

**CITY OF BERLIN PLAN COMMISSION MINUTES
OCTOBER 29 2024
CITY OF BERLIN, WISCONSIN**

PRESENT: Joel Bruessel- Mayor, Paul Hanan, Victoria Hill, Carol Hughes, and Mary Kubiak

ALSO PRESENT: Matthew Chier- City Attorney, Tim Ludolph- Zoning Administrator

The City of Berlin Plan Commission meeting was called to order at 6:04 p.m. by Mayor Bruessel.

The Minutes of the September 24th Plan Commission meeting were approved as presented on a motion by Hill. Kubiak seconded the motion, which was carried by a voice vote.

The next item was a Public Hearing in regards to a Rezone Request for 258 Ripon Rd. Bruessel opened the Public Hearing at 6:05 P.M. Brussel asked for anyone to speak in favor of this Amendment three times. Bruessel asked for anyone to speak against Ludolph presented the request and the property owner was present to answer any additional questions. Hill presented a motion to recommend to council to accept the Rezone Request at 258 Ripon Rd from B-2 to R-1. Kubiak seconded the motion which passed by voice vote. (5-0)

The next item was a request for the Amendment of a Site Plan approval for Generac Mobile at 745 Knopf Rd. Ludolph presented request as one the Plan Commission reviews and discussed the materials include. Hill made a motion to accept the request of the Site Plan Amendment as presented. Kubiak seconded the motion which passed by voice vote. (5-0)

The next item was the preliminary discussion of the Comprehensive Plan. Ludolph presented the situation where the City currently does not qualify for three WHEDA loan programs because a condition is two-fold; an update of the Housing Element in the Comprehensive Plan within the past five years and policy changes to make the development of affordable housing easier. The commission mentioned how this update has been the topic of discussion for many years but they were puzzled by the lack of action and directed staff to draft an update to the Housing Chapter and Economic Development Chapter, incorporating the substance of the Housing and Economic Development Strategy.

The next item was the preliminary discussion of the progress for the goals identified in the Housing and Economic Development Strategy. Ludolph discussed the item and the Commission requested this item be brought back with a more detailed staff report to highlight the perceived progress and areas where there has not been progress. The Commission also discussed wanting to see a comparison of the goals from the original Comprehensive Plan and the Housing and Economic Development Strategy with progress reports.

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 November 26th 2024 at 6 PM.

Hughes moved to adjourn at 6:46 pm. Kubiak seconded the motion, which carried by voice vote.

Respectfully Submitted by Timothy Ludolph, Planning and Development Director