

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

**NEW BERLIN PLAN COMMISSION
JUNE 29, 2010
MINUTES**

The Plan Commission Meeting was called to order by Mayor Chiovatero at 6:04 P.M.

In attendance were Mayor Chiovatero, Mr. Sisson, Mr. Christel, Ms. Groeschel, Alderman Ament, and Ms. Broge. Also present were Greg Kessler, Director of Community Development; Nikki Jones, Planning Services Manager; Jessica Titel, Associate Planner; Amy Bennett, Associate Planner; and Mark Blum, City Attorney. Mr. Felda was excused.

NEW BUSINESS

1. PG-10 Plan Commission Bylaws – Possible Update and Action.

Motion by Mr. Christel to amend ARTICLE VI, Section 1 of the New Berlin Plan Commission By-Laws to add:

- h. Those allowed to speak during Privilege of the Floor regarding pending actions on the agenda shall be restricted to New Berlin residents and landowners only. When pending projects and applications come to the Plan Commission for review and approval, input from residents and land owners is critical to the decisions of the Plan Commissioners. The only exception to this would be the applicant, their consultant and any support staff needed to address questions or comments regarding the application or project being discussed or acted on that evening.

Seconded by Ms. Broge. Motion passes with Mayor Chiovatero, Mr. Sisson, Mr. Christel, Alderman Ament. Ms. Broge voting Yes, and Ms. Groeschel voting No.

Motion by Mr. Christel to amend ARTICLE VI, Section 9 of the New Berlin Plan Commission By-Laws to add:

- a. Suspension of Plan Commission Rules. With a $\frac{3}{4}$ vote of the Plan Commission appointed, suspension of any Plan Commission rule can be made to temporarily suspend the rule brought forth.

Seconded by Alderman Ament. Motion passes unanimously.

2. PG-830(15) CITY CENTER - A special Plan Commission meeting to deal with the topics of the historical perspective of the City Center.

Mr. Kessler, Director of Community Development indicated the purpose for discussion is to provide an update on the current status of the overall City Center PUD and it's relationship to the original PUD approved by the Common Council. Mr. Larry Witzling, Graef and Carolyn Esswein, PDI were also present tonight and were part of the original consulting team at the time the City Center was originated in 1997.

Mr. Kessler presented a City Center historical timeline. Ms. Esswein gave a power point presentation covering a complete historical overview and the proposed next steps for the City Center. This power point can be found on the City's website at www.newberlin.org. Discussion followed.

Mayor Chiovero said there needs to be a very aggressive schedule to respond to the Common Council's 90 day moratorium. He encouraged everyone's input.

Ms. Groeschel said there has been a lot of focus groups with the Comprehensive Plan and asked what can be done differently to get more people involved? Perhaps the notification boundaries should be looked at more cohesively.

Mr. Kessler answered that there will be a Citywide Open House, but we will start initially with a targeted focus group effort. All meetings are public and the information will be available on our website.

Alderman Ament asked what was originally defined as "creating an identity" for the City Center as presented in the power point? This needs to be re-focused on.

Ms. Esswein answered that people wanted an identity that could be associated with the City Center such as walkable areas, two story buildings, mixed use with an emphasis on retail. It wasn't an identity of what the buildings looked like, it was an identity of all the uses there. Mr. Witzling added that the Committee back then was looking for an identifiable "branding" or something that people would recognize as the City Center unlike any other area.

Alderman Ament would like to see staff evaluate the data and findings that we are getting as this development goes on from developers or builders that relate not just to this development, but neighboring commercial and residential areas such as the traffic issue on Wilbur Drive, school issues, safety issues, etc.

Mayor Chiovero gave his idea of the City Center identity and felt that you would get as many definitions to that as people you ask. We have had a lot of proposals but something has stopped them, whether it is the economic times, complications of the site, traffic data, roads, etc. Mayor Chiovero feels more roads are needed in City Center for businesses to be successful. Ms. Esswein said

that was the initial intent. More roads would create a continuous flow of traffic and alleviate some of the neighborhood traffic. Mayor Chiovatero requested Mr. Kessler to supply information on how to get Chapter 30 Permit reissued.

Ms. Groeschel suggested the specific language in the PUD be evaluated. She also would like to discuss long term planned use development guidelines when properties have various owners down the road. Mr. Witzling said that would be a matter for the City Attorney but thought it could be done through deed restrictions.

Ms. Broge commented on the focus group meetings and emphasized having a variety of residents, business owners, elected officials, etc. who want to input their ideas on the concepts of City Center.

Mayor Chiovatero thanked those in attendance for their input and concluded that the information presented here tonight has been helpful to determine what the City Center was envisioned to be.

ADJOURN

Motion by Mr. Sisson to adjourn the Plan Commission Meeting at 7:50 P.M.
Seconded by Alderman Ament. Motion carried unanimously.