

Plan Commission MEETING MINUTES



June 2, 2025 - 6:00 PM
Council Chambers
3805 S. Casper Drive

MINUTES

1. PUBLIC HEARING(S)

- A.** (1) GK/NJ RZ-2500071 Nicholas Wimmer on behalf of The Conservancy, LLC (Wimmer Communities) - 1640 S. Moorland Road (includes Tax Keys #: 1158.989.001, 1158.989.002 & 1158.989.003) - Request to rescind PUD Overlay Ordinance # 2679 – Mandel Neighborhood Development Plan PUD (also amended by Ordinance 2688) and adoption of Planned Unit Development Ordinance # 2701 that approves the rezoning of the properties from B-1/PUD (Shopping Center District), Rm-1/PUD (Multiple-Family Residential District), I-1/PUD (Institutional District) / C-2/PUD (Shoreland-Wetland Holding District) to Rm-1/PUD and C-2/PUD as The Conservancy Neighborhood Development PUD Ordinance. (Initial Public Hearing 3/3/2025. Amended request Public Hearing 6/2/2025 at 6:00 PM)

Greg Kessler introduced the Public Hearing Item to the Plan Commission.

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

- Joe Russ, 16800 W. Shadow Drive, New Berlin WI 53151
- Jim Breckenfelder, 15225 W. Rogers Drive, New Berlin WI 53151
- Helen Brotz, 1800 S. Cardinal Lane, 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:

- Joe Russ, 16800 W. Shadow Drive, New Berlin WI 53151

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

- B.** (4) KW CP-2500617 & RZ-2500618 Colin Carr with Hawthorne Hill Farm LLC - 16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002) - Amend the Future Land Use Map within the City's Comprehensive

Plan (Chapter 10 – Land Use and Chapter 19 – “Neighborhood I” National Avenue West) for the properties located at 16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002) from Residential Estate to Suburban Commercial with a PUD overlay and to rezone the properties located at 16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002) from B-2 and R-3 to B-2/PUD. (Joint 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. Comments were given by:

- Joe Russ, 16800 W. Shadow 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:

- Joe Russ, 16800 W. Shadow Drive, New Berlin WI 53151

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

- C.** (4) NJ CU-2500676 Nick Petit with Trierweiler Construction & Supply Co. Inc. on behalf of Waukesha County DOT - 6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013) - Conditional Use Permit for Trierweiler Construction & Supply Co. Inc. to set up a mobile concrete batch plant to supply concrete for the WisDOT Moorland Road project. (Public Hearing 6:02 PM)

Greg Kessler introduced the Public Hearing Item to the Plan Commission.

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

- Don Mathias, 16200 W. National Avenue, New Berlin WI 53151

Mayor Ament asked if there was anyone wishing to speaking 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:

- Don Mathias, 16200 W. National Avenue, New Berlin WI 53151
- Joe Russ, 16800 W. Shadow Drive, New Berlin WI 53151

Mayor Ament asked if there were any questions and/or comments from the 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. There were none.

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the meeting to order at 7:09* PM and led the Pledge of Allegiance.

*The public hearing started at 6:35 PM and the Plan Commission meeting started at 7:09 PM as there were technical issues which caused a delay in the start of the meeting.

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Joelle Erickson took the roll call as follows:

Present: Commissioner Schulpius, Commissioner Felda, Commissioner Anderson, Mayor Ament
Excused: Commissioner Robert Rafel, Alderperson Joseph Stribl, Commissioner Meg Gardner

Staff Present: City Attorney Mark Blum, Deputy Director of Community Development Nikki Jones, Director of Community Development Greg Kessler, Principal Planner Kelly Wall, 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. May 5, 2025 Meeting Minutes

MOTION: Motion to Approve Minutes

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Schulpius
Motion Passes 4-0

6. PLAN COMMISSION SECRETARY'S REPORT

None

7. CONTINUED BUSINESS

A. (4) KH UA-2402318 Katie Skelton with Continental Properties - 6151 S. Moorland Road - Conceptual Use, Site and Architectural for a neighborhood plan review for a 324 unit multi-family residential community and 16,500 square foot of commercial.

MOTION: Motion to table item and remove from the agenda

VOTE: Motion by: Commissioner Schulpius
Second by: Commissioner Felda
Motion Passes 4-0

8. NEW BUSINESS

- A.** (1) NJ Discussion and possible action to recommend to Common Council approval of CP-2500070 Nicholas Wimmer on behalf of The Conservancy, LLC (Wimmer Communities) - 1640 S. Moorland Road (includes 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 with a Planned Unit Development (PUD) Overlay to Mixed Use Residential with a PUD Overlay AND 2030 Comprehensive Plan Updates (Joint Public Hearing 3/3/2025)

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Schulpius
Motion Passes 4-0

- B.** (1) NJ Discussion and possible action to recommend to Common Council approval of RZ-2500071 Nicholas Wimmer on behalf of The Conservancy, LLC (Wimmer Communities) - 1640 S. Moorland Road (includes Tax Keys #'s: 1158.989.001, 1158.989.002 & 1158.989.003) - Request to rescind PUD Overlay Ordinance # 2679 – Mandel Neighborhood Development Plan PUD (also amended by Ordinance 2688) and adoption of Planned Unit Development Ordinance # 2701 that approves the rezoning of the properties from B-1/PUD (Shopping Center District), Rm-1/PUD (Multiple-Family Residential District:), I-1/PUD (Institutional District) / C-2/PUD (Shoreland-Wetland Holding District) to Rm-1/PUD and C-2/PUD as The Conservancy Neighborhood Development PUD Ordinance. (Initial Public Hearing 3/3/2025. Amended request Public Hearing 6/2/2025 at 6:00 PM)

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Schulpius
Second by: Commissioner Felda
Motion Passes 4-0

- C.** NJ (1) Discussion and possible action to recommend to Common Council approval of LD-2500072 Nicholas Wimmer on behalf of The Conservancy, LLC (Wimmer Communities) - 1640 S. Moorland Road (includes Tax Keys #'s: 1158.989.001, 1158.989.002 & 1158.989.003) - 3-Lot Certified Survey Map.

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Schulpius

Motion Passes 4-0

- D.** Discussion and possible action to recommend to Common Council approval of CP-2500440 Donald R. Gehr III with Don's Holdings LLC - 16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key: 1237.979 - Adoption of Resolution 2025-11 and Ordinance 2707 to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10) from Suburban Commercial to Urban Residential. (Joint Public Hearing 5/5/2025)

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Felda
Second by: Commissioner Schulpius
Motion Passes 4-0

- E.** Discussion and possible action to recommend to Common Council approval of RZ-2500441 Donald R. Gehr III with Don's Holdings LLC - 16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key: 1237.979 - Adoption of Ordinance 2708 that approves the rezoning from B-2 to R-4.5. (Joint Public Hearing 5/5/2025)

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Felda
Motion Passes 4-0

- F.** Discussion and possible action to recommend to Common Council approval of LD-2500442 Donald R. Gehr III with Don's Holdings LLC - 16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key #: 1237.979 - 2-Lot Certified Survey Map.

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Schulpius
Second by: Commissioner Anderson
Motion Passes 4-0

- G.** Discussion and possible action to recommend to Common Council approval of LD-2500647 Ryan Janssen - 5245 S. Martin Road - 3 Lot Certified Survey Map

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Felda
Second by: Commissioner Anderson
Motion Passes 4-0

- H. (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. (Tabled 5/5/2025)

MOTION: Motion to Untable Item UA-2500488

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Felda
Motion Passes 4-0

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Schulpus
Second by: Commissioner Felda
Motion Passes 4-0

- I. (4) NJ CU-2500676 Nick Petit with Trierweiler Construction & Supply Co. Inc. on behalf of Waukesha County DOT - 6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013) - Conditional Use Permit for Trierweiler Construction & Supply Co. Inc. to set up a mobile concrete batch plant to supply concrete for the WisDOT Moorland Road project. (Public Hearing 6/2/2025)

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Schulpus
Motion Passes 4-0

9. PENDING

None

10. COMMUNICATIONS

None

11. ADJOURN

MOTION: Motion to Adjourn at 7:31 PM

VOTE: Motion by: Commissioner Felda
Second by: Commissioner Schulpus
Motion Passes 4-0

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