

OBNEW BERLIN COMMUNITY DEVELOPMENT AUTHORITY MINUTES
1BMARCH 1, 2007

Please note: Minutes are unofficial until approved by the New Berlin Community Development Authority at the next regularly scheduled meeting.

7:30 A.M. PUBLIC HEARING

(7)AB CU-4-06 Stork Technimet – 3200 S. 166th St. – Two On-Grade Storage Tanks and Mechanical Equipment – Tenant Build-Out.

The public hearing relative to the request by George Beyer c/o Beyer Construction for a conditional use for (2) on-grade storage tanks located at 3200 S. 166th Street was called to order by Mayor Chiovero at 7:35 A.M.

In attendance were Mayor Chiovero, Alderman Thomas Augustine, Donald Vaclav, and John Fillar. Also present were Nikki Jones, Planning Services Manager; Amy Bennett, Associate Planner. City Attorney Blum arrived at 7:40 A.M. Alderman Ken Harenda arrived at 7:42 A.M.

Ms. Jones read the public hearing notice and stated there was proof of publication.

Ms. Bennett gave a brief presentation describing the request and showed maps indicating the location.

Mayor Chiovero asked three times if there were any comments or questions for the purpose of clarification, seeing none.

Mayor Chiovero asked three times if there was anyone wishing to speak in favor of the project, seeing none.

Mayor Chiovero asked three times if there was anyone wishing to speak in opposition of the project, seeing none.

Mayor Chiovero asked for comments or questions from the Committee members.

Alderman Augustine – Are there any dangers involved with Argon and Nitrogen gasses?

Ms. Bennett – The applicant has noted how it should be stored and the reason. It is being reviewed at this Committee because any above ground storage tanks are required to have a Conditional Use Permit.

Mr. Vaclav – Argon and Nitrogen gasses are explained on Page 9 of the staff report.

Mr. Fillar – They are not toxic and non-flammable, therefore do not represent a hazard. Do they plan to put anything else out there? I am assuming they won't.

Ms. Bennett – Not to my knowledge. They have not indicated anything else to be out there.

Mayor Chiovero – Are these new tanks or are they relocated?

Ms. Bennett – They may be relocating them from their existing business, but I am not sure.

Mayor Chiovero – From the picture, it looks like the area has been well kept, it's clean, and the tanks look like they are in good repair. Are the heat pump exchangers going outside also?

Ms. Bennett – Yes.

Mayor Chiovero – They show them in a separate enclosure. Where does that fit into their site plan?

Ms. Bennett showed the location of the heat pump exchangers on the overhead screen.

Mayor Chiovero – Are they required to have bollards around them?

Ms. Bennett – The diagram shows 8' fencing and bollards.

Mayor Chiovero asked for further questions or comments from Committee members, seeing none.

Mayor Chiovero closed the public hearing at 7:43 A.M.

NEW BERLIN COMMUNITY DEVELOPMENT AUTHORITY MINUTES

MARCH 1, 2007

The Community Development Authority meeting was called to order by Mayor Chiovero at 7:45A.M.

In attendance were Mayor Chiovero, Alderman Ken Harenda, Alderman Thomas Augustine, Donald Vaclav, and John Fillar. Also present were Greg Kessler, Director of Community Development; Nikki Jones, Planning Services Manager; Amy Bennett, Associate Planner; Tony Kim, Associate Planner; and Mark Blum, City Attorney.

Motion by Alderman Augustine to approve the CDA minutes of January 4, 2007. Seconded by Mr. Vaclav. Motion carried unanimously.

5B COMMUNITY DEVELOPMENT AUTHORITY SECRETARY'S REPORT -

As the City of New Berlin continues with the New Berlin Industrial Park revitalization, the initiatives that are presented by WE Energies are very appropriate for the businesses in the Industrial Park. The programs will be introduced by WE Energies to the New Berlin Industrial Park Association in the near future.

Any CDA members interested in attending the upcoming Wisconsin Chapter of American Planning Association Annual Conference located downtown at the Midwest Airlines Center on March 15-16, 2007, please let Greg Kessler know. Amy Bennett and Nikki Jones are on the conference planning committee and have helped to put together a very good program. Mayor Chiovero will also be a featured speaker at this statewide conference.

At the next CDA meeting, members should be receiving a copy of the requests for proposals that were presented to Plan Commission for our Comprehensive Plan Update. The Plan Commission will be reviewing a draft scope of services for that process and the CDA can expect to be involved in this also.

6B CONTINUED BUSINESS

1. Mill Valley Redevelopment Update – Joe Eberle (PG-926)

No Discussion.

NEW BUSINESS

2. (7)AB CU-4-06 Stork Technimet – 3200 S. 166th St. – Two On-Grade Storage Tanks and Mechanical Equipment – Tenant Build-Out.

Motion by Mr. Fillar to approve the request by Stork Technimet to install liquid argon and nitrogen above-ground storage tanks at 3200 S. 166th Street subject to the application, plans on file and the following conditions:

- 1) Site Plan:
 - a) The equipment consists of liquid argon and nitrogen storage tanks with associated vaporizers, piping and pump heat exchange units with associated fluid tank and piping.
 - b) Above-ground fuel tanks shall be reviewed under separate permit through the City of New Berlin Fire Department.
- 2) Building Inspections:
 - a) If the tanks and heat exchangers are required to have concrete foundations, the installation of those foundations shall require a building permit.
 - b) Foundation plans shall be signed and stamped by a licensed architect or professional engineer per Wisconsin Enrolled Commercial Building Code. (Comm 61.31 Plans)
 - c) Foundation plans shall be approved by the New Berlin Department of Community Development Inspection Division per State of Wisconsin Dept. of Commerce Safety and Buildings Division and the Wisconsin Enrolled Commercial Building Code. (Comm 61.70 Certified municipalities and counties.)
 - d) Apply and obtain appropriate building, plumbing and electrical permits.
 - e) There are some open HVAC permits that need final inspections. These can be scheduled at time of building permit application.

Seconded by Alderman Augustine. Motion carried unanimously.

3. Pinewood Creek Project – Compliance Certificate (PG-631-5).

Motion by Alderman Augustine to accept the Pinewood Creek Compliance Certificate as presented.
Seconded by Mr. Vaclav. Motion carried unanimously.

4. PG-967 WE Energies – Business Park Outreach Energy Programs – Presentation by Fred Dreher, P.E. Franklin Energy Services.

Fred Dreher from WE Energies gave a power point presentation explaining the WE Energy Programs showing energy saving options for commercial and industrial customers. Mr. Dreher explained incentives available for Business Park customers to install energy saving equipment and become involved in these programs.

ADJOURNMENT

Motion by Alderman Augustine to adjourn the Community Development Authority meeting at 8:07 A.M.
Seconded by Mr. Fillar. Motion carried unanimously.