

Meeting Minutes

City Plan Commission

Comprehensive Planning

Monday, April 25, 2005 - 4:05 p.m. PRESENT: Chm. Wescott; Lois Feldman; Ann Shannon; Jerry Moore; Fred Steffen (Excused, Jeff Zabel)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Po. Co. Senior Planner Jeff Schuler; Po. C. Assis. Planner, Sarah Nimmer; Ald. Stroik, Trzebiatowski, Robinson; Bob Freckmann; Liz McDonald; Carl Rasmussen; Tim Semmann; Bernice Woitczak

Chairman Wescott welcomed Ald. Moore to the Commission.

1) COMPREHENSIVE PLANNING

Land Use

Chm. Wescott noted we are continuing to identify areas where there may be land use opportunities in the future and should be coming to closure on the Land Use portion. We have been working on this plan since the "turn of the century" and have gathered a volume of information. It is time to bring it to a logical conclusion and his goal would be completion by August.

John Gardner discussed the potential areas of redevelopment and infill. He noted a land use plan was done for the Stanley St. area and maybe it is something we want to look over. Another area for consideration is Bus. 51 south.

Chm. Wescott noted he met with DOT and they stated they would totally rebuild the road if the city signs off on the Bus. 51 designation. We are discussing it with the State.

Jeff Schuler noted they have prepared a new plan for everyone which includes all the changes that have been made this far. He questioned whether the committee would want to take a more pro-active approach to site plan review?

John Gardner noted one negative of increased site plan review would be that it could slow down the pace of development because we only meet monthly.

Fred Steffen noted if someone comes in one day and wants to start the next day, they are poorly planned and their project would probably be poorly planned also.

Jeff Schuler noted the City of New Berlin has a 30-day cut-off. If your not in by the 30-day deadline, you don't get on the agenda for that month.

Ald. Moore noted we have been more stringent with the Sign Code. We have also looked at the location and sites for garages. He's not sure if we need more review, but having a little more control over what is going on is not such a bad thing.

Ald. Trzebiatowski noted he had actual drawings when he came in for his garage permit. Whether it's a residential or commercial project, people need to take the time to plan it out.

Lois Feldman noted buildings can last an awfully long time and she would be in favor of more review.

Liz McDonald agreed and noted she would also be in favor of more review..

Bob Freckmann noted we have missed a lot of opportunities over the years. There were some nice things here at one time, but they are gone now. There is not a really good architectural theme or continuity in many areas. This may be a good time to look at that. Our main obligation is quality of life and he is willing to make some sacrifices to assure that we do have a decent looking community.

Fred Steffen noted he would like the railroad lines to be included on Map 8.2.

Carl Rasmussen noted the re-routed Hwy. 10 should also be included.

John Gardner reviewed Table 8.4 on page 9 with the population and acreage projections based on past development realities. We will be needing 952 more acres by 2020. (As an example, a parcel one mile by one mile would equal 640 acres.)

Chm. Wescott noted there seems to be interest on the part of the comprehensive group to establish a greater tier of review with staff to develop criteria.

Jeff Schuler questioned if the changes in Section 8.4 are okay?

Chm. Wescott responded they are.

Meeting adjourned at 5:00 p.m.

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