

**NEW BERLIN COMMUNITY DEVELOPMENT AUTHORITY
AUGUST 5, 2010
MINUTES**

The Community Development Authority Meeting was called to order by Mayor Chiovatero at 7:35 A.M.

In attendance were Mayor Chiovatero, Donald Vaclav, John Fillar, Marta Broge, Ted Anderson, and Alderman Liska. Also present were Greg Kessler, Director of Community Development; Nikki Jones, Planning Services Manager; Amy Bennett, Associate Planner; and Shawn Reilly, City Attorney's Office. Alderman Harenda was excused.

Motion by Alderman Liska to approve the July 1, 2010 Community Development Authority minutes. Seconded by Mr. Fillar. Motion carried unanimously.

COMMUNITY DEVELOPMENT AUTHORITY EXECUTIVE DIRECTOR'S REPORT

Open Office Hours are held from 9:00-10:00 A.M. Monday – Friday in Conference Room A/B during which staff is available to answer any questions people may have concerning City Center. Information on presentations that have been made about City Center can also be found under City Spotlight on the City's website. www.newberlin.org

NEW BUSINESS

1. (3)JT UA-10-40 Univar USA, Inc. – 2400 S. 170th Street – Parking Lot Addition.

Motion by Mr. Vaclav to approve the construction of a parking lot addition onto a legal non-conforming parking lot located at 2400 S. 170th Street subject to the application, plans on file and the following conditions:

- 1) Parking lot shall meet parking stall and drive aisle dimensions as required in Section 275-57 of the Zoning Code.
- 2) In order to prevent the loss of open space, the applicant shall use the Turfstone option, or similar grassed parking product, for the parking lot. Applicant shall provide additional detail on this product.
- 3) Stormwater Maintenance Agreement is required and shall be recorded with Waukesha County.
- 4) Applicant shall provide current open space calculation.
- 5) Parking lot addition shall not encroach any further than the existing parking lot to the south. Applicant shall provide site plans to confirm the setback on the existing south parking lot.
- 6) Applicant shall submit a grading plan. The grading plan shall consist of one foot contours both proposed and existing. They shall be distinguished by use of heavier lines or dashed lines or lighten lines to segregate one (1) line type to/from another. Show all other features on site. All datum shall be in USGS format.
- 7) There shall be no landscaping, filling and/or grading of any type in the City's right-of-way for 170th Street.

- 8) The proposed parking on the west side of the property, along 170th Street right-of-way, has at least three (3) parking spaces that are not practical at the south end of the proposed parking. Please remove them. The appropriate parking stall dimensions are 9' x 19' with 24' drive aisles to achieve two-way traffic through the parking lot. Please verify on proposed plan sets.
- 9) Applicant shall address all Staff comments prior to the issuance of the Zoning Permit.

Seconded by Ms. Broge. Motion passes with Mayor Chiovatero, Mr. Vaclav, Ms. Broge, Mr. Anderson, Alderman Liska voting Yes and Mr. Fillar voting No.

2. Pinewood Creek Project – Compliance Certificate (PG-631-5)

Motion by Alderman Liska to accept the Pinewood Creek Compliance Certificate for May 1, 2010 through July 31, 2010. Seconded by Mr. Anderson. Motion carried unanimously.

ADJOURN

Motion by Ms. Broge to adjourn the Community Development Authority meeting at 7:45 A.M. Seconded by Mr. Fillar. Motion carried unanimously.