



Plan Commission MEETING MINUTES

December 8, 2025 - 6:00 PM
Council Chambers
3805 S. Casper Drive

MINUTES

1. PUBLIC HEARING(S)

- A. (3) KH CU-2502137 Welcome East Side LLC – 17200 W. Cleveland Avenue – Conditional Use Permit to reoccupy the existing building for a gas station and convenience store, and the construction of an 891 square foot addition. (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.

- Harjeet Walia, 9519 N. River Bend Court, River Hills

Mayor Ament asked if there was anyone wishing to speak in favor of the public hearing item.

- William Morris, Project Architect, 5313 87th Place, Pleasant Prairie

Mayor Ament asked if there was anyone wishing to speak in opposition of the public hearing item.

- There were none

Mayor Ament asked if there were questions and/or comments from 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.

None

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the meeting to order at 06:14 PM and led the Pledge of Allegiance.

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Deputy City Clerk Megan Godshall took the roll call as follows:

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

Absent: Alderman Stribl

Staff Present: City Attorney Thomas Schmitzer, DCD Director Greg Kessler, DCD Deputy Director Nikki Jones, Principal Planner Kristen Hogan, Deputy City Clerk Megan Godshall

The Deputy City Clerk confirmed that a quorum was present and that the meeting was properly posted in compliance with open meetings law.

5. APPROVAL OF MINUTES

A. November 3, 2025 Meeting Minutes

MOTION: Motion to approve

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

6. PLAN COMMISSION SECRETARY'S REPORT

No report

7. CONTINUED BUSINESS

None

8. NEW BUSINESS

A. Discussion and possible recommendation to the Common Council to approve (4) GK/NJ LD-2502142 Patrick Vanderburgh with Milwaukee Rescue Mission - New Journey House - 5295 S. Moorland Road (Tax Key #'s: 1260.998.001 & 1260.998.002) - 1-Lot Certified Survey Map.

MOTION: Motion to approve

VOTE: Motion by: Commissioner Schulpius
Second by: Commissioner Anderson
Motion Passed 6-0

B. (4) GK/NJ UA-2502143 Patrick Vanderburgh with Milwaukee Rescue Mission - New Journey House - 5295 S. Moorland Road (Tax Key #'s: 1260.998.001 & 1260.998.002) - Use, Site and Architecture for a new 4-story 57,010 sq. ft. rehabilitative development.

MOTION: Motion to approve

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Schulpius
Motion Passed 6-0

9. PENDING

None

10. COMMUNICATIONS

None

11. ADJOURN

MOTION: Motion to adjourn at 6:21 PM

VOTE: Motion by: Commissioner Felda
Second by: Commissioner Gardner
Motion Passed 6-0

**Respectfully Submitted,
Megan Godshall, Deputy City Clerk**