

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

PUBLIC HEARING

6:00 P. M. DH PG-921 Amendments to the Zoning Ordinance, Subdivision Ordinance. Amendments to Chapter 275(Zoning), and Chapter 235 (Subdivision of Land).

NEW BERLIN PLAN COMMISSION

NEW BERLIN CITY HALL COUNCIL CHAMBERS

MARCH 10, 2004

MINUTES

The public hearing relative to Amendments to the Zoning Ordinance, Subdivision Ordinance – Amendments to Chapter 275 (Zoning), and Chapter 235 (Subdivision of Land) was called to order by Mayor Wysocki at 6:05 P.M.

In attendance were Mayor Wysocki, Alderman Ament, Mr. Gihring, Mr. Teclaw, Mr. Sisson. Excused were Mr. Felda and Mr. Barnes. Also present were Greg Kessler, Director of Community Development and David Haines, Planning Services Manager.

Mr. Haines stated we started the Zoning Code Amendment about one year ago. The last time the Code was amended was in 2001; there was a major Code revision in 2000. Since then, various issues have cropped up where there were items missing in the current Code that was in the previous Code, some things that needed to be clarified, and some new regulations needed to be added. Mr. Haines referred to the amendments that were handed out to the Commissioners and stated these have been worked on over the past year with the Plan Commission in trying to fine-tune and better the ordinance. The ordinance is a living document and changes with time because of new development ideas, and things need to also be consistent. These ordinance changes recognize that.

As far as Chapter 275 goes, over 102 amendments were initially proposed, and 10 amendments for Chapter 235 were proposed. These were all debated at Plan Commission, with the majority of them approved by Plan Commission and most approved by unanimous vote.

Mr. Haines summarized the list of amendments that were not considered. Some of the amendments may come back at a later time, but as far as this round of updates goes, they are not included.

Mayor Wysocki asked three times if there was anybody wishing to address the Plan Commission regarding the Amendments.

Alderman Ament: *Amendment #73: Brick requirements D. (2) (b) – Such brick, masonry, glass, or other decorative facing shall extend around all four sides of the structure.* Alderman Ament thought this was for new buildings. Are there going to be provisions for existing buildings because in the old part of the Industrial Park there are quite a few steel or tin buildings. He felt it would be very cost prohibitive for somebody to put masonry over the entire building.

Mayor Wysocki: It would only come if we chose by amendment; and it could be unique just for the Industrial Park based on the current project study that we are doing.

Greg Kessler: The CDA is working on new architectural and material standards for the original New Berlin Industrial Park. I would suspect that new standards and specific standards would be

brought forward. We do not have an issue with this in Westridge. All of those buildings meet this requirement. This requirement is for new construction, and there will be new regulations forthcoming through the CDA regarding architectural standards in the old park.

Alderman Ament: Are there any other areas other than the old park that might have a similar situation?

Mr. Haines: Everything else is along Lincoln Ave., and there may be one along Springdale.

Mayor Wysocki: The consensus of the Plan Commission is to refer this to Common Council.

Public Hearing adjourned at 6:17 P. M.

NEW BERLIN PLAN COMMISSION
NEW BERLIN CITY HALL COUNCIL CHAMBERS
MARCH 10, 2004
MINUTES

The Plan Commission Meeting was called to order by Mayor Wysocki at 6:20 P.M.

In attendance were Mayor Wysocki, Alderman Ament, Mr. Gihring, Mr. Teclaw, and Mr. Sisson. Excused was Mr. Barnes and Mr. Felda. Also present were Greg Kessler, Director of Community Development, and David Haines, Planning Services Manager.

Motion by Alderman Ament to approve the Plan Commission Minutes of February 11, 2004. Seconded by Mr. Teclaw. Motion carried unanimously.

Motion by Mr. Sisson to adjourn the March 10, 2004 Plan Commission Meeting at 6:21. Seconded by Alderman Ament. Motion carried unanimously.