

NEW BERLIN PLAN COMMISSION

CITY HALL COUNCIL CHAMBERS

June 19, 2000, 7:00 P.M.

Minutes

The Plan Commission meeting was called to order by Mayor Gatzke at 7:05 P.M.

In attendance were Mayor Gatzke, Mr. Christel, Mr. Chase, Alderman Kaminski, Mr. Barnes, Mr. Felda, Mr. O'Neil. Also present was Steven K. Hoese, Director of Community Development, Greg Kessler, Associate Planner, Nikki Jones, Planning Tech, Linda Horvath, Smith Group JJR, Kelleann Foster, The VIC Group.

3. Secretary's Report - Plans were discussed to have the Plan Commission Meeting scheduled for July 10, 2000 start at 6:30 P.M. to allow time to discuss the Comprehensive Growth Development & Management Plan. No other meeting would be scheduled in July. Also, the August 21st meeting would be started at 6:00 P.M. due to the amount of material to be covered.

The Common Council has scheduled the Development Policies, Future Land Use Map, and Concept Area Map for July 11, 2000. Plan Commissioners are welcome to attend that meeting. This policy will be presented as a concept plan. We will recommend to the Common Council that the rural area be less dense than it is now, five acre lots is an inefficient use of land, and there is a better way to develop the rural conservation subdivisions.

NEW BUSINESS

4. 7:00 PUBLIC HEARING - West National Avenue Redevelopment Plan

The Public Hearing relative to West National Avenue Redevelopment Plan was called to order by Mayor Gatzke. Mr. Hoese read the public hearing notice and stated there was proof of publication in the Clerk's office.

Mayor Gatzke explained the procedure for the public hearing saying that there will be a presentation and then the public and Plan Commissioners will have an opportunity to ask questions and make comments.

The Preliminary Final Draft of the West National Avenue Redevelopment Plan was presented by Linda Horvath from the Smith Group JJR. Mr. Kessler explained the location and goals of the Plan. A power point presentation was given by Ms. Horvath.

Mayor Gatzke asked three times for questions for the purpose of clarification.

Dave Ament, 18330 Lynette Lane had questions about the salability of the three properties next to Holy Apostles. Mayor Gatzke answered that the recommendation is that Holy Apostles should buy the properties but the City will not force this sale. Mr. Ament questioned who is going to pay for the decorative lighting. Ms. Horvath answered that it would be through one of the funding options. Mr. Ament expressed concern about the purchase and holding of the land banking. Ms. Horvath explained that it would be the property holders decision. Mr. Ament also questioned enforcement of the Zoning Code with the result that rezoning would force people out. Ms. Horvath said that there would be no recommendation for that type of situation.

Mayor Gatzke asked three times for comments. Seeing none.

Mayor Gatzke asked three times for anyone wishing to speak in favor of this Plan. Seeing none.

Mayor Gatzke asked three times for anyone wishing to speak in opposition of this Plan. Seeing none.

Mayor Gatzke then asked Plan Commissioners for questions for the purpose of clarification.

Alderman Kaminski explained her understanding of the enforcement of the Zoning Code discussed earlier.

Mr. Christel questioned transportation patterns and U turns. Ms. Horvath said that she could pose the questions of U turns to the transportation consultant.

Mr. Felda questioned the amount of greenspace in the median and asked if cars making a left turn would back up waiting for traffic to pass. Ms. Horvath said it is not set up to create a traffic problem. Snow storage was questioned.

Mr. Chase commented on the median saying that the width of 14' will be wide enough for a left turn bay to allow turning cars to get out of traffic.

Mr. Hoesel talked about the suggestion to combine parcels and ways of accomplishing this and recommended early-on strengthening the report by explaining what the combinations would achieve, including combined drives and parking, stormwater management, bigger building envelopes, better buffers and greenspace.

Mayor Gatzke asked for further questions and comments. Seeing none, the public hearing was closed.

Motion by Mr. Barnes to defer the West National Avenue Redevelopment Plan to the July 10, 2000 Plan Commission Meeting.

Seconded by Mr. Christel. Motion carried unanimously.

5. Zoning & Subdivision Code Update

Mr. Gessler gave a brief update of the Zoning & Subdivision Code Update. An updated Code Review Schedule was passed out.

6. Visual Interactive Code Presentation by: Kelleann Foster, VIC Group

Ms. Kelleann Foster, VIC Group presented in more detail the technology behind the Visual Interactive Code and benefits to users for a easy to use, easy to access, easier to understand alternative for Government Codes.

7. Communication to Plan Commission

Communication From: Greg Kessler, Associate Planner

RE: 1999 Assembly Bill 859 - Wetland Mitigation

This communication is brought to the Plan Commission along with a letter from a constituent and local area attorneys. Legislature is telling the DNR that mitigation is OK. The act saying we should use mitigation orders the DNR to prepare the rules for how that is going to occur. Since the DNR is opposed to mitigation, we will be interested to see the end result. Wetland mitigation may make having wetland and environmental preservation easier.

8. Motion by Mr. Barnes to adjourn the Plan Commission meeting. Seconded by Mr. Felda. Motion carried unanimously.