

CITY OF BERLIN PLAN COMMISSION MINUTES
JUNE 30, 2026
CITY OF BERLIN, WISCONSIN

PRESENT: Catrina Burgess- Mayor, Paul Hanan, Daniel Ladwig, Terry Przybyl and Kayla Reeves

ALSO PRESENT: Jessi Balcom- City Administrator, Tim Ludolph- Zoning Administrator, and Jeff Lind- 381 NW Cumberland St

The City of Berlin Plan Commission meeting was called to order at 6:14 p.m. by Mayor Burgess.

The Minutes of the May 26th, 2026, Plan Commission meeting were approved as presented on a motion by Reeves. Przybyl seconded the motion, which was carried by a voice vote.

The next item was the Public Hearing of the proposal to Rezone 381 NW Cumberland Street from A-1 to R-1. Burgess opened the Public Hearing at 6:15 PM and asked for anyone to speak in favor of the rezoning request three times. Burgess asked for anyone to speak against the rezoning request. Burgess Closed the Public Hearing at 6:16 PM.

Reeves presented a motion to recommend the Berlin Common Council approve the Rezoning request from (A-1 Agricultural District) to R-1 (Residential District) for 381 NW Cumberland St. #206-01666-0200. Przybyl seconded the motion, which was carried by voice vote (5-0).

The next item was the follow-up discussion to the previous month's questions about Nonconforming Lots in the Agricultural District. Ludolph presented the Quadrant Maps and Spreadsheet, giving an overview to the locations and attributes of these lots and what options would be consistent with the Plan. The commission discussed this information and made no motion at the time, acknowledging there could be the option at any point in the future to proceed with bringing these parcels into conformance.

The next item was the continued discussion of Indoor and Outdoor Recreational Uses in the M-1 and M-2 District. Ludolph presented the prepared draft amendments and some additional background. After some brief discussion, Przybyl presented a motion to schedule a Public Hearing to formally review the Text Amendment at on the next regular meeting of the Plan Commission July 28th, 2026. Reeves seconded the motion, which was carried by voice vote (5-0).

The next item was the preliminary discussion of Residential Setbacks Single Family Dwelling Setbacks. Ludolph presented the background, supporting the relaxation of the current setbacks to International Zoning Code and Peer Community Standards. The Commission discussed this and recommended preparing draft amendments for the next meeting of the Plan Commission.

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 July 28th 2026 at 6 PM.

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

Respectfully Submitted by Timothy Ludolph, Planning and Development Director