

Minutes

*** Amended 7/3/01

NEW BERLIN PLAN COMMISSION Joint Meeting with GDMP Committee

NEW BERLIN CITY HALL COUNCIL CHAMBERS JUNE 18, 2001

The Plan Commission meeting of June 18, 2001 was called to order by Mayor Wysocki at 5:11 P.M.

In attendance were Mayor Wysocki, Mr. Graber, Alderman Ament, Mr. Barnes, Mr. Teclaw. Also present were Greg Kessler, Director of Community Development, Mark C. Lake, Director of Planning, Nikki Jones, Associate Planner, and five representatives of the GDMP Group. Mr. Gihring and Mr. Felda arrived late.

3. Plan Commission Secretary's Report - Discussion of Park & Rec. appointment to Plan Commission (vote at last meeting)

The mayoral appointment at Common Council had not yet taken place for Paul Gihring when the June 6, 2001 Plan Commission meeting took place. As this appointment is required by Code, on the actions that Mr. Gihring was in the majority of, his name will be taken off the minutes and the vote on one item from that meeting will become invalid and is included on tonight's agenda. Mr. Gihring's first regular meeting as Plan Commissioner will be July 9, 2001.

Common Council is scheduling a public hearing tomorrow night for NR135 which is a reclamation plan amendment to meet the conditions of the State Statutes. Our code currently has requirements for reclamation under Quarry Districts but this amendment will require more. Mr. Lake will have a presentation prepared on July 9 for the Plan Commission prior to the public hearing which is scheduled at the end of July before the Council.

4. City Engineer Resignation/Appointment of New Plan Commissioner

Jeff Chase has resigned as City Engineer. John Graber has been appointed as Plan Commissioner. Mr. Graber has been an Engineer with the City for 31 years and has been a Plan Commissioner previously.

CONTINUED BUSINESS

5. (6) U-22-01 Schlueter's Trucking - 3825 S. 124th St. - Trucking Business.

No Action.

6. Zoning Code Revisions - GDMP Plan, Chapter 17 and 18 Review and Discussion (PG 741 & 833)

Consent amended items for GDMP Plan are as follows:

Page 7 - Base scenario of new single family development

* Page 12 VISION - City will encourage infill residential development of quarter acre or larger lots to match the existing fabric of the neighborhood. The staff was asked to prepare a policy guideline for condominiums as it relates to the City's 80/20 rule.

Page 14, Item 4. - Change New sidewalks to sidepaths.

Page 15 VISION - Change Industrial Parks to Business Parks.

Page 17, #5 - omit southern and northwestern.

Page 18 - Definition of west side open space - Unbasined area West of Calhoun Road, North of National Avenue.

Page 19 - DEVELOPMENT POLICIES #1 - add: except for existing identified service areas.

Page 21 - omit Development Policy #1

Page 23 - #5 omit public and add with limited other uses as defined in an approved reclamation plan

#7 change from Northeast to Northwest corner

#8 omit

** Page 24 - Note that later in the discussion of Chapter 17, if it is a consensus that C-1 and C-2 have changed so they are not recognized as overlays anymore, then the proper language needs to be recognized here.

Page 26 - RESIDENTIAL ESTATE - change to two dwelling units per acre.

BUSINESS PARKS - eliminate word campus (1st paragraph)

- change highway to transportation (2nd paragraph)

Motion by Mr. Graber to make the above consent changes to the Growth Development Management Plan.

Seconded by Mr. Barnes. Motion carried unanimously.

Consent amended items for Chapter 17 are as follows:

Page 7 - (1) 17.01.1 Revised to Section 281.31

- (4)(l) surface and ground water

Page 8 - (5) ABROGATION (correct spelling)

Page11 - (11) refers to 17.12 (strike reference)

- (13)(B) change reference to 17.010

Page 13 - (A)(1)(2) add - recommendation from Plan Commission

(A)(1) 17.03.3

(A)(4) (Could be impacted with discussion of 17.09)

Page 14 -(B)(2) staff Engineer

(B)(4) strike from four to three and one Park & Rec member as appointed by the Mayor

Page 15 - (3) eliminate word zone

(6) add comma - comprehensive plan, and land use

Page 16 - (8)(a) add: Per Section 62.23

(8)(a)(IV) add: gas, water, sewer, telephone, cable, electrical, or similar telecommunications type uses.

Page 17 - (9)(a) add: DNR, (or it's agent)

(9)(a) change map to rezone

(9)(a)(b) move text to a new section (this will be discussed at the next meeting)

Page 19 - (B)(3) eliminate one Building Inspector in heading.

Page 20 - (4)(A) change Board of Appeals to Board of Public Works

(4)(A)(1) change subdivision to development

Page 21 -(4)(A)(6)(b) Recommend to Plan Commission to update zoning maps to reflect legal boundary changes, not most current, accurate information.

(4)(A)(6)(c) Zoning map changes and amendments as approved by Council.

(4)(A)(7) change zone to zoning

Page 22 - (10)(a) add use, conditional use to records maintained

(10)(g) add at the end of sentence, by county, or regional or their state agents.

Page 23 - (10)(i) add development ordinances

Motion by Mr. Barnes to make the above consent changes to Chapter 17.

Seconded by Mr. Graber. Motion carried unanimously.

COMMUNICATIONS

9. Communication To: Plan Commission

Communication From: Greg Kessler, Director of Community Development

RE: City Engineer Resignation

City Engineer, Jeff Chase has resigned and taken a position in the City of Brookfield. J.P. Walker has been appointed as interim City Engineer until we fill that position.

ADDENDUM

10. (6) U-32-01 National Avenue Center – 12555-12645 W. National Ave. – Two

Multi-Tenant Commercial Buildings – Reconsideration.

Motion by Mr. Barnes to reconsider the request by National Avenue Center for two multi-tenant commercial buildings located at 12555-12645 W. National Avenue.

Seconded by Mr. Teclaw. Motion carried unanimously.

Upon voting the motion brought back to the table by Mr. Barnes for denial fails with Mr. Barnes, Mr. Teclaw, Alderman Ament, Mr. Felda, Mr. Graber, Mayor Wysocki voting No and Mr. Felda voting Yes.

Motion by Mr. Barnes to approve the request by National Avenue Center for a 3900 sq. ft. Tuffy's and a 2100 sq. ft. Brewers Two which is part of a 8000 sq. ft. multi-tenant commercial building located at 12555-12645 W. National Avenue subject to:

- 1) Incorporate the National Avenue Corridor Alternative Transportation Plan Design Standards and Guidelines and the National Avenue and Moorland Road Commercial Center Development design and guidelines. These requirements include street trees, light poles (type and size to match Blue Cross Building), pedestrian pathways, signage and updated landscaping.
- 2) Development Review Committee review and approval of the revised exterior Architecture and Landscaping Plan showing mechanical equipment (building, wall, and ground mounted) and materials for construction of screening shall be required prior to issuance of building permit. Mechanical equipment (building, wall and ground mounted) must be properly screened from the public right-of-way and public view in accordance with the City of New Berlin Municipal Code Sec. 17.08(5)(G)(1).
- 3) 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 and enhance exterior of building, and must be built to accommodate both solid as well as recyclable waste dumpsters. No individual dumpsters will be allowed. Dumpsters must remain within enclosure at all times.
- 4) Approval of the site drainage and grading plan by the Department of Community Development (Engineering) prior to issuance of building permit. Site to be lowered 1.5 to 4 feet. Retail building shall be split-level to allow for proper grading along site. 1-foot exposure required along front of patio. Retaining wall along western edge may be increased while reducing wall along the eastern property line. A retaining wall along the southern property line may be required.
- 5) Site automobile movements shall be adjusted to allow for proper traffic flow. Inbound traffic through the middle of the site and outbound traffic along the exterior of the property shall be required. Pattern and flow must accommodate turning movements of delivery vehicles including WB-40 or WB-50 trucks.
- 6) All new tenants will be required to apply for a reoccupancy permit from the City of New Berlin Department of Community Development. Any restaurants will require a grease trap along the sewer lateral. As only 72 parking spaces are provided for the multi-tenant building (88 total including Tuffy's) reoccupancy will be based on adequacy of available parking and shall be limited to such.
- 7) Development shall comply with Sec. 17.08(5) Landscape and Buffering in its entirety. Compliance includes an Installation Compliance Security instrument as well as a Maintenance Compliance Security instrument based on the rate set forth in Sec. 17.08(5)(C)(2)(g).

8) Stake out survey shall be required with building permit application.

9) Building plans must be stamped by a Wisconsin Registered Architect.

10) All necessary permits must be obtained from the Building Inspection and Zoning Department prior to commencement of any construction. Building must meet all applicable building and fire codes. Building must be maintained per Section 14.25 of the Non-residential Property Maintenance Code.

11) A monument sign will be required for this development. Monument base for the sign must be constructed of the same material as the principle building. A separate sign application and permit must be obtained from the Planning Department prior to construction.

12) Encourage the discussion between applicant and Blue Cross/Blue Shield to minimize the height of the retaining wall on the Western side of the property.

An architect from the T-3 Group thanked the commissioners for reconsideration and said they did respond to the issues brought up and e-mailed responses to Olofu Agbaji which included pond plans, roof plans, traffic movement plans, grading plans and they are extremely interested in doing a high quality development and completely cooperative in trying to make the uses compatible with each other.

Seconded by Mr. Teclaw. Motion carried with Mr. Barnes, Mr. Teclaw, Mr. Graber, Mayor Wysocki voting Yes and Mr. Felda, Alderman Ament voting No.

11. Resolution to Council – Repeal and Recreate Certain Sections of the GDMP Update, Chapter 17, and Chapter 18, and Recommend Scheduling a Public Hearing.

Motion by Mr. Barnes to Council a resolution to repeal and recreate certain sections of the GDMP Update, Chapter 17, Chapter 18, and recommend scheduling a public hearing.

Seconded by Mr. Graber. Motion carried unanimously.

Motion by Mr. Barnes to adjourn the meeting at 10:00 P.M. Seconded by Mr. Felda. Motion carried unanimously