

*Please note: Minutes are unofficial until approved by the Plan Commission at the next regularly scheduled meeting.*

NEW BERLIN PLAN COMMISSION

NEW BERLIN CITY HALL COUNCIL CHAMBERS

DECEMBER 8, 2004

MINUTES

The Plan commission Meeting was called to order by Mayor at 6:08 P.M.

In attendance were Mayor Wysocki, Alderman Ament, Mr. Gihring, Mr. Felda, Mr. Sisson, Mr. Barnes. Also present were Greg Kessler, Director of Community Development; Nikki Jones, Planning Services Manager; Olofu Agbaji, Associate Planner, Amy Bennett, Associate Planner, JP Walker, City Engineer. Mr. Teclaw was excused.

Motion by Alderman Ament to approve the Plan Commission Minutes of October 20, 2004. Seconded by Mr. Gihring. Motion passes with Mr. Sisson voting present.

Motion by Mr. Felda to approve the Plan Commission Minutes of November 17, 2004. Seconded by Mr. Gihring. Motion passes with Mr. Sisson voting present.

4. PG-936 Conservation Forum – Subdivision and Zoning Code Amendments.  
(Reminder: Plan Commissioners, please bring your Code Update Packets with you. We will not be printing new copies until we are all done with the updates.)

**Chapter 235**

**Amendment #14**

Motion by Mr. Barnes to adopt Amendment #14.

Make sure reference is correct for “Parks, Recreation & Forestry Commission”

Seconded by Alderman Ament. Motion carried unanimously.

**Amendment #5**

Motion by Alderman Ament to adopt Amendment #5 with the following changes:

- Page 5, Line 7 – Add “where applicable” at the end of the line.
- Page 5, Line 42 – Add “where applicable” at the end of line.
- Page 2, Line 15 – Add a comma ( , ) after “applicable”.
- Page 6, Line 3 – Add “Parks, Recreation & Forestry Commission” to make recommendation to Plan Commission.”

Seconded by Mr. Sisson. Motion carried unanimously.

### **Additional changes to Chapter 235:**

Motion by Alderman Ament to change all language referring to “conservation land” or “greenways” to “conservation area”.

Seconded by Mr. Gihring. Motion carried unanimously.

This will be added to definition section in Chapter 275.

#### **Amendment #1**

- Page 2, Line 2 – Change “This” to “The”, change “are” to “is”

### **Chapter 275**

#### **Amendment #1**

- Page 2, Line 30 – Change “Land Use and Urban Design Plan” to “Master Plan”
- Page 2, Line 39 – Eliminate word “existing”
- Page 2, Line 35 – Eliminate word “greater”
- Page 3, Line 4 – Change “maintained” to “enhanced”
- Page 3, Line 25 – Eliminate “and to minimize perceived density by minimizing” and replace with “by limiting”
- Page 2, Line 29 – Change “as determined by” to “as applied pursuant to Section 275-33(g)”
- Page 2, Line 29 – change “.2 dwelling unit” to “one dwelling unit per 5 acres”
- Page 3, Line 35 – change “determined by ” to “applied pursuant to Section 275-33(g)”

Motion by Mr. Sisson to adopt the above listed amendments to Amendment #1. Seconded by Mr. Felda. Motion carried unanimously.

Motion by Mr. Barnes to adopt Amendment #1 as amended. Seconded by Mr. Gihring. Motion carried unanimously.

#### **Amendment #2**

- Page 5, Line 1 & 15 – Change “with” to “width”
- Page 5, Line 3 – Change “12,000” to “20,000”
- Page 5, Line 4 – Eliminate “on average”
- Page 5, Line 4 – Eliminate “up to 20% of the lots may be reduced to a minimum of 10,000 square feet.”
- Page 5, Line 16 - Change 80 to 110
- Page 4, Line 7 – Change “one acre” to “32,670 square feet”
- Page 4, Line 8 – Eliminate “20% of the lots may be.....”
- Page 5, Line 2 – Change “100” to “110”

- Tables to be adjusted accordingly.
- Page 5, 275-33(14)b to read: Large “conservancy lots” of at least 10 acres, may in the aggregate occupy up to 80 percent of the Greenway Land, with the remainder of the greenway land restricted from development by way of conveyance to a homeowners’ association, land trust, or the City by way of a conservation easement. However, the Greenway Land within each conservancy lot remains subject to the standards for Greenway land in Section 275-41, herein.

Motion by Mr. Barnes to adopt the above listed amendments to Amendment #2. Seconded by Mr. Gihring. Motion carried unanimously.

Motion by Mr. Barnes to adopt Amendment #2 as amended. Seconded by Mr. Felda. Motion carried unanimously.

### Amendment #3

- Page 5, Line 29 – Change “15 (fifteen) dwellings” to “25 (twenty-five)”
- Page 5 Line 32 – Remove the word “strictly”
- Page 6- Add (5)- The applicant shall further endeavour to harmonize the development of the site with these natural features and to synergize those natural features with each other so as to preserve where possible their contiguity.
- Page 6- Add (6) – The developer shall where applicable apply the design standards as setforth in the Developer’s Handbook.
- Page 5, Line 28 – add the word “separate” to read “two separate access ways”
- Page 5, After Line 31 –Any individual cul-de-sac (public or private) within the residential development shall have no more than 15 units that have exclusive frontage along said cul-de-sac. A public cul-de-sac shall serve at least a minimum of 5 units that have exclusive frontage along the cul-de-sac.

Motion by Mr. Barnes to adopt the above listed amendments to Amendment #3. Seconded by Alderman Ament.

Motion by Alderman Ament to adopt Amendment #3 as amended. Seconded by Mr. Barnes. Motion carried unanimously

### 5. (6)OA SG-79-04 Interstate Music – 13819 W. National Ave. – Wall Sign.

Motion by Alderman Ament to approve the request by Interstate Music for a wall sign located at 13819 W. National Avenue subject to the application, plans on file, and the following conditions:

- 1) Because it is not practical to locate a monument sign on this property as required by Section 275-61 (I) (1) (c) (1) of the Municipal Code, the applicant would like the Plan Commission to waive this requirement. Based on recommendation from the Transportation Division Engineer, staff is requesting that this requirement be waived for this particular tenant and allow the installation of this wall sign.
- 2) Per Section 275-53B(1)(11) all existing nonconformities and outstanding code violations shall be identified, resolved, and remedied.
- 3) All future modifications, including face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for and receive a Sign Permit, and must meet the provisions of the Section 275-61 New Berlin Municipal Code.
- 4) The internally illuminated wall sign face shall read, "im-Interstate Music" in white on a blue and green background.
- 5) The "im" sign face shall not exceed 2.4' in diameter and "Interstate Music" sign face shall not exceed 9' 7" in width x 3' 8" in height and. Sign face dimension shall be consistent with the approved plan on file.
- 6) All signs including shall be turned off outside normal business hours.
- 7) Payment of \$45.30 is due per the following calculations:  
 Sign Face:  $9.6' \times 3.6' = 35.5 \text{ sq. ft.} + 4.6 \text{ sq. ft.} = 40.1 \times \$3/\text{sq ft} = \$120.30$   
 Less application fee: (\$75): \$45.30

Seconded by Mr. Sisson. Motion carried unanimously.

6. Communication To: Plan Commission  
 Communication From: Nikki Jones, Planning Services Director  
 Communication Re: Letter from Metropolitan Builders dated December 2, 2004.

Mr. Kessler said Ms. Gina Hansen, author of the letter is in attendance and explained that reference will be made to this communication as we go through the Zoning Ordinance.

Motion by Mr. Felda to adjourn the Plan Commission meeting at 9:14P.M.  
 Seconded by Mr. Barnes. Motion carried unanimously.