

CITY OF NEW BERLIN
PROCEEDINGS OF THE PLAN COMMISSION
Monday, May 2, 2011

Please note: Minutes are unofficial until approved by the Plan Commission at the next regularly scheduled meeting.

PUBLIC HEARING(S)

- [\(3\) NJ/JT RZ-11-03 John Spitz – 18005-18025 W. Lincoln Avenue – Rezone from M-1, C-1, and C-2 to M-1, C-1, and C-2 to field verify wetlands.](#)

Public Hearing called to order at 6:10 P.M.

Public Hearing adjourned at 6:15 P.M.

- [GK/NJ PG-830\(15\) Comprehensive Plan - City Center Planned Unit Development Revision & 2020 Comprehensive Plan amendments to Chapter 10, Land Use and Chapter 15 - Neighborhood E-National Avenue East Corridor.](#)

Public Hearing called to order 6:17 P.M.

Public Hearing adjourned at 7:55 P.M.

PRIVILEGE OF THE FLOOR

CALL TO ORDER

The Plan Commission Meeting was called to order by Mayor Chiovatero at 7:55 P.M.

ROLL CALL; DECLARATION OF QUORUM

Present were Ament, Chiovatero, Wick, Felda, Groeschel, Broge. Also present were: City Attorney Mark Blum, DCD Director Greg Kessler, Associate Planner Jessica Titel.

Carolyn Esswein, GRAEF arrived at 6:17 P.M.

APPROVAL OF MINUTES - APRIL 4, 2011

Motion by Alderman Ament to Approve April 4th, 2011 Plan Commission Minutes. Seconded by Mr. Felda.
Motion Passed.

PLAN COMMISSION SECRETARY'S REPORT

no report

CONTINUED BUSINESS

- [\(3\)AB RZ-11-01 Weatherstone Church –17525 W. Greenfield Avenue and 1400, 1426, and 1500 S. West Lane – Rezone from R-3, R-5 and I-1 to I-1 and C-2. \(Public Hearing 4/4/11\)](#)

Motion by Alderman Ament to Table (3)AB RZ-11-01 Weatherstone Church –17525 W. Greenfield Avenue and 1400, 1426, and 1500 S. West Lane – Rezone from R-3, R-5 and I-1 to I-1 and C-2. (Public Hearing 4/4/11).
Seconded by Mr. Wick.

Motion Passed.

- [GK/NJ PG-830\(15\) Comprehensive Plan - City Center Planned Unit Development Revision & 2020 Comprehensive Plan amendments to Chapter 10, Land Use and Chapter 15 - Neighborhood E-National Avenue East Corridor.](#)

Motion by Ms. Groeschel to recommend to Common Council adoption of an ordinance approving the proposed amendments to the City Center Planned Unit Development Ordinance. Seconded by Mr. Wick.

Motion by Alderman Ament to amend the City Center PUD Ordinance #2122 to remove Line 196 & 197 from page 4 which reads "The maximum number of housing units permitted in the City Center is 372, that includes units built, units approved and yet to be built and units yet to the approved," and replace it with "The maximum number of housing units permitted in the City Center is limited to the units built and approved before June 4, 2011 (the date the Common Council approves the amended City Center PUD Ordinance #2122) except the area described as R-4.5 in Exhibit D and direct staff to make any other necessary wording changes to the PUD, Chapter 10 and Chapter 15 to reflect that change. Seconded by Ms. Broge.

Motion to amend Failed with Jack Chiovero, Mr. Wick, Mr. Felda, Ms. Groeschel opposing.

Motion by Mr. Felda to approve Plan Commission Resolution 11-03 approving the proposed amendments to the City's Comprehensive Plan incorporating amendments to Chapter 10, Land Use Plan and Chapter 15, Neighborhood E – National Avenue East Corridor and forward to the Common Council for their review and approval by Ordinance. Seconded by Ms. Groeschel.

Motion Passed with Alderman Ament, Ms. Broge opposing.

Motion by Mr. Wick to approve Plan Commission Resolution 11-01 approving the proposed amendments to "The Overall Coordinated Sign Design Guidelines for the New Berlin City Center Development."
Seconded by Ms. Groeschel.

Motion Passed.

Motion by Mr. Felda to approve Plan Commission Resolution 11-02 approving the proposed amendments to "The City Center Design Guidelines for the New Berlin City Center Development.". Seconded by Mr. Wick.

Motion Passed.

Upon voting, the original motion by Ms. Groeschel and seconded by Mr. Wick to recommend to Common Council adoption of an ordinance approving the proposed amendments to the City Center Planned Unit Development Ordinance **passed with Alderman Ament and Ms. Broge opposing.**

NEW BUSINESS

- [\(3\) NJ/JT RZ-11-03 John Spitz – 18005-18025 W. Lincoln Avenue – Rezone from M-1, C-1, and C-2 to M-1, C-1, and C-2 to field verify wetlands.](#)

Motion by Ms. Groeschel to recommend to Common Council adoption of an ordinance that approves the rezoning of the properties located at 18005-18025 W. Lincoln Avenue from M-2, C-1 and C-2 to M-2, C-1 and C-2 to field delineate the wetlands.

Seconded by Mr. Felda.

Motion Passed.

- [\(3\) NJ/JT UA-11-16 – John Spitz 18005 -18025 W. Lincoln Avenue – After-the-fact grading plan.](#)

Motion by Ms. Groeschel to approve (3) NJ/JT UA-11-16 – John Spitz 18005 -18025 W. Lincoln Avenue – After-the-fact grading plan subject to the application, plans on file, and staff's conditions. Seconded by Mr. Wick.

Motion Passed.

- [\(5\) JT SG-11-13 Associated Bank - 15665 W. National Avenue - Monument sign, wall sign and directional signs](#)

Motion by Ms. Broge to approve (5) JT SG-11-13 Associated Bank - 15665 W. National Avenue - Monument sign, wall sign and directional signs along with Waiver Request #1 subject to the application, plans on file, and staff's

conditions. Seconded by Alderman Ament.

Motion Passed.

- [\(4\) GK PG-946 & PG-976\(a\) - Amendment of the MMSD Current Sewer Service and New Berlin Urban Service Boundary Areas to serve development in the Section 35 area \(known as Neighborhoods "G" and "H" in the City's adopted comprehensive plan\).](#)

Motion by Alderman Ament to Recommend that the Common Council direct the Department of Community Development, City Attorney and Mayor to initiate the sewer service area and urban service area boundary amendment processes to include Sections 35 and portions of Section 34 and set a public hearing in conjunction with SEWRPC before the Plan Commission on August 1, 2011 or, earlier if possible. Seconded by Ms. Broge.

Motion Passed.

ADJOURN

Motion by Mr. Wick to Adjourn at 8:40 PM. Seconded by Alderman Ament.

Motion Passed.

Respectfully Submitted