

New Berlin Plan Commission

February 15, 1999

Minutes

The Plan Commission meeting of February 15, 1999 was called to order by Mayor Gatzke at 6:05 P.M.

In attendance were Mayor Gatzke, Mr. Chase, Mr. O'Neil, Mr. Barnes, Alderman Kaminski, Mr. Felda, Mr. Christel. Also present was Steven K. Hoese, Director of Planning and Mark C. Lake, Assistant Director of Planning.

NEIGHBORHOOD MEETING

Applewood Senior Home/Former Mushroom Farm/Moorland Road and Acredale Road Land Use Plan.

Mr. Hoese described the area for discussion. The issue for the Plan Commission is that the City has been approached to have commercial zoning for the lots fronting on the East side of Moorland Road, South of Cleveland Avenue. The City has upheld its long standing policy not to introduce strip zoning into the City of New Berlin and denied attempts to rezone that area to commercial so the area remains single family.

There was a former Mushroom Farm that extended from Moorland Road all the way back to Acredale Road which has a single family area immediately behind it. The Mushroom Farm is no longer in operation and the structures have been removed. This vacant land and the vacant land North of that have been on and off the market ever since the Mushroom Farm vacated with the question of what can be done with this parcel being asked many times.

The neighbors have been invited tonight to express their concerns and desires and the staff is to listen and help offer some alternatives to zoning. Mr. Hoese proceeded to offer some of these alternatives. If the area we are discussing would remain single family as it is now, houses could be built off of Acredale Road on the former Mushroom Farm property. There is a Community Based Residential Facility in the area that is proposing to expand so another alternative would be to take what they are proposing to do and extrapolate it up the block and put CBRF's all along that block. Another alternative would be multi family. Four of the ever popular 8 family with individual garages and entrances would fit along this stretch, North of the CBRF and South of Clark. The alternative of office buildings, for purposes of illustration for example, approximately two office buildings could fit and perhaps a third smaller one with the idea of a central single entrance with a parking lot between the two buildings. All of these scenarios, mandated by our codes, would have a minimum of 50 foot landscaped buffer between that and the single family to the East.

Diagrams were show illustrating the vacation of Dakota Street Right-of-Way from Acredale to Moorland and the land being given back to adjoining land owners. On the area off of Acredale, with the vacation of the R-O-W under our current zoning, three lots rather than two on the former Mushroom Farm would be possible. There is an interest in a church or institution along Moorland and perhaps single family off of Acredale, but we have not seen plans for this. These are rough ideas, however, there could be many more. There is a whole range of land use possibilities.

Mr. Hoese summarized the choices saying the first choice would be single family, the second choice would be to come up with another alternative that the neighbors would like the staff to explore with the owners. If there is a consensus for another alternative, at some future date a land use plan amendment would be made and a public hearing would be held.

Mayor Gatzke said this is a process that we tried about a month ago. There had been a lot of interest in developing an area along Beloit Road so rather than the City and Plan Commission deciding what was best for this area, we notified property owners in an area along Beloit Road and tried to get a sense of what they wanted and then determine if what they wanted was feasible and tried to put it into effect. I believe it was very successful. This will be another attempt. We have invited property owners who have land between Clark Oil and Applewood along the East side of Moorland Road, South of Cleveland Avenue. Alderman Wysocki will also provide us with a summary of what happened at a meeting over the weekend with the neighbors. What we are really here for is to determine whether staff, with the information we receive, can put something in place that is beneficial for as many of the people that live in the area as possible.

Robert Ciepluck, 2901 S. Acredale Road and 2745 S. Acredale Road. The consensus at the neighborhood meeting on Saturday with at least the people that were there, was that we should not make any changes to the R-5 residential zoning. We also discussed the future of the Mushroom Farm parcel and the feelings were again that it should remain single family on Acredale as well as Moorland. We discussed the Right-Of-Way issue on Dakota Street. The neighbors felt it would be best for the neighborhood if that would be vacated from 152nd Street West to Moorland Road as has been proposed. None of the neighbors spoke at the last meeting because they have a feeling that no matter what they would say, the Plan Commission would go its own way and whatever voice we have wouldn't be heard. Maybe they are in error by that.

Steve Hoese asked if that was the consensus of the actual land owners on Moorland Road as well?

Robert Ciepluck replied yes, of the people that were there.

Discussion of the names of the people who were in attendance at the meeting over the weekend and the location of their property.

Mayor Gatzke said he would like to start with a discussion of the development along Moorland Road and then move East to the Acredale properties. He asked Steve Hoese about the depth of the lots. Steve said 290 feet not including Right Of Way. The Mayor asked the three people from Moorland Road who were there, if they wanted to keep that area single family residential.

Terry Reeves, 2810 Moorland Road. I have been happy living where I am and haven't thought about it being rezoned but if someone came in and made me a good offer, the property would be for sale and I would sell it. The Mayor asked if he would like to sell it to a single family developer, commercial developer, or some other developer. Mr. Reeves said he did not know, he had not thought about it. I would want something that would keep the neighborhood nice even though I would be leaving.

Everett Patterson, 2762 S. Moorland Road. My property abuts the Clark property. I have been approached many times to sell, all of the buyers wanting to turn it into commercial. I am inclined to go along with them.

Mayor Gatzke said Alderman Wysocki indicated that there had been proposals for development of properties to the South of Clark for a church. I am not sure which parcels that would be. Recently I was approached by someone interested in purchasing a series of properties there for development of an office building which would include a bank and a real estate office.

Ted Wysocki. Many years ago when Pinecrest was developed many of us were told that it was the end of the line for that kind of housing. We didn't want to put things on Moorland that drew traffic to it. Then the next Alderman came and somehow the next apartment complex came in and we were told Deer Creek was the end of that kind of housing and nothing but residential would be North of that. Then a couple years ago Applewood came with growing units. What happened at the meeting on Saturday was that people asked where does this encroachment end because if this is the direction the City is continuing,

then the Master Plan is up for sale. People who live along Moorland who have heard the scenario from the last six or seven years and see the encroachments coming up ask is that what is going to continue to happen. The Mushroom Farm is the domino or the leader of what is going to happen. I can tell you from the times there have been neighborhood meetings from the recent years, people are asking if they can get more money for their property selling it commercial, why not? In summary, the difficulty is Acredale as a total subdivision has always been envisioned as the major buffer between the largest industrial park in this State. We have lived with the idea that that was a kind of buffering that existed well through the years but the encroachments on the side of Moorland coming from the South with multi family, and now institutional Applewood has put a lot of pressure and questions in the minds of people along Moorland about what is going to happen to their property. Once this domino starts to effect them, then they legitimately have questions and concerns about a more favorable financial zoning and how much of that plan is up for sale and that is what it comes down to. Thank you.

Steve Bartelt, 2880 S. Moorland Road. I am here tonight to share with you my thoughts regarding the issues concerning the properties on Moorland Road from the Clark Station to Applewood and the Mushroom Farm property on Acredale. My wife and I have been approached by developers and are in support of rezoning our property and the Mushroom Farm property for commercial use. The City of New Berlin is growing and changing. Change is a fact of life and can give difficult promises. It is fear of the unknown, not knowing how the change will effect the current situation. In order to deal with change, we need to put aside emotional issues and personal agendas and deal with the times.

The final decision and outcome must be based on fact. The land on Moorland Road and the Mushroom Farm property have been vacant for a number of years. Lets face it, people are not standing in line to purchase these properties for single family residential development. City Planners talk in terms of highest and best use. The added value of development to the City bring higher tax value as well as the land owner getting greater resale value which is higher than leaving these properties vacant or residential. Planners also evaluate proposals in terms of site, use and architecture. They make sure a project meets or exceeds very high standards.

In terms of site, Moorland Road is a main corridor of business for the City of New Berlin. There is a large portion of vacant land adjoining our property to the East and to the North. The industrial park is located directly to the West. It is our opinion that the feel and flavor of this stretch of Moorland Road is not overwhelmingly residential. In terms of use, office type rezoning would seem to be an appropriate use of the Moorland Road properties and portions known as the Mushroom Farm. Contrast this use to businesses with high traffic volumes and extended business hours like fast food restaurants.

In terms of architecture, the Planning Department has been very instrumental in coordinating the look and construction of buildings so the designs do not infringe on the neighbors. My understanding is that great care and attention would be given to the buffers and landscaping of the back yards of the Moorland Road and Acredale properties.

As stated earlier, we have been approached by developers in support of rezoning our properties and the Mushroom Farm. We ask for the support of our neighbors to the North of Moorland Road. They also will be approached at some time with an offer that they cannot refuse. We ask that they take this matter of choice into consideration when they give their input into this process. We understand that more facts need to be reviewed regarding how the rezoning may effect them. Would we all need to rezone at once? Can updated existing grandfathered residential homes be protected from commercial tax assessments? I am sure there are more questions but these are some that come to mind. The facts must be gathered. We ask our neighbors on Acredale to consider the facts. We also ask them to put themselves in our shoes and consider what they would do if placed in the same location and situation that we are in. If the outcome of this process results in rezoning, we are committed to working with the appropriate parties to ensure that the development is of value and a solution to all concerned. To the representatives of New Berlin City Government we ask that the lines of communication be kept open and that our questions and issues be dealt with in a timely and professional manner. Thank you.

Ronald Hlavinka, owner of the Mushroom Farm. I appreciate this meeting and understand the pros and cons of every individual here. I would be concerned too. This last gentlemen addressed it very well. As far as I am concerned, the City of New Berlin has a very good Plan Commission that knows how to control growth patterns. The Mushroom Farm is about 3.17 acres and I see a major threat to the Acredale neighbors because there is approximately 265 feet of frontage on Acredale and I have always said that I could see residents would be there and houses would go up and act as a buffer for whatever commercial develops on Moorland. I am in favor of my property being rezoned. I am aware and understand these peoples concern and I certainly wouldn't argue if the Plan Commission said OK but we want some strict guidelines.

Greg Petruski, Owner of Applewood. The only things I would like to add is that our proposal is really separate and unique even though we have been tied into this because we are adjacent to these properties we have been talking about. Debbie and I have not spent much time on the phone calling real estate agents to ask them to look at these other properties, we are happy with whatever the Plan Commission decides would be the highest and best use for these other properties. Whether it is residential or commercial, we would be supportive. We have had a good relationship with our neighbors along Moorland Road and actually had a chance to sit down with each one of them over the past couple of weeks and talked about our proposal and about the other things going on. In each case, nobody expressed any fear or concern about our specific proposal.

One other point I would like to add, some of us have lived in New Berlin a long time and need to try to be objective. Moorland Road is the busiest road we have in New Berlin and I am not sure what the highest and best use is for this land, but my observation is this road is tremendously busy now and will only get busier. I cannot see somebody putting a single family home there. I cannot see new single family homes being put on the Mushroom Farm. This area is unique from any other area in New Berlin because it has vacant parcels. If there weren't vacant parcels and there wasn't a large amount of space behind our properties, this would be just like any area in New Berlin. Because it is on Moorland Road and because of these vacant parcels, something needs to be done to allow something to happen. Many people have driven by our home and said it sure looks a lot nicer than that vacant piece of wasteland that sat there for all those years. Open space is great but we are talking Moorland Road, the busiest road in New Berlin.

Hopefully we can find something that will be a win-win for everybody. We are willing to support that. From talking to the neighbors, there is a lot of concern and mistrust about what the City's intentions are and I told everybody that I felt they should voice their opinion, talk to the Planners, talk to the people involved in City government and there could be a situation where everybody could win. The City would win, the residents would win, the neighbors would win and we hope that we can help accomplish this. Thank you.

Mr. Christel, Plan Commissioner. I think there is only one property that we have not heard an opinion from. That would be the fourth parcel from Cleveland. Can anybody here express what their position would be if they were here?

Greg Petruski – I don't want to speak for them, but I did meet with them in regards to our proposal. One comment that I got from most of the neighbors when I asked them about their intentions is that everybody including these people said we are not going to make any major improvements to our house, only maintenance. We know something is going to happen down the road, but we don't know when. That stuck in my mind talking to this particular neighbor as one of their comments.

Alderman Wysocki. I can tell you they are the most recent, newest owners on Moorland. They bought that property within one week of sale as a residential home and they were surprised with the discussion going on about zoning changes. They were at the meeting on Saturday.

Steve Hoesel. The next category is those people that abut where this proposal would be or property owners on the West side of Acredale.

Ken Price, 2761 S. Acredale Road. You're probably all familiar with me, I have been down here for the last three years fighting the battle. We have had numerous petitions circulated through the neighborhood and everybody up to this point was in favor of keeping residential. That is, until Applewood built on Moorland Road. According to him, this was an improvement. I feel it was a cancerous tumor to our residential neighborhood because it started the downward fall of the neighborhood the uncertainty of nobody knowing what is going on. When it was residential everybody was in favor of residential but now that development is there, nobody knows what is happening. If the people living on Moorland Road can double the price of their property, why not? It is going to be at the expense of the people that live on Acredale Road. Now you are moving the industrial park into our backyard and it was never meant to be that way. I have been there for 25 years. Most of us are long time residents. We bought there when Moorland Road was a two lane highway. Of course, things change, development happens, we all realize that but we were always promised and according to the Master Plan, we would be residential. We were not going to be part of the industrial park. If that was the case, I probably would have sold my house a long time ago and got out. But I stuck with it because, as neighbors, we know and enjoy each other and wanted to keep it residential. As soon as Applewood went in there, it had a downhill effect. People started saying it was going to happen. All I can say is congratulations to the developers because they finally wore us down. Now the people on Acredale no longer have a buffer, now we are going to have a fast food restaurant in our backyard.

Mayor Gatzke asked what the negative impact of Applewood has been on his quality of life? Mr. Price answered none on my quality of life because it is not in my backyard. Mayor Gatzke asked if he has noticed activities going on in the backyard of Applewood that have affected the quality of life on properties East of Applewood? Mr. Price answered like I say, it's not in my backyard but as soon as Moorland Road develops into commercial properties, it is going to be in my backyard and once it is there, I doubt that it will enhance my property or increase its value. Mayor Gatzke said you have been very critical and I am trying to find out what you find particularly bad about Applewood. Mr. Price said up until Applewood that block was residential. We had two petitions that were 100% with the exception of one person but as soon as Applewood went in, it changed because now people don't know what is going on. Mayor Gatzke said if Applewoods operation is not particularly objectionable based on its impact to the people who live behind it, then can we replicate that kind of development? Is that something you would feel comfortable living near? If people are not putting improvements into their home because they anticipate that it may become commercial at some point, then what kind of development can we put in there. It may not be single family but it may be something that to you is satisfactory. Mr. Price said at the time we were discussing Applewood, nobody was in favor of it because if they decide to no longer be in business down the road, what would you do with a property like this. The only thing you can use it for would be a half way house, drug rehab center, nobody knows. Mayor Gatzke said those kind of approvals would require consent from the City. I know there were a lot of people opposed to Applewood and I think it was my understanding from talking to people who live near Applewood it was fear of the unknown. They did not know how much it was going to be used, they didn't know how much impact there was going to be on them. What I am hearing from people is that they can live with what Applewood gives them.

Mayor Gatzke continued, I know you do not want a McDonalds in your backyard. Nobody on Acredale wants that kind of intensive development in their backyard and I am in complete agreement. What I am trying to get from you and the other people on Acredale is a sense of what we should be looking to put in there. Is a church acceptable to you ? Is another CBRF acceptable to you? Is an office building acceptable to you and if so, are there limitations to parking. Those are the kind of questions I want somebody to answer for me. I want to do something that fits with you, the people that live there and are most effected by this. Mr. Price said basically the homes on Moorland Road were the buffer between us and the industrial park. If that would develop, I guess we would need something that is going to give us a buffer, not have something right up to our backyards. Building something there that we wouldn't know that there is commercial behind it, would be my best answer since it is inevitable.

Mitchell Smith, 2801 Acredale. I am opposed to any changes. We have lived on Acredale for 4 ½ years. When we purchased our home, the Master Plan said all of this including the Mushroom Farm was residential which was great. Now I hear this idea of the creeping rezoning and Jim, you keep asking what

can we have back there. Why can't you just say, Why can't we leave it. Ken said the buffer is no longer Moorland, it would be our backyard and I implore that idea. All of us in the neighborhood are proud of what we have, but I can't help but think if the zoning is let go, who knows what is going to be back there. Applewood expansion is fine. Putting something such as a bank on Moorland could only add to the miserable traffic problem on Moorland. Again a company or bank up against our backyard is not what we want. I think the majority of people that met Saturday felt the same way. The Master Plan says it is zoned residential and I would like to see it stay that way.

Steven Hoese asked in the realm of residential what are other possibilities? What about duplex or condominiums. Are other forms of residential also a major concern to you? Mr. Smith replied it would be. Especially on Acredale, which is not a big, wide street. Mr. Hoese said my question relates mainly to Moorland Road frontage. Other forms of residential from a Planning standpoint would include CBRF. If people who owned land that accessed Moorland Road had other offers for Community Based Residential Facilities similar to Applewood, would you see that as a problem? Mr. Smith said I would just as soon see it stay as it is and again I like it the way it is.

William Koenig, 2821 S. Acredale. I agree with all of my neighbors on Acredale and I am opposed to this. If someone walked up to me and offered me money for my property and if it were enough for me to retire, I'd sell. It would have to be an amount that would replace what I have and I don't think I could get that much. As far as the Moorland properties, I am shocked that everybody says they would sell. Sure, they would sell if the price is right, but who wouldn't. I am opposed to that too. Applewood has been a great neighbor and I don't think we could ask for anything better for that property.

Mayor Gatzke asked if there was anyone on the East side of Acredale wishing to speak. Hearing none, he asked if Plan Commissioners had any questions.

Alderman Kaminski. I feel like I am getting mixed messages. You think Applewood is a great neighbor but you would not like to see anything else like it on Moorland Road. If you were offered so much money for your land on Acredale, you would sell it, who wouldn't to get that much money but those people on Moorland, they shouldn't be allowed that because you don't want your backyard on Acredale ruined. I feel like I am getting a lot of mixed messages here and that does make our job difficult but that is why we are up here. Moorland Road is a very busy road and it is not going to get any less and to me it makes sense that it would be developed in something other than single family homes. What the Mayor is offering you is the chance to be part of this planning. When you look at Applewood as being a good neighbor perhaps you should run with that and try to figure out what else would be a good neighbor and what would allow those people on Moorland to sell their land if they would like to.

Mayor Gatzke. Alderman Kaminski makes a very good point. A very good question brought up is why we can't leave it the way it is. The fact of the matter is, as long as there is vacant land there will be people who want to put something on it. As long as parcels along Moorland Road remain vacant, someone is going to want to build something there. From what I have heard this evening and from common sense, there is really no market for single family on these vacant parcels. I just don't think that kind of interest exists. That means that if the land owners that live there want to sell their land and the buyer wants to build something there, we need to know what it can be. Given that something is going to go in there, we need to know what you want and you that live there need to know what you can expect. The worst part of what you all experienced over the last several years is the uncertainty of knowing what is going to happen there. You all indicate comfort and satisfaction living on Acredale and it is a beautiful road. For you that are living there knowing that there is a pressure building for something to happen on Moorland Road is very uncomfortable. I think you will want to know what is going to happen there and the City wants to establish a plan for the development of that area so that we can put you all at ease.

I recall the debate two years when Applewood was proposed and a lot of neighbors were opposed. If you ask those same people who live around Applewood, they would tell you the same as several of the speakers tonight did, that you couldn't get a better neighbor. We would like to hear what kind of neighbor you couldn't get something better than. If that land is going to be developed, you have a right to know

how it is going to be developed so what we are trying to do here is come up with something that retains the character of Acredale as much as we can. We are looking for suggestions. We need to know what you can live with.

Mr. Felda, Plan Commissioner. My evaluation from what the people have said tonight and if I put myself in their position, I would want it residential. I feel that Moorland Road is the buffer and the only thing I can see going in would be more CBRF's and they would have to be approved on an individual basis otherwise I would be in favor of leaving it as it is.

Mr. Chase, Plan Commissioner. Sitting here listening I couldn't help but feel that the neighbors want residential on Moorland and made valid arguments for rezoning. You are also recognizing that there are certain inevitable forces that are driving for something other than residential. If you had a magic wand and could have your wish, you would like it to say the same. Those inevitable forces are not going to go away so with that in mind, what is the best reasonable alternative. I heard mixed messages about one of the proposals that the Planning Department put out where there would be additional CBRFs. No one seemed to object to that type of proposal with specific merits. They objected only because it was a change from what their ideal would be.

My other thought is that I would be concerned about the long term liability of maintaining land use on Moorland Road as single family residential. Would that be a long term viable use or would those houses over time decline in value.

Mr. Christel, Plan Commissioner. I believe the majority of people who live along Moorland wish to sell as commercial if and when the time comes with the exception of the one property we did not hear from. I don't mean to speak for them but I suspect that they feel much like the others and it doesn't sound like this is their homestead since they have been there only a short time. Then we have to look at the people who live on Acredale. If I lived on Acredale, the last thing I would want is spot lights from something like a Pick 'n Save coming from the back. However, having said the people who own the land on Moorland deserve some respect and consideration, the issue we have here is to find some adequate buffer. I think there is a way to make this work.

I could not support development that would bring additional traffic. Moorland is starting to feel like Bluemound to me. I heard several people talk about the possibility of a church. That would generate weekend traffic but not that much during the week. Landscaped properly, it could look a bit like parkland. I think there are some things that could happen that would work.

Steve Hoese. I wouldn't want the City to adopt a plan that has an axiom in it that says any residential parcel that fronts an arterial is automatically subject to rezoning to something other than single family. The fact that a home is located on an arterial is not evidence that it needs to be changed. In any major community you can see commercial arterials but the vast majority are residential, many with large boulevards. The staff has been opposed to commercial both in this area and along any other stretch of Moorland Road and would remain that way until told otherwise by the Common Council we work for. What we are looking for is other alternatives to single family. Whatever goes in there needs to be lowrise, preferably a single story and residential in character. From a land use standpoint we would want to make sure that there are no vehicles other than autos. Activity between the buildings and the adjoining residential area would have to be light. We would not like to see anything there with a lot of weekend or night activity. Churches can be very quiet but on the other hand some can have events everyday of the week, they can have schools, daycare centers, activities in the evenings, and rent the facility out for other activities for income. We would recommend following criteria for hours of operation, types of activities, etc. Whatever happens here, other than single family a buffer would need to be in place.

Mr. Barnes, Plan Commissioner. I don't believe that single family housing along Moorland is a possibility. Any type of development would need not only to be lowrise, but also low impact to the community. I worry when it is said we should look at commercial because some screening can be done with landscaping but

that would not hide the building in the winter unless you use all evergreens. If Applewood is a good neighborhood as said and we can control through zoning the rest of the development along Moorland Road going up to Cleveland, I would be in support of that.

Mayor Gatzke asked if there was any one else wishing to speak. Seeing none, he thanked everyone for coming and participating.

NEW BUSINESS

4. Review GDMP Consultant Contract

City Attorney will recommend on what is governed under State of Wisconsin, proof of insurance, and revision of the signature page. All other issues have been resolved and the consultants should be here next month.

5. GDMP Review Committee Structure - list of names

Plan Commissioners reviewed the list of names. Mayor Gatzke indicated an Alderman would be added after the election on April 6.

6. Land Use Survey Results

Powerpoint presentation by Jenny Brown.

COMMUNICATIONS

7. Communication To: Plan Commission

Communication From: Steven K. Hoese, Director of Planning

RE: February 1, 1999 letter from Jennifer A. Brown to GDMP Review Committee Members.

Plan Commissioners acknowledged receipt of this communication.

8. Communication To: Plan Commission

Communication From: Steven K. Hoese, Director of Planning

RE: "The State vs. Sprawl", Governing, January 1999

Plan Commissioners acknowledged receipt of this communication.

9. Communication To: Plan Commission

Communication From: Steven K. Hoese, Director of Planning

RE: "Wisconsin Speaks Out on Land Use – The 1998 Voice of the People Survey Results", Commonground, Special Report.

Steve Hoese pointed out that the emphasis of this communication is on property rights and stewardship.

10. Communication To: Plan Commission

Communication From: Olofu Agbaji, Planning Administrator

RE: Hardees Restaurant, 15600 W. National Avenue, Status of Violation

This communication is an update on the landscaping and exterior of Hardees and their timetable for correcting the violations.

Motion by Mr. Christel to let the Architectural Review Committee view a test strip and then recommend if this process is adequate with a disclaimer from the City Attorney.

Seconded by Mr. Chase. Motion carried unanimously.

11. Communication To: Plan Commission

Communication From: Steven Swanson

RE: Jumbo Sports Zoning Question.

Motion by Mr. Chase to clarify that an office use in the Jumbo sports building located at 12695 W. National Avenue is acceptable with the following outstanding concerns:

- 1) Parking lot lighting must be replaced with lights and poles meeting the National Avenue Corridor standards for City Center.
- 2) A sidewalk must be installed along National Avenue.
- 3) Any exterior modifications need review and approval from the architectural Committee.
- 4) Landscaping/screening/storm drainage would need to meet current standards.
- 5) Sign replacement would require separate application, review and approval.
- 6) Any interior modifications would require building permits.

Amendment by Mr. O'Neil to add:

- 7) Single 8 hour shift only.

Amendment by Mr. Christel to add:

- 8) Lights are not on after office is closed.

Amendments accepted by Mr. Chase.

Motion with amendments seconded by Mr. O'Neil. Motion carried unanimously

Motion by Mr. Chase to adjourn the Plan Commission meeting at 7:55 P.M.

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