

NEW BERLIN PLAN COMMISSION

February 28, 2000

Minutes

The Plan Commission meeting of February 28, 2000 was called to order by Mayor Gatzke at 7:00 P.M.

In attendance was Mayor Gatzke, Mr. Chase, Alderman Kaminski, Mr. O'Neil, Mr. Barnes, Mr. Felda. Also present was Mr. Hoese, Director of Community Development, Mr. Kessler, Associate Planner, Ms. Jones, Planning Technician were also in attendance.

Mr. Christel is expected after the conclusion of the Park & Rec. meeting he is attending.

NEW BUSINESS

3. Plan Commission Workshop with West National Avenue Corridor Consultants. 7:00 – 8:00

Mr. Kessler gave a brief introduction to the West National Avenue Redevelopment Project .

Linda Horvath, a consultant from SmithGroup JJR, presented alternatives and explained public comments received from the stakeholders meeting held on February 9, 2000.

Ms. Horvath presented slides showing businesses and homes along the corridor, dividing it into zones for the purpose of looking at redevelopment options. Such things as combining lots, acquiring frontage lots to add depth, adding screening, and getting development consistency were suggestions. Through site evaluation and analysis, alternatives will be developed and presented in March.

The Plan Commissioners felt that the analysis should include details on the parking for businesses along the corridor, mixed use buildings and height profile, cause of turnover of businesses and what the market is calling for should be taken into consideration. Possibility of extending Business Zoning North or South to create deeper commercial area should be an alternative. All residential conversion should be considered as a feasible alternative.

Comments from residents included the rezoning some of the residential areas into business on Mark Drive, drainage problems, and people cutting across private property to get to the sidewalks.

Mr. Kessler concluded saying that sometime around the second week of March we will have another stakeholders meeting with the residents and business owners and on March 20, 2000 more conceptual ideas will be presented to the Plan Commission.

4. New Berlin School District Facilities Referendum Power Point Presentation 8:00 – 8:30

Mr. David LaBorde, principal of New Berlin West High School gave a power point presentation explaining the referendum asking voters to approve or reject spending up to 39 million dollars to upgrade and improve several existing facilities and to replace one of the schools. Renovation is needed at all of the buildings in the school district but the biggest portion of the funding is to build a new elementary school to replace Elmwood and total renovation at New Berlin West Middle and High School. Slides showed areas that needed repair and renovation at New Berlin West High School, Elmwood Elementary School, Orchard Lane, Eisenhower Middle and High School, New Berlin Center, Prospect

Hill, Glen Park, Cleveland Heights, and Calhoun School.

Discussion on budgeting and accountability followed. Mr. LaBorde explained that a facilities committee that was a combination of district employees and volunteers from the community along with an outside consultant began four years ago working to reduce the costs and evaluate the needs of this project. The administrative team members that are responsible for budgeting used a system based on the needs of each individual building. Using a tier system starting with things we absolutely needed on down, ending when the money is gone. Accountability consists of a five year plan breaking down costs and spending of what is allocated for every building.

Mr. LaBorde acknowledged that population shift in the community has been taken into consideration and redistricting is a part of the future plan. All of the buildings have been networked within the last two to three years to include learning media centers in the libraries, it's just that those have taken space and have caused other things to be put on the back burner.

Mr. LaBorde thanked the Plan Commission for allowing the presentation.

5. Accessory Buildings Ordinance. 8:30 – 9:00

Motion by Alderman Kaminski to send the Accessory Buildings Ordinance amendment back to Planning Staff to hold a meeting to get input from Alderman Kaminski, Alderman Patzer, Mr. Felda and landowners and return to Plan Commission with a recommendation.

Seconded by Mr. Chase. Motion carried unanimously.

COMMUNICATIONS

6. Communication To: Plan Commission

Communication From: Steven K. Hoese, Director of Community Development

Re: "Suburban Water Supply at Risk, Experts Say", by Mike Johnson, JOURNAL SENTINEL, February 13, 2000.

Mr. Hoese explained that the three sources of water in this area is the deep and shallow aquifer and Lake Michigan. Water Utility is studying different alternatives on our behalf for the City of New Berlin. SEWRPC is looking at groundwater quality for the region. Results of these professional studies will be presented to you when they are available.

7. Communication To: Plan Commission

Communication From: Steven K. Hoese, Director of Community Development

Re: "NAHB's Statement of Policy on Smart Growth", BUILDER, January 2000

Mr. Hoese summarized the communication saying that 70% of the jobs are in the suburban area, not in the central city. There are more people coming to the suburbs than leaving the suburbs for jobs. The communication lists metropolitan areas with the greatest population growth. Even though Milwaukee has problems related to growth, they are not on this list. It is not so much the rate of growth, as how it is dealt with. Even though New Berlin's growth is not great, how we deal with it is very important. Farmland is not decreasing according to the U.S. Dept. of Agriculture. What is often cited as a loss is farms as an individual component but the actual amount of farmland has not dropped. Examples of cluster

subdivision and open space development are given as examples of efficient land use techniques. Infill housing which is a component of housing is also discussed in the communication.

Motion by Mr. Chase to adjourn the Plan Commission meeting. Seconded by Mr. O'Neil. Motion carried unanimously.