

**CITY OF BERLIN PLAN COMMISSION MINUTES
APRIL 30TH 2024
CITY OF BERLIN, WISCONSIN**

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

ALSO PRESENT: City Attorney- Matthew Chier, Tim Ludolph, Allen Sass, Derek Komp, Rachel Dretske, Marlan Rusch and Lisa Rusch

The City of Berlin Plan Commission meeting was called to order at 6:00 p.m. by Chair Bruessel.

The Minutes of the March 26th 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 was to discuss the Site Plan Review for 478 S Industrial Park Rd. Ludolph presented the purpose of this proposal and Bruessel opened this item for discussion. Allen Sass answered questions and gave the background for this project and the context of how this project fits both past and future projects. Hill asked about mitigation practices, in case of a leak, to which Sass answered this is in compliance with all Governing requirements.

Dretske motioned to approve the Site Plan Review in accordance with the approval and conditions recommended by Kunkel Engineering. Bruessel seconded the motion which was carried by a voice vote.

The next item was the discussion of the North Business Park and the Protective Covenants. Attorney Chier read the comments in the 2021 revisions, summarizing the previous discussion notes where changes were proposed for just the vacant properties in the Park. The group discussed if changes should apply to the developed parcels as well and elected to focus on the undeveloped parcels. Dretske discussed with the group how infill residential development may be the best thing for the Comprehensive Plan's desires of limiting new developments without utilities already provided while adding infill where there is already water/sewer service and other utilities.

Dretske motioned to recommend to Common Council to have an Ad-Hoc Task Force formed to discuss potential changes to the North Business Park and having Attorney Chier available for counsel as needed. Hill seconded and the motion was carried by voice vote.

The next item was discussion of the Current Land Use, Future Land Use, and Zoning Maps alignment for the area including 451 E Waushara St. Ludolph recounted the prior conversation, highlighting the importance of Future Land Use in the staff report and the community's vision for the future. Attorney Chier clarified the consistency principle required by the state as well as the Plan Commission being advised, but not absolutely required, to require the same standards for all Subdivisions; thus needing to update anything in the Comprehensive Plan to enable the application of the Ordinance to be consistent and practicable. Bruessel asked the Rusch's for a quick summary of the CSM request and informed them they would be able to proceed when the Land Use Facilitates the approval; and this would be done as soon as the procedures would allow.

Bruessel motioned to recommend staff take action to update the Comprehensive Plan, Current Land Use, and Future Land Use maps as necessary to facilitate consistency throughout the north side of Waushara Street. Hughes seconded the motion which was carried by a voice vote.

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

For New Business Ludolph mentioned some members of the business community had talked with BCDC members about the need for additional Housing, including house sizes and Zoning standards. This topic will be on the agenda for discussion at the next meeting.

Next meeting date is Tuesday May 28th 2024

Hill moved to adjourn at 6:43 pm. Dretske seconded the motion, which carried by voice vote.

Respectfully Submitted by Timothy Ludolph, Planning and Development Director