

Please note: Minutes are unofficial until approved by the Community Development Authority at the next regularly scheduled meeting.

**NEW BERLIN COMMUNITY DEVELOPMENT AUTHORITY
MINUTES
JULY 6, 2006**

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

In attendance were Mayor Chiovatero, Alderman Thomas Augustine, John Fillar, and Alderman Ken Harenda. Also present were Greg Kessler, Director of Community Development; Nikki Jones, Planning Services Manager; Tony Kim, Code Enforcement; and Mark Blum, City Attorney. Donald Vaclav, Doug Barnes, and Jeff Seidl were excused.

Motion by Alderman Harenda to approve the CDA minutes of June 1, 2006. Seconded by Mr. Fillar. Motion carried unanimously.

COMMUNITY DEVELOPMENT AUTHORITY SECRETARY'S REPORT - none

CONTINUED BUSINESS

1. Mill Valley Redevelopment Update – Joe Eberle (PG-926)

Mr. Joe Eberle from Ruekert/Mielke gave an update on the process of the Mill Valley Redevelopment Plan. A determination has been received from the DNR and Army Corp. of Eng. saying the wetland areas that are man made as part of the gravel mining process are not regulated. The reclamation plan calls for re-grading these sites to make them useable. The fill would be regulated by the City.

Presently the study team is working on the land use concept plan. Test pits will be made on the site to find ground water levels and soil types.

NEW BUSINESS

2. (3)AK U-30-06 Crossmark Graphics, Inc. – 16100 W. Overland Dr. – Building Addition.

Motion by Mr. Fillar to approve the construction of a 21,344 square foot addition to an existing 41,138 square foot building to be used as warehouse and storage space located at 16100 W. Overland Drive, subject to the application, plans on file, and the following conditions outlined below:

Planning Department Conditions of Approval:

- 1) Business Operation:
 - a) A commercial printing and bindery operations business. They ship and receive materials and finished good products.
 - b) Hours of Operation: Monday-Thursday: 7:00AM to 1:30AM - Friday: 7:00AM to 5:00PM.

- c) Please see the attached Plan of operation for complete details on their operations. Any change in the Plan of Operation shall require review by staff and possible approval by CDA prior to implementation.
- 2) Applicant shall not be issued a Zoning Permit until the architecture has been reviewed by the Architectural Review Committee, approved by the CDA, and staff has verified that all architectural and site development standards comply with the adopted New Berlin Industrial Park Redevelopment Plan and New Berlin Municipal Code, as appropriate and where applicable.
- 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) 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. Please see to it that a revised landscaping plan meets the requirements of the New Berlin Industrial Park Special Plan Overlay Ordinance and Plan is submitted prior to issuance of the Zoning Permit. The specific guidelines are outlined in Ordinance No. 2294.
- 5) Applicant shall also be required to submit separate landscaping bonds/letter of credits for the installation and maintenance of the landscaping.
- 6) Engineering Concerns:
 - a) Drainage from the addition shall not release to the “East”. The anticipated roof drainage shall release to the open ditch along Overland Drive.
 - b) Please show the discharge locations for the sumps that will service the well areas for the depressed loading docks prior to issuance of the Zoning Permit.
 - c) The First Floor elevation of the addition shall match the existing First Floor elevation, (852.56).
 - d) As soon as the existing asphalt at the “North” end of the site is to be removed restoration shall begin immediately. If the area is to be grassed then grading, topsoil and landscaping shall be put in place with little or “no” delay.
 - e) Where the asphalt is to be removed on the “North” part of the site also remove the associated/adjacent driveway access and culvert from this location along 162nd Street. The site presently has three (3) accesses to this property.
 - f) The existing drainage all along the “East” side of the property and the proposed addition/structure is less than the allowable minimum of one and half percent, (1.5%) for overland flows. Also, overland drainage sheet drainage for the “North” half of the site is less than one and half percent.
 - g) Silt fence will be required to be extended along the bank of the open ditch running along 162nd Street. This requirement is stated to protect the open ditch from erosion from the area to be disturbed with the removal of existing asphalt pavement and landscaped.
 - h) The applicant shall work with the storm water division engineer to determine how the increase in impervious area on the site was calculated prior to issuance of the Zoning Permit. Any increase in impervious area requires water quality components be implemented onsite (NB Developer Handbook Section III.VII. J.5).
- 7) Inspection Department Conditions of Approval:

- a) Applicant shall apply for and obtain appropriate building, plumbing and electrical permits prior to any building modifications.
- b) 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.)
- c) The City of New Berlin reserves the right to review any potential complaints, or violations that exist after the Zoning Permit is issued and take appropriate action as necessary.
- d) Building plans shall be signed and stamped by a licensed architect or professional engineer per Wisconsin Enrolled Commercial Building Code. (Comm. 61.31 Plans).

Architectural Review Committee Comments

- 8) Total length of wall exceeds 40 ft., therefore, it is required that the wall be broken up by piers, bump outs, landscaping, etc. as stated in Ordinance #2294, Sec. III (2)(B)(4).
- 9) Brick color needs to be clarified.

Seconded by Alderman Harenda. Motion carried unanimously.

ADJOURNMENT

Motion by Alderman Augustine to adjourn the CDA meeting at 7:56 A.M. Seconded by Alderman Harenda. Motion carried unanimously.