

Minutes

NEW BERLIN PLAN COMMISSION

September 18, 2000

The Plan Commission meeting of September 18, 2000 was called to order by Mayor Gatzke at 7:02 P.M.

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

Secretary's Report -

Mr. Hoese briefed the Commissioners on the Smart Growth Legislation. One grant per jurisdiction is allowed, so we need to be selective and act in a timely manner.

Mr. Hoese said that the Architectural Control Committee has asked for comments from Commissioners on the paver on display which is being considered for use between the sidewalk and the curb where there is very little clearance along the National Avenue redevelopment corridor.

NEW BUSINESS

1. Review Zoning Code and Subdivision Code, Chapter 17 and 18.

Mr. Kessler reported that from the comments on the Subdivision Code from the GDMP Committee, staff, Plan Commission members, and the consultants, we have worked out an outline of the process so the applicant is aware of what stage of the process they are in and have a time frame. The fourteen step process was presented and explained by Mr. Kessler. It was reviewed and discussed by the Commission. No changes were made.

Mr. Hoese said that the next step is a series of criteria for the standards of the City that references back to other ordinances already passed. This criteria gives the Commissioners justification for approval or denial. The last piece, which has not been written is the cluster subdivision, rural development idea. Drafts will be brought to you in a couple of weeks for review. Other than the appeal process, enforcement, and the above, Chapter 18 is complete.

Mr. Hoese gave an update on Chapter 17. The intention was to get the development review process back and change Chapter 17 accordingly. Mr. Kessler said that the Development Agreement section has been taken out of the Zoning Code and put into the Subdivision Code.

2. West National Avenue Redevelopment Corridor Plan

The Plan presented to the Commissioners included all the changes and additions that the consultants were asked to make. Mr. Kessler gave explanations of the changes. The two areas that still need enhancements are in the Signage section and the Dumpster Enclosure section. We have recommended brick monument signage for multi-tenant structures. We have recommended masonry of like material to building for dumpster enclosure. Discussion on whether dumpster enclosures have to always be masonry or match principle structure. Staff indicated that the West National Avenue Plan indicate the current dumpster enclosure requirements from the Zoning Code.

The West National Avenue Redevelopment Corridor Plan was adopted in July 2000 pending revisions by the consultants. The consultants have resubmitted corrections. Motion by Alderman Kaminski to accept the changes that have been identified and adopted the plan as amended. Seconded by Mr. Chase. Motion carried unanimously.

Motion by Mr. Chase to substitute photos of signage and dumpster enclosures on Pages 84-90. Seconded by Alderman Kaminski. Motion carried unanimously.

Motion by Mr. Barnes to direct staff to prepare a Land Use and Redevelopment Alternative Analysis and Fiscal Analysis. Seconded by Alderman Kaminski. Motion carried unanimously.

3. COMMUNICATION TO: Plan Commission

COMMUNICATION FROM: Nikki Jones, Planning Technician

RE: Sax Arts & Crafts, Inc.

This communication which is required by State Law indicates that Sax Arts & Crafts, Inc. is consolidating. The headquarters will still be located here but the warehouses will be consolidated outside of our City.

4. COMMUNICATION TO: Plan Commission

COMMUNICATION FROM: Greg Kessler, Associate Planner

RE: WAPA Appointment

Greg Kessler, Associate Planner has been appointed as Secretary to the Wisconsin Chapter of the American Planning Association.

5. COMMUNICATION TO: Plan Commission

COMMUNICATION FROM: Nikki Jones, Planning Technician

RE: The Business Journal article on the Largest Milwaukee-Area Chambers of Commerce

New Berlin has the largest business park in Wisconsin but our Chamber of Commerce is not recognized on this list. Any suggestions the Plan Commission may have to solve this problem will be welcomed.

Motion by Mr. Chase to adjourn the Plan Commission meeting at 8:00 P.M. Seconded by Alderman Kaminski. Motion carried unanimously.