

NEW BERLIN PLAN COMMISSION

May 15, 2000

Minutes

The Plan Commission Meeting of May 15, 2000 was called to order by Mayor Gatzke at 7:00 P.M.

In attendance was Mayor Gatzke, Mr. Christel, Mr. Chase, Alderman Kaminski. Also present was Mr. Hoese, Director of Community Development and Greg Kessler, Associate Planner. Mr. Felda, Mr. O'Neil, and Mr. Barnes were excused.

3. Secretary's Report - none

NEW BUSINESS

4. Consultant Presentation (Zoning Code) – Mr. Duerksen and Wendy Moeller from Clarion Associates, LLC McBride Dale Clarion began by outlining what was to be presented at this meeting. Mr. Duerksen said there will be a review of what has been covered over the past few months, a presentation will be given indicating revisions that are being made to the code, and finish up with a presentation on the Visual Interactive Code.

Mr. Duerksen explained that the goals set for this project were to make the ordinance more user friendly, to have an efficiently coordinated and uncomplicated review process, to have high quality development while preserving open space, implement concepts from the comprehensive plan, and implement state legislation. The Code diagnosis was done to find out what was working and what was not with the present code. Based on this diagnosis and your comments, an outline was prepared for the new code. Mr. Duerksen said that the new code will be presented in stages. The administrative and procedures sections of the code along with the zone districts and are being presented and the next section will be the development standards, index, etc. Hopefully by the end of the year the whole ordinance will be completed and the adoption process will be underway.

Mr. Duerksen briefly re-reviewed Chapter 17.01, 17.02, 17.03. The presentation continued with Ms. Moeller going over Chapter 17.04 Zoning Districts, Chapter 17.05 Use Regulations, Chapter 17.06 Measurements. Using Power Point the listing of major new features to these Chapters were shown. Explanation of these features followed. Areas where the consultants felt policy guidance is needed were outlined.

Mr. Hoese asked the Commission to give guidance on the suggested transitional residential district with the idea that perhaps in replacement of that would be a transitional commercial district. The other issue is the need to have the commercial center be its own district. Will this district be so different that this is necessary?

Mayor Gatzke questioning if our desire is to develop some locations as mixed use, will it all be under a PUD or does it benefit us to create some zoning to address those kinds of situations. Mr. Hoese indicated that brings up the topic of multiple uses beyond district lines, setbacks for joint use applications, connections between facilities such as canopies, walkways, etc. The possibility of a section entitled mixed use was suggested.

Mr. Duerksen said that one approach might be to have a mixed use district with some standards or basic parameters but have a PUD designation.

Topics of concern were brought up which included agricultural and quarry use, regulating obnoxious operations, rural residential, hotel and hospitality, development along Lincoln Avenue, institutional, schools, parks. Mr. Duerksen said all comments and guidance will be under consideration and further discussion.

5. Communication to Plan Commission

Communication From: Greg Kessler, Associate Planner

RE: Visual Interactive Code

Along with the communication handout and power point presentation, Mr. Duerksen explained and demonstrated how the Zoning Code can be turned into a computerized version. Computerization would make the Zoning Code very accessible. The code could be put on a CD Rom Disk along with illustrations and taken out in the field. It could be accessed on the Internet. Every provision would be easily found with the Search and Find commands.

Motion by Mr. Christel to adjourn the Plan Commission meeting. Seconded by Alderman Kaminski.
Motion carried unanimously.