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
July 21, 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 – June 16, 2025
3.0 ***Continuation of Public Hearing June 16, 2025-*** Conditional Use Permit and Site Plan Review – 5552 S 108th St, Octane Coffee
4.0 ***[Public Hearing—7:00 p.m or immediately following item 3.0]*** Conditional Use Permit – 11030 W. Forest Home Avenue, United Church of God
5.0 Site Plan Review – 5879 S 92nd Street, Milwaukee County Parks
6.0 Adjournment

Sandra M. Kulik, Administrator
July 7, 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, T. Brinkmeier, 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 (6).

2.0 **Minutes – April 21, 2025 - Motion** (Fritz, Stipe) to approve minutes as presented: motion passes 5-0-2.

3.0 **[Public Hearing – 6:30 p.m.] Conditional Use Application –5552 D 108th Street, Octane Coffee and site plan review –** S. Kulik read the notice. D. Besson opened Public Hearing at 6:32 p.m. Adrian Deasy and David Raschke, W237N2878 Woodgate Rd, Ste 4, Pewaukee, WI 53072 presented their request for a conditional use permit to allow a drive through use in a B-1 Shopping Center District. D. Besson inquired if there was any member of the public who wished to address the Commission on the request. No public comments. Commission members expressed concerns relative to metal siding limitations noted in the planner report. Signage as proposed exceeds the limit per code which limits siding to 2, 40 square foot signs and the proposal included the logo sign which would then be 3 total signs. Commission expressed concerns that lighting for the menu board and proposed building lights be dimmable. Applicant reported that lights are dimmable, that the menu boards automatically dim after a period of time in which it is not in use. Commissioners requested data regarding peak hours and how long cars are in the que waiting to receive their order. D. Besson commented that he wanted to require the demolition and restoration of the site in the event the store should ever close. A. Deasy commented that the peak hours were 6:30 a.m. to 9:00 a.m. at their other site, that there is approximately a 15 to 20 second wait time as the system order is on the online platform so no one is on site collecting funds as it is all done through the app. **Matter was in abeyance and and public hearing continued until July 21, 2025.** Applicant is requested to provide video of menu board during night operations, sample of the siding material proposed with color options and produce documentation relative to joint access frontage road of site as allowable or not opposed to be adjacent businesses.

4.0 **[Public Hearing – 7:00 p.m. or immediately following item 3.0] -Conditional Use Application – 5652 S. 108th Street, Cousin's Subs and site plan review –** S. Kulik read the notice. D. Besson opened the public hearing at 7:35 p.m. Tom Jones, 5652 S. 108th Street, Hales Corners presented the request for a conditional use permit to allow a drive through use in a B-1 Shopping Center District. D. Besson inquired if there was any member of the public who wished to address the Commission on the request. No public comments. M. Shapiro, Village Planner reported on the request. T. Brinkmeier asked if the menu boards would be dimmable and if a barricade would be placed on the entrance farther down Parnell Ave to prevent back up traffic on the street. T. Jones commented that the menu board is dimmable and is turned off when the store is closed. He commented that the que for cars in the drive through lane is approximately 12 cars and that they also have three dedicated parking stalls for customers to pull forward to await their orders, but conceded it is possible that a vehicle could come through that way but unlikely to be a backup on Parnell. S. Kulik commented that the barricade would be more of a safety concern if a vehicle hit it when pulling in and it could go airborne into other vehicles. D. Besson asked about the signage on the dedicated stalls. S. Kulik reported that there are only 3 and they are less than 2 square feet and as such are not regulated by the Village Code.

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Motion (Brinkmeier, Stipe) to approve conditional use application and site plan as presented subject to the following requirements:

1) The menu board has a dimmer function;
2) The parking layout and striping is installed and painted as presented.

Motion passes 5-0-2.

5.0 Site Plan Review – 5250 S 108th Street, GameDay Men's Health sign plan review - Zach Kleinschmidt, 1826 W. Glendale Ave., Milwaukee presented the sign proposal. M. Shapiro read the staff report. D. Besson commented that the requested signage at 78 square feet was 58 square feet larger than the Village Code permitted, which is 16 square feet plus 4 square feet as the building was set back from the roadway. Z. Kleinschmidt commented that the box around the sign due to the leaf branding on the edges made the sign 78 square feet. In actual footage it is more like 63 square feet if the bare areas are not included as part of the overall signage. C. Stipe commented that the signs is similar to the previous signage but that the leaf logo seemed to be the issue. That the letters on the proposed sign are 20 inches and the leaf is 30 inches. He asked if the footprint could be reduced overall to the 58 square feet to be more consistent with other signs at the location. Z. Kleinschmidt reported that they could make that work.

Motion (Brinkmeier, Fritz) to approve signage subject to the following conditions;

1) Lighting for sign includes capability to dim lumens and shall conform to light standard of adjacent signs; and
2) Signage to limited to 58 square feet in total for channel letters and leaf logos;

6.0 Site Plan Renewal – 9304 W. Grange Ave – R. Perez garage - Ramon Perez, 9304 W. Grange Ave addressed the Commission regarding the request. S. Kulik read through staff report and commented that this was a previously approved plan but it had expired due to time limitations set in 2023. She commented that they could renew it but recommended a 12 month completion requirement in addition to all other requirements from previous approval from July, 17, 2023.

Motion (Stipe, Fritz) to approve subject to the following conditions:

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.

DRAFT

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.

n) Structure must be complete within twelve (12) months of approval.

Motion passes 5-0-2.

7.0 Adjournment – Motion (Stipe, Brinkmeier) to adjourn at 8:06 p.m.; motion passes 5-0-2.

_____

Sandra M. Kulik, Administrator/Clerk

DRAFT

MEMORANDUM

DATE: July 21, 2025

AGENDA: 3.0 Conditional Use and Site Plan Review– *5552* S. 108th St, Octane Coffee

A. PURPOSE:

1. Continuation of a proposal submitted under a Conditional Use application for the construction and installation 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

C. PROJECT OVERVIEW AND STATUS UPDATE

a) The applicant submitted a Plan Commission Application for a Conditional Use Permit and Site Plan Review for the construction and installation of a drive-thru accessory structure.
b) Plan Commission opened the Public Hearing for this item on June 16, 2025.
   - Matter was continued in abeyance and public hearing will resume on July 21, 2025.
   - Applicant is requested to provide video of menu board during night operations, sample of the siding material proposed with color options and produce documentation relative to joint access frontage road of site as allowable or not opposed to be adjacent businesses.

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: _____

Docusign Envelope ID: A944DE52-818C-4CB0-9DE8-516FFC494B55

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: DocuSigned by: 07EAED3C88124FE... ***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:***					

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.

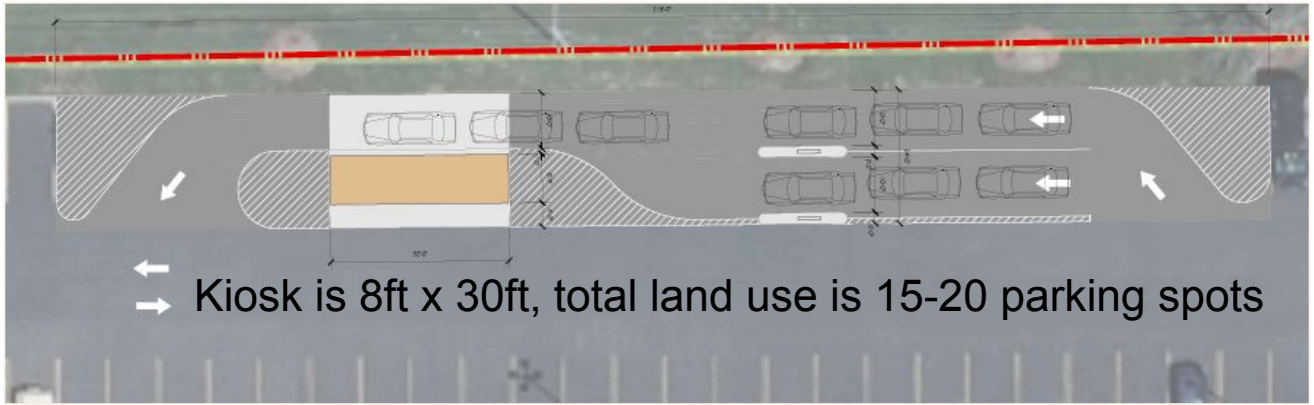
All Signage is 12+ ft above ground level and built with UL recognized parts.

‘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.

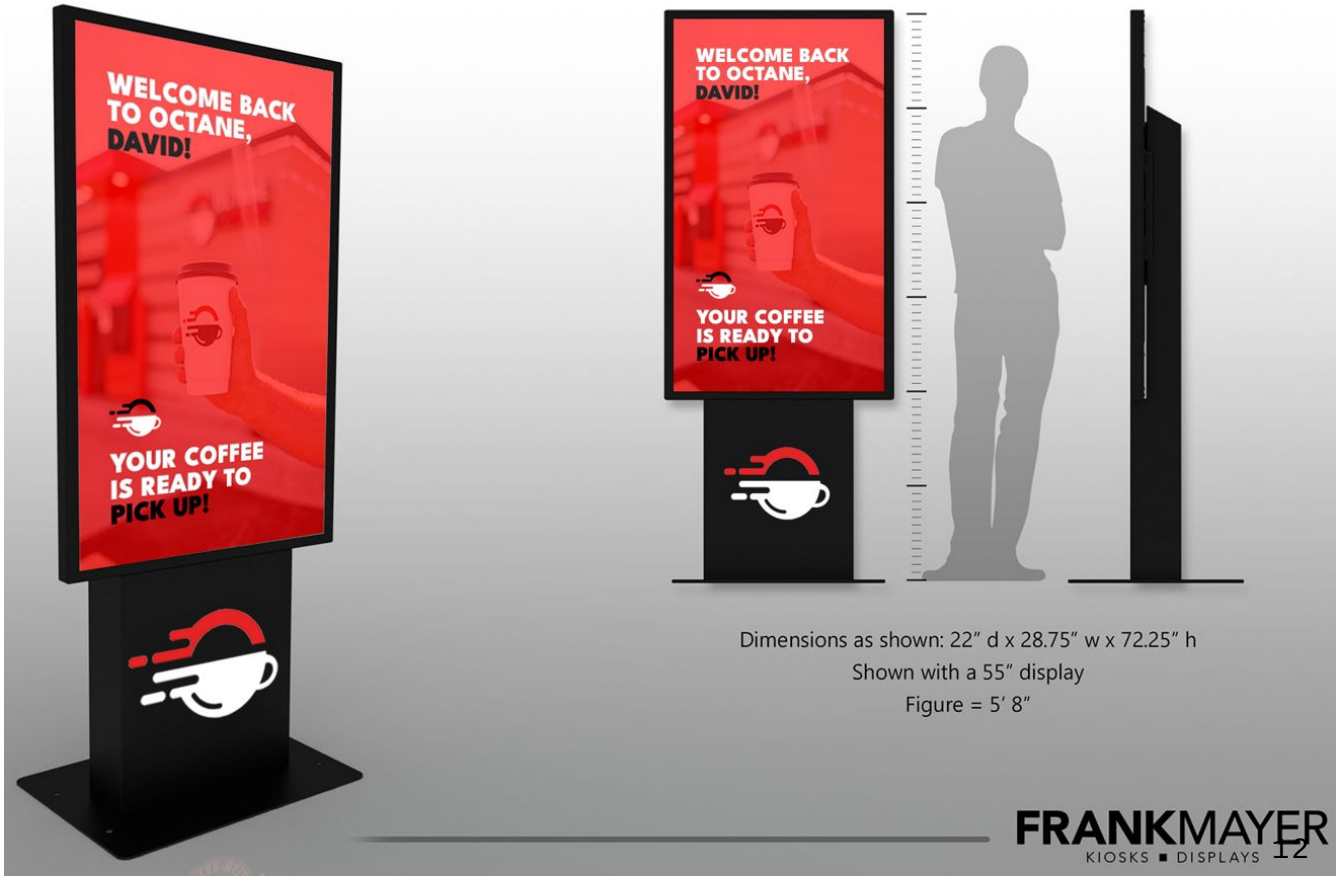
Octane Coffee - Typical Drive-Thru Layout

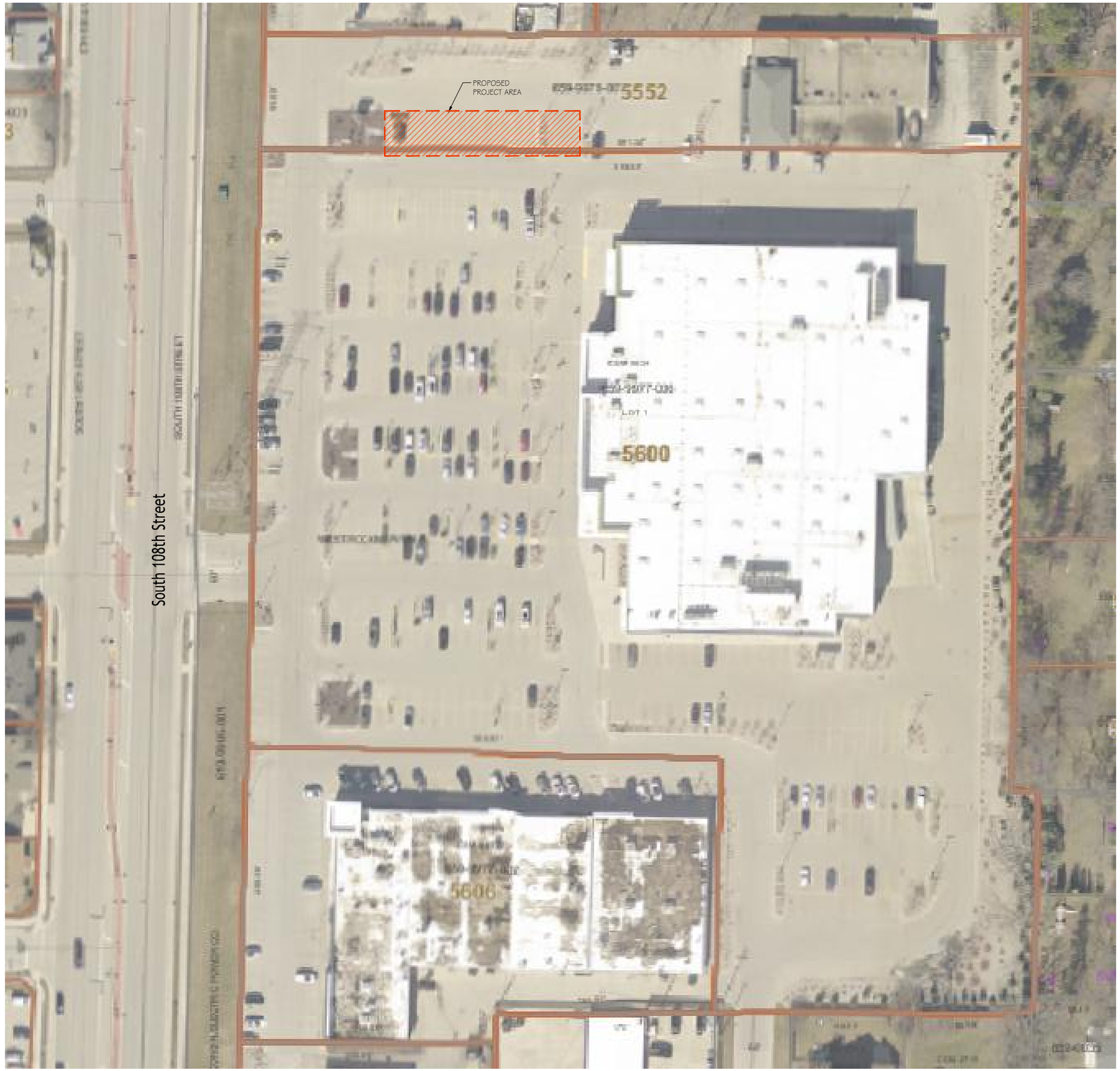


Octane Coffee - Two Digital Displays In the Drive-Thru Lane

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:

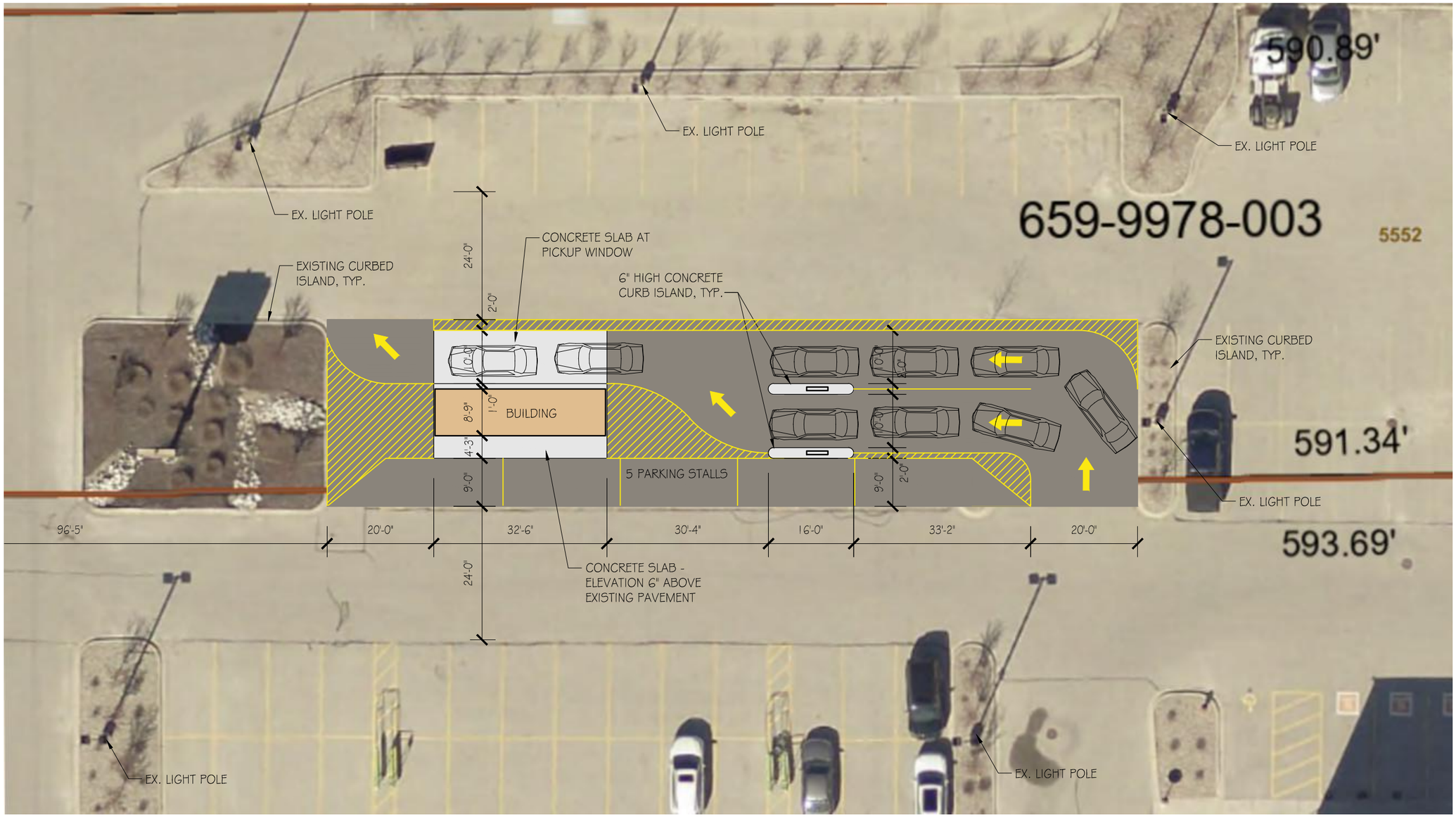
5552 S. 108th Street

Hales Corners, Wisconsin

Issue Date: 5/1/2025

Revisions:

A0.1



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Proposed Site Plan

SCALE: 1" = 20'-0"

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:

A0.2

View 2

SCALE: n.t.s.

View 1

SCALE: n.t.s.

View 4

SCALE: n.t.s.

View 3

SCALE: n.t.s.

VISION
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Proposed Outlot Development For:

5552 S. 108th Street

Hales Corners, Wisconsin

Issue Date: 5/1/2025

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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Proposed Outlot Development For:

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Hales Corners, Wisconsin

Issue Date: 5/1/2025

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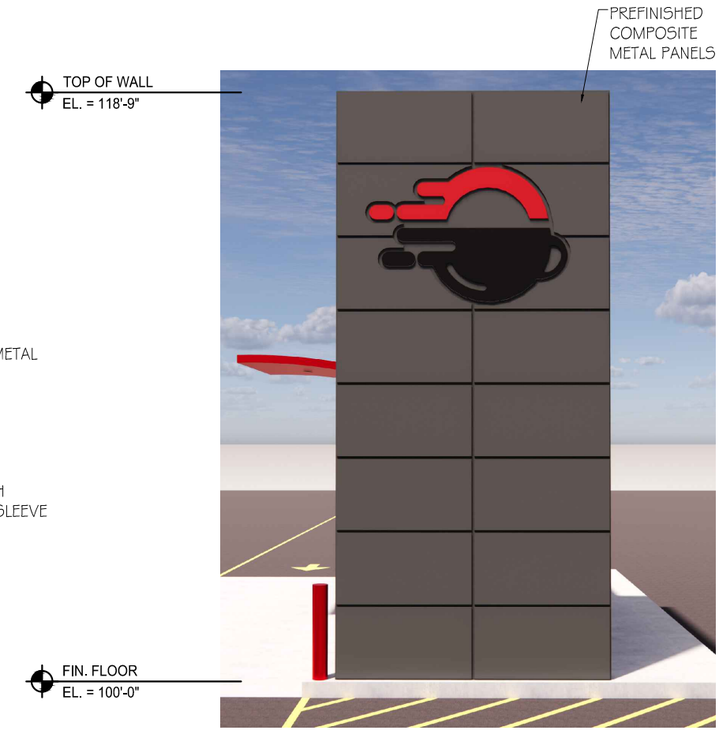
A1.1

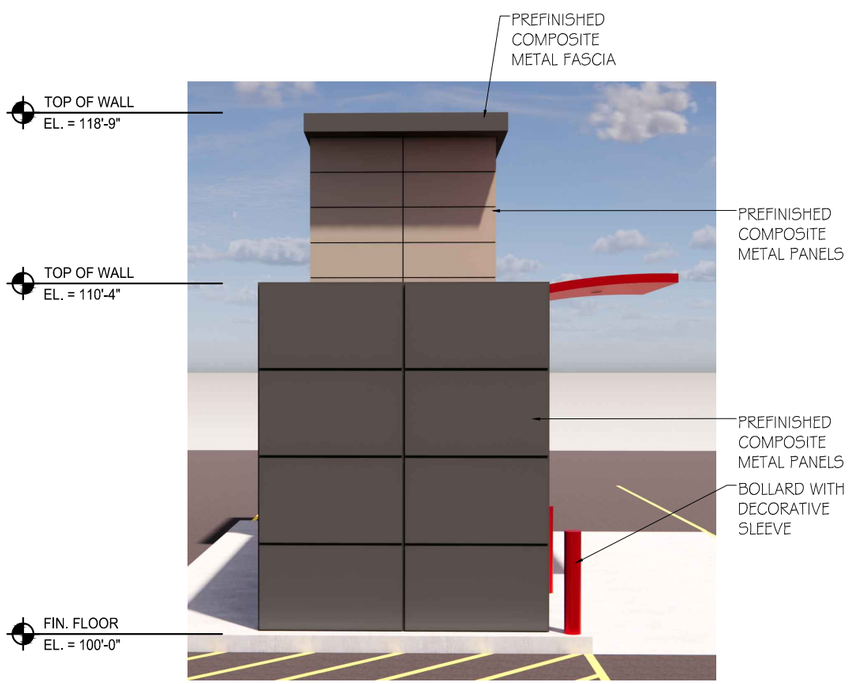
West Elevation

SCALE: n.t.s.



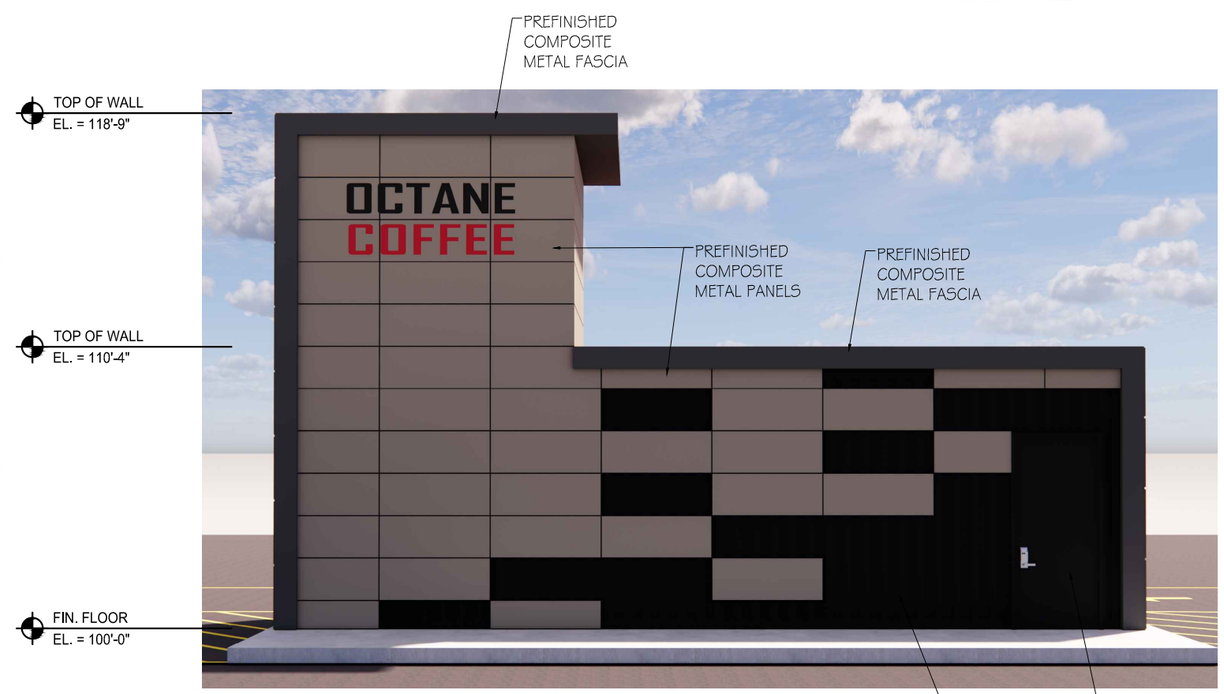
South Elevation

SCALE: n.t.s.



North Elevation

SCALE: n.t.s.



East Elevation

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

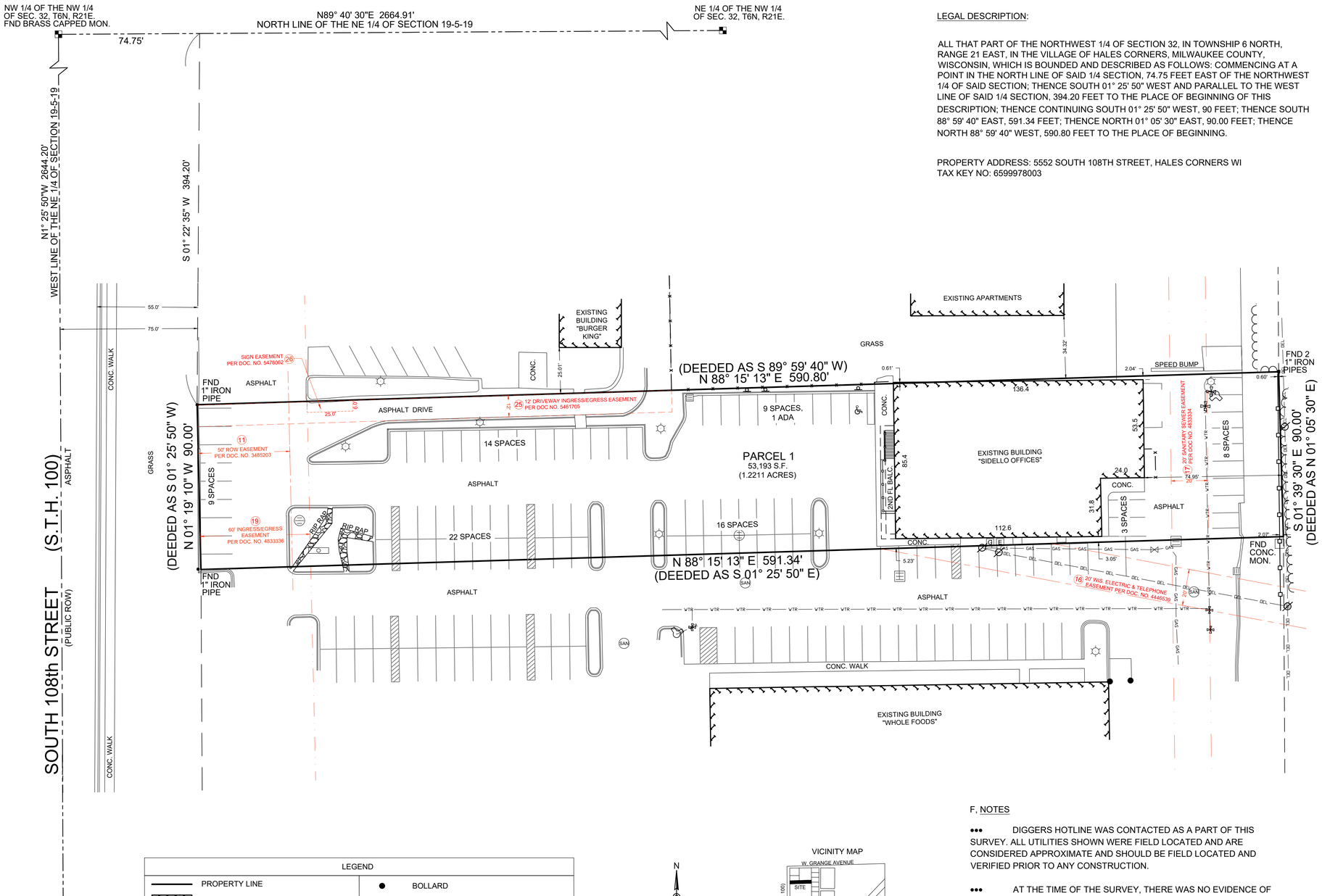
Issue Date: 5/1/2025

Revisions:

A1.2

ALTA/NSPS LAND TITLE SURVEY

MILWAUKEE, WISCONSIN



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.

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).

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

N

0 30' 60'

SCALE 1" = 30'

VICINITY MAP

NW 1/4 SEC. 32 T6N R21E
SCALE 1"=1500'

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

This is 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

WISCONSIN CHRISTOPHER J. KUNKEL S-1755 WAUKESHA, WI LAND SURVEYOR

THIS IS AN ORIGINAL PRINT ONLY IF SEAL IS IMPRINTED IN RED

REV:	DATE:
6	
5	
4	
3	
2	
1	
0	

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

NSPS/ALTA LAND TITLE SURVEY
MILWAUKEE, WISCONSIN

5552 SOUTH 108th STREET
HALES CORNERS, WISCONSIN 53130

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

PROJECT NO.
565-007-001

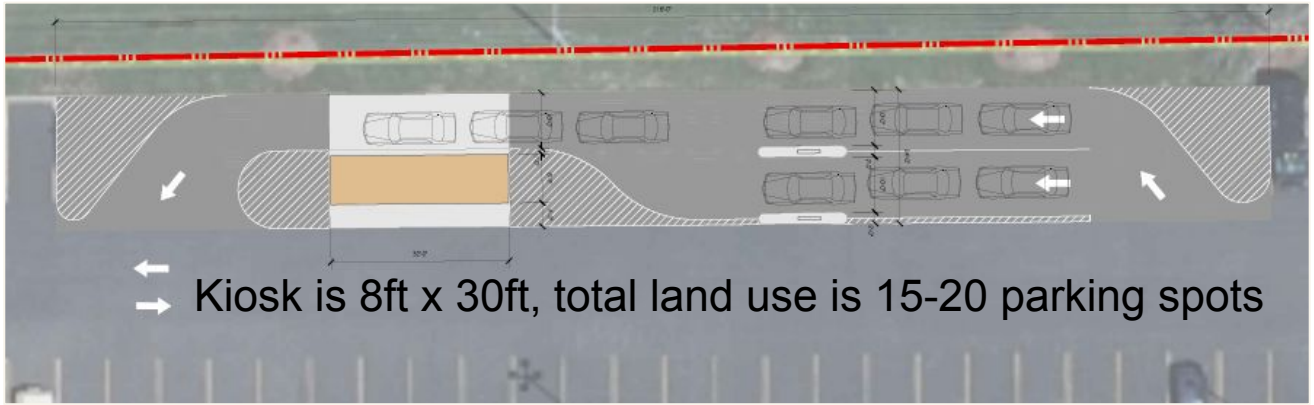
SHEET NO.
01

OCTANE COFFEE

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.-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.

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.

festival
wine
spirits
beer
festival
ENTRANCE

FLAME GRILLING SINCE 1954
ADD A SHAKE. MAKE YOUR DAY.
OREO COOKIE SHAKES
Your free BK is waiting.
ROYAL PERKS
BURGER KING
HOME OF THE WHOPPER
COMBOS
DRAGON
SWFETS
VALUE YOUR WAY
SIDES
Cheesy Tots
Mozzarella Fries
FROZEN STRAWBERRY
Nerds

MEMORANDUM

DATE: July 21, 2025

AGENDA: 4.0 Conditional Use Permit – 11030 W. Forest Home Avenue, United Church of God

A. PURPOSE:

1. Consider for approval the Conditionl Use of a church in a R-4 Residence District zoning district for the property located at 11030 W. Forest Home Avenue.

B. BACKGROUND

A. Subject Property Address: 11030 W. Forest Home Avenue
B. Parcel ID: 701-0090-000 & 701-0090-001
C. Current Zoning all parcels: R-4 Residence District
D. Petitioner & Subject Property Owner: United Church of God, an International Organization

Source: Milwaukee County Mapping (2024)

C. GENERAL DESCRIPTION OF PROPOSED PROJECT

A. Plan Commission should consider the following:
   a. Does the applicant meet the Conditional Use standards?

D. COMPLIANCE WITH THE VILLAGE OF HALES CORNERS CODE

§ 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.

STATE OF WISCONSIN : MILWAUKEE COUNTY : VILLAGE OF HALES CORNERS

CONDITIONAL USE PERMIT PUBLIC HEARING
United Church of God (11030 W. Forest Home Ave.)

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 **July 21, 2025 at 6:40 p.m**. The hearing will be held at the Village Hall, 5635 S. New Berlin Road, Hales Corners, Wisconsin. The hearing will be on the application of United Church of God for a conditional use permit, as required under Sec. §445-3.8(c)(8) of the Village of Hales Corners Zoning Code, for operation of a church in a R-4 Residence District zoning district for the property located at 11030 W. Forest Home Avenue, Hales Corners (Tax Key Number 701-0090-000 & 701-0090-001) more particularly described as follows:

That part of the South East ¼ Section 31, Township 6 North, Range 21 East, Village of Hales Corners bounded and described as follows:

Lot 2, in Block 14, in Hale Park Addition No. 2 and the South 147.40 feet of Lot 1, Block 14, in Hale Park Addition No. 2, except the West 5 feet of the North 53.9 feet of Lot 1, together vacated public service street adjoining the subject premises on the East and including the East ½ of 30 foot vacated alley to the West in Hale Park Addition No. 2, more particularly described as follows:

Commencing at the Southeast corner of said Lot 2, thence Northwesterly 135.96 feet along the North line of Haleco Lane and on the arc of a curve whose center is to the North, whose radius is 660.0 feet, whose chord bearing is North 63°09’50” East, 165.00 feet to the Westerly line of Forest Home Avenue; thence South 20°56’10” West along said Westerly line; 370.42 feet; thence North 69°03’50’ West along the North line of Haleco Lane; 50.0 feet to the point of the 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 5th day of June, 2025.

Sandra M. Kulik
Village Administrator/Clerk

Publish: CNI - Now - 2X: July 2, 2025 & July 9, 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): United Church of God, an International Association	
Applicant Name (if different than above):	
Project Address: 11030 W. Forest Home Ave., Hales Corner, WI 53130	
Applicant Address (if different than above): 555 Techne Center Drive, Milford, OH 45150	
Applicant Phone: 239-327-9283	***Applicant Email:*** jim_pastor@ucg.org
Property Zoning Designation:	***Current Property Use:*** Church
Conditional Use Request: Church/Religious	

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: _____ ***Date:*** _____

Owner Signature: James F Pastor, as Legal Counsel ***Date:*** May 22, 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:***					

CONDITIONAL USE APPLICATION ADDENDUM

UNITED CHURCH OF GOD, AN INTERNATIONAL ASSOCIATION

As per the application submitted with this Addendum, the following questions and answered shall be made part of the above captioned application.

1. The purpose of the conditional use request and any characteristics relative to your parcel or location that impact such request.

   Answer: United Church of God, an International Association (UCGIA) is a biblically based non-denominational Christian church, with its main office in Milford, OH. UCGIA is a Christian religious organization that includes worship, bible studies, fellowship, and other social and charitable activities of a complete modern Church. The parcel and the facility will be used to support our local congregation.

2. The existing uses of all adjacent properties.

   Answer: The adjacent properties are mixed use, in accordance with current zoning. To the west and south is single-family residential properties. To the east is a senior living complex and various small businesses. To the north is an apartment complex along with other small business buildings.

   The rezoning of the UCGIA property would not adversely impact the zoning of the adjacent properties. Indeed, UCGIA believes that its request should be allowed in that it would not create any zoning "islands."

3. The compatibility and impact of the conditional use request with existing development and uses surrounding your property.

   Answer: The property previously operated as a funeral home for many years. In operating this business, the property matched the "look and feel" of the adjacent properties. With the current usage as a church, this property also properly and pleasantly fits into the neighborhood and surrounding area.

   Our members are very respectful and care about the well-being of the property and of the community. Our UCGIA congregation has meet at this location since June 2024. We have interacted with and served the community in various ways

over this time. To our knowledge, there has never been any complaint about the property's usage, our congregants, or of the services and activities held in this property.

Our weekly services are held in the afternoon on the Sabbath. Various other church related activities are sometimes held on this day or on other days. Occasionally, the property will be used for social gatherings and meetings. These are always done at reasonable times and conducted in a respectful and reasonable manner.

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.

   Answer: See attached survey and related photos depicting the overall property. In addition, a variance granted for the garage is attached. This was granted in 1984, allowing a 6' foot variance for the garage. The location of the garage on this property has not changed since this variance was granted.

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.

   Answer: See attached parking lot paving work that UCGIA intends to promptly accomplish. This work will both improve the "look and feel" of the property and will also increase the number of marked parking spaces.

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).

   Answer: This information shall be provided by MSA Professional Services, Inc.

Bldg Insp

BOARD OF APPEALS

VILLAGE OF HALES CORNERS

Monday, October 29, 1984, 7:00 p.m.

Roll Call: Present - Scorgie, Weber, Zimmerman, Wright, Kriva.

Absent and Excused - Dudek.

Also Present - Doug Starck, General Contractor for applicant; Howard Lorenz, applicant's architect; Erwin & Audrey Topczewski, 11208 West Bridget Lane; Marceline Herman, 11202 West Bridget Lane; Cynthia Weber.

Case Number: 480

The applicant, Borgwardt Funeral Home, 11030 West Forest Home Avenue, applies for the necessary variances to permit the construction of a new garage on their business premises. The building inspector had denied the application due to non-conformance with Section 8.10 of the Hales Corners Zoning Code which requires a 10' set back for the proposed garage.

Mr. Starck, representing the applicant, explained that the variance was needed due to the applicant's expansion plans for his business property. The currently existing garage would be remodeled and an addition to the premises of 28'10" x 67' would be added. The applicant's expansion plans require that the new garage be located on a different portion of the property. Applicant proposes an unattached garage as depicted in drawings for the proposed remodeling which were made part of the record.

Mr. Starck stated that if the applicant complied with the 10' Village Code set back requirements, this would create an inadequate clearance between the detached garage and the expanded building in that the clearance between the two buildings would be limited to 17'. According to Mr. Starck, the applicant required a clearance of 25' to adequately handle funeral processions.

Under the variance proposal sought by applicant, the applicant seeks to place and locate his garage within 2'6" of the existing lot line. A variance, as requested according to applicant, would permit him to obtain adequate clearance between the buildings to accommodate his business needs.

Continued on Page 2

Monday, October 29, 1984

The proposed new garage would be 26' deep and be of a total brick masonry construction on all four exterior walls. The building would have no windows facing any of the neighboring property owners.

The boundry line on the west side of the proposed garage is a vacated alleyway. One-half of this land is owned by the applicant, Borgwardt, and the other one-half is owned by adjoining property owner, Donald Mateer. The applicant's set back of 2½' is calculated from the middle of the vacated alleyway property.

Pine trees are currently located along the involved property line. Some of the pine trees would have to be removed to permit construction of the new garage proposal.

Neighboring property owner, Mrs. Herman, objected to the proposal on the grounds that she did not wish to have a brick walled building placed within 2½' of her property line. She was concerned that the violation of the code set back requirement would infringe on the enjoyment of her own property and she was concerned that the proposed construction would create drainage problems on her property.

Mr. Starck stated his position that the proposed construction would not create any drainage problems for the Herman property. He also suggested that the applicant would be willing to plant trees or other buffer plantings to alleviate Mrs. Herman's concern.

Adjoining property owner Topczewski stated that he had no position on the request for variance by applicant. He did question, however, whether 17' clearance as would be created if the set back requirement of the code were met was inadequate for the business of applicant.

Questions were asked by the Board if the proposed garage could be located on other parts of the applicant's property in a fashion that would satisfy the set back requirements of the code and provide applicant with sufficient traffic clearance. Starck replied in the affirmative but stated that some parking spaces would be lost in the event of a different location for the garage.

After full discussion of the Board and attending parties, Weber moved to grant the applicant's request for a variance. There was no second for the motion and the motion to grant the variance failed.

J J Kriva

Prepared by J. Kriva, Chairman

BI

BOARD OF APPEALS : VILLAGE OF HALES CORNERS : MILWAUKEE COUNTY

STATE OF WISCONSIN

NOTICE IS HEREBY GIVEN of a meeting of the Board of Appeals of the Village of Hales Corners to be held at the Municipal Building, 5635 So. New Berlin Road, on Monday, October 29, 1984 at 7:00 P.M.

This is a request from Borquardt Funeral Home, 11030 West Forest Home Avenue, for the necessary variance to permit the construction of a new garage on their premises.

The Building Inspector has denied the application due to non-conformance with Section 8.10(5)(b) of the Hales Corners Zoning Code, which requires a ten (10) ft. setback.

Dated this 15th day of October, 1984.

James Kriva /ch

James Kriva, Chairman
Board of Appeals

JK/ch

cc: All Members Board of Appeals
J. Hurm, Village Commissioner
D. Schoetz, Village Attorney
Inspection Department
Board of Trustees
Community Newspapers - HUB - Print 1X October 18, 1984
Borquardt Funeral Home
Donald D. Mateer III - 11130 W. Haleco Lane
Elroy H. Herman - 11202 W. Bridget Lane
Ervin P. Topczewski - 11208 W. Bridget Lane

BOARD OF APPEALS

VILLAGE OF HALES CORNERS

BORGWARDT

Monday, December 17, 1984

Case No. 480

ROLL CALL: Present: Weber, Wright, Zimmerman, Scorgie, Kriva
Absent and Excused: Dudek

The applicant, Borgwardt Funeral Home, was represented by Mr. Borgwardt. This is a continuation of the hearing of October 29, 1984 requesting permission to secure the necessary variances for construction of a new garage on the Borgwardt premises.

The applicant presented new information in the form of a letter from Mrs. Herman who had previously objected to the requested variance, and from Erwin Topczewski. The Herman and Topczewski properties are adjacent to the applicant's business property. The letters were made part of the record of the proceedings and forwarded to the Board members. In the letters, both adjoining property owners expressed the statement that they had no objection to the applicant's modified request for 6' variance. The modified request would create a 4' property line clearance. This clearance is increased over the 2' clearance previously proposed by applicant at the October 29, 1984 meeting.

Also made a part of the record was a letter from Mr. Borgwardt to Mrs. Herman explaining his intention to make certain specified buffer plantings in the vicinity of the proposed additional garage and along the Herman property line.

The applicant explained that he needed the variance so as to permit sufficient clearance between the garage and his business building to accommodate funeral processions needed by his business.

Following discussion, Mr. Weber moved to grant the 6' variance now requested by the applicant. Mr. Wright seconded the motion. The motion passed unanimously.

The hearing concluded at 9:00 P.M.

James Kriva/cc

James Kriva
Chairman

JK/cc

Proposal

Suburban Asphalt Co., Inc.

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: ACCOUNT NAME:	CUSTOMER CONTACT NAME	DATE
United Church of God	**Dan Dowd**	**01/16/25**
STREET	CUSTOMER CONTACT EMAIL	CUSTOMER CONTACT PHONE
11030 W Forest Home Ave.	**dan_dowd@ucg.org**	**262-299-1039**
CITY, STATE AND ZIP CODE	JOB TYPE	A/P CONTACT NAME & PHONE
Hales Corners, WI 53130	**Downspots/Patching/Sealing**	
INVOICE EMAIL - A/P DEPARTMENT	JOB NAME & LOCATION	
	same	

We hereby submit specifications and estimates for:

Bury 9 down spouts and 1 sump pump and patch with asphalt:

Notify diggers hotline, check for potential private lines.
Sawcut perimeter of area(s) to be removed.
Excavate asphalt and haul from site. (includes area with damaged bollards 168 sf)
Excavate stone/dirt to allow depth of pipe (6"), stone (4"), asphalt (4") approximatley 16" total depth
Attach pipe fittings to 9 down spouts and 1 sump pump
Connect pipe(s) approximatley 350 LF
"Daylight" pipes in grass short of property line on east side of property
Install stone as needed to bring up to paving grade
Grade and shape stone base.
Compact with Hamm 3410 vibratory drum compaction roller providing 25 tons of compaction.
Hand lay hot mix asphalt 4" compacted thickness placed in two lifts.

Bury 9 down spouts and 1 sump pump and patch with asphalt @ 4"= $18,896.00

Estimated for 20 tons of asphalt patching. Additional asphalt patching billed at $500/ton
***Permits by owner if applicable**
****Landscaping restoration by owner**

OFFICE USE

PRIV LINES (IN HOUSE)	YES
PRIV LINES (CONTRACTED)	NO
DIGGERS	YES
START DATE:	
INSTRUCTIONS:	
Mark entire property	

Seal Coat/Crack Fill/Stripe 33,250 sf:

Clean out weeds as needed.
Sweep and remove debris from area to be sealed as needed.
Apply soil sterilizer to retard weed growth.
Clean out cracks not more than 3/4" deep as per manufacturer specifications.
Seal cracks (1/4") with rubberized hot pour crack sealer. ASTM #3405 F.A.A. approved.
Spot-X all spillage to insure adhesion of sealer to pavement.
Trim by hand all areas adjacent to garage doors, concrete, etc.
Apply 1st coat to entire area to fill pores and irregularities.
Apply 2nd coat to entire area to assure best wearing surface and skid resistance.
Stripe lot per existing visible pattern. Additional charges will apply if changes are added.

Crackfill not applied to excessively cracked areas. (i.e.. Spider web type cracking) These areas should be considered for future asphalt replacement. Our procedure is to seal the largest cracks first, then to proceed to the smaller cracks up to the material estimated.

Seal Coat/Crack Fill/Stripe 33,250 sf= $6,976.00

A soils test should be completed by owner to verify existing pavement thickness, stone thickness, soil conditions for potential instability or ground water trapped within the subgrade.
Please note: As with any excavation the potential for groundwater exists. If we should observe or encounter groundwater, we shall notify the owner or owners representative of this condition. Our recommendation, if feasible, would be to install perforated drain tile to collect the ground water and redirect it to a storm sewer or drainage ditch nearby to stabilize the subgrade. Our minimum is $2800 for the 1st 100 LF and $20/LF thereafter.

Please note: As with any excavation the potential for unstable soil exists. In the event we should encounter this situation, we shall notify the owner.
Upon receiving authorization from the owner, we shall remove "undercut" the unstable material and replace with suitable aggregate for $38 per ton. Add: $3/ton Racine & Kenosha Cty
This includes excavating, trucking, dumping, aggregate and grading. If stabilization fabric is required, it will be invoiced at $2.50 per square yard.

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

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 4%**

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 Driector

Note: Proposal may be withdrawn if not accepted within 15 days.
Due to market volatility, asphalt pricing may change on short notice.
An additional fuel surcharge will apply for projects out of the Milwaukee area.

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 emailed terms and conditions. All permits are the responsibility of the owner.

PLEASE NOTE THAT CRACKS WILL OCCUR WITHIN THE FIRST YEAR AND ARE NOT COVERED UNDER WARRANTY.

Customer Signature Date of Acceptance

AMERICAN
FOUNDATION SPECIALISTS
BASEMENT SPECIALISTS CO

PLAT OF SURVEY

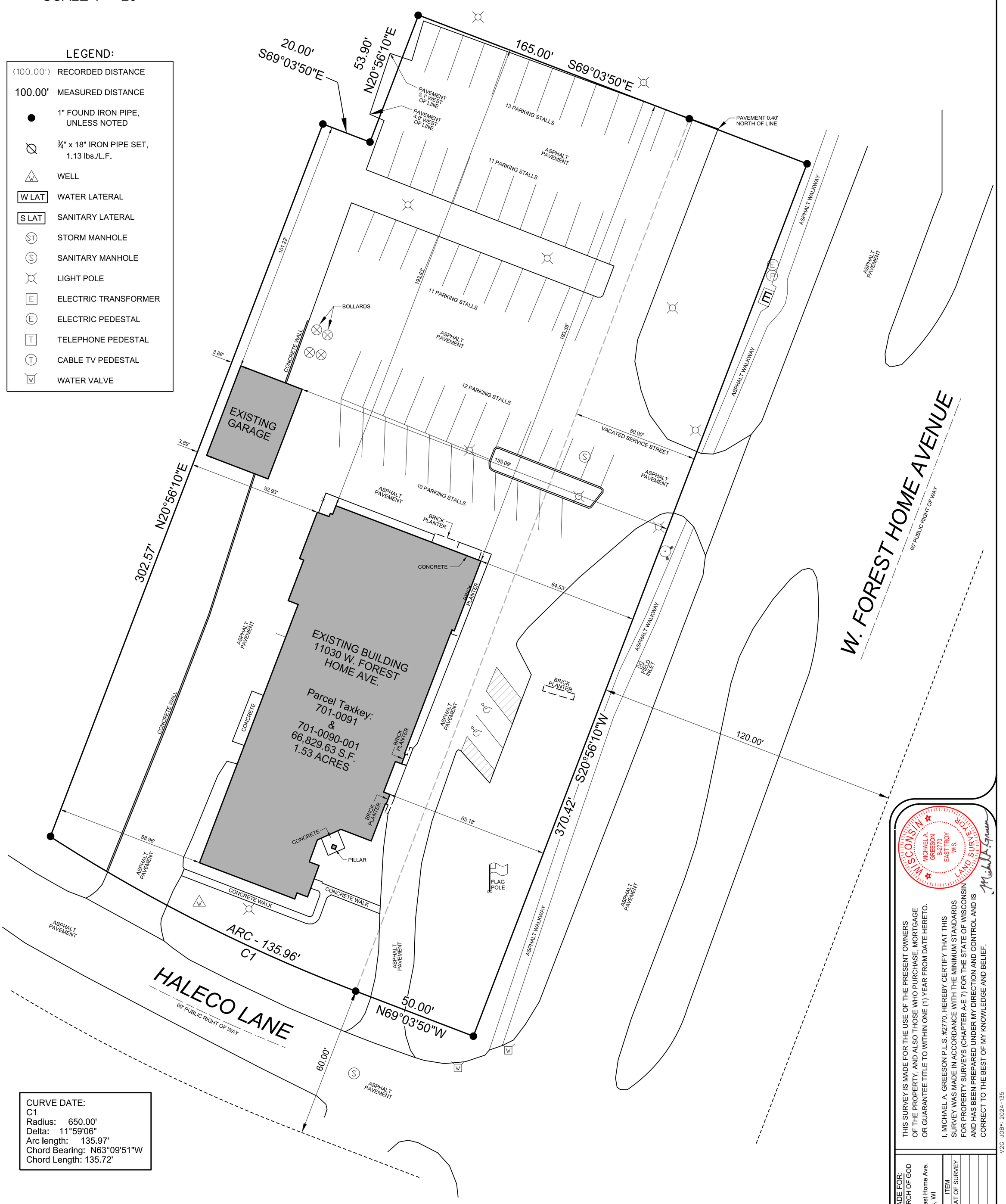
LEGAL DESCRIPTION: LOT 2 IN BLOCK 14, HALE PARK ADDITION No. 2 AND THE SOUTH 147.4 FEET OF LOT 1 BLOCK 14 IN HALE PARK ADDITION No. 2, EXCEPTING THE WEST 5 FEET OF THE NORTH 53.9 FEET OF LOT 1 AND INCLUDING THE EAST½ OF THE 20 FOOT VACATED ALLEY TO THE WEST AND THE 50 FOOT VACATED SERVICE STREET TO THE EAST IN HALE PARK ADDITION No. 2, IN THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 21 EAST, VILLAGE OF HALES CORNERS, MILWAUKEE COUNTY, WISCONSIN. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTHWESTERLY 135.96 FEET ALONG THE NORTH LINE OF HALECO LANE AND ON THE ARC OF A CURVE WHOSE CENTER IS TO THE NORTH, WHOSE RADIUS IS 650.00 FEET, WHOSE CHORD BEARING IS N63°09'51"W, CHORD DISTANCE OF 135.97 FEET TO THE CENTER LINE OF A VACATED ALLEY; THENCE N20°56'10"E ALONG SAID CENTERLINE, 302.57 FEET; THENCE S69°03'50"E, 20.00 FEET; THENCE N20°56'10"E, 53.90 FEET; THENCE S69°03'50"E, 165.00 FEET TO THE WESTERLY LINE OF FOREST HOME AVENUE; THENCE S20°56'10"W ALONG SAID WESTERLY LINE, 370.42 FEET; THENCE N69°03'50"W ALONG THE NORTH LINE OF HALECO LANE, 50.00 FEET TO THE POINT OF BEGINNING. SAID DESCRIBE AREA CONTAINS 66,829.63 S.F. OR 1.53 ACRES MORE OR LESS.

0' 20' 40'

SCALE 1" = 20'

LEGEND:

(100.00')	RECORDED DISTANCE
100.00'	MEASURED DISTANCE
●	1" FOUND IRON PIPE, UNLESS NOTED
⊘	¾" x 18" IRON PIPE SET, 1.13 lbs./L.F.
W	WELL
W LAT	WATER LATERAL
S LAT	SANITARY LATERAL
ST	STORM MANHOLE
S	SANITARY MANHOLE
	LIGHT POLE
E	ELECTRIC TRANSFORMER
E	ELECTRIC PEDESTAL
T	TELEPHONE PEDESTAL
T	CABLE TV PEDESTAL
W	WATER VALVE



CURVE DATE:
C1
Radius: 650.00'
Delta: 11°59'06"
Arc length: 135.97'
Chord Bearing: N63°09'51"W
Chord Length: 135.72'

NOTE:
NO TITLE COMMITMENT OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO V2G SURVEYING LLC., PERTAINING TO THIS SURVEY. THIS PLAT OF SURVEY MAY NOT REFLECT EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIONS, OWNERSHIP TITLE EVIDENCE, OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE TITLE TO WITHIN ONE (1) YEAR FROM DATE HERETO.

I, MICHAEL A. GREESON P.L.S. #2770, HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY SURVEYS (CHAPTER A-E 7) FOR THE STATE OF WISCONSIN AND HAS BEEN PREPARED UNDER MY DIRECTION AND CONTROL AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WISCONSIN MICHAEL A. GREESON S-2770 EAST TROY WIS. LAND SURVEYOR

SURVEY MADE FOR:
UNITED CHURCH OF GOD
Dan Dowd
11030 W. Forest Home Ave.
Hales Corners, WI

DATE	ITEM
11/21/2024	PLAT OF SURVEY

V2G SURVEYING, LLC
123 WOLF RUN – SUITE 4
MUKWONAGO, WI 53149
(262) 378-5097

V2G JOB#: 2024-135

PLOT DATE: 11/21/2024

FILE NAME: 2024-135 DAN DOWD UNITED CHURCH OF GOD 11030 W FOREST HOME HALES CORNERS.DGN

MEMORANDUM

DATE: July 21, 2025

AGENDA: 5.0 Site Plan Review – 5879 S. 92nd Street, Milwaukee County Parks

A. PURPOSE:

1. Consider for approval the placement of multiple security fences within Whitnall Park and the Boerner Botanical Gardens

B. BACKGROUND

A. Subject Property Address: 5879 S. 92nd Street
B. Parcel ID: 6999999000
C. Current Zoning all parcels: P-1 Parks and Institutional
D. Petitioner & Subject Property Owner: Milwaukee County Parks, Guy Smith, Parks Executive Director

Source: Milwaukee County Mapping (2024)

B. GENERAL DESCRIPTION OF PROPOSED PROJECT

Plan Commission should consider the following:

1) On May 27, 2025, Consulting Village Planner was contacted by Milwaukee County Parks to inquire about the materials needed to receive permits for fencing at Whitnall Park and the Boerner Botanical Gardens.
   a) It is noted that, at the time of application, the fencing had already been erected within the park grounds.
2) All requested fencing exceeds the maximum height allowable for the district without prior approval by the Plan Commission as allowed for fences 8 ft and lower. .
3) The exterior fence in AREA 3: Margie's Garden. Fence exceeds the maximum permitted for security fences.
   a) Applicant is scheduled for Board of Appeals, it is noted that any Plan Commission approval may be conditional on the approval of Board of Appeals for this section of fencing.
4) All other fences on the property meet the height requirement identified in the code, and is up to the discretion of the Plan Commission to determine if the structure meets the standards set forth in § 445-14.4.

D. COMPLIANCE WITH THE VILLAGE OF HALES CORNERS CODE

§ 445-14.4Fences and hedges.

c) Permit application review requirements. No permit for a fence shall be issued unless it has been found as a fact by the Building Inspector and the Zoning Administrator, after a review of the property site and an examination of the application for the fence permit, which shall include exterior elevations of the proposed structure, that the height or the architectural appeal and functional plan of the proposed fence or its location on the site will, when so constructed or erected, not be such as to cause a substantial depreciation in property values in the immediate neighborhood or as to cause a traffic hazard.

d) General Requirements.
   1) All fences four feet in height or greater, require a permit. All fences erected in the side street setbacks (for corner lots) require a permit regardless of height and shall conform to the setback limits as defined by the parcel zoning district.
   2) The structural side of the fence must be facing inward, or toward the owner's property.
   3) A five-foot fence must be set one foot off the property line. A six-foot fence must be set two feet off the property line. Fences four feet or under can be placed up to the property line.

e) Security fences. Security fences are permitted, with Plan Commission approval, on the property lines in all districts except residential districts, but shall not exceed eight feet in height and shall be of an open type similar to woven wire or wrought iron fencing.

h) Temporary fences. Fences erected for the protection of planting or to warn of construction hazard, or for similar purposes, shall be clearly visible or marked with colored streamers or other such warning devices at four-foot intervals. Such fences shall comply with the setback requirements set forth in this section. The issuance of a permit shall not be necessary for temporary fences as described herein, but said fences shall not be erected for more than 60 days.

Morgan Shapiro

From: Sarah Toomsen <Sarah.Toomsen@milwaukeecountywi.gov>
Sent: Tuesday, June 24, 2025 11:52 AM
To: Morgan Shapiro
Cc: Erin Fischer; Jeffrey Orlowski; Andrea Wallace; Mustafa Ghazai; skulik@halescorners.org; Brian Wiedenfeld
Subject: [EXTERNAL] FW: Milwaukee County Parks Fencing Request

Good afternoon,
Thank you for reaching out regarding fencing at Boerner Botanical Gardens; we are happy to provide additional detail as needed.

- *Please state the intent/purpose of the fencing for each area identified in the application.*
    - Area 1 - Trial Garden Fence
        - This fence serves as an enclosure that protects the plant material from wildlife impacts, and also offers security for the garden elements.
    - Area 2- Red Barn Safety Fence
        - This fence was erected for public safety as the structure is aging and the public was accessing portions of the building that are structurally concerning. The fence was also installed to prevent trespassing and vandalism that had been taking place.
    - Area 3 – Margie's Garden Fence
        - This fence is an enclosure for this Children's Garden, where young visitors explore the site. The fence offers both security for kids that may wander from their guardians while enjoying the site as well as provides a wildlife barrier from animals that browse on garden vegetation.
    - Area 4 – Wildlife Exclusion and Garden Perimeter Fence
        - This fence protects the majority of the gardens from wildlife damage to the plant collection. It also defines the perimeter of the ticketed garden space, keeping patrons within the Boerner grounds.
- *The county has indicated that this is phase one of the fencing project for Boerner Botanical Gardens. When does the county intend to start phase two?*
    - The County's fencing project has a project webpage that details the aspects of the project that is underway, including the anticipated timeline, which is dependent on fundraising. Boerner Botanical Garden Perimeter Fence | Projects | Milwaukee County Parks.
- *What is the intended timeline for phasing the changes to the park?*
    - I am assuming the changes described here relate to the fence, so the information on the project webpage would be applicable. The current funding available is for planning and design only - Capital Book.book

Please reach out with additional questions or concerns-
Sarah Toomsen

Sarah Toomsen, PLA, LEED AP
Director of Planning
Milwaukee County Parks

From: Erin Fischer <Erin.Fischer@milwaukeecountywi.gov>
Sent: Tuesday, June 24, 2025 9:20 AM

To: Sarah Toomsen <Sarah.Toomsen@milwaukeecountywi.gov>
Subject: FW: Milwaukee County Parks Fencing Request

Erin Fischer
Administrative Assistant
Parks Planning & Development

Milwaukee County Parks
T: 414-257-4514
Erin.Fischer@milwaukeecountywi.gov
countyparks.com

From: Morgan Shapiro <mshapiro@msa-ps.com>
Sent: Tuesday, June 24, 2025 9:10 AM
To: Erin Fischer <Erin.Fischer@milwaukeecountywi.gov>; skulik@halescorners.org
Cc: Brian Wiedenfeld <bwiedenfeld@msa-ps.com>
Subject: RE: Milwaukee County Parks Fencing Request

> **Caution:** This email originated from outside of Milwaukee County. Use the Phish Alert Report button to have IMSD review this message if you think it is suspicious.

Hello Erin,

We are working on finalizing the packet for the upcoming Plan Commission hearing and there have been a few additional questions that we are hoping you can provide us an answer to by Thursday, June 26th. Responding via this email will be sufficient!

1. Please state the intent/purpose of the fencing for each area identified in the application.
2. The county has indicated that this is phase one of the fencing project for Boerner Botanical Gardens. When does the county intend to start phase two?
3. What is the intended timeline for phasing the changes to the park?

Let me know if you have any issues or questions about answering these items by Thursday. We look forward to hearing from you.

Morgan Shapiro, AICP | Assistant Planner II
MSA Professional Services, Inc.
100% Employee Owned
920-267-6088

This message is intended for the sole use of the individual and entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended addressee, nor authorized to receive for the intended addressee, you are hereby notified that you may not use, copy, disclose or distribute to anyone the message or any information

contained in the message. If you have received this message in error, please immediately advise the sender by reply email and delete the message.

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: Sarah Toomsen

Company: Milwaukee County Parks

Address: 9480 Watertown Plank Road

City: Wauwatosa State; WI Zip 53226

Phone No: 414-257-7275

Email: Sarah.Toomsen@milwaukeecountywi.gov

PROPERTY INFORMATION

Property Address: 5879 S 92nd Street

HALES CORNERS WI, 53130

Tax Key Number: 6999999000

Current Zoning: P-1

Property Owner: Milwaukee County Parks

Property Owner's Address: 9480 Watertown Plank Rd

Existing Use of Property: Botanical Gardens/Park

APPLICANT IS REPRESENTED BY

Name: Sarah Toomsen

Address: 9480 Watertown Plank Road

City: Wauwatosa State: WI Zip 53226

Phone No: 414-257-7275

Email: Sarah.Toomsen@milwaukeecountywi.gov

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: 06/03/2025

For Office Use Only:

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

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

Village Board Action: ____ Approve __ Deny __Other
Date: _____

Zoning Amendment Publication Date: _____

VILLAGE OF HALES CORNERS PLANNING COMMISSION APPLICATION CHECKLIST

GENERAL SUBMITTAL REQUIREMENTS

- ❑ Applications are due 45 days prior to the Plan Commission meeting.
- ❑ Ten (13) **folded** reduced size (11" x 17") copies of all plans are required at a standard engineering scale of 40' per inch or less.
- ❑ Two (2) **folded** full size copies of all plans are required at a standard engineering scale of 40' per inch or less.
- ❑ A CD ROM with all plans, photographs, and supporting documents on it. Plans must be submitted in Adobe PDF format.
  NOTE: *The Village recommends that a professional engineer, architect, or designer prepare the plans. Your application will not be put on the agenda until staff is satisfied that all materials have been provided and all concerns have been addressed. Any revisions to plans will require a re-submittal of all items listed above, fees may apply.*

FOR ALL PUBLIC HEARINGS:

- ❑ Applicant must provide all addresses of those in a 300 foot buffer of the site. Publication of a class 2 notice is required (Wis. Stat. Ch. 985)

A SITE PLAN INCLUDING:

- ❑ Name of the owner/developer as well as the person/firm that prepared the plans with addresses and phone numbers for both.
- ❑ The most current date of preparation or revision.
- ❑ Scale, North arrow, ¼ section vicinity location and parcel key number with applicable existing street names noted.
- ❑ Area of the site, as well as square footage devoted to building space, parking, other paving, landscaping and open space.
- ❑ All paved areas - proposed and existing - including, but not limited to, parking, loading, driveways, driveway openings, curbing, sidewalks, paths, and outdoor seating areas.
- ❑ Parking lot layout including
  - ❑ Number of spaces (including accessible spaces)
  - ❑ Number of employees per shift
  - ❑ Dimensions
  - ❑ Setbacks
- ❑ Detailed building locations with setbacks noted on the plan.
- ❑ A detailed and dimensioned elevation of any proposed or existing signage, including copy and color schematic, with the location of existing and proposed signage.
- ❑ Location, type, and height of all proposed and existing fences or walls.
- ❑ Location and materials for dumpster enclosures (materials should match those found on the building).
- ❑ Location of all outdoor storage areas and the proposed items to be stored.
- ❑ Location of existing and proposed fire hydrants (public and private).
- ❑ Location of any wetlands, floodplain, ponds, rivers, streams or other water features.
- ❑ Locations of existing and proposed sanitary sewer, storm sewer, and water mains and any existing and proposed easements.
- ❑ Locations of loading births.
- ❑ Fire Protection plan if required.

A BUILDING PLAN:

- ❑ Detailed elevations with scale and schematics of all proposed buildings and structures. Elevations must note all materials used and proposed color scheme.
- ❑ A colored, architectural rendering of all proposed buildings and structures.
- ❑ Rooftop mechanicals must be depicted on the elevation drawings and drawings must depict how they will be screened.
- ❑ Any proposed light fixtures, signage, awnings or other exterior features must also be depicted on the plans.
- ❑ Interior floor plan with dimensions.

A LIGHTING PLAN INCLUDING:

- ❑ Exterior lighting plans, including location, illumination levels (in foot-candles), and type with photometric analysis
- ❑ Types of fixtures and poles (including height) being proposed for the site. A brochure or spec. sheet from the manufacturer is preferred.

A UTILITY PLAN INCLUDING:

- ❑ Existing and proposed grades, and site drainage plans, including catch basin locations. All paved areas and buildings must be connected to the storm sewer system, if available.
- ❑ Locations of existing and proposed sanitary sewer, storm sewer, and water mains and any existing and proposed easements.

A SITE GRADING PLAN

- ❑ All grading plans shall be designed, prepared, stamped, and signed by a qualified, professional, and registered engineer in the State of Wisconsin.
- ❑ Existing and proposed contours
- ❑ Initial soils test
- ❑ Location of stormwater holding areas

A STORMWATER MANAGEMENT PLAN

- ❑ Completed storm water management permit application and applicable fee.
- ❑ Two (2) copies of the storm water management report (see checklist in permit application for required information).
- ❑ Two (2) copies of the site and drainage map (see checklist in permit application for required information).
- ❑ Two (2) copies of the erosion control plan and schedule.
- ❑ Signed maintenance agreement.

A LANDSCAPING PLAN INCLUDING:

- ❑ **Landscaping plan must show all utility easements and fire hydrants.**
- ❑ Number, size, and type of all existing and proposed trees, shrubbery, planters, planting areas, landscape islands, and greenspace, on the site.
- ❑ Screening plan for any outdoor storage
- ❑ Commercial properties must provide a landscape buffer between adjacent properties, adjacent to public streets, and any paving on the site. Planting islands in parking lots must be landscaped.

VILLAGE OF HALES CORNERS

PLAN COMMISSION PROCEDURES AND PROCESS

414-529-6161

5635 S. NEW BERLIN RD. HALES CORNERS, WI 53130

1. Applicant contacts Staff to meet for pre-development consultation(s). If appropriate, Staff involves Planning Consultant to discuss site concept before it is engineered. Consultations would include:
   - Participate in concept review meeting.
   - Address project-specific concerns of both the applicant and the Village to align private interests with community goals and objectives.

2. Applicant submits project materials and application to Staff.
   - Initial review by Staff determines appropriateness and completeness of Submitted materials for inclusion on the next available Plan Commission agenda.
   - Circulate items to department for review and recommendations
     - ☐ Planning Consultant
     - ☐ Building Inspection-if necessary
     - ☐ Fire Department
     - ☐ Public Works
   - Departments and consultant generates a recommendation regarding the proposal based upon conformity with Zoning Code, Comprehensive Plan consistency, architectural compatibility and project qualities.
   - Staff prioritizes Plan Commission agenda to ensure efficiency and timeliness of meeting.

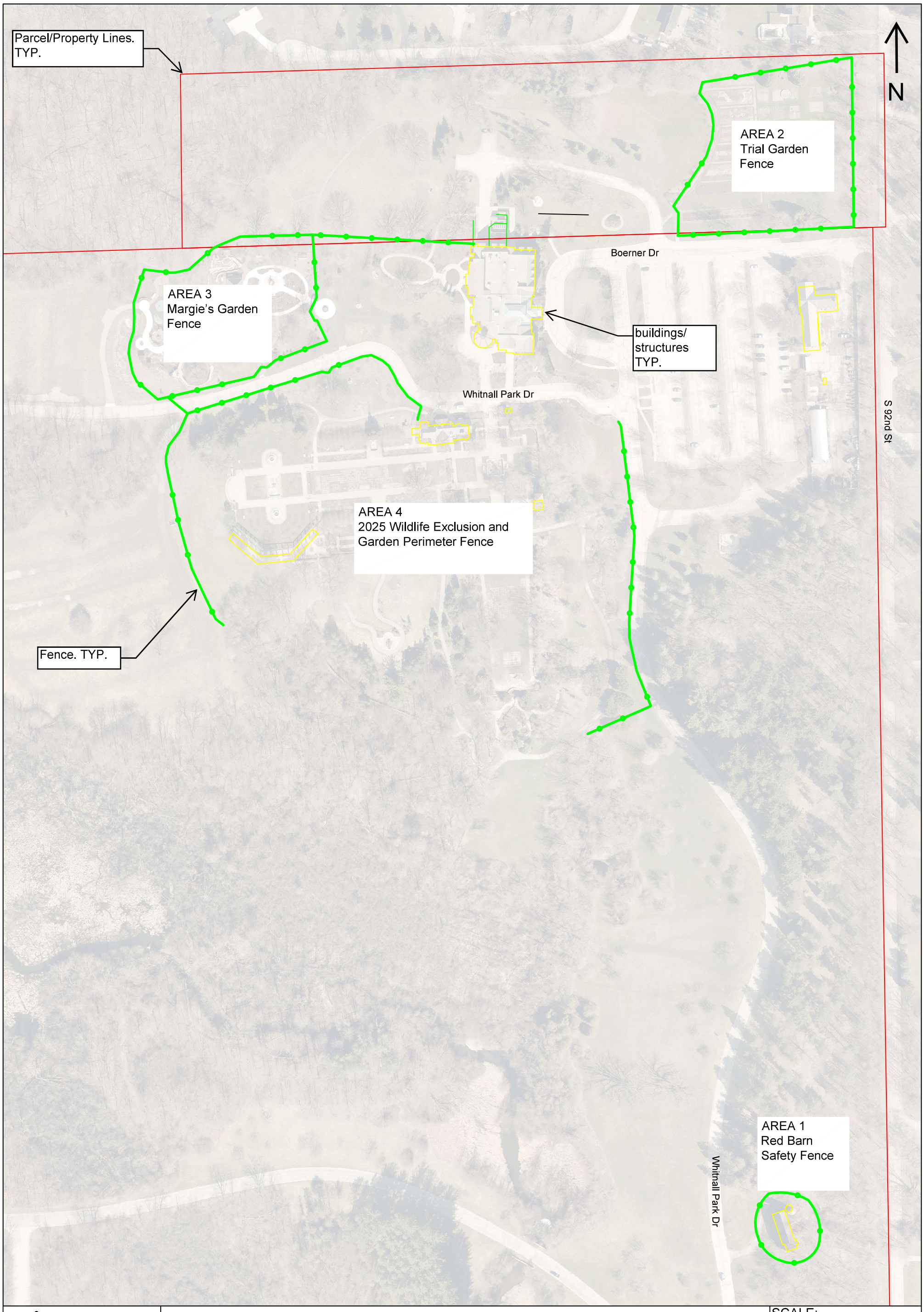
3. Staff prepares any necessary public hearing notices and ensure they are published properly.

4. On projects submitted where there is a) any commercial expansion, b) any new home construction proposed, including demolition and redevelopment of any site or a vacant parcel or c) any proposed expansion or creation of any multi-family residential unit with three (3) or more proposed units, notice to surrounding property owners will be sent no later than the 1st of the month upon which the application will be heard by the Plan Commission.

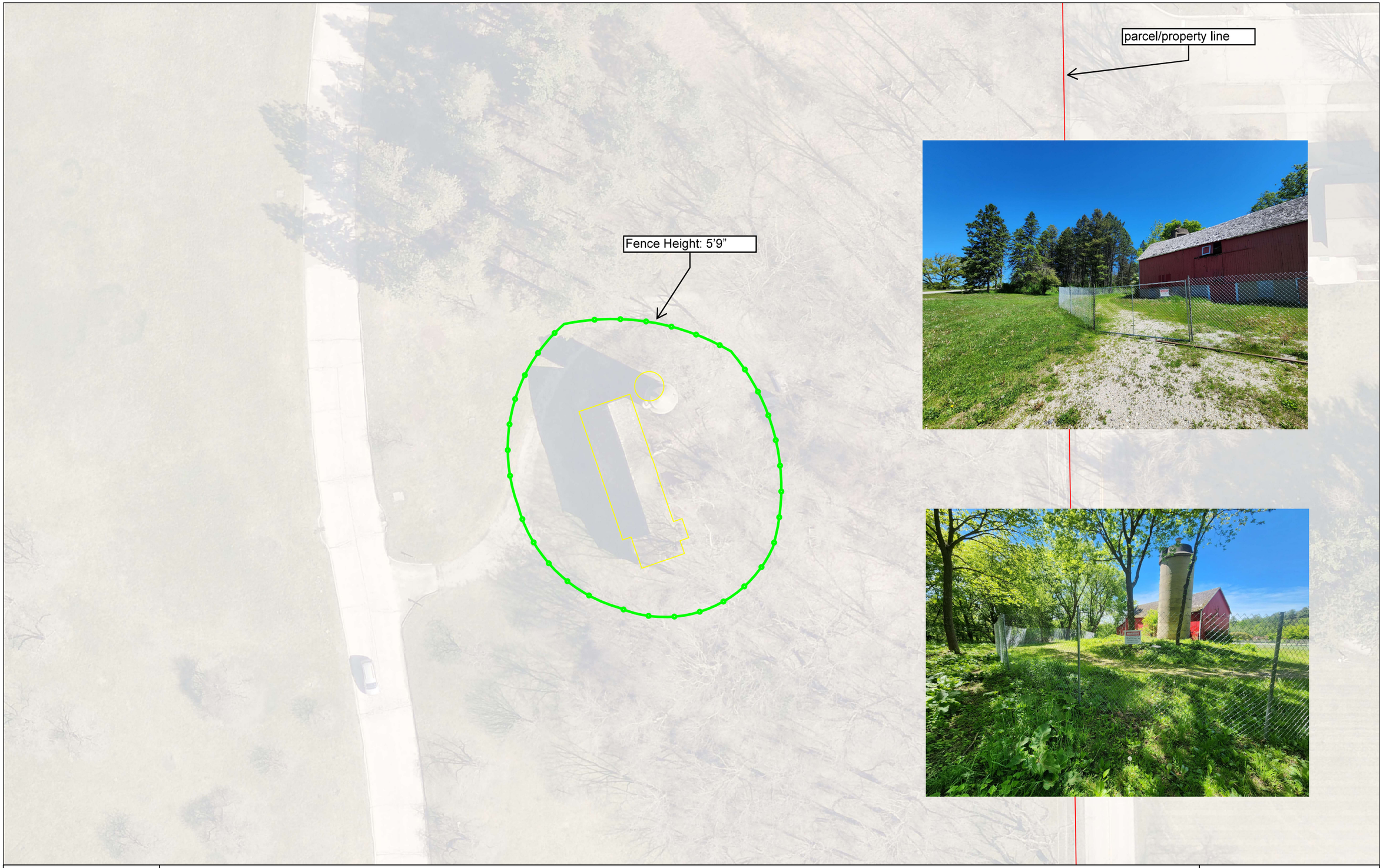
5. Project materials, consultant recommendations, agenda and previous month's meeting minutes are sent to Plan Commission members, Village Board and other departments ten (10) business days prior to the scheduled meeting.

6. Plan Commission meeting. (Site plan review, conditional use, rezone, etc.) Applicant and/or representative must be in attendance to present project.

7. Minutes of meeting documented with approval conditions listed for each item. Approved each month by Plan Commission.



MILWAUKEE COUNTY PARKS	Overall Map-Boerner Botanical Gardens Fencing	SCALE: NTS



MILWAUKEE COUNTY PARKS

AREA 1 Red Barn Safety Fence

SCALE: 1:40

MILWAUKEE COUNTY PARKS

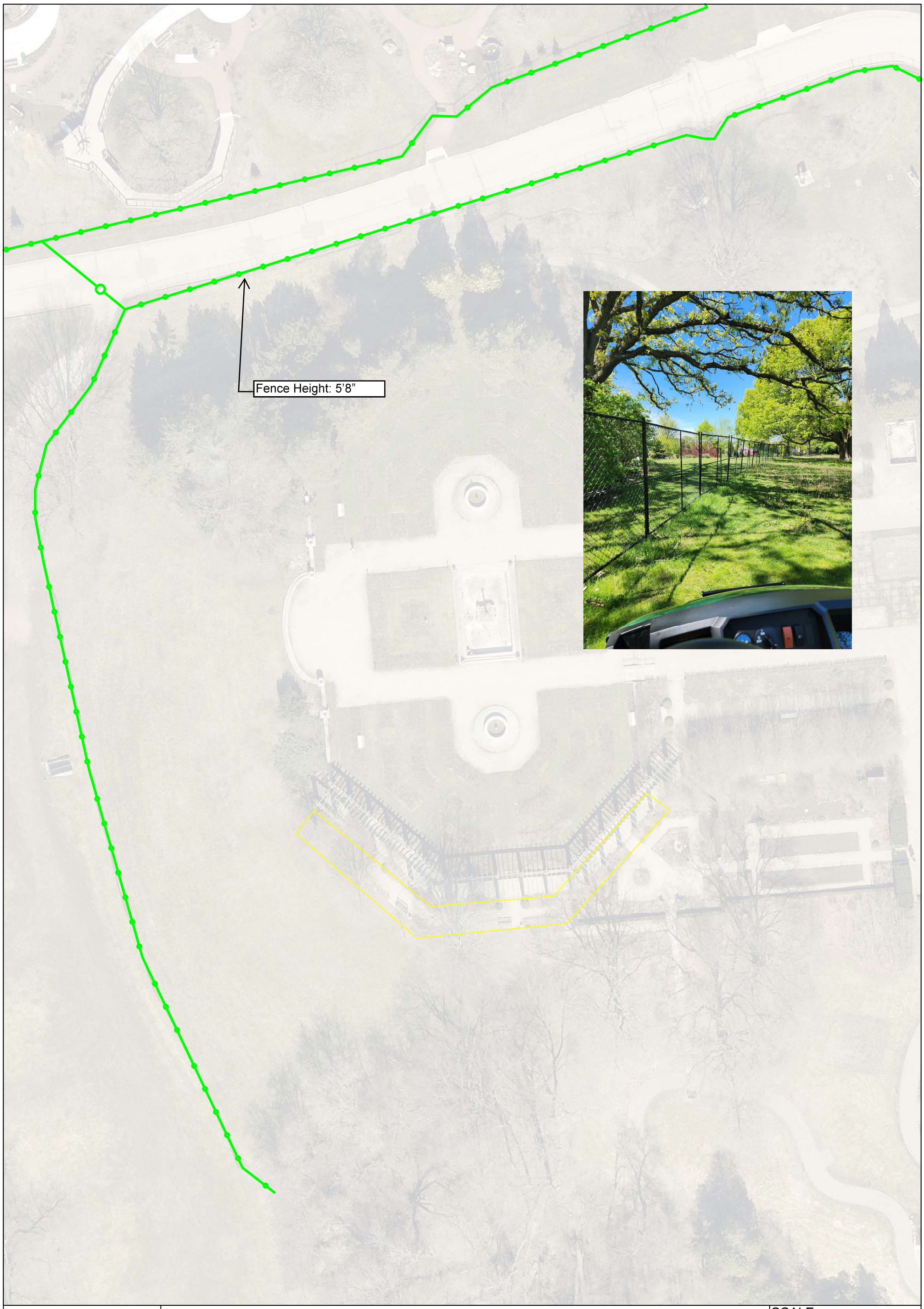
AREA 2 Trial Garden Fence

SCALE: 1:40

MILWAUKEE COUNTY PARKS

AREA 3 Margie's Garden Fence

SCALE: 1:40



MILWAUKEE COUNTY PARKS

AREA 4 (1) - 2025 Wildlife Exclusion and Garden Perimeter Fence

SCALE: 1:40

MILWAUKEE COUNTY PARKS	AREA 4 (2) - 2025 Wildlife Exclusion and Garden Perimeter Fence	SCALE: 1:40

BUILDING PERMIT APPLICATION

Village of Hales Corners
5635 S. New Berlin Rd., Hales Corners, WI 53130
(414) 529-6161
https://halescornerswi.gov
Inspection Scheduling: Paul Wolfgramm (414) 423-2100 x 3107

Permit No: ___HALE - _____

Zoning:_____Plan Comm.: Y/N

Tax Key No: _____

PLEASE PRINT ALL INFORMATION

PROPERTY OWNER: Milwaukee County Parks, Guy Smith	**CONTRACTOR:** Milwaukee County Parks Staff
Project Address: 5879 S 92nd Street, Hales Corners WI, 53130	Address: 9480 Watertown Plank Road
Owner's Phone No: 414-257-7275	Phone No: 414-257-7275 Email: parksplanning@milwaukeecountywi.gov
Owner's Email: parksplanning@milwaukeecountywi.gov	Dwelling Contr. No: Qualifier No:

Explanation and area(s) of work: Fencing installed at Boerner Botanical Gardens as marked on map as well as around the Grambel Barn. self-performed by Parks Staff

BUILDING IS:
- □ Residential
- □ Commercial
- □ Manufacturing
- □ Det. accessory bldg
- □ Shed 100sq.ft or less

PERMIT TYPE:
- □ Building-New
- □ Building-Addn.
- □ Alteration
- □ Deck / Pool
- □ Special Use
- □ Re-Roof
- □ Siding
- ■ Fence
- □ Moving
- □ Re-Inspection
- □ Fireplace
- □ Grading/Filling
- □ Demolition
- □ Other

NET COST$ _____
(Less HVAC, ELEC, PLBG)

General Contractor _____ Architect/Designer _____
Electrical Contractor _____ Plumbing Contractor _____
HVAC Contractor _____ Sewer/Water Contractor _____

SUBMISSION REQUIREMENTS:

x 2 Copies of scaled drawings that may include: footprint, elevations, cross section * (3 sets for commercial plans)
x Site survey/plat with proposed structure drawn according to set backs/grading plan (*if applicable*)
x Any calculations needed and or types of materials (i.e. beams, trusses)
_____ If the owner is applying for the permit for a contractor, they **must** sign a **Cautionary Statement document**

NOTE: PLANS AND SPECIFICATIONS OF THE ABOVE DESCRIBED WORK MUST ACCOMPANY THIS APPLICATION.
Starting work without procuring a permit for work will result in the assessment of double fees.

It is hereby agreed between the undersigned and the Village of Hales Corners that all work performed as herein described shall be completed in strict compliance with the Village of Hales Corners Municipal Code and all laws of the State of Wisconsin relating to such work. Furthermore, by signing this application, or by authorizing an agent to sign this application, the owner/tenant acknowledges that an inspection or inspections of the work herein described are required and consents to the entry onto the subject property by an employee or agent of the Village of Hales Corners to perform all necessary inspections. Said inspection(s) shall only be made at reasonable times by notice and/ or appointment. *** Permit expires 18 months from issue date.**

06/03/2025

Owner or Contractor Signature **Date** **Building Inspector or Municipal Agent** **Date**

Conditions of Approval Notes: _____

APPROVED BY:
(PLAN COMMISSION)
DATE: _____
COMMISSION FEES PAID _____

BUILDING PERMIT FEES

New, Additions, Alterations	_____
Occupancy Permit	_____
Erosion Control	_____
Plan Examination	_____
Other, seal, etc.	_____
Total Building FEES DUE	**$** _____

(Rev. 10/03/24)

(OVER)

IMPORTANT NOTICE

THE WORK YOU ARE DOING MUST BE INSPECTED

Inspections must be made and approved:

- **BEFORE footings and slabs are poured, or before accessory building or structure is installed on property.**
- **BEFORE back-filling foundation.**
- **BEFORE covering or finishing work is done, CALL for Rough Carpentry, Plumbing, Electrical, Heating, Insulation and Basement Drain Tile Inspections.**
- **FINAL INSPECTIONS ARE MANDATORY. General Contractor or Owner shall be responsible to see that all Subcontractors (Carpentry, Plumbing, Electrical and Heating) call for final inspections before Occupancy Permit can be issued, and before building or structure may be occupied.**
- **Check plans or plan approval letter for conditions.**

FOR INSPECTIONS CALL (414) 423-2100 X 3107 before 3:30 pm at least 2 business days prior.
PLEASE GIVE PERMIT NUMBER, ADDRESS, TYPE OF INSPECTION AND CALL BACK NUMBER

Call DIGGERS HOTLINE at 811 prior to any excavation work.
A copy of the approved construction plans shall be available on-site for use by the Building Inspector.

VILLAGE OF HALES CORNERS – DEPARTMENT OF BUILDING INSPECTION
https://halescornerswi.gov