

**CITY OF BERLIN PLAN COMMISSION MINUTES
JANUARY 28 2025
CITY OF BERLIN, WISCONSIN**

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

ALSO PRESENT: Jessi Balcom- City Administrator , Matthew Chier- City Attorney, Tim Ludolph- Zoning Administrator, Representative from Green Lake Surveying

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

The Minutes of the January 2nd 2025 Plan Commission meeting were approved as presented on a motion by Hill. Przybyl seconded the motion, which was carried by a voice vote.

The next item was a preliminary discussion of the Creation of Tax Increment District Number 17 (TID 17). Adam Ruechel from Baird presented the background of the process and proposed area to the Plan Commission answering questions and stating all anticipated upcoming meetings. Hill motioned to schedule the presentation of the TID 17 map and plan to be discussed at a Public Hearing to be scheduled February 25th 2025. Hughes seconded the motion, which was carried by a voice vote.

The next item was an update on the Creation of the RR-1 Rural Residential Zoning District. Attorney Chier discussed a background, summarizing how he took the feedback from the Plan Commission's previously discussed matrices walked through a few previous meetings and converted it to the Drafted Ordinance Provided.

Hill motioned for the Draft Ordinance to be presented at a Public Hearing to be scheduled February 25th 2025. Hughes seconded the motion, which was carried by a voice vote.

The next item was the preliminary discussion of the Comprehensive Plan. Ludolph updated the Commission regarding the reception to the issued RFP, where cost estimates provided were significantly higher than the budgeted amount. Balcom discussed the ramifications and procedure anticipated going forward. No further action was required at the time.

The next item was the preliminary discussion of the Rezoning and CSM approval for parcel #206-01664-0000. An individual from Green Lake Surveying was present to provide some background. Ludolph discussed how the recommendation would facilitate the minor subdivision while having appropriate zoning for the resulting parcels at the next meeting. Hill motioned for the Rezoning to be presented at a Public Hearing to be scheduled February 25th 2025. 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 February 25th 2025 at 6 PM.

Przybyl moved to adjourn at 6:48 pm. Hill seconded the motion, which carried by voice vote.

Respectfully Submitted by Timothy Ludolph, Planning and Development Director