

Petition Opposing Industrial Park Expansion East Towards Sunnyslope Rd

Petition summary and background	For 20 years, New Berlin City staff and elected officials have been telling residents and homebuyers that the Master Plan for Sec 35 will be Residential use; there is now an effort to alter the Master Use plan to rezone Sec 35 to Light Industrial-Retail use.
Action petitioned for	<p>To the City of New Berlin Elected officials: We the undersigned, oppose and implore you to stop the current proposed Amendment **, presented by Alderman Ken Harenda, to change the current long term zoning from Residential to Light Industrial & Retail for portions of Sec 35 of the City of New Berlin, WI. This change is in direct conflict with what the citizens of New Berlin have been told by the City staff and elected officials, for the past 20 years, when asked about the long term plans for Section 35 of New Berlin, WI. Do not pass Comprehensive Plan Amendment GK PG-516(f).</p> <p><small>** (4) GK PG-516(f) - Comprehensive Plan Amendments - Referral from the Common Council for review and any recommendations with regard to the comprehensive plan and future development for the Section 35 and 34 areas Neighborhoods "G" and "H". Section 35 is bounded by Moorland, Grange, College and Sunnyslope Rd.</small></p>

Printed Name	Signature	Address	Comment	Date
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Additional information from the 2010 version of the “New Berlin 2020 Comprehensive Plan”:

“The Plan Commission recommended to Common Council that the density be returned to 1 dwelling unit per 2 acres (See the DCD Director’s Report of 10/23/09 in Appendix R.

The recommended development for Neighborhood G balances new residential areas with new business park land uses. **Housing areas in Neighborhood G should reflect the character and quality of adjacent subdivisions classified as Urban Residential on the future land use map.** The southern portion of Neighborhood G, consisting mostly of Section 35, shall be reserved for a planned conservation development that balances development with existing sensitive environmental features. Agricultural uses are encouraged to continue as open space, where appropriate, for the residential developments. As property owners desire to develop their properties, development should incorporate open space that integrates these agricultural lands, good soils, and environmentally sensitive areas, particularly the stream valley. Most of the valley can serve as a buffer between residential developments and the Westridge / Towne Corporate businesses. Future development should establish unique, high-quality business park properties on the western portion of the neighborhood.

POLICIES

1. **Permit new single-family residential through the planned** conservation development district and open space lands to support the surrounding residential and business communities.
2. Allow additional business office uses east of Moorland Road to respond to the growing interest in New Berlin. Additionally, allowing more office uses should help to offset tax increases and reduce development impacts on the school district. Uses should be separated from residential areas with open space or environmental features.
3. Pursue the extension of sewer services into Section 35 to accommodate recommended development.
4. Encourage the continuation of agricultural uses as long as the property owners so desire. **As agricultural lands transition to residential developments**, the subdivision design should incorporate farming and agriculture uses as viable open space options. During development it is critical to incorporate the preservation of high quality soils in this neighborhood.
5. **Protect the stream valley along the western edge of the area from development** through possible incorporation into the City’s public park system or adoption of stream protection regulations. **Recognize its value as an environmentally sensitive corridor, as a boundary between the Westridge area and proposed housing**, and utilize the preserved open space as an amenity for **future residential development.**
6. **Permit a density of 1 dwelling unit per 2 acres south of Grange Avenue. The area north of Grange Avenue should develop at a density consistent with the existing zoning. Through good subdivision design, density bonuses may be allowed pursuant to the City Zoning and Development Code requirements.**
7. Encourage lot clustering to preserve the natural features and character that follows the City Zoning and Development Code requirements. These development standards are designed to further protect the natural character of the area through techniques such as the preservation of open space along road frontages, the preservation of mature vegetation, the use of natural topography to minimize visibility of development, preservation of stream corridors, and the preservation of scenic views. Utilize the City’s Map of Potential Conservation Lands to identify these natural areas in addition to on-site inspections and other available resources.
8. Encourage the preservation of Class I and Class II soils as common open space, conservancy areas, prairie, or agricultural lands.
9. Encourage a three-dimensional approach for storm water best management techniques for improving the quality of groundwater and surface water.
10. Require off-road paths throughout open space and park areas.
11. Include on-road bike paths for new streets and on existing streets where possible..... “

” (<http://www.newberlin.org/index.aspx?nid=218> Chapter 17, www.newberlin.org/DocumentView.aspx?DID=207)