



# Plan Commission MEETING MINUTES

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May 5, 2025 - 6:00 PM  
Council Chambers  
3805 S. Casper Drive

## MINUTES

### 1. PUBLIC HEARING(S)

- A.** (7) KW CP-2500440 & RZ-2500441 Donald Gehr with Dons Holdings LLC - 16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key: 1237.979 - Amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 – Land Use and Chapter 15 – “Neighborhood E” National Avenue East Corridor) for the properties located at 16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key: 1237.979 from Suburban Commercial to Urban Residential and to rezone the properties located at 16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key: 1237.979 from B-2 to R-4.5. (Joint Public Hearing 6:01 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:

- Jim Abbey, 3970 S. Town Road, New Berlin, WI 53151
- Barb Koeppen, 16230 W. National Avenue, New Berlin, WI 53151
- Susan Farris, 3950 S. Town Road, New Berlin, WI 53151

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

- Barb Koeppen, 16230 W. National Avenue, New Berlin, WI 53151

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.

### 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:

- Karen Hart, 2613 S. Brookland Road, New Berlin, WI 53151

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

Mayor Ament called the meeting to order at 6:33 PM and led the Pledge of Allegiance.

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

Joelle Erickson took the roll call as follows:

Present: Commissioner Schulpius, Commissioner Felda, Commissioner Anderson, Commissioner Rafel, Mayor Ament, Commissioner Gardner

Excused: Alderperson Joseph Stribl

Staff Present: City Attorney Thomas Schmitzer, Principal Planner Kelly Wall, Deputy Director of Community Development Nikki Jones, Director of Community Development Greg Kessler, 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. April 7, 2025 Meeting Minutes**

**MOTION:** Motion to Approve Minutes

**VOTE:** Motion by: Commissioner Schulpius  
Second by: Commissioner Rafel  
Motion Passes 6-0

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

None

**7. CONTINUED BUSINESS**

None

**8. NEW BUSINESS**

**A. Discussion and possible action to recommend to Common Council approval of (7) KH PK-2200053 - Approval of the contracts for the 2025 Malone Park Improvement Project.**

**MOTION:** Motion to Approve as Presented

**VOTE:** Motion by: Commissioner Schulpius  
Second by: Commissioner Rafel  
Motion Passes 6-0

- B.** Discussion and possible action to recommend to Common Council approval of (3) KH PK-2500161 Lions Park - Approval of selected consultant for the design of Lions Park.

**MOTION:** Motion to Approve As Presented

**VOTE:** Motion by: Commissioner Rafel  
Second by: Commissioner Schulpius  
Motion Passes 6-0

- C.** (7) KW LD-2500450 Frank Grotkiewicz - 19300 W. Observatory Rd - Discussion and possible action to recommend to Common Council approval of a 2-Lot Certified Survey Map.

**MOTION:** Motion to Approve as Presented

**VOTE:** Motion by: Commissioner Felda  
Second by: Commissioner Rafel  
Motion Passes 6-0

- D.** (7) NJ LD-2500487 Dave Merrick with Luther Group on behalf of New Berlin Fabrication Building - 16230 W. Beloit Road. Discussion and possible action to recommend to Common Council approval of a 2-Lot Certified Survey Map.

**MOTION:** Motion to Approve As Presented

**VOTE:** Motion by: Commissioner Anderson  
Second by: Commissioner Schulpius  
Motion Passes 6-0

- E.** (7) NJ UA-2500488 Dave Merrick with Luther Group -16230 W. Beloit Road - Use, Site and Architecture for New Berlin Fabrication to construct an approximately 85,400 sq. ft. building.

**MOTION:** Motion to Table Item

**VOTE:** Motion by: Commissioner Anderson  
Second by: Commissioner Felda  
Motion Passes 6-0

**9. PENDING**  
None

**10. COMMUNICATIONS**

None

**11. ADJOURN**

**MOTION:** Motion to Adjourn at 6:47PM

**VOTE:** Motion by: Commissioner Rafel  
Second by: Commissioner Gardner  
Motion Passes 6-0

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