

# **Minutes**

## **New Berlin Plan Commission**

**January 18, 1999**

The Plan Commission meeting of January 18, 1999 was called to order by Mayor Gatzke at 6:00 P.M.

In attendance were Mayor Gatzke, Mr. Chase, Mr. O'Neil, Mr. Barnes, Alderman Kaminski Mr. Felda. Also present was Steven K. Hoese, Director of Planning and Mark C. Lake, Assistant Director of Planning. Mr. Christel was excused.

### **NEW BUSINESS**

#### **3. Review Consultant Contract**

The Plan Commission discussed the expectations of elements already or nearly completed which includes City Center Study, Land Use Plans and Engineering for the Diamond Interchange(Westridge), Survey of Rural Land Holders, Survey of Manufacturers, Photographic Survey of the Community Architectural Characters, Survey of Community Leaders, Establishment of the Sewer Service Boundary.

Also discussed was the proposed 20 on-site person trips by the consultant to New Berlin, breaking down the number of persons per meeting and grouping meetings together per visit.

The consultant contract is now being sent to the City Attorney for review.

#### **4. Discussion of Land Use, Subdivision Platting and Development Code, Zoning Code, Development Policies and Procedures.**

The Plan Commission agreed they would be available for working sessions with or without the public and/or the consultant on Monday or Tuesday nights or day sessions with or without a quorum.

The four products that should be the result of these meetings will be Land Use Map and Master Plan Update, Subdivision Platting and Development Code, Zoning Code, Regulations and Guidelines for Preservation and Development.

The Plan Commission discussed what groups the Consultant should meet with. Groups in consideration are the City Center Committee, Alternative Transportation Committee, Land Use Committee of Focus New Berlin, Chamber of Commerce.

The Plan Commission discussed adding a section in the Master Plan for the Park Plan. The Park & Recreation Department will have to make the decision whether they want to dove tail on to this and then negotiate a price.

#### **5. Discuss Focus Committee Structure**

Alderman Appointments were discussed and to round out the committee a few other members are needed. Suggestions were people such as an environment representative (Don Reed from SEWRPC who lives in the first district in our City), someone having to do with Residential Construction (Dean Frederick), Industrial/Office Builder (Bill Luterbach), Building Trade Business (Steve Masey-Paddock Pkwy.), Business Representative (from the Chamber of Commerce or Rotary), business woman or

homemaker, lawyer, teacher. It was determined that 15 people would be a maximum amount for this group.

#### **6. Land Use Plan for Beloit Road/I-43 Corridor in the Valley View neighborhood.**

Steven Hoese, Director of Planning introduced some alternative land use plans for the area between single family on the East and Westridge on the West along Beloit Road. The following landowners attended and spoke: Lynne Dahlvik, Dick Tarbox, Bill Kremel, Ella Meyer, Linda Borowski, Jim Kay. Rush Wilkens, the Alderman for that district also spoke.

Plan Commission directed staff to prepare a Land Use Plan Amendment that indicates a use for the Tarbox property that would include some component of condominium ownership, maybe senior restricted, two family units, or something along those lines incorporating the investment in that development into the Kremel property and then as we move west, additional senior type housing on Zimmerman property and possibly some office development on the transitional Herman property as we move down to the corner of I-43 and Beloit Road. The Meyer property across the street and the vacant parcel between that property and Small Road would have Business use assigned to it with a natural buffer to the people that live along Small Road. Staff is also directed to hold a neighborhood meeting.

Motion by Mr. Barnes to adjourn the Plan Commission Meeting at 7:45 P.M. Seconded by Mr Felda. Motion carried unanimously.

PLEASE NOTE: It is possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this note. It is possible that action will be taken on any of the items on the agenda and the agenda may be discussed in any order.

Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact William Bowers, City Clerk or Michelle Puetzer, Deputy City Clerk at 786-8610.