

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

SEPTEMBER 24, 2003

MINUTES

The Plan Commission meeting of September 24, 2003 was called to order by Mayor Wysocki at 6:06 P.M.

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

Plan Commission Secretary's Report – David Haines read the letter dated September 18, 2003 from the New Berlin Citizens for Responsible Government.

Mr. Haines referred to the handout showing proposed CSM's to be processed, discussed the original two options which were not entirely satisfactory, and explained the new process that the City Attorney helped to come up with. Discussion comparing the difference between a subdivision and a CSM process and the deadlines involved. The consensus was to proceed with drawing up the appropriate ordinance using the new process.

Mr. Haines spoke briefly about Amendment 69 referring to Park zoning districts. It was suggested by Alderman Ament to have different park districts, possibly P-1 Active Parks, P-2 Passive Parks, P-3 Permanent Open Space. Mr. Haines referred to the memo from the Park & Rec Commission saying to leave the P-1 Zoning as currently established now.

Motion by Mr. Gihring to drop Amendment 69. Seconded by Mr. Barnes.

Alderman Ament felt this decision was made too quickly.

Motion by Alderman Ament to table Amendment 69. Seconded by Mr. Teclaw. Motion carried unanimously.

NEW BUSINESS

4. (5)DH U-59-03 New Berlin Public Library – 15051 W. Main Street – Library

Motion by Alderman Ament to table the request for the New Berlin Public Library to be located at 15051 W. Main Street for the following reasons:

- 1) Stormwater, drainage and grading
 - a) The applicant shall submit storm water calculations. The calculations shall show how all runoff from this site gets to the pond to the south. The calculations shall show the 25-year storm capacity. The inlets capacity calculations shall show 25-year storm capacity.
 - b) The applicant shall submit more information about the performance of the French drain system, including winter performance and 100-year storm capacity.
 - c) The applicant shall submit revised plans that show how the parking lot drainage gets to the designated pond.
 - d) Plan Commission waives the requirement that slopes be no steeper than 1:3 as required by 275-56C(12). The slopes on the eastern and southern corners of the building shall be no steeper than 1:4.
 - e) The applicant shall revise plans to show a 2' buffer between sidepaths and the areas with grades of 4%.
- 2) Parking, Loading and Access
 - a) On the west side of the property, there shall be a connection between the parking stalls and the sidewalk. Staff will determine the configuration of the connection in coordination with the applicant and the adjacent property developer.
 - b) The applicant shall revise plans to show an 8-foot wide sidewalk around the library green.
 - c) The applicant shall install stop signs at both exits to Main Street if these are street-type approaches (no driveway apron).
 - d) The applicant shall install two "DO NOT ENTER" signs to prevent wrong way entrance into book return loop.
 - e) The applicant shall revise plans to show the parking area in book return loop to be angled instead of perpendicular to deter cars from entering loop the wrong way.
 - f) The applicant shall revise plans to enlarge turning radii at the exit to book return loop and both ends of main parking lot along Main Street to provide proper turning radius for a typical vehicle without having to encroach into the opposing lane. The radii should be a minimum of a 15' radius, while 20' is desirable.
 - g) The applicant shall revise plans to shown the eastern access point to Main Street as two-way. All drive aisles around the Library Green shall be two-way. Only book return loop is one-way.
 - h) Curb stops are prohibited.
- 3) Landscaping
 - a) The applicant shall revise the landscaping plan to provide for at least 50% of the deciduous tress to be at least 4" DBH as required by §275-56C(7)(a)[1].

- b) The applicant shall revise the landscaping plan to provide for all evergreen trees to be at least 5' tall, and at least 50% of the evergreen trees to be at least 8' tall as required by §275-56C(7)(b)[2].
 - c) The applicant shall revise the landscaping plan so that the Amur Maple that is at the corner of Main St and Coffee St is no longer in the vision triangle or replaced by a species that will not obstruct vision between three and ten feet in height.
 - d) The applicant shall revise the landscaping plan so that the Sargent Cherry near the south-east corner of the building along Coffee street is moved farther away from the building or replaced with a smaller species.
 - e) The applicant shall revise the landscaping plan so that the Autumn Blaze Pear near the main entrance of the building is moved farther away from the building or replaced with a smaller species.
 - f) The applicant shall revise the landscaping plan so that trees on the west property line are at the beginning/end of the parking stalls.
 - g) The applicant shall coordinate with Park & Recreation staff to replace junipers with other plants such as spirea, wiegelia, lilac, or barberry.
 - h) The applicant shall revise the landscaping plan so the Yellow Fruited Cranberrybush (SYF) within the vision triangle is replaced by a species that will not obstruct vision between three and ten feet in height.
 - i) The applicant shall coordinate with Park & Recreation staff to provide another option for the Japanese Spurge with species that are not as susceptible for being crushed by snow.
 - j) The applicant may consider using other plants for the courtyard planter cut-outs. They plants shown are all late summer/fall blooming.
 - k) The applicant shall coordinate with Park & Recreation staff so that shrubs close to the buildings do not become overgrown and no taller than 3 feet. Trees should be trimmed to 6 feet.
- 4) Performance standard
- a) The applicant, staff and other developers shall coordinate the placement of lighting. This may impact the placement and intensity of on-site lighting for the library site.
 - b) The applicant shall submit a separate lighting calc zone area is needed for the Library Green.
 - c) The applicant shall show the mount height for luminaries in the table.
- 5) The construction building plans shall show the height of the mechanical equipment within the mechanical building. As required by §275-56G(1)(b)[3] the height of the mechanical equipment cannot exceed the height of the building wall.
- 6) Resolution of other concerns as identified by staff.

Seconded by Mr. Teclaw. Motion passes with Mayor Wysocki, Alderman Ament, Mr. Sisson, Mr. Teclaw, Mr. Barnes voting Yes and Mr. Gihring voting No.

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.

Amendment 76

Motion by Alderman Ament to approve Amendment 76. Seconded by Mr. Sisson. Motion carried unanimously.

Amendment 77

Motion by Alderman Ament to approve Amendment 77. Seconded by Mr. Barnes. Motion carried unanimously.

Amendment 78

Motion by Alderman Ament to approve Amendment 78. Seconded by Mr. Teclaw. Motion carried unanimously.

Amendment 79

Amendment withdrawn.

Amendment 80

No Action.

Amendment 36A – 275-34D(4)

Motion by Mr. Barnes to approve Amendment 36A. Seconded by Mr. Gihring. Motion carried unanimously.

Amendment 36B – 275-35D(8)

Motion by Mr. Gihring to approve Amendment 36B. Seconded by Mr. Barnes.

Motion by Mr. Gihring to amend Amendment 36B, line O-3 changing “minimum” to “maximum”. Seconded by Alderman Ament. Motion carried unanimously.

Motion by Mr. Barnes to approve the amended Amendment 36B. Seconded by Mr. Teclaw. Motion carried unanimously.

Amendment 36C – 275-44G

Plan Commissioners needed consensus on the desired action of this amendment. Mr. Teclaw wants staff to give an idea of how many parcels are in existence that would be effected by this amendment so the Commissioners would know what degree of intrusion would be made by allowing homes to be built adjacent to conservancy. This is a situation where someone has a portion of land that is residential but just not enough. The amendment was compared to the site development standards in regard to percentages and whether or not the lot is sewerred. Mr. Teclaw suggested Item No. 5 under 275-44G could be put under RM-1 multi family district. Verbage that deals with these situations should be created in the site development standards. Alderman Ament felt that we should not be letting people with 20 acres of conservancy just start platting five acre lots. We need to indicate that we would not be platting new lots partially within conservancy and adjoining zoning districts. Mr. Teclaw suggested keeping "a" from the May draft.

Motion by Mr. Barnes to table Amendment 36C and refer to staff to combine with Amendment #42. Seconded by Mr. Sisson. Motion carried unanimously.

Motion by Mr. Barnes to adjourn the Plan Commission meeting at 9:17 P.M. Seconded by Mr. Sisson. Motion carried unanimously.