

**CITY OF BERLIN PLAN COMMISSION MINUTES**  
**MAY 25<sup>TH</sup>, 2021**  
**CITY OF BERLIN**  
**BERLIN, WISCONSIN**

The May 25<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 27<sup>th</sup>, 2021 Plan Commission minutes. Hill moved to approve the April 27<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 City of Berlin Official Street Map and Comprehensive Smart Growth Plan Future Street Map at 6:03pm. Kemnitz provided an overview of the map update. The street map amendments were errors that are being corrected. The map amendment removed Kettle Street and two private drives on St. Michaels and St. Stanislaus. Kemnitz stated that S. Spring Street should be removed along the river due to previous street vacation. The proposed street map removed an additional road by Quarry Street and Arnold and S. Kossuth due to water issues. The proposed streets outside the City of Berlin were removed due to the ETZA being dissolved. Bruessel asked three times for anyone to speak in favor of the amendment and three times for anyone to speak against the amendment. Dick Schramer spoke against the future streets map as Van Horn Road was not included in the map. Schramer explained the history of the Van Horn Road being a private driveway and the six homes being built on the road in the 60's/70's prior to the subdivision code. Previously a neighbor petition to have Van Horn Road as category 1 street, the road was never dedicated. The property owners pay about \$10,000 a year to the City of Berlin in taxes. The public hearing was closed at 6:13pm. Hill asked for further clarification on the future street map. Kemnitz stated this map is for planning purposes only; the City will not improve the roads per City subdivision code. Attorney Chier asked if there was a need for Van Horn Road to be on the future street map as it is already a private drive. Kubiak asked Schramer if the property owners were intending to improve the road to City subdivision standards, Schramer stated they are not he is requesting to be grandfathered in. Attorney Chier stated the Plan Commission does not have the authority to grandfather a road it is the City Council's decision. Secora asked Schramer if there is 66 feet of vacant land for the proper area for a future street, Schramer confirmed there is 66 feet that was acquired about four years ago. Schramer added he owns 50 acres at the end of Van Horn that could be developed in the future. Erdmann made a motion to recommend the approval of streets map and future street map with the one correction to Common Council. Marks seconded the motion, which was carried by a voice vote.

The next item was to discuss section 82-288 construction requirements. Secora expressed the concern on how limited the materials are. He mentioned mansard, slate, and others for acceptable materials. Hill suggested the ordinance state the materials that would not be allowed instead. The board asked what the state and building inspector would consider acceptable materials for the exterior roof and siding. Marks asked about allowing vertical siding as he remembers an issue with the school district from the past. Attorney Chier and Kemnitz will reach these concerns and bring something back to the Plan Commission when prepared.

No old or new business.

Next meeting date is June 29<sup>th</sup>, 2021.

Kubiak moved to adjourn at 7:11 a.m. Marks seconded the motion, which carried by voice vote.

*Lindsey Kemnitz, Community Development Director*