

**CITY OF BERLIN PLAN COMMISSION MINUTES  
JULY 30 2024  
CITY OF BERLIN, WISCONSIN**

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

ALSO PRESENT: City Attorney- Matthew Chier, Tim Ludolph, Michael Multerer- 414 N Hunter St, Richard Schramer, Peter Mauel, Gerald Bella

The City of Berlin Plan Commission meeting was called to order at 6:01 p.m. by Chair Bruessel.

For Public Comment, Richard Schramer was informed his comments were relevant to item number 9.

The Minutes of the June 25th Plan Commission meeting were approved on a motion by Dretske as presented. Hill seconded the motion, which was carried by a voice vote

Mayor Bruessel opened the Public Hearing at 6:02 P.M. for the for the Rezone Request for 206-01720-0200 at 414 N Hunter St. Ludolph reviewed the application and explained the complete compliance with the Comprehensive Plan as well as other more recent Plans. Bruessel asked three times for anyone to speak in favor of the rezone request. Multerer discussed the summary of the application, and confirmed the date Council would adopt the Map Amendment. Brussel asked three times for anyone to speak against the request. Bruessel then closed the public hearing at 6:10 P.M. and asked for any commissioners to bring for their questions or comments. After discussion, Dretske motioned to recommend to common council to rezone the parcel known as 414 N Hunter St from A-1 to R-2 as requested. Hughes seconded the motion The motion was carried by roll call (6-0).

The next item was a preliminary discussion regarding the Rezoning request submitted by Juan Fuentes. Ludolph provided context on the anticipated structure of the application, asserting that it aligns more closely with conforming use in the area compared to the existing use. The commission suggested that staff should conduct an investigation of the site and assess the setbacks of the accessory building prior to scheduling the hearing. Hill proposed a motion to establish a Public Hearing date for the review of this request on August 27th, 2024, during the regular meeting time. Kubiak seconded the motion, which was approved through a voice vote.

The next item was a preliminary discussion of the Rezoning request from Brown Wilcox Home Inc. Peter Mauel elaborated on the rationale behind their recommendation to approach the Plan Commission for a rezone. Kubiak moved to set a Public Hearing date for this request on August 27th, 2024, at the regular meeting time. Dretske seconded the motion, which was also approved by voice vote.

The next item was the discussion of the definition of Family, Household, and Dwelling in the Residential Districts of the Zoning Code. Bruessel opened the topic for discussion Ludolph gave a quick background of staff's opinion about why this was relevant to the Plan Commission. Dretske suggested this would make a good opportunity to update the entire Residential Zoning

Code to correct ineffective language. Chair Bruessel voiced dissent to the definition of family and was joined by Commissioner Kubiak. Staff reiterated their proposal left ample room to find an effective compromise. Dretske motioned to have staff draft an amendment incorporating the wishes of the commission and to have a Public Hearing scheduled for August 27<sup>th</sup> 2024. Hill seconded the motion, which passed 4-2.

The next item was the proposal, with some examples, for the creation of a Rural Residential District. Richard Schramer discussed how this concept was one he had recommended to the Plan Commission for decades, and his preference would be for this to allow an exception to the frontage requirement present in every other district. Ludolph reiterated the materials distributed showed three examples where Berlin could draw inspiration, most notably Green Lake County, though he explained uses were not researched to date because of the challenge of how to treat livestock siting. Attorney Chier clarified the standards that would be required for a new zone and how this would have to work seamlessly with the Subdivision Code, Special Assessments, and other Ordinance and the Commission should be aware of unintended consequences. Hill motioned to recommend Staff to further complete the chart presented in the staff report and bring the more finalized recommendations to the next meeting. Hughes seconded the motion, which was carried by a voice vote.

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

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

Next meeting date is Tuesday August 27<sup>th</sup> 2024

Hill moved to adjourn at 7:11 pm. Dretske seconded the motion, which carried by voice vote.

*Respectfully Submitted by Timothy Ludolph, Planning and Development Director*