

Minutes

NEW BERLIN PLAN COMMISSION

NEW BERLIN CITY HALL COUNCIL CHAMBERS

AUGUST 24, 2001

The Plan Commission Meeting of August 24, 2001 was called to order by Mayor Wysocki at 1:38 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/Mapping Coordinator, and several members of the GDMP. Mr. Felda was excused at 5:00 P.M.

Plan Commission Secretary's Report - none

GDMP Plan, Chapter 17, Chapter 18, and Related Map Revisions (Review and Discussion (PG-741 & 833) GDMP Members Invited

Discussion referred to the Chart listing final changes to the Master Plan Update, Chapter 17, & Chapter 18.

Item 4 - It was decided that numbers 0-20 be spelled out, and after twenty one, use numbers. Spell out percent signs in the text and use the sign if it is in a table.

Item 5 - Page 111 Sec. 17.05(2)(16) Add "P" - Additional array's are an accessory use to any approved conditional tower or telecommunication use.

Item 12 - Page 35 Sec. 18.04(8)(2)(B) remove.

Item 16 - Page 46 Sec 18.05(4)(C)(2) omit "or 4 lots".

Discussion on items 1,2,3,6,11,13,14,15,17 indicated agreement with staffs comments on the chart. Definition sections to be unified in Chapter 17 and 18. Items 8, 9, and 10 removed from Chart to discuss separately.

Item 26 - Page 62 - Definitions - Reference was made to Page 262 Chapter 17 condominium definition. This definition is omitted in Chapter 18. One family vs. multi family concept in regard to 80/20 ratio was discussed. Legal definition of condominium in State Statutes requires a different process regulated by the State of Wisconsin. This will be a separate discussion item.

Motion by Mr. Barnes to approve the recommended consent items except for items 8,9,10, and 26. Seconded by Mr. Graber. Motion carried unanimously.

Page 35 - 18.04(8)(C)(1) - Motion by Mr. Gihring to have this paragraph read: Where public water and/or sewers are available, or where the proposed site is within the existing sanitary sewer service area of the Regional Water Quality Management Plan for the City of New Berlin, the city shall require such facility to be used.

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

Mr. Haines talked about the Additional Chapter 17 Suggested Definition Changes No. 1-5 listed on the chart:

Definition of Master Plan - Add Chapter 62.23 and 66.1001

Drop definition of Official Zoning Map.

Definition of Zoning Map is The Map adopted as an ordinance by the municipality that delineates the extent of each district or zones established in the zoning ordinance.

Motion by Mr. Barnes to accept the suggested definition changes. Seconded by Mr. Graber. Motion carried unanimously.

Next section for discussion is Sec. 17.01(14) Zoning District and Boundaries which was omitted in our current code and should be added.

Motion by Mr. Teclaw to add to 17.03(3)(A) "based upon adopted Master Plan and associated Land Use Map" and 17.01(14)(C)(2)(c) - add "and all regulating authorities". Seconded by Alderman Ament. Motion carried unanimously.

Note that precedence takes place on work or changes done before. Mayor Wysocki explained if we adopt this document, we are not changing it back but recognizing the work we have done.

176.04(6)(b) - shall submit financial assurance (refer to Appendix D)

Motion by Mr. Barnes to accept the changes to zoning districts and boundaries. Seconded by Mr. Teclaw. Motion carried unanimously.

Discussion went back to items that was earlier taken off the suggested changes for Chapter 17.

Item #8 Motion by Mr. Barnes to have the wetland setback of 30' for all new developments after adoption of this ordinance. Seconded by Alderman Ament. Motion carried unanimously.

Item #10 GDMP Plan Motion by Mayor Wysocki to direct Planning Staff to develop a planning mechanism in which we can remove from its current land use and re-evaluate the area South of I-43, West of Racine and East of Crowbar. Seconded by Alderman Ament. Motion carried unanimously.

Motion by Mr. Teclaw to reformat the Land Use Map of 8/16/01 to the Map of July 11, 2000 regarding environmental corridors. Seconded by Mr. Gihring. Motion carried unanimously.

Motion by Mr. Teclaw to remove the New Berlin Sewer Service Area and Future Sewer Service Area from map. Seconded by Alderman Ament. Motion carried unanimously.

18.05(4)(C)(4) Motion by Mr. Teclaw to change 3 to 5. Seconded by Mr. Gihring. Motion carries with Mr. Teclaw, Alderman Ament, Mr. Gihring voting Yes and Mr. Graber, Mayor Wysocki voting No.

Motion by Alderman Ament to invite SEWRPC to address the density issue at the public hearing. Seconded by Mr. Graber. Motion carried unanimously.

17.04(5)(C) Table 17.04(6)-1 Motion by Mr. Teclaw to indicate on the chart Natural Resource Protection a principle use in C-1 and C-2. Seconded by Alderman Ament. Motion carried unanimously.

17.11 Definitions Motion by Mr. Teclaw to remove the definition of Mitigation. Seconded by Alderman Ament. Motion carries with Mr. Teclaw, Alderman Ament, Mr. Gihring voting Yes and Mr. Graber, Mayor Wysocki voting No.

GDMP - Page 12 Vision - Motion by Mr. Graber to change fabric to character and add to Definition section for Chapter 17 and 18. Seconded by Mr. Teclaw. Motion carried unanimously.

GDMP - Page 17 Development Policies #5 - Motion by Mr. Teclaw to add to allow for expansions consistent with the Future Land Use Plan. Seconded by Alderman Ament. Motion carried unanimously.

GDMP - Page 19 Vision - Motion by Mr. Teclaw to eliminate the words unbasined and North of National Avenue. Seconded by Mr. Gihring. Motion carried unanimously.

GDMP - Page 19 Development Policies #1 - Motion by Mr. Teclaw to eliminate except for existing identified service areas. Seconded by Mr. Gihring. Motion carried unanimously.

GDMP - Page 19 Development Policies #4 - Motion by Mr. Teclaw to change 3 to 5. Seconded by Alderman Ament. Motion carried Mr. Teclaw, Alderman Ament, Mr. Gihring, Mayor Wysocki voting Yes and Mr. Graber voting No.

GDMP - Page 22 Development Policies - Motion by Mr. Teclaw that #1 should remain - Encourage rural commercial land uses... Seconded by Alderman Ament. Motion carried unanimously.

GDMP - Page 25 West Lincoln Avenue Development Policy #5 - Motion by Mr. Teclaw to insert reference ordinance regarding C-1 Overlay. Seconded by Alderman Ament. Motion carried unanimously.

GDMP - Page 28 Country Residential - Motion by Mr. Teclaw to change net to gross and remove or less. Seconded by Alderman Ament. Motion carried unanimously.

Chapter 17 - 17.04(3)(B)(2,3,4) - Motion by Mr. Gihring to remove storm water and citywide water resources in view of the fact that its intent is on Page 8. Seconded by Mr. Graber. Motion carried unanimously.

Motion by Mr. Graber to accept the changes and amendments to Chapter 17 and 18 and GDMP and forward on to Council for a public hearing. Seconded by Mr. Gihring. Motion carried unanimously.

ADENDUM ITEMS

Francis A. Burgard - 12800 W. Cleveland Avenue - Accessory Building Location.

Motion by Alderman Ament to deny the request by Francis A. Burgard to erect a 680 sq. ft. story barn style garage within the front yard of the residence located at 12800 W. Cleveland Avenue based on the application, the plans on file and the following:

1) Allowing this structure to be erected in front of the principle building will create a non-conforming structure at a time when the city is trying to eliminate non-conformities. This request will create a building that will be non-conforming in size, height, and location. Applicant should explore other locations in the rear or side of the property including replacing the existing shed.

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

Resolution in Support of Consolidation of Big Bend and Vernon. (PG-906)

Motion by Mr. Ament to adopt the resolution endorsing the consolidation of Big Bend and Vernon. The New Berlin Plan Commission recognizes the efforts of the Town of Vernon and Village of Big Bend and will cooperate with their efforts if they so choose to consolidate their two communities and recommends the City Clerk to send a copy of this resolution to the clerks

of the Town of Vernon and the Village of Gig Bend and to the Director of Municipal Boundary Review of the State of Wisconsin's Department of Administration.

Seconded by Mr. Graber. Motion carried unanimously.

Motion by Alderman Ament to adjourn the Plan Commission meeting at 8:43. Seconded by Mr. Teclaw. Motion carried unanimously.