



**CITY OF NEW BERLIN
PLAN COMMISSION - MINUTES
Monday, June 6, 2022**

Regular Meeting	Zoom Meeting	6:00 PM
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Please note: Minutes are unofficial until approved by the Plan Commission at the next regularly scheduled meeting.

The Plan Commission has satisfied the requirements as directed by the Common Council on June 22, 2021 and Ordinance No. 2651 to hold this meeting via electronic means. The full text of this ordinance and the minutes from the above mentioned meeting can be viewed at www.newberlin.org

To participate in the meeting, view the meeting, and/or ask questions, the public was able to do so by downloading the ZOOM app located at <https://zoom.us/> and utilize Meeting ID # 837 6125 3858: to join.

All votes were taken via a voice roll call vote.

PUBLIC HEARING(S)

ITEM: (7) KW RZ-2200596 Aaron Kahle with Kahle Builders LLC - Tax Key #: 1268-993
- Rezone approximately 3.5278 acres of Tax Key #: 1268-993 from R-1/R-2 to I-1
PUD. (PUBLIC HEARING 6:00 PM)

ITEM: (7) KW CP-2200597 Aaron Kahle with Kahle Builders LLC - Tax Key #: 1268-993
- Amend the Future Land Use Map within the City's Comprehensive Plan
(Chapter 10 - Land Use and Chapter 19 - "Neighborhood I"). (PUBLIC HEARING
6:00 PM)

City Clerk Rubina Medina reviewed the procedures to be conducted as this meeting was held via zoom.

Mayor Ament read the rules for the public hearing and called the public hearing to order at 6:05 PM.

City Attorney Mark Blum asked if both public hearings would be held concurrently. Mayor Ament stated both public hearing items would be held concurrently.

Principal Planner, Kelly Wall read the Public Hearing Notices and gave a brief presentation to the Commission.

Mayor Ament asked if there were any citizens in attendance that had questions for clarification. Questions were asked by the following:

- Mary Heibl, 20160 W. National Avenue
- Steve McAvoy, 5315 Fox Glen Court
- Sue Firkus, 20020 W. Barton Road

Mayor Ament asked if any citizens in attendance wished to speak in favor of the application. There were none.

Mayor Ament asked if any citizens in attendance wished to speak in opposition of the application. The following citizens spoke in opposition:

- Mary Heibl, 20160 W. National Avenue

- Sue Firkus, 20020 W. Barton Road
- Troy 5310 Fox Glen Court
- Steve McAvoy, 5315 Fox Glen Court

Mayor Ament asked the Commissioners if they had any questions for clarification and/or comments. Commissioners did not have any questions or comments.

The Public Hearings adjourned at 6:44 PM.

PRIVILEGE OF THE FLOOR

Mayor Ament asked if there was anyone in attendance that wanted to take part in Privilege of the Floor. There was none.

Rubina stated that no comments were received via email.

CALL TO ORDER; PLEDGE OF ALLEGIANCE

Mayor Ament called the Plan Commission meeting to order at 6:46 PM and led the Pledge of Allegiance.

ROLL CALL; DECLARATION OF QUORUM

Present: Mayor Ament, Ald. Stribl, McGrath, Rafel, Felda & Anderson.

Excused: Biller

Rubina stated that there is a quorum and the meeting was properly noticed in accordance with the open meetings law.

City Staff present: Director of Community Development Greg Kessler, Deputy Director of Community Development Nikki Jones, Principal Planner Kelly Wall. Principal Planner & Emergency Management Coordinator Morgan Henn, City Engineer Tammy Simonson, City Attorney Mark Blum, and City Clerk Rubina Medina.

APPROVAL OF MINUTES

ITEM: May 2, 2022 Plan Commission Meeting Minutes

MOTION: Motion to approve the May 2, 2022 Plan Commission Meeting Minutes

VOTE: Motion by: Rafel
Second by: Felda
Motion Passed: 6-0

PLAN COMMISSION SECRETARY'S REPORT

No Report

NEW BUSINESS

ITEM: (7) KW RZ-2200596 Aaron Kahle with Kahle Builders LLC - Tax Key #: 1268-993
- Rezone approximately 3.5278 acres of Tax Key #: 1268-993 from R-1/R-2 to I-1
PUD. (PUBLIC HEARING 6:00 PM)

MOTION: Motion to Recommend to Common Council adoption of Ordinance 2661 that
approves the rezoning of approximately 3.5278 acres of the property located at
Tax Key # 1268-993 from R-1/R-2 to I-1/PUD.

VOTE: Motion by: Felda
Second by: Rafel
Motion Passed: 6-0

ITEM: (7) KW CP-2200597 Aaron Kahle with Kahle Builders LLC - Tax Key #: 1268-993
- Amend the Future Land Use Map within the City's Comprehensive Plan
(Chapter 10 - Land Use and Chapter 19 - "Neighborhood I"). (PUBLIC HEARING
6:00 PM)

MOTION: Motion to Recommend approval of Plan Commission REsolution # 22-01
approving the amendment to the future land use map approximately 3.5278 acres
of the property located at Tax Key # 1268-993 from Single Family Residential to
Institutional with Planned Unit Development and forward to the Common Council
for their review and approval by Ordinance.

VOTE: Motion by: McGrath
Second by: Felda
Motion Passed: 6-0

ITEM: (7) KW LD-2200599 Aaron Kahle with Kahle Builders LLC - 5330 S. Racine Ave
and Tax Key #: 1268-993 - 1-Lot CSM.

Kelly Wall gave a brief introduction and provided staff's recommendation.

MOTION: Motion to Recommend to Common Council approval of the 1-Lot Certified Survey
Map located at 5330 S. Racine Avenue (Tax Key # 1268-960) & Tax Key # 1268-
993, subject to the application, plans on file.

VOTE: Motion by: Stribl
Second by: Rafel
Motion Passed: 6-0

ITEM: (7) KW UA-2200600 Aaron Kahle with Kahle Builders LLC - Tax Key #: 1268-993
- Use, Site and Architecture for a 101, 000 square foot parking lot addition for
OAW Ethic Indoor.

MOTION: Motion to approve the Use, Site and Architecture for the construction of a 101,000
square foot parking addition located at 5330 S. Racine Avenue, subject to the
application, plans on file.

VOTE: Motion by: Felda
Second by: Stribl
Motion Passed: 6-0

ITEM: (1) MH LD-2200947 Kain Construction LLC on behalf of Dan and Vickie Balmer - 13016 W. Graham Street (Tax Key # 1156.137), 13100 W. Graham Street (Tax Key # 1156.139) and (Tax Key # 1156.138) - 2-Lot CSM.

Morgan Henn provided a brief introduction and provided staff's recommendation.

MOTION: Motion to recommend to Common Council approval of the 2-Lot Certified Survey Map for the properties at 13016 W. Graham Street (Tax Key # 1156.137), 13100 W. Graham Street (Tax Key # 1156.139) and (Tax Key # 1156.138), subject to the application, plans on file.

VOTE: Motion by: Stribl
Second by: McGrath
Motion Passed: 6-0

ADJOURN

MOTION: Motion to adjourn the Plan Commission meeting at 7:00 PM.

VOTE: Motion by: Anderson
Second by: Stribl
Motion Passed: 6-0

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