ARE IN INCHES		DRAWN	MGN		
TOLERANCES:		CHECKED			
FRACTIONAL ±		ENG APPR.			
ANGULAR: MACH ± BEND ±		MFG APPR.		Q.A.	REV
TWO PLACE DECIMAL ±					
THREE PLACE DECIMAL ±					
INTERPRET GEOMETRIC TOLERANCING PER:		COMMENTS:		SIZE	DWG. NO.
MATERIAL				B	PDG00007
FINISH					
None					
DO NOT SCALE DRAWING				SCALE: 1:4	WEIGHT:
					SHEET 1 OF 1

See next page for footing specifications





Quote #: Q-08491-2
Date: 11/5/2024 4:14 PM
Expires On: 5/31/2025

OSM Solutions

2900 W. Anderson Ln Ste C200 | #126
Austin, Texas 78757
Phone: (844) 404-4878
Email: sales@osmsolutions.com

Bill To

Cousins Submarines - Hales Corners
5652 South 108th Street
Hales Corners, WI 53130

Ship To

Cousins Submarines - Hales Corners
5652 South 108th Street
Hales Corners, WI 53130

Drive-Thru System

ITEM	DETAILS	PRICE	QTY	TOTAL
Samsung 55IN All-Weather Display (FHD 1080 3000 nit)		\$4,923.20	3.00	\$14,769.60
Drive-thru installation services		\$3,657.50	1.00	\$3,657.50
55" Samsung Triple QSR DMB mount with Canopy		\$8,999.00	1.00	\$8,999.00
Lift Rental		\$999.00	1.00	\$999.00
Anchor Bolts for Drive Thru		\$279.00	1.00	\$279.00
BrightSign XT1145		\$765.00	3.00	\$2,295.00
Micro SD Card		\$20.00	4.00	\$80.00
Drive-Thru Audio & Camera Sidecar		\$637.50	1.00	\$637.50
10.1" Drive-Thru Camera Interior Monitor		\$799.00	1.00	\$799.00
Menuboard Manager® Pro Annual Service Agreement		\$199.00	1.00	\$199.00
Installation Services Monitor/TV Wall Mounted		\$408.38	1.00	\$408.38
Site Survey		\$225.00	1.00	\$225.00
B-Tech Tilting Wall Mount (SM/MED - up to 200x200)		\$55.00	1.00	\$55.00
All-Weather IP Network Camera for Drive-Thru System		\$599.00	1.00	\$599.00
Drive Thru Camera System Installation (Install of camera, display, mount)		\$499.00	1.00	\$499.00
Drive-Thru System TOTAL:				\$34,500.98

Shipping

ITEM	DETAILS	PRICE	QTY	TOTAL
Shipping Charges		\$1,579.00	1.00	\$1,579.00
Shipping TOTAL:				\$1,579.00

GRAND TOTAL : \$36,079.98

Terms & Conditions

Terms & Conditions apply only to applicable quoted line items above.

Acceptance of this quote constitutes agreement to the Terms & Conditions outlined below.

- 10 business days advanced notice to ship equipment & schedule installation required
- Photos of the installation area are required prior to install
- Site Survey includes 1 trip to a single job site
- Installation includes 1 trip to the job site
- Service calls include 1 trip to the job site
- Non-Union/Non-Prevailing Wage labor is assumed unless otherwise specified
- All project requirements must be presented at the time of quotation
- Functional internet connection at display location(wired or wireless)required by install date
- Functional wired internet connection at display location required for all drive-thru systems by install date
- Customer responsible for obtaining any and all permits where required
- Cabling is not included unless expressly specified as a line item on this quote
- Creative content services hours are as quoted, additional hours will be billed
- Shipping quote does not apply to rush jobs (less than 10 calendar days notice of installation date)
- Customer is responsible for providing a primary power source and for final electrical hook-up to the primary power source
- Electrical access must be within 6 feet of the sign position and meet all landlord, municipal, local, state, and federal codes as applicable
- Scaffolding or lift required for installation additional unless expressly quoted
- All work assumed to be normal business hours. After-hours work incurs an additional fee
- Returned equipment incurs a 15% restocking fee
- Cancelled jobs incur a 10% project management fee
- Additional trips to the site will be billed
- Additional Fee will be assessed for any location 50 miles or greater from major metropolitan areas
- Charges may apply for rescheduling within 48 hours of the scheduled installation
- Equipment costs are subject to increase if not shipped within 60 days of quote acceptance
- Drive-thru or kiosk products are custom fabricated and cannot be canceled

Billing Terms:

- Established Customers: NET 30 unless otherwise agreed upon
- New Customers: 50% down balance upon completion/installation

FINANCING AVAILABLE - INQUIRE WITH US FOR TERMS

Menuboard Manager® Software Licensing Agreement: <https://www.menuboardmanager.com/sla/>

OSM Solutions is a Veteran-Owned Business

Signature: _____

Effective Date: ____/____/____

Name (Print): _____

Title: _____

Please sign and email to Jeff Vér at jeff@osmsolutions.com

THANK YOU FOR YOUR BUSINESS!



Proposal
Suburban Sealcoating
 Since 1965
 11251 W. Forest Home Ave., Franklin, Wisconsin 53132
 (414) 425-5353 Fax (414) 425-6691
Please visit us on our website at www.SuburbanAsphalt.com

Visa and MasterCard Accepted
4% processing fee

INVOICE TO: Brother Sister Subs System (CousinsSubs)	ACCOUNT NAME:	CUSTOMER CONTACT NAME	DATE 04/02/25
STREET 5652 S. 108th St		CUSTOMER CONTACT EMAIL gary.hoerter@cousinssubs.com	CUSTOMER CONTACT PHONE 414-940-9084
CITY, STATE AND ZIP CODE Hales Corners, WI 53130		JOB TYPE Speedbumps & Striping	A/P CONTACT NAME & PHONE
INVOICE EMAIL - A/P DEPARTMENT		JOB NAME & LOCATION same	

We hereby submit specifications and estimates for:

Speedbumps (2)

Speedbumps are generally 2' in width x 24' in length.
 Mill designated areas to a depth of 1" and remove millings from site.
 Sweep and clean areas to be paved.
 Apply tack coat "glue" for proper adhesion of new pavement to existing.
 Hand lay hot mix asphalt 3.5" thick at center highpoint (2.5" above natural surface).
 Provide an invert at center of speed bump for drainage if needed.
 Paint speed bumps solid yellow

Speedbumps (2)= \$3,350.00

Pavement Markings NEW Layout and restripe

Paint (2) pedestrian crosswalk hatched
 Paint stencils (1, 2, 3) for drive thru stalls
 Paint drive thru line (180 LF)
 Paint "SLOW" in front of each pedestrian crosswalk
 Paint extra arrow at drive thru
 Restripe the rest of the existing markings
Provide (1) sign pedestal w/ sign "Yield to Pedestrians"

Pavement Markings NEW Layout and restripe= \$1,500.00

OPTIONS

Seal coat/Crack fill entire parking lot to protect the asphalt and make all pavement appearance consistent
\$3,300.00

Excavate/auger (2) holes approximately 3' deep and pour concrete bases for drive-thru sign= \$3,750.00

PLEASE NOTE : THIS PROPOSAL INCLUDES ONE MOBILIZATION.

ADDITIONAL MOBILIZATIONS REQUESTED WILL BE \$500 EACH

We propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

PRICE

Per the option(s) selected above

Payment to be made as follows:

1/3 Down - Balance upon completion Past due balances subject to 1.5% interest charge per month. Credit card payments, add 3%

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.
Not responsible for deflections in asphalt of less than 1/2".

Authorized Signature

Ron La Porte
414.405.0353 | ron@suburbanasphalt.com
Sales & Marketing Director

Note: Proposal may be withdrawn if not accepted within 15 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to perform the work as specified. Payment will be made as outlined above. I have read and agree to the terms and conditions of this contract as well as attached terms and conditions (pg 2-3). All permits are the responsibility of the owner.

Customer Signature

Date of Acceptance

SEALCOATING & CRACKFILLING - TERMS AND CONDITIONS

Sealcoating and crackfilling are forms of PREVENTATIVE MAINTENANCE

Sealcoating and crackfilling are not intended to return the pavement to a "new" condition but rather a procedure to extend the life of the pavement through proper maintenance.

Note: Any areas that have failed within the area to be sealed should be considered for repair or replacement.

If desired, failed areas can be repaired or replaced by Suburban Asphalt. These areas would be quoted to the owner in a separate asphalt paving proposal.

If the failed areas are not addressed before sealing, these areas tend to retain moisture and mineral content, thus causing discoloration when sealed. Sealcoating will not return the pavement to its original state but will provide a well maintained aesthetically pleasing appearance that will beautify the property and improve its curb appeal.

When is the proper time to sealcoat?

Sealcoating should be completed within the first year after paving and every 2-3 years thereafter on average.

If there is a high volume of traffic or due to environmental factors the surface wears prematurely, then every 1-2 years may be more appropriate.

What are the guidelines for crackfilling?

- 1.) If a dollar amount or quantity is proposed, our procedure is to fill the largest cracks first then proceed to the smaller cracks up to the material estimated. If the estimated amount is insufficient we shall notify the owner and propose the additional amount required. Typically we start crackfilling at the building unless otherwise directed and work our way outward.
- 2.) Crackfill is NOT applied to excessively cracked areas. (i.e.. Spider web type cracking). These areas should be considered for future asphalt repair or replacement.
- 3.) Crackfill material remains pliable during warm temperatures, and will bunch, tear, and pull up under extreme weight and turning caused by trucks, cars, and forklifts, etc.

PLEASE NOTE: ADDITIONAL CURE TIME (48 HOURS MINIMUM) IS REQUIRED FOR NON IDEAL CONDITIONS

These conditions include but are not limited to high humidity, prolonged shade, high heat, lack of direct sunlight.

If owner or owner's representative directs cure time of 48 **hours or less** and one of the above conditions are present this will void the warranty.

Exclusions:

- 1.) Failure to observe a minimum 24 hour cure time in normal conditions or if owner or owner's rep. directs cure time less than our recommendation.
- 2.) High humidity if less than 48 hour cure time.
- 3.) Ground water and/or deteriorated pavement areas that retain moisture.
- 4.) Asphalt with excessive observable or nonobservable staining from oils, chemicals, tree sap, moss or any other type of moisture.
- 5.) Asphalt with excessive cracking, potholes, unraveling, and weeds. Poor condition, should be replaced.
- 6.) Areas of prolonged shade, lack of direct sunlight if less than 48 hour cure time.
- 7.) Areas that are excessively dirty due to lack of maintenance, prior construction and/or landscaping.
- 8.) Temperatures under 50 degrees.
- 9.) Excessively high traffic areas.

Note: These areas should be considered for annual maintenance to maximize preventative protection.

- 10.) Owner or owner representative directs use of inferior products, specifically asphalt emulsion
- 11.) Extreme weather conditions, acts of nature, vandalism.

Overspray:

Owner or owners representative shall make every effort possible to convey to all people entering and leaving the property to park as far away from area to be sealed as possible due to wind and/or any other condition that may cause overspray. People should avoid the area to be sealed completely.

Suburban Asphalt assumes no responsibility for overspray to any vehicles or any other object in and/or around the area to be sealed.

LIEN NOTICE

As required by the Wisconsin construction lien law, builder (contractor) hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid.

Those entitled to lien rights, in addition to the undersigned builder (contractor) are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish laborer materials for the construction. Accordingly, owner probably will receive notices of those who furnish labor and materials for the construction, and should give a copy of each notice to his mortgage lender, if any. Builder (contractor) agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.

OWNER HEREBY AGREES TO THE FOREGOING PROPOSAL TERMS AND CONDITIONS

Owner:

(OWNER SIGNATURE)

(PRINT NAME OF OWNER)

BY:

(SIGN NAME OF OWNER'S REPRESENTATIVE)

(PRINT NAME OF OWNER'S REPRESENTATIVE)

DATE:

OCT 14 1983

REEL 1577 IMAGE 526 INCL.

PAGE 1 OF 3 PAGES

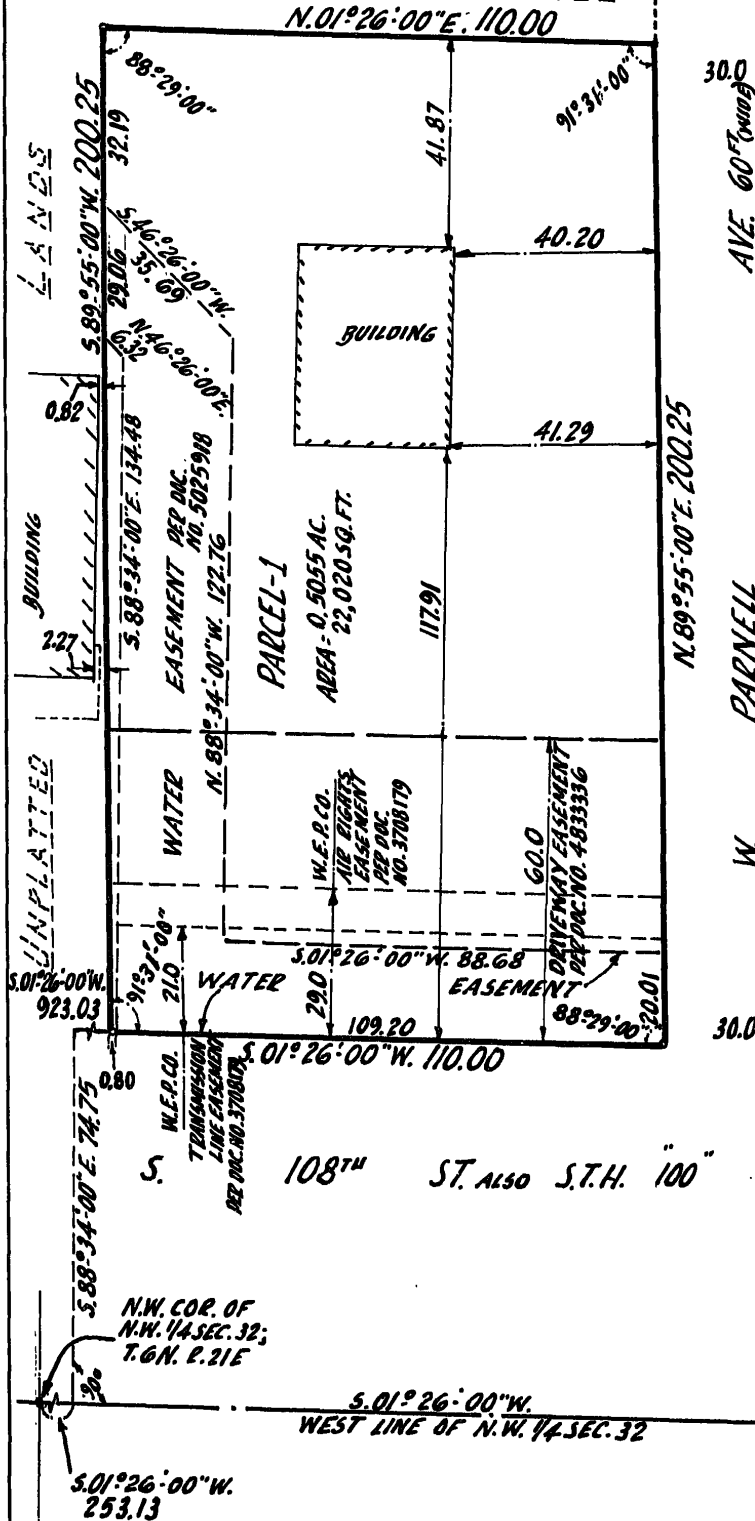
Walter B. Buehl

REGISTER
OF DEEDS

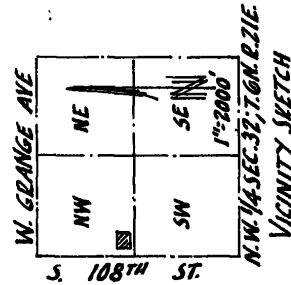
CERTIFIED SURVEY MAP NO. 4391

BEING A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 32, T 6 N, R 21 E, IN THE VILLAGE OF
HALES CORNERS, MILWAUKEE COUNTY, WISCONSIN.

UNPLATTED LANDS

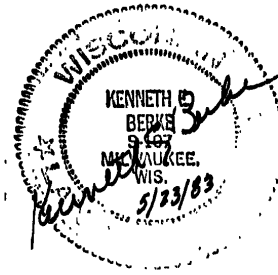


DOC # 5661949 #
RECORD 8.00



B CASH B 8.00
#33359 C001 R01 T14 48
OCT 14 83

0-INDICATES 1" DIA. IRON PIPE, 24" LONG, WEIGHT 1.31 LBS. PER
LINEAL FOOT.
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST
HUNDREDTH OF A FOOT.
ALL BEARINGS SHOWN ARE REFERENCED TO THE WEST
LINE OF N.W. 1/4 SEC. 32, T. 6 N. R. 21 E. WHOSE ASSUMED
BEARING IS S. 01° 26' 00" W.



national survey & engineering
2470 North 127th Street • P.O. Box 444 • Brookfield, Wisconsin, 53005 • phone 414 / 784-1000

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 32, T 6 N, R 21 E, IN THE VILLAGE OF HALES CORNERS, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S AFFIDAVIT

I, KENNETH E BERKE, a registered land surveyor, do hereby depose and say:

THAT I have surveyed, divided and mapped a part of the NW 1/4 of the NW 1/4 of Section 32, T 6 N, R 21 E, in the Village of Hales Corners, Milwaukee County, Wisconsin which is bounded and described as follows:
 COMMENCING at the Northwest corner of said 1/4 Section;
 THENCE South 01° 26' 00" West along the West line of said 1/4 Section 253.13 ft. to a point;
 THENCE South 88° 34' 00" East at right angles to the West line of said 1/4 Section 74.75 ft to a point;
 THENCE South 01° 26' 00" West and parallel to the West line of said 1/4 Section 923.03 ft to the point of beginning of the land to be described;
 THENCE South 01° 26' 00" West and parallel to the West line of said 1/4 Section 110.00 ft. to a point, said point being on the North line of West Parnell Avenue;
 THENCE North 89° 55' 00" East along the North line of West Parnell Avenue 200.25 ft. to a point;
 THENCE North 01° 26' 00" East and parallel to the West line of said 1/4 Section 110.00 ft to a point;
 THENCE South 89° 55' 00" West 200.25 ft. to the point of beginning.

THAT I have made this survey, land division and map by the direction of E. N. MAISEL & ASSOCIATES, a partnership, owner of said land.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 18 of the Village of Hales Corners in surveying, dividing and mapping the same.

5/23/83

Kenneth E. Berke (SEAL)
 Kenneth E Berke, Registered Wisconsin
 Land Surveyor S 107

OWNER'S CERTIFICATE OF DEDICATION

AS OWNERS, we hereby certify that we caused the land described above to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Village of Hales Corners.

WITNESS the hand and seal of said owner this 31st day of May, 1983.

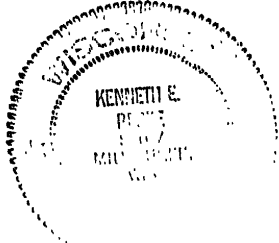
In The Presence of:

E. N. MAISEL & ASSOCIATES

APPROVED

John J. Babcock
 JOHN J. BABCOCK
Mabel D. Buckholz
 MABEL D. BUCKHOLZ

E N Maisel (SEAL)
 E N Maisel, General Partner



CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 32, T 6 N, R 21 E, IN THE VILLAGE OF
HALES CORNERS, MILWAUKEE COUNTY, WISCONSIN.

STATE OF MICHIGAN)
COUNTY OF OKLAHOMA :SS

PERSONALLY came before me this 31st day of MAY, 1983 the above
named E. N. MAISEL, General partner of E. N. MAISEL & ASSOCIATES, to me known to be the
person who executed the foregoing instrument and acknowledged the same.


Notary Public, State of Michigan
MABEL D. BUCKHOLZ
Notary Public, Wayne County, Mich.
My Commission Expires Mar. 12, 1984
Acting in Oakland County, Mich.

PLAN COMMISSION APPROVAL

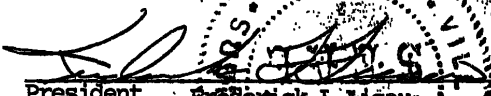
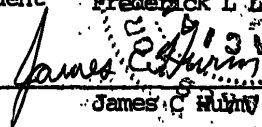
APPROVED by the Planning Commission of the Village of Hales Corner on this
12th day of May, 1983.

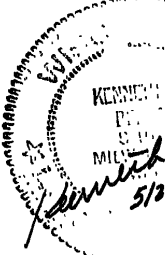

Chairman, Frederick L. Licau

Secretary James C. Hurm

VILLAGE BOARD APPROVAL

APPROVED by the Village Board of the Village of Hales Corners on this 12th
day of May, 1983.


President Frederick L. Licau

Clerk James C. Hurm


Kenneth E. Berke
5/23/83

THIS INSTRUMENT WAS DRAFTED BY
KENNETH E. BERKE, SURVEYOR

STATE OF WISCONSIN : MILWAUKEE COUNTY : VILLAGE OF HALES CORNERS

**CONDITIONAL USE PERMIT PUBLIC HEARING
COUSIN'S SUBS (5652 S. 108th Street)**

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 16, 2025 at 7:00 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 Cousin's Subs for a conditional use permit, as required under Sec. §445-3.9(c)(2) of the Village of Hales Corners Zoning Code, for operation of a drive-in use in a B-1 Shopping Center zoning district for the property located at 5652 S. 108th Street, Hales Corners (Tax Key Number 659-9977-005) more particularly described as follows:

That part of the North West ¼ Section 32, Township 6 North, Range 21 East, Village of Hales Corners bounded and described as follows:

Parcel 1 of Certified Survey Map No. 4391. Commencing at a point in the Northwest corner of said ¼ Section; thence South 01°26'00" West along the West line of said ¼ Section 253.13 feet to a point; thence South 88°34'00" East at right angles to the West line of said ¼ Section 74.75 feet to a point; thence South 01°26'00" West and parallel to the West line of said ¼ Section 923.03 feet to the point of beginning of the land to be described; thence South 01°26'00" West and parallel to the West line of said ¼ Section 110.00 feet to a point, said point being on the North line of West Parnell Avenue; thence North 89°55'00" East along the North line of West Parnell Avenue 200.25 feet to a point; thence North 01°26'00" East and parallel to the West line of said ¼ Section 110.00 feet to a point; thence South 89°55'00" West 200.25 feet to the point of beginning.

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

Dated this 21st day of May, 2025.

Sandra M. Kulik
Village Administrator/Clerk

Publish: CNI - Now - 2X: May 28, 2025 & June 4, 2025



Village of Hales Corners Plan Commission

MEMORANDUM

DATE: June 16, 2025

AGENDA: Site Plan Review – 5650 S 108 Street, GameDay Men's Health

A. PURPOSE:

1. Consider for approval the Plan Commission application for Site Plan Review of new signage for GameDay Men's Health

B. BACKGROUND

- A. Subject Property Address: 5250 S 108th St, Hales Corners, WI
- B. Parcel ID: 6540026002
- C. Current Zoning all parcels: B-1 Shopping Center District
- D. Petitioner & Subject Property Owner: Sign Effectz Inc- Jkayla Hodges & Southwest LLC



Figure 1: Subject Property location, outlined in red. Image credit: Milwaukee County Mapping.

C. COMPLIANCE WITH THE OF VILLAGE OF HALES CORNERS CODE

Item 1: Wall Signage

§445-11.9 B. Multiple-tenant business sites, four units or less with common entrance.

(1) Office/professional/retail stores/mixed use. Allowed:

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

(b) Four building signs, one per tenant, not exceeding 16 square feet per sign.

(c) Note: One pylon sign not exceeding 60 square feet in area, no greater than 20 feet in height, may be permitted after determination by the Plan Commission that site considerations warrant a pylon sign.

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.

Based on review of the Application, the Village has noted the following for the Plan Commission to consider:

1. Proposed signage is 78 square feet, which exceeds the maximum size allowable of 16 square feet.
2. Existing & previous signage as indicated in the application also exceeds the allowable size.

D. Issues for Consideration

1. Plan Commission deems the circumstances as such where a modification is appropriate given existing signage of site.



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: GameDay Men's Health

Company: GameDay Men's Health

Address: 5250 S 108th Street

City: Hales Corner State: WI Zip 53130

Phone No: _____

Email: _____

PROPERTY INFORMATION

Property Address: 5250 S 108th Street

Tax Key Number: 6540026002

Current Zoning: B-1

Property Owner: Southwest LLC

Property Owner's Address: 5000 S Towne Dr New Berlin WI 53151

Existing Use of Property: Multi-tenant Development

APPLICANT IS REPRESENTED BY

Name: Sign Effectz Inc - Jkayla Hodges

Address: 1827 W Glendale Avenue

City: Milwaukee State: WI Zip 53209

Phone No: 414-312-6973

Email: jkaylah@signeffectz.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 _____ Date: _____

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

**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 MSA Professional Services Inc., was adopted on September 12, 2016. The Resolution authorizes on-going planning and development services with MSA Professional Services Inc., a professional engineering consulting company. Professional charges incurred with MSA Professional Services 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. MSA Professional Services 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: _____

Gregory M. Anderson

Applicant's Signature (If not Property Owner): _____

Printed Name Sign Effectz Inc - Jkayla Hodges

Date: 5/1/2025

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.



1 RENDERING - WEST ELEV. CHANNEL LETTERS (FORMER AURORA) 78 SF
1 NOT TO SCALE



2 RENDERING - WEST ELEV. CHANNEL LETTERS - NIGHT VIEW
1 NOT TO SCALE



SIGN LOCATION MAP - NTS

SignEffectz™

1827 W. Glendale Ave., Milwaukee, WI 53209
414.284.5504
414.282.5564
www.signeffectz.com

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CUSTOMER:
BDPI- Gameday Men's Health

PROJECT:
Channel Letters

QUOTED ITEMS:

PROJECT ADDRESS:
Gameday Men's Health
5250 S 108th St.
Hales Corners, WI 53130

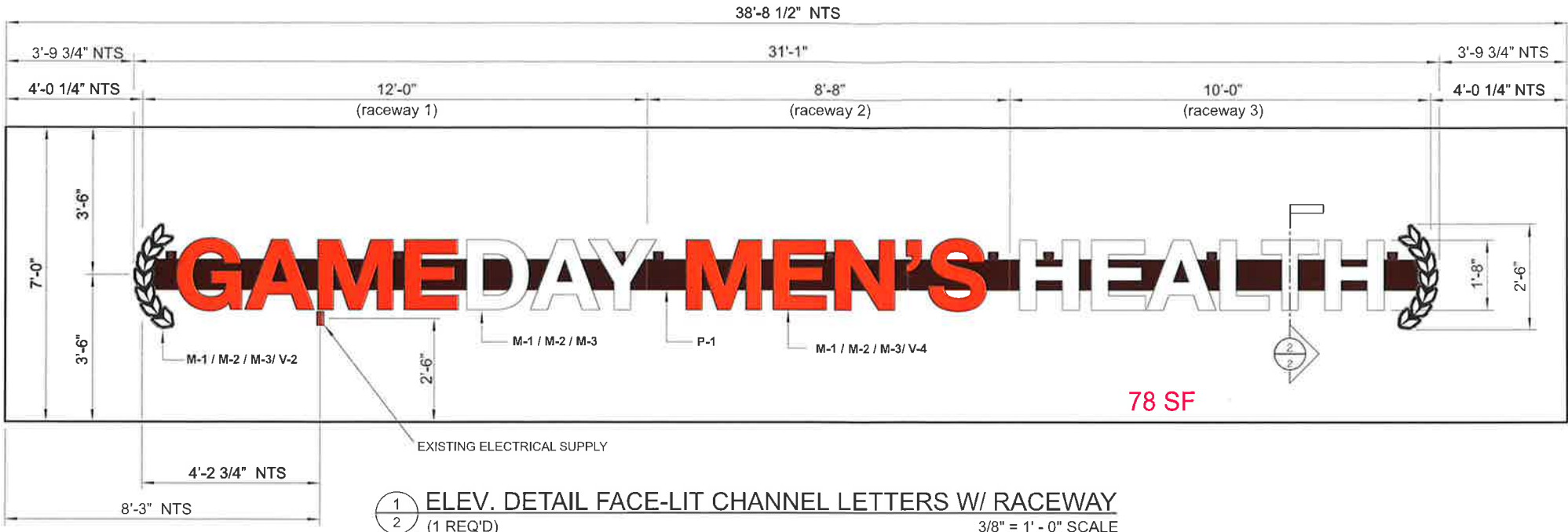
BILLING ADDRESS:

REV.	DESCRIPTION	DATE	BY
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PROJECT NOTES:

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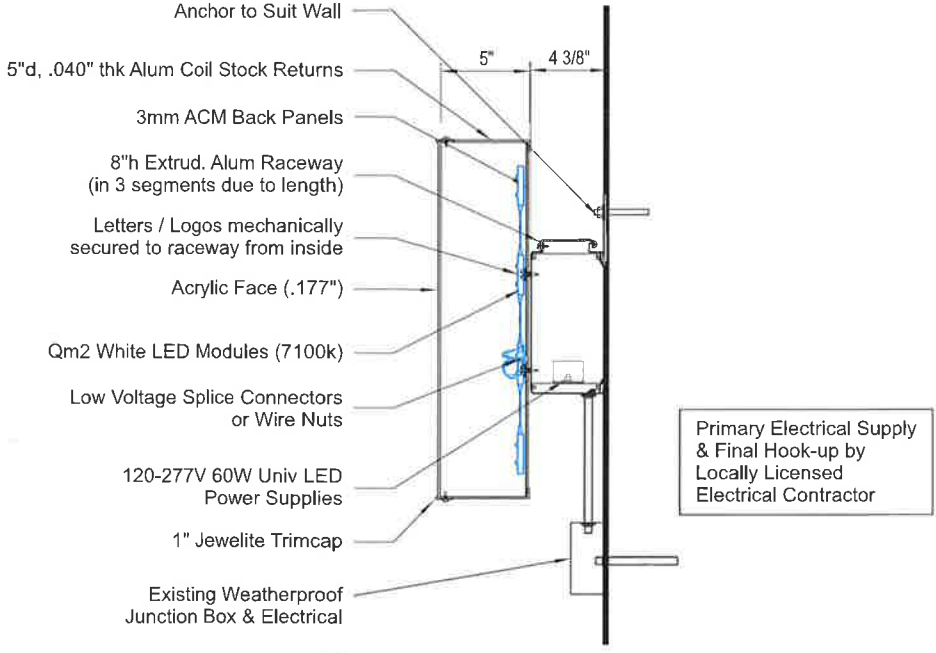
SHEET SIZE	DEPT.	WORK ORDER NO.	JOB NO.
B	PERMITTING	12345	01
AUTHOR	PERMIT DRAWING NO.		
AAE	Z17314386_1.0		
ADDC MGR	SCALE		
ZK	1/2" = 1' - 0"		
PROJ. MGR	QUOTE	CHG ORD. NO.	
ML	17576		
REV	DATE OF ISSUE	SHEET NO.	
00	04/09/25		1



1 ELEV. DETAIL FACE-LIT CHANNEL LETTERS W/ RACEWAY
2 (1 REQ'D) 3/8" = 1' - 0" SCALE

COLOR SCHEDULE:

- | | |
|---|---|
| ■ [M-1] - #7328 White Acrylic Faces | ■ [P-1] - Paint to Match Ext Brick - TBD (raceway) |
| ■ [M-2] - Pre-Fin Black Coil Stock (5") | ■ [V-1] - 3M 3630-143 "Poppy Red" tran. vinyl film 1st surface app. (Matches 'Gameday Red') |
| ■ [M-3] - Black Trim Cap (1") | ■ [V-2] - 3M 7722-22 "Matte Black" opaque vinyl film reverse weeded, 1st surface app. |



2 SECTION DETAIL
2 1 1/2" = 1' - 0" SCALE

SignEffectz™
1827 W. Glendale Ave. Milwaukee, WI 53209
414.284.5604
414.282.5664
www.signeffectz.com

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THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 800 OF THE NEC AND OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING BY THE SIGN.

CUSTOMER
BDPI- Gameday Men's Health
PROJECT
Channel Letters
QUOTED ITEMS:

PROJECT ADDRESS
Gameday Men's Health
5250 S 108th St.
Hales Corners, WI 53130
BILLING ADDRESS:

REV.	DESCRIPTION	DATE	INIT.
01			
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PROJECT NOTES

Coordinate
Electrical Whether Thru
Back or Side of Raceway

Copyright © 2025 Sign Effectz Inc. All Rights Reserved
SHEET SIZE: B DEPT. PERMITTING WORK ORDER NO. 12345 JOB NO. 01
AUTHOR: AAE PERMIT DRAWING NO. Z17314386_1.0
ACCT. MGR. ZK SCALE AS NOTED
PROJ. MGR. ML QUOTE 17576 CHG ORD. NO.
REV. 00 DATE OF ISSUE 04/09/25 SHEET NO. 2



1 WEST ELEV. EXISTING CHANNEL LETTERS 58 SF
3 NOT TO SCALE



2 WEST ELEV. EXISTING CHANNEL LETTERS 58 SF
3 NOT TO SCALE



PREVIOUS LOGO & LETTERS REMOVED- NTS 53 SF



SIGN LOCATION MAP - NTS

SignEffectz™

1827 W. Glendale Ave. Milwaukee, WI 53208
414.264.5504
414.262.5564
www.signeffectz.com

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CUSTOMER
BDPI- Gameday Men's Health

PROJECT
Channel Letters

QUOTED ITEMS

PROJECT ADDRESS
Gameday Men's Health
5250 S 108th St
Hales Corners, WI 53130

BILLING ADDRESS

REV.	DESCRIPTION	DATE	BY
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04			
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PROJECT NOTES

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SHEET NO.	DATE	WORK ORDER NO.	JOB NO.
B	PERMITTING	12345	01
AUTHOR	PERMIT DRAWING NO.		
AAE	Z17314386_1.0		
ADCT. MGR	SCALE		
ZK	1/2" = 1' - 0"		
PROJ. MGR	QUOTE	CHG ORD NO.	
ML	17576		
REV	DATE OF ISSUE	SHEET NO.	
00	04/09/25	3	



Village of Hales Corners Plan Commission

Memorandum

DATE: May 30, 2025

AGENDA 6.0 - Plan Commission Application Site Plan Renewal –30' x 36' detached garage (1,080 square feet) at a height of 19' 10".

A. PURPOSE

- 1) Consideration for approval the Plan Commission Application for Site Plan Renewal to construct a detached garage at 9304 W. Grange Avenue.

B. BACKGROUND – (Property is Zoned R-3, Resident District)

Applicant received approval for this proposal on July 17, 2023. A building permit was applied for as required under the original approval, however no construction commenced therefore the permit is void and the approval from the Plan Commission has expired.

Applicant is requesting to a renewal of the previously approved plan to construct a detached garage in an R-3 lot. Plat map provided shows an accessory shed in the rear yard setback and existing attached garage.

C. APPLICABLE CODE SECTIONS OF THE PROPOSED SIGNAGE

1. Hales Corners Code - §445-3.7 E. – side yard setback of 15 feet and rear yard setback of 40 feet. Lot is 365.09 ft long. Existing structure is 95.5 ft long and requested new structure is 222 ft from rear yard setback. Side yard setback is 30 ft. Proposed structure is compliant.
2. Hales Corners Code §445-14.1 C.(3) (d)– garages and other detached accessory buildings shall be less than 15 feet in height. **Proposed structure is not compliant with this section.**
3. Hales Corners Code §445-14.1 C.(1) (d)– accessory building limits. In any residential district, in addition to the principal building, a detached garage or attached garage and one additional accessory building is allowed. Per the submitted plat map, a 8.3' x 12.4' shed is in the rear yard. As the site exists it is compliant. **This structure, if permitted, would exceed the allowable accessory units and would not be compliant.**

D. ISSUES FOR CONSIDERATION

1. The Plan Commission is charged with reviewing structures in excess of the 720 square feet and under section §445-15.5 G. 11 Building Height. Height of all building(s), including principal and accessory may be approved by the Plan Commission.

E. COMMENTS

1. If approved, **the “shed” structure in the rear yard must be removed** as we do not allow an attached garage, detached garage AND any other accessory structures other than play yard equipment such as swing sets.
2. The applicant must complete construction within 18 months.
3. Previous approval required the following and is recommend as required if approved for the renewal:
 - a) Shed to be removed from the property;
 - b) Deed restriction placed on accessory structure to prohibit residential occupancy from ever occurring;
 - c) No burning of construction materials or debris is permitted;
 - d) Height of structure to be 19 feet 10 inches;
 - e) Applicant confirm no business, trade, or industry will be conducted that is prohibited by the home occupations section of Code;
 - f) Applicant confirms and submits required renderings and/or drawings that indicate the finishing materials will match and/or complement the existing single-family dwelling or will be of neutral colors as required by Code prior to being issued a building permit;
 - g) The hours for construction work are to be from 8:00 a.m. to 7:00 p.m;
 - h) The Permit allows for construction of the detached garage as proposed and staging must be for this project only and no other equipment or materials for any other project may be stored on site; and,
 - i) Note: Pursuant to the requirements of Section 445-14.1(A), a separate Building Permit shall be required before any project work can commence.
 - j) Application will install proper erosion control, if required to protect neighboring parcels and/or Municipal Right-of-Way from debris and materials that result from construction.
 - k) Applicant confirms no sewer and/or water utilities will be installed for the garage.
 - l) Applicant to provide a grading plan showing how the area around the garage will drain and match back into existing conditions.
 - m) Submission of plans to be approved by staff that identifies drainage will not impact adjacent properties.

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

July 20, 2023

Ramon Perez
9304 W. Grange Ave.
Hales Corners, WI 53130

Re: 1,080 Sq Ft Garage, 19' 10" at 9304 W. Grange Ave. (Tax Key No: 653-9963-001)

Dear Mr. Perez,

On July 17, 2023, Plan Commission approved your request for a 1,080 square foot garage with a 19'10" height to be located at 9304 W. Grange Ave., Hales Corners with the following conditions:

- 1) Shed to be removed from the property;
- 2) Deed restriction placed on accessory structure to prohibit residential occupancy from ever occurring;
- 3) No burning of construction materials or debris is permitted;
- 4) Height of structure to be 19 feet 10 inches;
- 5) Applicant confirm no business, trade, or industry will be conducted that is prohibited by the home occupations section of Code;
- 6) Applicant confirms and submits required renderings and/or drawings that indicate the finishing materials will match and/or complement the existing single-family dwelling or will be of neutral colors as required by Code prior to being issued a building permit;
- 7) The hours for construction work are to be from 8:00 a.m. to 7:00 p.m.;
- 8) The Permit allows for construction of the detached garage as proposed and staging must be for this project only and no other equipment or materials for any other project may be stored on site; and,
- 9) Note: Pursuant to the requirements of Section 445-14.1(A), a separate Building Permit shall be required before any project work can commence.
- 10) Application will install proper erosion control, if required to protect neighboring parcels and/or Municipal Right-of-Way from debris and materials that result from construction.
- 11) Applicant confirms no sewer and/or water utilities will be installed for the garage.
- 12) Applicant to provide a grading plan showing how the area around the garage will drain and match back into existing conditions.
- 13) Submission of plans to be approved by staff that identifies drainage will not impact adjacent properties.

If you have any additional questions, please contact our office at (414) 529-6161.

Regards,

Sandra M. Kulik, CPA
Village Administrator/Clerk/Treasurer

C: File
Building Inspector



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: Ramon Perez

Company: _____

Address: 9304 W Grange Av.
City: Hales Corner State: WI Zip: 53130

Phone No: 414-839-8563

Email: ramonheating24@hotmail.com

PROPERTY INFORMATION

Property Address: _____

Tax Key Number: _____

Current Zoning: _____

Property Owner: _____

Property Owner's Address: _____

Existing Use of Property: _____

APPLICANT IS REPRESENTED BY

Name: Ramon Perez

Address: 9304 W Grange Av.

City: Hales Corner State: WI Zip: 53130

Phone No: 414-839-8563

Email: ramonheating24@hotmail.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 - \$350 175
- ☐ 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 _____ Date: _____

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: July 5, 2023

AGENDA 5.0 - Plan Commission Application Site Plan Review –30' x 36' detached garage (1,080 square feet) at a height of 19' 10".

A. PURPOSE

- 1) Consideration for approval the Plan Commission Application for Site Plan Review to construct a detached garage at 9304 W. Grange Avenue.

B. BACKGROUND – (Property is Zoned R-3, Resident District)

Applicant requesting to construct a detached garage in a R-3 lot. Plat map provided shows an accessory shed in the rear yard setback and existing attached garage.

C. APPLICABLE CODE SECTIONS OF THE PROPOSED SIGNAGE

1. Hales Corners Code - §445-3.7 E. – side yard setback of 15 feet and rear yard setback of 40 feet. Lot is 365.09 ft long. Existing structure is 95.5 ft long and requested new structure is 222 ft from rear yard setback. Side yard setback is 30 ft. Proposed structure is compliant.
2. Hales Corners Code §445-14.1 C.(3) (d)– garages and other detached accessory buildings shall be less than 15 feet in height. **Proposed structure is not compliant with this section.**
3. Hales Corners Code §445-14.1 C.(1) (d)– accessory building limits. In any residential district, in addition to the principal building, a detached garage or attached garage and one additional accessory building is allowed. Per the submitted plat map, a 8.3' x 12.4' shed is in the rear yard. As the site exists it is compliant. **This structure, if permitted, would exceed the allowable accessory units and would not be compliant.**

D. ISSUES FOR CONSIDERATION

1. The Plan Commission is charged with reviewing structures in excess of the 720 square feet and under section §445-15.5 G. 11 Building Height. Height of all building(s), including principal and accessory may be approved by the Plan Commission.

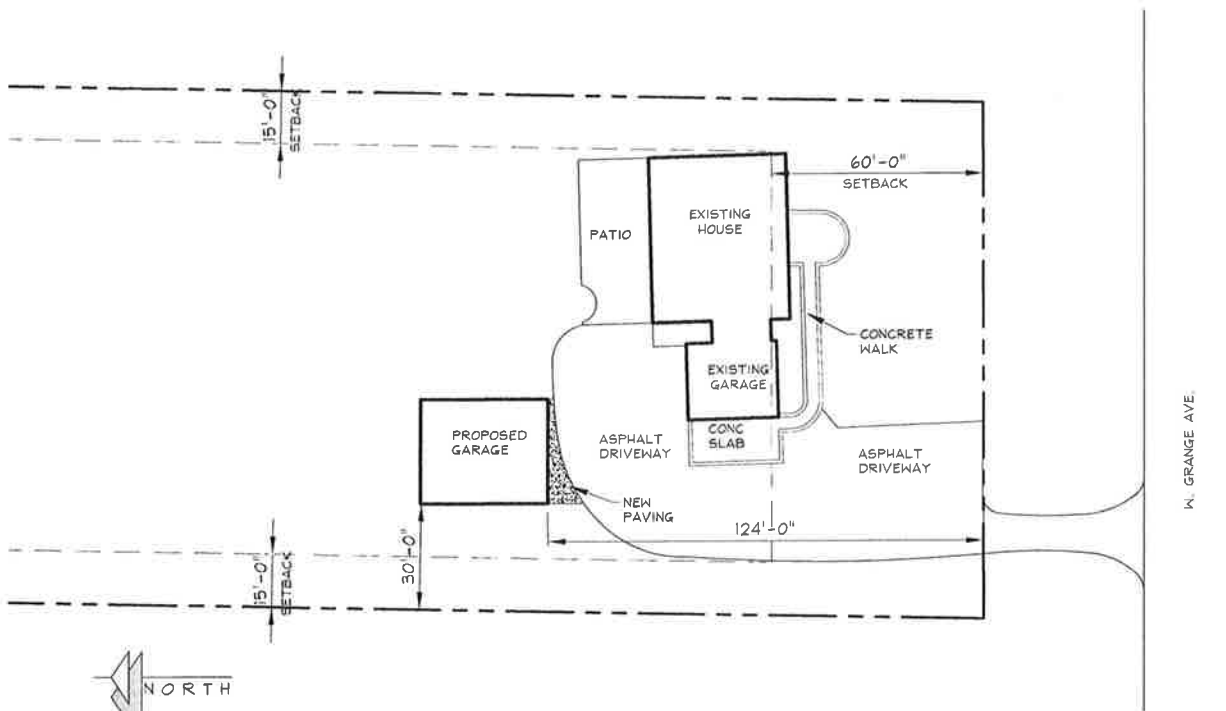
E. COMMENTS

1. If approved, **the "shed" structure in the rear yard must be removed** as we do not allow an attached garage, detached garage AND any other accessory structures other than play yard equipment such as swing sets.

SITE DATA

SITE ZONING = R-3 RESIDENTIAL

TOTAL LOT	53,892 SF	1.24 ACRES	100%
-HOUSE/GARAGE	2,543 SF	.058 ACRES	4.72%
-PROPOSED GARAGE	1,080 SF	.025 ACRES	2.00%
-ASPHALT PAVING (EXIST)	5,060 SF	.12 ACRES	9.39%
-ASPHALT PAVING (NEW)	129 SF	.003 ACRES	0.24%
-PATIO	914 SF	.021 ACRES	0.17%
-CONCRETE PAVING	880 SF	.02 ACRES	0.16%



PROPOSED SITE PLAN

1" = 40'-0"

THE CUSTOM HOUSE LLC

ARCHITECTURE UNLIMITED
RESIDENTIAL-COMMERCIAL
1506 S 58th STREET
WEST ALLIS, WI 53214
PHONE (414) 617-4052

Garage Plans
9304 W Grange Ave
Hales Corners, WI 53130

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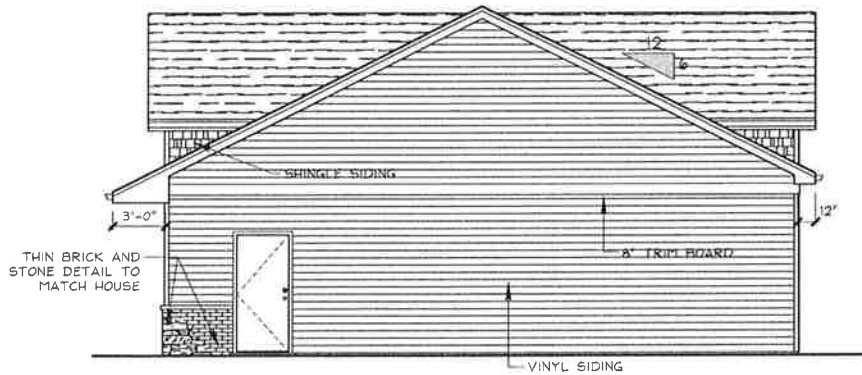
Sheet Contents
SEE EXHIBIT A

Revised By: Date:
From 1: 01 SEP 2022
From 2: 01 JUN 2023

Drawn By: DA
Checked By: DA

Date: 11 JUL 2023
JOB Number: 22002
Sheet Number

C 1



2 RIGHT (EAST) ELEVATION
1/8" = 1'-0"



1 FRONT (SOUTH) ELEVATION
1/8" = 1'-0"

THE
CUSTOM
HOUSE LLC
ARCHITECTURE UNLIMITED
RESIDENTIAL COMMERCIAL
1506 S. 59th STREET
WEST ALLIS, WI 53214
PHONE (414) 417-0512

Garage Plans
9304 W Graeger Ave
Hales Corners, WI 53130

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Sheet Contents
ELEVATIONS

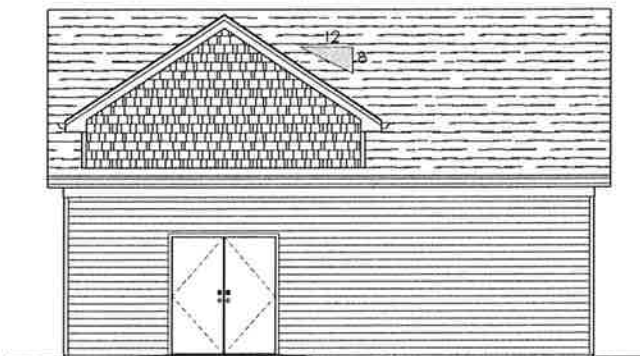
Issued For: Date:
Drawn: 01 Jan 2012
Printed: 01 Jan 2012

Drawn by: DS
Checked by: DS
Date: 11 May 2012
Sheet Number: 22/22

A 1



2 LEFT (WEST) ELEVATION
1/8" = 1'-0"



1 REAR (NORTH) ELEVATION
1/8" = 1'-0"

**THE
CUSTOM
HOUSE LLC**
ARCHITECTURE UNLIMITED
1506 S. 90th STREET
WEST ALLIS, WI 53114
PHONE: (414) 611-0192

Garage Plans
9304 W Grange Ave
Hales Corners, WI 53130

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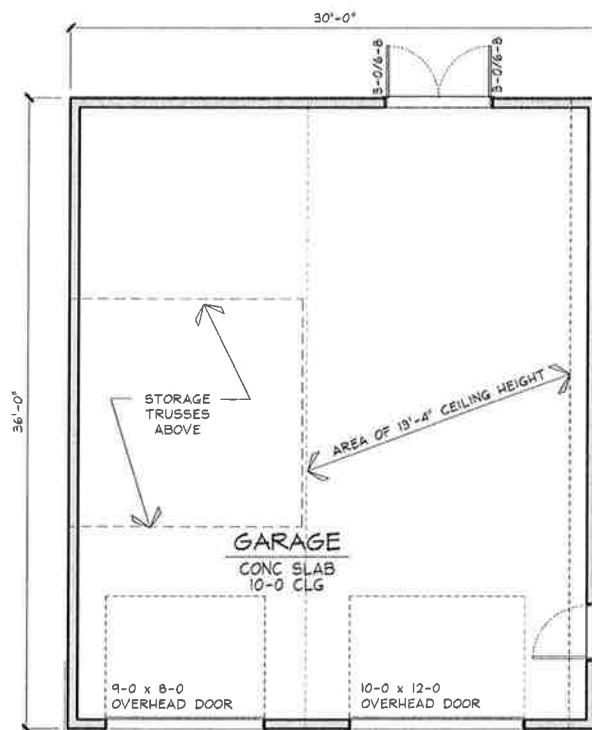
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ELEVATIONS

Drawn For: Date:
Project: 07-008-2012
Project: 07-008-2012

Drawn By: DS
Checked By: DS
Date: 7-26-12
Job Number: 00000
Sheet Number

A 2



1

FLOOR PLAN

1/8" = 1'-0"

THE CUSTOM HOUSE LLC

ARCHITECTURE UNLIMITED
RESIDENTIAL-COMMERCIAL
1506 S. 59th STREET
WEST ALLIS, WI 53214
PHONE (414) 617-4032

Garage Plans

9304 W Grange Ave
Hales Corners, WI 53130

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Sheet Contents

PLAN

Issued For: Date: 01/10/12
Drawn By: DS
Checked By: DS
Date: 01/10/12
Job Number: 201201
Sheet Number: 1

A 3

STATE OF WISCONSIN : MILWAUKEE COUNTY : VILLAGE OF HALES CORNERS

NOTICE OF PROPOSED CONSTRUCTION

NOTICE IS HEREBY GIVEN that an application for the construction of 1,080 square foot garage at 19 ft 10 inches in height for a single family residential home located at 9304 W. Grange Avenue, Hales Corners (Tax Key No. 653-9963-001) and will be reviewed by the Village of Hales Corners Plan Commission on July 17, 2023. The proposed home is located in an R-3 zoning district. The Plan Commission will hear the request from the property owner, Ramon Perez, at this meeting.

A complete copy of the application is available at the Village Hall and is on file and open to public inspection in the office of the Village Clerk pursuant to Sec. 66.035 of the Wisconsin Statutes and may be obtained at the Village Clerk's office, 5635 S. New Berlin Road, Hales Corners, WI 53130.

The Plan Commission Agenda and the materials related to this request will be available on the Village's website at <http://www.halescorners.org> on July 5, 2023. You may contact the Clerk at: (414) 529-6161.

Dated this 5th day of July, 2023.

Sandra M. Kulik
Village Administrator/Clerk



June 19, 2023

Sandra Kulik
Village Administrator
5635 S. New Berlin Road
Hales Corners, WI 53130

RE: 9304 West Grange Ave - Garage

Narrative:

This project will create an accessory detached garage on the existing site for the primary purpose of storing the owners work vehicle – a box truck. Due to the physical size of the vehicle, we are asking for relief from the 15ft maximum roof height for accessory buildings. The building as proposed will max out at approximately 19'-10". The design goal is to minimize the impact of the building mass due to the vehicle size.

To achieve this, we are matching the gable roof format and pitch and taking cues from the existing materials of white vinyl siding, brick and stone veneer and reddish-brown shingles with white trim.

Daniel Glazewski, Architect
DG;dg

The Custom House



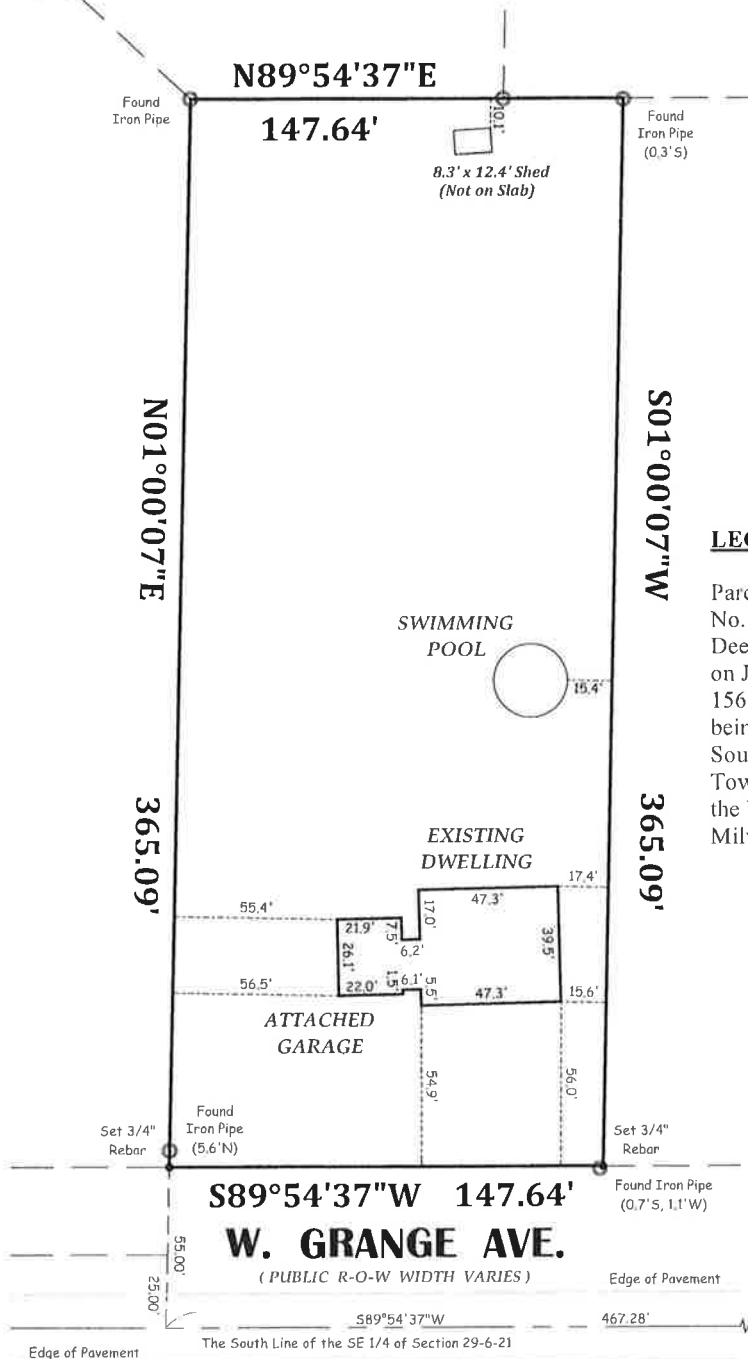
Front Elevation



Rear Elevation



sai@wi.rr.com
 2554 N. 100TH STREET
 P.O. BOX 26396
 WAUWATOSA, WISCONSIN 53
 (414) 257-2212 FAX: (414) 257
 MARC C. PASSARELLI P.L.S.



LEGAL DESCRIPTION

Parcel 1 of Certified Survey Map No. 2152, recorded in the Register of Deeds office for Milwaukee County on July 20, 1973, on Reel 734, Image 1565, as Document No. 4779107, being a redivision of a part of the Southeast 1/4 of Section 29, Township 6 North, Range 21 East, in the Village of Hales Corners, Milwaukee County, Wisconsin.

Address : 9304 W. Grange Ave.
Area of Property : 53,902 Sq. Ft.
1.2374 Acres



The SE Corner of the SE 1/4 Section 29-6-21

Surveyed for: **RAMON PEREZ**

"I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways and visible encroachments, if any.

"This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof, and as to them I warrant the accuracy of said survey map.

NOTE : THIS IS NOT AN ORIGINAL SURVEY UNLESS THIS SEAL IS RED.



Marc C. Passarelli
 WISCONSIN REGISTERED LAND SURVEYOR

04/19/2023
 FIELD WORK DATE

JE
 FIELD WORK BY

04/27/2023
 DATE DRAFTED

MCP
 DRAFTED BY

36493
 JOB NUMBER

MILWAUKEE COUNTY

1

May 23, 2025 08:50:28 AM

Received of:

Trans # 54102

Batch # 1512

One Hundred Seventy Five and 00/100

Amount
\$*****175.00

Category	Reference	Amount
8 COMMITTEE FEES	[PEREZ 9304 W GRANGE RECONSIDER]	175.00
Payment(s)	Cash [RAMON PEREZ]	200.00
Cash:	200.00	Check: 0.00
Refund:	0.00	Change: 25.00
		Other: 0.00
		Total: 175.00

OFFICIAL RECEIPT WHEN VALIDATED IN THIS BOX
HCcash 05/23/2025 08:50:28 *****175.00