

Minutes

NEW BERLIN PLAN COMMISSION

NEW BERLIN CITY HALL COUNCIL CHAMBERS FEBRUARY 5, 2001

The Plan Commission Meeting of February 5, 2001 was called to order by Mayor Gatzke at 7:07 P.M.

In attendance were Mayor Gatzke, Mr. Chase, Mr. Christel, Alderman Kaminski. Also present were Greg Kessler, Director of Community Development, Mark C. Lake, Director of Planning, Olofu Agbaji, Associate Planner, Nikki Jones, Associate Planner, and Tony Kim, Planning Tech. Mr. Felda, Mr. O'Neil, Mr. Barnes were excused.

Motion by Mr. Chase to approve the Plan Commission Minutes of January 8, 2001. Seconded by Mr. Christel. Motion carried unanimously.

3. Plan Commission Secretary's Report - Reminder of the Plan Commission meeting on February 12, 2001 to discuss Chapter 17 and 18.

CONTINUED ITEMS

4. PG-10 - Plan Commission By-Law Modification

Motion by Alderman Kaminski to approve the modifications of the Plan Commission By-Laws. Seconded by Mr. Chase. Motion carried unanimously.

5. PG-833 - Chapter 17 & 18

Motion by Mr. Chase to Defer Chapter 17 and 18. Planning Staff is summarizing comments, going over documents, will speak with the consultants, and prepare a Staff Report for the Plan Commission Meeting of February 12, 2001. Seconded by Alderman Kaminski. Motion carried unanimously.

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

Motion by Mr. Chase to remove this item from the table. Seconded by Alderman Kaminski. Motion carried unanimously.

Motion by Mr. Chase to approve the request by Super Products for a building addition located at 17000 W. Cleveland Avenue subject to:

1) Creation of the existing 25,000ft.² gravel Camel parking area at the northwest entrance required the removal of lands within the C-1 area sometime between spring 1985 and spring 1990. No application for the removal of the C-1 overlay is on file. New addition and parking area will further encroach into existing C-1/woodland area. The applicant shall adhere to Section 17.1308(10) of the New Berlin Zoning Ordinance and, per this Section, any trees destroyed shall be repaired in accordance with an approved landscape plan and trees replaced in accordance with the Woodland Preservation Ordinance prior to building permits being issued.

2) Calculation of trees removed previously and as part of this application required to determine compliance with the Woodland Preservation Ordinance. If trees being replaced as part of the Woodland

Preservation Ordinance cannot be replaced on site, donation of a like amount shall be made to the Park and Rec. Department.

3) Per Section 17.1308(15) of the New Berlin Zoning Ordinance, the remaining woodland and C-1 lands shall be deed restricted from future development. The remaining lands are also to be preserved, and maintained using appropriate silvicultural techniques by hiring a qualified Certified Arborist.

4) At 8.2 acres property required to have drainage analysis and on-site detention adhering to the City's Stormwater Management Ordinance and approved by the City Engineer.

5) Per Section 17.0319(2) of the New Berlin Zoning Ordinance, outside storage of manufacturing products, large equipment, semi-tractors and trailers, and construction equipment are considered accessory uses in the M-1 District and are to be screened from view from a public street or residential area. Outside storage shall be permitted in the side yard and rear yard areas only. Site plan showing areas to be used for outside storage to be submitted and approved by the Department of Community Development prior to building permits being issued.

6) Camel trucks are to be parked on-site in designated parking areas only. Site plan showing areas to be used for Camel Truck parking to be submitted and approved by the Department of Community Development prior to building permits being issued.

7) Submittal of a revised site plan showing parking lot layout and truck turning radius' meeting all the requirements of Section 17.0400 of the New Berlin Zoning Ordinance in its entirety is required.

8) Fire hydrant required within 150 feet of fire department connection.

9) State of Wisconsin and local fire prevention bureau plan approvals required.

10) Subject to the removal of the lands from C-1 Zoning District.

Seconded by Alderman Kaminski. Motion carried unanimously.

8. (2) R-11-00 Super Products - 17000 W. Cleveland Avenue - Rezone from C-1 to M-1 for building addition. (Tabled 12/4/00)

Motion by Mr. Chase to remove this item from the table. Seconded by Alderman Kaminski. Motion carried unanimously.

Motion by Mr. Chase to recommend to Council approval of the request by Super Products to rezone the property located at 17000 W. Cleveland Avenue from C-1 to M-1 subject to:

1) Plat of Survey required showing all C-1 areas on property prior to signing of this ordinance.

Seconded by Alderman Kaminski. Motion carried unanimously.

9. (6) LD-14-98 National Manor Senior Apts. - 3360 S. Sunny Slope Road - NW 1/4 Sec. 13 - Preliminary and Final Land Division (N/A 8/7/00)

Motion by Mr. Chase to recommend to Council approval of the Preliminary and Final Two-Lot Land Division for National Manor Senior Apartments, located at 3360 S. Sunny Slope Rd., Nw 1/4 Sec. 13, subject to the following:

1) Detail at the end of Foxwood Drive includes a 1.00' gap. Gap shall be removed as part of CSM - 3-Lot CSM.

2) Submittal of revised National Manor Preliminary Plat matching road alignment required prior to signing of CSM. Revised Preliminary Plat should also exclude outlots 1 and 2 of this CSM.

3) Clean up drafting errors; provide detail of O.L. 1, and tie all wetland lines to L9, L22, and L7. Clean up Jewel Osco parcels, Outlot 1 of Highpoint third addition now owned and developed. Lot 2 CSM #7299 should include unplatted lands. Change Plan Commission Approval date to 2001. Change Losik & Associates phone number to (262) from (414). Revision dates required.

4) All owners to sign prior to the City of New Berlin signing the Final CSM.

5) Payment of \$2,000 in Public Site, Open Space, and Trail Fees required prior to the City signing the Final CSM.

6) Two tangents have less than the minimum required length of 100' - Line 11 and Line 12. Fix tangents on face of CSM prior to City signing the final CSM.

7) Developer's Agreement needs to be reviewed and approved by the City Engineer, Board of Public Works, and Common Council prior to City signing the Final CSM.

8) Basin NB9 sanitary sewer capacity allocation required. Allocation shall be based on the project's own merits and shall not restrict development in other areas of the City of New Berlin. Approval of sewer service by MMSD must be in a form satisfactory to the City of New Berlin.

Seconded by Alderman Kaminski. Motion carried unanimously.

10. (2) RO-63-00 Southwest Metal Finishing - 2785 S. 167 St. - Storage and metal finishing. (Tabled 1/8/01)

No action per applicant request.

11. (7) R-9-00 Crestview Place - 16850 W. Observatory - Rezone from O-1 to Rm-1/PUD for Seven Multi-Family Buildings. (Tabled 10/2/00)

Motion by Mr. Christel to remove the Rezoning request from O-1 to Rm-1/PUD, Crestview Place, for Seven Multi-Family Buildings from the table, located at 16850 W. Observatory Rd. Seconded by Mr. Chase. Motion carried unanimously.

Motion by Mr. Chase to table the Rezoning Request from O-1 to Rm-1/PUD, Crestview Place, for Six Multi-Family Buildings, located at 16850 W. Observatory Rd. so that the applicant may come back with a more comprehensive design solution taking into account the retail building, Dakota Intertek and the corner. Plan should show a logical transition from Commercial along National Ave. to the Multi-Family in the rear (north). Seconded by Alderman Kaminski. Motion carried unanimously.

12. (4) U-95-00 Druid Glen Farm - 5983 S. Racine - Horse Stable With Riding Arena. (Tabled 12/4/00)

Motion by Mr. Chase to remove the Druid Glen Farm request for a Horse Stable With Riding Arena, located at 5983 S. Racine from the table. Seconded by Alderman Kaminski. Motion carried unanimously.

Motion by Mr. Chase to Approve the Druid Glen Farm request for a Horse Stable With Riding Arena, located at 5983 S. Racine, subject to the following:

- 1) Approval is granted for a private stable and riding arena with living quarters. There shall be no commercial activities associated with this operation.
- 2) Applicant will be required to file for a land division to create two new parcels prior to issuance of Zoning Permit. Property is zoned R-2, Suburban Single Family Residential District Per Sec. 17.1304 (4), "all principal structures shall be located on a lot; and only one (1) principal structure shall be located, erected or moved onto a lot in all districts except the Rm-1, multi-family residential district."
- 3) Applicant will be required to move the proposed building approximately 35' South to meet the required front yard setback of the district. Building shall be located a minimum of 50' from the ultimate right-of-way of Julius Heil Drive extended. This is to allow for the eventual extension of the street to allow for orderly future development.
- 4) Applicant will be required to show proof of perc at the proposed location.
- 5) Site drainage and grading plan will be required to address the 13' change in grade at this site. Site drainage and grading issues must be resolved with the City of New Berlin Engineering Department prior to issuance of Zoning Permit.
- 6) Because the living quarters is attached to the stables and riding area, the structures shall be constructed to the Uniform Dwelling Code standard. A 30 lbs. Snow load and 20 lbs. Wind load resistance is required by the Building Inspection and Zoning Department. Energy and heat loss calculations that meet the uniform dwelling code will be required.

Motion seconded by Alderman Kaminski. Motion carried unanimously.

13. (5) U-80-00 New Berlin Auto Body - 14750 W. National Avenue -

New Addition, Multi-tenant office. (Tabled 11/6/00)

Motion by Mr. Chase to remove the New Berlin Auto Body request for a New Addition, Multi-Tenant Office, located at 14750 W. National Ave., from the table. Seconded by Alderman Kaminski. Motion carried unanimously.

Motion by Mr. Chase to Approve the New Berlin Auto Body request for a New Addition, Multi-tenant office, located at 14750 W. National Ave., subject to the following:

- 1) The Zoning Code violations at this site listed below shall be corrected prior to issuance of a Zoning Permit.
- 2) The existing illegal 40th Anniversary sign attachment to the approved ground sign shall be removed by February 20, 2001 unless applicant is able to provide a Sign Permit. The flags on the light poles shall also be removed by February 20, 2001 unless applicant has evidence of approval on file. The neon accent lights shall be turned off after normal business hours. Approval of the revised exterior architecture and materials for construction by the Architectural Review Committee is required prior to issuance of the Zoning Permit. Applicant must submit material samples for review and archiving. Buffer area to residential property on the West shall be 50' as required by Sec. 17.1309 (2). Applicant will be required to meet all the requirements of the above section of the Zoning Ordinance on its entirety. Applicant will be required to screen all abutting incompatible uses with a minimum of 6' arborvitae. Submittal of a revised landscaping plan that reflects staff's recommendation will be required prior to issuance of a Building Permit. Revised

landscaping plan must show the site reconfiguration and adequate screening of car headlights as required by the Zoning Ordinance. Plan should also show shade trees located within the buffer area.

3) The gross floor area used to calculate parking should be approximately 3,750 square feet per floor for a total of 7,500 square feet of gross floor area. This will require an additional 12-parking stall for this site based on the square footage of the building.

4) Submittal of a revised site plan that addresses the screening of the wrecked cars stored on this site. Wrecked cars shall be limited to the northwest parking area and properly screened with a landscape island from National Avenue.

5) Submittal of a revised Storm Water management plan and calculations based on the revised site plan is required prior to issuance of Zoning Permit.

6) Applicant will be required to incorporate the National Avenue Alternative Transportation and Commercial Center (City Center) Development design and guidelines for street edge, lighting, pedestrian pathways and landscaping requirements including:

a. Street trees at 40 feet internals will be required along National Avenue.

b. Sidewalk lights will be required every 80' along National Avenue.

c. Parking lot lights must also meet the required design specifications.

d. A 6' concrete sidewalk will be required along National Avenue. Maintenance of sidewalk will be the responsibility of the property owner. Maintenance includes, but is not limited to the following: snow removal, ice removal, keeping clean of debris, etc. Sidewalk currently on private property shall be relocated within National Avenue ROW to meet the construction specification for the corridor.

7) Plan of Operation for all new users required. Hours of operation not to exceed hours of operation of Auto Body.

8) All Reoccupancies required to notify properties to the west - Tex Key # 1206.169, 1206.170, 1206.171

Motion seconded by Alderman Kaminski. Motion carried unanimously.

14. (5) LD-9-00 New Berlin City Center Development - SW 1/4 SEC 14 - 15051 W. National Ave. - Multi-Lot Preliminary Land Division. (Tabled 11/6/00) - See Addendum Section.

15. (5) R-6-00 New Berlin Commercial Center - approx. 15155 W. National Avenue - Revised PUD. - See Addendum Section

No Action. This item removed from the Agenda.

16. (5) U-5-99 The Preserve at Weatherstone Meadows - 4177 S. Sunnyslope Road- Revised PUD and Site Plan.

Motion by Mr. Chase to recommend to Council Approval of the Revised PUD and Site Plan for The Preserve at Weatherstone Meadows, located at 4177 S. Sunnyslope Rd., subject to the following:

1) Alternative #2 shall be the preferred plan.

- 2) Approval of the PUD document prior to cleaning, grubbing, and grading.
- 3) Revised Grading Plan showing phasing of modified plan required. Grading Plan to be reviewed and approved by the Engineering Department.
- 4) Buildings to be located a minimum of 10 feet from any field delineated wetland boundary.
- 5) Sewer and water plans to be approved by all regulating authorities.
- 6) Revised detailed road/infrastructure plans to be reviewed and approved by the Engineering Department.
- 7) Revised Developer's Agreement for all utilities and infrastructure improvements to be approved by the Board of Public works and Common Council prior to permits being issued.
- 8) Buildings must meet all applicable building and fire codes.
- 9) Adherence to §17.1308(10) Woodland Preservation required.
- 10) Entrance monumentation plan required. Signage requires a separate application and permit prior to construction.
- 11) Trail system to be reviewed and approved by the Park & Rec. Department prior to construction.
- 12) Payment of \$1,000/building in Public Site, Open Space and Trail Fees required prior to building permits being issued.
- 13) Must meet conditions of Stormwater Ordinance.

Second by Alderman Kaminski. Motion carried unanimously.

17 (4) U-54-00 Holiday Inn Express Hotel & Suites - 15451 W. Beloit Road - Revised Site Plan and Building Phasing.

Motion by Mr. Chase to Table the Revised Site Plan and Building Phasing for Holiday Inn Express Hotel & Suites, located at 15451 W. Beloit Rd. per the applicant's request. Seconded by Alderman Kaminski. Motion carried unanimously.

NEW BUSINESS

18. (7) U-3-01 New Berlin West High School - 18695 W. Cleveland Avenue - storage shed.

Motion by Alderman Kaminski to Table the New Berlin West High School request for a Storage Shed, located at 18695 W. Cleveland Avenue, subject to the following:

- 1) Evidence of drainage impacts/problems on surrounding properties that have resulted since grading has taken place on the fields.
- 2) As-built of grading to date required to determine if what has taken place meets the conditions of the original Grading Plan. Siting of building based on the original plan without an as-built may jeopardize the ultimate development of the site.

3) Letter on file from SEWRPC requiring compliance with the floodplain delineation on the property.

Seconded by Mr. Chase. Motion carried unanimously.

19. (1) U-109-00 Milwaukee SMSA Limited Partnership (Ameritech) - 1711 S. Sunnyslope - Installation of a Telecommunication's Array on an Existing Tower and Construction of an 11.5' x 20' Equipment Structure.

Motion by Mr. Chase to Table the request to Install a Telecommunications Array on an Existing Tower and Construction of an 11.5' x 20' Equipment Structure for Milwaukee SMSA Limited Partnership (Ameritech), per the applicant's request. Seconded by Alderman Kaminski. Motion carried unanimously.

20. (4) U-103-00 Ameritech - 4775 S. Racine Ave - Buried vault for telephone equipment.

Motion by Mr. Chase to Approve the Ameritech request for a Buried Vault for Telephone Equipment, to be located at 4775 S. Racine Ave., subject to the following:

1) A siting request has been denied to the north of Lawnsdale Rd.

Seconded by Alderman Kaminski.

Motion by Mr. Chase to amend the original motion for Approval for the Ameritech request for a Buried Vault for Telephone Equipment, to be located at 4775 S. Racine Ave., subject to the following:

1) Must follow Chapter 18 regarding buried wires - Sec. 18.11 (3) (L) - Facilities for distribution of electric and telephone utility service in residential subdivision. These shall be buried underground in accordance with the specifications of the State Electrical Code. This shall include feeder cables and individual service connections. Transformers, meter points or similar equipment may be installed upon the ground surface provided that the location and adequate screening have been approved by the Plan Commission.

2) Before installation, work with the City for the preparation of a Master Plan of the whole City so the vaults can be properly served and conveniently located.

3) Future projects must be identified with Staff. A pre-application meeting with Department of Community Development Staff required for siting of any future vaults.

Motion as amended seconded by Alderman Kaminski. Motion carried unanimously.

21. (2) U-104-00 Ameritech - 2810 S Calhoun Rd - Buried vault for telephone equipment.

Motion by Mr. Chase to Defer the Ameritech request for a Buried Vault for Telephone Equipment, located at 2810 S. Calhoun Rd., subject to the following:

1) Must follow Chapter 18 regarding buried wires - Sec. 18.11 (3) (L) - Facilities for distribution of electric and telephone utility service in residential subdivisions. These shall be buried underground in accordance with the specifications of the State Electrical Code This shall include feeder cables and individual service connections Transformers, meter points or similar equipment may be installed upon the ground surface provided that the location and adequate screening have been approved by the Plan Commission.

2) Before installation, work with the City for the preparation of a Master Plan of the whole City so the vaults can be properly served and conveniently located.

3) Future projects must be identified with Staff. A pre-application meeting with Department of Community Development Staff required for future vaults.

Seconded by Alderman Kaminski. Motion carried unanimously.

22. (4) U-105-00 Ameritech - 5130 S. Martin Road - Buried vault for telephone equipment.

Motion by Mr. Chase to Defer the Ameritech request for a Buried Vault for Telephone Equipment, located at 5130 S. Martin Rd., subject to the following:

1) Must follow Chapter 18 regarding buried wires - Sec. 18.11 (3) (L) - Facilities for distribution of electric and telephone utility service in residential subdivisions These shall be buried underground in accordance with the specifications of the State Electrical Code This shall include feeder cables and individual service connections. Transformers, meter points or similar equipment may be installed upon the ground surface provided that the location and adequate screening have been approved by the Plan Commission.

2) Before installation, work with the City for the preparation of a Master Plan of the whole City so the vaults can be properly served and conveniently located.

3) Future projects must be identified with Staff. A pre-application meeting with Department of Community Development Staff required for future vaults.

Seconded by Alderman Kaminski. Motion carried unanimously.

23. (3) LD-10-00 Anders Lewis - 2880 S Amor Dr - SW1/4 Sec 7 - Two lot preliminary land division

Motion by Mr. Chase to recommend to Council approval of the Anders Lewis request for a Two-Lot Preliminary Land Division, to be located at 2880 S. Amor, Sw 1/4 Sec. 7, subject to the following:

1) Per Section 17.0306(8) of the New Berlin Zoning Ordinance, no more than 20,000 square feet of natural vegetation may be removed or disturbed from a five acre parcel, to accommodate the principal dwelling, accessory structure, driveway, well, and septic field. Applicant shall minimize the extent of encroachment on the woodland.

2) All remaining C-1/Upland Conservancy Lands need to be shown on the face of CSM and deed restricted and filed with the Waukesha County Register of Deeds Office.

3) Per § 17.0306 (4) minimum lot width shall be 200'.

4) Existing well and septic field locations to be placed on Final CSM.

5) Public Site and Trail Fees of \$2,137.60 required prior to the City of New Berlin signing the Final CSM.

6) Owner and Surveyor required to sign prior to the City signing the Final CSM.

Motion seconded by Alderman Kaminski. Motion carried unanimously.

24. (3) U-107-00 Sandie Mitcheltree - 15731 Brook Drive - Engineering consultation at home.

Motion by Mr. Chase to approve the Sandie Mitcheltre request to Operate an Engineering Consulting Business at the Home, located at 15731 Brook Dr., subject to the following:

1) Home Occupation shall be conducted in accordance with Section 17.0503 (5) of the City of New Berlin Zoning Ordinance in its entirety, including:

a. Every Home Occupation shall be subject to periodic unannounced inspections by the Zoning Administrator in response to complaints or to ensure compliance with this ordinance.

b. Home Occupation shall meet all applicable Building and Fire Code safety requirements.

c. An Occupancy Permit is required from the Building Inspection and Zoning Department. All conditions must be met prior to issuance of an Occupancy Permit.

2) The business will be strictly sole proprietorship. Only one non-resident employee is permitted to work at this location.

3) No outside storage is permitted for this business. No home occupation nor any storage of goods, materials, or products connected with a home occupation shall be allowed in any accessory building or detached garage.

4) No customer visits to the residence and no deliveries related to this business.

5) Business hours are limited to 9:00 A.M. to 6:00 P.M. from Mondays through Fridays.

Motion seconded by Alderman Kaminski. Motion carried unanimously.

25. (4) R-14-00 New Berlin School District - 5900 S. Sunnyslope Rd. - Rezone from R-3 to I-1 Institutional/Elmwood School Replacement.

Motion by Mr. Chase to recommend to Council approval of the Rezoning from R-3 to I-1 Institutional/Elmwood School Replacement for New Berlin School District, 5900 S. Sunnyslope Rd., subject to the following:

1) Use, Site and Architectural approval required for any site development.

2) Permits are required from the Building, Inspection, and Zoning Department for all construction.

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

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

Seconded by Alderman Kaminski. Motion carried unanimously

26. (4) S-154-99 The Pines of Country Estates - 12900 Peachtree Ln. - Final Subdivision.

Motion by Alderman Kaminski to Table The Pines of Country Estates Final Subdivision, located at 12900 Peachtree Ln., letter of extension to March 13, 2001 on file. Seconded by Mr. Chase. Motion carried unanimously.

27. (5) S-155-00 The Crossings - 13800 W. Beloit Rd. - Final Subdivision.

Motion by Alderman Kaminski to Table The Crossings Final Subdivision, located at 13800 W. Beloit Rd., letter of extension to March 13, 2001 on file. Seconded by Mr. Chase. Motion carried unanimously.

28. (2) U-108-00 TeleCorp Realty LLC - 20165 W. National Avenue - New Telecommunications Array on Existing Telecommunications Silo.

Motion by Mr. Chase to Approve the TeleCorp Realty LLC request for a New Telecommunications Array on an Existing Telecommunications Silo, located at 20165 W. National Ave., subject to the following:

- 1) Submittal of a 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.
- 2) The abandoned outhouse at this shall be removed by March 5, 2001.
- 3) Copy of coverage areas showing holes in system required 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 be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
- 6) Building must meet all applicable building and fire codes. Fire Extinguishers are required.

Seconded by Alderman Kaminski. Motion carried unanimously.

29. (7) U-1-01 TeleCorp Realty LLC - 3805 S. Casper Dr. - Attach Antennas to Existing Lattice Tower at New Berlin City Hall.

Motion by Mr. Chase to approve the TeleCorp Realty LLC request to Attach Antennas to the Existing Lattice Tower at New Berlin City Hall, located at 3805 S. Casper Dr., subject to the following:

- 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) Revised lease agreement 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.

Motion seconded by Alderman Kaminski. Motion carried unanimously.

30. (2) U-2-01 Ripp Realty Bldg. - 16334 Glendale Avenue - Architectural Review.

Motion by Mr. Chase to approve the request for Architectural Review for the Ripp Realty Bldg., located at 16334 Glendale Ave., subject to the following:

- 1) Subject to review and approval by the Architectural Review Committee.
- 2) Parking lot and driving isle behind the buildings shall be repaved and re-stripped by May 15, 2001.
- 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 must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
- 5) Building plans must be stamped by a Wisconsin registered architect or professional engineer prior to issuance of a Building Permit.

Seconded by Alderman Kaminski. Motion carried unanimously.

31. (7) SIGN - KinderCare - 15340 W. National Ave. - Pylon Sign and Bell Tower Sign.

Motion by Mr. Chase to Table the request for a Pylon Sign and Bell Tower Sign for KinderCare, 15340 W. National Ave. per applicant's request. Seconded by Alderman Kaminski. Motion carried unanimously.

STAFF APPROVED

32. (2) SIGN - Relizon - 16600 W. Glendale Drive - Change of existing sign to reflect company name change.

The request by Relizon to change existing sign to reflect company name change located at 16600 W. Glendale Drive 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 external illumination of the sign shall be lighted in a way as not to cause glare or impair driver visibility upon public ways or adjacent properties. The external lighting fixture shall be mounted on a permanent unmovable base and the neck soldered so as to prevent the fixtures from being tampered with or redirected.
- 2) The monument sign must be located outside the right-of-way of Glendale Drive.
- 3) The monument sign face change shall not exceed: 10' x 2'4" (23.33 sq. ft)
- 4) An Electrical Permit is required from the Building Inspection and Zoning Department for the external lighting.
- 5) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.
- 6) External lighting must be turned off outside of normal business hours.

33. (4) SIGN - New Berlin Oaks - 5150 S. Towne Dr. - 32 Sq. Ft. Sign.

The request by New Berlin Oaks for a 32 sq. ft. sign located at 5150 S. Towne Drive 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 sign shall be located outside the ultimate right of way of Interstate 43.

2) Any future signage shall be applied for by applicant in the Planning Department.

3) The sign shall not be illuminated in any way.

4) The temporary development sign shall not exceed: 4' x 8' (32 sq. ft)

5) Payment of \$78.00 outstanding sign fee.

6) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.

34. (3) SIGN - Wells Fargo - 19300 W. Cleveland Avenue - Temporary 4' x 8' construction ground sign

The request by Wells Fargo for a temporary 4' x 8' construction ground sign located at 19300 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 sign shall be located outside the ultimate right of way of Cleveland Avenue.

2) The temporary development sign shall be taken down upon completion of the construction project and any new signage shall require a separate application from the Planning Department.

3) The sign shall not be illuminated in any way.

4) The temporary development sign shall not exceed: 4' x 8' (32 sq. ft)

5) Payment of \$21.00 outstanding sign fee.

6) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.

ZONING PERMITS

35. (4) RO-1-01 Utopia.Com - 5466 S. Westridge Dr. - Office/Warehouse of Computer Supplies.

The request by Utopia.Com for an office/warehouse for computer supplies located at 5466 S. Westridge Drive 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 Sec. 17.1210, a double fee shall be assessed for occupying the building prior to receiving a Zoning Permit. As this is an after the fact application double the application fee penalty shall be assessed. Payment of \$520.00 must be received prior to issuance of the Certificate of Occupancy.

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

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

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

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

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

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

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

10) Building must meet all applicable building and fire codes. Fire extinguishers are required.

COMMUNICATIONS

49. Communication To: Plan Commission

Communication From: Mark C. Lake

RE: Voting Procedure (May require By-Law change PG-10)

Plan Commission acknowledged receipt of this communication.

50. Communication To: Plan Commission

Communication From: Mark C. Lake

RE: Letter from John T. Hebert dated January 27, 2001 regarding Midwest Power

Plan Commission acknowledged receipt of this communication.

ADDENDUM

51. (5) LD-9-00 New Berlin City Center Development - Sw 1/4 Sec. 14 - 15051 W. National Ave. - Multi-Lot Preliminary Land Division.

a. CSM #1

Motion by Mr. Chase to remove the New Berlin City Center Development - Sw 1/4 Sec. 14 - 15051 W. National Ave., CSM #1 from the table. Seconded by Alderman Kaminski. Motion carried unanimously.

Motion by Mr. Chase to recommend to Council approval of the New Berlin City Center Development - Sw 1/4 Sec. 14 - 15051 W. National Ave., CSM #1, subject to the following:

1) Payment of \$960.00 in outstanding application fees required for CSM #1.

2) Remove "Public St" stubs. Divide lots between adjacent lots of CSM#2. Final CSM to include cross easements for all adjacent or adjoining properties between Parcel 1 on CSM #3 and Coffee Street.

3) Location of proposed Coffee Street/Howard Ave extended requires WDNR/ACOE approval. Wetland Permit required prior to signing Final CSM.

4) Vision corner easements required on all intersections.

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

- 6) CSM shall include the metes and bounds descriptions of all wetlands
- 7) Detailed road/infrastructure/stormwater/grading plans to be reviewed and approved by the Engineering Department prior to writing of the developer's agreement.
- 8) Sewer and water plans to be approved by all regulating authorities.
- 9) Developer's Agreement for all public improvements required. Agreement to be approved by the Board of Public Works and Common Council. Approval of all surety instruments required prior to the City signing the final CSM's.
- 10) An executed Developer's Agreement is required prior to clearing, grubbing, grading and/or utility/infrastructure work commencing unless waived by the City Engineer.
- 11) An approved Erosion Control Plan and deposit is required prior to clearing, grubbing or grading.
- 12) Access permits required from the City of New Berlin Engineering Department for the extension of Howard Avenue and Wilbur Drive.
- 13) Access permits required from the Waukesha County Department of Transportation for the connection to National Avenue.
- 14) All buildings along Tesch Road are to be razed, razing permits are required.
- 15) CSM #1 shall be recorded prior to CSM #2 which shall be recorded prior to CSM #3.
- 16) All owners to sign prior to City signing Final CSM.

Motion seconded by Alderman Kaminski. Motion carried unanimously.

b. CSM #2

Motion by Mr. Chase to remove the New Berlin City Center Development - Sw 1/4 Sec. 14 - 15051 W. National Ave., CSM #2 from the table. Seconded by Alderman Kaminski. Motion carried unanimously.

Motion by Mr. Chase to recommend to Council approval of the New Berlin City Center Development - Sw 1/4 Sec. 14 - 15051 W. National Ave., CSM #2, subject to the following:

- 1) Payment of \$1125.00 in outstanding application fees required for CSM #2.
- 2) Remove "Public St" stubs. Divide lots between lots of 2, 3, and 4. Final CSM to include cross easements for all adjacent or adjoining properties between Parcel 1 on CSM #3 and Coffee St.
- 3) Location of proposed Coffee Street extended requires WDNR/ACOE approval. Wetland Permits required prior to signing Final CSM.
- 4) Vision corner easements required on all intersections.
- 5) Length bearing and tie to all easements (public and private) and wetlands required.
- 6) CSM shall include the metes and bounds descriptions of all wetlands

7) Detailed road/infrastructure/stormwater/grading plans to be reviewed and approved by the Engineering Department prior to writing of the developer's agreement.

8) Sewer and water plans to be approved by all regulating authorities.

9) Developer's Agreement for all public improvements required. Agreement to be approved by the Board of Public Works and Common Council. Approval of all surety instruments required prior to the City signing the final CSM's.

10) An executed Developer's Agreement is required prior to clearing, grubbing, grading and/or utility/infrastructure work commencing unless waived by the City Engineer.

11) An approved Erosion Control Plan and deposit is required prior to clearing, grubbing or grading.

12) CSM #1 shall be recorded prior to CSM #2 which shall be recorded prior to CSM #3.

13) All owners to sign prior to City signing Final CSM.

Motion seconded by Alderman Kaminski. Motion carried unanimously.

c. CSM #3

Motion by Mr. Chase to remove the New Berlin City Center Development- Sw 1/4 Sec. 14 - 15051 W. National Ave. CSM #3 from the table. Seconded by Alderman Kaminski. Motion carried unanimously.

Motion by Mr. Chase to recommend to Council approval of the New Berlin City Center Development - Sw 1/4 Sec. 14 - 15051 W. National Ave. CSM #3, subject to the following:

1) Payment of \$1125.00 in outstanding application fees required for CSM #3.

2) Location of proposed Wilbur Drive extended requires WDMR/ACOE approval. Wetland Permit required prior to signing Final CSM.

3) Visison corner easements required on all intersections.

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

5) CSM shall include the metes and bounds descriptions of all wetlands

6) Detailed road/infrastructure/stormwater/grading plans to be reviewed and approved by the Engineering Department prior to writing of the developer's agreement.

7) Sewer and water plans to be approved by all regulating authorities.

8) Developer's Agreement for all public improvements required. Agreement to be approved by the Board of Public Works and Common Council. Approval of all surety instruments required prior to the City signing the final CSM's.

9) An executed Developer's Agreement is required prior to clearing, grubbing, grading and/or utility/infrastructure work commencing unless waived by the City Engineer.

10) An approved Erosion Control Plan and deposit is required prior to clearing, grubbing or grading.

11) Access permits required from the City of New Berlin Engineering Department for the extension of Howard Avenue and Wilbur Drive.

12) CSM #1 shall be recorded prior to CSM #2 which shall be recorded prior to CSM #3.

13) All owners to sign prior to City signing Final CSM.

Motion seconded by Alderman Kaminski. Motion carried unanimously.

52. (5) R-6-00 New Berlin Commercial Center - Approx. 15155 W. National Ave. - Revised PUD.

No Action. This item removed from the Agenda.

53. Communication From: Mark C. Lake, Director of Planning

Communication To: Plan Commission

Communication Re: Letter from St. Elizabeth Ann Seton dated January 30, 2001 re: Church Festival.

Motion by Mr. Christel to approve St. Elizabeth Ann Seton's request for their Church Festival to be held on the proposed dates and times and the condition specified on the serving of alcohol, per their letter dated January 30, 2001.

Seconded by Mr. Chase. Motion carried unanimously.

Motion by Mr. Chase to adjourn the Plan Commission Meeting at 9:30 P.M. Seconded by Alderman Kaminski. Motion carried unanimously.