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## **NEW BERLIN PLAN COMMISSION**

**January 10, 2000**

### **Minutes**

The Plan Commission meeting of January 10, 2000 was called to order by Mayor Gatzke at 7:06 P.M.

In attendance were Mayor Gatzke, Mr. Chase, Mr. Barnes, Mr. Christel, Mr. O'Neil, Alderman Kaminski, Mr. Felda. Also present were Steven K. Hoese, Director of Community Development, Mark C. Lake, Assistant Director of Planning, Olofu Agbaji, Planning Administrator, and Jeff Fortin, Planning Tech.

Motion by Alderman Kaminski to approve the Plan Commission Minutes of December 6, 1999. Seconded by Mr. Christel. Motion carried unanimously.

Plan Commission Secretary's Report – Steve Hoese explained that tonight will be our first electronic presentation giving you a preliminary sample. The intention is that all this information in this format can be available on the web page.

#### **CONTINUED ITEMS**

5. (6) S-152-98 National Manor Phase II – 3360 S. Sunny Slope Rd. – Senior apartments and single family lots. (Tabled 12/7/98)

No Action. Waiting on basin capacity assessment.

6. (2) U-73-99 Shecterle Commercial Property – 3305 S. Sunny Slope – New Building for Office and Retail Use. (Deferred 12/6/99)

Motion by Mr. Chase to deny the request by Shecterle Commercial Property for a new building for office and retail use located at 3305 S. Sunny Slope Road based on the following:

1) 3333 S. Sunny Slope Road property needs to be rezoned to B-2, General Retail Sales and Service District prior to use approval being granted.

2) Greenspace calculations required. Applicant is proposing to use existing 25' landscape buffer for detention basin. No replacement of landscaping to shield the parking lot from the existing multi-family buildings provided for in the plans.

3) Submittal and approval of a revised landscaping plan prepared by a registered landscape architect. Four-sided landscaping plan required. No landscaping other than the minimum street tree requirement and nominal building landscaping provided. Trees are undersized, minimum requirement is 3-1/2" caliper for deciduous trees and 6' tall evergreens.

4) Development subject Moorland Road/National Avenue Commercial District Guidelines. Plan does not address the guidelines for street trees and sidewalk lighting, nor does it address the required burial of the above ground utilities.

5) Parking proposed is inadequate for facility, retail (first floor) requires a minimum of 68 spaces + and office requires a minimum of 36 plus employees (16). Plan identifies only 83 stalls.

- 6) Grading Plan required.
- 7) Proposed architecture is only three-sided in brick, the rear is proposed to be split-faced block.
- 8) Stormwater Plan does not address pass through of drainage from natural offsite condition.
- 9) Detention pond created using rip-rap and not grass. Designed using 2:1 slope, 4:1 maximum allowed.
- 10) Window elements need to be included in the ends of the building.
- 11) Utilities require boring under S. Sunny Slope Road.
- 12) Exits to grade on the West elevation of the building need to be protected by ballards and/or a sidewalk for the protection of those using the entrances/exits.
- 13) Parking lot does not address the turning radii of potential delivery trucks. Staging of deliveries along Sunny Slope Road not allowed. Lot must be able to accommodate a WB-50 truck and its turning radii.
- 14) Plan does not address the poor condition of the retaining wall and fencing on the Warehouse Shoes property as well as the fencing along the Amoco Station.
- 15) Internal curbs to stop at ROW.
- 16) Hydrant to be located within 150' of building riser.
- 17) Submittal of building material samples for City of New Berlin Architectural Review Committee approval.
- 18) 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.
- 19) Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code § 17.1304(14). Enclosure must match exterior of building (Decade 90 brick), and must be built to accommodate all solid as well as recyclable waste dumpsters.
- 20) Land division joining all the lots required prior to issuance of the Building Permit, dedication of all lands within the Sunny Slope Road Ultimate ROW required.

Seconded by Alderman Kaminski. Motion carried unanimously.

7. (6) LD-10-99 Thomas P. Hammersley – Sw ¼ Sec. 13 – 3461 S. Long Acre Dr. – Two-Lot Preliminary Land Division.(Deferred 12/6/99)

Motion by Mr. Barnes to table the request by Thomas P. Hammersley for a two lot preliminary land division located at SW ¼ Sec. 13 – 3461 S. Long Acre Drive for the following reasons:

- 1) The proposed layout does not meet city infrastructure requirements. Watermain at dead end road shall be looped.
- 2) 50 feet wide easement for combined public storm, sanitary sewers, and watermain are required.

- 3) Lot with 25 feet of frontage does not meet the minimum code requirement of 85'.
- 4) Analysis of availability of sanitary sewer capacity within the basin is required.
- 5) Utility plans and Developers Agreement to install improvements required prior to City signing final CSM.
- 6) Owners must sign prior to City signing the Final CSM.

Seconded by Mr. Christel. Motion carried unanimously.

8. (2) U-69-99 Gleischman Sumner Co. – 16150 W. Lincoln Avenue – Revised plans. (Denied with prejudice 11/8/99)

Motion by Mr. Christel to approve the request by Gleischman Sumner Co. to install two loading docks on the East side of the multi-tenant office and warehouse building located at 16150 W. Lincoln Avenue subject to:

- 1) Approval of the grading and drainage along the East property line is required Engineering Department prior to installation.
- 2) Paint color and exterior architectural enhancement must be approved by the Architectural Review Committee prior to installation. Submittal of color samples and materials will be required.
- 3) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
- 4) Dumpster enclosure gates made of chain link fence with vinyl slats will not be accepted. Gates should be constructed of board on board treated wood or cedar.
- 5) Landscaping plans must be approved by the Planning Department prior to installation.
- 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.
- 8) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.

Seconded by Mr. Barnes. Motion carried unanimously.

9. (3) R-7-99 Star Line Trucking Corp. – 18480 W. Lincoln Avenue – Rezone from C-1 to B-3.

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

10. (4) LD-11-99 Wisconsin Corporate Central Credit Union – 6250 Lowell Dr. – SE ¼ Sec 36. One-lot final land division. (Preliminary approved by PC 12/6/99 and CC 12/14/99)

Motion by Mr. Christel to recommend to Council approval of the request by Wisconsin Corporate Central Credit Union for a one lot final land division located at 6250 Lowell Drive SE ¼ Sec. 36 subject to:

1) Payment of \$2,560 in Public Site, Open Space and Trail Fees to be paid before City will sign the final CSM.

2) Sanitary Sewer and facilities including easement along Janesville Road must be dedicated for public purposes prior to city signing final CSM.

3) Utility plans and Developers Agreement to install improvements (including extension of sewer along Lowell Place) required prior to City signing final CSM.

4) Approval date on the signatory page must be changed from 1999 to 2000.

5) City of New Berlin Clerk's name should be changed to Nancy Hoffmann, Interim City Clerk.

6) All current owners must sign prior to City signing the Final CSM.

Seconded by Mr. Barnes. Motion carried unanimously.

#### NEW BUSINESS

11. (4) S-130-93 Stormy Acres – 20900 W. Glengarry – final land division – Lot 31.

Motion by Mr. Felda to recommend to Council tabling of the Stormy Acres final land division – Lot 31 located at 20900 W. Glengarry subject to:

1) Installation of concrete inverts along Windsor Drive per plan is required prior to Building Permit.

2) Submittal and receipt of CSM and construction plans on computer disk prior to Building Permit.

3) Re-certification of roadway, ditches, and monumentation required prior to Building Permit.

4) Park to be "dedicated to the City of New Berlin for park purposes." Label on face of CSM (all pages).

5) Wetland within Park to be surveyed and labeled on face of CSM. Surveyor's certification is required.

6) Development of parcel limited to 20,000 square feet as identified by Section 17.0306(8) of City of New Berlin Zoning Code. Single family residential building permit to be signed off by the Planning Department for compliance prior to issuance.

7) Letter of credit for remaining improvements that need to be constructed, for the inspections of those improvements, to guarantee the survey monuments, and final lift of the asphalt prior to the City signing the final CSM.

8) Public Site and Trail Fees have been waived due to the 21.35-acre park dedication.

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

Seconded by Mr. Chase.

Motion to second approval withdrawn by Mr. Chase.

Motion by Mr. Chase to table the request of the Stormy Acres final land division – Lot 31 located at 20900 W. Glengarry.

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

12. (5) U-76-99 Therapeutic Massage & Bodyworks – 4500 S. Quimby – Massage Therapy.

Motion by Mr. Felda to approve the request by Therapeutic Massage & Bodyworks for massage therapy at 4500 S. Quimby subject to:

1) The area of the building to be used by customer must be ADA compliant and meet all Commercial Building Code requirements. Property must be made handicap accessible and a dedicated restroom must meet ADA and commercial standards.

2) Home Occupation shall be conducted in accordance with Section 17.0503 (5) of the City of New Berlin Zoning Ordinance in its entirety.

3) Every home occupation shall be subject to periodic, unannounced inspection by the Zoning Administrator in response to complaints or to ensure compliance with this ordinance.

4) Home Occupation shall meet all applicable building and fire code safety requirements.

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

6) Proof of professional certification or licensing required.

7) No signage allowed.

Seconded by Alderman Kaminski.

Motion by Alderman Kaminski to table the request by Therapeutic Massage & Bodyworks for massage therapy at 4500 S. Quimby to further address concerns and questions if this operation stays within the guidelines of home occupation in our code.

Motion to table seconded by Mr. Felda. Motion to table approved with Mr. O'Neil and Mr. Christel voting No and Mayor Gatzke, Alderman Kaminski, Mr. Chase, Mr. Felda and Mr. Barnes voting Yes.

13. (5) U-78-99 Fazoli's – 3800 Moorland Rd. – Canopy Change and Lighting.

Motion by Mr. Christel to approve the request by Fazoli's for canopy change and lighting located at 3800 Moorland Road subject to:

1) Permits are required from Building Inspections and Zoning Department prior to commencement of construction at this site.

2) This approval is for change in canopy material and installation of fluorescent fixtures only. This does not include the change in structural attachments and color of canopy. Color and structure of canopy to remain the same. Any structural change would require a wind load calculation.

3) Incorporate the National Avenue and Moorland Road Commercial Center (City Center) Development design and guidelines for street edge, lighting, pedestrian pathways and landscaping requirements.

4) A 6' concrete sidewalk will be required along Moorland Road. 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.

5) Site lights be hooded to eliminate glare.

6) All dumpsters required to be enclosed and stay within appropriate enclosure.

Seconded by Mr. Barnes. Motion carried unanimously.

14. (5) SIGN – Layton State Bank – 4850 S. Moorland Rd. – One Four-Sided Ground Sign.

Motion by Mr. Chase to table the request by Layton State Bank for one three faced, four-sided ground sign located at 4850 S. Moorland Road for the following reasons:

1) Minimize size and/or type to be less obtrusive.

Seconded by Mr. Christel. Motion carried unanimously.

15. (7) R-8-99 Briarwood Apartments – 16850 W. Observatory – Rezone from O-1 to Rm-1.

Motion by Mr. Chase to deny the request by Briarwood Apartments to rezone the property located at 16850 W. Observatory from O-1 to Rm-1 based on the following:

1) This proposal is not consistent with the Land Use and Urban Design Plan for the City of New Berlin: 2010. The 1987 adopted Master Plan calls for commercial development at this intersection. Beloit Road and the Commercial Center are vacant sites that appropriately zoned for multi-family development within the city.

2) The proposed project fails to meet the minimum per unit density requirements. A 6 acre development only allows for a maximum of 41.15 units. A 50 unit development as proposed will require a minimum of 7.14 acres. Code requires a minimum of 6,200 square feet per unit. No proof of senior restrictions submitted.

3) Section 17.0312 (4), c, of the City of New Berlin Zoning Ordinance states that, "each Rm-1 district lot shall provide a minimum open space area (exclusive of buildings, garages, storage sheds, driveways, parking area, and street rights-of-way) of 2,5000 square feet per dwelling unit." This proposal will require a minimum of 2.9 acres of open space, of which 2 acres will be dedicated to the city for park purposes.

4) Applicant will be required to submit sewer plans acceptable by MMSD to determine availability of capacity to sustain development.

5) Detention will be required for this project (downstream storm sewer undersized). Will need detention pond computations. Because Observatory Road ditch drains through site, a public drainage easement will be required and shown on a CSM if Rezoning is successful.

6) Applicant will be required to dedicate the remainder of Observatory Road right-of-way to make it 40 feet. It is currently 33 feet.

7) Impact statement required for this proposed development.

8) Currently 331 senior units have yet to be constructed. There is no new plan that shows additional need.

Motion to deny fails for lack of second.

Motion by Mr. Christel to table the request by Briarwood Apartments to rezone the property located at 16850 W. Observatory from O-1 to Rm-1 for the following reasons:

1) Proposed use more fitting with area, office use may not be appropriate use as required by Zoning Code.

2) The proposed project fails to meet the minimum per unit density requirements. A 6 acre development only allows for a maximum of 41.15 units. A 50 unit development as proposed will require a minimum of 7.14 acres. Code requires a minimum of 6,200 square feet per unit. No proof of senior restrictions submitted.

3) Section 17.0312 (4), c, of the City of New Berlin Zoning Ordinance states that, "each Rm-1 district lot shall provide a minimum open space area (exclusive of buildings, garages, storage sheds, driveways, parking area, and street rights-of-way) of 2,500 square feet per dwelling unit." This proposal will require a minimum of 2.9 acres of open space, of which 2 acres will be dedicated to the city for park purposes.

4) Applicant will be required to submit sewer plans acceptable by MMSD to determine availability of capacity to sustain development.

5) Detention will be required for this project (downstream storm sewer undersized). Will need detention pond computations. Because Observatory Road ditch drains through site, a public drainage easement will be required and shown on a CSM if Rezoning is successful.

6) Applicant will be required to dedicate the remainder of Observatory Road right-of-way to make it 40 feet. It is currently 33 feet.

7) Impact statement required for this proposed development.

8) Currently 331 senior units have yet to be constructed. There is no new plan that shows additional need.

9) Refer to Park & Rec. Commission.

10) Refer to Architectural Control Committee.

Seconded by Alderman Kaminski. Motion carried unanimously.

16. (2) SIGN – Christopher Morgan LLC – 16405-16465 W. Lincoln – Three Signs – One Ground Sign and Two Wall Signs.

Motion by Mr. O'Neil to approve the request by Christopher Morgan LLC for one double sided tenant panel replacement and deny directional signs at 16405-16465 W. Lincoln Avenue subject to:

1) Both tenants shall use the existing monument sign. There is an existing monument sign on site that has space for a future tenant panel. The sign currently has one tenant panel on it for, "Morgan Wightman Supply Company."

2) The directional signs shall not be larger than six square feet and will not be allowed on the building. It shall not advertise or bear the name or logo of the business. Applicant could opt for vinyl lettering on the door in question.

3) The main entrance sign will not be permitted. Applicant could opt for vinyl lettering on the main entrance door for directional purpose.

4) The monument panel replacement for this business shall not exceed 1.75' x 8.25' (14.4 square feet).

Seconded by Mr. Barnes. Motion carried unanimously.

17. (2) RO-77-99 Advanced Communication Specialists – 17165 W. Glendale Dr. – Cable Installation Service Company.

Motion by Mr. Christel to approve the request by Advanced Communication Specialists for a cable installation service company located at 17165 W. Greenfield Avenue subject to:

1) Submittal of a site plan that shows the amount of available parking on this site. The parking area shall be re-stripped and resealed by May 19, 2000 to enable staff calculate parking for this site.

2)\* Submittal of a detailed landscaping plan prepared by a professional landscape architect with plant keys showing the number, location, and sizes of proposed plantings. This plan should be submitted to the City of New Berlin Planning Department by February 14, 2000. Installation should occur in early spring.

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

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

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

6) Dumpster location to be shown on plans. 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). Location of the 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 exterior of building, and must be built to accommodate both solid as well as recyclable waste dumpsters.

7) There shall be no parking on Glendale Drive.

Seconded by Mr. Barnes.

Motion by Mr. Chase to amend Condition #2 by striking the sentence referencing percentage of green space requirement and add that the existing condition cannot be made worse . In addition, an added condition #8) Easement required for storm sewer that runs along the West line of the property.

Amendment seconded by Alderman Kaminski. Motion of amendment passes unanimously.

Motion as amended carried unanimously.

18. (2) LD-14-99 Andrejs & Linda M. Rukis – Se ¼ Sec. 11 – 14901 W. Cleveland Ave. – Preliminary Two-Lot Land Division.

Motion by Mr. Barnes to recommend to Council approval of the request by Andrejs & Linda M. Rukis for a preliminary two lot land division located at 14901 W. Cleveland Avenue, SE ¼ Sec. 11 subject to:

1) Location of the existing structure must be tied down on the final CSM, as it appears to be in the wrong location. The vision triangle must be shown on final CSM also. The final 5' of Cleveland Avenue right-of-way must be dedicated on final CSM not reserved as depicted on the preliminary survey.

2) Driveway along Cleveland Avenue must be eliminated, as it is less than 100' from intersection. This must be resolved with the Engineering Department prior to final CSM.

3) Access (culvert) permit required from the City of New Berlin Engineering Department before any Building Permits will be issued.

4) A swale will be required along West lot line of both parcels 1 & 2 to facilitate drainage to Cleveland Avenue. More details will be required during a Building Permit application.

5) Connection to Municipal sewer and water required.

6) Payment of \$1,000.00 in Public, Open Space and Trail Fees required before city will sign the final CSM.

7) Owners must sign prior to City of New Berlin signing the Final CSM.

Seconded by Mr. Christel. Motion carried unanimously.

19. (3) R-13-98 Jacobs Ridge Condos – 17720 W. Lincoln Avenue – PUD Change From RM-1 to RM-1/PUD for building setbacks..

Motion by Mr. Chase to recommend to Council approval of the request by Jacobs Ridge Condos for a rezoning from RM-1/C-1/C-2 to RM-1/C-1/C-2/PUD located at 17720 W. Lincoln Avenue subject to:

1) PUD ordinance to be reviewed and approved by City Attorney. (See attached)

2) An 8' asphalt and national materials trail connecting the planned trails to the north and south will be required. Location of the trail to be coordinated with the Planning and Park & Rec. departments.

3) Use, site and architectural review and approval required.

4) Developer's Agreement for the Lincoln Avenue improvements and rehabilitation, utilities and lift station to be approved by the Board of Public Works and Common Council prior to permits being issued. Acceleration/Deceleration lanes as well as bypass lane required within Lincoln Av.

5) Architecture to be approved by the Architectural Control Committee.

6) An Impact Statement is required.

7) Per §17.1309 of the City of New Berlin Municipal Code, a 25' landscape buffer required along northern lotline. Landscape buffer to be planted and maintained per §17.1308 of the Municipal Code.

- 8) A revised Grading Plan/Stormwater Management Plan required.
- 9) A detailed Utility Plan required.
- 10) A Landscape Plan required. Schedule of size and species of landscaping materials required. Plan should also address courtyard landscaping.
- 11) All dumpsters required to be stored internally unless out for collection.
- 12) All utilities to be fed underground.
- 13) Building to be fully sprinklered. Alarm system required. Fire Hydrants required within 150' of all Fire Department connections. Knox box required.

Seconded by Mr. O'Neil. Motion carried unanimously.

20. (5) R-9-99 Farrell Meadows – 14201 W. Farrell – PUD – 12 Duplex Homes

Motion by Mr. Christel to table the request by Farrell Meadows to rezone the property located at 14201 W. Farrell Drive from R-4.5 to PUD overlay District for the following reasons:

- 1) Proof of the wetland survey required. Wetland must be field delineated and verified by a Certified Land Surveyor.
- 2) Draft copy of Planned Unit Development Ordinance not submitted with this application. Applicant must submit a copy of PUD Ordinance.
- 3) Submittal of a grading plan showing existing and proposed grades is required for this project. A minimum of 25% green space is required for this development.
- 4) Applicant will be required to submit sewer plans acceptable by MMSD to determine availability of capacity to sustain development.

Seconded by Mr. O'Neil. Motion carried unanimously.

21. (5) R-10-99 Honeyager Lane – 14101 W. Howard – PUD-16 Duplex Homes

Motion by Mr. Chase to table the request by Honeyager Lane/The Shepherd Partnership to rezone the property located at 14101 W. Howard Avenue from R4.5 to PUD Overlay District based on the following:

- 1) Proof of the wetland survey required. Wetland must be field delineated and verified by a Certified Land Surveyor.
- 2) Draft copy of Planned Unit Development Ordinance not submitted with this application. Applicant must submit a copy of PUD Ordinance.
- 3) Submittal of a grading plan showing existing and proposed grades is required for this project. A minimum of 25% green space is required for this development.
- 4) Applicant will be required to submit sewer plans acceptable by MMSD to determine availability of capacity to sustain development.

Seconded by Mr. O'Neil. Motion carried unanimously.

22. (7) R-11-99 Brookfield Gas LLC – 16730 W. National Avenue – Rezone for Multi Tenant and Gasoline fueling.

Motion by Alderman Kaminski to recommend to Council denial of the request by Brookfield Gas LLC to rezone the property located at 16730 W. National Avenue from O-1 Office and Business Service District to B-3 General Commercial and Bulk Sales District for the based on the following:

- 1) This proposal is not consistent with the Land Use and Urban Design Plan for the City of New Berlin: 2010. The 1987 adopted Master Plan calls for commercial development at this intersection.
- 2) Submittal of a revised site plan drawn to an acceptable scale showing paved areas, building and available green space. A minimum of 25% green space is required for this development.
- 3) The 27 parking stalls proposed for this development fails to meet the parking requirements as outline in the City of New Berlin Zoning Ordinance section 17.0403.
- 4) Submittal of grading plans that shows existing and proposed grades for this site as staff is unable to determine direction of site drainage.
- 5) Driveway entrance should be moved about 50' farther North on Observatory Road.
- 6) Applicant will be required to submit sewer plans acceptable by MMSD to determine availability of capacity to sustain development.

Seconded by Mr. Chase. Motion carried unanimously.

23.\* (4) U-79-99 Moorland Commons- 4770 S. Moorland Rd – Conceptual site plan review.

The Plan Commission discussed architecture and landscaping and Mr. Plesko, the applicant said his technicians and engineers are addressing the issues. He said the three tenants would come in individually but over the next 60 days the issues for the Target Store would be resolved. The other item Mr. Plesko pointed out was their desire to widen and improve Forest Pointe Drive making it a boulevard and build an office building on the corner.

Steve Pietras – I am a resident in the condos. If they are going to build a two story office building on the corner, what else are they planning? I don't want the value of my condo to go down. Mayor Gatzke said he couldn't predict what would happen with the value of the condos but suggested the value would not go down as a result of this development as it is proposed. The developer is proposing to build a center with a Target Store that is as architecturally significant as any Target built anywhere. They are doing things with regards to the construction of this building that they have never done with any other Target they have built across the Country because we are requiring them to. Mr. Pietras asked about the size of trees and Mayor explained the size of trees the City is requesting saying their landscaping plan will be subject to our approval. Mayor Gatzke said we have a proposal of extremely high quality.

Ken Czyzewski – 15045 W. Maple Ridge Road – I have a few comments and questions regarding traffic, landscaping, and drainage. I need to emphasize that the City and the Developer need to make sure that it is built correctly and the plans are correct. It took over a year to resolve the drainage problems with Forest Pointe and there are still some unresolved landscaping issues. People are rightly concerned about the buffer. Regarding traffic, I understand staff is recommending not to connect this to Forest Pointe. Are there two access points onto Moorland? Mr. Hoese answered Yes. Mr. Czyzewski questioned the plan of operation hours and Mr. Plesko assured that hours would be set for trucks, etc that don't interfere with

normal traffic in the area. Again it was emphasized that there has been past problems with Forest Pointe with unresolved issues and I don't want to see it carried over into this project.

Motion by Mr. Barnes to approve the request for architecture and site approval of the use for Moorland Commons, a new multi-tenant retail development located at 4770 S. Moorland Road subject to:

- 1) Ultimate ROW of Moorland Road is 65' only 55' dedicated, an additional 10' is required. A minimum of a 10' parking lot setback is required.
- 2) Reconfiguration of eastern access drive required. Remove retail "E" building and relocate access drive approximately 130' southwest.
- 3) Remove frontage road and add access point northeast of building "F." Minimum 200' separation required between access drives.
- 4) Clean up errant median cuts in Forest Point Blvd, align with access points and potential development to the East on the Kalashian piece.
- 5) Enclose all the parking stalls (15 spaces) at end of the Beloit Road access (middle of development) and use for screening.
- 6) All signage to be located outside of vision corner easements and follow Westridge signage guidelines. Signage plan required for the whole development.
- 7) Close access to Retail "F" from access drive (off Beloit Road) and relocate around corner to the northeast. Reconfiguration of internal parking required.
- 8) The cross-access between Layton State Bank and Retail "G" to be worked out between private property owners.
- 9) Exit restriction from Layton State Bank at southernmost Moorland Road access may be required. Detailed traffic study required.
- 10) 6' concrete sidepath required along both Moorland Road and Beloit Road. Forest Point Blvd sidepath to extend to Beloit Road. Connection from Hunter Lane to development required.
- 11) All aboveground utilities, both onsite and offsite required to be buried per the requirements of the TIF District.
- 12) Architecture acceptable per revised plans on file. All building faces to be a combination of brick and split-faced CMU. Northern elevation to be wrapped from the East and West elevation a total of 50' each. Red accents to be on all elevations. Base detail to be wrapped on all four sides. The City reserves the right to recommend façade revisions to the three other tenants of the facility as they come in for approval.
- 13) Submittal and approval of a revised landscaping plan required. Plan to include plant keys, number and sizes. Current plan acceptable, details required. 3-1/2" caliper deciduous trees, 2-1/2" ornamental trees, and 6' minimum coniferous trees required. Southwest corner needs lower level lighting, landscaping, and perhaps benches so that it looks more inviting and softens the look of the amount of asphalt. This wide landscaped and lighted area is carried along the entire front elevation from Moorland to the Forest Point connection. Additional upsized landscaping needed on East side. 8' building or driveway adjustment may be required to accommodate additional landscaping, lighting etc.
- 14) Only 24' required for two-way traffic lanes. Parking stalls to be a minimum of 9'x19.'

15) Northside of Beloit Road to be urbanized, third lane required. Third lane to start from overpass and continue to intersection of Beloit and Moorland Roads.

16) Close access from Hunter Lane and use for part of the regional trail that is required along the northern property line. Bike lane to truck drive to be wide enough to accommodate emergency vehicles

17) Submittal of final building material samples for City of New Berlin Architectural Review Committee approval.

18) Lighting Plan to incorporate Moorland Road and National Avenue Commercial Center guidelines. Fixtures with elements not greater than 25' from ground surface are required. Poles to have bars for flags. Front of building to have lights along sidewalk (15') similar to National Avenue sidewalk lighting.

19) 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.

20) Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code § 17.1304(14). Enclosure must match exterior of building, and must be built to accommodate both solid as well as recyclable waste dumpsters.

21) Submittal and approval of hours of operation and delivery schedules required.

22) Satisfy the following Engineering Department Comments:

(a) Proposed 80 cfs discharge rate and replacing existing 27" storm sewer at 0.15% with 42" storm sewer at 0.5% out of pond appears too big. Recalculate pond comps based on actual contributory areas, or drain Regal Manors into pond.

(b) The proposed 24"x20' storm sewer at Moorland Road will not be big enough to handle that existing flow.

( c ) No storm sewer computations or elevations have been submitted. Provide comps and map showing contributory areas.

(d) Show the 2-year and 10-year pond elevations. The flow-line of the storm sewer system shall stay above the 2-year grade. The inside top of all storm sewers shall be above the 10-year grade.

(e) Inlet capacity inadequate. Show proposed casting details.

(f) All storm manholes and inlets shall have 12" sump for silt and will need to be regularly maintained. Show detail.

(g) Inlet redesign required, if inlets #8 or #9 in front parking lot are blocked, 1.5' deep water will collect before overflowing. Cut through curb between inlets #8 & #9 and #9 & #10.)

(h) Storm water quality must be quantitatively addressed in the storm water management report. The proposed plan does not appear to meet Westridge or City requirements (proposing downspouts directly into storm rather than onto grassy areas around building, no proposed open ditches, 36" storm sewer enters pond just 80' from discharge pipe, long discharge pipe directly connected to x-culverts under Moorland). Plan needs to address vegetation for pond, and a regular schedule for cleaning catch basins.

(i) The City will want a more detailed plan and profile of the North 50' of this site, showing more clearly existing low grades at North lot line, proposed swale grades, storm sewer and water main grades, pavement grades, etc. Show retaining wall details (height, materials). The swale should stay at least 5' from the North line. Use 0.5% slope minimum in swale, 3' wide bottom, max 3:1 slopes for banks. The City will require a minimum of a 25' wide drainage/grading easement along the North line.

### *GRADING*

(j) The Westerly 250' " of the back of retail building "A" and rear drive should be exposed 3'-4' to 879-880 to eliminate 10' fills, 8' high retaining walls, etc.

(k) Retail building "F" should be raised from 883.0 to 884.5 ". Grading plan should more clearly show existing road grades on Forest Point Boulevard (884.5-885) and Beloit Road (883) in front of this building and throughout site. Surrounding parking lot should also be raised, consult the Engineering Department for details.

(l) Raise building "E" from 882.0 to at least 883.0 (Forest Point Blvd. 885-885.5 in front of building).

(m) Recertification of pond grades and storm sewer elevation into and out of pond will be required. Pond has already been constructed, and existing slopes of East bank up to existing 8-family building seems steeper than proposed 4:1.

(n) Proposed 3:1 slope 30' behind Moorland Road curb West of Northwest parking lot (8' fill area) too steep. Use maximum 4:1 slope.

(o) Show existing building and parking lot grades for Layton bank at Southwest corner of site.

(p) Detailed plans of the West end storm grates and parking lot required to verify cover over storm sewer.

### *SITE LAYOUT*

(q) Detailed plans needed for additional driving lane on Beloit Road and storm sewer. Grade at North ROW line Beloit 350' East of Moorland should be cut down from 883 to 880 " (show proposed x-sections on road plans). County and City approval of plans are necessary.

(r) The proposed driveway entrance with median along Beloit Road conflicts with the existing facilities. Median should be at least 5' wide from back-of-curb to back-of-curb for plantings. Median shall not extend into the Beloit Road ROW. Northbound lane shall be minimum 15' wide (flange to flange).

(s) Plans are needed for sidewalk (along Moorland Road, etc.). Public easements will be required as there is little ROW behind curb in Moorland. A 10' easement is probably needed along Forest Point Boulevard.

(t) An easement may not exist for the existing 16" water main along Moorland Road. An easement will be required.

(u) County review/permits are required for the storm connection at the Northwest site corner, driveway accesses, and any utility work in Moorland Road or Beloit Road right-of-ways.

(v) Internal turning movements need work. Traffic impacts meet minimum level of Service "C" development goal. Satisfaction by City Engineer and County required.

(w) Frontage road to the South of retail building "E" only 30' from Forest Point Boulevard. Bad place for queuing.

(x) Reduce width of one-way 25' wide service drive North of buildings "A"-"D" to allow for more screening.

#### *UTILITY PLAN*

(y) All sanitary sewer and water mains will be public mains and will require MMSD and DNR and City of New Berlin Fire Department approvals. All necessary City easements will be required.

(z) An easement for the storm sewer outfall and the detention pond is required.

(aa) Revised sewer plans required, storm and sanitary sewer invert elevations missing.

(bb) Verify the capacity of the storm inlet grates, especially in the large parking areas.

(cc) No water service is shown for the 12,400 square foot retail building.

(dd) The sanitary lateral for retail building "F" is too long. A connection to the main in Forest Point Boulevard is required. This could be either to main in the street or to a short stub near where you are extending the 8" water main by a main extension and lateral.

(ee) No sewer or water services are shown for retail building "E."

(ff) The 8" valve shown near the hydrant South of retail building "D" should be moved Southwesterly 110' to be near the other 2 mainline valves. Follow City of New Berlin design guidelines for maximum valve spacing. Add a fourth valve to the cross at the Northwest corner of retail building "C."

(gg) If food is served in any retail space, an outside grease trap will be required on that lateral.

(hh) Five sanitary laterals are shown for retail buildings "A" through "D", but only two water services. Is this correct?

(ii) Concrete invert is shown on the detail sheet. Where is this used?

#### *TRAFFIC ANALYSIS*

(jj) The impact statement only analyzes the effects of this development. Impacts on the proposed improvements due to further development in the area are not considered.

(kk) The proposed traffic signal 600 ft North of W. Beloit Rd. has traffic queues of 635 ft. in the Northbound lanes of Moorland Rd. This blocks traffic on Beloit Rd. This is unacceptable.

(ll) Traffic queues will be over 230 ft. Westbound at this same intersection. This will extend in front of Retail "A" and block at least 3 driveway/parking drives.

(mm) WisDOT tries to keep signalized intersections at least ¼ mile apart, with a minimum of 1,000 feet. The suggested signal location doesn't meet these criteria.

(nn) The traffic impact study indicated a level of service of F for Northbound and Southbound traffic making left turns onto Beloit Rd at the location of the Super America/Tumbleweeds private road. No solution is given for this unacceptable condition.

(oo) The truck exit onto Forest Point Blvd. should be relocated to meet the existing median opening.

(pp) The frontage road South of Retail "E: is not needed and should be eliminated.

(qq) The access point at the Northwest corner of the bank outlot should be moved Easterly. The Eastern access should be moved for better traffic movements.

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

24. (5) U-80-99 Moorland Development – 3830 Moorland Road-Construct Office and Multi Tenant Retail Building.

Motion by Alderman Kaminski to table the request by John Curran/Moorland Development to construct an office and multi tenant retail building located at 3830 Moorland Road for the following reasons:

1) Revised Architecture required. Dormer treatment should be repeated on the East elevation to balance the structure. The East elevation entrances should have the same archway treatment as the West elevation. The brick exterior along the East elevation should be modified to reduce the "pillar" appearance.

2) The proposed access driveway onto Howard Avenue via the existing curb cut will not be allowed due to queuing problems. The access should be relocated to a suitable point along the East lot line.

3) The setbacks for the building must be measured from the Ultimate right-of-way of Moorland Road (130 feet). Site plan show ROW at 100'.

4) Submittal of a revised grading plan that shows finish contours and grades at the northwest corner and the proposed retaining wall area. This should be shown at a higher magnification. Plan should also address the slope along the side drives in relation to the height of the second floor. The proposed slope is too steep.

5) Utility plans must show the correct location of manholes and invert for this site.

6) Onsite drainage must be conveyed into storm sewer rather than draining onto existing parking lot. Curbing shall be required along the easterly lot line.

7) Submittal of an overall site lighting plan with location and height of fixtures and intensity of illumination that meets the Zoning Code requirements.

8) 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 on the revised plan and the materials for construction including thickness of the concrete slab must be indicated on the plan. Enclosure must match exterior of building, and must be built to accommodate both solid as well as recyclable waste dumpsters.

9) Building must be fully sprinklered. Class I standpipes are required. 5" Storz are required on Fire Department connections. Fire hydrant is required within a 150' of Fire Department connection

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

11) All necessary permits must be obtained from the Building Inspection and Zoning Department prior to commencement of any construction at this site.

12) Signage required on a separate application.

Seconded by Mr. Chase. Motion carried unanimously.

25. (4) LD-15-99 The Tool House, Inc. – 5205 S. Emmer Dr. – Two-Lot Preliminary and Final Land Division.

Motion by Mr. Barnes to recommend to Council approval of the request by The Tool House, Inc. for a two lot preliminary land division located at 5205 S. Emmer Drive subject to:

1) Payment of \$2156.00 in Public Site, Open Space and Trail Fees to be paid before City will sign the final CSM.

2) All required impact fees for sewer and water are to be paid prior to issuance of building permits.

3) Access for ingress and egress between the Day Care and The Tool House will have to be addressed on the final CSM.

4) The storm sewer easement should be labeled "private" on the final CSM. Storm sewer should be parallel with west line.

5) Final CSM No. 8698 to be labeled. Only one sheet labeled preliminary has been submitted. Legal description and signatory sheets are required form final. Sheets must be numbered, signed and sealed by registered land surveyor for final.

6) Meet all conditions set in the Use Approval for the Tool House and the Day Care Center.

7) Owners must sign prior to City signing the Final CSM.

8) Correct all spelling errors and drafting errors. Stratton Drive is misspelled, bearings on easement, etc. are inconsistent with eastern right-of-way. Should be either Northwest or Southeast.

Seconded by Mr. Felda. Motion carried unanimously.

26. (3) U-81-99 Smith Building – 17045 W. Greenfield Ave. – Office Building.

Motion by Mr. Barnes to approve the request by Daniel Smith to renovate and convert vacant building located at 17045-47 W. Greenfield Avenue to a multi-tenant building subject to:

1) Submittal of a revised site plan that addresses the access issues and the landscaping is required prior to issuance of a Building Permit.

2) Access points along Greenfield Avenue must be approved by State DOT as a result of the proposed Greenfield Avenue reconstruction project.

3) The Greenfield Avenue access should be relocated. Applicant should work with neighbor to the east (Steven Wade's) to share access and reconfigure parking lot to enter from neighbor and exit only on 171<sup>st</sup> Street.

- 4) No parking within the vision triangle.
- 5) Public alley easement subject to approval of City Attorney.
- 6) Occupancy permits are required for each tenant. Tenants will be reviewed on a case by case basis subject to the availability of parking.
- 7) Building must meet all applicable building and fire codes. Please contact the City of New Berlin Fire Department.
- 8) All necessary permits must be obtained from the Building Inspection and Zoning Department prior to commencement of any construction at this site. Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
- 9) Dumpster enclosure gates made of chain link fence with vinyl slats will not be accepted. Gates should be constructed of board on board treated wood or cedar.
- 10) Submittal of a landscaping plan for this site. Plan must be approved by the Planning Department prior to installation.
- 11) Overhead door removed. Man door replacement or internal access required.

Mr. Hoesel said that the action by Plan Commission does not in any way modify the current Common Councils orders or legal requirements for this property.

Seconded by Mr. Christel. Motion carried unanimously.

27. (4) CU-1-93 Johnson Quarry Park - 20601 W. National Avenue – Revised restoration plan.

Motion by Mr. O'Neil to table the request for Johnson Quarry Park revised restoration plan at 20601 W. National Avenue for the following reasons:

- 1) For detailed grading, drainage and topographic review of the 100 percent plan required.
- 2) Architecture to be reviewed and approved prior to Building Permit being issued.
- 3) Property to be rezoned to P-1 within six months of final reclamation being accepted.

Seconded by Alderman Kaminski. Motion carried unanimously.

28. (2) U-77-99 Area Rental & Sales Co. – 16205 W. Rogers – Rental of Tents, Tables, Chairs, and Equipment.

Motion by Mr. Felda to approve the request by Area Rental & Sales Co. for rental of tents, tables, chairs, and equipment located at 16205 W. Rogers subject to:

- 1) Submittal of a revised site plan that addresses the following:
  - a) Reconfiguration of the berm to partially screen areas along the bank of Deer Creek.
  - b) Fence must be moved to the top of the bank of Deer Creek or 5' from lot line which ever is greater. Fence to be located on breakline of south lot line and outside floodway.

c) A detailed landscaping plan for the entire site to include plant species, keys, botanical nomenclature and dbh sizes. Landscaping plan must be approved by the Planning Department prior to installation.

d) Balancing cuts and fills and cross section of the berm is required.

2) Revised plans must show the availability of adequate onsite employee and customer parking. Submitted plans show only 18 parking stalls. Parking will not be allowed on city streets. Stalls must be 9' x 19' and meet the Zoning Ordinance requirements.

3) All necessary permits must be obtained from the Building Inspection and Zoning Department prior to commencement of any construction at this site. Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.

4) No outside storage of items that have the propensity to float or containers which have fuel or lubricants within the 100 year flood plain. Any above ground fuel tank will require a separate permit process and review by the City of New Berlin Fire Department prior to installation.

5) Erosion control silt fence must be erected prior to any construction activity. No encroachment or disturbance outside the fenced area and all activities must be contained within the fenced area.

6) 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 and the materials for construction including thickness of the concrete slab must be indicated on the plan. Enclosure must match exterior of building, and must be built to accommodate both solid as well as recyclable waste dumpsters.

Seconded by Mr. Christel. Motion carried unanimously.

## **STAFF APPROVED**

29. (5) SIGN – Betters Evergreens – 14091 W. National Ave. – Temporary Sign.

The request by Betters Evergreens for a temporary sign located at 14091 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) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.

2) The temporary ground sign shall not exceed 6' 6" x 4' (26 sq. ft.).

3) Penalty fee will be applied to the sign permit because sign was installed prior to obtaining a Sign Permit.

4) Payment of \$158.00 for the ground sign fee per calculation below:

26 sq. ft x \$2 / sq. ft. = 52.00 x 2 sides = \$104.00 x 2 penalty fee = \$208.00

\$208.00 less \$50.00 application fee = \$158.00.

5) Sign must be located outside the Ultimate Right-of-way of National Avenue.

6) Section 17.0808 (Lighting) (3) Nuisance Fixtures states that, "No sign shall be lighted in such a way as to cause glare or impair driver visibility upon public ways or adjacent properties. Signs may be illuminated but non-flashing." Therefore sign may not flash.

30. (2) SIGN – Columbia Pipe & Supply Co. – 2300 S. 170 St. – One Internally Illuminated Monument Sign, One Wall Mounted Logo, and Illuminated Channel Letters.

The request by Columbia Pipe & Supply Co. for One Internally Illuminated Monument Sign, One Wall Mounted Logo, and Illuminated Channel Letters located at 2300 S. 170 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) Condition number two of your reoccupancy permit (RO-51-99) states that a detailed landscaping plan prepared by a professional landscape architect with plant keys showing the number, location and sizes of proposed plantings. This plan should be submitted to the City of New Berlin Planning Department by February 14, 2000. Installation should occur in early spring.

2) The logo/wall sign shall not exceed 48" x 47.5" (15.6 sq. ft.).

3) The channel lettering shall not exceed 240" x 18" (30 sq. ft.).

4) The monument sign shall not exceed 128" x 36" (31 sq. ft.).

5) Total Payment of \$165.20 for the sign permit fees per calculations below:

Logo: 15.6 sq. ft x \$2 / sq. ft. = \$31.20

Channel lettering: 30 sq. ft. x \$2 per sq. ft. = \$60.00.

Monument Sign: 31 sq. ft. x \$2 per sq. ft. = \$62.00 x 2 sides = \$124.00 - \$50 application fee = \$74.00.

6) The existing sign shall come down prior to installation of the new signs.

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

8) Sign must be located outside the Ultimate Right-of-way of 170th Street and Lincoln Avenue.

9) Sign must be located outside of the vision triangle of 170th Street and Lincoln Avenue.

31. (3) SIGN – Girl Scouts – 21430 W. Greenfield Ave. – Install Two Single Faces on Existing Monument Sign.

The request by Girl Scouts to install two single faces on an existing monument sign located at 21430 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) Submittal of a detailed site plan showing location of sign and dumpster. 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). 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 exterior of building, and must be built to accommodate both solid as well as recyclable waste

dumpsters. This was a condition that has not been met in the past. Please see that a plan is submitted to the Planning Department by January 21, 2000.

2) Payment of \$34.00 for the ground sign fee: 21 sq. ft x \$2 per Sq. ft. = \$42.00 x 2 signs = \$84.00 - \$50.00 application fee = \$34.00.

3) The ground sign replacements shall not exceed 3' x 7' (21 sq. ft.).

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

5) Sign must be located outside the Ultimate Right-of-way of Greenfield Avenue and Service Drive.

32. (3) SIGN-Northbrook Publishing – 21420 W. Greenfield Ave. – Install Awning

The request by Northbrook Publishing to install an awning at 21420 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) Permits are needed for the existing wall sign at this site. An application has been enclosed. Please see that it is completed and returned to the City of New Berlin Planning Department by January 14, 1999.

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

3) Permits are required from the Building, Inspection, and Zoning Department.

4) The awning lettering shall not exceed 5" x 72" (2.5 sq. ft.).

5) The awning itself shall not exceed 45" x 72" (22.5 sq. ft.).

6) There is not outstanding fee.

### **ZONING PERMITS**

33. (5) RO-72-99 Career Source LLC – 15350 W. National Ave. – Business Office.

The request by Career Source LLC for a business office located at 15350 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) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code. No outside storage will be permitted on the property.

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

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

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).

34. (2) RO-73-99 Continental Trade Exchange, Ltd. – 16901 W. Glendale Dr. – Barter Network.

The request by Continental Trade Exchange, Ltd. for a barter network located at 16901 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) All outstanding conditions of approval of RO-46-98 as it relates to the site must be met.
- 2) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code. No outside storage will be permitted on the property.
- 3) Building must meet all applicable building and fire codes. Fire Extinguishers are required.
- 4) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.
- 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).

35. (3) RO-75-99 Hal's Harley Davidson – 1925 S. Moorland Rd. – Temporary Warehouse Use for Storage.

The request by Hal's Harley Davidson for Temporary Warehouse Use for Storage located at 1925 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) Approval for internal modifications for warehouse use only per plan commission approval on of U-63-99 on October 4, 1999 for use and architecture. No exterior site changes shall be made at this time.
- 2) No sale or service from this location until plan commission approval is granted.
- 3) Abide by all conditions set in U-63-99.
- 4) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code. No outside storage will be permitted on the property.
- 5) Building must meet all applicable building and fire codes. Fire Extinguishers are required. Sprinkler system to be operational.
- 6) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.
- 7) 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).

36. (4) RO-76-99 Schroeder Moving Systems – 5665 S. Westridge Dr. – Storage of Robotics, Medical & Household Products/Equipment.

The request by Westridge Business Center II for storage of robotics, medical and household products/equipment located at 5665 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) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code. No outside storage will be permitted on the property.
  - 2) No overnight parking of semi trucks at this site.
  - 3) Each tenant will be assigned separate suite number.
  - 4) Building must meet all applicable building and fire codes. Fire Extinguishers are required.
  - 5) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.
  - 6) 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).
37. (4) RO-78-99 Vencare Pharmacy – 5055 Emmer Drive – Use as Office and Warehouse Space for Pharmacy Services for Nursing Homes.

The request by Vencare Pharmacy for Use as Office and Warehouse Space for Pharmacy Services for Nursing Homes located at 5055 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) Parking for this occupation is limited to the 12 stalls on the East side of the building along Emmer Drive and the 14 stalls North of the building. At this point there is a total of 26 stalls for the business . The applicant shall not exceed the number of allotted parking stalls.
- 2) Outside storage of vans shall be limited to 3 vans. These vans shall be parked along the Northwest corner of the building.
- 3) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code. No outside storage will be permitted on the property.
- 4) Building must meet all applicable building and fire codes. Fire Extinguishers are required.
- 5) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications..
- 6) 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).
- 7) The parking area on the side of the building must be striped.

## **COMMUNICATIONS**

38. Communication To: Plan Commission

Communication From: Jeff Chase, City Engineer

RE: Sanitary Sewer Basin Capacity in City of New Berlin

Mr. Chase explained that everything except Basin 7 and 10 in our current sewer service plan from an administrative point of view has no additional capacity for sewer extensions to support industrial or residential land use.

Mr. Hoese explained that the information in this memo will go to the Board of Public Works but is presented to you from a land use standpoint.

39. Communication To: Plan Commission

Communication From: Steven K. Hoese, Director of Community Development

RE: December 6, 1999 letter to Jeff Chase from City Attorney Paul F. Reilly and accompanying Municipality magazine article.

Plan Commissioners acknowledged receipt of this communication.

Motion by Mr. Barnes to adjourn the Plan Commission Meeting at 10:42 P..M. Seconded by Mr. Christel. Motion carried unanimously.