

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 8, 2004

MINUTES

The Plan Commission Meeting was called to order by Mayor Wysocki at 6:12 P.M.

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

3. PG-936 Conservation Forum – Randall Arendt Presentation

Mr. Arendt summarized the zoning code modifications that he is recommending:

- Create a conservation design overlay district.
- Conventional development as a conditional use.
- Elimination of C-zones.

Mr. Arendt went over the areas under his recommended subdivision code revisions emphasizing detailed analysis. He presented suggested conservation design development standards.

Mr. Arendt answered questions submitted by Plan Commissioners. Areas of discussion were density factor and density determination, “density neutral”, greenway land, conservation overly districts, rezoning of C districts, map of potential conservation areas, conservation easements, underlying districts, bundling of property, transferring density, adjusted tract acreage approach, yield plan approach, yield plan dimensional standards, parking lots in open space, discretionary density bonuses, conservancy lots. Review and decision making bodies from Chapter 235, Article II was discussed regarding the common councils need to review sketch plans.

Mr. Arendt reflected back into history telling about the tendency for people to keep making lots larger and larger but we see that this it is not a viable future. Discussion continued on how to keep the rural aspect in the city.

Mr. Arendt asked Plan Commissioners to submit any further comments they may have.

Mr. Kessler said the Commission is looking to hold two meetings a month, work on the amendments with Mr. Arendt reviewing them so the intent is not lost. After that time the Commission can go through amendment by amendment and say yes or no. We are tentatively scheduling Randall to come back in December for the public hearing.

Motion by Alderman Ament to adjourn the Plan Commission meeting at 9:03 P.M.
Seconded by Mr. Sisson. Motion carried unanimously.