

Minutes

7:00 P.M. PUBLIC HEARING

2. CU-9-00 Telecorp - 1855 S. Sunnyslope Rd. - New Telecommunications Array on an Existing Telecommunications Tower.

NEW BERLIN PLAN COMMISSION

NEW BERLIN CITY HALL COUNCIL CHAMBERS

JANUARY 8, 2001

The public hearing relative to the request by Ted Torcivia (Telecorp) for a Conditional Use for a new telecommunications array on an existing WEPCO tower located at 1855 S. Sunnyslope Road was called to order by Mayor Gatzke at 7:10 P.M.

In attendance were Mayor Gatzke, Mr. Chase, Mr. O'Neil, Mr. Barnes, Mr. Christel, Mr. Felda, Alderman Kaminski. Also present were Mark C. Lake, Assistant Director of Planning, Olofu Agbaji, Planning Administrator, Greg Kessler, Associated Planner.

Mr. Lake read the public hearing notice and stated there was proof of publication.

Mayor Gatzke explained the procedure for a public hearing saying that he would 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.

Mr. Lake gave a brief presentation describing the request and showing maps indicating the location.

Mayor Gatzke asked if there was anyone wishing to speak in favor three times, seeing none.

Mayor Gatzke asked if there was anyone wishing to speak in opposition three times, seeing none.

Mayor Gatzke asked Plan Commissioners for questions for the purpose of clarification, seeing none.

Mayor Gatzke called the public hearing closed at 7:12 P.M.

PUBLIC HEARING

- (4) CU-13-00 Midwest Power Plant - 6600 S. Crowbar Road - Gas Turbine Peaking Facility

NEW BERLIN PLAN COMMISSION

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JANUARY 8, 2001

(SEPARATE DOCUMENT)

NEW BERLIN PLAN COMMISSION

NEW BERLIN CITY HALL COUNCIL CHAMBERS

JANUARY 8, 2001

The Plan Commission meeting of January 8, 2001 was called to order by Mayor Gatzke at 7:15 P.M.

In attendance were Mayor Gatzke, Mr. Chase, Mr. O'Neil, Mr. Barnes, Mr. Christel, Mr. Felda, Alderman Kaminski. Also present were Mark C. Lake, Assistant Director of Planning, Olofu Agbaji, Planning Administrator, Greg Kessler, Associated Planner.

Motion by Mr. Christel to approve the Plan Commission Minutes of December 4, 2000. Seconded by Mr. Barnes. Motion carried unanimously.

Plan Commission Secretary's Report - none

Final Zoning and Subdivision Ordinance Presentation - Written comments due in Planning Department by January 26, 2001.

CONTINUED ITEMS

6. (2) U-98-00 Super Products - 17000 W. Cleveland Ave. - Building Addition. (Tabled 12/4/00)

Request by applicant for item to remain tabled.

7. (2) R-11-00 Super Products - Rezone from C-1 and M-1 to Reduce C-1.(Tabled 12/4/00)

Request by applicant for item to remain tabled.

NEW BUSINESS

8. (4) CU-13-00 Midwest Power Plant - 6600 S. Crowbar Road - Gas Turbine Peaking Facility

Motion by Mr. Christel to defer the request by Midwest Power Plan for a gas turbine peaking facility located at 6600 S. Crowbar Road for the following reasons:

1) Certificate of Public Convenience & Necessity to Include an Environmental Impact Statement (EIS) which addresses the following:

a) Per §17.0705, Water Utility Consultant has identified this area as a potential municipal well field. What would the impacts of the proposed 450gpm shallow well have on the potential wellfield?

b) Siting of facility will not prohibit the future orderly development of the reclaimed S&J Development Property?

c) Per §17.0706 & §17.0709, Will sounds or vibrations during the operation of the facility have an adverse impact on the neighboring property owners or region?

d) Per §17.0702 & §17.0704, Will air emissions from the operation of the facility have an adverse impact on the neighboring property owners or region?

e) Per §17.0703 & §17.0707, Will chemicals or materials used during the operation of the facility have an adverse impact on the neighboring property owners or the region?

f) Per §17.0705, Will water used (whether treated or untreated) during the operation of the facility have an adverse impact on the neighboring property owners or the region?

g) Per §17.0708, Will electrical disturbances during the operation of the facility have an adverse impact on the neighboring property owners or the region?

2) Use as a utility shall provide a 200' buffer (C-1 area) to the neighbors along Tans Road and Crowbar Road.

3) Per the supporting information (and subject to State of Wisconsin Licensing) facility limited to less than 250 tons of NOx per year.

4) Revised detailed landscaping plan required. Plans to address a buffer along Tans Road, a buffer of lands along Crowbar Road, and a buffer of the future pond to the east and Interstate 43. Detailed cross-sections of all berms to be included with submission prior to building permits being issued.

5) Open C-1 area to be filled in with trees and other vegetation that will provide a four-season sight and sound buffer. Existing tree stands to be field surveyed (visual) to determine extent of buffer and holes shall be filled with comparable trees, both deciduous and coniferous. Any residual open space should be considered for public recreation.

6) City of New Berlin, Town of Vernon, and City of Muskego to be copied on correspondences to and from all regulating/reviewing authorities.

7) All construction traffic for the facility shall be restricted from using Tans Drive.

8) Licensing by all regulating authorities required. A New Source Pollution Control Construction Permit under NR406 as well as a Construction Site Erosion Control Permit under NR216.46 required to be on file in the City of New Berlin Department of Community Development prior to building permits being issued.

9) City of New Berlin Erosion Control Plan/permit required prior to building permits being issued.

10) A detailed Stormwater Management Plan along with a detailed site grading and drainage plan that shows proposed and finished grades of the entire site is required prior to building permits being issued.

11) Construction of a frontage road (former quarry access road) to City of New Berlin specifications for an industrial grade road required. Detailed road plans to be reviewed and approved by the City of New Berlin Engineering Department prior to signing final CSM.

12) Access permits the City of New Berlin Engineering Department for the relocation of the access road required.

13) Undeveloped property, including outlot of the CSM, to be properly graded, cleaned up, restored and replanted or seeded within 30 days of obtaining an occupancy permit. Any residual open space should be considered for public recreation.

14) A Developer's/Improvement Agreement for all improvements required. Agreement to be approved by the City of New Berlin Common Council prior to signing final CSM. Agreement to include, but is not limited to, a detailed Plan of Operation and include all performance standards of §17.07 as well as a bond/guarantee for all affected wells.

15) Source of water used in the operation of the facility to be determined by the City of New Berlin. Due to the limited water usage required the plant shall be designed as a zero-discharge facility.

16) Facility and its buildings must meet all applicable building and fire codes. State of Wisconsin and local Fire Protection Bureau plan approval required. All necessary permits must be obtained from the Building Inspection and Zoning Department prior to commencement of any construction at this site.

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

Seconded by Mr. Felda. Motion carried unanimously.

9. (2) CU-9-00 Telecorp - 1855 S. Sunnyslope Rd. - New Telecommunications Array on an Existing Telecommunications Tower.

Motion by Mr. Christel to recommend to Council approval of the request by Telecorp for new telecommunications array on an existing telecommunications tower located at 1855 S. Sunnyslope Road subject to:

1) Site and array must meet the conditions of §17.0503(3) of the City of New Berlin Municipal Code.

2) All structural plans used for the building permit to be stamped by a Wisconsin architect and/or engineer.

3) Cabinet enclosure required to be screened from the public, landscape plan with plant key and plant specifications according to section §17.0503(3)(j) to be reviewed and approved by the Planning Department prior to installation.

4) Barbed wire capped enclosures are not allowed. Fence to be installed without barbed wire on top.

5) Permits are required from the Building, Inspections and Zoning Department. Cabinet enclosure must meet all applicable building and fire codes. Site must be maintained per § 14.25 of the Non-residential Property Maintenance Code.

6) Coordinated access with WEPCO required. Easement for coordinated access to be on file.

7) Approval of drainage, grading, and overall site plans by the Engineering Department required prior to issuance of Building Permit.

Seconded by Mr. Barnes. Motion carried unanimously.

10. (1) CU-10-00 Milwaukee SMSA Limited Partnership (Ameritech) - 1711 S. Sunnyslope - Installation of Telephone Antennas on an Existing Tower and Construction of an 11.5' x 20' Equipment Structure. - Set Public Hearing Date.

Public hearing set for February 5, 2001.

11. (6) CU-11-00 Voice Stream Wireless - 12695 W. National Ave. - Proposed Stealth Flagpole - 80' for Use as a Cellular Facility. - Set Public Hearing Date

Public hearing set for February 5, 2001.

12. (2) CU-12-00 Auto Body Care - 2730 S. Sunnyslope Rd. - Automotive Spray Booth. - Set Public Hearing Date.

Public hearing set for February 5, 2001.

13. (4) LD-8-00 Paul Lindemann - 17970 W. Small Rd. - Se 1/4 Sec. 33 - Preliminary Two-Lot Land Division.

Motion by Mr. Felda to recommend to Council approval of the request by Paul Lindemann for a preliminary two-lot land division located at 17970 W. Small Road subject to:

- 1) Per § 17.0306 (4) minimum lot width shall be 200'.
- 2) Existing well and septic field locations to be placed on Final CSM.
- 3) Public Site and Trail Fees of \$2,137.60 required prior to the City of New Berlin signing the Final CSM.
- 4) Owner and Surveyor required to sign prior to the City signing the Final CSM.
- 5) Applicant will be required to dedicate the remainder of Small Road ROW. Final CSM should show the ROW 50' from the center line of Small Road.
- 6) Shared access requirement to be determined by the City Engineer. 30' x 60' (both lots) access easement may be required.

Seconded by Mr. Barnes. Motion carried unanimously.

14. (3) R-13-00 Anders Lewis - 2880 S Amor - Rezone from C1 to R2. -

Withdrawn per applicants request.

15. (2) U-100-00 Telecorp. Realty LLC - 2600 S. Calhoun Rd. - Attach Antennas to Recently Approved Voice Stream Tower at Fire Station No. 5.

Motion by Mr. Christel to approve the request by Telecorp Realty LLC to attach antennas to recently approved Voice Stream Tower at Fire Station No. 5, 2600 S. Calhoun Road subject to:

- 1) Site and array must meet the conditions of §17.0503(3) of the City of New Berlin Municipal Code.
- 2) All structural plans used for the building permit to be stamped by a Wisconsin architect and/or engineer.
- 3) All equipment, including existing equipment located on roof of Fire Station to be located within a new enclosure or on tower. New structure housing existing equipment and new VoiceStream Equipment required to be reviewed and approved by the Architectural Control Committee prior to Building Permits being issued.

- 4) Barbed wire capped enclosures are not allowed. Fence to be installed without barbed wire on top.
- 5) Tower and new building required to be screened from the public, landscape plan with plant key and plant specifications according to section §17.0505(3)(j) to be reviewed and approved by the Planning Department prior to installation.
- 6) Emergency government siren and all related equipment to be relocated on new lattice tower.
- 7) Permits are required from the Building, Inspections and Zoning Department. Cabinet enclosure must meet all applicable building and fire codes. Site must be maintained per § 14.25 of the Non-residential Property Maintenance Code.
- 8) Signed lease with Voice Stream and Tele Corp Reality LLC to be on file prior to building permits being issued.

Seconded by Mr. Christel. Motion carried unanimously.

16. (4) U-101-00 Metricom, Inc. - 20165 W. National Ave. - Proposed 8 Panel Antennas Mounted to Existing Structure.

Motion by Mr. Barnes to approve the request by Metricom, Inc. for 8 panel antennas mounted to existing structure located at 20165 W. National Avenue subject to:

- 1) Submittal of a build out plan showing the number of potential users of the silo tower is required prior to any future Use Approval application for this site. Plans must show proposed configuration and structural alteration above the original 100' deck of the silo. A Use Approval will be required from the Plan Commission for each additional co-locator.
- 2) Submittal of a detailed landscaping plan prepared by a professional landscape architect to include plant keys, species, botanical nomenclature, number and sizes of all existing and proposed plantings. Landscaping plans must meet the requirement of § 17.0503 (3) of the Zoning Ordinance in its entirety. One of the submitted plans must be colored. Plans must be submitted by prior to issuance of Building Permit.
- 3) All existing microwave antenna arrays must be removed prior to installation of the Metricom antennas.
- 4) Copy of coverage areas showing holes in system required prior to issuance of Building Permit.
- 5) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.
- 6) Building must meet all applicable building and fire codes. Fire Extinguishers are required.

Seconded by Mr. Christel. Motion carried unanimously.

17. (7) U-102-00 Metricom, Inc. - 3805 S. Casper Dr. - Proposed 8 Panel Antennas Mounted to Existing Structure.

Motion by Mr. Christel to approve the request by Metricom, Inc. for 8 panel antennas mounted to existing structure located at 3805 S. Casper Drive subject to:

1) Submittal of a revised landscaping plan prepared by a professional landscape architect to include plant keys, species, botanical nomenclature, number and sizes of all existing and proposed plantings. Landscaping plans must meet the requirement of § 17.0503 (3) of the Zoning Ordinance in its entirety. One of the submitted plans must be colored. Plans must be submitted and approved prior to issuance of Building Permit.

2) Copy of coverage areas showing holes in system required prior to issuance of Building Permit.

3) Copy of lease agreement with AAT to be on file prior to issuance of Building Permit.

4) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.

5) Building must meet all applicable building and fire codes. Fire Extinguishers are required.

Seconded by Mr. Barnes. Motion carried unanimously.

18. (4) S-130-93 Stormy Acres - 20660 W. National Ave. - Final Land Division - Lot 4.

Motion by Mr. Felda to recommend to Council approval of a preliminary land division for Stormy Acres Lot 4 located at 20660 W. National Avenue subject to:

1) The submitted CSM does not conform to the approved preliminary plat for this development. This application will be reviewed as a preliminary plat, additional fees will be required.

2) Final CSM will require the combining of all four lots with the following addresses:

Lot 1 – 20430 West National Avenue
Lot 2 – 20440 West National Avenue
Lot 3 – 20610 West National Avenue
Lot 4 – 20620 West National Avenue

3) Applicant is required to correct the following survey and platting disparity:

a) The platted bearing for the northerly property line is S76° 36'48" W. The proposed bearing is S73° 36' 48" W.

b) The ROW line along National Avenue should match the ultimate ROW of 100'. The proposed ROW line is off by 14.31'.

c) The northerly point of Lot 1 is off 25.25'

4) Approval of City of New Berlin Parks and Recreation Department is required for the removal of the proposed second access.

5) Applicant is required to meet all the conditions of Waukesha County Highway Department letter dated October 31, 2000. A written approval to that effect will be required.

6) All typographical errors on the submitted CSM must be corrected prior to signing.

7) Owners and Surveyor required to sign the Final CSM before the City will sign the Final CSM.

8) Public Site, Open Space and Trail Fee waived due to 21.35 acre park dedication.

Seconded by Mr. Christel. Motion passes with Mayor Gatzle, Mr. Christel, Alderman Kaminski, Mr. Felda, Mr. O'Neil, Mr. Barnes voting Yes and Mr. Chase voting No.

19. (4) S-130-93 Stormy Acres - 20550 W. National Ave. - Final Land Division - Lot 3.

Motion by Mr. Felda to recommend to Council approval of a preliminary land division for Stormy Acres Lot 3 located at 20550 W. National Avenue subject to:

1) The submitted CSM does not conform to the approved preliminary plat for this development. This application will be reviewed as a preliminary plat, additional fees will be required.

2) Final CSM will require the combining of all four lots with the following addresses:

Lot 1 – 20430 West National Avenue
Lot 2 – 20440 West National Avenue
Lot 3 – 20610 West National Avenue
Lot 4 – 20620 West National Avenue

3) Applicant is required to correct the following survey and platting disparity:

a) The platted bearing for the northerly property line is S76° 36'48" W. The proposed bearing is S73° 36' 48" W.

b) The ROW line along National Avenue should match the ultimate ROW of 100'. The proposed ROW line is off by 14.31'.

c) The northerly point of Lot 1 is off 25.25'

4) Approval of City of New Berlin Parks and Recreation Department is required for the removal of the proposed second access.

5) Applicant is required to meet all the conditions of Waukesha County Highway Department letter dated October 31, 2000. A written approval to that effect will be required.

6) All typographical errors on the submitted CSM must be corrected prior to signing.

7) Owners and Surveyor required to sign the Final CSM before the City will sign the Final CSM.

8) Public Site, Open Space and Trail Fee waived due to 21.35 acre park dedication.

Seconded by Mr. Christel. Motion passes with Mayor Gatzle, Mr. Christel, Alderman Kaminski, Mr. Felda, Mr. O'Neil, Mr. Barnes voting Yes and Mr. Chase voting No.

20. (4) S-130-93 Stormy Acres - 20440 W. National Ave. - Final Land Division - Lot 2.

Motion by Mr. Felda to recommend to Council approval of a preliminary land division for Stormy Acres Lot 2 located at 20440 W. National Avenue subject to:

1) The submitted CSM does not conform to the approved preliminary plat for this development. This application will be reviewed as a preliminary plat, additional fees will be required.

2) Final CSM will require the combining of all four lots with the following addresses:

Lot 1 – 20430 West National Avenue
Lot 2 – 20440 West National Avenue
Lot 3 – 20610 West National Avenue
Lot 4 – 20620 West National Avenue

3) Applicant is required to correct the following survey and platting disparity:

a) The platted bearing for the northerly property line is S76° 36'48" W. The proposed bearing is S73° 36' 48" W.

b) The ROW line along National Avenue should match the ultimate ROW of 100'. The proposed ROW line is off by 14.31'.

c) The northerly point of Lot 1 is off 25.25'

4) Approval of City of New Berlin Parks and Recreation Department is required for the removal of the proposed second access.

5) Applicant is required to meet all the conditions of Waukesha County Highway Department letter dated October 31, 2000. A written approval to that effect will be required.

6) All typographical errors on the submitted CSM must be corrected prior to signing.

7) Owners and Surveyor required to sign the Final CSM before the City will sign the Final CSM.

8) Public Site, Open Space and Trail Fee waived due to 21.35 acre park dedication.

Seconded by Mr. Christel. Motion passes with Mayor Gatzle, Mr. Christel, Alderman Kaminski, Mr. Felda, Mr. O'Neil, Mr. Barnes voting Yes and Mr. Chase voting No.

21. (4) S-130-93 Stormy Acres - 20330 W. National Ave. - Final Land Division - Lot 1.

Motion by Mr. Felda to recommend to Council approval of a preliminary land division for Stormy Acres Lot 1 located at 20330 W. National Avenue subject to:

1) The submitted CSM does not conform to the approved preliminary plat for this development. This application will be reviewed as a preliminary plat, additional fees will be required.

2) Final CSM will require the combining of all four lots with the following addresses:

Lot 1 – 20430 West National Avenue
Lot 2 – 20440 West National Avenue
Lot 3 – 20610 West National Avenue
Lot 4 – 20620 West National Avenue

3) Applicant is required to correct the following survey and platting disparity:

a) The platted bearing for the northerly property line is S76° 36'48" W. The proposed bearing is S73° 36' 48" W.

b) The ROW line along National Avenue should match the ultimate ROW of 100'. The proposed ROW line is off by 14.31'.

c) The northerly point of Lot 1 is off 25.25'

4) Approval of City of New Berlin Parks and Recreation Department is required for the removal of the proposed second access.

5) Applicant is required to meet all the conditions of Waukesha County Highway Department letter dated October 31, 2000. A written approval to that effect will be required.

6) All typographical errors on the submitted CSM must be corrected prior to signing.

7) Owners and Surveyor required to sign the Final CSM before the City will sign the Final CSM.

8) Public Site, Open Space and Trail Fee waived due to 21.35 acre park dedication.

Seconded by Mr. Christel. Motion passes with Mayor Gatzle, Mr. Christel, Alderman Kaminski, Mr. Felda, Mr. O'Neil, Mr. Barnes voting Yes and Mr. Chase voting No.

22. PG-830 Commercial Center - Consultant review of library report.

Motion by Mr. Chase to recommend that the Planning Department hire a consultant to review the library report for the commercial center.

Seconded by Mr. Christel. Motion passes with Mr. Barnes abstaining.

23. PG-380 Support of Waukesha Land Development Work Group Recommendations

A. Resolution #1-01 Recommendation to Implement Development Review Checklists

B. Resolution #1-02 Recommendation to Restrict the Use of Certified Survey Maps for Certain Land Divisions (New Definition of a Subdivision)

Motion by Mr. Chase to recommend to Council approval of Resolution #1-01 Recommendation to Implement Development Review Checklists. Seconded by Mr. Barnes. Motion carried unanimously.

Motion by Mr. Chase to recommend to Council denial of Resolution #1-02 Recommendation to Restrict the Use of Certified Survey Maps for Certain Land Division (New Definition of a Subdivision). Seconded by Mr. Barnes. Motion carried unanimously.

24. (2) RO-63-00 Southwest Metal Finishing - 2785 S. 167 St. - Storage and metal finishing.

Motion by Mr. Barnes to table this item per applicants request. Seconded by Mr. Christel. Motion carried unanimously.

STAFF APPROVED

25. (5) U-106-00 K-Mart - 15333 W. National Avenue - Open 24 Hours, December 21 - 24, 2000.

The request by K-Mart for 24 hours of operation December 21 - 24, 2000 located at 15333 W. National 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) Approval will be granted for a one-year probationary period subject to the result and outcome of the operation at this location. Applicant will be required to reapply to the Plan Commission for additional years following a determination of the event by the City of New Berlin Police Department.
- 2) All necessary permits must be obtained from the Building, Inspection, and Zoning Departments prior to commencement of construction.
- 3) All necessary licenses and certificates must be obtained from the City of New Berlin Clerk's office and other regulating authorities.
- 4) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
- 5) All signs will require a separate application and Permit from the Planning Department prior to installation.

26. (2) SIGN Ledger Bank - 15600 W Cleveland Ave. - New monument sign to replace current sign

The request by Ledger Bank for a new monument sign to replace current sign located at 15600 W. Cleveland 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) The proposed sign shall be placed on a masonry type monument base that matches or enhances the exterior material and color of the building.
- 2) The monument base shall not exceed 3' in height.
- 3) The monument sign must be located outside the right-of-way and vision triangle of Cleveland Avenue and Moorland Road.
- 4) Payment of \$78.00 outstanding sign fee.
- 5) The face of the sign shall not exceed: 4' x 8' (32 sq. ft)
- 6) An Electrical Permit is required from the Building Inspection and Zoning Department for the internal lighting.
- 7) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.
- 8) Signs must be turned off outside of normal business hours.

ZONING PERMITS

27. (3) RO-59-00 Wisconsin Department of Transportation - 13625 W. Greenfield Ave. - Temporary Office Space.

The request by Wisconsin Department of Transportation for temporary office space located at 13625 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) Per § 17.1210, a double fee was assessed for occupying the building prior to receiving a Zoning Permit. As this is an after the fact application double the application fee penalty was assessed.

2) No outside storage of vehicles or equipment will be permitted on the property.

3) Employee parking must be contained on this site.

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).

5) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.

6) A separate application is required from the Planning Department for any sign for this business

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.

28. (3) RO-60-00 American Cable & Harness, Inc. - 16255-16351 W. Lincoln Ave. - Electronic Assembly.

The request by American Cable & Harness, Inc. for electronic assembly located at 16255-16351 W. Lincoln 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) Employee and customer parking must be contained on this site.

2) 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).

3) No outside storage of vehicles or equipment will be permitted on the property.

4) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.

5) A separate application is required from the Planning Department for any sign for this business

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

7) Building must meet all applicable building and fire codes. Fire Extinguishers are required.

29. (2) RO-61-00 Anderson Resource Management - 2755 S. 160 St. - Inventory Management, Storage, Cleaning, and Assembly of Components.

The request by Anderson Resource Management for inventory management, storage, cleaning, and assembly of components located at 2755 S. 160 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) Employee and customer parking must be contained on this site.

2) 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).

3) No outside storage of vehicles or equipment will be permitted on the property.

4) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.

5) A separate application is required from the Planning Department for any sign for this business

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

7) Building must meet all applicable building and fire codes. Fire Extinguishers are required.

30. (3) RO-62-00 John Beres Builders - 17905 W. Lincoln Ave. - Construction Company.

The request by John Beres Builders for a construction company located at 17905 W. Lincoln 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) No outside storage of vehicles or equipment will be permitted on the property.

2) Employee and customer parking must be contained on this site.

3) 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).

4) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.

5) A separate application is required from the Planning Department for any sign for this business

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

7) Building must meet all applicable building and fire codes. Fire Extinguishers are required.

31. (3) RO-64-00 R J Gross & Associates - 1725 S Johnson Rd - Industrial control distributor.

The request by R J Gross & Associates for industrial control distributor located at 1725 S. Johnson 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) Submittal of a detailed landscaping plan prepared by a professional landscape architect that meets the requirement of § 17.1308 of the Zoning Ordinance in its entirety. Landscaping plans must include plant keys, species, botanical nomenclature, number and sizes of all existing and proposed plantings. One of the submitted plans must be colored to show the required 25% open/ green space (colored site plan). Plans must be submitted by January 26, 2001.

2) Submittal of a detailed updated site plan showing the parking lot layout and configuration that meets the requirement of § 17.0403 submitted by January 26, 2001. Plans must show locations of all proposed outside storage of two vehicles as permitted by code.

- 3) No outside storage of equipment will be permitted on the property.
 - 4) Employee parking must be contained on this site.
 - 5) 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).
 - 6) A separate application is required from the Planning Department for any sign for this business
 - 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.
32. (3) RO-65-00 Ihn Plumbing - 17300 W. Cleveland Avenue - Plumbing company.

The request by Ihn Plumbing for a plumbing company located at 17300 W. Cleveland 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) Submittal of a detailed landscaping plan prepared by a professional landscape architect that meets the requirement of § 17.1308 of the Zoning Ordinance in its entirety. Landscaping plans must include plant keys, species, botanical nomenclature, number and sizes of all existing and proposed plantings. One of the submitted plans must be colored to show the required 25% open/ green space (colored site plan). Plans must be submitted by January 26, 2001.

2) Submittal of a detailed updated site plan showing the parking lot layout and configuration that meets the requirement of § 17.0403 submitted by January 26, 2001. Plans must show locations of all proposed outside storage of two vehicles as permitted by code.

- 3) No outside storage of equipment will be permitted on the property.
- 4) Employee parking must be contained on this site.
- 5) 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).
- 6) A separate application is required from the Planning Department for any sign for this business
- 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.

33. (7) RO-66-00 Linda's Hallmark - 15405 W National Ave - Card & gift shop

The request by Linda's Hallmark for a card and gift shop located at 15405 W. National 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) No outside storage of vehicles or equipment will be permitted on the property.
- 2) Employee parking must be contained on this site.

3) 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).

4) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.

5) A separate application is required from the Planning Department for any sign for this business

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

7) Building must meet all applicable building and fire codes. Fire Extinguishers are required.

COMMUNICATIONS

47. Communication To: Plan Commission

Communication From: Mark C. Lake

RE: Resolution - Proposed Power Plant Midwest Power LLC - Town of Waukesha

On hold until next Plan Commission meeting.

48. Communication To: Plan Commission

Communication From: Mark C. Lake

RE: Resolution - Midwest Power - Town of Vernon

On hold until next Plan Commission meeting.

49. Communication To: Plan Commission

Communication From: Mark C. Lake

RE: "Stand in Line", The Business Journal, December 15, 2000

On hold until next Plan Commission meeting.

50. Communication To: Plan Commission

Communication From: Mark C. Lake

RE: Voting Procedure (May require By-Law change)

On hold until next Plan Commission meeting.

Motion by Mr. Barnes to adjourn the Plan Commission Meeting at 4:08 A.M. Seconded by Mr. Felda.
Motion carried unanimously.

