

NEW BERLIN PLAN COMMISSION

October 18, 1999

Minutes

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

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

NEW BUSINESS

3. Commercial Center Review

Greg Kessler, Planning Technician gave a presentation reviewing the Commercial Center. He began with some background information explaining that the process began in 1997 for the Commercial Center Plan which is a land use plan and set of design standards and guidelines for this commercial center. The process involved many meetings and a public hearing.

Mr. Kessler explained that the Plan was prompted by deaths and injuries to pedestrians along National Avenue and numerous vehicle accidents in this area. It was also prompted by examples of other blighted commercial areas in other communities and interest from private landowners to redevelop the area. Strategic planning by FOCUS New Berlin identified this as a goal. Mr. Kessler reviewed the goals of the Plan and went over the proposed Land Use Plan indicating the mixture of commercial and residential development, PUD description, areas of recreation, and North/South greenway corridor.

Mr. Kessler listed the standards and guidelines that the consultants developed for the Plan. Staff recommendations were outlined.

Motion by Mr. Barnes to adopt the Commercial Center Land Use Plan as an amendment and revision to the Land Use and Urban Design Plan for the City of New Berlin: 2010.

Seconded by Mr. Christel.

Alderman Kaminski questioned National Avenue and Moorland Road serving as a commercial corridor rather than a mix of residential and commercial uses. Mr. Kessler explained the commercial district would run down the East side of Moorland Road to Howard Avenue.

Motion carried unanimously.

Motion by Mr. Barnes to adopt the design guidelines and standards for the area of National Avenue, Moorland Road, and Coffee Road area which functions as the Commercial Center of the City.

Seconded by Mr. Christel. Motion carried unanimously.

Mr. Hoese wanted to make it clear that there is no recommendation at this point in time or anything in this motion to extend any city funds, borrow any money, or create any kind of TIF district. This motion is dealing with standards and guidelines.

4. Alternative Transportation Plan

David Haines, Associate Planner/Mapping Coordinator presented information regarding the Bicycle and Pedestrian Facility Plan. Mr. Haines identified facility types as shared roadways/wide curb lands, paved shoulders, bicycle lands and paths and crossings. Goals of the Bicycle and Pedestrian Facility Plan were listed. These goals are to develop bicycle facilities to encourage bicycling, recommend facility types, improvements, signage, and promotion, develop bicycle transportation map, bicycle safety education and maintenance strategy.

Mr. Haines explained the staff recommendations saying that they range from just maintaining the shoulders (gravel, dirt, paving, etc) that are currently there, to adding more markings, to possibly increasing the width of the road or to actually do some paving. The recommendations include some promotion ideas and some ideas for safety education.

Mr. Hoese explained that while the Plan Commissions action tonight may be to adopt this plan, this body as a Plan Commission does not extend any funds. This motion would be only to adopt the Bicycle and Pedestrian Facility Plan to use as a guideline if and when funds are available.

Motion by Mr. Barnes to adopt the Bicycle and Pedestrian Facility Plan as an addition to the Land Use and Urban Design Plan for the City of New Berlin: 2010 to provide for a safe, convenient and pleasant alternative mode of transportation for bicyclists and pedestrians within the community.

Seconded by Mr. Christel.

Mr. Christel wanted to give credit to Mr. Blake as well as the other committee members for all their hard work developing this Plan.

Motion carried unanimously.

5. Focus Committee Status

Michael Lynch representing Focus New Berlin gave a presentation on the overview of works in process. Aquifers Beneath New Berlin was an area Mr. Lynch reported on as one idea of the Committee. Charts and summary pages in power point presentation were shown explaining the opportunity for us to maintain control over a long term water supply for the western part of the city. There are pros and cons to private on-site water treatment systems but they may offer some new opportunities for us in water quality and small developments.

Mr. Lynch explained conservation subdivisions as an important approach to development. By incorporating the whole idea that goes beyond just clustering homes but into businesses we will have small communities that people of all ages would want to live. Power point pictures were presented showing scenes in conservation subdivisions.

Mr. Hoese asked if there was access to resource that would prioritize the soil types and their benefit for ground water recharging the aquifer. Mr. Andy Yench. UW Ex. said the soil information should be available from the USDA Natural Resources Conservation Service. That is information that the consultants working on the revisions to the Master Plan should have in their position. Mr. Hoese said we have maps but they are for a lot of different purposes but is there a ranking of the soils? For example, some soils should not be built on at all because they have such a high value for ground water and we should know which ones they are. Mr. Yench said the soils in the soil surveys are ranked according to their permeability. The designation for recharging aquifer is not included. There is a need for a bit more research into what the characteristics are for groundwater recharge.

Mayor Gatzke thanked everyone on the FOCUS Committee for all the work done so far and looks forward to seeing the final results.

Mr. Hoese added that the combined FOCUS New Berlin, Plan Commission, and University of Wisconsin Survey have been mailed and results should be available within 30-60 days.

6. Parade of Homes Report

This years annual update on the Parade of Homes was done by Nikki Jones and Jeff Fortin The Parade of Homes is the Metropolitan Builders Association showcasing the types of homes in our area. Our report is a statistical survey giving you a summary of the state of residential construction in our area having to do with prices and sizes of homes, etc.

Jeff Fortin summarized some of the information in the report gathered from visiting the 24 homes at the three different parade sites. The 1999 Parade of Homes Report is on file in the Planning Department.

7. Communication to: Plan Commission

Communication From: Steven K. Hoese, Director of Planning

Re: Milwaukee Journal Sentinel, October 4, 1999, "EPA Reviewing Septic System Proposal".

Mr. Hoese reported on the communication saying the proposed changes in the septic system rules are moving forward but there are still a number of challenges. Legislative review should ensure they would have had significant judgement when these rules are finally adopted.

Motion by Mr. Barnes to adjourn the Plan Commission Meeting. Seconded by Mr. Christel. Motion carried unanimously.