**CITY OF BERLIN PLAN COMMISSION MINUTES**

**NOVEMBER 26TH, 2019**

**CITY OF BERLIN**

**BERLIN, WISCONSIN**

The November 26th. 2019 City Plan Commission meeting was called to order at 6:00 p.m. by Mayor Schramer. Roll call present were: Mayor Schramer, Ed Marks, Bobbie Erdmann, and Mary Kubiak. Also present was Attorney Chier and Lindsey Kemnitz.

Mayor Schramer stated that speakers will a maximum of three minutes. There will be no talking allowed unless called upon by him.

First item on the agenda was approval of the October 29th, 2019 Plan Commission minutes. Marks moved to approve the October 29th, 2019 Plan Commission minutes as presented. Kubiak seconded the motion, which was carried by a voice vote.

Second item on the agenda was review and discuss weather parcel 206-01031-0000 is no longer needed for park or public use and make recommendation as to sale or disposition of land to Common Council. Kemnitz provided an overview of the location of the property and the history from 1945 to present. There was a public comment card from Daniel Hoppa, which voiced opposition of the sale or disposition of the parcel.

Secora questioned if part of this parcel was used for Waushara Street once it was put in. Attorney Chier and Kemnitz did not believe so as it was shown in the plat in 1946. Mayor Schramer mentioned that as Bobbie informed us Riverside Park was filled in with various materials to raise the elevation. These lots could have been low before and then Waushara Street was put in and creates a barrier and possibly filled to make the lots buildable. Mayor Schramer also mentioned the funds from the sale of this land be used towards the parks as the deed mentioned the land for park purpose.

Marks express his thoughts about the parcel. The parcel has not been used for 70 years, identified for residential use since 1967, city has 6x more park property than recommended, park and recreation had several years to have a plan for the parcel and have not, fits the neighborhood as residential, and if sold use the funds toward park purpose.

Mayor Schramer suggested to use the funds towards the campground area as it flooded last year and limited the use. Secora suggested the park commission discussing that and would be in favor of it as well.

Mayor Schramer also noted that the Council received a letter in April from 32 businesses from the Berlin area expressing the need for residential development.

Kubiak asked the value of the lots. Kemnitz stated if they were split into two lots it would could be up to $20,000 each or if one lot then about $35,000.

Marks asked what if the sale of the land does not go through. Attorney Chier stated it will be up to the Council. Erdman made a motion to recommend to Common Council the sale of parcel 206-01031-0000. Marks seconded the motion and request roll call vote. All in attendance voted in favor of the sale. Secora expressed that he voted on this item at the Park & Recreation meeting, but now that more information was provided voted in favor of the sale.

Next item on the agenda was amendment for the site plan for Walmart at 861 County Road F. The board reviewed the plans. Secora made a motion to approve the amendment with the 4.5 stalls per 1,000 sq. ft. Marks 2nd the motion, which was carried by a voice vote.

The following item on the agenda was the variance of the protective covenants for the N. Business Park. Kemnitz provided an overview of the project and intends to review the covenants for the whole business park and reduce the restrictions. Erdman made a motion to approve the variance for the pole style building to Common Council for parcel 206-03423-0621. Kubiak seconded the motion which was carried by a voice vote.

The last item was review and discusses river frontage setbacks and shoreland zoning ordinance. Attorney Chier made a couple of changes requested by Erdman. Erdman reviewed them and agreed with the changes. Marks made a motion to schedule the public hearing at the next meeting. Secora 2nd the motion, which was carried by a voice vote.

The board decided their next meeting will be Monday December 23rd at 6pm.

There was no old or new business.

Secora moved to adjourn at 7:25p.m. Kubiak seconded the motion, which carried by voice vote.

*Lindsey Kemnitz, Community Development Director*