

Minutes

NEW BERLIN PLAN COMMISSION

April 15, 1999

The Plan Commission meeting of April 15, 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. Christel. Also present was Steven K. Hoese, Director of Planning and Jenny Brown, Associate Planner and Jeff Fortin, Planning Technician. Mr. Felda was excused.

NEW BUSINESS

Introduction of Planning Consultant team – Chris Duerksen and Greg Dale

Mr. Hoese introduced Greg Dale, Planning Consultant. Mr. Dale has key responsibility for providing comprehensive services to help guide our community. Mr. Hoese also introduced Christopher Duerksen, the attorney who will review the land demand and regulatory aspects of our project. The Growth Development Management Plan is intended to be worked on or drafted by Plan Commission, Consultants, and Staff. Also involved in the process will be customers/citizens, GDMP Review Sub-Committee, and the Common Council.

Review of Scope of Services of Growth and Development Plan and revisions to Land Development Regulations.

Ms. Brown reviewed the scope of the project saying that what we are looking for from this process is an update to the Master Plan to make it more current and flow with what the Plan Commission would like to see for growth in our City. We are looking for a rewrite of Chapter 18 and necessary Zoning Code revisions. What we hope to get out of this is a streamlined, user friendly process for applications and redevelopment. To get there involves taking a look at development, future land uses, demand, growth diagnosis, desire for, where and how much of different development types. Once these policies are developed, we can analyze them and develop these documents.

Review Schedule.

Mr. Duerksen spoke about the schedule of meetings over the next year, emphasizing the next several meetings. The meeting tonight involves project initiation. We are asking for the top five or six issues that need to be covered in this effort.

Mr. Duerksen said he will be back in a month to present a preliminary diagnosis based on various surveys, existing growth and development policy codes to see what needs to be changed to accomplish these goals. In the next week a survey will be sent around to City staff and Plan Commissioners and others asking what's working and what's not.

The month after that Mr. Dale will be here to present Demand and Growth Analyses. That will help figure out demand and how much land is available to accommodate it.

We will be back in July. Before I actually start redrafting the development codes, we need to refine the development policies that are in the plan right now. We will be bringing specific issues to the floor as we go along so you can get options and alternatives to give us guidance.

This is an overall schedule and will take us through a good part of the year.

Review Citizen Participation Plan.

The Growth Development Management Plan Review Sub-Committee will discuss Land Use Issues at a public session.

Key planning issue identification and discussion.

Mr. Hoese explained that Mr. Dale will be the facilitator as we listen to your issues and we would like to know the top issues each of you feel, as experienced Plan Commissioners need attention. Mr. Dale emphasized that this is not an engineering project so there is no technical right or wrong way. What we are doing is creating a vision for the community

Plan Commissioners then proceeded to take turns listing their thoughts on their ideas of top issues.

After all were listed, the top five issues were determined as:

Amount/ratio of multi-family vs. single family.

Architectural standards and themes for commercial development. Quality vs. Uniformity. Need for buildings and places with character and staying power.

Protection of open space all over city and preservation of publicly owned open space.

Availability of infrastructure and services and protecting transportation corridors.

Establishing a better blend/compatibility between commercial, industrial, and residential uses including infill development. Avoiding development "hodge-podge" and incompatible land use mix.

The Plan Commissioners listed some positive and negative things in the community.

NEEDS HELP:

I-43 and Racine Avenue interchange.

Lincoln Avenue corridor.

Mixture of industrial and commercial and residential.

East/West Standards.

Development at I-43 and Moorland Road Interchange.

Greenfield Avenue and Calhoun Road.

Calhoun Road & Coffee Road .

National Avenue west of Moorland Road.

Mix of commercial with residential on Greenfield Avenue.

Greenfield Avenue -access control problems and failure to preserve a wide enough corridor to support the demands placed on road.

Linnie-Lac – quality of development, inappropriate infrastructure.

Moorland Road and National Avenue Intersection

Sunnyslope Road and National Avenue Intersection

Commercial Strip with mixed in residential.

National Avenue between Racine Avenue and Calhoun Road (older housing, bars, etc)

Barrett Landfill.

Springdale Road north of Cleveland Avenue, mix of industrial and residential.

POSITIVE:

Golf Course

View from Prospect Hill

Ancient Oaks

Waterford Square

Westridge Industrial Park

Deer Creek Sanctuary

Johnson Park

Poplar Creek around Calhoun Road and Observatory Road.

Poplar Creek primary environmental corridor North of Cleveland Avenue.

National Regency

Mr. Hoese announced that the next Current Planning Plan Commission meeting is May 3, 1999 and Comprehensive Plan Commission meeting is May 17, 1999 Then on June 7, 1999 there will be a Current Planning Plan Commission meeting and the staff is suggesting another Current Planning Plan Commission meeting on June 28, 1999 and Comprehensive Plan Commission meeting on July 12, 1999. The Commissioners agreed this would be an agreeable meeting schedule and Mayor Gatzke said we would go ahead with these meeting dates.

Motion by Alderman Kaminski to adjourn the Plan Commission meeting at 9:00 P.M. Seconded by Mr. Christel. Motion carried unanimously..