

*** REVISED-Amendment #9**

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

OCTOBER 20, 2004

6:00 P.M.

MINUTES

The Plan Commission Meeting was called to order by Mayor Wysocki at 6:02 P.M.

In attendance were Mayor Wysocki, Alderman Ament, Mr. Teclaw and Mr. Gihring. Also present were Greg Kessler, Director of Community Development; Nikki Jones, Planning Services Manager; Olofu Agbaji, Associate Planner. Mr. Felda arrived at 6:23 P.M. Mr. Sisson was excused.

3. (2)NJ U-13-03 City Center Retail 1 – Bldg. B – 15155 W. National Ave. - Project Phasing Request.

Motion by Mr. Teclaw to approve the request for Project Phasing Request for construction of Phase I, Building “B”, a multi-tenant building located at 15155 West National Avenue, subject to the application, plans on file, and the following conditions:

- 1) Prior to occupancy of Building B, applicant shall complete all site improvements associated with the area highlighted in yellow on the plan C3 revision date 6/28/04 including, but not limited to:
 - a) All parking areas and associated markings;
 - b) Curb and gutter;
 - c) Landscaping and colored concrete associated with the plaza areas
 - d) All utilities, including storm sewer, decorative lighting.
- 2) Prior to the occupancy of Building D, applicant shall complete all site improvements associated with the area highlighted in orange on the site plan. This includes the remainder of the items (1) a-d above.
- 3) Applicant shall work with the Engineering Division staff to finalize any concerns with the phasing of this project.
- 4) Installation Bond and Maintenance Bond will be retained until all landscaping is installed and inspected.
- 5) Applicant shall indicate on the revised phasing plan the following with regard to request #2:
 - a) Identify on a separate plan sheet the type, style, and color of bike stands, trash receptacles and architecturally integrated newspaper racks the applicant/building owner has chosen for the development to use.
 - b) Identify the potential location of the bike stands, trash receptacles and architecturally integrated newspaper racks on the plan.

Seconded by Mr. Gihring. Motion carried unanimously. Mr. Felda was absent for vote.

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

Chapter 235

Amendment #1

Motion by Mr. Barnes to adopt Amendment #1 with the following changes:

- Line 4, change "County" to "City".
- Line 19, add comma after "soil".
- Renumber starting at line 3, page 3.

Seconded by Mr. Gihring. Motion carried unanimously.

Amendment #2

Motion by Mr. Gihring to adopt Amendment #2 with the following changes:

- Line 22, eliminate "(Planning and Engineering Divisions)".

Seconded by Mr. Felda. Motion carried unanimously.

Amendment #3

Motion by Mr. Gihring to adopt Amendment #3 with the following changes:

- Eliminate paragraph "A", lines 3-7, page 4.
- Eliminate "/improvement" on line 12.

Seconded by Mr. Teclaw. Motion fails 6-0.

Motion by Mr. Teclaw to drop Amendment #3.

Seconded by Alderman Ament. Motion carried unanimously.

Amendment #4

Motion by Alderman Ament to adopt Amendment #4.

Seconded by Mr. Gihring. Motion carried unanimously.

Amendment #5

Motion by Mr. Barnes to adopt Amendment #5 with the following changes:

- Eliminate Step 5 in its entirety on page 5, lines 15,16,17 and on page 8, lines 31,32,33,34.
- Eliminate references "(see note below)".
- Eliminate starting on line 13, page 7 "In so doing..." and ending on line 16.
- Add "site context map" to line 38, page 8 after "analysis plan".
- Change "existing conditions" to "existing resources".
- Change "development/improvement" to "developer's" .

Seconded by Alderman Ament. Motion carried unanimously.

Amendment 6

Motion by Mr. Gihring to adopt Amendment 6.

Seconded by Mr. Barnes. Motion carried unanimously.

Amendment 7

Motion by Mr. Alderman Ament to adopt Amendment #7 with the following changes:

- Replace all "him/her" with "applicant".
- Add "and standards contained in Developers Handbook" after "ordinance" on page 12, line 6.
- Eliminate "statutory" and replace with "setforth within this ordinance" on line 29, page 12.
- Add to page 11, line 25 "as identified in existing resource and site analysis map".

Seconded by Mr. Gihring. Motion carried unanimously.

Amendment 8

Motion by Mr. Barnes to adopt Amendment #8 with the following changes:

- Add "(12) – Floodplains"

Seconded by Mr. Gihring. Motion carried unanimously.

Amendment 9

Motion by Mr. Barnes to adopt Amendment #9 with the following changes:

- Change title to Existing "Resources" and Site Analysis Map.
- On page 14, lines 1 and 2 eliminate "(except those in which all proposed lots are to be ten or more acres in area)".
- * On Page 15, Revise 235-38B(5)(I) to read "All trees greater than 4" (dbh) diameter at breast height except prohibited species."
- Renumber B 1-16

Seconded by Alderman Ament. Motion carried unanimously.

5. Communication From: Greg Kessler, Director of Community Development
Communication Re: Groundwater Supply Issues on the West Side of New Berlin.

Plan Commissioners acknowledged receipt of this communication.

Motion by Alderman Ament to adjourn Plan Commission meeting at 9:31 P.M.
Seconded by Mr. Teclaw. Motion carried unanimously.