



Committee of the Whole MEETING AGENDA

May 9, 2023 - 6:00 PM
Council Chambers
3805 S. Casper Drive

Published: 5/5/2023

AGENDA

1. **CALL MEETING TO ORDER**
2. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
3. **APPROVAL OF MINUTES**
 - A. April 25, 2023 Committee of the Whole
4. **UTILITY & FINANCE**
 - A. Discussion and recommendation to Common Council approval of the May 10th, 2023 Water Utility claims in the amount of \$259,847.36, Sewer Utility claims in the amount of \$21,236.20 and General City claims in the amount of \$447,680.23. US Bank Visa EFT of \$35,191.51 and We Energies EFT of \$65,364.74.
5. **LICENSES & PERMITS**
 - A. Recommend to the Common Council approval of the alcohol license applications for the licensing year of July 1st, 2023 to June 30th, 2024 per the list as presented.
6. **MISCELLANEOUS**
 - A. Recommend to the Common Council that a joint public hearing be set for July 10, 2023 at 6:00 p.m. to be held before the Plan Commission to amend the Future Land Use Map within the City's Comprehensive Plan from Rural Commercial and Suburban Residential to Rural Commercial and Suburban Residential AND rezone from B-2 and R-3 to B-2 and R-3 for the properties located at 18335 W. National Ave (Tax Key #: 1262.961), Tax Key #: 1262.962 (located behind 18335 W. National Avenue) and 18395 W. National Ave (Tax Key #: 1262.963).
 - B. Recommend to Common Council that a joint public hearing be set for July 10, 2023 at 6:01 p.m. to be held before the Plan Commission to amend the Future Land Use Map within the City's Comprehensive Plan from Suburban Commercial to Suburban Commercial, Mixed Residential and Institutional with a Planned Unit Development Overlay AND rezone from I-1 and C-2 to B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 for approximately 34.5 acres for the parcels located at 1750 S. Moorland Road (includes Tax Keys #'s listed from north to south, beginning at the intersection of Greenfield Avenue south along the east side of Moorland Road, up to the New Berlin Recreation Trail): 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992).
7. **ADJOURN**

Supplemental Information:

- The meeting agenda and agenda packet are available online at www.NewBerlin.org. The minutes are published online and are approved at the next regularly scheduled meeting.
- It is possible that action will be taken on any of the items on the agenda and that the agenda may be discussed in any order.
- You may provide comments to the City Clerk via email at CitizenComments@NewBerlin.org. Comments will be forwarded to the Mayor and members of the governing body. Emailed comments are not read during the meeting.
- The City of New Berlin strives to host inclusive, accessible meetings that enable all individuals to engage and participate fully. Any person who has a qualifying disability under the Americans with Disabilities Act that requires that the meeting be accessible, please contact City Clerk Rubina R. Medina at (262) 786-8610 or via email at CityClerk@NewBerlinWI.gov at least 48 hours before the scheduled meeting time. Efforts will be made to accommodate the needs of disabled individuals through appropriate aids and/or services.
- It is also possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to in the above notice.



Committee of the Whole MEETING MINUTES

April 25, 2023 - 6:00 PM
Council Chambers
3805 S. Casper Drive

Please note: Minutes are unofficial until approved at the next regular scheduled meeting.

MINUTES

1. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Mayor Ament called the meeting to order at 6:00 PM.

City Clerk Rubina R. Medina took the roll call as follows:

Present: Alderperson Kroupa, Alderperson Horbinski, Alderperson Stribl, Alderperson Hopkins, Alderperson La Fever, Alderperson Harenda

Excused: Alderperson Maxey

Staff Present: DCD Director Greg Kessler, City Attorney Mark Blum, Fire Chief Mark Polzin, City Clerk Rubina R. Medina

2. APPROVAL OF MINUTES

A. April 11, 2023 Committee of the Whole Minutes

MOTION: Motion to approve the minutes as presented.

VOTE: Motion by: Horbinski
Second by: Kroupa
Motion 6-0

3. UTILITY & FINANCE

A. Discussion and recommendation to Common Council approval of the April 26, 2023 Water Utility claims in the amount of \$30,144.40, Sewer Utility claims in the amount of \$87,395.75 and General City claims in the amount of \$546,390.14. Tax overpayment checks totaling \$7,972.03 were also generated. US Bank VISA EFT of \$25,834.53.

MOTION: Motion to approve.

VOTE: Motion by: Stribl
Second by: Kroupa
Motion 6-0

4. MISCELLANEOUS

A. Fire Department Update, Chief Polzin

Fire Chief Mark Polzin provided an update to the Council and constituents. A PDF of his presentation is included in the agenda packet.

- B.** Discussion and recommendation to the Common Council approval of a contract with Mobcraft Beer, Inc. to host beer garden events between July 28, 2023 and October 15, 2023 at Malone Park

MOTION: Motion to approve

VOTE: Motion by: Hopkins
Second by: La Fever
Motion 6-0

5. ADJOURN

MOTION: Motion to adjourn the meeting at 6:18 PM.

VOTE: Motion by: Stribl
Second by: Kroupa
Motion 6-0

*Respectfully Submitted,
Rubina R. Medina, City Clerk*

The below establishments hereby make application to the City of New Berlin Common Council for an Alcohol License as described below subject to Wisconsin Statutes and City of New Berlin Municipal Code for the period comencing July 1st, 2023 and ending June 30, 2024. Licenses are issued by the Clty Clerk pending all requirements (inspection, fees paid, etc.) are met.

Trade Name	Corporation Name	Alcohol License Type	Street Address	Agent	Licensed Premise
Armeli's Restaurant & Pizzeria	Armeli's Of New Berlin, Inc.	Class B - Combo	16201 W. National Ave.	Anthony Armeli	Premise Description: First-floor dining, outside patio and inside bar -basement and bar storage.
Asia Restaurant	Asia Restaurant, Inc.	Class B - Combo	16150 W. National Ave.	Kari A. Moy	PREMISE DESCRIPTION: RESTAURANT, BAR & PATIO
					☐
Baler's	Baler's LLC	RESERVE Class B - Combo	13327 W Greenfield Ave	Rebekah J. Capps	PREMISE DESCRIPTION: BAR AREA, BACK ROOM WALK-IN COOLER, BACK HALL,FRONT HALL, BACK OUTDOOR PATIO AREA, FRONT PATIO AREA, BATHROOMS.
Big Tuna Japanese Restaurant	Big Tuna Inc.	Class B - Combo	3624 S. Moorland Rd.	Yong Cheng Jiang	PREMISE DESCRIPTION: COOLER, CABINET, ENTIRE RESTAURANT AREA
Buffalo Wild Wings	Blazin Wings Inc.	RESERVE Class B - Combo	15306 W. Beloit Rd	Michael J. Wirch	PREMISE DESCRIPTION: SINGLE STORY BLDG W/ ATTACHED PATIO
					PREMISE DESCRIPTION: SALES OF ALCOHOLIC BEVERAGES ARE DONE IN A) THE MAIN DINING ROOM B) THE BACK FUNCTION/DINING ROOM AND C) THE SEPARATE BAR AREA BETWEEN THE TWO ROOMS
China Dragon Restaurant	China Dragon LLC	Class B - Combo	15820 W. National Ave.	Xiao H. Huang	
Chumley's Pub	Chris Burr Inc	Class B - Combo	3612 S. Moorland Rd.	Christopher S. Burr	PREMISE DESCRIPTION: BEER IS IN COOLER IN BACK, LIQUOR IS STORED IN LIQUOR CABINET. CONSUMED AND SERVED AT THE BAR AND AT TABLES THROUGHOUT THE BAR.
					PREMISE DESCRIPTION: ONE STORY 155,488 SQ FT BUILDING LOCATED IN THE CITY OF NEW BERLIN. PRODUCT RECEIVED THROUGH RECEIVING DOCK. PRODUCT STOCKED WITHIN 24 HRS OF RECEIVING AND MERCHANDISED WITHIN THE PERIMETERS OF THE RETAIL BUILDING. RECORDS ARE ELECTRONICALLY STORED IN RECEIVING & OFFICE AREAS.
Costco Wholesale #1212	Costco Wholesale Corporation	Class A Retail - Combo	15300 W. Grange Avenue	John Checa	
Hometown New Berlin	Ruchika Enterprise LLC	Class A Retail - Combo	13996 W. National Ave	Dhruba Wagle	PREMISE DESCRIPTION: BEHIND THE COUNTER, FOUR COOLERS, WALK IN COOLER
					PREMISE DESCRIPTION: THE SERVICE OF ALCOHOLIC BEVERAGES WILL TAKE PLACE IN THE LOWER LEVEL OF THE FACILITY. THIS INCLUDES TWO DINING AREAS (LOWER LOUNGE & DINING ROOM). THIS PREMISES IS ONLY THESE LOCATIONS AND DOES NOT INCLUDE THE ENTIRE FACILITY. STORAGE WILL BE IN A LOCKED LIQUOR CABINET AREA IN THE LOWER LEVEL.
Krause Food Service	FPG Krause, LLC	RESERVE Class B - Combo	12401 W. National Ave.	Mark J. Krause	
Kwik Trip #499	Kwik Trip, Inc.	Class A Retail - Combo	15700 W. Small Rd.	Melanie D. Sternig	PREMISE DESCRIPTION: ONE-STORY FRAME CONSTRUCTION WITH STORAGE IN LOCKABLE WALK-IN COOLER, ON SALES FLOOR, BEHIND SALES COUNTER.
Kwik Trip #534	Kwik Trip, Inc.	Class A Retail - Combo	13975 W Cleveland Ave	Samuel T. McCormick	PREMISE DESCRIPTION: ONE-STORY FRAME CONSTRUCTION WITH STORAGE IN COOLERS, ON SALES FLOOR AND BEHIND SALES COUNTER
Kwik Trip #971	Kwik Trip, Inc.	Class A Retail - Combo	2101 S Moorland Rd	Matthew L. Jones	PREMISE DESCRIPTION: ONE-STORY FRAME WITH STORAGE IN WALK-IN COOLER, ON SALES FLOOR AND BEHIND THE SALES COUNTER.
Kwik Trip #977	Kwik Trip, Inc.	Class A Retail - Combo	15075 W National Ave	Graham Serchen	PREMISE DESCRIPTION: ONE-STORY FRAME CONSTRUCTION WITH STORAGE IN WALK-IN COOLER, ON SALES FLOOR, BEHIND SALES COUNTER.
Lagniappe Brasserie	Lagniappe Brasserie LLC	Class B - Combo	17001 W. Greenfield Ave.	Andrew P. Tenaglia	PREMISE DESCRIPTION: STORED IN LOCKED STORAGE ROOM. SERVED AND CONSUMED AT BAR, IN DINING ROOM AND DESIGNATED OUTDOOR PATIO.
					PREMISE DESCRIPTION: ALCOHOL SOLD FROM SPEED RAILS BEHIND BAR AND STORED IN ENCLOSED ROOM IN BASEMENT. BEER IS SOLD FROM COOLERS BEHIND BAR AND STORED IN WALK-IN COOLER AND ON SHELVES IN BASEMENT. BEER IS SERVED FROM COOLERS BEHIND BAR.
Mary's Caddyshack	Mary's Caddyshack, LLC.	Class B - Combo	1959 S 124th Street	Mary Pakula	
					PREMISE DESCRIPTION: BEVERAGES ARE ONLY SOLD WITHIN THE CLUBHOUSE ON OUR PROPERTY. EVERYTHING IS STORED EITHER WITHIN OUR FRONT BEVERAGE COOLER OR OUR STOCK ROOM IN THE BACK OF THE BUILDING.
Moorland Road Golf Center	Moorland Road Golf Center LLC	Class B - Beer	5900 S. Moorland Rd.	Michael J. Vance	
Mustang Shelly's Roadhouse	Mustang Shelly's Roadhouse, Ltd.	Class B - Combo	18540 W. National Ave.	Michele E. High	PREMISE DESCRIPTION: SOLD, SERVED, AND CONSUMED IN THE TAVERN ON 1ST FLOOR & STORED IN BASEMENT
My Pantry	Dharani, Inc.	Class A Retail - Combo	1410 S. Calhoun Rd.	Murad M. Ali	PREMISE DESCRIPTION: COOLERS WITHIN ESTABLISHMENT
					PREMISE DESCRIPTION: Expensive bottles are behind the counter. Regular liquor are on shelving right of the cashier. Beer is stored in 16 door cooler, which has a walk-in cave with shelves.
New Berlin Liquor	NFS2, LLC.	Class A Retail - Combo	12940 W. National Av.	Dalip Singh	
					PREMISE DESCRIPTION: CONCESSION STAND AND PICNIC TABLES AT CONCESSION STAND, WALK-IN COOLER, AND SEATING AREA/BLEACHERS OF BALL FIELDS AND ALONG BALL FIELD FENCE LINES. SEASONAL APRIL-OCTOBER
New Berlin Sports Park	MC Improvements	Class B - Beer	17980 W. Beloit Rd.	Kim M. Cook	
					PREMISE DESCRIPTION: BEER IS PRIMARILY SOLD IN KITCHEN ON MEZZAININE. SPECIAL EVENTS BEER WILL BE SOLD FROM 1ST FLOOR NEAR BACK LOBBY INCLUDING ADJACENT SPACE JUST INSIDE COURTED AREA. BEER IS STORED IN KITCHEN AND AREA ADJACENT TO KITCHEN ON MEZZANINE AND 1ST FLOOR STORAGE AREA BETWEEN LOCKER ROOMS.
New Berlin Sportsplex	GWI Ventures LLC	Class B - Beer	2900 S 163rd St.	Ivan Petrovic	

Trade Name	Corporation Name	Alcohol License Type	Street Address	Agent	Licensed Premise
Nickels Pub	Penny L. Burk	Class B - Combo	13915 W. Greenfield Ave.	Penny L. Burk	PREMISE DESCRIPTION: BLOCK BUILDING. TAVERN IN FRONT, STORAGE IN BACK
Ojibwa Bowhunters Of Milwaukee	Ojibwa Bowhunters Of Milwaukee	Class B - Beer	P.O. Box 511306	Rodd M. Szmania	Club house & Pavillion
					PREMISE DESCRIPTION: PREMISES DIVIDED BETWEEN SALES OFFICE (FRONT OF BUILDING) AND WAREHOUSE SPACE. PRODUCT IS STORED PERMANATELY IN WAREHOUSE SPACE, SOME MAY BE STORED ON TEMPORARY BASIS IN OFFICE SPACE.
PRP Wine International	PRP Wine International, Inc.	Class A Retail - Combo	2700 S. 163rd St.	Arthur C. Holdmann	PREMISE DESCRIPTION: FRONT COUNTER, SOUTHWEST CORNER ALONG WEST WALL, BACK STORAGE ROOM, COOLER AND AISLE INFRONT OF COOLER DOOR
Quickmart	Quickmart LLC	Class A Retail - Combo	19400 W. College Ave	Satinder K. Dhillon	PREMISE DESCRIPTION: DINING ROOM, COUNTER, PATIO, STORED IN BACK ROOM OF KITCHEN
Rainbow Restaurant	Rainbow Restaurant, Inc.	Class B - Combo	6290 S. Martin Rd.	Jean-Jacques Witczak	PREMISE DESCRIPTION: ENTIRE INTERIOR OF THE THEATRE BUILDING INCLUDING LOBBY, LOUNGE CORRIDORS AND ALL AUDITORIUMS.
Ridge Cinema	Family Entertainment, LLC	Class B - Combo	5200 S. Moorland Rd.	David Metz	PREMISE DESCRIPTION: SOLD ON SALES FLOOR, STORED IN SECURE AREA.
Sendik's Food Market	Sendik's New Berlin LLC	Class A Retail - Combo	3600 S. Moorland Rd.	Theodore T. Balistreri	PREMISE DESCRIPTION: 1ST FLOOR, DECK & BASEMENT
Senor Luna	Senor Luna LLC	Class B - Combo	1901 S. Calhoun Rd.	Kevin E. Larson	PREMISE DESCRIPTION: SAME AS BELOW
Speedway #4230	Speedway LLC - Licensing Dept	Class A Retail - Hard Cider Only	14001 W. Greenfield Ave.	Jody Romano	PREMISE DESCRIPTION: WALK IN COOLER, MAIN SALES AREA, ONE UTILITY/STORAGE ROOM
Speedway #4230	Speedway LLC - Licensing Dept	Class A Retail - Beer	14001 W. Greenfield Ave.	Jody Romano	PREMISE DESCRIPTION: Main Sales Floor, Cooler, Utility/Storage Room
Speedway #4540	Speedway LLC - Licensing Dept	Class A Retail - Hard Cider Only	15555 W. Beloit Rd.	Adam J. Novak	PREMISE DESCRIPTION: GENERAL SALES FLOOR & WALK IN COOLER, MAIN BEER SALES AREA, ONE STORE ROOM
Speedway #4540	Speedway LLC - Licensing Dept	Class A Retail - Beer	15555 W. Beloit Rd.	Adam J. Novak	PREMISE DESCRIPTION: ALCOHOL TO BE STORED IN KITCHEN AND STORAGE ROOM. ALCOHOL TO BE SERVED IN DINING ROOM AND OUTSIDE PATIO.
Sunny Side Up Cafe	Sunny Side Up Cafe LLC	RESERVE Class B - Combo	15744 W. National Ave	Lee C. Chiroff	Clubhouse, Patio, Driving Range, golf course
Sunnyslope Golf Course	Cool Golf LLC	Class B - Combo	4285 S Sunnyslope Rd	John Bauer	
Texas Roadhouse	Texas Roadhouse, Inc./Texas Roadhouse Holdings LLC	RESERVE Class B - Combo	15425 W. Rock Ridge Rd.	Stephanie Schubring	PREMISE DESCRIPTION: 6,923 SF SINGLE STORY BUILDING WITH RESTAURANT AND BAR
					PREMISE DESCRIPTION: Main bar and back storage room including basement. Premise description also includes an area in the establishment parking lot for a golf league which occurs every Wednesday from 6pm to 10pm from July 2023 to September 2023 and May 2024 until the expiration of said license.
The 19th Hole Country Club	The 19th Hole Country Club LLC	Class B - Combo	1525 S. 124th St.	Susan J. Pirlot	PREMISE DESCRIPTION: BAR, RESTAURANT SEATING AREA, FRONT OF BUILDING - TABLES OUTDOORS
The Varsity Club	Blue Moon Enterprises LLC	Class B - Combo	12400 W. Beloit Rd.	Michael J. Teipner	PREMISE DESCRIPTION: RETAIL DRUG STORE WITH SUNDRIES IN A ONE-STORY BUILDING - 14,491 SQUARE FEET. LIQUOR IS SOLD ON SALES FLOOR AND COOLERS. OVERSTOCK IS STORED IN LOCKED STORAGE ROOM.
Walgreens #07259	Walgreen Co.	Class A Retail - Combo	3855 S. Moorland Rd.	Linda M. Wasiak	PREMISE DESCRIPTION: One-room, one-story building approximately 152,298 square feet includingn stalls in parking lot specifically designated for online grocery pickup and Grab n Go area of store. Product is located in coolers and on shelves in Grocery Department and displayed in seasonal aisles. Overstock product is located in Receiving area. □
Walmart #5438	Wal-Mart Stores East LP	Class A Retail - Combo	15205 W Greenfield Ave	Michelle Michek	PREMISE DESCRIPTION: Convenience store of gas station. Single story building & storage, coolers
Welcome Mart	Welcome East Side LLC	Class A Retail - Combo	17200 W. Cleveland Ave.	Harjeet Walia	PREMISE DESCRIPTION: MAIN FLOOR FOR THE SALE OF ALCOHOLIC BEVERAGES INCLUDING BACK PATIO ONLY FOR SEATING NOT SERVING. BASEMENT STORES LIQUOR AND BEER - ONLY FOR STORAGE.
West Side Pub	West Side Pub Inc.	Class B - Combo	20385 W. National Ave.	Michael J. Jost	PREMISES DESCRIPTION: STORAGE AREA FOR WINES, FACILITIES FOR PACKAGING, ONE STORY, DIVIDED,
Wines For Humanity	Wines For Humanity LLC	Class A Retail - Combo	2702 S 163rd St.	Arthur C. Holdmann	

REQUESTED ACTION STATEMENT

MEMO TO: Mayor David Ament
Common Council

CC: Plan Commission (via email)

MEMO FROM: Gregory W. Kessler, AICP - Director

DATE: May 9, 2023

ISSUE: Jim Duerrwaechter has filed a petition to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 – Land Use and Chapter 19 – “Neighborhood I” National Avenue West) from Suburban Residential to Rural Commercial and to rezone from R-3 to B-2 for the property located at Tax Key #: 1262.962 (located behind 18335 W. National Avenue).

REQUESTED: Recommend to the Common Council that a joint public hearing be set for July 10, 2023 at 6:00 p.m. to be held before the Plan Commission to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 - Land Use and Chapter 19 - “Neighborhood I” National Avenue West) for the property located at Tax Key #: 1262.962 (located behind 18335 W. National Avenue) from Suburban Residential to Rural Commercial; AND

Recommend to the Common Council that a joint public hearing be set for July 10, 2023 at 6:00 p.m. to be held before the Plan Commission to rezone the property located at Tax Key #: 1262.962 (located behind 18335 W. National Avenue) from R-3 to B-2.

RATIONALE: Per Chapter 275-21.1 of the City's Zoning Code, the applicant has filed a completed application and petitioned the City to amend the Comprehensive Plan / Future Land Use Map for this property. Per this section, the applicant submits the application to the Common Council for initial review. DCD staff prepares a requested action statement to refer the request to the Plan Commission to hold a public hearing and take action via a resolution. A report shall be forwarded to the Common Council for final action.

Per Chapter 275-22 of the City's Zoning Code, the applicant has filed a completed application and petitioned the City to rezone these properties. In addition, per State Statute 62.23(7), the Common Council may refer to the Plan Commission all petitions to rezone a property and require that a public hearing be held to obtain public input and that the Plan Commission formulate a recommendation. These recommendations shall be forwarded to the Common Council for final action.

Per Zoning Code Section 275-20I, the applicant has simultaneously filed a Land Division application.

Note: Staff is continuing to prepare the 2030 Comprehensive Plan Updates as time permits. Please note this request will include other basic changes to these chapters. This will represent a public hearing for the 2030 Comprehensive Plan updates. Additional public hearings will be set up to handle the remaining chapters at a future date.

REQUESTED ACTION STATEMENT

MEMO TO: Mayor David Ament
Common Council

CC: Plan Commission (via email)

MEMO FROM: Gregory W. Kessler, AICP - Director

DATE: April 27, 2023

ISSUE: Dan Romnek on behalf of Mandel Group and the City of New Berlin have filed a petition to rezone from I-1 and C-2 to B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 and to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 11 - Neighborhood "A" Greenfield Avenue and Chapter 10 - Land Use) from Suburban Commercial to Suburban Commercial, Mixed Residential and Institutional with a Planned Unit Development Overlay for approximately 34.5 acres for the parcels located at 1750 S. Moorland Road (includes Tax Keys #'s listed from north to south, beginning at the intersection of Greenfield Avenue south along the east side of Moorland Road, up to the New Berlin Recreation Trail): 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992)

REQUESTED: Recommend to Common Council that a joint public hearing be set for July 10, 2023 at 6:01 p.m. to be held before the Plan Commission to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 11 - Neighborhood "A" Greenfield Avenue and Chapter 10 - Land Use) from Suburban Commercial to Suburban Commercial, Mixed Residential and Institutional with a Planned Unit Development Overlay for approximately 34.5 acres for the parcels located at 1750 S. Moorland Road (includes Tax Keys #'s listed from north to south, beginning at the intersection of Greenfield Avenue south along the east side of Moorland Road, up to the New Berlin Recreation Trail): 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992).

AND

Recommend to the Common Council that a joint public hearing be set for July 10, 2023 at 6:01 p.m. to be held before the Plan Commission to rezone approximately 34.5 acres for the parcels located at 1750 S. Moorland Road (includes Tax Keys #'s listed from north to south, beginning at the intersection of Greenfield Avenue south along the east side of Moorland Road, up to the New Berlin Recreation Trail): 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992) from I-1 and C-2 to B-1/PUD, Rm-1/PUD, I-1 PUD & C-2.

RATIONALE: Per Chapter 275-21.1 of the City's Zoning Code, this applicant has filed a completed application and petitioned the City to amend the Comprehensive Plan / Future Land Use Map for this property. Per this section, the applicant submits the application to the Common Council for initial review. DCD staff prepares a requested action statement to refer the request to the Plan Commission to hold a public hearing and take

action via a resolution. A report shall be forwarded to the Common Council for final action.

Per Chapter 275-22 of the City's Zoning Code, this applicant has filed a completed application and petitioned the City to rezone these properties. In addition, per State Statute 62.23(7), the Common Council may refer to the Plan Commission all petitions to rezone a property and require that a public hearing be held to obtain public input and that the Plan Commission formulate a recommendation. These recommendations shall be forwarded to the Common Council for final action.

Per Zoning Code Section 275-20I, Mr. Romnek has simultaneously filed a Land Division application.

Note:

Staff is continuing to prepare the 2030 Comprehensive Plan Updates as time permits. Please note this request will include other basic changes to these chapters. This will represent a public hearing for the 2030 Comprehensive Plan updates. Additional public hearings will be set up to handle the remaining chapters at a future date.