

AGENDA  
CITY OF BERLIN  
PLAN COMMISSION MEETING  
TUESDAY MAY 25<sup>TH</sup>, 2021 6:00 P.M.  
CITY HALL COUNCIL CHAMBERS  
MEETING IS OPEN TO THE PUBLIC & CITY HALL IS HANDICAPPED ACCESSIBLE  
Zoom Link: <https://us02web.zoom.us/j/6313066796>  
Call In: 312 626 6799  
Meeting ID: 631 306 6796

- 1) Call meeting to order - Roll Call
- 2) General Public Comments
- 3) Approval of Minutes –Plan Commission Meeting April 27<sup>th</sup>, 2021
- 4) Public Hearing for City of Berlin Official Street Map and Comprehensive Smart Growth Plan Future Street Map.  
RECOMMENDATION: Recommend to Common Council for Approval of the City of Berlin Official Street Map and Comprehensive Smart Growth Plan Future Street Map.
- 5) Review and Discuss Construction Regulations Section 82-288. RECOMMENDATION: Action as Appropriate.
- 6) Old Business (To be used to request items of old business be put on a future agenda for further discussion or action; or used to make a motion for reconsideration of an item from the current meeting or immediately previous meeting; or to make a motion to take items off the table which were laid on the table only during the current meeting.)
- 7) New Business (To be used to request items of new business be put on a future agenda)
- 8) Public Appearances
- 9) Next meeting date –June 29<sup>th</sup>, 2021
- 10) Adjourn

**CITY OF BERLIN PLAN COMMISSION MINUTES**  
**APRIL 6<sup>TH</sup>, 2021**  
**CITY OF BERLIN**  
**BERLIN, WISCONSIN**

The April 6<sup>th</sup>, 2021 City Plan Commission meeting was called to order at 6:00 p.m. by Mayor Bruessel. Roll call present were: Bobbie Erdmann, Ed Marks, Victoria Hill, Dave Secora, and Joel Bruessel. Also present was Lindsey Kemnitz and Attorney Chier.

First item was approval of the April 6<sup>th</sup>, 2021 Plan Commission minutes. Erdmann moved to approve the April 6<sup>th</sup>, 2021 Plan Commission minutes as presented. Marks seconded the motion, which was carried by a voice vote.

Bruessel opened the public hearing for ordinance creating and rezoning property to City Wildlife Area (CWA) at 6:04pm. Bruessel asked three times for anyone to speak in favor of the amendment and three times for anyone to speak against the amendment. No one spoke in favor or against the ordinance. The public hearing was closed at 6:06pm. Erdmann made a motion to recommend the approval of the ordinance and rezone to Common Council. Secora seconded the motion, which was carried by a voice vote.

Bruessel opened the public hearing for amendment to accessory structure ordinance at 6:07pm. Bruessel asked three times for anyone to speak in favor of the amendment and three times for anyone to speak against the amendment. No one spoke in favor or against the ordinance. The public hearing was closed at 6:09pm. Erdmann recommended removing section 82-289 (5) last two sentences. Erdmann did not understand the reason for it to be included. Attorney Chier believes it would just limit the 30% green space per parcel, which might be the opposite of what the Commission is trying to do with the amendment. The Commission agreed to keep section 82-288 construction requirements and that it will be reviewed at future meeting. Hill made a motion to recommend the approval of the amendment to the accessory structure ordinance to Common Council. Marks seconded the motion, which was carried by a voice vote.

The next item was to discuss the Official Street Map and Future Street Map. Kemnitz stated these maps are the updated maps that we discussed a couple of months ago. There were no additions to the maps. The Official Street Map removed a couple of streets that were on the map by error. The Future Street Map removed a couple of streets due to land conditions for future road. Erdmann made a motion to schedule a public hearing for the May meeting. Secora seconded the motion, which was carried by a voice vote.

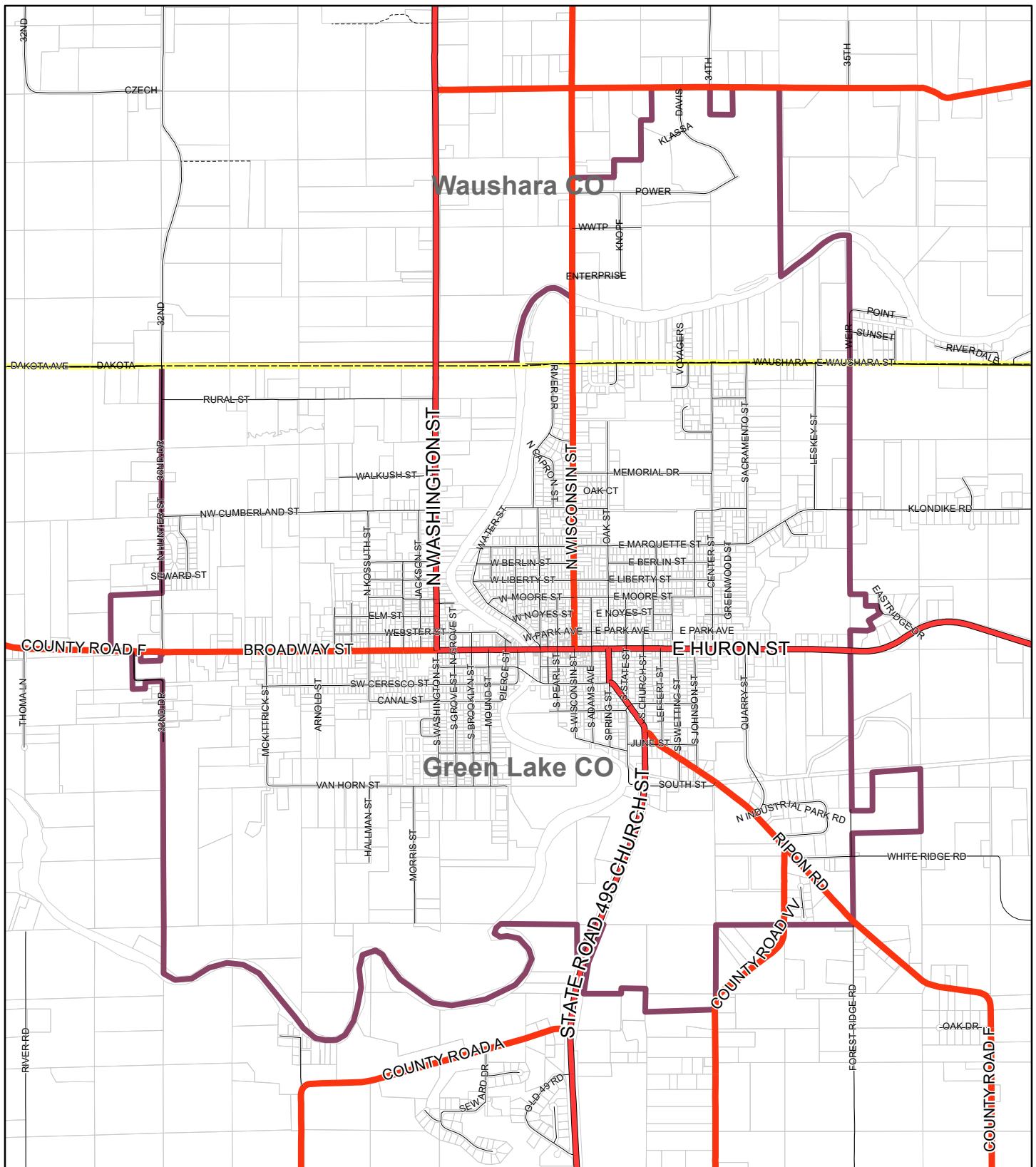
Under old business section 82-288 construction requirements to be reviewed.

No new business.



Next meeting date is May 25<sup>th</sup>, 2021.

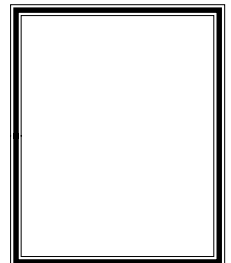
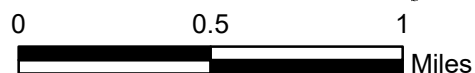
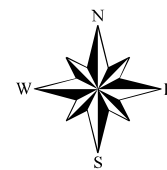
Secora moved to adjourn at 6:56p.m. Marks seconded the motion, which carried by voice vote.

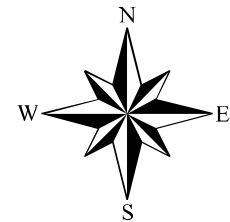
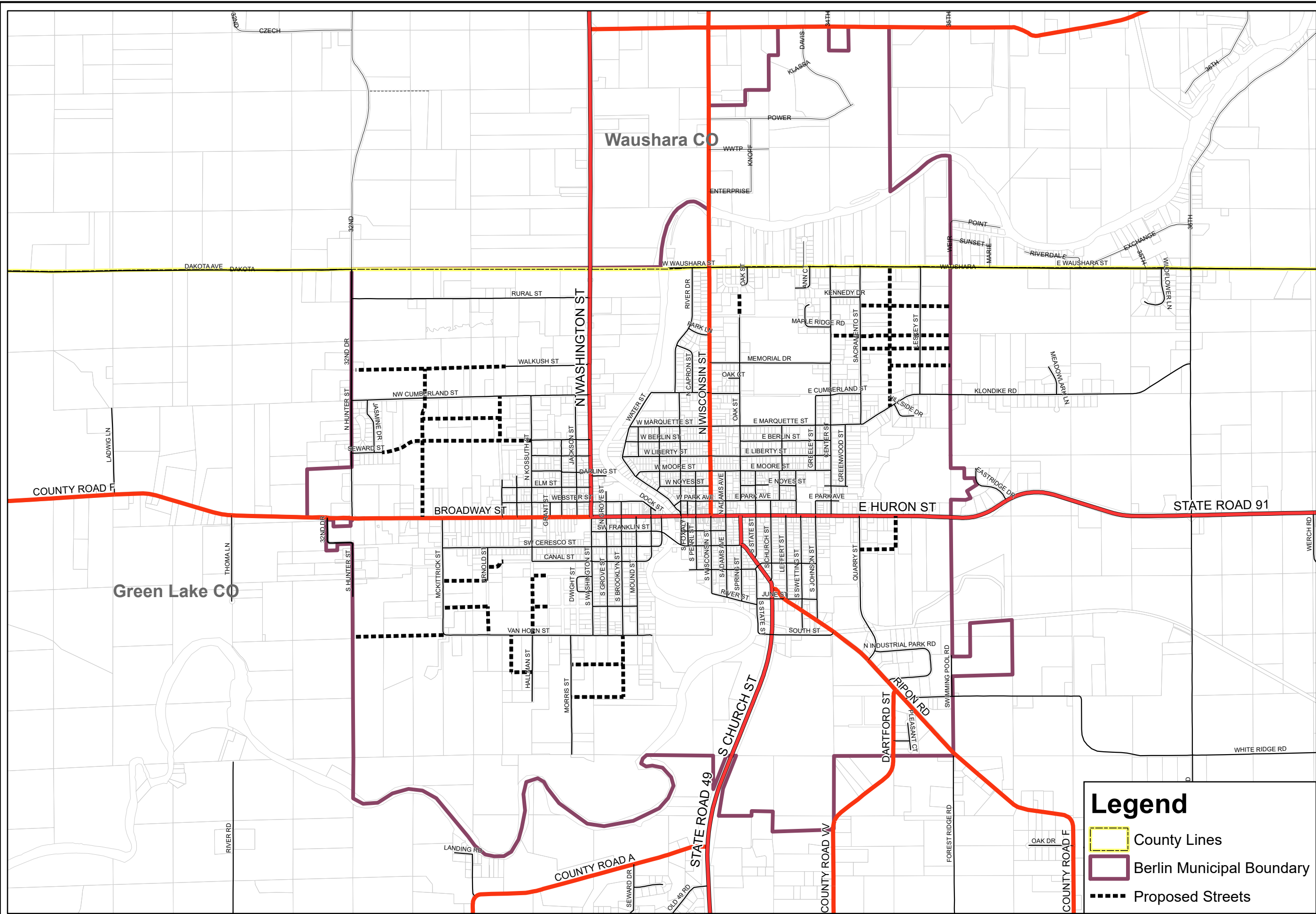
*Lindsey Kemnitz, Community Development Director*



# City of Berlin Street Map

-  County Lines
-  Berlin Municipal Boundary



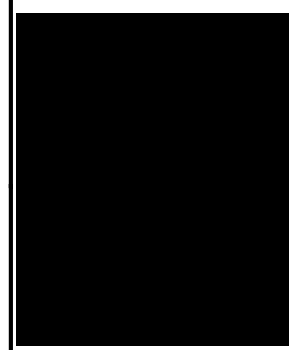


1" = 2,000'

DATE: 4/21/2020

# CITY OF BERLIN, WI PROPOSED STREET MAP

(FOR PLANNING PURPOSES ONLY)



TO: Plan Commission

FROM: Lindsey Kemnitz

TOPIC: Discussion on Construction Regulations Section 82-288.

I had the building inspector and local building supply company review the current ordinance. The only suggestion I received was to increase the pitch of the roof to 3:12 minimum slope for primary structures and attached accessory structures. Standard roofing materials requires a minimum slope of 3:12. The pitch could be reduced if builder provides manufactures information to allow reduced slope.

Recommendation: Action as Appropriate

Sec. 82-288. - Construction regulations.

- (a) No building shall be erected or structurally altered to exceed a height of 35 feet or 2½ stories, and accessory buildings shall not exceed 15 feet in height.
- (b) The floor area of principal structures shall be a minimum of 950 square feet, excluding any attached garage.
- (c) Residential dwellings constructed on site or manufactured homes attached to a foundation shall meet the following minimum construction standards in addition to complying with all applicable codes:
  - (1) Have a standing seam or ribbed pre-finished metal, wood-shake, asphalt or fiberglass shingle roof with a minimum slope of 2.5:12.
  - (2) Have exterior wall coverings consisting of any of the following materials or combinations thereof:
    - a. Aluminum, steel or vinyl siding;
    - b. Wood or simulated wood; or
    - c. Brick, stone or stucco.
  - (3) Be attached to a frost free (meaning constructed below the frost line) permanent foundation meeting the requirements of the state uniform dwelling code and approved by the building inspector, which surrounds the entire perimeter of the structure and completely encloses the space between siding and the finished grade.
  - (4) Manufactured homes must have any running gear and towing hitch removed and have an anchoring system that is totally concealed under the structure.
  - (5) Is constructed and installed pursuant to a building permit and subject to all required inspections to insure that the foundation and all on-site work is constructed to minimum standards and that a manufactured home is assembled or placed on-site in accordance with the manufacturer's instructions, and to assure that it is in compliance with standards regulating the anchoring of the structure to its foundation and other building requirements.
  - (6) Be properly connected to all applicable utilities.

(Ord. No. 21-06, 12-12-2006)

**Editor's note**— Ord. No. 21-06, adopted Dec. 12, 2006, amended § 82-288 to read as herein set out. Prior to amendment, § 82-288 pertained to height regulations and was derived from Code 1989, § 13-1-27(b).