

# Minutes

## NEW BERLIN PLAN COMMISSION

### NEW BERLIN CITY HALL COUNCIL CHAMBERS MARCH 19, 2001

The Plan Commission meeting of March 19, 2001 was called to order by Mr. Christel at 7:02 P.M.

In attendance were Mr. Chase, Mr. O'Neil, Mr. Barnes, Alderman Kaminski, Mr. Felda. Also present were Greg Kessler, Director of Community Development, Mark C. Lake, Director of Planning, David Haines, Associate Planner, Nikki Jones, Associate Planner. Mayor Gatzke arrived at 7:12 P.M. and Mr. O'Neil later in the meeting.

3. Plan Commission Secretary's Report - Mr. Lake reported several things the planners learned while at the APA Conference. New terms the Plan Commission should be aware of as it relates to certain types of development, new rules as they relate to churches and institutions, cluster subdivisions, smart growth were a few of the topics at the conference. Next years conference is in Chicago and there are thoughts on the possibility of the Plan Commissioners attending.

#### CONTINUED ITEMS

##### 4. Chapter 17 & 18 Update

Nikki Jones gave a brief update on the progress of Chapter 17 and 18. On February 27, 2001 the documents were approved and adopted by the Common Council. The documents will be available as soon as the formatting issues are resolved and the documents can be printed. Future updating processes were discussed. Plan Commission directed staff to bring forth any amendments in three months.

#### NEW BUSINESS

##### 5. (5) U-12-01 Michaels, 15500 W. Beloit Road, Arts & Crafts Store.

Motion by Mr. Felda to approve the request by Michaels for an arts and crafts store located at 15500 W. Beloit Road subject to:

1) Architecture to be reviewed and approved by the Architectural Control Committee prior to issuance of building permit. Per the conditions of Target's zoning permit all additional buildings, and developed outlots, require four-sided architecture with brick not half and half with split-faced CMU and all lighting to be consistent throughout the project.

2) Submittal of final building material samples for City of New Berlin Architectural Control Committee approval required prior to building permit approval.

3) Submittal and approval of a revised landscaping plan required. Plan to include detailed plant keys, number and sizes. Current plan acceptable, details required. 3-1/2" caliper deciduous trees, 2-1/2" ornamental trees, and 6' minimum coniferous trees required. Landscape Plan to be approved by the Department of Community development prior to installation of any materials.

4) All outstanding Moorland Commons onsite/offsite issues raised by the Department of Community Development and Waukesha County DOT to be resolved and approved prior to Occupancy Permit being issued.

5) Moorland Road and Beloit Road sidepaths to be completed prior to Occupancy Permit being issued. 6' concrete sidepath required along both Moorland Road and Beloit Road. Forest Point Blvd sidepath to extend to Beloit Road. Connection from Hunter Lane to development required.

6) Permits are required from the Building, Inspections and Zoning Department. Building must meet all applicable building and fire codes. Building must be maintained per § 14.25 of the Non-residential Property Maintenance Code.

7) Dumpsters must be properly screened from the street and public view in accordance with the City of New Berlin Municipal Code § 17.08(5)(G). Enclosure must match exterior of building, and must be built to accommodate both solid as well as recyclable waste dumpsters.

8) Signs require separate application and Plan Commission approval. All signage to be located outside of vision corner easements and follow Westridge signage guidelines. Monument signs required.

9) Acceptable phasing plan for the build-out of the rest of the site be approved prior to Building Permit being issued. (Applicant has suggested it was the intent of the owner to finish the site development with the current application)

10) Rear loading dock lay out to be examined to ensure proper truck movements. May require trash compactor re-alignment.

Seconded by Mr. Barnes. Motion carried unanimously.

#### 6. Next Steps for Smart Growth - Implementation ( PG-516)

Nikki Jones discussed the nine elements needed to implement Smart Growth. The nine elements are Issues and Opportunities, Housing Element, Transportation Element, Utilities and Community Facilities Element, Agricultural, Natural and Cultural Resources Element, Economic Development Element, Intergovernmental Cooperation Element, Land Use Element, Implementation Element.

#### 7. Economic Development Plan Update (PG-516 (2of4))

Nikki Jones explained that Economic Development is one of the nine elements listed above. Ms. Jones defined and described what this element includes.

#### 8. Traditional Neighborhood Development Status (PG-516 (3of4))

Nikki Jones explained and defined the Traditional Neighborhood Development Element giving New Berlin City Center as an example.

#### 9. Transportation Element Update (PG-516 (4of4))

David Haines explained that the Transportation Element covers streets, highways, bicycles, walking, railroads, and facilities for persons with disabilities. Mr. Haines discussed the one source plan and what New Berlin will develop.

### **COMMUNICATIONS**

9. Communication To: Plan Commission

Communication From: Greg Kessler, Director of Community Development

RE: WAPA News, Wisconsin Chapter, Winter 2001, "Office Sprawl: The Evolving Geography of Business"

Plan Commissioners acknowledged receipt of this communication.

10. Communication To: Plan Commission

Communication From: Nikki Jones, Associate Planner

RE: Independent Study

Nikki Jones reported on her Independent Study project on Chapter 17 & 18.

11. Communication To: Plan Commission

Communication From: Mark C. Lake, Director of Planning

RE: Waukesha County Dept. of Parks and Land Use memorandum of understanding for local-county-regional coordination.

Mark Lake said the Waukesha County Development Plan must incorporate our plan unchanged, if that is what the City desires. The letter made reference to a requirement that County and SEWRPC coordinates the development plans. Our review of State Statutes does not show the requirement.

12. Communication To: Plan Commission

Communication From: Greg Kessler, Director of Community Development

RE: WAPA News, Wisconsin Chapter, Winter 2001, "Door County Voters Defeat Open Space Referendum"

Plan Commissioners acknowledged receipt of the communication.

13. Communication To: Plan Commission

Communication From: Greg Kessler, Director of Community Development

RE: WAPA News, Wisconsin Chapter, Winter 2001, "Law Update"

Plan Commissioners acknowledged receipt of the communication.

14. Communication To: Plan Commission

Communication From: Greg Kessler, Director of Community Development

RE: Milwaukee Journal Sentinel, March 5, 2001, "Manufacturing grows in Waukesha"

Plan Commissioners acknowledged receipt of the communication.

15. Communication To: Plan Commission

Communication: From: Greg Kessler, Director of Community Development

RE: The Business Journal, March 9, 2001, "Transit System to cut bus routes to suburban industrial parks"

Mark Lake compared the bus routes in New Berlin's industrial parks.

16. Communication To: Plan Commission

Communication From: Greg Kessler, Director of Community Development

RE: Waukesha Freeman, March 7, 2001, "New Berlin's west side may develop in clusters"

Plan Commissioners acknowledged receipt of the communication.

17. Communication To: Plan Commission

Communication From: Greg Kessler, Director of Community Development

RE: Waukesha County Industrial Park Survey

Plan Commissioners acknowledged receipt of the communication.

Motion by Mr. Barnes to adjourn the Plan Commission meeting at 7:42 P.M. Seconded by Mr. Christel.  
Motion carried unanimously.