

Community Development Authority MEETING AGENDA



February 2, 2023 - 7:30 AM
Council Chambers
3805 S. Casper Dr.

Posted: 1/19/2023

AGENDA

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE**
2. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
3. **APPROVAL OF MINUTES**
4. **ADMINISTRATIVE REPORTS**
5. **NEW BUSINESS**
 - A. (2) KH RO-2300053 Central Bark – 16700 W. Victor Road - Use, Site and Architecture approval to construct an 8' tall fence in the rear yard
6. **ADJOURN**

Supplemental Information:

- *The meeting agenda and agenda packet are available online at www.NewBerlin.org. The minutes are published online and are approved at the next regularly scheduled meeting.*
- *It is possible that action will be taken on any of the items on the agenda and that the agenda may be discussed in any order.*
- *You may provide comments to the City Clerk via email at CitizenComments@NewBerlin.org. Comments will be forwarded to the Mayor and members of the governing body. Emailed comments are not read during the meeting.*
- *The City of New Berlin strives to host inclusive, accessible meetings that enable all individuals to engage and participate fully. Any person who has a qualifying disability under the Americans with Disabilities Act that requires that the meeting be accessible, please contact City Clerk Rubina R. Medina at (262) 786-8610 or via email at CityClerk@NewBerlinWI.gov at least 48 hours before the scheduled meeting time. Efforts will be made to accommodate the needs of disabled individuals through appropriate aids and/or services.*
- *It is also possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to in the above notice.*

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Central Bark / 8' Fence

LOCATION: 16700 W. Victor Road

REQUEST: Use, Site and Architecture approval to construct an 8' tall fence in the rear yard located at 16700 W. Victor Road

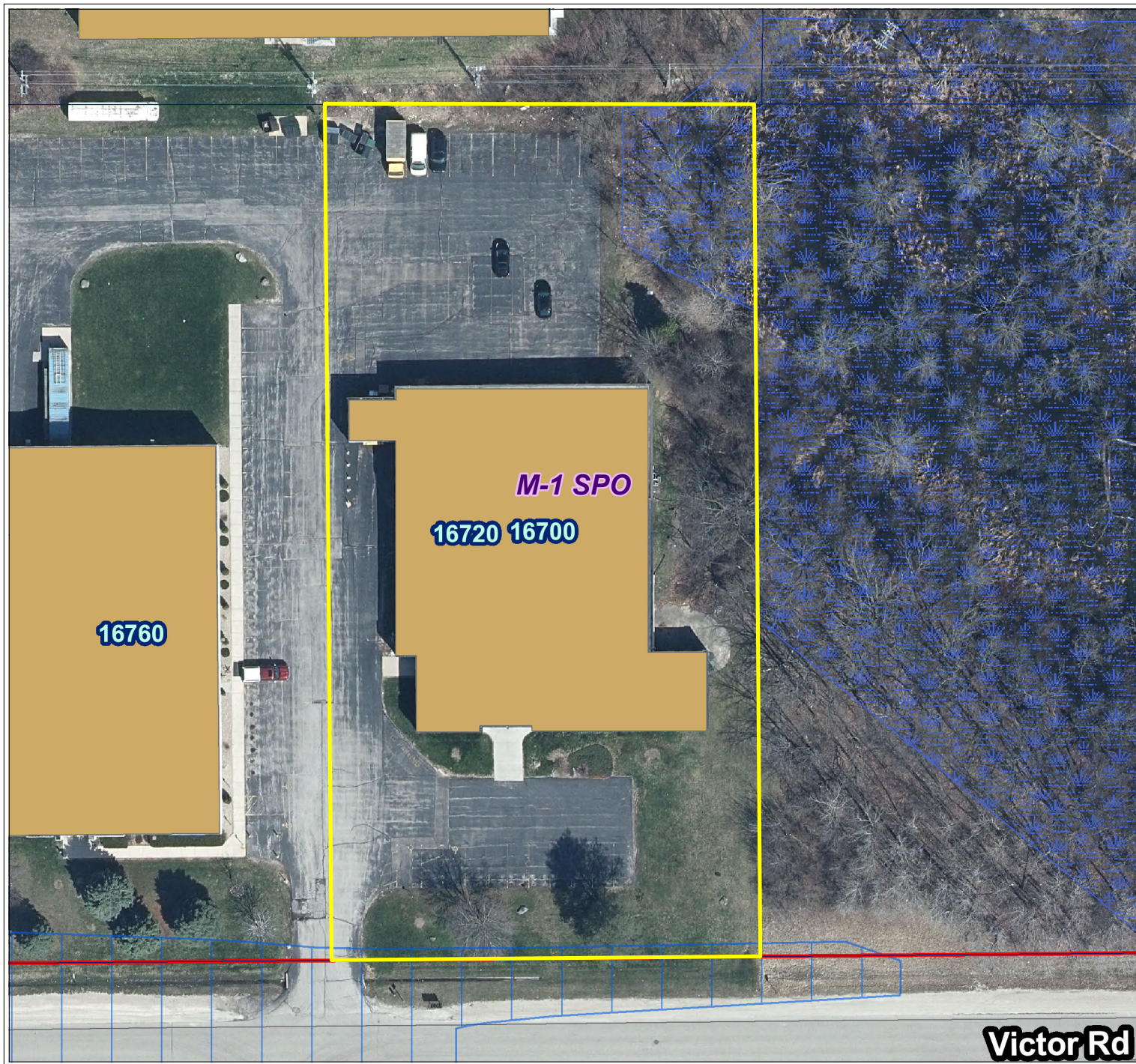
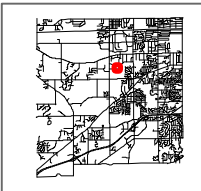
D.R.C. RECOMMENDATION: Approval of the Use, Site and Architecture approval to construct an 8' tall fence in the rear yard located at 16700 W. Victor Road subject to the application, plans on file and the following conditions of approval:

1. The applicant is proposing to install an 8' tall fence in the rear yard, which abuts industrial zoned properties.
 - a. The applicant has applied for a re-occupancy permit, which is normally reviewed administratively. As part of the plan for the business, they are requesting an 8' tall fence which will be used to contain dogs within an enclosure, which requires approval from the CDA. The only element the CDA is reviewing is the fence waiver, the re-occupancy portion will be reviewed by staff administratively.
 - b. Per §275-42G(3)(d)[2], "Fences exceeding 74 inches in height, provided that all other requirements for fences are met. Plan Commission/CDA review and approval is required".
2. Fence construction and location shall adhere to the requirements set forth in Zoning Code §275-42G(3), with exception to the maximum height.
3. Per §275-42, Fences shall not block or impact existing drainage patterns.
4. Any grade changes made in the area of the fence installation must follow the requirements in §275-55. No grading of the lot has been proposed or approved as part of this permit.
5. Contact digger's hotline.

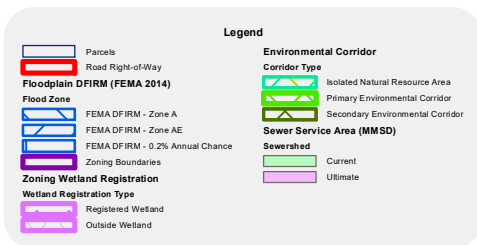
ATTACHMENTS:

Location Map
Site Plan
Fence Details

RO-2300053 Central Bark Fence Waiver 16700 W. Victor Road



City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org



0 20 40 Feet



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ALTA/NSPS LAND TITLE SURVEY

CLIENT

20001 Holdings LLC

SITE ADDRESS

16700 West Victor Road, City of New Berlin, WI, Waukesha County, Wisconsin.

LEGAL DESCRIPTION

PARCEL 1:

The Easterly 178.49 feet of Lot 2, in Block 9, in Moorland Industrial Park No. 3, being a subdivision of a part of the Southwest 1/4 of Section 10 and the Northwest 1/4 of Section 15, in Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.

PARCEL 2:

Permanent non-exclusive easement for the benefit of Parcel 1 as contained in a joint easement for use and maintenance of driveway recorded on March 30, 1998, in Reel 2628, Image 1542, as Document No. 2303139, over the following real estate: Commencing at the Southwest corner of said Lot 2; thence North 89°26'09" East, along the South line of Lot 2 and the North line of Victor Road, 61.51 feet to the point of beginning of the lands to be described; thence continuing North 89°26'09" East, along said line 10.73 feet to a point; thence North 00°31'51" West, 354.33 feet to a point; thence South 89°26'09" West, 24.06 feet to a point; thence South 00°31'51" East, 354.33 feet to a point; thence North 89°26'09" East, 13.33 feet to the point of beginning.

BASIS OF BEARINGS

Bearings are referenced to the North line of West Victor Road which is assumed to bear N89°26'09"E.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-838501-MKE, effective date of March 3, 2017 which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3 & 5 visible evidence shown, if any.

4, 6, 7, 8, 12, 13, 14, 15, 16, 17 & 18 not survey related.

9. Utility Easement granted to Wisconsin Electric Power Company in instrument recorded on May 13, 1977, in Reel 236, Image 772, as Document No. 996033. **Affects Property by location, shown.**

10. Distribution Easement Underground Joint granted to Wisconsin Electric Power Company and Ameritech-Wisconsin granted in instrument dated January 16, 1997 and recorded on February 18, 1997, in Reel 2390, Image 1609, as Document No. 2192252. **The location of which cannot be determined from the record document**

11. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Joint Easement for Use and Maintenance of Driveway dated April 28, 1997 and recorded on March 30, 1998, in Reel 2628, Image 1543, as Document No. 2303139. **Affects property by location, shown.**

PARKING SPACES

There are 40 regular parking spaces and 2 handicap space marked on this site.

FLOOD NOTE

According to the flood insurance rate map of the County of Waukesha, Community Panel No. 55133C0351G, effective date of November 5, 2014, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain). Zone x (Areas determined to be within 0.2% annual chance floodplain).

MUNICIPAL ZONING

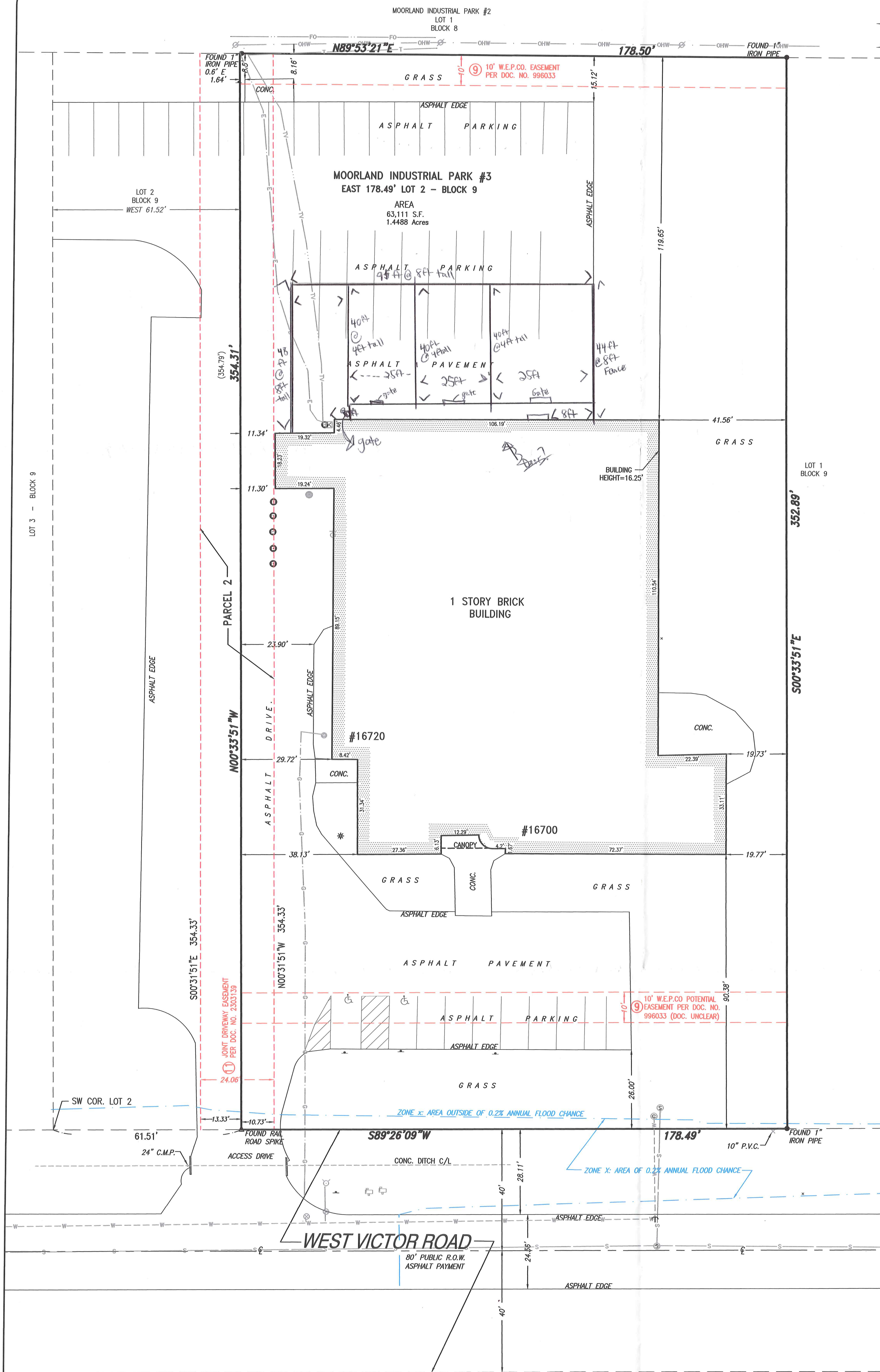
Municipal Code: Sec. 275-39-2
Site is zoned: M1 - SPO (Special Overlay District)
Front setback: 50 feet
Side setback: 10 feet (Total 30 feet on both sides)
Rear setback: 25 feet
Maximum building height: 45 feet

LAND AREA

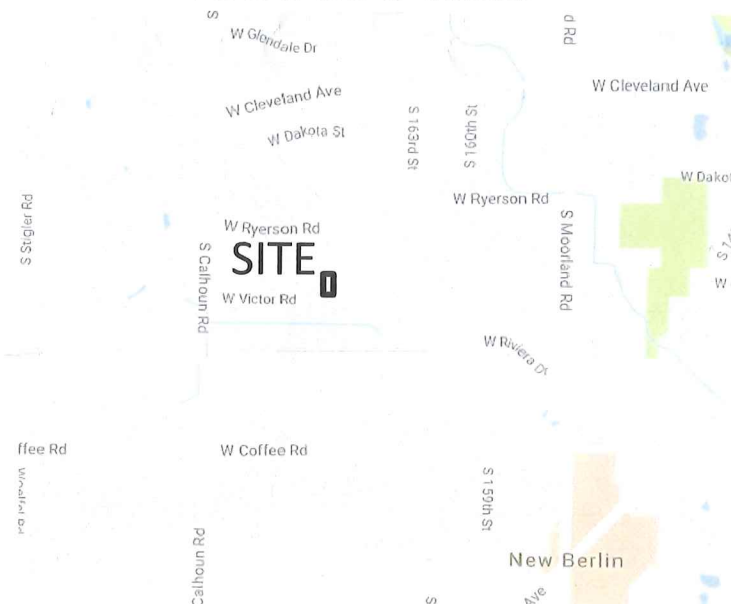
The Land Area of the subject property is 63,111 square feet or 1.4488 acres.

TABLE "A" ITEMS

11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 20171106936. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request.

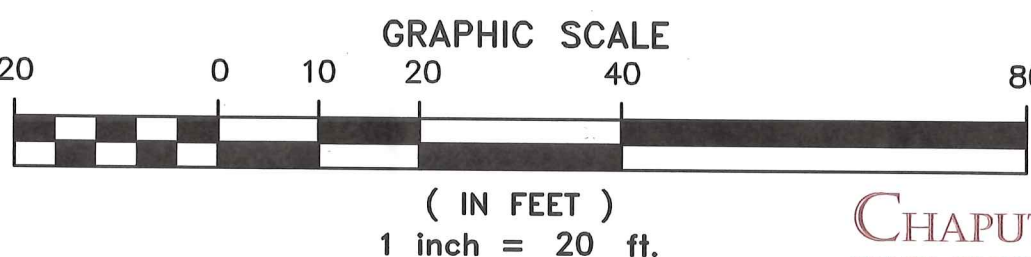


VICINITY MAP



LEGEND

● INDICATES FOUND 1" IRON PIPE	○ WALL INDICATOR VALVE	◆ WETLANDS FLAG
○ INDICATES SET 1" IRON PIPE	⚡ POST INDICATOR VALVE	▲ MARSH
⊕ INDICATES FOUND CHISELED CROSS	⚡ LIGHT POLE	▲ FLAGPOLE
⊕ SANITARY MANHOLE	⚡ SPOT/YARD LIGHT	▲ PARKING METER
⊕ SANITARY CLEANOUT OR VENT	⚡ UTILITY POLE	▲ SIGN
⊕ M.I.S. MANHOLE	⚡ GUY POLE	▲ MAILBOX
⊕ UNKNOWN MANHOLE	⚡ GUY WIRE	▲ RAILROAD CROSSING SIGNAL
⊕ STORM MANHOLE	⚡ ELECTRIC MANHOLE	▲ HANDICAP SPACE
⊕ INLET (ROUND)	⚡ ELECTRIC PEDESTAL	▲ CONIFEROUS TREE
⊕ INLET (SQUARE)	⚡ ELECTRIC METER	▲ DECIDUOUS TREE
⊕ CURB INLET	⚡ TELEPHONE MANHOLE	
⊕ STORM SEWER END SECTION	⚡ TELEPHONE PEDESTAL	
⊕ GAS VALVE	⚡ CABLE PEDESTAL	
⊕ GAS METER	⚡ CONTROL BOX	
⊕ WATER VALVE	⚡ FIBER OPTIC SIGN	
⊕ HYDRANT	⚡ TRAFFIC LIGHT	
⊕ WATER MANHOLE	⚡ COMMUNICATION MANHOLE	
⊕ WATER SERVICE CURB STOP	⚡ BOLLARD	
⊕ WELL HEAD	⚡ SOIL BORING/MONITORING WELL	
⊕ STAND PIPE	⚡ WATER SURFACE	



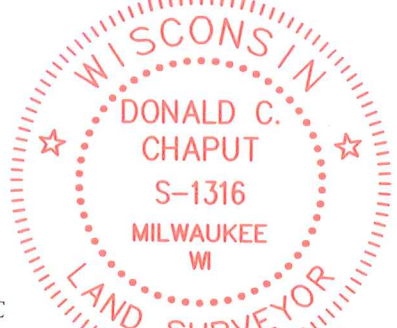
TO: 20001 Holdings LLC, a Wisconsin limited liability company
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(c), 8, 9, 11, 20, and 22 of Table A thereof. The field work was completed on March 20, 2017.

Date of Map: March 22, 2017.

CHAPUT LAND SURVEYS LLC

234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com



Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

Drawing No. 2546-far



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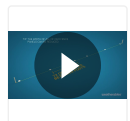
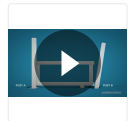
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Weatherables

Augusta 8 ft. H x 8 ft. W White Vinyl Privacy Fence Panel Kit

★★★★★ (14) 

Questions & Answers (63)



+4



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 272

\$375¹⁰

 \$63.00 /mo* suggested payments with 6 months* financing [Apply Now](#) 

Nominal panel width (ft.): 8 ft

6 ft

8 ft

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