

# Minutes

## NEW BERLIN PLAN COMMISSION

### NEW BERLIN CITY HALL COUNCIL CHAMBERS APRIL 16, 2001

The Plan Commission meeting of April 16, 2001 was called to order by Mayor Gatzke at 7:00 P.M.

In attendance were Mayor Gatzke, Mr. Chase, Alderman Kaminski, Mr. Barnes, Mr. Christel. Also present were Greg Kessler, Director of Community Development, Mark Lake, Director of Planning, Olofu Agbaji, Associate Planner, Nikki Jones, Associate Planner, David Haines, Associate Planner/Mapping Coordinator. Mr. Barnes and Mr. O'Neil were excused.

3. Plan Commission Secretary's Report - Thank You to Mr. O'Neil, Alderman Kaminski, and Mayor Gatzke for serving on the Plan Commission.

#### CONTINUED ITEMS

4. Economic Development Plan Update (PG 516 (2of4))

Nikki Jones said there is a visioning workshop with the Plan Commission scheduled for May 21, 2001. There will also be visioning workshops with the New Berlin Economic Development Corporation for business input and with Focus New Berlin for citizen input.

#### NEW BUSINESS

5. Rural Commercial Design Guidelines

Motion by Mr. Barnes to adopt and forward to Council the Rural Commercial Design Guide. Seconded by Mr. Chase. Motion carried unanimously.

Friendly amendment to the motion by Mr. Christel to have staff come up with a recommendation for the timeline for when the Guidelines should be reviewed and updated. Seconded by Alderman Kaminski. Motion to approve the amendment carried unanimously.

Upon voting motion as amended carried unanimously.

6. West National Avenue Corridor Redevelopment Fiscal Analysis (PG 143 (4 of 4))

Nikki Jones explained that in July 2000 the Plan Commission approved and adopted the West National Avenue Plan pending changes. In September 2000 the Plan Commission approved the changes and directed staff to prepare a Land Use and Redevelopment Alternative Analysis and Fiscal Analysis. We are now working with an Economic Development Consultant from Hurtado Consulting, LLC.

#### COMMUNICATIONS

7. Communication To: Plan Commission

Communication From: Bob Sigrist, Director of Buildings, Inspections & Zoning

RE: Garage Addition - Architectural Approval - Darrell K. Schlueter, 3825 S. 124<sup>th</sup> Street.

Mark Lake described the proposal and location of the requested garage addition. Upon review, it was found the garage addition does not violate any code as it relates to the zoning code, however the neighbors expressed several concerns as to how the applicant intends to use the building. The applicant expressed that he would be using the garage for his equipment from his business. Neighbors also had concerns about the size of the proposed garage and its effect on drainage. Mayor Gatzke recommended that the applicant and neighbors talk to each other about topics of concern. The application is scheduled for the May 7, 2001 Plan Commission Agenda.

8. Communication To: Plan Commission

Communication From: David Haines, Associate Planner / Mapping Coordinator

RE: UWM GIS Tour – Letter from Erik Fowler

Plan Commissioners acknowledged receipt of this communication.

9. Communication To: Plan Commission

Communication From: Nikki Jones, Associate Planner

RE: GDMP Process Survey

Nikki Jones is hopeful that this survey will provide feedback to the staff.

10. Communication To: Plan Commission

Communication From: Nikki Jones, Planning Tech

Re: Community Development Block Grant (CDBG) 2001 Application

Mark Lake explained that the Block Grant application will be submitted May 3, 2001 and staff is looking for grant ideas from the Commissioners. Plan Commission and staff identified two projects: New Berlin Industrial Park Design Study and Guidelines, and West National Avenue Property Improvement Matching Grant Program.

11. Communication To: Plan Commission

Communication From: Greg Kessler, Director of Community Development

Re: APA Policy Guide on Planning for Sustainability

Plan Commissioners acknowledged receipt of this communication.

12. Communication To: Plan Commission

Communication From: Greg Kessler, Director of Community Development

Re: The Fiscal Impact of New Residential Development in Waukesha County, Wisconsin

Mayor Gatzke said it is hard to talk about the impact of residential on a community without talking about the impact of business, churches, parks, or any other kind of development in the same way.

13. Communication To: Plan Commission

Communication From: David Haines, Associate Planner/Mapping Coordinator

Re: Presentation at International ESRI User Conference

Mr. Haines and Mr. Kessler have been invited to speak at the ESRI International GIS User Conference being held this summer.

Motion by Mr. Chase to adjourn the Plan Commission meeting at 8:08 P.M. Seconded by Alderman Kaminski. Motion carried unanimously.