

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
FEBRUARY 11, 2004
MINUTES

The Plan Commission Meeting of February 11, 2004 was called to order by Mayor Wysocki at 6:13 P.M.

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

Plan Commission Secretary's Report – Plan Commissioners received a memo from Mike and Marsha Roman regarding adjustments to Ordinance No. 2154.

Motion by Mr. Sisson to approve the minutes of November 19, 2003 Plan Commission meeting. Seconded by Mr. Gihring. Motion carried unanimously.

NEW BUSINESS

5. DH PG-921 Amendments to the Zoning Ordinance, Subdivision Ordinance, and By-Laws. Updates to Chapter 275(Zoning), and Chapter 235 (Subdivision of Land), and By-Laws.

CHAPTER 275

Amendment 70

Motion by Mr. Sisson to adopt Amendment 70. Seconded by Alderman Ament. Motion carried unanimously.

Amendment 80

Motion by Mr. Sisson to adopt Amendment 80. Seconded by Mr. Barnes.

Motion by Mr. Teclaw to amend Amendment 80 to go from two interior connections to one. 275-42G(1)(c)9. (Line 1248) Seconded by Alderman Ament. Motion carried unanimously.

Discussion on how pre-existing structures would be dealt with. Attorney Blum said the issue would be if it were considered a duplex and in violation of the zoning code by definition. If it fits the definition of this, they could make application and go through the process for approval of a mother-in-law suite. If it does not meet the requirements, it could be a violation of the zoning code.

Motion by Mr. Teclaw to adopt Amendment 80 as amended. Seconded by Mr. Barnes. Motion carried unanimously.

Amendment 101

Discussion on the conditions of approval superceding the expiration date of one year. Applicants would be allowed to apply to Plan Commission for extensions.

Motion by Mr. Sisson to adopt Amendment 101. Seconded by Mr. Gihring. Motion carried unanimously.

Amendment 102

Discussion on defining the powers and duties of the Plan Commission and the Community Development Authority. The process of review by the CDA and the relationship with Plan Commission and Common Council was examined. Some of the Plan Commissioners felt there was duplication of authority that would result in confusion while others felt that the CDA would be only looking at specific redevelopment areas and give the Plan Commission the broader outlook.

Motion by Mr. Sisson to table Amendment 102. Seconded by Mr. Gihring. Motion carried unanimously.

CHAPTER 235

Amendment 10

Motion by Alderman Ament to adopt Amendment 10. Seconded by Mr. Barnes. Motion carried unanimously.

Motion by Alderman Ament to amend the recommendation to Council by striking Amendment 102.

Seconded by Mr. Teclaw. Motion carried unanimously.

Motion by Alderman Ament to recommend to Common Council to set a public hearing for March 10, 2004 for consideration of amending Chapter 275 in accordance with Amendment No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 38, 39, 40, 43, 44, 45, 46, 47, 48, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 63, 64, 65, 70, 71, 72, 73, 74, 76, 77, 78, 80, 91, 92, 94, 95, 96, 97, 98, 99, 100, and 101; and amending Chapter 235 in accordance with Amendment No.: 1, 2, 6, 7, and 10.

Seconded by Mr. Sisson. Motion carried unanimously.

Motion by Mr. Teclaw to recind Amendment 28. Seconded by Alderman Ament.
Motion by Mr. Teclaw to remove motion to recind. Seconded by Alderman Ament.

Motion by Alderman Ament to recind Amendment 64. Seconded by Mr. Teclaw. Motion carried unanimously.

Motion by Mr. Teclaw to amend Amendment 64 by striking the definition of Building Height, Residential. Seconded by Mr. Barnes. Motion carried unanimously.

Motion by Mr. Barnes to amend Amendment 64 to have Building Height make reference to 275.45A. Seconded Alderman Ament. Motion carried unanimously.

Motion by Alderman Ament to adopt Amendment 64 as amended. Seconded by Mr. Barnes. Motion carried unanimously.

A special meeting was set for March 18, 2004 to resolve remaining code issues. Written responses or presence of experts on conservation subdivisions preferred.

Motion by Mr. Barnes to adjourn the Plan Commission meeting at 9:27 P.M. Seconded by Mr. Sisson. Motion carried unanimously.