

MINUTES
BOARD OF PUBLIC WORKS MEETING
January 6, 2006
New Berlin City Hall Common Council Chambers
3805 S Casper Drive

Please note: Minutes are unofficial until approved by the Board of Public Works at their next regular scheduled meeting.

The meeting was called to order at 8:00 A. M.

Members Present: Mayor Jack Chiovatero, City Engineer J.P. Walker, Alderman Ament, Alderman Moore and Alderman Augustine

Staff Present: Ron Schildt, Division Transportation Engineer, Nikki Jones, Planning Services Manager, Ray Grzys, Director of Streets & Utilities

Guest: Agi Nikolau, Developer's Representative for Crestview Place Condominiums and Hickory Hills Condominiums

OLD BUSINESS

ITEM 01-06 Approval of Minutes from the December 5, 2005 meeting.

Alderman Moore made a motion to approve the minutes.

Alderman Ament 2nd the motion.

Upon voting the motion passed unanimously.

Alderman Augustine: Upon approval of the minutes we are going to move on to New Business first.

ITEM 02-06 Revised Developer Name in the Development Agreement for Crestview Place Condominiums.

JP Walker: Requested action is that the Common Council approve the change in name only of the Developer for Crestview Place Condominiums from D & L Associates, LLC to Bouraxis Properties (Crestview Place), LLC, and I so move.

Alderman Moore 2nd the motion.

Upon voting the motion passed unanimously.

ITEM 03-06 Amendment #1 in Developers Agreement for Crestview Place Condominiums.

JP Walker: Requested action is that the Common Council to approve the request to amend the existing Development Agreement for Crestview Place Condominiums to allow two additional building permits to be issued before site grading and public infrastructure installation is completed and before the Final Condominium Plat has been approved and recorded, and I so move.

Mayor Chiovatero 2nd the motion.

Agi Nikolau: 3473 So. 27th Street – Gave his reason for requesting the amendment to the existing Development Agreement for Crestview Place Condominiums.

JP Walker: The original Development Agreement allowed for buildings #1 & #10 to be built on Crestview Place as models. This request is for them to build buildings #2 & #9, starting this spring before the road is actually completed. The underground piping is in, but the road is not completed. It is the responsibility of the Developer to

determine how they are going to make it accessible for the viewing public to come in and look at the models. The reason for this request is to give the Developer a chance to present more units for sale in 2006 than what is in the original Developer's Agreement.

Alderman Moore: These new buildings were not on the original agreement correct?

JP Walker: Yes

Alderman Moore: Do you want us to approve this not looking at the original plan?

Mayor Chiovatero: In the past we have allowed developers to do this. The original Developer's Agreement allowed him to build buildings 1 & 10. Normally we don't allow any more building until the entire infrastructure is done. In the case of Condominiums and other multi-building projects at the same time the roads or infrastructures are being built we allow a couple buildings for models. They can't get occupancy, there is no water connected to them. They planned on having the road in but because of the weather change they didn't have time to get the road in. He probably won't get the road in until June and by then he will be behind the eight ball to start selling units. He is asking for permission to build two more buildings so that when he gets the road in he can apply for his occupancy permit.

All these buildings were in the original plan, he is just asking permission to build two more before he gets the road completed. The realtors are saying that they are having a hard time marketing these, because there is nothing built for another 6 to 8 months to show prospective buyers.

Upon voting the motion passed with Alderman Ament opposing.

ITEM 04-06 Amendment No. 1 to the Development Agreement for Hickory Hills Condominiums

JP Walker: The requested action is for the Common Council to approve the request to amend the existing Development Agreement for Hickory Hills Condominiums to allow three additional building permits to be issued before site grading and public infrastructure installation is completed and before the Final Condominium Plat has been approved and recorded, and I so move.

Mayor Chovatero 2nd the motion.

JP Walker: On the exhibit you will see that buildings #18, #19, #20 are directly across the street from buildings #24 & #25. The infrastructure is in place in front of the buildings from both driveways, except for the paved roads.

Upon voting the motion passed with Alderman Ament opposing.

Alderman Augustine: We will now move onto Old Business and the Discussion on the Developers Handbook.

Discussion was held and changes were made on Section Two of the Developers Handbook. When all of the revisions have been made to the Developers Handbook, a completed copy will be included on the City's Website.

Alderman Moore requested that the March meeting be held on the 2nd Monday instead of the third Monday.

Motion to Adjourn by Alderman Moore.

JP Walker 2nd the motion.

Upon voting, the motion passed unanimously.

Meeting adjourned at 9:05 A. M.