

# Minutes

## NEW BERLIN PLAN COMMISSION

### NEW BERLIN CITY HALL COUNCIL CHAMBERS

JULY 20, 2001

The Plan Commission Meeting of July 20, 2001 was called to order by Mayor Wysocki at 1:00 P.M.

In attendance were Mayor Wysocki, Mr. Gihring, Mr. Graber, Alderman Ament, Mr. Teclaw, Mr. Felda, Mr. Barnes. Also present were Greg Kessler, Director of Community Development, Mark Lake, Director of Planning, Nikki Jones, Associate Planner, Dave Haines, Associate Planner, and several members of the GDMP.

Motion by Alderman Ament to approve the Plan Commission Minutes of July 9, 2001. Seconded by Mr. Gihring. Motion carried unanimously.

4. Plan Commission Secretary's Report - none

5. GDMP Plan, Chapter 17, Chapter 18, and Related Map Revisions (Review and Discussion) (PG 741 & 833)

Discussion began with GDMP Plan:

Page 24, Item 3 - Motion by Alderman Ament to replace "undesirable" with non-conforming use as defined in Chapter 275 over time. Seconded by Mr. Teclaw. Motion carried unanimously.

Page 16 Planning Context - Motion by Mr. Graber to change industrial parks to business parks. Seconded by Alderman Ament. Motion carried unanimously.

Page 27 - Motion by Mr. Graber to replace the "." with "that are" and add "to" in front of encourage. Seconded by Alderman Ament. Motion carried unanimously.

Page 18, Item 5 - change one dwelling unit per "1" acre to one dwelling unit per "1-2" acres. Mr. Teclaw felt that R-2 E was intended to be 2 acres and the smaller lot size would be applied to infill. Further discussion under Page 63.

Page 26 Residential Estate - Motion by Mr. Teclaw to have the first line read Residential Estate is similar to the urban residential neighborhood at a gross density not to exceed one dwelling unit per two acres. Seconded by Alderman Ament. Motion carries unanimously.

Discussion continued with Recommended Consent Agenda Items for Chapter 17:

Comment 1 and 2 - strike. (Already discussed at July 9<sup>th</sup> meeting)

Comment 3, Page 64 - drop the s on acres, change gross to net.

Comment 5, Page 70 - add stormwater, city water services (and landscaping).

Comment 8 - 45, Page 71-76 - remove from consent agenda

Comment 55, Page 87 - remove from consent agenda

Comment 61, Page 130 - remove "," between R-1/R-2

Comment 66, Page 173 - change 6 months to 12 months.

Comment 70, Page 229 - change work to word

Comment 75, Page 232 - add: "subject to the coordinated sign plan".

Comment 85, Page 257 - add: occurred in "southeastern" Wisconsin

Comment 89, Page 257 - replace the word covered with inundated

Comment 90-97, Page 38, 255,267,272,273,288 - remove from consent agenda

Comment 94, Page 267 - change Comprehensive Plan to Master Plan

As a review Mr. Barnes listed Items 8-45, 55, 90, 91, 92, 94, 95, 96, 97 as being removed from the consent agenda.

Motion by Alderman Ament to approve the consent agenda as amended. Seconded by Mr. Gihring. Motion carried unanimously.

Plan Commissioners took a seven minute break and discussion continued with the chart for Remaining Chapter 17 Changes:

Page 62 - 17.04(2)(B)(1) - Comments from the City Attorney regarding COMM 83. The need for updated information from SEWRPC was expressed. Mayor Wysocki expressed that somewhere in the description of R-1 and R-2 there should be something reading as follows: Unless the new development is within an existing subdivision, in which case, lots may be typical within the subdivision. This would mean that the definition of infill is within the boundaries of an established subdivision. It is not an extension. Mr. Lake spoke of allowing this to occur in the basined areas of the City of New Berlin and not the unbasined areas. Mr. Barnes expressed there is an important differentiation between infill and extension. An extension of an existing subdivision is not infill. Mayor Wysocki said we need to eliminate that loophole from our code. More discussion on determining the number and size of lots that could be developed within the infill of existing subdivisions.

Discussion determined the following process:

Change Land Use Plan separating R-3 (areas on West side of City not currently sewered by public sanitary sewer and water) and R-4 (areas on East side of City that have sewer and water currently zoned R-3 and R-4).

Change Land Use Map adding suburban residential component.

Add to GDMP update.

Comment 1, Page 62 - Accept based on recommendation from Planning.

Comment 2, Page 62 - Drop

Comment 3, Page 63 - Accept based on recommendation from Planning.

Comment 4, Page 63 - Accept based on recommendation from Planning.

Comment 5, Page 63 - Accept based on recommendation from Planning.

Comment 6, Page 64 - Resolved

Comment 7, Page 65 - Definition of Shore - left open for further discussion.

Comment 8, Page 67 - Accepted as 30'

Mr. Barnes was excused from the meeting at 6:00 P.M. Mr. Felda was excused from the meeting at 6:05 P.M.

Discussion continued with 17.04(3) Commercial Districts.

(B) B-1 Shopping District - after the words surrounding uses add stormwater, citywide water resources, and landscaping.

Mayor Wysocki requested that the issue of stormwater and citywide water resources be a consideration in every zoning district and be included in the consent agenda.

(B) B-2 Accept recommendation

(B) B-3, B-4 Accept recommendation

(B) B-5 Comment 9, Page 71 - Motion by Mr. Teclaw to incorporate the originally prepared B-5 into the Chapter 17 ordinance. Seconded by Alderman Ament. Motion carried unanimously.

Comment 10, Page 71 - Already in 17.05(C)

Comment 11, Page 74 - 1 & 2 will be put in 17.05(C). Items 3,4, and 5 are already in 17.05(C).

Page 75 - (D) Site Development Standards - Table 17.04(3)-2 - Motion by Mr. Teclaw to change B-3 lot area from 2 to 3 acres. Seconded by Alderman Ament. Motion carried unanimously.

Page 75 17.04(D)3 - Motion by Alderman Ament to leave the word "or" remaining; remove "In addition, one hotel floor may be granted, with a maximum of a 2 floor credit"; "in the amount of 2 times the square footage of the floor added" should be added at the end of the last sentence. Seconded by Mr. Gihring. Motion carried unanimously.

Motion by Mayor Wysocki to accept the exchange 17.04(3)3 for item #4 which describes the same floor to area ratio. Seconded by Alderman Ament. Motion carried unanimously.

All other recommended changes on this page 17.04(3) are accepted.

Page 82 - Table 17.04(5)-1 - Community Living Arrangement can be as a principal use.

Active parks as principal use in P-1.

Page 83 - eliminate Note 3 in 2<sup>nd</sup> table.

Page 85 - Staff will review attorney comment and separate Q-1 and L-1 from the C-1 District.

Page 86 - iv. "furbearing"

Page 86 - add "environmental corridors" to definition section.  
Page 86 - Move b into a and use language from old code.  
Page 87 - Residential uses in C-1 a permitted use. Add language "c" on Page 91, existing language on Page 132 (1) from old Code (change R-1 to R-1/R-2).  
Page 87 - C-2 Overlay district - need to discuss with City Attorney's comment.  
Page 88 - Table 17.04(6)1 - roadways will have a black box in C-2 zoning.  
Page 88 - Misc. uses 2,3,4,5,6, and 8 same as C-1 and C-2, change 2,4,5,6, and 8 to Principal.  
Page 90 - 17.04(6)(D)(1)(c) - add the word "be" after parking area shall.  
Page 96 - 2(a) - add the word "of" after through the development.  
Page 100 - 17.05(1)(C)3 - remove millwork and sawmills from list.  
Page 101 - (A)(2)(d) - Change R-1 to R-1/R-2 and move "and" from end of iii to the end of ii.  
Page 104 - Funeral Services - change conditional to accessory use and eliminate in the I-1 district.  
Page 108 - remove vii.  
Page 110 - Quarry Uses - add: including but not limited to those found within Section 275.9:  
Page 113 - Reference section 17.05(2)(f)(b) instead of 17.05(E)(3)  
Page 111, 112, and 113 - Substitute Director of Community Development for City Engineer.  
Page 142 - add illustration for side entry.  
Page 143 - remove dashes in 1(B)  
Page 145 - Sec. 17.05(2)(E) corrected to 17.05(2)(F)  
Page 150 - (B)4 strike the second sentence  
Page 165 - (4)(C) All drainage plans shall conform with the City of New Berlin Storm Water Management Plan, Ordinance No. 2107, and shall conform with Chapter 226 of the New Berlin Municipal Code.  
Page 161 - f. Waivers or Minor Modifications - change Department of Community Development to Plan Commission.  
Page 160 - 5(b), line 4 - remove "may be waived or modified (see subsection (f) below) and insert "have been met".  
Page 168 - g. i and ii - change to read "in an amount on file in the Clerk's office."  
Page 175 - 15(a) add at the beginning: For those streets under the jurisdiction of New Berlin the following shall apply.  
Page 205 (E)6 - change minimum to maximum.  
Page 222 (D) Procedure - change "wet" to "set"  
Page 247 (2) Penalties - reference correct section 1-18.  
Page 248 (B) incomplete sentence - complete as appropriate.  
Page 255 - add definition: Comprehensive Plan - see Master Plan  
Motion by Mr. Teclaw to accept the additions, changes, corrections made to Chapter 17 up to this point.  
Seconded by Alderman Ament. Motion carried unanimously.  
Discussion on 17.01(14). Consensus to delete Alternative "A".

Staff directed to prepare a document with the elected alternative for review with the City Attorney at a future meeting.

Motion by Mr. Teclaw to adjourn the Plan Commission meeting at 11:54 P.M. Seconded by Mr. Graber.  
Motion carried unanimously.