



Plan Commission MEETING MINUTES

May 6, 2024 - 6:00 PM
Council Chambers
3805 S. Casper Drive

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

MINUTES

1. PUBLIC HEARING(S)

- A.** (1) KH CP-2400415 Yonatan Zvi - 15201 W. Greenfield Avenue (Tax Key #: 1158.998) - Public hearing to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 – Land Use and Chapter 11 – “Neighborhood A” Greenfield Avenue) from Mixed Use Residential to Suburban Commercial. (Join Public Hearing 6:00 PM)
Kristen Hogan introduced the Public Hearing Item to the Plan Commission.

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. 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.** (1) KH RZ-2400416 Yonatan Zvi - 15201 W. Greenfield Avenue (Tax Key #: 1158.998) & 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001) - Public hearing to rezone from B-1 and R-5 to B-1 and B-2. (Joint Public Hearing 6:00 PM)
Kristen Hogan introduced the Public Hearing Item to the Plan Commission.

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. 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. Alderman Stribl stated for clarification purposes that approximately 11.5 years ago when the Plan Commission had approved the development, it was proposed that the future subsequent land, once the owner passes on, would get converted into a B-2 rezoning.

- C.** (5) NJ RZ-2202317 Austin Workman with Workman Enterprises LLC - 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001) - Public hearing to rezone from C-1 and C-2 to M-1. (Public Hearing 6:01 PM)
Greg Kessler introduced the Public Hearing Item to the Plan Commission.

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. Comments were given by the following:

- Jesse Ball, 15945 W. Monterey Drive, New Berlin WI 53151

- Joshua Davids, S78 W15423 Foxhill Circle, Muskego WI 53150
- Steven Hornak, 19331 W. Norwood Drive, New Berlin WI 53146
- Scott Dickmann, comments submitted via email on 5/6/2024 @ 4:34PM

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. Alderman Stribl stated this was a great use of space to make it more cohesive. He also added that using the land for what it was intended adds value to the neighborhood.

2. **PRIVILEGE OF THE FLOOR**

None

3. **CALL TO ORDER, PLEDGE OF ALLEGIANCE**

Mayor Ament called the meeting to order at 6:26Pm and led the Pledge of Allegiance.

4. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**

Community Relations Specialist Joelle Erickson took the roll call as follows:

Present: Commissioner Schulpus, Commissioner Felda, Commissioner Anderson, Commissioner Rafel, Alderperson Stribl, Commissioner McGrath, Mayor Ament

Staff Present: DCD Director Greg Kessler, City Attorney Mark Blum, Deputy Director of Community Development Nikki Jones, Principal Planner Kristen Hogan, Community Relations Specialist Joelle Erickson

5. **APPROVAL OF MINUTES**

A. March 4, 2024 Meeting Minutes

MOTION: Motion to Approve March 4, 2024 Minutes

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Schulpus
Motion Passes 5-0

*Commissioner McGrath and Commissioner Anderson abstain from voting due to being absent from March 4, 2024, Plan Commission meeting.

6. **PLAN COMMISSION SECRETARY'S REPORT**

No Report

7. **CONTINUED BUSINESS**

None

8. **NEW BUSINESS**

A. (3) KW UA-2302263 Bob Rowe with PA Studio LLC on behalf of Greenfield Pub – 16461 W. Greenfield Ave (Tax Key #: 1162.177) – Use, Site, and Architecture for a window and request to modify yard requirement per 275-42A(7) to allow a patio in the front yard.

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Stribl
Motion Passes 7-0

9. **PENDING**

A. (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)

B. (2) KH UA-2301943 McCON Building Corporation - 14855 W. National Avenue - Culver's Site Improvements

10. COMMUNICATIONS

None

11. ADJOURN

MOTION: Motion to Adjourn at 6:32PM

VOTE: Motion by: Commissioner Rafel
Second by: Alderman Stribl
Motion Passes 7-0

***Respectfully Submitted,
Joelle Erickson, Community Relations Specialist***