

Minutes

NEW BERLIN PLAN COMMISSION

Monday, October 16, 2000

The Plan Commission meeting of October 16, 2000 was called to order by Alderman Kaminski at 7:04 P.M.

In attendance were Mr. Chase, Mr. Barnes, Alderman Kaminski, Mr. Felda Also present were Steven Hoese, Director of Community Development, Greg Kessler, Associate Planner, and Nikki Jones, Planning Tech. Mr. O'Neil and Mr. Christel were excused. Mayor Gatzke arrived at 7:30 P.M.

Secretary's Report - none

NEW BUSINESS

4. Conservation Subdivision Review -

Mr. Kessler gave an overview of the Conservation Subdivision Code.

Comments and suggested modifications from Plan Commissioners followed.

Mr. Felda question the transfer of density for a property that does not share a common lot line. Mr. Hoese explained that is what transfer of density rights are really for. Mr. Hoese further described the transfer of density provision. Mr. Hoese reported on Alderman Scheubles suggestion of considering the transfer of density from outside at 50% and in certain sending areas that are significant to the City, such as groundwater recharged areas, areas next to dense development, and public sites and open space areas, the ordinance would grant a bonus. A higher quality project would earn larger bonuses. Mr. Hoese described this concept. Another of Alderman Scheubles suggestions that Mr. Hoese reported was that there could be buildings with common space owned by the people that live in the project. The idea of quality for quantity was discussed.

Mr. Hoese listed and discussed the modifications suggested by Mr. Chris Duerksen from Clarion Associates and LLC McBride Dale Clarion with the suggestion to include in Chapter 18.

Motion by Mr. Barnes to finalize the Conservation Subdivision Code as amended, send it to GDMP for their comments and then send it on to the consultants for incorporation into the draft code.

Seconded by Alderman Kaminski.

Mr. Chase said cluster subdivisions need to be a voluntary program. To make it mandatory would be thievery and immoral, and it would be an irresponsible use of valuable land.

Mayor Gatzke said he though the concept is wonderful but the reality of the market dictates that those kinds of development are limited.

Alderman Scheuble commented that the majority of people on the West side of the City do not want sewer and water extended so that area should not even be considered for such dense development. Mr. Hoese clarified that this document is not the vehicle in which the City makes sewer decisions. The suburban conservation subdivision district does not increase the amount of density. It allows smaller lots with greater green space.

Several GDMP members and others felt that landowners should be able to dictate limitations on their own property but not on someone else's.

Upon voting, motion carried unanimously.

5. Parade of Homes Report-

Nikki Jones, Planning Tech gave a report on the 2000 Parade of Homes. It was held in Fairways at the Broadlands Subdivision in North Prairie and Sommerset Moors in the Town of Delafield. Ms. Jones described some of the trends including the green build homes trend and gave average price and lot and home sizes.

6. Communication To: Plan Commission

Communication From: Greg Kessler, Associate Planner

RE: "Velvac to Close New Berlin Plant", The Business Journal, October 6, 2000.

Plan Commissioners acknowledged receipt of the communication.

7. Communication To: Plan Commission

Communication From: Greg Kessler, Associate Planner

RE: Letter from Ecology Association of New Berlin

Plan Commissioners acknowledged receipt of the communication.

8. Communication To: Plan Commission

Communication From: Greg Kessler, Associate Planner

RE: Old Settlement

Plan Commissioners acknowledged receipt of the communication.

Mr. Kessler said he would be sending the Old Settlement communication out to GDMP members and encouraged their attendance at the November 20, 2000 Plan Commission Meeting.

Motion by Mr. Chase to adjourn the Plan Commission meeting at 7:30 P.M. Seconded by Alderman Kaminski. Motion carried unanimously.