

Minutes

NEW BERLIN PLAN COMMISSION

NEW BERLIN CITY HALL COUNCIL CHAMBERS FEBRUARY 4, 2002

The Plan Commission meeting of February 4, 2002 was called to order by Mayor Wysocki at 6:07 P.M.

In attendance were Mayor Wysocki, Mr. Graber, Mr. Barnes, Mr. Gihring, Mr. Teclaw, Alderman Ament. Also present were Mark C. Lake, Director of Planning, Olofu Agbaji, Associate Planner, Dave Haines, Associate Planner/Mapping Coordinator, Diana Kanter, GIS Tech. Mr. Felda was excused.

Motion by Mr. Barnes to approve the Plan Commission Minutes of January 7, 2002 and January 14, 2002. Seconded by Mr. Graber. Motion carried unanimously.

4. Plan Commission Secretary's Report - none

SPECIAL PRESENTATION

5. () Towers - Mark C. Lake, Director of Planning

Mr. Lake gave a short presentation on telecommunication towers in the City of New Berlin. He showed a map of where they are located in the City. He explained what is written in the Tower Ordinance for the City of New Berlin and the process of approval. Mr. Lake also distributed pictures of various towers located in New Berlin.

CONTINUED ITEMS

6. () City of New Berlin Plan Commission Bylaws

a) Resolution *

No Action.

7. (2) CU-12-01 U. S. Cellular – 13620 W. Fieldpointe Dr. – 180' Wireless Communication Facility and a New Equipment Shelter. (Deferred 1/7/02)

Motion by Mr. Graber to remove this item from the table. Seconded by Mr. Teclaw. Motion carried unanimously.

Mr. Gihring, representing the Park & Rec Commission said that they listened to a lot of citizens in the area. Their final decision after voting was to allow the tower to be located in the park. That is all the Park & Rec Commission has the authority to do. He said no one is in favor of seeing the tower in the park but it's better than on private property outside the park.

Discussion followed about the exact location of the proposed tower in the park. Mr. Teclaw questioned the components of the lease. Mr. Lake said the lease would include the general requirements and can be negotiated with the City Attorney.

Mayor Wysocki said that continuing to have these numbers of towers and how they look is leading to visual pollution. If technology is requiring these kinds of arrays and towers, there has to be some other way to deal with this.

Motion by Mr. Teclaw to defer to March 4, 2002 the request by U.S. Cellular for a 180' wireless communication facility and new equipment shelter located at 13620 W. Fieldpointe Drive to allow the Plan Commission to review the lease once it is prepared to make sure it contains the language and elements and provisions that should be required and to see the landscaping design that would constitute screening. The applicant acknowledged the ability to meet this time frame but was concerned with the expenses being incurred by the city's demands.

Seconded by Mr. Graber. Motion carried unanimously.

8. (1) CU-11-01 – U.S. Cellular - 12800 W. National Ave. – 70' Stealth Flagpole Tower and a 12' x 20' Equipment Shelter. (Deferred 1/7/02)

Deferred to 3/4/02.

9. (5) SG-75-01 National Auto Body Sales, Inc. – 16405 W. National Ave. – Monument and Wall Sign. (Tabled 12/3/01)

Motion by Mr. Graber to remove this item from the table. Seconded by Alderman Ament. Motion carried unanimously.

Motion by Alderman Ament to approve the request by National Auto Body Sales, Inc. for a monument and wall sign located at 16405 W. National Avenue subject to:

1) The painted wall sign on the east façade of the building that reads "National Auto Body Sales" shall be removed by June 1, 2002.

2) The "Dupont" sign on the north façade of the buildings shall be removed by February 15, 2002 or prior to the issuance of the Sign Permit.

3) All future modifications, including face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for and receive a Sign Permit, and must meet the provisions of the Section 275.03(10) New Berlin Municipal Ordinance.

4) The monument sign shall not exceed 8'0" in height and shall not exceed 9'8" in width and shall be located outside the ultimate right of way of National Avenue.

5) The monument sign copy shall be 29 square feet in area and shall read "National Auto Body Sales."

6) The monument base shall be constructed of masonry that shall be similar in color to the principal building. The required address numerals shall be mounted to both sides of the base.

7) The monument sign shall be internally illuminated and shall be turned off outside normal business hours.

8) The wall sign shall not exceed 120 square feet in area and shall read "National Auto Body Inc. – Sales" and shall not be internally or externally illuminated.

Seconded by Mr. Graber. Motion carried unanimously.

10. (4) S-158-01 Historic Gopher Hills - 5775 S. Racine Ave. - Conceptual subdivision.(Tabled 7/9/01)

Motion by Mr. Graber to remove this item from the table. Seconded by Mr. Barnes. Motion carried unanimously.

Motion by Mr. Graber to defer to March 4, 2002 per the applicants request, the Historic Gopher Hills conceptual subdivision located at 5775 S. Racine Avenue.

Seconded by Alderman Ament. Motion carried unanimously.

11. (3) U-4-01 Jeffrey Schielke - 2050 S. Springdale - Use approval to use agricultural building as a garage and storage for personal equipment. (Tabled 3/5/01)

Motion by Mr. Barnes to remove this item from the table. Seconded by Mr. Gihring. Motion carried unanimously.

Motion by Mr. Graber to table the request by Jeffrey Schielke for use approval to use agricultural building as a garage and storage for personal equipment for the following reasons:

1) Approval shall be granted for personal use of the garage only. Building can not be used for car repair or commercial operations other than property owner's vehicles as permitted within a residentially zoned property.

2) The existing shed on the property between the pole barn and the residence shall be brought to 120 square feet from 144 square feet by June 19, 2002. Applicant shall be required to cut/ remove about 2 feet from the existing shed.

3) Dumpster must be properly screened from the street and public view in accordance with New Berlin Municipal Code Section 17.1304(14) or the commercial dumpster shall be stored inside the pole barn.

Seconded by Mr. Teclaw. Motion carried unanimously.

12. (4) CU-1-93 Johnson Quarry Park - 20601 W. National Avenue – Revised restoration plan. (Tabled 1/10/00)

Item remained on Table. Mayor Wysocki requested an update from the Park & Rec Commission.

NEW BUSINESS

13. (4) Approx. 5450 S. Moorland Road - Vacation. (Former Small Road)

Item dropped from agenda.

14. (7) U-96-01 China Dragon – 15820 W. National Ave. – Living Quarters.

Motion by Alderman Ament to approve the request by the China Dragon for living quarters located at 15820 W. National Avenue subject to:

1) The use of the residential quarter shall be limited to proprietor or employees of China Dragon. This shall not be a rental commercial unit.

2) Applicant shall be required to remove all illegal directional signs and streamers on this property by February 4, 2002.

3) Per Section 17.08 (5) (G) of the New Berlin Zoning Ordinance, dumpsters must be properly screened from the street and public view. Location of dumpster enclosure must be clearly designated and the materials for construction including thickness of the concrete slab must be indicated on the plan. Enclosure must match or enhance exterior of the principle building, and must be built to accommodate both solid as well as recyclable waste dumpsters.

4) The required screening fence along the North property line shall be restored and erected along with the required landscaping by Spring of 2002.

5) Parking out-lot shall be restriped by Spring of 2002.

Seconded by Mr. Gihring. Motion carried unanimously.

15. (2) U-97-01 New Berlin Nursery – 14300 W. National Ave. – Nursery Center.

Motion by Mr. Barnes to deny without prejudice the request by New Berlin Nursery for a nursery center located at 14300 W. National Avenue based on the following:

1) The proposed expanded use of the property does not fit within the current B-1, Shopping Center District of this parcel. This use will be more suited for a B-3, General Bulk Sales District. The Future Land Use Plan call for a B-2, General Retail Sales and Service District. The existing non-conforming use of the property can continue at this address, but can NOT be expanded or extended.

2) The proposed expansion of use fails to meet the Urban Design Plan for the City of New Berlin adopted in 1987, and the GDMP update 2001.

Seconded by Mr. Teclaw. Motion carried unanimously.

16. (7) U-98-01 New Berlin Center Elementary School – 4385 S. Calhoun – 3,000 Sq. Ft. Entrance Addition.

Motion by Alderman Ament to approve the request by New Berlin Center Elementary School for a 3,000 sq. ft. entrance addition located at 4385 S. Calhoun Road subject to:

- 1) Engineering Department require the creation of a swale along the westerly lot line to drain the parking lot.**
- 2) Sidewalk shall be connected to the School paved area with steps or pathway.**
- 3) All necessary permits must be obtained from the Building Inspection and Zoning Department prior to commencement of any construction at this site.**
- 4) Building plans must be stamped by a Wisconsin registered architect or professional engineer prior to issuance of a Building Permit.**
- 5) Building must meet all applicable building and fire code. Fire extinguishers are required.**
- 6) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.**
- 7) Dumpster must be properly screened from the street and public view in accordance with New Berlin Municipal Code Section 17.08 (5) (G). Location of dumpster enclosure must be clearly designated and the materials for construction including thickness of the concrete slab must be indicated on the plan. Enclosure must match or enhance the exterior architecture of building, and must be built to accommodate both solid as well as recyclable waste dumpsters.**

Seconded by Mr. Teclaw. Motion carried unanimously.

17. (4) U-99-01 Schmitz Ready Mix, Inc. – 6666 S. Crowbar Rd. – Concrete Plant

Motion by Mr. Barnes to approve the request by Schmitz Ready Mix, Inc. for a concrete plant located at 6666 S. Crowbar Road subject to:

- 1) Engineering must approve all site grading, drainage and storm water management plans prior to issuance of Zoning Permit.**
- 2) Applicant shall be required to reduce the visual impact of the proposed concrete batch plant from the freeway. This can be accomplished with a combination of one or all of the following. Lower the grade of the plant, move the entire plant southwards and/ or extensive berming and landscaping along I-43. Submittal of a revised landscaping plan will be required per the conditions of the Conditional Use Permit on file.**
- 3) Hours of operation 6:30 AM to 6:30 PM Monday through Friday and 6:30 AM to 12 Noon on Saturdays unless waived in writing by the City Engineer.**

Seconded by Mr. Graber. Motion carried unanimously.

18. (7) S-160-01 Rogers/Thomson/Polzin Lands – 5265 S. Racine Ave. - 60-Lot Subdivision.

Motion by Mr. Barnes to defer to March 4, 2002 the Rogers/Thomson/Polzin Lands 60-lot subdivision located at 5265 S. Racine Avenue. Letter of extension until March 12, 2002 on file.

Seconded by Mr. Graber. Motion passes with Mayor Wysocki, Mr. Gihring, Mr. Graber, Mr. Barnes voting Yes and Alderman Ament and Mr. Teclaw voting No.

19. (5) S-162-01 Honeyager Fields – 3949 S. Sunnyslope Rd. – 8-Lot Subdivision.

Motion by Mr. Graber to defer to June 3, 2002 the Honeyager Fields 8-lot subdivision located at 3949 S. Sunnyslope Road. Letter of extension until June 11, 2002 on file.

Seconded by Mr. Teclaw. Motion carried unanimously.

20. (7) R-1-02 Southwest Metal Finishing – City of New Berlin Department of Community

Development – 16775 W. Dakota St. – Rezone from M-1/C-2 to M-1/C-2 – Survey Delineation of C-2 Conservancy Boundary.

Motion by Mr. Graber to table the request by Southwest Metal Finishing to rezone field delineated wetlands on the property at 16775 W. Dakota Street from M-1/C-2 to M-1/C-2. SEWRPC requested to perform the necessary field delineation in Spring.

Seconded by Mr. Barnes. Motion carried unanimously.

21. (5) R-3-02 Holiday Inn Express Hotel & Suites – City of New Berlin Department of Community Development – 15451 W. Beloit Rd. – Rezone from B-4/R-4 to B-1/O-1, or O-2.

Motion by Mr. Teclaw to forward to Common Council to set a public hearing date for a public hearing to be held before the Plan Commission relative to the request to rezone the property located at 15451 W. Beloit Road from B-4/R-4 to B-1/O-1, or O-2.

Plan Commission discussed the B-4 zoned properties and how they should be addressed within our new code. In this case, O-2 District would be the most appropriate use for the Holiday Inn Express Hotel & Suites but the recommended zoning changes will be discussed at the public hearing .

Seconded by Mr. Graber. Motion carried unanimously.

22. (5) LD-14-01 Honeyager - 3949 S. Sunnyslope Rd. - SE 1/4 Sec. 14 - Three lot final land division.

Motion by Mr. Graber to defer to March 4, 2002 the request by Honeyager for a three lot final land division located at 3949 S. Sunnyslope Road - SE 1/4 Sec. 14 for the following reasons:

1) Preliminary CSM requires review and approval by the Common Council. Item scheduled for 2/12/2002.

2) Clean Up any drafting errors identified by staff, including but not limited to; incorrect signature page format (missing information, spelling errors), Alignment of lots north of Howard Avenue, and lot 2 western lot line incorrectly dimensioned @203.81', should be 173.81'.

3) Length bearing and tie to all wetlands and easements (public and private) required.

4) Howard Avenue right-of-way shall be "Dedicated to the City for public road purposes."

5) All owners as of the date of signing, to sign prior to City signing the final CSM.

6) Surveyor's signature and seal required on all pages of the Final CSM.

7) Field delineation of wetland requires rezoning. Adoption of PUD ordinance, which includes wetland identified in outlot 1, required.

8) Payment of \$4,275.2 in Public Site, Open Space and Trail Fees required prior to signing the Final CSM.

Seconded by Mr. Teclaw. Motion carried unanimously.

23. (7) R-2-02 St. Constantine & Helen Greek Orthodox Church – 17955 W. Cleveland Ave. – Rezone from R-2 to I-1.

Motion by Mr. Barnes to forward to Common Council to set a public hearing date for a public hearing to be held before the Plan Commission relative to the request to rezone the property located at 17955 W. Cleveland Avenue from R-2 to I-1.

Mr. Graber indicated that an Impact Statement will need to be submitted and reviewed by staff before the time of the public hearing.

Seconded by Mr. Graber. Motion carried unanimously.

CONSENT AGENDA (One motion and second will approve all of the following items listed. Any item may be pulled from the list and handled separately.)

Motion by Mr. Barnes to approve Staff Approved Items 24-29. Seconded by Mr. Teclaw. Motion carried unanimously.

STAFF APPROVED

24. (7) SG-89-01 Security Insurance & Financial Services – 2725 S. Moorland Rd. – 4' x 8' Monument Sign.

The request by Security Insurance & Financial Services for a 4' x 8' monument sign located at 2725 S. Moorland Road has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

1) All future modifications, including face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for and receive a Sign Permit, and must meet the provisions of the Section 275.03(10) New Berlin Municipal Ordinance.

2) All future tenant faces shall require a separate application and shall have white lexan inserts.

3) The monument sign shall not exceed 8'0" in height and shall not exceed 6'3" in width and shall be located outside the ultimate right of way of Moorland Road.

4) The monument sign copy shall be 9.3 square feet in area and shall read "Security Insurance & Financial Services, Inc."

5) The monument base shall be constructed of masonry that shall be similar in color to the principal building. The required address numerals shall be mounted to both sides of the base.

6) The sign will be internally illuminated and shall be turned off outside normal business hours.

7) No payment is required per calculations below:

Monument Sign Face: 8'0" x 1'2" = 9.3 sq.ft. x 2 sides = 18.6 sq.ft. x \$3.00/sq.ft. = \$55.80

Less Application fee (\$75.00) = \$0.00

8) Building Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

9) Electrical Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

25. (7) SG-95 01 Dance Space LLC, 2720 S. 163 Street - 8' x 2' temporary sign.

The request by Dance Space LLC for an 8' x 2' temporary sign located at 2720 S. 163 Street has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

1) The two existing multi-tenant ground signs shall be removed by June 1, 2003, as required by Section 17.08 (10) of the New Berlin Zoning Ordinance at which time a submittal of an application for a monument sign shall be made to the Department of Community Development (Planning).

2) All future modifications, including face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for and receive a Sign Permit, and must meet the provisions of the Section 275.03(10) New Berlin Municipal Ordinance.

3) The temporary banner may be erected for the following fifteen-day periods: January 4 to

18 and September 1 to 15. Any further display of this banner will constitute a violation of the Sign Permit and invalidate it.

4) The temporary banner shall not exceed 2'0" in height and shall not exceed 8'0" in width and shall be located behind the ultimate right of way of South 163rd Street and the ultimate right of way of West Cleveland Avenue.

5) The temporary banner copy shall be 16 square feet in area, shall be black and white copy on a white background; and shall read "Dance Space LLC – Performing Arts Academy."

6) The temporary banner shall not be externally or internally illuminated.

7) No payment is required per calculations below:

Temporary Banner Face: 2'0" x 8'0" = 16 sq.ft. x 1 side = 16 sq.ft. x \$3.00/sq.ft. = \$48.00

Less Application Fee (\$75.00) = \$0.00

8) Building Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

9) Electrical Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

26. (3) SG-96-01 Safety Mart – 17155 W. Glendale – Monument Sign and Wall Sign.

The request by Safety Mart for a monument sign and wall sign located at 17155 W. Glendale has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

1) All future modifications, including face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for and receive a Sign Permit, and must meet the provisions of the Section 275.03(10) New Berlin Municipal Ordinance.

2) The monument sign shall not exceed 4'6" in height and shall not exceed 6'0" in width and shall be located behind the ultimate right of way of Glendale Drive.

3) The monument sign face shall be 18 square feet in area, shall be black and yellow copy on a white background, and shall read "Ideal Safety Sales."

4) The monument base shall be constructed of masonry that shall be similar in color to the principal building. The required address numerals shall be mounted to the base.

5) The monument sign shall not be externally or internally illuminated.

6) The wall sign shall be 12.8 square feet in area, shall be yellow and black, and shall read "Safety Mart." The wall sign shall be internally illuminated and shall be turned off outside normal business hours.

7) A payment of \$71.40 is required per calculations below:

Monument Face: 3'0" x 6'0" = 18 sq.ft. x 2 sides = 36 sq.ft. x \$3.00/sq.ft. = \$108.00

Wall Face: 1'2" x 11'0" = 12.8 x 1 side = 12.8 sq.ft. x \$3.00/sq.ft. = \$38.40

Less Application Fee (\$75.00) = \$71.40

8) Building Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

9) Electrical Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

27. (3) SG-97-01 Citgo – 16401 W. Greenfield Ave. – Canopy Graphics.

The request by Citgo for canopy graphics located at 16401 W. Greenfield Avenue has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) Building Permits are required per Section 275.03 (6) of the City of New Berlin Municipal Code prior to the installation of the canopy. Wind and snow load calculations submitted to the Building, Inspections, and Zoning Department shall be stamped by a professional engineer or registered architect and shall provide a detail of the anchoring into the building.
- 2) All future modifications, including face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for and receive a Sign Permit, and must meet the provisions of the Section 275.03(10) New Berlin Municipal Ordinance.
- 3) The canopy sign shall not extend further than 4'0" from the building, shall not exceed 12'0" in width and 3.5 feet in width, and shall be located outside the ultimate right of way of Westridge Drive.
- 4) The canopy sign copy shall be 9 square feet in area and shall read "Jim Fischer and Associates."
- 5) The sign shall not be internally or externally illuminated.
- 6) No payment is required per calculations below:

Canopy Sign Face: 0'9" x 12'0" = 9 sq.ft. x 1 side = 9 sq.ft. x \$3.00/sq.ft. = \$27.00

Less Application fee (\$75.00) = \$0.00

- 7) Building Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.
- 8) Electrical Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

28. (4) SG-98-01 Quizno's Sub – 15440 W. Beloit Rd. – Wall Sign.

The request by Quizno's Sub for a wall sign located at 15440 W. Beloit Road has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) All future modifications, including face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for and receive a Sign Permit, and must meet the provisions of the Section 275.03(10) New Berlin Municipal Ordinance and the Moorland Commons of Westridge Overall Coordinated Sign Plan. Approval of Coordinated Sign Standard by landlord is required prior to issuance of Sign Permit.
- 2) A revised rendering indicating that the wall sign shall be constructed of white Plexiglas acrylic #7328 faces, 313 Duranodic Bronze returns, 313 Duranodic Bronze trim caps, and Matthews Nuance Grenadier Gold 34C-3D raceways shall be submitted by January 25, 2002 or prior to the issuance of the Sign Permit.
- 3) The wall sign shall be constructed of white Plexiglas acrylic #7328 faces, 313 Duranodic Bronze returns, 313 Duranodic Bronze trim caps, and Matthews Nuance Grenadier Gold 34C-3D raceways.
- 4) The wall sign shall not exceed 2'0" in height, shall not exceed 15'0" in width
- 5) The wall sign copy including the Quizno's Oven Baked Classics Subs corporate logo shall be 30 square feet in area, copy shall have white Plexiglas acrylic #7328 faces, and shall read "Quizno's Oven Baked Classics Subs."

6) The wall sign shall be internally illuminated with 13 mm 6500 Snow White 60 mA transformers and shall be turned off outside normal business hours.

7) A payment of \$15.00 is required per calculations below:

Wall Sign Face: 15'0" x 2'0" = 30 sq.ft. x 1 sides = 30 sq.ft. x \$3.00/sq.ft. = \$90.00

Less Application Fee (\$75.00) = \$15.00

8) Building Permits are required per Section 275.03(6) of the City of New Berlin Municipal Code.

9) Electrical Permits are required for the internal illumination per Section 275.03 (6) of the City of New Berlin Municipal Code.

29. (6) U-95-01 Hoover School - 12705 W. Euclid - Window replacement.

The request by Hoover School for window replacement located at 12705 W. Euclid has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

1) Permits are required from the Building, Inspection, and Zoning Departments for any structural alteration or modification to accommodate windows. If windows are replaced with the same size or smaller windows no permit shall be required.

2) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.

3) Building must meet all applicable building and fire codes.

4) Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code Section 17.1304 (14).

CONSENT AGENDA (One motion and second will deny all of the following inactive items listed. Any item may be pulled from the list and handled separately.)

30. (1) U-85-98 D.C. Investments – 13050 W. Cleveland Ave. – Senior Housing Development (No action 12/7/98, 11/8/99, 7/9/01)

Item remains tabled per the applicants request.

31. (4) CU-4-99 New Valley Sand & Gravel Co. – 6401 S. Racine Avenue - Ready Mix Concrete Production. (Tabled 5/3/99, 6/7/99, 7/9/01)

Motion by Alderman Ament to remove this item from the table. Seconded by Mr. Graber. Motion carried unanimously.

Motion by Mr. Barnes to deny the above inactive item based on the following:

1) Item has been on the pending list for 6 months or longer with no contact from the applicant.

2) Staff has sent a 30 day notice and the applicant failed to respond.

Seconded by Mr. Graber. Motion carried unanimously.

32. (6) R-2-99 Woodridge Community Church – 13800 W. Howard – Rezone from R-4.5 to I-1. (Tabled 6/7/99, 6/28/99, 7/9/01)

Item remains tabled per the applicants request.

33. (7) LD-2-99 Hidden Creek Business Center aka The Preserve – Approx. 16600 Coffee Rd. – Nw ¼ Sec. 15 – Preliminary Four-Lot Land Division (Tabled 5/1/00, 7/9/01)

Motion by Mr. Teclaw to remove this item from the table. Seconded by Alderman Ament. Motion carried unanimously.

Mr. Teclaw inquired about the portion of a letter from Jack Collier dated January 29, 2002 referring to a wetland roadway crossings required by the City of New Berlin. Mr. Lake said this is an industrial district they are crossing over at the Northeast corner of Calhoun and Coffee. It is the last remaining 110 acre parcel in the industrial park. Utilities and roadways need to connect with public utilities and they are also required to cross wetland.

Motion by Mr. Graber to table the above item per the applicants request. Seconded by Mr. Gihring. Motion passed with Mayor Wysocki, Mr. Gihring, Mr. Graber, Mr. Teclaw, Mr. Barnes voting Yes and Alderman Ament voting No.

COMMUNICATIONS:

34. Communication To: Plan Commission

Communication From: Greg Kessler, Director of Community Development

RE: Plan Commission/Committee Handbook

Plan Commissioners acknowledged receipt of this communication.

ADDENDUM ITEMS

35. PG-293 Alternative Transportation Committee - Plan Review

David Haines, Associate Planner/Mapping Coordinator gave a short presentation about the Alternative Transportation Committee. Over the past several months this subcommittee has met several times and made some recommendations to amend the pedestrian and bicycle facilities planned. Mr. Haines supplied handouts with the recommended amendments. Mr. Barnes explained that these were the areas that we could address at this time with the funds available.

Mayor Wysocki said he would like to have the subcommittee prioritize the projects more closely to our road projects. As capital improvement projects on roads are submitted, those areas should include the component of the alternative transportation whether it be bike lanes or pedestrian paths. Also, continuation of shorter lengths of subdivision links are encouraged.

Alderman Ament asked about funding and where it comes from. Mr. Haines answered that the funds come from the capital improvement program, impact fees, trail fees, and departmental budgeting. Alderman Ament indicated his doubt if the community is in the position to spend the money on these projects and wondered if the majority of the people were even in favor of sidewalks, etc. He felt snow removal and some of the other costs related to sidewalks and sidepaths need to be looked at. Discussion continued with costs related to the alternative transportation projects and how the public site and trail fee fund would come into play.

Discussion took place about the longer links (500-1,000 feet) between non-adjacent neighborhoods with Mr. Barnes saying it would be better to wait for development to happen in between those two subdivisions and require the new development to put in the connecting trails.

Mayor Wysocki thanked the members of the Alternative Transportation Committee for all their work.

36. (4) RO-4-02 Pure Air Ventilation - 15744 W. National Avenue. - Air Duct Cleaning

Motion by Mr. Gihring to approve the request by Pure Air Ventilation for an office for scheduling air duct cleaning located at 15744 W. National Avenue subject to:

1) Applicant shall be required to submit a revised site and landscaping plan that shows parking lot setback a minimum of five feet from all property lines. The revised plan shall also show the parking stalls striped to meet the 9' x 19' minimum stall dimension. Driving/ Maneuvering lanes shall also meet the code requirements. Parking spaces shall be

numbered and allotted to individual tenants based upon adjusted parking requirements and should indicate location of two company trucks/vans intended for overnight storage.

- 2) Only two company trucks for all tenants on site and the leased property to the West shall be allowed to be parked overnight. A letter indicating which tenants are parking trucks overnight shall be on file in the Department of Community Development (Planning).
- 3) No future sign permits will be issued, as the signs are legal non-conforming. Any further changes to the sign will be a violation of Article VIII 275-61 of the New Berlin Municipal Ordinance. A monument sign and an Overall Coordinated Sign Standard shall be required per Article VIII Section 275-61 of the New Berlin Municipal Ordinance
- 4) Employee and customer parking must be contained on site and the leased property to the West in accordance with the parking agreement on file in the Department of Community Development (Planning).
- 5) Dumpsters must be properly screened from the street and public view in accordance Article VIII Section 275-56 of the City of New Berlin Municipal Ordinance.
- 6) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.
- 7) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
- 8) Building must meet all applicable building and fire codes. Fire Extinguishers are required.
- 9) Agreement from owner regulating parking and taking ownership of parking violations shall be required by March 1, 2002. Agreement to be approved by the City Attorney, signed by all tenants, and recorded.

Seconded by Alderman Ament. Motion passes with Mayor Wysocki, Mr. Gihring, Alderman Ament, Mr. Graber, Mr. Teclaw voting Yes and Mr. Barnes voting No.

Motion by Mr. Barnes to adjourn the Plan Commission meeting at 10:15 P.M. Seconded by Mr. Graber. Motion carried unanimously.