

AGENDA
CITY OF BERLIN
PLAN COMMISSION MEETING
SEPTEMBER 30TH 2025 7 PM
CITY HALL COUNCIL CHAMBERS
MEETING IS OPEN TO THE PUBLIC AND IS HANDICAPPED ACCESSIBLE
CITY MEETINGS CAN BE WATCHED LIVE OR RECORDED
ON THE CITY OF BERLIN YOUTUBE PAGE @CITYOFBERLIN5623

- 1) Call meeting to order
- 2) Roll Call
- 3) General Public Comments & Public Appearances
- 4) Approval of Minutes –Plan Commission Meeting August 26th 2025
- 5) Comprehensive Plan Kick Off: Presentation of a draft of the first set of elements including the maps and introducing the online survey.
Recommendation: Discussion including next steps and action as appropriate
- 6) Minor Subdivision Request from NORTHERN EXPRESS BUS SERVICE LLC for 167 Power Drive and _ Power Drive Parcels # 206034230611 + 206034230621 LEGAL DESCRIPTION: LOT 1 CSM 3447 LESS N 75' & LESS E 75' + PT OF SW-NW N OF POWER DR RD S OF CSM 2721 & W OF CSM 3447 LESS V699 P744
Recommendation: Authorize the staff to endorse the approval of the proposed modification for the two respective lots known as 167 Power Drive and _ Power Drive, approving the draft CSM as submitted.
- 7) Minor Subdivision Request from David & Joyce Labuda, Martin, Mark & Matthew Trochinski, and Monica Hietpas for 543 Center Street, 551 Center Street and 558 Ann Court. Parcels #206-0333-0000, 206-03222-0000 + 206-01076-0100. LEGAL DESCRIPTION: CERTIFIED SURVEY MAP BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2788, LOT 1 OF MEADOWLARK ACRES, AND THE SOUTH 200 FEET OF LOT 1 OF ASSESSOR'S PLAT NO. 1 TO THE CIT YOF BERLIN LOCATED IN PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 3, TOWN 17 NORTH, RANGE 13 EAST, CITY OF BERLIN, GREEN LAKE COUNTY, WISCONSIN
Recommendation: Authorize the staff to endorse the approval of the proposed modification for the three respective lots known as 558 Ann Court, 543 Center Street and 551 Center Street, approving the draft CSM as submitted.
- 8) Rezone Request _ Johnson Street Parcel #206-00833-0100 LEGAL DESCRIPTION: LEFFERT'S ADDN LOTS 1, 2, 22, & 23 BLK 143
Recommendation: Schedule a Public Hearing to formally review the Rezoning Request on October 28th 2025.
- 9) Zero Lot Line Ordinance Amendment Proposal + Presentation of concept.
Recommendation: Discuss and either accept the preliminary concept as satisfactory for scheduling for Text Amendment to be presented at Public Hearing on October 28th 2025 or recommend a revised proposal of concept for additional discussion.

- 10) Old Business (To be used to request items of old business be put on a future agenda for further discussion or action; or used to make a motion for reconsideration of an item from the current meeting or immediately previous meeting; or to make a motion to take items off the table which were laid on the table only during the current meeting.)
- 11) New Business (To be used to request items of new business be put on a future agenda)
- 12) Next meeting date – October 28th 2025
- 13) Adjourn

In adherence to the City of Berlin Public Meeting Participation Policy, public participation will be allowed under each agenda item at the discretion of the presiding officer. Attendees must register their intention to participate on either a general comments section or a specific agenda item prior to the meeting by filling out a Registration Card, which can be obtained from the Internet, City Clerk's office or in the City Hall Council Chambers at the podium. Registration Cards should be turned in prior to the meeting to either the presiding officer or City Clerk.