

\* amendment (see #10)

## **Minutes**

### **NEW BERLIN PLAN COMMISSION**

#### **NEW BERLIN CITY HALL COUNCIL CHAMBERS APRIL 22, 2002**

The Plan Commission Meeting of April 22, 2002 was called to order at 5:03 P.M.

In attendance were Mayor Wysocki, Mr. Barnes, Alderman Ament, Mr. Graber, and Mr. Teclaw. Also present was Greg Kessler, Director of Community Development, Mark C. Lake, Director of Planning, Nikki Jones, Associate Planner, David Haines, Associate Planner/Mapping Coordinator. Mr. Felda and Mr. Gihring were excused.

Plan Commission Secretary's Report - Discussion on the order of topics to be at the May Plan Commission Meeting. The Plan Commissioners decided that it would be best to hold the public hearings first, followed by the student's presentation on the industrial parks.

#### **NEW BUSINESS**

##### 4. 80 - 20 Discussion (PG-370)

Mr. Haines defined the 80-20 ratio and gave the history of how it began. In 1993 the Council adopted an 80-20 ratio policy. This resolution from Council states that rental apartments, elderly rental and community based residential facilities shall not exceed 20% of the total residential units. Single family housing, individually owned condos and single family community based residential facilities shall not be less than 80% of the total residential units.

Mr. Haines said that the Growth Development Management Plan that we recently adopted last year reiterates the 80-20 Policy.

Discussion continued on whether this policy should remain. Alderman Ament felt the 80-20 policy was good but that condominiums should be considered as multi family. Additional comments referred to condominiums being considered multi family and how the percentage would be adjusted, and how the design of the condo plays a part. Maybe only two family condos should be included. Staff to perform a sensitivity analysis (2 vs. 4 vs. 8 units).

Mayor Wysocki concluded by saying that the purpose of this presentation was to discuss and clarify the 80-20 policy. This has been accomplished and this may be an issue that the Commissioners will want to continue to address.

##### 5. Executive Summary/Staff Report Format

Mayor Wysocki explained that there was some discussion now with newer standards as applications come forward that there may be new categories or a new format for staff reports. Mr. Teclaw suggested a version of staff report incorporating the new code to make it more inclusive and uniform. Alderman Ament agreed that somethings should be included on the staff report as a category even if it would be not applicable but then we would be aware that it does not apply to this request and we wouldn't be questioning it.

Mr. Barnes said that all the items that Mr. Teclaw has outlined are addressed when necessary and are usually found in the Findings section. I think staff does a great job in preparing everything they give us. During the seven years I've been on the commission, the reports are continually getting better.

Mr. Graber suggested trying a new format. Perhaps picking one project and have the staff prepare two reports, one in the current format and one in a new format just to see how it compares.

Mr. Kessler said the packets the commissioners receive on a monthly basis have gotten larger and it is important that the information be in a format that helps you to make your decisions and need to be consistent for all projects.

Mayor Wysocki agreed and directed staff to give the commissioners the opportunity to see a side by side view of staff reports relative to the suggested and the current method. Mayor Wysocki also commented on the progress and advancement that is being made and suggested the ability to construct three dimensional walk throughs on the screen through the computer.

6. (4) U-21-02 – J. Craig Bolan – 6245 Linnie Lac Place -- New Residence with Detached Garage.

Motion by Mr. Barnes to table the request by J. Craig Bolan for a new residence with detached garage located at 6245 Linnie Lac Place for the following reasons:

1. Applicant shall obtain a variance from the Board of Appeals for the following:

a) the encroachment of the deck into the 50-foot Official High Water Mark.

b) the front yard setback.

Seconded by Mr. Graber. Motion carried unanimously.

7. CDBG Set-Aside Funds Resolution (PG-565)

Motion by Alderman Ament to recommend to Council approval of the adoption of the CDBG Set-Aside Funds Resolution.

Seconded by Mr. Teclaw. Motion carried unanimously.

8. CDBG 2003 Application Resolution (PG-565)

Motion by Alderman Ament to recommend to Council approval of the adoption of the CDBG 2003 Application Resolution.

Seconded by Mr. Graber. Motion carried unanimously.

9. PG-516 (2 of 11) – Economic Development Plan

Public Hearing for the Economic Development Plan and the Alternative Transportation Plan set for June 10, 2002.

## **COMMUNICATIONS**

10. Communication To: Plan Commission

Communication From: Greg Kessler, Director of Community Development

RE: Memo from Mayor Wysocki regarding Mayoral Appointments.

\* John Graber was reappointed to serve as staff person representative on the Plan Commission from May 1, 2002 to April 30, 2003.

Douglas G. Barnes is reappointed as Vice Chairman of the Plan Commission from May 5, 2002 to May 6, 2003.

Motion by Mr. Barnes to adjourn the Plan Commission Meeting at 6:15 P.M. Seconded by Mr. Teclaw. Motion carried unanimously.