

PUBLIC HEARING

7:30 A.M. (7)JT R-17-07 Verizon Wireless – 15725-93 W. Ryerson Rd. – Rezone from M-1/SPO to M-1/SPO and C-2/SPO to Field Delineate the Wetlands.

**NEW BERLIN COMMUNITY DEVELOPMENT AUTHORITY
MINUTES
JANUARY 3, 2008**

The public hearing relative to the request by John A. McMillan, c/o Verizon Wireless for a rezoning at 15725-93 W. Ryerson Road from M-1/SPO to M-1/SPO and C-2/SPO to Field Delineate the Wetlands was called to order by Mayor Chiovero at 7:38 A.M.

In attendance were Mayor Chiovero, Alderman Ken Harenda, Donald Vaclav, John Fillar, Ted Anderson, Alderman Thomas Augustine, and Marta Broge. Also present were Greg Kessler, Director of Community Development; Nikki Jones, Planning Services Manager, Jessica Titel, Associate Planner; and City Attorney Blum.

Mayor Chiovero explained the procedure for a public hearing saying that he would ask for questions for clarification and then ask three times for anyone wishing to speak in favor of the application and then three times for anyone wishing to speak in opposition of the application.

Ms. Jones read the public hearing notice and stated there was proof of publication.

Ms. Titel gave a brief presentation describing the request and showed maps indicating the location.

Mayor Chiovero asked three times if there were any comments or questions for the purpose of clarification, seeing none.

Mayor Chiovero asked three times if there was anyone wishing to speak in favor of this project, seeing none.

Mayor Chiovero asked three times if there was anyone wishing to speak in opposition of this project, seeing none.

Mayor Chiovero asked for comments or questions from the Committee members, seeing none.

Mayor Chiovero closed the public hearing at 7:40 A.M.

**NEW BERLIN COMMUNITY DEVELOPMENT AUTHORITY
MINUTES
JANUARY 3, 2008**

The Community Development Authority Meeting was called to order by Mayor Chiovatero at 7:40 A.M.

In attendance were Mayor Chiovatero, Alderman Ken Harenda, Donald Vaclav, John Fillar, Ted Anderson, Alderman Thomas Augustine, and Marta Broge. Also present were Greg Kessler, Director of Community Development; Nikki Jones, Planning Services Manager, Jessica Titel, Associate Planner; and City Attorney Blum.

Motion by Ms. Broge to approve the CDA minutes of November 1, 2007. Seconded by Mr. Vaclav. Motion carried unanimously.

COMMUNITY DEVELOPMENT AUTHORITY SECRETARY'S REPORT - None

CONTINUED BUSINESS

1. Mill Valley Redevelopment - Appoint members for the Mill Valley Exploratory Committee for the Mill Valley Redevelopment Project. (PG-926)

No Action

NEW BUSINESS

2. (7)JT R-17-07 Verizon Wireless – 15725-93 W. Ryerson Rd. – Rezone from M-1/SPO to M-1/SPO and C-2/SPO to Field Delineate the Wetlands.

Motion by Mr. Vaclav to recommend to Common Council adoption of an ordinance that approves the rezoning of the property located at 15725-93 W. Ryerson Road from M-1/SPO to M-1/SPO and C-2/SPO to Field Delineate the Wetlands.

Seconded by Ms. Broge. Motion carried unanimously.

3. (3)GK U-80-07 Storage Master Phase II Expansion – 2601 S. Moorland Rd. – New Building.

Motion by Mr. Anderson to approve the requested Use, Site and Architecture for the Phase II expansion of Storage Master located at 2601 South Moorland Road, subject to the application, plans on file, and the following conditions:

Waiver #1: Pursuant to Section 275-57(A)(9)(b), the applicant is requesting a parking waiver related to the number of required parking spaces for the proposed expansion / use. The applicant indicates that based upon national industry averages, 33.9 patrons / visitors are projected to enter the site daily. It should be noted that per Section 275-57-1, Self-Storage Facilities require “One space per 200 square feet of office space, plus one space per two storage units”. Per this application, the total number of storage units would be 950 with approximately 214 square feet of office space. That would require 476 parking spaces per our parking code. The applicant is proposing to provide 39 parking spaces overall.

- 1) Applicant shall not be issued a Zoning Permit until all site plans have been reviewed and approved by DCD and that staff has verified that all architectural & site development standards comply with the adopted New Berlin Industrial Park Redevelopment Plan and New Berlin Municipal Code, as appropriate and where applicable.
- 2) Applicant shall apply for and receive individual Sign Permits for all existing, new and / or event signage and banners prior to installation or modification, even if signage is temporary.
- 3) All existing and new roof-top equipment, dumpsters and all pad mounted equipment shall be screened from view from the centerline of any public right-of-way as identified in the New Berlin Industrial Park Redevelopment Plan.
- 4) Any alterations and / or new occupancies shall require review by the City of New Berlin and appropriate permitting.
- 5) Applicant shall apply for and obtain appropriate building, plumbing and electrical permits prior to any building modifications.
- 6) Applicant shall submit a landscaping plan that complies with the requirements of the New Berlin Industrial Park Special Plan Overlay Ordinance and Plan and shall be approved by Staff. For any trees being removed from the site, the applicant shall either replace those trees on site per the replacement schedule identified under Section 275-54 or provide a monetary donation to the City for the value of the replacement trees. The landscaping plan shall also show the details of any natural stormwater management landscaping.
- 7) Building plans shall be signed and stamped by a licensed architect or professional engineer per Wisconsin Enrolled Commercial Building Code. (Comm. 61.31 Plans).
- 8) Building plans shall be approved by the State of Wisconsin Dept. of Commerce Safety and Buildings Division and the Wisconsin Enrolled Commercial Building Code (Comm. 61.70 Certified municipalities and counties).
- 9) Erosion control shall be approved, permitted, installed and inspected prior to any commencement of site work or issuance of any building permits.
- 10) Per the New Berlin Fire Department, the applicant shall fully sprinkler all buildings, monitor fire flow, install alarm system, and install yard hydrants.
- 11) Lighting plan does not follow City standards. Applicant shall meet the exterior lighting requirements as identified on Page 37 of the New Berlin Industrial Park Redevelopment Plan. Lighting is required for all on-site parking, circulation and pedestrian areas. Plan shall show light pole layout and illumination levels on plan sheets (provided). A chart with photometric summary information shall also be provided showing average, maximum and minimum illumination levels as well as avg/min and max/min uniformity ratios.
- 12) Provide existing conditions plan sheet showing only existing topography, please do not show proposed buildings or parking expansion areas.
- 13) The applicant shall work with City Staff to identify new paved areas that shall require the installation of curb and gutter.
- 14) Provide parking lot typical cross-section as required by New Berlin Developers Handbook Section 3 IV (X)(7).

- 15) Drive aisles and parking areas must be set back 50-feet from the Ultimate ROW line. See Zoning Code §275-57.A(7)(f)[2] & 275-49 and SPO Ord 2294. Since this is part of the existing parking lot area, this requirement may be allowed as an existing non-conforming condition. Pursuant to Section 275-49, the CDA has the ability to *“permit modification to the yard, height, parking, loading and access requirements or allow additions to and replacements of existing structures or buildings within the established building setbacks, provided that the encroachment upon such requirements is no greater than the existing legal encroachment”*. Note, the existing parking area encroaches approximately 20 to 30 feet into the setback area of 50 feet along Moorland Road. The proposed new parking lot area is encroaching approximately 15 to 20 feet into the setback area. The encroachment is no greater than what is presently constructed.
- 16) A turnaround area needs to be provided in the front northern & southern parking areas. See Zoning Code §275-57 A(7)(b)[1].
- 17) The parking spaces at the north and south ends of the front lot need a proper amount of backup space. See Zoning Code §275-57(A)(7)(b)[2].
- 18) The entire site must be ADA compliant, ICC/ANSI A117.1-1998.
- 19) All the parking stalls on site shall have minimum dimensions of nine feet by nineteen feet (9.0' x 19.0'). This requirement is as per the Zoning Code section 275-57 A(7)(b)[1].
- 20) The proposed building listed, as “D-2” does not provide for two-way traffic if one or more vehicles are parked across from one another or staggered. Please show turning radii or provide other circulation options.
- 21) If there is abandoned storm sewer piping left in the ground and under any of the proposed structures, the pipe(s) shall be exposed and removed prior to any site construction. Any utilities that are currently slated to remain under proposed structures or proposed to be placed under any structure shall be re-routed to avoid being placed under any footings / foundations and / or buildings.
- 22) The current paved parking areas outside of the fenced area behind the existing building and “North” of the existing building out to Moorland Road shall be replaced. There is currently grass growing significantly through cracks in the pavement. Sealing the pavement would not be sufficient.
- 23) Riprap should not be the first treatment considered for the outfalls of the various storm sewers. Spreaders with the appropriate treatments should be considered. Review and Approval per the Storm Water and Drainage Engineer.
- 24) Please clearly show the locations of all the outfalls for the storm sewers.
- 25) There are two manhole covers just off the edge of pavement in the Drainage Easement running along the north edge of pavement in the north unused parking lot. Please expose the two manhole covers in the field and spray paint for future locating.
- 26) There shall be no encroachment of any kind into any of the Drainage or Utility Easements on site without the City of New Berlin’s, property owners and / or other easement holders approval.
- 27) All roof drainage, pavement and any site drainage shall be reviewed and approved by the Storm Water and Drainage Engineer. Storm Water quality will be need to be addressed for all off site drainage.
- 28) Any and all parking lot surfaces for drainage shall not have less than (0.7') change in gradient.
- 29) Municipal Code Section 220-11 prohibits the accumulation of discarded vegetation. All debris from mowing and / or landscaping the site shall not be placed anywhere on site and all existing debris & discarded vegetation currently existing on site must be removed.

- 30) Any proposed sidewalks against the building where there will be perpendicular parking with an integrated curbing shall have a minimum sidewalk width of eight feet (8.0').
- 31) Applicant shall install all landscaping as approved with Zoning Permit #U-97-05 plus, the additional landscaping proposed with this application.
- 32) Applicant shall work with Staff to develop a stormwater management system that achieves a 40% TSS removal rate by using a combination of traditional and alternative BMPs.
- 33) In order to prevent further erosion, the applicant shall submit plans that eliminate drainage off their site along the western property line (also see "Stormwater Management / Drainage Plan" section within the Staff Report).

Seconded by Mr. Fillar. Motion carried unanimously.

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

Motion by Alderman Harenda to accept the Compliance Certificate from the Pinewood Creek Project.

Seconded by Mr. Vaclav. Motion carried unanimously.

ADJOURNMENT

Motion by Alderman Augustine to adjourn the CDA meeting at 7:54 A.M.
Seconded by Mr. Fillar. Motion carried unanimously.