

Minutes

CITY OF NEW BERLIN PUBLIC HEARING

AUGUST 7, 2000, 7:00 PM

The public hearing relative to the request by Susan Kannegiesser for a conditional use approval to construct a deck in the floodplain at 1428 S. River Road was called to order by Mayor Gatzke at 7:00 P.M.

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

Mr. Lake read the public hearing notice and stated there was proof of publication in the Clerk's office.

Mayor Gatzke explained the procedure for a public hearing saying that he would ask three times for anyone wishing to speak in favor of the application and then three times for anyone wishing to speak in opposition of the application.

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

Mayor Gatzke asked three times for questions for the purpose of clarification or comments either in favor of or opposed to, seeing none.

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

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

Mayor Gatzke asked for questions from the Plan Commissioners. Mr. Barnes questioned why we don't allow skirting on the deck instead of natural vegetation? Sometimes skirting, if done right would look good. Mr. Lake answered that skirting would impede the flow of debris that may come down a floodway, so an open area would allow water and all debris that came with the water to flow freely underneath the deck.

Mr. Christel asked if the application is for the exact same placement as the previously approved application was for? Mr. Lake said that this is the exact application that was approved in 1998 and is back because no extensions are allowed to a conditional use application.

Alderman Kaminski asked if the applicant understands that the accessory building needs to be removed. Mr. Lake said a letter was sent to Ms. Kannegiesser and we have not heard from her saying that she would remove it. Mr. Lake also commented on the condition of no objections can to be filed by the DNR.

Mayor Gatzke asked for any additional questions, seeing none.

Mayor Gatzke called the public hearing closed at 7:16 P.M.

AUGUST 7, 2000

Minutes

The Plan Commission meeting of August 7, 2000 was called to order by Mayor Gatzke at 7:17 P.M.

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

Motion by Mr. Christel to approve the Plan Commission Minutes of July 10, 2000. Seconded by Mr. Barnes. Motion carried unanimously.

Plan Commission Secretary's Report - Mr. Lake reminded the Plan Commissioners to please fill out the survey found in their packets.

SPECIAL PRESENTATION

City of Brookfield I-94 Interchange Feasibility Study - Jeff Chase, City Engineer

Mr. Chase began by giving the background on the study that the City of Brookfield with the help of a consulting firm and the Wisconsin Dept. of Transportation have been undertaking for the past six months. The study is to determine if it is feasible to locate a new interchange on I-94 somewhere between Calhoun Road and Barker Road. The study started by developing a number of alternative interchange solutions plus a no build alternative and graphics demonstrated these options. Additional data that the study generated was distributed. Mr. Chase briefly described each of the alternative interchange solutions.

The State and the City of Brookfield will be posting a public information meeting which can be attended by our Plan Commission or Council members if they wish.

Mr. Christel questioned additional traffic generation. Mr. Chase said that there would be additional traffic, however the amount would not be influenced by which option was chosen. The State of Wisconsin Dept. of Transportation has indicated that an interchange is not necessarily warranted but on the other hand they feel it would do no harm which means it will be up to the City of Brookfield to move the project forward.

CONTINUED ITEMS

6. (6) LD-14-98 National Manor Senior Apts. – 3360 S. Sunny Slope Road – NW ¼ Sec. 13 – Preliminary and Final Land Division.

No Action.

7. (6) S-152-98 National Manor Phase II – 3360 S. Sunny Slope Rd. – Senior apartments and single family lots. (Tabled 12/7/98, 1/10/00)

No Action.

8. (5) R-9-99 Farrell Meadows – 14201 W. Farrell – PUD – 13 Duplex Homes (Tabled 1/10/00, 7/10/00)

Motion by Mr. Christel to table the request by Farrell Meadows for a PUD with 13 duplex homes located at 14201 W. Farrell for the following reasons:

- 1) No municipal sewer and/or water currently available. §18.09(2) requires public sewer and water.
- 2) Development not consistent with other single-family residential lots on Farrell Drive.
- 3) Requires wetland mitigation for right-of-way and lot development.
- 4) Lots 1, 12-13 do not meet the minimum setback requirements of this PUD request.
- 5) The required 10' wetland setback has not been taken into account in any of the building envelopes for lots 3-8, 12-13.
- 6) Storm Water Management Plan required. Plan relies on offsite storm water management in violation of the Storm Water Management Ordinance.

Mr. Chase said the numbers in the 2010 Facility Plan are not high enough and he added the Engineering Department and himself have never endorsed this plan. As far as he understands the PUD proposal, it essentially is a concession in density and setbacks and sees no value in that as a Plan Commissioner to the City of New Berlin for this project and this piece of land.

Mayor Gatzke talked about needing to find out if this plan is consistent with what is being done with surrounding lands and what the standards are in the area.

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

9. (5) R-10-99 Honeyager Lane – 14101 W. Howard – PUD-16 Duplex Homes (Tabled 1/10/00, 7/10/00)

Motion by Mr. Christel to table the request by Honeyager Lane for a PUD with 16 duplex homes located at 14101 W. Howard for the following reasons:

- 1) No municipal sewer and/or water currently available. §18.09(2) requires public sewer and water.
- 2) Proposed cul-de-sac is 900' long §18.07(3) of the City of New Berlin Municipal Code limits the length of cul-de-sacs to 500'.
- 3) Proposed development requires wetland mitigation so that lots 2 and 3 can be developed.
- 4) Lots 7-10 do not meet the minimum width at setback requirement of 100 per the submitted PUD. §17.03(11) requires a minimum width at setback of 120'.
- 5) Depth of lots 10-16 limit future development of Howard Av. Proposed lots along Howard Av. would only be 140' deep and 110' wide, one-half the size of the lots north of Howard Avenue.
- 6) The required 10' wetland setback has not been taken into account in any of the building envelopes for lots 1-3.
- 7) Ownership of identified wetland not determined.

8) Storm Water Management Plan required. Plan relies on offsite stormwater management in violation of the Storm Water Management Ordinance.

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

10. (3) LD-4-00 Raven Golf Services – 19300 W. Cleveland Ave., SE ¼ Sec. 8. – One-Lot Final Land Division (Preliminary approved 6/5/00, 7/10/00)

Motion by Mr. Christel to recommend to Council approval of the request by Raven Golf Services for a one lot final land division located at 19300 W. Cleveland Avenue, SE 1/4 Sec. 8 subject to:

1) Ultimate ROW of Cleveland Avenue is 130'. An additional 15' of land is required to be "Dedicated for Public Road Purposes."

2) Clean up drafting errors.

3) Access Permit from the Waukesha County DOT required for any access to Cleveland Avenue. Remove note on CSM about Lot 1 & 2 being connecting access to Cleveland Avenue.

4) Cross access easements with Deer Haven Golf Course required.

5) Payment of \$3,778.00 in Public Site, Open Space and Trail fees prior to the City signing the final CSM.

Seconded by Mr. Felda. Motion carried unanimously.

11. () PG-227 - Guthrie Station Subdivision - Town of Waukesha - Extraterritorial Plat

Motion by Mr. Christel to recommend to Council no serious objection to the request for Guthrie Station Subdivision extraterritorial plat located in the Town of Waukesha subject to:

1) Minimum rural lot size should be 1.5 acres not 1.0 acres.

2) Rear setbacks should be a minimum of 50'

3) Side setbacks should be a minimum of 25'

4) Primary Environmental Corridor setback should be a minimum of 10'

5) Installation of all improvements prior to accepting application for Final Plat Review.

Seconded by Mr. Barnes. Motion carried unanimously.

12. (3) U-43-00 Carr, Kulkoski, & Stuller, S.C. – 16869 W. Greenfield Ave. – Raze Existing One-Story Wood Frame Building and Build a New 2-Story Masonry Block and Brick Building. (Tabled 7/10/00)

No Action.

NEW BUSINESS

13. (4) U-54-00 Holiday Inn Express Hotel & Suites - 15451 W. Beloit Rd. - Hotel.

Motion by Mr. Chase to approve the request by Holiday Inn Express Hotel & Suites for a hotel located at 15451 W. Beloit Road subject to:

- 1) Dumpster enclosure to match major elements of hotel. Enclosure to be made of brick or brick veneer matching elements within the principle structure. Revised plans to be reviewed and approved by the Architectural Control Committee.
- 2) Site utility, grading and drainage plans to be reviewed and approved by the Engineering Department, and all regulating authorities prior to building permit being issued. Storm water calculations required.
- 3) Revised site plans showing the planned Beloit Road improvements including the four-way intersection on the east end access to Beloit Road required.
- 4) Encroachment letter for the use of the City's easements required. Part of the property located above utility easements. Applicant would be required to repair any improvements, which would be removed during any City repairs.
- 5) Razing permit for the existing residence required.
- 6) A 6' concrete sidepath along Beloit Road and a 5' sidepath along the access road connecting Tumbleweeds with Beloit Road required. Ultimate layout and configuration to be reviewed and approved by the Engineering Department.
- 7) Use approval does not include signage. Separate permit required
- 8) Landscape Plan to be revised so that street trees are at an interval not exceeding 30' on center. Minimum deciduous tree is 2-1/2 D.B.H or 3-1/2" caliper. Minimum ornamental tree is 1-1/2" D.B.H. or 2-1/2" caliper. No planting of landscaping within any City utility easement allowed.
- 9) Stakeout survey required for building permit.
- 10) Building to be fully sprinklered and alarmed, Knox box required.

Seconded by Alderman Kaminksi. Motion carried unanimously.

14. (4) U-53-00 Voice Stream Wireless - 15450 W. Rock Ridge - Install Cellular Antenna Tower on Water Tower.

Motion by Mr. Christel to approve the request by Voice Stream Wireless to install a cellular antenna tower on the water tower located at 15450 W. Rock Ridge subject to:

- 1) Submittal of a revised building plan showing an expandable building pad to accommodate future tenants at this site. Revised building plan will be required to match the existing pump house architecturally.
- 2) Building must be located a minimum of 12' outside the drip-line of the water tower and must be a minimum of 10' from all identified wetland boundaries. Ultimate location to be determined by Utility Engineer.
- 3) All structural Plans to be stamped by a Wisconsin architect and/or engineer.

4) Landscape Plan with plant key and plant specifications to be reviewed and approved by the Planning Department prior to issuance of Building Permit.

5) Review and approval of all engineering/structural plans by the City of New Berlin – Water Utility required.

6) Signed lease required to be on file in the City Clerk's office prior to issuance of Building Permit.

7) Arrays and equipment shall be painted to match the color of the top of the water tower and shall be subject to the conditions of the signed lease.

Seconded by Alderman Kaminski. Motion carried unanimously.

15. (4) LD-6-00 PSJ Investment LLC - Nw 1/4 Sec. 36 - Nicolet/Edgewood - One-Lot Land Division.

Motion by Mr. Felda to recommend to Council approval of the request by PSJ Investment LLC for a final one lot land division located at Nicolet/Edgewood, NW 1/4 Sec. 36 subject to:

1) A 30' x 30' Vision Corner Easement to be labeled on the corner of Nicolet Drive and W. Edgewood Av.

2) Master grading plan addressing both lots required. Master grading plan required to be reviewed and approved by the City of New Berlin Engineering Department before building permits for either lot will be issued. Master Grading Plan shall reflect a 4' exposure and a front entry garage requirement for lot 1.

3) Lots fronting on either Edgewood Ave or Nicolet Drive required to adhere to Deed Restrictions of Highgrove Subdivision Addition #1.

4) Per Developer's Agreement for Highgrove Addition #1, all connection charges for Edgewood Avenue lots to be collected by the City of New Berlin and turned over to the Developer prior to the City signing the final CSM.

5) Payment of \$1000.00 in Public Site, Open Space and Trail fees required before the City will sign the Final CSM.

6) Owners to sign prior to City signing Final CSM.

Seconded by Mr. Barnes. Motion carried unanimously.

16. (3) U-49-00 New Berlin Hills Golf Course - 13175 W. Graham - 80' x 15' Addition to Existing Golf Course Maintenance Building.

Motion by Mr. Christel to approve the request by New Berlin Hills Golf Course for an 80' x 15' addition to the existing golf course maintenance building located at 13175 W. Graham subject to:

1) Proposed addition must match the material, color and style of the existing pole building.

2) A Wisconsin Registered Architect or Engineer must stamp building plans prior to issuance of a Building Permit.

3) The temporary trailer and shipping container should be removed from the grounds upon the completion of the building addition.

Seconded by Mr. Felda. Motion carried unanimously.

17. (3) CU-3-00 Susan Kannegiesser - 1428 S. River Rd. - Deck in Floodplain -

Motion by Mr. Barnes to recommend to Council approval of the request by Susan Kannegiesser for a deck in the floodplain located at 1428 S. River Road subject to:

- 1) The deck shall meet all Federal Emergency Management Agency requirements.
- 2) Removal of new unpermitted accessory building located within the 100-year floodway of Deer Creek. Onsite verification of removal required prior to issuance of building permit.
- 3) The posts of the deck shall be supported by reinforced concrete piers.
- 4) No skirting or lattice shall be applied to the deck.
- 5) Only natural vegetation shall be located adjacent to the deck.
- 6) No storage of materials underneath the deck.
- 7) No objections filed by the Department of Natural Resources.
- 8) A building stakeout survey, which includes the deck, required prior to issuance of the building permit.

Seconded by Mr. Chase. Motion carried unanimously.

18. (2) U-51-00 Industrial Towel & Uniform - 16555 Glendale Avenue - Change existing ground level overhead door to dock level useable door.

Motion by Mr. Christel to approve the request by Industrial Towel & Uniform to change the existing ground level overhead door to dock level useable door located at 16555 Glendale Avenue subject to:

- 1) Materials and color of the "fill area" must match the existing building.
- 2) Storm water connections at the new dock location must be reviewed and approved by the City of New Berlin Engineering Department prior to issuance of Building Permit.

Seconded by Mr. Barnes. Motion carried unanimously.

19. (1) U-52-00 William Smith - 13460 Paddock Pkwy. - Keystone wall.

Motion by Mr. Christel to approve the request by William Smith for a keystone wall located at 13460 Paddock Pkwy subject to:

- 1) A wall up to 4.5' high may be built as long as manufacturer's suggested guidelines for construction of a wall this high are followed and can be accomplished within owner's property. Top of wall area to be protected with shrubbery so as to prevent people from falling off.
- 2) The back of the wall at its closest point shall stay at least 1.5' from the east side lot line, unless written permission from neighbor is obtained to install backfill materials and drain tile on neighbor's property.

3) Wall not to encroach into public way and shall not violate the drainage plan approved during development.

Seconded by Mr. Barnes. Motion carried unanimously.

20. (3) SIGN - Ron's Jiffy Stop - 17201 W. Greenfield Ave. - Replace damaged sign on existing pole.

Motion by Mr. Chase to approve the request by Ron's Jiffy Stop to replace damaged sign on existing pole located at 17201 W. Greenfield Avenue subject to:

- 1) The proposed sign shall be placed on a brick or masonry type of monument base with address clearly labeled on base.
- 2) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.
- 3) The face of the monument sign must not exceed 32 square feet.
- 4) Sign must be located outside the Ultimate Rights-of-way of Greenfield Avenue and Calhoun Road.
- 5) Signs must be turned off outside of normal business hours.

Seconded by Alderman Kaminski. Motion carried unanimously.

STAFF APPROVED

21. (7) SIGN - Gatzke & Ruppelt, S.C. - 15730 W. National Avenue - To occupy entire surface of existing wall sign on building.

The request by Gatzke & Ruppelt, S.C. to occupy the entire surface of the existing wall sign on the building located at 15730 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) This wall sign constitutes the second sign allowed by code for this property.
- 2) Payment of \$14.00 outstanding sign fee.
- 3) The wall sign will not exceed 8' x 4' (32 square feet).
- 4) A monument sign with address plaque will be required for this property upon the completion of the National Avenue Alternative Transportation improvements. Monument base must be constructed of the same materials and color as the principle building.
- 5) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.
- 6) Signs must be turned off outside of normal business hours.
- 7) An Electrical Permit is required from the Building Inspection and Zoning Department for the internal lighting.

22. (4) SIGN - Baymont Inn - 15300 W. Rockridge Rd. - One Wall Sign and One Monument Sign.

The request by Baymont Inn for one wall sign and one monument sign located at 15300 W. Rockridge 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) The request for floor numbering on the southwest corner of the building has been denied by the Plan Commission.
- 2) Signs must be located outside the right-of-way of Rock Ridge Road.
- 3) Payment of \$562.00 outstanding sign fee.
- 4) The wall signs will not exceed 20' x 6.75' (135 sq. ft.)
- 5) The face of the monument sign will not exceed 8' x 4' (32 square feet)

23. (4) SIGN - Industrial Electric Wire & Cable - 5001 S. Towne Dr. - One Wall Sign and One Ground Sign.

The request by Industrial Electric Wire & Cable for one wall sign and one ground sign located at 5001 S. Towne Drive has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) The monument base will have an approved Westridge Towne Park address plaque.
- 2) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.
- 3) Signs must be located outside the right-of-way of Beloit Road and Towne Drive.
- 4) Payment of \$924.00 outstanding sign fee
- 5) The overall height of the monument sign shall not exceed 6 feet.
- 6) The monument sign will not exceed 10' x 3'1" (31 sq. ft.)
- 7) The lettering and logo on the wall sign will not exceed 425 square feet.
- 8) Signs must be turned off outside of normal business hours.
- 9) An Electrical Permit is required from the Building Inspection and Zoning Department for the internal lighting.

24. (2) SIGN - Schmidt Engineering & Eqpt. Inc. - 1905 S. Moorland Road - wall sign - repainting and new face.

The request by Schmidt Engineering & Eqpt. Inc. for repainting and a new face for a wall sign located at 1905 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) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.
- 2) Signs must be located outside the right-of-way of Moorland Road.

3) The current wall sign or the directional sign with the company logo will be taken down prior to the new wall sign being placed on the building.

4) Payment of \$96.00 outstanding sign fee.

5) The wall sign will not exceed 4' x 24' (96 square feet)

6) Signs must be turned off outside of normal business hours.

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

25. (7) SIGN - Kid's Corner Child Care and Preschool - 15718 W. National Ave. - Temporary Monument Sign.

The request by Kid's Corner Child Care and Preschool for a temporary monument sign located at 15718 W. National Avenue has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

1) Approval of a permanent monument sign that meets the National Avenue Alternate Transportation Design Guidelines.

2) The monument sign and wall sign have been staff approved, but staff has recommended denial of the external flood lighting.

3) The "For Sale" cars in the parking lot need to be removed immediately.

4) Monument sign location is fine and will require a brick base.

5) Signs must be located outside the right-of-way of Greenfield Road, and Pleasant Hill Drive.

6) Payment of \$10.00 outstanding sign.

7) The wall sign will not exceed 4' x 2.5' = 10 square feet.

8) The monument sign will not exceed 4' x 2.5' (x 2 faces = 20 sq. ft.)

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

26. (3) SIGN - Kid's Corner Child Care and Preschool - 21400 W. Greenfield - Replace Wall Sign.

The request by Kid's Corner Child Care and Preschool to replace a wall sign located at 21400 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) The monument sign and wall sign have been conditionally staff approved, but staff has recommended denial of the external flood lighting.

2) Removal of the wall sign prior to the placement of the new permanent sign. The immediate removal of the grass sign that says "Child Care" along with the phone number on it.

3) Signs must be located outside the right-of-way of Greenfield Road, and Pleasant Hill Drive.

- 4) Payment of \$10.00 outstanding sign fee.
 - 5) The monument sign will not exceed 4' x 2.5' (x 2 faces = 20 sq. ft.)
 - 6) The wall sign will not exceed 4' x 2.5' = 10 square feet.
 - 7) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.
 - 8) Signs must be turned off outside of normal business hours.
27. (2) SIGN - Petron Corp. - 16800 W. Glendale - Double-Faced Monument Sign.

The request by Petron Corp for a double faced monument sign located at 16800 W. Glendale has been reviewed and conditionally staff approved by the New Berlin Plan Commission subject to the application, the plans on file and the following:

- 1) The illegal "ISO-9001 Certified" banners are in violation of §17.0802 of the Zoning Ordinance and must be removed from the face of both buildings prior issuance of a Sign Permit for the new monument sign. Please see that the sign is remove immediately or an application for a temporary Sign Permit submitted to the Planning Department on or before July 24, 2000.
 - 2) Payment of \$70.00 outstanding sign fee.
 - 3) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.
 - 4) Signs must be located outside the right-of-way of Glendale Road.
 - 5) The monument sign will not exceed 10' x 3' (30 square feet)
 - 6) Signs must be turned off outside of normal business hours.
 - 7) An Electrical Permit is required from the Building Inspection and Zoning Department for the internal lighting.
28. (5) SIGN - Moorland Point Development - 3830 Moorland Rd. - 4' x 4' Construction Sign.

The request by Moorland Point Development for a 4' x 4' construction sign located at 3830 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) The temporary sign must be removed following completion of the construction project, or upon approval the permanent signs.
- 2) A penalty will be assessed because the temporary sign was installed with no prior permit issued.
- 3) Payment of \$14.00 outstanding sign fee.
- 4) Installation and Maintenance per Section 17.0800 of the Municipal Zoning Ordinance.
- 5) Signs must be located outside the right-of-way of Moorland Road.

6) The temporary sign will not exceed 4' x 4' (16 sq. ft.)

29. (5) SIGN - Target Corporation - 4798 S. Moorland - Two Monument Signs and Two Wall Signs.

The request by Target Corporation for two monument signs and two wall signs located at 4798 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) Both monument bases must have the required Westridge Business Park address plaques.
- 2) Blank panels for the southern entrance to match framing, and required at installation.
- 3) Payment of the outstanding sign fee of \$542.00.
- 4) Future tenants of the Moorland Commons Development to be located on Monument 2, and will be required to apply to the Planning Department for any signage.
- 5) All signs must be located outside of the right-of-way and vision triangle of Moorland Road, and the entrances.

ZONING PERMITS

30. (1) RO-31-00 Computer Recycling Services, Inc. - 14115 W. Kostner Ln. - Disassembling Computers and Selling Scrap.

The request by Computer Recycling Services, Inc. for disassembling computers and selling scrap located at 14115 W. Kostner Lane 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) Employee and customer parking must be contained on this site.
- 3) No outside storage of vehicles or equipment will be permitted on the property.
- 4) A separate application is required from the Department of Community Development for any signs on this property.
- 5) Building must meet all applicable building and fire codes. Fire Extinguishers are required.
- 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) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.

31. (1) RO-32-00 G.A.M.E.S. Software & Service Inc. - 14027 W. Greenfield Ave. - Software development and consulting company.

The request by G.A.M.E.S. Software & Service Inc. for software development and consulting company located at 14027 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) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
- 2) Employee and customer parking must be contained on this site.
- 3) No outside storage of vehicles or equipment will be permitted on the property.
- 4) A separate application is required from the Department of Community Development for any signs on this property.
- 5) Building must meet all applicable building and fire codes. Fire Extinguishers are required.
- 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) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.

32. (4) RO-33-00 Stanley Steemer - 5135 Emmer Drive - Office and warehouse.

The request by Stanley Steemer for an office and warehouse located at 5135 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) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
- 2) Employee and customer parking must be contained on this site.
- 3) No outside storage of vehicles or equipment will be permitted on the property.
- 4) A separate application is required from the Department of Community Development for any signs on this property.
- 5) Building must meet all applicable building and fire codes. Fire Extinguishers are required.
- 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) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.

33. (7) RO-34-00 Gatzke & Ruppelt, S.C. - 15730 W. National Avenue - Law office.

The request by Gatzke & Ruppelt, S.C. for a law office located at 15730 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.
- 2) All employee and customer parking must be contained on this site.
- 3) No outside storage will be permitted on the property.

- 4) Building must meet all applicable building and fire codes. Fire Extinguishers are required.
 - 5) Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code Section 17.1304 (14).
 - 6) Permits are required from the Building, Inspection, and Zoning Departments for all interior and exterior alterations or modifications.
34. (7) RO-38-00 Bartman & Sons - 16640 W. National Ave. - Wholesale Distribution of Convenience Store Items.

The request by Bartman & Sons for wholesale distribution of convenience store items located at 16640 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) All illegal signs at this site must be removed by August 11, 2000. Illegal signs include signs on the premises that were erected without a permit from the Planning Department. Property owner must ensure that tenants apply for and receive a sign permit prior to the installation of any sign.
- 2) Employee and customer parking must be contained on this site.
- 3) No outside storage of vehicles or equipment will be permitted on the property.
- 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) 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.

35. (1) RO-39-00 Client Tele, Inc. - 3033 S. 128 St. - Telecommunications Consulting Firm.

The request by Client Tele, Inc. for a telecommunications consulting firm located at 3033 S. 128th 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) No outside storage of vehicles or equipment will be permitted on the property.
- 2) A separate application is required from the Planning Department for any sign for this business
- 3) Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code Section 17.1304 (14).
- 4) Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.
- 5) Employee and customer parking must be contained on this site.
- 6) 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.

COMMUNICATIONS

40. Communication To: Plan Commission

Communication From: Mark C. Lake

RE: Memo dated July 13, 2000 from City Attorney, Paul Reilly re: Waukesha County's Current Land Division & Development Processes

(PG-380)

Mr. Lake summarized this communication saying that it is Paul Reilly's opinion that the County has no authority to require action on our part and it does not change how the City reviews or approves subdivisions or CSMs.

41. Communication To: Plan Commission

Communication From: Steven K. Hoese

RE: "Milwaukee's Population Lags Behind Midwest Average", THE BUSINESS JOURNAL, June 30, 2000

This communication was distributed for informational purposes.

42. Communication To: Plan Commission

Communication From: Kaye Giesegeh, Office Coordinator

RE: Plan Commission Survey

Mr. Lake reminded the Plan Commissioners to fill out the survey.

43. Communication To: Plan Commission

Communication From: Steven K. Hoese

RE: David Haines, Associate Planner, Mapping Coordinator - AICP Exam.

David Haines, Associate Planner, Mapping Coordinator has passed the American Institute of Certified Planners National Exam.

44. Communication To: Plan Commission

Communication From: Mark C. Lake and Steven K. Hoese

RE: Letter from Mark Lake to Jeff Nodland regarding Adelphia Business Solutions Right-of-Way Use Agreement

Mr. Lake discussed the requirements for use of the right-of-way for utilities and explained that there will be many requests coming in for approval from the Plan Commission.

45. Communication To: Plan Commission

Communication From: Steven K. Hoese

RE: "Conservation Subdivisions: Sorting Out a Mixed Bag", WISCONSIN LANDSCAPES, June 2000. (PG-288)

Mr. Lake said authors of the article believe the best form of development from an environmental perspective continues to be the traditional urban neighborhood. With its small lots, mixed uses, affordable housing, sidewalks and access to multiple modes of transportation, these neighborhoods are the best answer to sprawl.

46. Communication To: Plan Commission

Communication From: Steven K. Hoese

RE: "Setbacks for Greenfield Avenue", NEW BERLIN CITIZEN, July 13, 2000.

This communication tells how weather conditions are causing delays in the widening of Greenfield Avenue.

48. Communication To: Plan Commission

Communication From: Steven K. Hoese

RE: letter from Mark E. Brickman, New Berlin Associates dated July 14, 2000 Regarding Kohl's decision to close.

The decision by Kohl's Food Store in the New Berlin Plaza to close was a corporate decision out of Detroit, not a local one.

49. Communication To: Plan Commission

Communication From: Olofu Agbaji, Planning Administrator

RE: Letter from Ray D. Woods dated July 19, 2000 regarding Hardees (U-58-99)

This is a proposal by R.D.Woods Co., Inc. to remove the paint from the brick on Hardees as the Plan Commission has requested.

50. Communication To: Plan Commission

Communication From: Steven K. Hoese

RE: City of New Berlin TIF District

This communication is an update of the New Berlin TIF District.

Motion by Mr. Felda to adjourn the Plan Commission meeting. Seconded by Mr. Chase. Motion carried unanimously.