

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
NOVEMBER 17, 2004
MINUTES

The Plan Commission Meeting was called to order by Mayor Wysocki at 6:05 P.M.

In attendance were Mayor Wysocki, Alderman Ament, Mr. Gihring, and Mr. Sisson. Also present were Greg Kessler, Director of Community Development; Nikki Jones, Planning Services Manager; Olofu Agbaji, Associate Planner; Amy Bennett, Associate Planner. Mr. Barnes and Mr. Teclaw were excused. Mr. Felda arrived at 6:40 P.M.

Motion by Alderman Ament to approve the Plan Commission Minutes of October 20, 2004. Seconded by Mr. Sisson. Motion carried unanimously.

Motion by Alderman Ament to reconsider approval of October 20, 2004 Plan Commission Minutes. Seconded by Mr. Gihring. Motion carried unanimously.

Motion by Alderman Ament to table approval of the October 20, 2004 Minutes. Seconded by Mr. Sisson. Motion carried unanimously.

4. (5)OA U-55-04 Marek Management, LLC – 15805 W. National Ave. – Use Approval for Multi-Tenant Building and Exterior Architectural Alteration.

Motion by Mr. Sisson to approve the request by Marek Management LLC for changes to the approved exterior architecture of the building located at 15805 W. National Avenue subject to the application, plans on file, and the following conditions:

- 1) Architectural Plans
 - a) Review by the Architectural Review Committee for changes.
- 2) Site Plan / Engineering
 - a) Developer is required to follow National Avenue Lighting Plan. City Standard pedestrian poles and luminaires will be required at 80-foot spacing. Developer will be required to post appropriate surety instrument as determined by the City Engineer in lieu of installing the sidepath lights prior to issuance of Zoning Permit.
 - b) Developer is required to follow National Avenue Landscaping Plan. Check with the Director of Parks, Recreation and Forestry Department for specifics.

Seconded by Mr. Gihring. Motion carried unanimously.

5. PG-936 Conservation Forum – Subdivision and Zoning Code Amendments.

Chapter 235

Amendment #10

Motion by Alderman Ament to adopt Amendment #10 with the following changes:
➤ Page 16, Line 1, change “repelled” to “repealed”.

Seconded by Mr. Sisson. Motion carried unanimously.

Amendment #11

Need to change wording to use the same words (“conservation lands” or “conservation areas”) The change must be verified with Randall Arendt to be sure of the meaning. Revise Definition Section 235-47 accordingly.

Motion by Alderman Ament to adopt Amendment #11 on the condition that Randall Arendt verifies that the word usage is correct.

Seconded by Mr. Sisson. Motion carried unanimously.

Amendment #12

Motion by Mr. Gihring to adopt Amendment 12 with the following changes:

- Page 17, Line 22 change “Standards” to “Guidelines”.
- Page 18, Line 16, Sub B shall read “Other Conservation Land Design Guidelines”
- Page 18, Line 17 add “to the fullest extent possible”, and change the word “standards” to “guidelines”.
- Page 18, Line 28, insert “slope” > 20%.
- Page 19, Line 17 (11) change to Sub. C “The Conservation Subdivision design shall be consistent with the City’s Master Plan.”

Seconded by Mr. Felda. Motion carried unanimously.

Amendment #13

Motion by Mr. Sisson to adopt Amendment 13 with the following changes:

- All references to “development agreements/improvement agreements” shall be changed to “development agreements”.
- Page 22, Line 25 remove “the” before all.
- Page 22, Line 7 remove “,” after Common Council.
- Page 22, Line 20 insert “are constructed and” accepted.
- Page 22, Line 28 shall read “The Director has inspected and determined that all public improvements are in compliance with the developers agreement.”
- Page 22, Line 29 insert “other” after all.
- Page 22, Line 24 post-development should be Step 9.
- Page 20, Line 15 “statutes” (spelling)
- Page 22, Line 32 change to “TECHNICAL DESIGN STANDARDS”, change all references of “infrastructure and site design standards” to “technical design standards”.

Seconded by Mr. Gihring. Motion carried unanimously.

Amendment #14

Motion by Alderman Ament to table Amendment 14 to reword in consultation with Mark Schroeder, Director of Parks & Recreation.

Seconded by Mr. Gihring. Motion carried unanimously.

Mayor Wysocki announced this completes our work on Chapter 235 and Chapter 275 would be taken up at future meetings. Discussion on possible dates available to schedule two more meeting dates.

Alderman Ament suggested an additional change to amendments in Chapter 235:

Amendment #7 - Page 10, Line 16 change “define” to “defined”.

City Attorney Blum said that ordinances he has drafted summarizing the changes will require some modification in light of what was done tonight as follows:

Related to Amendment #13

Motion by Mr. Felda to delete the subsection 235-12C (Page 235:6 of current code). Seconded by Mr. Sisson. Motion carried unanimously.

Motion by Mr. Felda to delete references for recommendation to Public Works in 235-15(J)(2)C(1) – (page 235:18 of current code). Change to read “The Director or designee shall make a determination of the developers compliance with the terms of the developement agreement, city ordinances, and city’s Developer’s Handbook”. Seconded by Alderman Ament. Motion carried unanimously.

Motion by Alderman Ament to add #(3) under 235-12(D) (Page 235:6 of current code) “Acceptance of dedication of land for public infrastructure pursuant to Wisconsin Statutes 236.29.” Seconded by Mr. Gihring. Motion carried unanimously.

Motion by Alderman Ament to adjourn the Plan Commission Meeting at 8:25 P.M. Seconded by Mr. Sisson. Motion carried unanimously.