Plan Commission
MEETING MINUTES

November 6, 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. PRIVILEGE OF THE FLOOR

Privilege of the floor commenced at 6PM.
Mayor Ament read the rules for Privilege of the Floor.

Speakers were as follows:
Mr. Andrew Peters, 5592 S Red Fox Rd., New Berlin WI 53151

2. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the Common Council meeting to order at 6:06 PM and led the Pledge of Allegiance.

3. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

City Clerk Rubina R. Medina took the roll call as follows:
Present: Alderperson Stribl, Commissioner Schulpius, Commissioner Rafel, Mayor Ament, Commissioner McGrath
Excused: Commissioners Anderson & Felda
Staff Present: DCD Deputy Director Nikki Jones, Principal Planner Kelly Wall, City Attorney Mark Blum, City Clerk Rubina Medina

4. APPROVAL OF MINUTES

A. October 2, 2023

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Schulpius
Motion Passed 4-0 with Commissioner McGrath abstaining from vote

5. PLAN COMMISSION SECRETARY'S REPORT

No Report

6. NEW BUSINESS

A. (1) KW RO-2301910 Ronald Mellantine with Mells Enterprises LLC - 14135 W. Kostner Lane - Re-occupancy for Mells Enterprises LLC to re-occupy the space.
Principal Planner Kelly Wall provided a brief overview of the item as outlined in the attached staff report executive summary.

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Rafel
Motion Passed 5-0

B. (7) KW CP-2301585 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) - Amend the Future Land Use Map within the City's Comprehensive Plan from Suburban Commercial to Institutional and 2023 Comprehensive Plan Updates (Joint Public Hearing 10/2/2023)

Principal Planner Kelly Wall provided a brief overview of the item as outlined in the attached staff report executive summary.

MOTION: Motion to Approve

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

C. (7) KW 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) - Rezone from B-2 to I-1. (Joint Public Hearing 10/2/2023)

Principal Planner Kelly Wall provided a brief overview of the item as outlined in the attached staff report executive summary.

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Schulpius
Motion Passed 5-0

D. (7) KW LD-2301587 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) - 1 -Lot Certified Survey Map

Principal Planner Kelly Wall provided a brief overview of the item as outlined in the attached staff report executive summary.

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Rafel
Motion Passed 5-0

E. (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 10/2/2023)

DCD Deputy Director Nikki Jones provided a brief overview of the item as outlined in the attached staff report executive summary.

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Schulpius
Motion Passed 5-0

F. (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 10/2/2023)

DCD Deputy Director Nikki Jones stated that the applicant has requested that this item be tabled.

MOTION: Motion to Table

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Rafel
Motion Passed 5-0

G. GK DCD1-2302102 Zoning Code Updates

DCD Deputy Director Nikki Jones stated that on September 28, 2023, staff received a memo from City Attorney Mark Blum, along with a draft Food Truck Ordinance that he had prepared. DCD recommendation is that a public hearing be set for December 4, 2023 at 6pm to be held before the Plan Commission on the suggested amendments to the Zoning Code (Chapter 275).

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner McGrath
Motion Passed 5-0

7. COMMUNICATIONS

A. Memo RE: 2024 Plan Commission Meeting Dates

Principal Planner Kelly Wall provided a brief overview of the 2024 Plan Commission meeting schedule as outlined in the agenda packet. No motion.

8. ADJOURN

MOTION: Motion to Adjourn at 6:21 PM.

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

Respectfully Submitted,
Rubina R. Medina, City Clerk