

CITY OF BERLIN PLAN COMMISSION MINUTES
MAY 30th 2023
CITY OF BERLIN
BERLIN, WISCONSIN

The May 30th 2023 City Plan Commission meeting was called to order at 6:02 p.m. by Mayor Bruessel. Roll call present were: Chair Bruessel, Dretske, Hanan, Hill, Hopkins, Hughes, and Kubiak Also present were Attorney Matthew Chier, Tim Ludolph, Scott Zabel, Sara Rutkowski, Donald Lenz, Roberta Erdmann 124 Hillside Dr, Megan Draeger- 476 Hillside Dr. Dick Schramer, Terry Erdmann, Gary Johnson, Dawn Johnson, and others.

No General Public Comments.

First item was approval of the April 25th Plan Commission minutes. Hill moved to approve the April 25th 2023 Plan Commission minutes as presented. Hughes seconded the motion, which was carried by a voice vote.

Bruessel opened the public hearing for Modification of Animal Services as a Conditional Use in Business Districts 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 6:05pm. Kubiak made a motion to recommend the approval of the ordinance to Common Council. Hill seconded the motion, which was carried by a voice vote.

Bruessel opened the public hearing for Artisan Manufacturing/Small-Scale Manufacturing/Makerspace as a Conditional Use in the B-1 and B-2 Districts at 6:06 PM. 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 6:07pm. Hill asked about the language about conditional percentage of space and Attorney Chier answered this would be determined by the Board of Appeals. Kubiak made a motion to recommend the approval of the ordinance to Common Council. Hill seconded the motion, which was carried by a voice vote.

Bruessel opened the public hearing for Electronic Recycling Drop Off Center as a conditional use in the Business Districts at 6:09pm. 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 6:10pm. Kubiak made a motion to recommend the approval of the ordinance to Common Council. Hill seconded the motion, which was carried by a voice vote.

Before the Public Hearing was to be opened, Chair Bruessel opened this item for Public Comment. Roberta Erdmann- 124 Hillside Dr asked what the difference was between this hearing item and the discussion item about the review of official maps and supporting files. Rutkowski explained the purpose of this one map, and the rationale for the hearing. Erdmann stated some rebuttals then Bruessel opened the public hearing for the Proposed Future Streets Map at 6:18 PM. . 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 amendment suggesting the City ought to have Van Horn Road added. Gary Johnson, Dawn Johnson, and Terry Erdmann all spoke against, with the understanding this would add more proposed roads and effect their use of their properties. Ultimately, they had discussed they were in favor of the purpose of this amendment for removing proposed roads in the

vicinity of their property. The public hearing was closed at 6:27 PM. Attorney Chier explained this document was originally intended to reserve the right on a deed for the city to possibly develop parts of private land for roads. The purpose was to encourage developers to know where the city both planned and could readily supply utilities if said developers were to subdivide land to the subdivision ordinance. These roads would not necessarily have to go where the lines were drawn, as the more recent subdivisions have demonstrated. Hill made a motion to recommend the approval of this amendment to Common Council. Dretske seconded the motion, which was carried by a voice vote.

The next item was to discuss the CSM proposal for 343 Ripon Rd. 206-01265-0000. Donald Lenz of Green Lake Surveying presented the proposal and explained the objective of splitting the roughly 19 acres into a lot of over 5 acres on the northern part and a lot of about 14 acres for the rest. Ludolph reported the lot sizes and frontages were determined to be appropriate. Attorney Chier asked about the inconsistencies of the dedication of Ripon Road and why the CSM was referencing a County Ordinance. The group discussed these and determined the approval could not happen based on what was provided. Hill motioned to accept the proposed CSM amendment with the dedicated road being consistent, the City Ordinance being referenced, Attorney Chier and Zoning Staff review to be completed, then this may be approved. Bruessel seconded the motion, which was carried by a voice vote.

The next item was to discuss the review of the Official Maps and supporting files. Commissioner Hopkins discussed that he had reached near-completion of the review of all the files and will report the findings in June.

Old Business was brought up for discussion at the next meeting. Megan Draeger 476 Hillside Drive brought up a request for a discussion of a possible amendment to Section 82-684- School Bus Parking Prohibition in Residential Zoning Districts. She suggested she would work with Jeff Walker of Northern Express to put together a proposal.

No New Business was brought up for discussion at the next meeting.

Next meeting date is June 27th, 2023.

Hill moved to adjourn at 7:01 pm. Kubiak seconded the motion, which carried by voice vote.

Respectfully Submitted by Timothy Ludolph, Planning and Development Director