



Star Line Trucking Rezone Application Letter (Justification to rezone 275-22F)

Date: 8/19/2016

Dear City of New Berlin Staff and Officials,

We would like to be considered for rezoning from B-3 and C-1 to M-1 and C-2 for our property located at 18480 W. Lincoln Ave. Star Line Trucking is a family owned, New Berlin company that has been in operation since 1961. Our primary business is trucking. Star Line is also partners with Breckenridge Landscaping. Breckenridge operates out of our location and stores equipment and materials on site. We request that the rezoning of our property be placed on the agenda for the 10/3/16 Plan Commission. Please review the following points and let me know if I can provide any additional information. Attached materials demonstrate:

- Consistency with the master plan
 - Per pre-meetings with the city planners (Nikki Jones, Jessica Titel, and other planning staff), the plans to rezone are consistent with the surrounding area properties and uses envisioned by the city's master plan.
- Consistency with zoning ordinance
 - As instructed by ordinance language, the M-1 zoning will enable us to continue operations under the proper zoning distinction and expand the property use for future uses allowed by the M-1 designation.
- Adequate public facilities
 - We are currently utilizing well water and septic. Our plans for the future will be to continue to use well and septic. The electrical and gas utilities are adequate for our future plans and require no upgrades. Fire/safety will be enhanced by the planned expansion of parking areas for our existing truck fleet.
- Surrounding properties and environment will not be impacted. In a report from the DNR (dated 8/3/16), it was said that an endangered species review is not required for this project.
- The proposed rezoning is neither spot zoning nor excessive for current and future uses.

Sincerely,

Jesse Ball
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