

AGENDA
CITY OF BERLIN
SPECIAL PLAN COMMISSION MEETING
SEPTEMBER 22nd, 2026, 6 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 25th, 2026
- 5) Site Plan Review: Discussion and potential adoption of the proposed site plan for ThedaCare located at 225 Memorial Dr. Parcel #206-01087-0200. Legal Description: Lot 1 Certified Survey Map 3525 V20
Recommendation: Approve the site plan as presented, subject to conditions recommended by the City Engineer.
- 6) Review and Discuss Site Plan for Verizon Wireless (on property owned by RMS 3 LLC) for 308 S Church St. Parcel # 206-00847-0000 Legal Description: LEFFERT'S ADDN LOTS 7, 8, 9, 10, 11, 16, 17, 18, 19, 20, 21 & 22; THE S1/2 OF LOT 6; LOTS 12, 13, 14 & 15 N OF WICK TRAIL & VAC LEFFERT ST ADJ TO ABOVE BLK 144
Recommendation: Approve site plan as presented with conditions recommended by City Engineer.
- 7) Minor Subdivision Request: Consideration of Laurie Wesner's request for a minor subdivision at W Marquette St.. Parcel #206-01200-0000 + 206-01201-0000. EAST 1/4 CORNER OF SECTION 4 T17N R13E CITY OF BERLIN, GREEN LAKE COUNTY, WISCONSIN
Recommendation: Recommend to the Common Council to authorize staff to endorse the approval of the proposed minor subdivision (CSM) of Proposed Lot 1 - W Marquette Street as presented.
- 8) Minor Subdivision Request: Consideration of Jan + Kurt Unangst's request for a minor subdivision at 359 E Waushara St... Parcel # 206-03452-0410+ 206-03452-0420. EAST 1/4 CORNER OF SECTION 4 T17N R13E CITY OF BERLIN, GREEN LAKE

COUNTY, WISCONSIN

Recommendation: Recommend to the Common Council to authorize staff to endorse the approval of the proposed minor subdivision (CSM) of 359 E Waushara St. as presented.

- 9) Accessory Dwelling Unit (ADU) Discussion Regarding Text Amendment: Staff presentation of proposed Text Amendment language for the ADU Regulations
Recommendation: Discussion of the proposed text amendment and action including potentially scheduling of a Public Hearing on October 27th 2026 to formally discuss adoption and any changes as appropriate.
- 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 27th 2026
- 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.