

NEW BERLIN PLAN COMMISSION

MAY 1, 2000

Minutes

The Plan Commission meeting of May 1, 2000 was called to order at 7:08 P.M.

In attendance were Mayor Gatzke, Mr. Barnes, Mr. Christel, Mr. Felda, Mr. O'Neil, Alderman Kaminski. Also present was Mark C. Lake, Assistant Director of Planning, Olofu Ogbaji, Planning Administrator, Greg Kessler, Associate Planner. Mr. Chase was excused. Mr. O'Neil was excused at 10:21 P.M.

Motion by Mr. Christel to approve the Plan Commission Minutes of April 3, 2000. Seconded by Mr. Barnes. Motion carried unanimously.

Plan Commission Secretary's Report - none

SPECIAL PRESENTATION

W. National Avenue presentation by Smith Group JJR.

John Stockham and Linda Horvath from Smith Group JJR were present. A summary was given of the West National Avenue Redevelopment Plan recommendations along with a power point presentation.

CONTINUED ITEMS

6. (7) LD-2-99 Hidden Creek Business Center aka The Preserve – Approx. 16600 Coffee Rd. – Nw ¼ Sec. 15 – Preliminary Four-Lot Land Division

Motion by Mr. Barnes to table the request by Jack Collier/Hidden Creek Business Center for a preliminary four-lot land division located at approx. 16600 Coffee Road, NW ¼ Sec. 15 for the following reasons:

1) Impact statement required. CSM as submitted has not addressed whether or not the property can sustain this level of development.

2) Sewer and water plans to be approved by all regulating authorities. Basin Sanitary Sewer Capacity Analysis required.

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

4) 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 prior to signing the final CSM.

5) An executed Developer's Agreement is required prior to clearing, grubbing, grading and/or utility/infrastructure work commencing.

6) All utilities both onsite and offsite required to be provided underground. Burial of all Calhoun Road and Coffee Road aboveground utilities required.

- 7) All utilities required to extend to the fullest extent of the property and to Calhoun Road and Coffee Roads. Utility looping may be required
- 8) A 60' drainage easement for maintenance of Poplar Creek and its tributaries is required.
- 9) All easements requested/granted to the City are to be at no cost to the City, including Poplar Creek Drainage easement.
- 10) Wetland Enhancement permits required from permitting agencies.
- 11) Floodplain Enhancement required. Plan for overland flow path of 100 year event not being obstructed by planned improvements required.
- 12) Drainage pond computations for required regional detention facility to be submitted.
- 13) Access permits required from the City of New Berlin Engineering Department.
- 14) Bypass, acceleration and deceleration lanes required on Calhoun Road and Coffee Road.
- 15) A 60' x 60' Vision corner easement to be placed on the face of the CSM at the intersections of Calhoun Road and Millennium Drive, 166th Street and Coffee Road, and Millennium Drive and 166th Street.
- 16) Setbacks to be placed on all lot lines (including reservation).
- 17) A detailed soil analysis required for each building to determine soil load bearing capacity. Analysis required prior to Use Approval or Land Division.
- 18) All owners as of the date of signing, to sign prior to City signing the final CSM.
- 19) Surveyor's signature and seal, required on all pages of the CSM.
- 20) Payment of \$16,885.00 in Public Site, Open Space and Trail fees required before the City will sign the Final CSM.

Public Site Fee: \$ 1,300.00 per lot + 100/acre \$ 14,245.00

Open Space Fee: \$ 260.00 per lot \$ 1,040.00

Trail Fee: \$ 400.00 per lot \$ 1,600.00

Total: \$ 16,885.00

Seconded by Mr. Felda. Motion carried unanimously.

7. (5) R-9-99 Farrell Meadows – 14201 W. Farrell – PUD – 12 Duplex Homes (Tabled 1/10/00)

No Action.

8. (5) R-10-99 Honeyager Lane – 14101 W. Howard – PUD-16 Duplex Homes (Tabled 1/10/00)

No Action.

9. (2) U-63-99 Hal's Harley Davidson – 1915 S. Moorland Road – Full service dealership. (Tabled 10/4/99)

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

Motion by Mr. Christel to approve the request by Hal's Harley Davidson for a full service dealership located at 1915 S. Moorland Road subject to:

1) Engineering Department approval is required for overall site drainage, slopes and stormwater management. Engineering must approve the following prior to issuance of a Building Permit.

a) Storm water plans and computations for the entire site.

b) Detention may be necessary for this site and amount of site improvements proposed.

c) Erosion control plan required.

2) Permits are required from the Building, Inspections and Zoning Department. Building must meet all applicable building and fire codes.

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

4) Approval of the submitted landscaping and Lighting plan by the Planning Department prior to installation.

5) No outside storage is permitted at this site.

Seconded by Mr. Barnes. Motion carried unanimously.

10. (3) U-11-00 B. B. Service Co. – 20090 W. Lincoln Ave. – Building Addition for Excavating Contractor. Office Space in Front, Garage and Warehouse in Rear. (Tabled 4/3/00)

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

Motion by Mr. Barnes to deny the request by B.B.Service Co. for a 6,000 sq. ft. single tenant office and warehouse building for excavating contracting located at 20090 W. Lincoln Avenue based on the following reasons:

1) Project as proposed does not meet the proposed requirements of the Growth Development and Management Plan and the eventual vision for the entire Lincoln Avenue corridor. The plan calls for the availability of adequate public infrastructures including road improvements and utilities that can support an increase in use within the corridor and the eventual connection to I-94. Plan to repair or develop the infrastructure along that Lincoln Avenue corridor to a point necessary to support the type of operation the applicant would want not included in the current C.I.P.

2) Regarding the legal nonconforming use of the property, Section 17.0601 (1) of the Zoning Ordinance states that, "only that portion of land or water in actual use may be so continued and the use may not be extended, enlarged, substituted or moved; and the structure may not be extended, enlarged,

reconstructed, substituted, moved, or structurally altered except when required to do so by law or order or so as to comply with the provisions of this ordinance."

3) Property cleaned and grubbed prior to Use Approval. Applicant has modified proposal from 12,000 sq. ft. to a 6,000 sq. ft. single tenant building which will not exceed the total square footage of all the buildings existing at this site prior to the clean up. Total square footage of all the buildings on this property prior to being razed was approximately 5,600 square feet.

Seconded by Mr. Felda.

Amendment by Mayor Gatzke that the motion to deny be without prejudice for one year.

Mr. Barnes and Mr. Felda accept amendment.

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

11. (4) U-17-00 Terry Michaels – 20015 W. National Ave. – Replace Existing 100' Guyed Tower with 120' Free-Standing Lattice Tower. (Tabled 4/3/00)

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

Motion by Mr. Felda to approve the request by Terry Michaels to replace existing 100' guyed tower with 120' free standing lattice tower located at 20015 W. National Avenue subject to:

1) Razing Permit for the guyed tower must be pulled prior to final inspection of the new lattice tower. Old tower must be removed within 90 days of new tower being operational.

2) Turn around will be required on site to enable vehicles maneuver off National Avenue.

3) Submittal of detailed grading plan for the proposed tower, which must be approved by Engineering Department prior to installation. All new slopes for this proposed construction must not exceed 3:1.

4) All future cellular co-locators will be required to apply for separate Use Approval from the Plan Commission prior including, but not limited to installation of arrays, multipliers, or building equipment. All current co-locators will be required to relocate to new tower.

5) Permits are required from the Building Inspections and Zoning Department for the erection of the new tower.

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

Seconded by Mr. Barnes. Motion carried unanimously.

12. (3) R-14-97 Deer Haven Golf Course – 19180 W. Cleveland – Rezone from C-1/C-2 to P-1 Park - Revised Plans for Additional New Holes to Existing Golf Course. (Tabled 4/3/00)

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

Motion by Mr. Felda to recommend to Council approval of the request by Deer Haven Golf Course to rezone the property located at 19180 W. Cleveland Avenue from C-1/C-2 to P-1 Park for use as an extension of an existing 9-hole golf course subject to:

- 1) Survey of all the field-staked Wetland and Primary Environmental Corridor delineations required. Plat of Survey of wetland and environmental staking to be verified and approved by SEWRPC prior to approval.
- 2) 401 grading and water quality permit # 3-SE-0256 from the Wisconsin Department of Natural Resources required to be on file in the Planning Department and available for reference at Deer Haven Golf Course.
- 3) Nationwide Permit # 98-05900-DJP from the Department of The Army – Corps of Engineers required to be on file in the Planning Department and available for reference at Deer Haven Golf Course.
- 4) Use approval for the expansion of the Golf Course required. Must meet conditions of existing use approval. Be sure to address screening of neighboring properties from errant balls, etc.
- 5) Per Sec. 17.1210 a fine in the amount of \$640.00 shall be imposed for work done prior to use approval being granted.

Seconded by Mr. Barnes. Motion carried unanimously.

13. (5) S-155-00 Gonzales Property – 13800 W. Beloit – Preliminary 35-Lot Subdivision. (Tabled 3/6/00, 4/3/00)

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

Motion by Mr. Christel to recommend to Council approval of the request by Michale Schiltz/Gonzales Property for a preliminary 35-lot subdivision located at 13800 W. Beloit Road subject to:

- 1) Investigation of the need for water laterals, or sewer extension/laterals, for eastern half of 4770 and 4820 S. Sunny Slope Road required. Letter from respective owners articulating their position required to be on file prior to approval of developer's agreement.
- 2) Review by New Berlin School District for potential impacts to Elmwood Elementary School and Eisenhower Middle and High Schools required.
- 3) Detailed road/infrastructure/stormwater/grading plans to be reviewed and approved by the Engineering Department prior to writing of the developer's agreement.
- 4) Sewer and water plans to be approved by all regulating authorities.
- 5) 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 Plat.
- 6) An executed Developer's Agreement is required prior to clearing, grubbing, grading and/or utility/infrastructure work commencing.
- 7) Bypass, acceleration and deceleration lanes required on Sunny Slope Road and Beloit Road.

- 8) Existing eastern treeline needs to be shown on the face of the plat. Tree Preservation Easement required.
- 9) Length bearing and tie to all easements (public and private) required.
- 10) A name for the subdivision must be chosen prior to final application.
- 11) Ownership of Outlot 1 to be labeled on the face of the Plat.
- 12) All streets to be labeled prior to submittal of the final plat.
- 13) All lots restricted to front-entry only unless it can be determined that a 30' sideyard setback is available (corner lots).
- 14) Maximum building size based on 44'x62' building envelope to be determined and deed restricted to each lot.
- 15) Waukesha County Access Permit required for Beloit Road entrance.
- 16) City of New Berlin Access Permit required for Sunny Slope Road entrance.
- 17) Satisfaction of the Conditional Letter of No Objection by Waukesha County Park and Land Use required.
- 18) Meet the conditions of Letter of No Objection from the State of Wisconsin DOA.
- 19) Meet the conditions of Letter of No objection from the State of Wisconsin DOT and comply with Trans 233.05, 233.08, and 233.105.
- 20) Based on the estimate prepared by the City Assessor in accordance with Section 18.10, the required fee for your requested residential development is as follows:

Public Site Fee: \$ 670.00 per lot x 35 lots = \$23,450
Open Space Fee: \$ 130.00 per lot x 35 lots = \$ 4,550
Trail Fee: \$ 200.00 per lot x 35 lots = \$ 7,000
Total: \$35,000

21) Schedule:

January 27, 2000 – Plat Received
April 26, 2000 – 90-day time limit expires
April 3, 2000 – Plan Commission date for final action
April 25, 2000 – Common Council date for final action
May 1, 2000 – Plan Commission date for final action (extension)
May 10, 2000 – Common Council date for final action (extension)

Seconded by Alderman Kaminski. Motion carried unanimously.

14. (6) U-3-00 Catholic Charities – 13700 W. National Avenue – Adult day care center. (Tabled 3/6/00)

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

Motion by Mr. Christel to approve the request by Catholic Charities for an adult day care center located at 13700 W. National Avenue subject to:

- 1) State of Wisconsin and local Fire Prevention Bureau Plan approval required prior to issuance of Building Permit.
- 2) Sprinkler head relocation may be necessary if determined by the City of New Berlin Fire Department. Fire extinguishers are required.
- 3) Incorporate the National Avenue Corridor Alternative Transportation Plan Design Standards and Guidelines and the National Avenue and Moorland Road Commercial Center Development design and guidelines. These requirements include street trees, light poles (type and size to match Safety Building), pedestrian pathways, signage and updated landscaping.
- 4) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
- 5) All necessary permits must be obtained from the Building Inspection and Zoning Department prior to commencement of any construction at this site.
- 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. Barnes. Motion carried unanimously.

15. (4) S-130-93 Stormy Acres – 20900 Glengarry – Final two lot land division, Lots 25 & 26.

Motion by Mr. Barnes to recommend to Council approval of the Stormy Acres two lot final land division Lots 25 & 26 located at 20900 Glengarry subject to:

- 1) Public Site and Trail Fees have been waived due to the 21.35-acre park dedication.
- 2) Owners and Surveyor required to sign the Final CSM before the City will sign the Final CSM.
- 3) Re-certification of roadway, ditches, and monumentation required.
- 4) Label CSM number for Parcel 1 (Lot 27 of the preliminary plat).
- 5) Clean up drafting errors; Curve label(s) on CSM missing.
- 6) Must meet all the conditions of Developer's Agreement prior to building permits being issued.

Seconded by Mr. Felda. Motion carried unanimously.

16. (5) R-3-00 Forest Ridge Condominiums – 14500 and 14510 W. Beloit – Rezone from R-4 to Rm-1, Rd-1, R-4.5/PUD. (Tabled 4/3/00)

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

Motion by Mr. Christel to recommend to Council approval of the request by James Krahn/Forest Ridge Condominiums to rezone the property located at 14500 and 14510 W. Beloit Road from R-4 to Rm-1, Rd-1, R-4.5/PUD for a mixed-use condominium development subject to:

- 1) Revised PUD document to be reviewed by the City Attorney.
- 2) Revise building layout, all buildings north of Lindenwood Road are to be duplexes.
- 3) Metes and bounds legal descriptions of reconfigured districts required.
- 4) Full subdivision submittal based on reconfigured lots required.
- 5) Length bearing and tie to all easements (public and private) required.
- 6) Review by New Berlin School District for potential impacts to Elmwood Elementary School and Eisenhower Middle and High Schools required.
- 7) Approval of drainage, grading, utility and overall site plans by the Engineering Department is required. Contact City Engineer for details. Detailed Stormwater management plan required. Plan to include drainage pond computations. Move detention pond out of WiDOT Trans. 233 regulated setback.
- 8) Detailed road/infrastructure/stormwater/grading plans to be reviewed and approved by the Engineering Department prior to writing of the developer's agreement.
- 9) Sewer and water plans to be approved by all regulating authorities.
- 10) 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 Plat.
- 11) An executed Developer's Agreement is required prior to clearing, grubbing, grading and/or utility/infrastructure work commencing.
- 12) Bypass, acceleration and deceleration lanes required on Beloit Road.
- 13) The City of New Berlin Architectural Review Committee must approve two-family and eight-family building materials and exterior architecture.
- 14) Adherence to §17.1308(10) Woodland Preservation required. Tree inventory of existing trees greater than 4" DBH required. Landscaping plan, which addresses species, sizes and quantities of trees and shrubs required for Use Site and Architecture approval. Coniferous trees to be a minimum of 6' in height. Deciduous trees to be a minimum of 3-1/2" in caliper. Ornamental trees to be a minimum of 2-1/2" in caliper.
- 15) Entrance monumentation plan required.
- 16) Satisfaction of any/all Fire Department Concerns required. Hydrants to be located within 150' of any building riser. 8-unit buildings to be fully sprinklered. Knox boxes and alarm systems required.
- 17) Access permits required from the City of New Berlin Engineering Department for the extension of Lindenwood Drive.

18) Access permits required from the Waukesha County Department of Transportation for the connection to Beloit Road.

19) All buildings on the "Tarbox" property are to be razed, razing permits are required.

20) 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.

21) Payment of \$1,000/building or lot in Public Site, Open Space and Trail Fees required.

Seconded by Mr. Barnes. Motion carried unanimously.

Motion by Mr. Felda to table the request by James Krahn/Forest Ridge Condominiums for the use, site, and architecture of a mixed-use condominium development to be located at 14500-14510 W. Beloit Road for the following reasons:

1) Revised PUD document to be reviewed by the City Attorney.

2) Revise building layout, all buildings north of Lindenwood Road are to be duplexes.

3) Metes and bounds legal descriptions of reconfigured districts required.

4) Full subdivision submittal based on reconfigured lots required.

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

6) Review by New Berlin School District for potential impacts to Elmwood Elementary School and Eisenhower Middle and High Schools required.

7) Approval of drainage, grading, utility and overall site plans by the Engineering Department is required. Contact City Engineer for details. Detailed Stormwater management plan required. Plan to include drainage pond computations. Move detention pond out of WiDOT trans. 233 regulated setback.

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

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

10) 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 Plat.

11) An executed Developer's Agreement is required prior to clearing, grubbing, grading and/or utility/infrastructure work commencing.

12) Bypass, acceleration and deceleration lanes required on Beloit Road.

13) The City of New Berlin Architectural Review Committee must approve two-family and eight-family building materials and exterior architecture.

14) Adherence to §17.1308(10) Woodland Preservation required. Tree inventory of existing trees greater than 4" DBH required. Landscaping plan, which addresses species, sizes and quantities of trees and shrubs required for Use Site and Architecture approval. Coniferous trees to be a minimum of 6' in height. Deciduous trees to be a minimum of 3-1/2" in caliper. Ornamental trees to be a minimum of 2-1/2" in caliper.

15) Entrance monumentation plan required.

16) Satisfaction of any/all Fire Department Concerns required. Hydrants to be located within 150' of any building riser. 8-unit buildings to be fully sprinklered. Knox boxes and alarm systems required.

17) Access permits required from the City of New Berlin Engineering Department for the extension of Lindenwood Drive.

18) Access permits required from the Waukesha County Department of Transportation for the connection to Beloit Road.

19) All buildings on the "Tarbox" property are to be razed, razing permits are required.

20) 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.

21) Payment of \$1,000/building or lot in Public Site, Open Space and Trail Fees required.

Seconded by Mr. Christel. Motion carried unanimously.

NEW BUSINESS

17. (3) 21955 Broadale Drive – Retaining Wall

Motion by Mr. Christel to approve the request by Steven Fischer to construct a maximum 8' high masonry wall 5' from side lot line located at 21955 Broadale Drive subject to:

1) Proposed 5' chain link fence at top of wall be colored green or black as to be less noticeable.

2) The proposed wall is not to be tiered.

3) Installation of a PVC drainage system required.

Seconded by Alderman Kaminski. Motion carried unanimously.

18. (7) U-20-00 Kendall Breunig – 4310-4312 Rose Ct. – Duplex.

Motion by Mr. Christel to approve the request by Kendall Breunig for a duplex located at 4310-4312 Rose Court subject to:

1) Submittal of a survey done by a certified land surveyor or engineer will be required prior to issuance of a Building Permit.

2) Submittal of a revised building elevation that addresses the following concerns raised by the Architectural Review Committee. The front elevation of the building should be bricked with knee-high

brick band extended along both sides of the building. Color and material to be approved by Architectural Review Committee prior to issuance of Building Permit.

3) Submittal of a revised grading plan will be required. Revised plan must address the floor elevation of the principle building. Plan show garage slab at 938' with first floor higher at 938.65'. First floor is shows garage floor at $\pm 1.5'$ below first floor. Building elevation and grading to be rectified prior to issuance of Building Permit.

4) Patio needs to be reviewed and approved by Engineering Department. Decks on stilts can be considered with exposure along the right side of the duplex. Applicant can also choose to have one deck on the side and the other in the rear.

5) Applicant will be required to abide by all subdivision deed restrictions, covenants and developers agreements.

6) The sump pump must be drained towards the front of the building, rear discharge is not permitted.

Seconded by Mr. Felda. Motion carried unanimously.

19. (5) S-156-00 Regal Wood – Approx. 14700 Mayflower Dr. – Conceptual Six-Lot Preliminary Subdivision.

Motion by Mr. Christel to approve the Regal Wood conceptual six-lot preliminary subdivision located at approximately 14700 Mayflower Drive subject to:

1) A permanent connection of Mayflower Drive and Armour Avenue shall be required by City of New Berlin. The preliminary plat submission should resemble the revised layout provided by staff.

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

3) 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 prior to signing the final CSM.

4) An executed Developer's Agreement is required prior to clearing, grubbing and/or grading and/or utility/infrastructure work commencing.

5) Utility easements to be a minimum of 30' wide not 20' as shown.

6) Development of individual parcels will be limited to the approved building envelope for each parcel.

7) The architectural front of Lot 6 shall be the Mayflower Dr. side and the architectural rear shall be along the northern lot line.

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

9) A 60' x 60' Vision corner easement to be placed on the face of the plat at the intersections of Mayflower Drive and Armour Avenue.

10) Woodland preservation restriction to be labeled on the face of the Plat.

11) Setbacks to be placed on all lot lines.

12) A name for the subdivision must be chosen prior to final application.

13) Letter of no objection from the State of Wisconsin required.

14) Letter of no objection from Waukesha County Department of Parks and Land Use required.

15) Payment of \$5,000.00 in Public Site, Open Space and Trail fees required before the City will sign the Final Plat.

Public Site Fee: \$ 670.00 per lot \$ 3,350.00

Open Space Fee: \$ 130.00 per lot \$ 650.00

Trail Fee: \$ 200.00 per lot \$ 1,000.00

Total: \$ 5,000.00

16) Temporary barrier for all but emergency vehicles to be placed either on Mayflower Drive or Armour Avenue until such time as another access to Sunnyslope Road is built.

Seconded by Mr. Barnes. Motion carried unanimously.

20. (4) U-21-00 Wisconsin Seafood Co. – 12805 W. Janesville Rd. – Sale of Seafood from a Truck.

Motion by Mr. Felda to deny the request by Wisconsin Seafood Co. for sale of seafood from a truck located at 12805 W. Janesville Road based on the following:

1) The product the applicant is proposing to sell at this site does not compliment the principal use of this site as a hardware store. Applicant should investigate alternate site that is compatible or complementary to his kind of business. A grocery store or restaurant parking lot should be considered.

2) Parking and traffic circulation at this site will present some difficulty. Applicant should explore alternate site with adequate parking and access.

Seconded by Mr. Barnes. Motion carried unanimously.

21. (2) U-23-00 Wenthe-Davidson – 16300 W. Rogers – Warehousing Addition.

Motion by Mr. Felda to approve the request by Wenthe-Davidson for warehouse addition located at 16300 W. Rogers subject to:

1) Proposed addition must match the material, color and style of the existing building. Paint complete face to match if it is determined that color of addition does not match original building

2) Stake out survey of the building is required with building permit application.

3) Building plans must be stamped by a Wisconsin Registered Architect prior to issuance of a Building Permit.

4) Building must meet all applicable building and fire codes. Fire Extinguishers are required. Building must be fully sprinklered. Yard hydrant is required.

5) 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.

6) All dumpsters 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. O'Neil. Motion carried unanimously.

22. (7) U-24-00 Nelson Maier – 16625-27 W. Sumerland Ct. – Duplex.

Motion by Mr. Barnes to approve the request by Nelson Maier for a duplex located at 16625-27 W. Sumerland Ct. subject to:

1) Slope shall not be greater than 3:1, 4:1 is preferred.

2) Survey datum must be rectified prior to Building Permit. There is a .4' difference between neighbor's survey done by the same surveyor.

3) Proposed deck must be shown on survey submitted for Building Permit for approval.

4) Applicant will be required to abide by all subdivision deed restrictions, covenants and developers agreements.

5) No grading will be permitted along the rear of the building. Preservation easement is only 4' from back of building and must not be disturbed.

6) All necessary permits must be obtained from the Building Inspection and Zoning Department prior to commencement of any construction at this site. Heat loss calculation required with submittal for Building Permit.

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

Seconded by Alderman Kaminski. Motion carried unanimously.

23. (5) U-25-00 Gary Beyer – 5040 S. De Soto – 3' Timber Retaining Wall.

Motion by Mr. Christel to approve the request by Mr. Beyer for a 3' pressure treated wood retaining wall located at 5040 S. DeSoto subject to:

1) Pressure treated wood retaining wall must be no more than 3' high and at least 5' from rear lot line.

2) Downspouts from house, if buried, are to stay at least 15' from any lot line.

3) Pressure treated wood, not railroad ties required. Viewed as decorative, not engineered and must not impede surface drainage.

4) Must be professionally installed.

Seconded by Alderman Kaminski. Motion carried unanimously.

24. (7) U-26-00 Kid's Corner Child Care and Preschool – 15718 W. National Ave. – Child Care/Preschool Facility.

Motion by Mr. Barnes to approve the request by Kid's Corner Child Care and Preschool for a child care/preschool facility located at 15718 W. National Avenue subject to:

- 1) The parking availability and reconfiguration. This includes the circulation and traffic volume during drop-off and pick-up periods. Parking must also take the future of the access road into consideration. Plan to be on file.
- 2) All necessary permits must be obtained from the Building Inspection and Zoning Department prior to commencement of any construction at this site.
- 3) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
- 4) Copy of license to be on file. No more than 30 children allowed without modification to this use approval.
- 5) Dumpster must be properly screened from the street and public view in accordance with New Berlin Municipal Code Section 17.1304(14). Dumpster enclosure must be able to accommodate all garbage and recycling containers.
- 6) Per the National Avenue Corridor Alternative Transportation Design and Guideline, a six-foot wide concrete sidewalk/ sidepath is required along National Avenue and Moorland Road. Street treatment includes, streetlights, benches and the re-modification of any ground/ pole sign to a monument base. Path design, location and construction must be reviewed and approved by the City of New Berlin Engineering Department and installed within one year of issuance of this approval unless work is scheduled by the City of New Berlin.

Seconded by Mr. Christel. Motion carried unanimously.

25. (3) LD-4-00 Raven Golf Services – 19410 W. Cleveland Ave. – Two-Lot Preliminary and Final Land Division.

Motion by Mr. Christel to table the request by Raven Golf Services for a two lot preliminary and final land division located at 19410 W. Cleveland Avenue for the following reasons:

- 1) Proper zoning along with its associated, use, site and architectural approval required.
- 2) A letter from the WDNR shall be on file, which addresses the proper disposition of the landfill on the northern end of the property.
- 3) All wetlands and environmental corridors required to be field delineated, surveyed and labeled on the face of the CSM. Coordination with Don Reed of the Southeastern Wisconsin Planning Commission (SEWRPC) on using any identified environmental corridors.
- 4) Landscaping Plan to be submitted as part of the use application to address the protection of any identified wetlands and lands to the east and west by errant golf balls.
- 5) Access Permit from the Waukesha County DOT required.

6) Cross access easements with Deer Haven Golf Course may be required.

7) Revised "detailed" grading plan required. Facility may need to be lowered to allow for proper integration with parking lot to the east.

Seconded by Mr. Barnes. Motion carried unanimously.

26. (2) U-27-00 Alan C. Olson – 2880 S. Moorland Rd. – Law Office.

Motion by Mr. Barnes to approve the request by Alan C. Olson for a law office located at 2880 S. Moorland Road subject to:

1) Rezoning to O-1 required. Deed restriction limiting the use to a professional office building required.

2) Access Permit from the Waukesha County DOT required. Coordinated access with all properties along Moorland Road shall be required. Easement for coordinated access to be on file.

3) Incorporation within an O-1/PUD for residentially scaled professional office buildings required. Deed restrictions to expire when PUD ordinance approved.

4) Grading plan for the parking lot required.

5) Dumpster enclosure required, 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 enhance the exterior of the principle building, and must be built to accommodate both solid as well as recyclable waste dumpsters.

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

7) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code, and building must meet all applicable building and fire codes.

8) No outside storage shall be permitted on the premises.

9) Submittal of a revised landscaping plan prepared by a professional landscape architect including plant keys and sizes as stipulated in § 17.1308.

Seconded by Mr. Christel. Motion carried unanimously.

27. (4) U-29-00 Maintenance Service Inc. – 5355 Emmer Drive – Refits and sets up machinery for manufacturing.

Motion by Mr. Felda to approve the request by Maintenance Service Inc. to refit and set up machinery for manufacturing located at 5355 Emmer Drive subject to:

1) Submittal of a revised grading plan will be required. Revised plan must address the floor elevation of the principle building in relation to the future additions. A final grade of 895' will not work for the entire layout. Building elevation and grading to be resolved with the Engineering Department prior to Building Permit being issued.

- 2) Exterior architecture and material will require Architectural Review Committee approval prior to issuance of Building Permit.
- 3) Satisfy Fire Department Concerns. Hydrant to be located within 150' of building riser. Building to be fully sprinklered. Yard hydrants may be required. Standpipes may be required based on detailed submittal.
- 4) Approval of drainage, grading, utility and overall site plans by the Engineering Department is required prior to issuance of Building Permit.
- 5) Submittal and approval of a revised landscaping plan prepared by a registered landscape architect. Plan to include plant keys, number and sizes. Parking lots require more screening. Detailed landscaping plan of building planting beds required. Coniferous trees to be a minimum of 6' in height. Deciduous trees to be a minimum of 3-1/2" in caliper. Ornamental trees to be a minimum of 2-1/2" in caliper.
- 6) Development subject to Towne Corporate Park Developer's Agreement and Deed Restrictions.
- 7) Lighting Plan to incorporate Towne Corporate Park lot and building fixtures.
- 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 § 17.1304(14). Enclosure must match exterior of building, and must be built to accommodate both solid as well as recyclable waste dumpsters.

Seconded by Alderman Kaminski. Motion carried unanimously.

28. (1) SIGN – Sanctuary of Woodshire Development Co., LLC – 2143 S. Clubhouse Dr. – Monument Sign.

Motion by Mr. Felda to table the request by Sanctuary of Woodshire Development Co., LLC for a monument sign located at 2143 S. Clubhouse Drive for the following reasons:

- 1) The City of New Berlin Zoning Ordinance section 17.086 states that "Only two signs may be permitted per business." The proposed signs will bring the total number of signs on this property to three. The applicant could seek approval from the Plan Commission for the third sign on this property or forfeit the Channel Lettering approved on April 3rd, 2000.
- 2) The location of the one of the proposed signs should be relocated to the intersection of the south access drive and Lincoln Avenue. The other sign should be relocated to the intersection of the north access drive and Woodview Drive. Location must be stamped and approved prior to final installation.
- 3) Payment of \$74.00 outstanding sign fee (if approved by Plan Commission) for the sign per calculations below:

$$8'4" \times 3'9" = 31 \text{ sq. ft.} \times \$2.00/\text{sq. ft.} = \$62.00 \times 2 \text{ signs} = \$124.00$$

$$\text{Less } \$50.00 \text{ application fee} = \$74.00$$

Seconded by Mr. Christel. Motion carried unanimously.

ITEMS REFERRED FROM COMMITTEE OF THE WHOLE

29. PG-350 - Proposed Border Agreement

Motion by Alderman Kaminski to table the proposed border agreement to allow the City Attorney to review the documents.

Seconded by Mr. Christel. Motion carried unanimously.

STAFF APPROVED

30. (2) 15245 Woodland Drive – Retaining Wall

The request by Gus Hernandez for a retaining wall located at 15245 Woodland Drive has been reviewed and Conditionally Staff Approved by the New Berlin Plan Commission subject to the Building Permit and the plans on file and the following:

1) There is no easy way to avoid use of wall by exposing side or back of new house or by reversing new house so driveway is on high side of lot or by lowering elevation of proposed structure.

2) Wall is made of stone or masonry.

3) Wall is at least 5' from side or rear lot line, 3' from any wetland, and outside of ROW, public easements and floodplain. Exceptions shall be referred to the Planning Commission and possibly also the Board of Public Works.

4) Total height of wall(s) is no more than 5'.

5) Hazards have been addressed by keeping walls at least 3' from driveways and by constructing guard rail if wall is over 3' high in driveway or swimming pool deck situations.

6) In addition to meeting all 5 requirements above, the wall must meet at least one of the 3 requirements listed below:

a. Proposed wall is at least 15' from any lot line and no more than 3' in height.

b. Proposed wall is at least 15' from any lot line and up to 5' in height and is needed to save trees; or the wall is in a "cut" rather than a "fill" situation when the owner sees the wall, not the neighbor; or the wall is located in an industrial or office zoned area where children are not present.

c. Proposed wall is located 5'-15' from the closest lot line and no more than 3' in height and is needed to save trees; or the wall is in a "cut" rather than a "fill" situation where the owner sees the wall, not the neighbor; or the wall is located in an industrial or office zoned area where children are not present; or the wall is desired by the City to promote better drainage in the neighborhood.

31. (4) 13055 Westeria Ct. – Retaining Wall

The request by M. Schiek for a retaining wall located at 13055 Westeria Court has been reviewed and Conditionally Staff Approved by the New Berlin Plan Commission subject to the Building Permit and the plans on file and the following:

1) There is no easy way to avoid use of wall by exposing side or back of new house or by reversing new house so driveway is on high side of lot or by lowering elevation of proposed structure.

2) Wall is made of stone or masonry.

3) Wall is at least 5' from side or rear lot line, 3' from any wetland, and outside of ROW, public easements and floodplain. Exceptions shall be referred to the Planning Commission and possibly also the Board of Public Works.

4) Total height of wall(s) is no more than 5'.

5) Hazards have been addressed by keeping walls at least 3' from driveways and by constructing guard rail if wall is over 3' high in driveway or swimming pool deck situations.

6) In addition to meeting all 5 requirements above, the wall must meet at least one of the 3 requirements listed below:

a. Proposed wall is at least 15' from any lot line and no more than 3' in height.

b. Proposed wall is at least 15' from any lot line and up to 5' in height and is needed to save trees; or the wall is in a "cut" rather than a "fill" situation when the owner sees the wall, not the neighbor; or the wall is located in an industrial or office zoned area where children are not present.

c. Proposed wall is located 5'-15' from the closest lot line and no more than 3' in height and is needed to save trees; or the wall is in a "cut" rather than a "fill" situation where the owner sees the wall, not the neighbor; or the wall is located in an industrial or office zoned area where children are not present; or the wall is desired by the City to promote better drainage in the neighborhood.

32. (4) 12445 MacAlister Way – Retaining Wall

The request by Thomson Corp. for a retaining wall located at 12445 MacAlister Way has been reviewed and Conditionally Staff Approved by the New Berlin Plan Commission subject to the Building Permit and the plans on file and the following:

1) There is no easy way to avoid use of wall by exposing side or back of new house or by reversing new house so driveway is on high side of lot or by lowering elevation of proposed structure.

2) Wall is made of stone or masonry.

3) Wall is at least 5' from side or rear lot line, 3' from any wetland, and outside of ROW, public easements and floodplain. Exceptions shall be referred to the Planning Commission and possibly also the Board of Public Works.

4) Total height of wall(s) is no more than 5'.

5) Hazards have been addressed by keeping walls at least 3' from driveways and by constructing guard rail if wall is over 3' high in driveway or swimming pool deck situations.

6) In addition to meeting all 5 requirements above, the wall must meet at least one of the 3 requirements listed below:

a. Proposed wall is at least 15' from any lot line and no more than 3' in height.

b. Proposed wall is at least 15' from any lot line and up to 5' in height and is needed to save trees; or the wall is in a "cut" rather than a "fill" situation when the owner sees the wall, not the neighbor; or the wall is located in an industrial or office zoned area where children are not present.

c. Proposed wall is located 5'-15' from the closest lot line and no more than 3' in height and is needed to save trees; or the wall is in a "cut" rather than a "fill" situation where the owner sees the wall, not the neighbor; or the wall is located in an industrial or office zoned area where children are not present; or the wall is desired by the City to promote better drainage in the neighborhood.

33. (5) SIGN – Carriage Cleaners – 15427 W. National Ave. – Wall Sign.

The request by Carriage Cleaners for a wall sign located at 15427 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 channel lettering and shall not exceed 1'8" x 14'3" (24 sq. ft).
- 3) Signs must be turned off outside of normal business hours.
- 4) An Electrical Permit is required from the Building Inspection and Zoning Department.
- 5) Sign shall not extend more than 12 inches outside of building wall surface.

34. (2) SIGN – All County Electric Supply, Inc. – 2755 S. 163 St. – Wall Sign

The request by All County Electric Supply, Inc. for a wall sign located at 2755 S. 163 Street has been reviewed and Conditionally Staff Approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.
- 2) The channel lettering and shall not exceed 4' x 12' (48 sq. ft).
- 3) Payment of \$142.00 outstanding sign fee and penalty for installation without a sign permit per calculations below:

$$4' \times 12' = 48 \text{ sq. ft.} \times \$2.00/\text{sq. ft.} = \$96.00$$

$$\text{Plus double fee penalty of } \$96.00 = \$192.00$$

$$\text{Less } \$50.00 \text{ application fee} = \$142.00$$

Signs must be turned off outside of normal business hours.

- 4) An Electrical Permit is required from the Building Inspection and Zoning Department.
- 5) Sign shall not exceed more than 12 inches outside of building wall surface.

35. (2) SIGN – World Class Wire & Cable, Inc. – 2885 S. 171 St. – Two Wall Signs.

The request by World Class Wire & Cable, Inc. for two wall signs located at 2885 S. 171 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) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.
 - 2) The wall sign shall not exceed 6'9" x 3' (20.25 sq. ft.)
 - 3) Sign shall not exceed more than 12 inches outside of building wall surface.
36. (2) SIGN - Badger Material Handling – 16925 W. Victor Rd. – Wall Sign.

The request by Badger Material Handling for a wall sign located at 16925 W. Victor 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) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.
- 2) The channel lettering and shall not exceed 1'8" x 14'3" (24 sq. ft).
- 3) Signs must be turned off outside of normal business hours.
- 4) An Electrical Permit is required from the Building Inspection and Zoning Department.
- 5) Sign shall not extend more than 12 inches outside of building wall surface.

37. (7) SIGN – Sugar Creek Antiques – 17900 W. National Ave. – Ground Sign.

The request by Sugar Creek Antiques for a ground sign located at 17900 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) Submittal of a revised sign plan that reduces the overall height of the sign to 7 feet (3 feet of post between sign and ground)
- 2) Payment of the outstanding sign fee of \$78.00 per calculations below:

8'x4' (32 sq. ft.) x 2 sides x \$2.00 sq. ft. = \$128.00

Less \$50 application fee = \$78.00

- 3) All signs must be located outside of the right-of-way of National Avenue.
- 4) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.
- 5) Section 17.0802 of the Zoning Ordinance states that, "any sign hereafter constructed, erected, relocated, moved, damaged, reconstructed, extended, enlarged, changed (including changing the sign face), altered, or modified requires review and approval of Plan Commission."

ZONING PERMITS

38. (7) RO-11-00 Intermedia Corp. – 15350 W. National Ave. – Ste. 210 – Business Office.

The request by Intermedia Corp. for a business office at 15350 W. National Avenue Ste. 210 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.
- 2) Property owner should be aware of the new National Avenue Corridor Alternative Transportation design and guidelines as it relates to sidewalk/ sidepath construction and lighting, street trees and lighting, parking lot lighting, signage and overall street edge treatments.
- 3) Any new signage at this site must be updated to meet City of New Berlin Sign Code and National Avenue Commercial Center design and guidelines. The existing sign will have to be replaced with a monument base and sign that meets the height and size requirements, including an address plaque. A separate application is required from the Planning Department to obtain a Sign Permit prior to installation of any sign at this site.
- 4) No outside storage will be permitted on the property.
- 5) Building must meet all applicable building and fire codes. Fire Extinguishers are required.
- 6) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications. This includes any new lighting fixture modifications.

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).

39. (2) RO-12-00 All County Electric Supply, Inc. – 2755 S. 163 St. – Wholesale

Distributor of Electrical Supplies.

The request by All County Electric Supply, Inc. for wholesale distributor of electrical supplies 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) Payment of a \$195.00 penalty fee for reoccupancy prior to a Zoning Permit being issued.
- 2) Outside storage of manufacturing products is restricted to the rear yard and must be screened from the view of the public street per Section 17.0319 of the Municipal Zoning Ordinance.
- 3) Parking lot must be resealed and re-stripped by June 1st, 2000.
- 4) General cleanup of property including the removal of the concrete from the landscaped areas screening the parking lot.
- 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.
- 7) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.

8) 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).

40. (2) RO-13-00 – ICSO Malls, LLC – 3076 S. Calhoun Rd. – Internet Mall Office.

The request by ISCO Malls, LLC for an internet mall office located at 3076 S. Calhoun 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) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
- 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).

No outside storage will be permitted on the property.

41. (2) RO-14-00 Badger Industrial Trucks, Inc. – 16925 W. Victor Rd. – Office and Warehouse for a Training Center.

The request by Badger Industrial Trucks, Inc for an office and warehouse for a training center located at 16925 W. Victor 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) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
- 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).

5) No outside storage will be permitted on the property.

42. (2) RO-15-00 DSI Distributing – 2905-09 S. 160 St. – Wholesale Electronics Distribution.

The request by DSI Distributing for wholesale electronics distribution located at 2905-09 S. 160 Street has been reviewed and Conditionally Staff Approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

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

5) No outside storage will be permitted on the property.

43. (3) RO-16-00 Fischer Enterprises – 17935 W. Lincoln Ave. – Tool & Equipment Sales and Demo, Storage of Miscellaneous Tools & Equipment, Occasional Clean-up of Equipment or Autos Before Delivery.

Motion by Mr. Christel to deny the request by Fischer Enterprises for tool and equipment sales and demo, storage of miscellaneous tools and equipment, occasional clean-up of equipment or autos before delivery located at 17935 W. Lincoln Avenue based on the following:

The application makes no mention of automobile sales yet the applicant is requesting that the City sign an application for a State of Wisconsin Automobile Dealer License.

Automobile sales are not a permitted use in the M-1 District.

Seconded by Mr. Barnes. Motion carried unanimously.

COMMUNICATIONS

49. Communication To: Plan Commission

Communication From: Doug Davis, Engineering Dept.

RE: Retaining Walls (PG-762)

Retaining walls will most often be staff approved per Engineering Dept.

50. Communication To: Plan Commission

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

RE: WAPA NEWS, Law Update, by Richard Lehmann

Plan Commission acknowledged receipt of communication.

51. Communication To: Plan Commission

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

RE: WAPA NEWS, Summary of Recent Court Decisions

Plan Commission acknowledged receipt of communication.

52. Communication To: Plan Commission

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

RE: Letter from Ralph Blum to Steve Hoese dated March 27,2000 regarding C.T.H. ES/C.T.H. Y Intersection Study

Plan Commission acknowledged receipt of communication.

53. Communication To: Plan Commission

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

RE; Direction, March 2000

Plan Commission acknowledged receipt of communication.

54. Communication To: Plan Commission

Communication From: Mayor Gatzke

RE: Appointment of Vice Chairman

Mayor Gatzke has reappointed William J. Christel as Vice Chairman of the Plan Commission.

55. Communication To: Plan Commission

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

RE: Research Brief – Regional Differences Evident in New Statewide Survey

Plan Commission acknowledged receipt of communication.

56. Communication To: Plan Commission

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

RE: Memo dated April 25, 2000 from Judy Weter, City Clerk regarding Town of Waukesha Incorporation

Plan Commission acknowledged receipt of communication.

Motion by Alderman Kaminski to adjourn Plan Commission meeting at 11:03 P.M. Seconded by Mr. Felda. Motion carried unanimously.