

Please note: Minutes are unofficial until approved by the Plan Commission/Common Council at the next regularly scheduled meeting.

**PROCEEDINGS OF THE CITY OF NEW BERLIN
JOINT COMMON COUNCIL
AND
PLAN COMMISSION MEETING**

**CITY HALL COUNCIL CHAMBERS
JUNE 23, 2004
6:00 P.M.**

1. Call to Order.

The meeting was called to order by Mayor Wysocki at 6:05 PM.

2. Roll Call; Declaration of Quorum; Public Notice

Present: Mayor Wysocki, Aldermen Hopkins, Augustine, Gallagher, Harenda, Hegeman, Chiovatero and Ament. Plan Commissioners Barnes, Gihring, Sisson and Teclaw.
Absent: Felda

Also present: City Attorney Mark Blum, City Clerk Marilyn Gauger, Director of Community Development Greg Kessler, Planning Services Manager David Haines, Associate Planner Nikki Jones, Associate Planner Olofu Agbaji, Code Enforcement Tony Kim, City Engineer JP Walker, Division Engineer Ron Schildt, Division Engineer Eric Nitschke, Engineer Tech Doug Davis, Engineer Tech Mike Seefeldt and Inspection Services Manager Bob Sigrist.
Approximately 15 other interested citizens were in the audience.

This meeting was noticed on June 17, 2004 in accordance with Open Meeting law.

3. Plan Commission Secretary's Report

None.

SPECIAL PRESENTATION:

4. PG-936 Conservation Forum – Presentation and Discussion on Conservation Subdivisions with Randall Arendt

Mr. Arendt gave a slide show presentation discussing various issues, in summary: features site analysis maps, vernal pools and protection of, densities, yield plans, primary corridors, 4-step process of development, size of lots, septic systems as part of open space using best soils, soil based zoning, single loaded streets with conservation area, common open space and non-common open space, retention areas, use of berms versus conservation meadows, teaming up a landscape architect with the engineer and surveyor, use of deed restrictions and conservation easements for management of open space areas, including design standards within the City's Code, collaborative effort between developers and Plan Commission members during a pre-application process extended to include walk through with City staff, developers, owners and neighboring property owners and simplifying the preliminary plan to be a concept plan that is not so engineered.

Mr. Arendt answered 12 questions submitted by Planning Services Manager David Haines. Plan Commission and Council members also asked questions.

Mr. Arendt indicated good procedures and design standards need to be in place. The engineering and details come after identifying conservation issues (features site analysis maps). He also indicated:

- Ordering the sequence of actions differently will result in a great plan.
- Checking what elements of the City's ordinance will enhance and upgrade the features of conservation.
- Deciding how to structure the procedures, commit to a collaborative process and being pro-active.
- Going from desktop to hands-on review.
- Zoning is less important than good procedures.

Walworth County is adopting Mr. Arendt's concepts and Caledonia is using a version of his concepts.

Mayor asked that everyone get his or her comments to Greg or Dave for tomorrow's meeting with Mr. Arendt. Planning staff and City Attorney to speak with Walworth County. Mr. Arendt will review the City's Code Chapter 275-ZONING and will come back for another presentation.

5. PG-921 Amendments to the Zoning Ordinance – Possible discussion on related conservation zoning amendments

Next meeting.

Adjourn

Motion by Alderman Harenda to adjourn at 9:05 PM. Seconded by Alderman Hopkins and carried unanimously.

**Respectfully submitted as City Clerk
Marilyn Gauger, CMC**