

## NEW BERLIN PLAN COMMISSION

July 12, 1999

### Minutes

The Plan Commission meeting of July 12, 1999 was called to order by Mayor Gatzke at 7:00 P.M.

In attendance were Mayor Gatzke, Mr. O'Neil, Mr. Barnes, Alderman Kaminski, Mr. Christel, Mr. Chase, Mr. Felda. Also present was Steven K. Hoese, Director of Planning, and Jeff Fortin, Planning Technician.

#### CONTINUED BUSINESS

##### 3. PG-764 Impact Fee Study –

The comparison matrix for current fees and proposed fees was discussed. The Public Hearing is scheduled for July 27, 1999 at 7:00 P.M.

#### NEW BUSINESS

##### 4. Introduction of the Consultant – Mr. Hoese introduced Mr. Greg Dale of McBride, Dale, Clarion.

5. Discussion of the Land Demand and Capacity Analysis Report - The Land Demand and Capacity Report prepared by Mr. Dale was presented. Discussion points were residential demand and residential capacity, commercial and industrial demand and commercial and industrial capacity.

Discussion on affect of adjoining communities being sold out and creating possible income demand

Discussion of how the cities past and current slow growth policies have limited growth and what would happen if that were to change.

Discussion on the emphasis of Brownfields Development by Federal or State Court affect marketability of new Greenfield sites.

##### 6. Policy implications of the Land Demand and Capacity Analysis – Policy questions and issues raised by demand and capacity analysis were:

- a. How much residential growth should the City plan for?
- b. What should the densities be in the West?
- c. What should the environmental policies be?
- d. Gross densities vs. net densities?
- e. What role should the adjacency rule play in the plan?
- f. Should the City plan to continue to "capture" the same proportion of County jobs?
- g. How should desired future growth be allocated by Character Area?

Plan Commission discussed issued raised at the Growth & Development Management Plans Review Sub-Committee of the Plan Commission.

7. Continuation of policy discussion from previous meetings – The future of Racine Ave. and National Ave. intersection as a point of interest was discussed. Plan Commissioners asked to be made aware of next County meeting concerning this area. Plan Commissioners were instructed to make additional comments on concept areas from previous meeting. Plan Commissioners were assigned to:

Review the materials presented to date including the Planning Commission priority issues; the "Overall Policies", and the concept area map and planning issues summary.

Drive or walk the concept area.

Complete the forms for each concept area indicating your vision for each area along with the desirable future land uses.

8. Next Steps - Policies will begin to be formed. Homework assignment to be returned by August 9 to the Planning Department. In September the landowner survey should show what their preferences are and we will also be talking more about procedures and the process track.

The Plan Commission Meeting was adjourned at 8:45 P.M.