



Plan Commission MEETING MINUTES

October 2, 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. PUBLIC HEARING(S)

- A.** (7) KW CP-2301585 & RZ-2301586 Terri Engsberg on behalf of Holy Apostles Congregation - 15970 W. National Avenue (Tax Key #: 1212-992) and a portion of the property located at 16000 W. National Avenue (Tax Key #: 1212-991-001) - Request to amend the Future Land Use Map within the City's Comprehensive Plan from Suburban Commercial to Institutional and rezone from B-2 to I-1. (Joint Public Hearing 6:00 PM)

Kelly Wall introduced the Public Hearing item to the Plan Commissioners.

Mayor Ament asked if there were any questions for clarification. Comments were given by the following:

- Mike Schober, 2835 S. Moorland Rd.

Mayor Ament asked if there was anyone wishing to speak in favor of the public hearing. There were none.

Mayor Ament asked if there was anyone wishing to speak in opposition of the public hearing. There were none.

Mayor Ament asked if there were questions and/or comments from Plan Commissioners. There were none.

- B.** (4) KH RZ-2301341 Ryan Janssen with Ryan's Buying LLC - 5751 S. Sunny Slope Road (Tax Key # 1289.994.002) - Rezone from A-2 to R-6. (PUBLIC HEARING 6:01 PM)

Kristen Hogan introduced the Public Hearing item to the Plan Commissioners.

Mayor Ament asked if there were any questions for clarification. Comments were given by the following:

- Jim Peterson, 5619 Foxtail Ct.

Mayor Ament asked if there was anyone wishing to speak in favor of the public hearing.

- Ryan Janssen, S98 W33270 Genevive Dr., Mukwonago

Mayor Ament asked if there was anyone wishing to speak in opposition of the public hearing. There were none.

Mayor Ament asked if there were questions and/or comments from Plan Commissioners. There were none.

- C.** (1) NJ RZ-2301727 Jordan Chapman with ALRIG USA (DBA New Berlin Retail Management II LLC - 1401 S. Moorland Road (Tax Key # 1161995-001) - Rezone from B-1/PUD & C-2 to B-2/PUD & C-2. (PUBLIC HEARING 6:02 PM)

Nikki Jones introduced the Public Hearing item to the Plan Commissioners.

Mayor Ament asked if there were any questions for clarification. There were none.

Mayor Ament asked if there was anyone wishing to speak in favor of the public hearing.

- Mary Claire Lanser, 14550 W. Meadowshire Dr.

Mayor Ament asked if there was anyone wishing to speak in opposition of the public hearing.

- Conrad Holling, 15608 W. Ridge Rd.

Commissioner Anderson arrived at 6:25 PM

Mayor Ament asked if there were questions and/or comments from Plan Commissioners. There were none.

2. PRIVILEGE OF THE FLOOR

None

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the Plan Commission meeting to order at 06:29 PM.

Mayor Ament led the Pledge of Allegiance.

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Deputy Clerk Godshall took the roll call as follows:

Present: Commissioner Schulpus, Commissioner Felda, Commissioner Anderson, Commissioner Rafel, Mayor Ament

Excused: Alderman Stribl, Commissioner McGrath

Staff Present: DCD Director Greg Kessler, DCD Deputy Director Nikki Jones, Principal Planner Kristen Hogan, Principal Planner Kelly Wall, City Attorney Mark Blum, Deputy City Clerk Megan Godshall

5. APPROVAL OF MINUTES

A. September 25, 2023 Meeting Minutes

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Schulpus
Second by: Commissioner Rafel
Motion Passed 5-0

6. PLAN COMMISSION SECRETARY'S REPORT

No Report

7. NEW BUSINESS

A. (6) KW SG-2301577 Richard Dahl - 13825 W. National Ave - Monument sign waiver request.

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Schulpus
Second by: Commissioner Felda
Motion Passed 5-0

- B.** (7) KH SP-2301676 Ryan Janssen with Ryan's Buying LLC - 4908 S. Calhoun Road (Tax Key #: 1258.999)
- Autumn Trace Final Plat

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Schulpus
Motion Passed 5-0

- C.** (1) GK/NJ UA-2301691 Dan Romnek with Mandel Group – 1750 S. Moorland Road– Use, Site and Architectural approval for a multi-family residential development.

MOTION: Motion to Table

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Rafel
Motion Passed 5-0

- D.** (3) & (6) KH PK-2300318 Buena Park and Maple Ridge Park - Approval of the designs for Buena Park and Maple Ridge Park

MOTION: Motion to Approve both parks

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Felda
Motion Passed 5-0

8. COMMUNICATIONS

- A.** Memo RE: 2024 Plan Commission Meeting Dates

The draft meeting dates were looked over, with the possibility they may change.

9. ADJOURN

MOTION: Motion to Adjourn at 6:45 PM

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Rafel
Motion Passed 5-0

*Respectfully Submitted,
Megan Godshall, Deputy City Clerk*