

Minutes

NEW BERLIN PLAN COMMISSION

NEW BERLIN CITY HALL COUNCIL CHAMBERS APRIL 2, 2001

The Plan Commission meeting of April 2, 2001 was called to order by Mayor Gatzke at 7:05 P.M.

In attendance were Mayor Gatzke, Mr. Chase, Mr. Felda, Alderman Kaminski, Mr. Barnes, Mr. Christel. Also present were Mark C. Lake, Director of Planning, Olofu Agbaji, Planning Administrator, Tony Kim, Planning Tech. Mr. O'Neil was excused.

Motion by Mr. Chase to approve Plan Commission Minutes of March 5, 2001. Seconded by Alderman Kaminski. Motion carried unanimously.

Plan Commission Secretary's Report - None

CONTINUED ITEMS

5. (4) U-105-00 Ameritech - 5130 S. Martin Road - Buried vault for telephone equipment. (Deferred 2/5/01, Tabled 3/5/01)

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

Motion by Mr. Chase to approve the request by Ameritech for a buried vault for telephone equipment located at 5130 S. Martin Road subject to:

- 1) The underground vault shall be located a minimum of twenty (20) feet from the northerly easement line. Prior to issuance of Building Permit, applicant will be required to submit a revised plan that shows the exact distance of the easement as required above.
- 2) The underground vault shall be located a minimum of five (5) feet from the westerly property line (easement) outside the existing tree line. This will reduce the setback from the East easement line to 8'.
- 3) All necessary permits must be obtained from the Building, Inspection, and Zoning Departments prior to commencement of construction.

Seconded by Mr. Felda. Motion carried unanimously.

6. (2) RO-63-00 Southwest Metal Finishing - 2785 S. 167 St. - Storage and metal finishing. (Tabled 1/8/01, N/A 2/5/01)

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

Motion by Mr. Christel to approve the request by Southwest Metal Finishing for storage and metal finishing located at 2785 S. 167 Street subject to:

1) Prior to issuance of the Zoning Permit, approval of the revised exterior architecture and color scheme by the Architectural Review Committee is required. If approved, building shall be painted by June 29th, 2001.

2) Installation of the approved landscaping plan with staff recommendation shall be completed by June 29th, 2001.

3) Dumpster must be properly screened from the street and public view in accordance with New Berlin Municipal Code Section 17.1304(14). Location of dumpster enclosure must be clearly designated. Enclosure must match or enhance the exterior architecture of building, and must be built to accommodate both solid as well as recyclable waste dumpsters.

4) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code. All building exterior damages and disrepair shall be fixed by June 29th, 2001.

5) No outside storage of vehicles or equipment will be permitted on the property unless clearly identified in the Zoning Permit application.

6) Employee and customer parking must be contained on this site unless clearly identified in the Zoning Permit application.

Seconded by Mr. Felda. Motion carried unanimously.

7. (7) SIGN - KinderCare - 15340 W. National Ave. - Pylon Sign and Bell Tower Sign. (Tabled 2/5/01)

Motion by Mr. Felda to approve the request by KinderCare for one internally illuminated monument sign and a wall plaque located at 15340 W. National Avenue subject to:

1) Submittal of final color drawings (renderings) to scale shall be required prior to the Sign Permit being issued.

2) Removal of all illegal signs and banners on site will be required prior to issuance of Sign Permit. Existing wall sign must be removed prior to installation of the new wall plaque. Discuss banner alternatives with Staff.

3) Architectural Review Committee recommends repainting the cupola to restore it to its original color.

4) The proposed sign shall be placed on a brick monument base that matches or enhances the exterior material and architecture of the building.

5) The monument base shall not exceed 3' in height. And the total height of the monument sign shall not exceed 8'. Monument base shall have an address plaque of number scheme to identify the building.

6) The width of the monument base shall be the same width greater than the face of the sign.

7) The monument sign must be located outside the ultimate right-of-way National Avenue.

8) The sign face shall not exceed 32 sq. ft.

9) An Electrical Permit is required from the Building Inspection and Zoning Department for the internal lighting.

Seconded by Mr. Christel. Motion carried unanimously.

NEW BUSINESS

8. (4) U-9-01 Peace Lutheran Church - 17651 W. Small Road - One story masonry building addition, reworking of circle drive, additional parking stalls.

Motion by Mr. Barnes to approve the request by Peace Lutheran Church for a building addition located at 17651 W. Small Road subject to:

- 1) Prior to issuance of the Zoning Permit, approval of the revised exterior architecture and materials for construction by the Architectural Review Committee is required. Applicant is required to submit material samples for review and archiving.
- 2) Per Section 17.08 (3) (A), Natural Resource Protection: Limit of Disturbance, applicant is required to designate and identify the "limits of disturbance" (LOD) for this development. This shall be identified in the survey or revised site plan. Revised plans must meet all the requirements of this section of the Zoning Ordinance in its entirety.
- 3) Approval of the site drainage and grading plan by the Department of Community Development (Engineering) prior to issuance of Zoning Permit.

Seconded by Mr. Christel. Motion carried unanimously.

9. (2) U-10-01 W. Matthews CPA, SC - 2601 S. Sunnyslope Rd. - Renovation and Expansion of Existing Accounting Office Building.

Motion by Mr. Barnes to remove this item from the agenda per applicants request. Seconded by Mr. Christel. Motion carried unanimously.

10. (7) U-11-01 Rosati's - 15820 W. National Ave. - Italian/Pizza Restaurant.

Motion by Mr. Barnes to table the request by Rosati's for an Italian/Pizza Restaurant located at 15820 W. National Avenue for the following reasons:

- 1) Applicant will be required to incorporate the National Avenue Alternative Redevelopment Plan design and guidelines for street edge, lighting, pedestrian pathways and landscaping.
- 2) Submittal of a revised elevation is required by the Architectural Review Committee prior to issuance of Zoning Permit. Please address the following issues identified by the Architectural Review Committee in the revised elevation:
 - a) The front façade of the building shall be brick to complement the remaining elevations. Applicant must submit actual color and material samples that shows how the entire building elevation can be tied together with the existing brick exterior (four sided architecture).
 - b) The existing bricks on the building shall be retained and restored.
 - c) All windows proposed to be closed shall be replaced with matching bricks.
- 3) A floor plan for the proposed Rosati's Pizzeria will be required to determine the number of seats and tables as it relates to the required number of parking for this operation.

4) Detailed plan of operation showing the number of employees and hours of operation will be required.

5) All parking stalls that encroach into the service drive shall be eliminated. Parking shall meet the requirements of § 17.08 (6) (A) (3) of the Zoning Ordinance and address offsite parking currently required for existing use.

6) 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.

Discussion regarding the parking situation on the property. Restaurant would be for take-outs only. Concerns were recognized about parking needs of tenants. A neighborhood meeting may be necessary.

Motion to table seconded by Mr. Felda. Motion carried unanimously.

11. (5) U-13-01 Moorland Commons - 15440 W. Beloit Road - 12,400 sq. ft. retail building.

Motion by Mr. Barnes to approve the request by Moorland Commons for a 12,400 sq. ft. retail building located at 15440 W. Beloit Road subject to:

1) Eastern and southern elevations will be required to be beefed up to relieve the monotony of the rear of the structure. Final architecture to be reviewed and approved by the Architectural Control Committee prior to issuance of any building permit. Per the conditions of Target's zoning permit all additional buildings, and developed outlots, require four-sided architecture with brick, not half and half with split-faced CMU, and all lighting to be consistent throughout the Moorland Commons project. All mechanicals to be located on the roof and screened from view. Architectural sunshades/overhangs to also be placed on north and south elevations.

2) Submittal of final building material samples for City of New Berlin Architectural Control Committee approval required prior to aboveground building permit approval.

3) Submittal and approval of a detailed site lighting plan with poles, heads and fixtures matching those used on the Target Building required. Lighting Plan to be reviewed, approved and signed by the Department of Community development prior to installation of any fixtures or pouring of any pedestal bases.

4) All new tenants will be required to apply for a reoccupancy permit from the City of New Berlin Department of Community Development. Any restaurants will require a grease trap along the sewer lateral. As only 59 parking spaces are provided (onsite) reoccupancy will be based on adequacy of available parking and shall be limited to such.

5) Submittal and approval of a revised (site specific) landscaping plan meeting the conditions of §17.08 (5), of the recently revised Zoning Code, in its entirety shall be required. Plan to be prepared by a licensed landscaping architect. Plan shall include detailed plant keys, number and sizes (See appendix A of the City of New Berlin Zoning Code, attached). Landscape Plan to be approved and signed by the Department of Community development prior to installation of any materials. Landscape installation and maintenance Bond required.

6) All outstanding Moorland Commons onsite/offsite issues raised by the Department of Community Development and Waukesha County DOT to be resolved and approved prior to any Occupancy Permits being issued.

7) Moorland Road and Beloit Road sidepaths to be completed prior to Occupancy Permits being issued. 6' concrete sidepath required along both Moorland Road and Beloit Road. Forest Point Blvd. sidepath to extend to Beloit Road. Expanded pedestrian connection from Hunter Lane to Moorland Commons Development required (remove and replace existing 4' concrete sidepath with a 6' concrete sidepath). Existing dead-end to be removed and rebuilt as a driveway.

8) Revised Grading Plan required. Per the original conditions of the Moorland Commons Zoning Permit, southern lot line (ROW Line) was to be graded down to Beloit Road. Subsequently the 6'x6' WEPCO Electrical Box was placed at the wrong elevation (3.5' too high) because the lot line was not graded down to allow for the proper construction of the sidepath. Revised grading plan shall include sidepath, parking lot, Beloit Road, and WEPCO electrical distribution box elevations.

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

10) Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code § 17.08(5)(G). Enclosure must match and enhance exterior of building, and must be built to accommodate both solid as well as recyclable waste dumpsters. No individual dumpsters will be allowed. Dumpsters must remain within enclosure at all times.

11) Signs require separate application and Plan Commission approval. All signage to be located outside of vision corner easements and follow Westridge signage guidelines. Monument signs are required. Sign plan for both buildings required.

Seconded by Mr. Christel. Motion carried unanimously.

12. (5) U-14-01 Moorland Commons - 15300 W. Beloit Road - 22,000 sq. ft. retail building.

Motion by Mr. Barnes to approve the request by Moorland Commons for a 22,000 sq. ft. retail building located at 15300 W. Beloit Road subject to:

1) Eastern and southern elevations will be required to be beefed up to relieve the monotony of the rear of the structure. Final architecture to be reviewed and approved by the Architectural Control Committee prior to issuance of any building permit. Per the conditions of Target's zoning permit all additional buildings, and developed outlots, require four-sided architecture with brick, not half and half with split-faced CMU, and all lighting to be consistent throughout the Moorland Commons project. All mechanicals to be located on the roof and screened from view. Architectural sunshades/overhangs to also be placed on north and south elevations.

2) Submittal of final building material samples for City of New Berlin Architectural Control Committee approval required prior to aboveground building permit approval.

3) Submittal and approval of a detailed site lighting plan with poles, heads and fixtures matching those used on the Target Building required. Lighting Plan to be reviewed, approved and signed by the Department of Community development prior to installation of any fixtures or pouring of any pedestal bases.

4) All new tenants will be required to apply for a reoccupancy permit from the City of New Berlin Department of Community Development. Any restaurants will require a grease trap along the sewer lateral. As only 116 parking spaces are provided (onsite) reoccupancy will be based on adequacy of available parking and shall be limited to such.

5) Submittal and approval of a revised (site specific) landscaping plan meeting the conditions of §17.08 (5), of the recently revised Zoning Code, in its entirety shall be required. Plan to be prepared by a licensed landscaping architect. Plan shall include detailed plant keys, number and sizes (See appendix A of the City of New Berlin Zoning Code, attached). Landscape Plan to be approved and signed by the Department of Community development prior to installation of any materials. Landscape installation and maintenance Bond required.

6) All outstanding Moorland Commons onsite/offsite issues raised by the Department of Community Development and Waukesha County DOT to be resolved and approved prior to any Occupancy Permits being issued.

7) Moorland Road and Beloit Road sidepaths to be completed prior to Occupancy Permits being issued. 6' concrete sidepath required along both Moorland Road and Beloit Road. Forest Point Blvd. sidepath to extend to Beloit Road. Expanded pedestrian connection from Hunter Lane to Moorland Commons Development required (remove and replace existing 4' concrete sidepath with a 6' concrete sidepath). Existing dead-end to be removed and rebuilt as a driveway.

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

9) Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code § 17.08(5)(G). Enclosure must match and enhance exterior of building, and must be built to accommodate both solid as well as recyclable waste dumpsters. No individual dumpsters will be allowed. Dumpsters must remain within enclosure at all times.

10) Signs require separate application and Plan Commission approval. All signage to be located outside of vision corner easements and follow Westridge signage guidelines. Monument signs are required. Sign plan for both buildings required.

Seconded by Mr. Christel. Motion carried unanimously.

13. (7) R-2-01 H & R Equipment Co., LLC - 17770 W. National Ave. - Rezone from B-2 to B-3

Motion by Mr. Christel to recommend to Council approval of the request by H & R Equipment to rezone the property located at 17770 W. National Avenue from B-2 to B-3 subject to:

1) Submittal of a CSM legally describing the Conservancy Overlay required. CSM shall clean up adjacent road reservation used for storage of equipment.

2) Use, Site and Architectural approval required for any modifications to the use or structures on the property.

3) Sign permits required for any modifications to the signs on the property.

Seconded by Mr. Barnes. Motion carried unanimously.

14. (4) LD-8-00 Paul Lindemann - 17970 W. Small Road - SE 1/4 Sec. 33 - Final two-lot land division.

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

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

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

3) Shared access requirement to be determined by the City Engineer. 30' x 60' (each lot) access easement shall be required.

Seconded by Mr. Barnes. Motion carried unanimously.

ZONING PERMITS

15. (5) RO-7-01 Atlanta Bread Co. - 3830 S. Moorland Road, #C - Restaurant, food preparation, dining - 120 seats, 24 outdoor seats, 7:00 a.m. - 10:00 p.m.

The request by Atlanta Bread Co. for restaurant, food preparation and dining located at 3830 S. Moorland Road, #C 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. All future tenants of this building shall be required to apply for and receive approval from the Plan Commission prior to signing a lease of occupying the building. Prospective tenants will be reviewed on an individual basis and could be denied subject to the inadequate on-site parking.

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

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

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.

16. (4) RO-8-01 ABB - 5050 S. Emmer Dr. - Office/Warehouse for a Drive Repair Operation.

The request by ABB for office/warehouse for a drive repair operation located at 5050 S. Emmer 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) Employee and customer parking must be contained on this site.

2) A separate application is required from the Planning Department for any sign or banners for this business. A monument sign is required and must conform to the sign standards set forth by the Towne Park Business District Sign Standards. The monument base shall match or enhance the exterior material and architecture of the building. A sign application shall be filed with the City of New Berlin by June 20, 2001.

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) No outside storage of vehicles or equipment will be permitted on the property.
 - 5) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.
 - 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.
17. (1) RO-9-01 Curves for Women - 14033 W. Greenfield Ave. - 30-Minute Workout Fitness Center.

The request by Curves for Women for a 30-minute workout fitness center located at 14033 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) Employee and customer parking must be contained on this site.
 - 2) A separate application is required from the Planning Department for any sign or banners for this business. Any signage for this site must also meet the Greenfield Plaza Uniform Sign Standards.
 - 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) No outside storage of vehicles or equipment will be permitted on the property.
 - 5) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.
 - 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.
18. (2) RO-10-01 Caliendo-Savio Enterprise, Inc. - 16900 W. Cleveland - Warehouse and Fulfillment Center.

The request by Caliendo-Savio Enterprise, Inc. for a warehouse and fulfillment center located at 16900 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) Employee and customer parking must be contained on this site.
- 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) No outside storage of vehicles or equipment will be permitted on the property.
- 5) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.
- 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.

19. (7) RO-11-01 Union of Painters & Allied Trades - 2850 S. 166 St. - Office, Administrative, and Meeting Space for the Union.

The request by Union of Painters & Allied Trades for an office, administrative, and Meeting Space for the Union located at 2850 S. 166 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) Damaged areas of the parking lot shall be repaired and if necessary re-sealed and re-stripped by July 27, 2001.

2) Customer and employee parking must be contained on site.

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

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

6) Any change in use shall require notification to the Department of Community Development.

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

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

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

20. (7) RO-12-01 Papa Murphy's Take & Bake Pizza - 3830 S. Moorland Road - Pizza pick-up only.

The request by Papa Murphy's Take & Bake Pizza for a pizza pick-up located at 3830 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) Employee and customer parking must be contained on site. All future tenants of this building shall be required to apply for and receive approval from the Plan Commission prior to signing a lease or occupying the building. Prospective tenants will be reviewed on an individual basis and could be denied subject to the inadequate on-site parking.

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

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

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.

21. (7) RO-13-01 Mobil Cellular, Inc. - 15401 W. National Ave. - Retail Cellular Store.

The request by Mobil Cellular, Inc. for a retail cellular store located at 15401 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) Employee and customer parking must be contained on this site.

2) A separate application is required from the Planning Department for any sign or banner for this business, any signage shall meet the requirements set forth in the Moorland Square Sign Standards.

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

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

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.

STAFF APPROVED

22. (4) SIGN - HCLC Child Care Center - 12555 W. Janesville Road - Temporary sign.

The request by HCLC Child Care Center for a temporary sign located at 12555 W. Janesville 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) Per §17.0807 (1) of the New Berlin Zoning Ordinance, "Portable sign permits shall not be granted for a period of more than 30 days in any 365-day period". Sign shall be removed by May 2, 2001.

2) The sign shall be located outside the ultimate right of way of Janesville Road.

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

4) The temporary sign shall not exceed: 3' x 8' (24 sq. ft)

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

23. (5) U-15-01 Dale Kilmer/Eisenhower Middle and High School - 4333 S. Sunnyslope - Baseball/Soccer Scoreboard.

The request by Dale Kilmer for a baseball/soccer scoreboard located at Eisenhower Middle and High School, 4333 S. Sunnyslope 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) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.

2) Score boards shall be illuminated in a way as to not interfere with traffic along Sunny Slope Road.

3) Any relocation of the score boards shall require notification to the Planning Department prior to relocation.

4) All changes related to Use, Site and Architecture shall require Plan Commission approval prior to any changes.

24. (3) U-16-01 Wisconsin Electric - 21330-21350 W. Coffee Road - Storage of trucks and equipment for projects in New Berlin.

The request by Wisconsin Electric for storage of trucks and equipment for projects in New Berlin located at 21330-21350 W. Coffee 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) Restore property to original condition when project is complete.

2) No grading without Engineering approval.

3) Any change to this application will require notification to the Department of Community Development.

COMMUNICATIONS

25. Communication To: Plan Commission

Communication From: Mark C. Lake, Director of Planning

RE: Letter dated February 27, 2001 to Paul L. Scheuble from Southeastern Wisconsin Regional Planning Commission.

Plan Commissioners acknowledged receipt of this communication.

26. Communication To: Plan Commission

Communication From: Mark C. Lake, Director of Planning

RE: Vacate Easement

Motion by Alderman Kaminski to refer this item to Board of Public Works. Seconded by Mr. Chase. Motion carried unanimously.

27. Communication To: Plan Commission

Communication From: Bob Sigrist, Director of Buildings, Inspections & Zoning

RE: Garage Addition - Architectural Approval - Darrell K. Schlueter, 3825 S. 124th Street.

Action was deferred until the next Plan Commission Meeting of April 16, 2001 with instructions for staff to notice all property owners within 300 feet.

28. Communication To: Plan Commission

Communication From: Mark C. Lake, Director of Planning

RE: Revisions to the Wisconsin Administrative Code Chapter Trans 233

Mr. Lake explained this update on Trans 233.

Motion by Mr. Christel to adjourn the Plan Commission meeting at 7:46 P.M. Seconded by Mr. Barnes.
Motion carried unanimously.