

**CITY OF BERLIN PLAN COMMISSION MINUTES
FEBRUARY 27th 2024.
CITY OF BERLIN, WISCONSIN**

PRESENT: Chair Joel Bruessel, Luke Dretske, Paul Hanan, Victoria Hill, Carol Hughes and Mary Kubiak

ALSO PRESENT: Attorney- Matthew Chier, Administrator- Sara Rutkowski, Tim Ludolph, Alexandria and Chris Rogers, Adam Ruechel - Baird

The February 27th 2024 City of Berlin Plan Commission meeting was called to order at 6:02 p.m. by Chair Bruessel.

The Minutes of the January 30th Plan Commission meeting were approved on a motion by Hill as presented. Dretske seconded the motion, which was carried by a voice vote.

The next item of discussion was Renaming of a portion of Oak Street. Administrator Rutkowski summarized the direction from council and Dretske elaborated on the primary issue being future Oak Street would never be thru to current Oak Street. Hill discussed the Commission ought to take the Ordinance standards into account and that this should be the regular practice, regardless of past practices.

The next item was the public hearing on the creation of the TID #16. Bruessel opened the public hearing at 6:16 PM. Adam Ruechel explained the background for the TID noting it is an important tool for prospective developers. The relevant taxing agencies had been notified and participated in February 22 Joint Review Board. He thoroughly explained every element of the plan in order of the sections. This TID fits under the Mixed-Use definition with 27 acres of newly platted single and multifamily housing.

Discussion then took place regarding delineation of the boundaries. The blocks as outlined on the map in the packet will have to be changed as they exceed the allowable valuation. DOR requires values cannot exceed 12 % of total city value. However, Ruechel noted if an area amendment could be considered in the future as boundaries can be amended four times.

Bruessel asked three times for anyone to speak in favor of the TID Plan and three times for anyone to speak against the TID plan. No one spoke in favor or against the TID Plan. The public hearing was closed at 6:33pm.

Discussion took place for clarification of the working definitions of increment, what constitutes newly platted, and what significance may exist for projects within the 1/2-mile buffer as opposed to within the boundaries.

Being there were no further questions, Hill made the motion to recommend the borders as presented on the included Exhibit C Boundary Legal Description sheet to Common Council; approving the Planning Commission Resolution 24-01 creating TID #16 as presented. The motion was seconded by Bruessel. 6 Ayes 0 Nays 0 Absent. Motion carried.

Dretske motioned to have the U-Shaped portion connecting with Waushara Street to be renamed Riverview Drive and Dretske motioned to have the remaining stub southward from this portion, currently future Oak St, to be renamed as Riverview Court. Hill seconded this motion, which was carried by a voice vote.

The next item was the Public Hearing for the Ordinance Amendment to allow certain types of Urban Agriculture in the B-1, B-2 and M-1 districts.

Bruessel opened the public hearing at 6:45 PM. Bruessel asked three times for anyone to speak in favor of the amendment Alexandria Rogers spoke in favor of the ordinance. Bruessel asked three times for anyone to speak against the amendment. No one spoke against the ordinance Amendment. The public hearing was closed at 6:47pm.

Hill motioned to Recommend the Amendment to Common Council for approval of the Proposed Ordinance Amendment. Dretske seconded the motion, which was passed by voice vote.

The next item was the preliminary discussion on the rezoning of 567 E Marquette St from A-1 to R-1. Dretske motioned to Schedule a Public Hearing on Tuesday, March 2024 to review the rezone request for the parcel known as 567 E Marquette St. from A-1 to R-1. Hill seconded the motion, which was passed by voice vote.

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

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Next meeting date is Tuesday March 26th 2024

Hill moved to adjourn at 6:52 pm. Dretske seconded the motion, which carried by voice vote.

Respectfully Submitted by Timothy Ludolph, Planning and Development Director