

PLAN COMMISSION MINUTES
JULY 25, 2017
CITY OF BERLIN
BERLIN, WISCONSIN

The July 25, 2017 Plan Commission meeting was called to order at 6:03 p.m. by Mayor Schramer. Roll call present were: Mayor Schramer, Bobbie Erdmann, Dave Secora, Mary Kubiak and Ed Marks. Absent: Charlie Beard and Justin Lindahl. Also present were Lindsey Kemnitz and Attorney Chier.

There was no public participation.

First item on the agenda was approval of the June 27th, 2017 Plan Commission minutes. Marks moved to approve the June 27th, 2017 Plan Commission minutes. Secora seconded the motion, which carried by voice vote.

Next item was to schedule public hearing for a resolution to the future land use map as part of the comprehensive plan map section. Bobbie made a motion to schedule a public hearing for a resolution for the future land use map. Seconded by Marks, motion was carried by voice vote.

Mayor Schramer stated the rezone request for 169 E. Huron Street, 142 E. Park Avenue, 172 E. Park Avenue, 110 N. Adams Avenue, 206-00321-0000, 206-00326-0000, and 206-00325-0000 was next on the agenda. Kemnitz stated that ThedaCare is initiating the rezone and it will be contingent on the sale of the property. Currently the property is zoned R-1 and is requesting to be rezoned to B-1. Marks made a motion to schedule the public hearing for the rezone next month. Seconded by Bobbie, which carried by voice vote.

The next item was review of site plan for 202 S. Johnson Street for a 5,000 square foot addition. Thomas Van Dalen was representing R&R Steel Construction Co. for the project at 202 S. Johnson Street. Mr. Van Dalen stated he met with the Don Neitzel from Kunkel Engineering and Lindsey regarding the site plan. Neither of them had any issues with the proposed site plan.

Erdman asked if the middle driveway was going to be eliminated and Mr. Van Dalen stated it is going to stay in place for now, maybe eliminated in the future.

Attorney Chier asked if the lots had to be combined for the addition. Kemnitz stated they do not need to be as the addition meets the setback requirements.

Erdman asked if the driveways are going to stay gravel and Mr. Van Dalen stated they were staying gravel as the Department of Public Works Director did not require them to be paved.

Kubiak move to approve the site plan with the following conditions that were recommended by Kunkel Engineering:

- 1) That the building addition and site improvements be installed in strict conformance with the plans and specifications as approved herein.
- 2) That all erosion control devices be installed and maintained throughout the duration of the construction project. It is imperative that erosion control be established prior to the onset of excavating and grading activities.

3) That the necessary building permits be obtained prior to the onset of construction.

Seconded by Secora, which carried by a voice vote.

The final item on the agenda was to review the site plan at 686 Broadway that is owned by JMA Properties LLC. Jeff Lindermann the owner of 686 Broadway stated recently he had a customer back into the garbage enclosure. Kemnitz advised to remove the concrete enclosure and replace it with a wood or metal fence around it. Kemnitz informed the Plan Commission that many other communities require a garbage enclosure on all new development. Lindermann asked to come before Plan Commission to request to remove the garage enclosure. Lindermann understands when the property was developed the vegetation was not large enough for a barrier, but now that vegetation has grown larger the dumpsters cannot be seen.

Erdmann stated she was part of the site plan approval when the site was being developed. Erdmann mentioned neighbors had concerns with animals, excess amount of garbage, and drainage issues. Erdmann stated that Plan Commission did not require for it be concrete.

Lindermann stated there are more issues of other people bringing garbage in the small garbage cans by the vacuums and that he currently has a lock on the dumpster so it is not open to the public. He stated he has never had any issues with animals since he has owned the property.

Marks asked Lindermann what is would prefer. Lindermann stated no sides, it is not an eye sore, and he almost has backed into it.

Erdmann mentioned other properties are having issues with people leaving garbage around the dumpster then. Lindermann stated he has cameras up in the rear of the property and many people see them and will not leave the garbage.

Secora had a concern if a new owner took over the property and he would remove the vegetation, then the dumpsters will be visible to the apartments and road. Attorney Chier stated that the vegetation is on the site plan so it will be required for the owner to have vegetation there.

Lindermann showed the Plan Commission pictures of the different angles from the property and how the dumpsters would not be visible. During that time Secora noticed a transfer box that was not screened.

Marks stated he understands that Lindsey mentioned requiring enclosures for all new development, but he believes it should be case by case basis. Attorney Chier mentioned have a wavier if complaints come forward. Marks said if complaints come forward the site must go back to as approve. Marks did not want to require an enclosure on all new development.

Secora mentioned putting up a PVC type of white fence around the dumpsters. Lindermann stated that he has had kids throw river rock at the fence and ruin it. Secora mentioned this is a good test to see if the Plan Commission should require the enclosure on new development.

Kubiak made a motion for indefinite wavier require for the garbage enclosure at 686 Broadway subject to review if complaints are received about the dumpsters. Marks seconded the motion and carried by voice vote. Erdman sustained the motion.

Under old business Kemnitz stated the sign code may not come forward for a couple of months.

There was no new business.

Secora moved to adjourn at 6:47 p.m. Marks seconded the motion, which carried by voice vote.

Lindsey Kemnitz, Community Development Director