



Plan Commission MEETING MINUTES

March 3, 2025 - 6:00 PM
Council Chambers
3805 S. Casper Drive

MINUTES

1. PUBLIC HEARING(S)

- A. (1) GK/NJ CP-2500070 & RZ-2500071 Nicholas Wimmer on behalf of The Conservancy, LLC (Wimmer Communities) - 1640 S. Moorland Road (Tax Keys #'s: 1158.989.001, 1158.989.002 & 1158.989.003) - Request 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, Mixed Use Residential and Institutional to Mixed Use Residential AND rescind PUD Overlay Ordinance # 2679 – Mandel Neighborhood Development Plan PUD (also amended by Ordinance # 2688) & rezone from B-1/PUD, Rm-1/PUD, I-1/PUD & C-2/PUD to Rm-1/PUD & C-2/PUD as The Conservancy Neighborhood Development PUD Ordinance # 2701 AND 2030 Comprehensive Plan Updates (Joint Public Hearing 6:00 PM)

Nikki Jones introduced the Public Hearing Item to the Plan Commission.

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

- Greta Fayle, 15613 W. Brook Drive, New Berlin WI 53151

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. Comments were given by:

- Gloria Brechlin, 15115 W. Rogers Drive, New Berlin WI 53151

Mayor Ament asked if there were questions and/or comments for Plan Commissioners. Mayor Ament asked about the conservation easement.

- B. KH DCD1-2500054 Zoning Code Updates (PUBLIC HEARING 6:01 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 for Plan Commissioners. There were none.

C. CU-2500147Matt Anderson on behalf of Matty's Bar and Grille, Inc. - 14460 W. College Avenue - Conditional Use Approval for an amended outdoor annual schedule of events for 2025 (PUBLIC HEARING 6:02 PM)

Nikki Jones 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:

- Terry Buss, 14144 W. Osprey Way, New Berlin WI 53151
- Brian Wiedoff, 14280 W. College Avenue, New Berlin WI 53151
- Brian Biscobing, 14183 W. Old Farm Road, New Berlin WI 53151
- Mallory Buss, 14144 W. Osprey Way, New Berlin WI 53151
- Kelly Cieslak, Wisconsin Parkinson Association
- Kristen Wieland Guthrie, Wisconsin Parkinson Association

Mayor Ament asked if there was anyone wishing to speak in opposition of the public hearing. Comments were given by:

- Doug Kapitanski, 14540 W. College Avenue, New Berlin WI 53151
- Jim Penoske, 14500 W. College Avenue, New Berlin WI 53151
- Abby Slade, 14540 W. College Avenue, New Berlin WI 53151
- Abdelhamid El-Shafei, 14380 W. College Avenue, New Berlin WI 53151

Mayor Ament asked if there were questions and/or comments for Plan Commissioners. Mayor Ament asked about section 3F - the sound decibels are 70; not 90. City Attorney Mark Blum clarified information about the noise level.

2. PRIVILEGE OF THE FLOOR

Each speaker is limited to 3 minutes. The session will conclude at 6:30 PM.

Mayor Ament asked if there was anyone that wanted to address the plan commission. Comments were given by the following:

- Abdelhamid El-Shafei, 14380 W. College Avenue, New Berlin WI 53151
- Doug Kapitanski, 14540 W. College Avenue, New Berlin WI 53151
- Matt Anderson, 5405 S. Sunnyslope Road, New Berlin WI 53151
- Jim Penoske, 14500 W. College Avenue, New Berlin WI 53151

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the meeting to order at 7:03 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 Schulpius, Commissioner Felda, Commissioner Anderson, Commissioner Rafel, Alderperson Stribl, Mayor Ament

Excused: Commissioner Brian McGrath

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

It was confirmed that a quorum was present and that the meeting was properly posted in compliance with open meetings law.

5. APPROVAL OF MINUTES

A. February 3, 2025 Meeting Minutes

MOTION: Motion to Approve Minutes

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Rafel
Motion Passes 6-0

6. PLAN COMMISSION SECRETARY'S REPORT

None

7. CONTINUED BUSINESS

None

8. NEW BUSINESS

A. KH DCD1-2500054 Zoning Code Updates (PUBLIC HEARING 6:01 PM)

MOTION: Motion to Approve Item As Presented

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Schulpius
Motion Passes 6-0

B. CU-2500147 Matt Anderson on behalf of Matty's Bar and Grille, Inc. - 14460 W. College Avenue - Conditional Use Approval for an amended outdoor annual schedule of events for 2025 (PUBLIC HEARING 6:02 PM)

MOTION: Motion to Approve with Conditions

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Schulpius
Motion Passes 6-0

Conditions: The Plan Commission will require staff to place the sound reports on the City's website.

9. PENDING

None

10. COMMUNICATIONS

None

11. ADJOURN

MOTION: Motion to Adjourn at 7:19 PM

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Schulpius
Motion Passes 6-0

Respectfully Submitted,
Joelle Erickson, Community Relations Specialist