

Plan Commission MEETING MINUTES



June 1, 2026 - 6:00 PM
Council Chambers
3805 S. Casper Drive

MINUTES

1. PUBLIC HEARING(S)

- A.** CP-2600596 & RZ-2600597 Patrick Theodossiou with SunCap Property Group on behalf of Rockwell Automation, Inc. - 15393 W. Grange Avenue (Tax Key #: 1290.998), Tax Key #: 1290.998.002, Tax Key #: 1290.998.003, 15301 W. Grange Avenue (Tax Key #: 1290.998.001), 14811 W. Grange Avenue (Tax Key #: 1290.999), 14655 W. Grange Avenue (Tax Key #: 1289.995), Tax Key #: 1291.997, Tax Key #: 1291.986.001, Tax Key #: 1291.994, 15920 W College Avenue (Tax Key #: 1288.997), 5900 S Moorland Road (Tax Key #: 1288.999) - Amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 17 - Neighborhood "G" Sections 26 and 35 – South Moorland Road Corridor, Chapter 18 – Neighborhood "H" Westridge & Moorland Road, and Chapter 10 - Land Use) from Business Park/Industrial & Urban Residential to Business Park/Industrial, 2030 Comprehensive Plan Updates, AND rezone from A-1, A-2, R-4, M-1, P-1, C-1 & C-2 to A-1, M-3/PUD, P-1, C-1, & C-2 (JOINT PUBLIC HEARING 6:00PM)

DCD Staff introduced the Public Hearing Item to the Plan Commission. Representatives from SunCap Property Group (Patrick Theodossiou), Rockwell Automation (Kyle Lindberg), and Lanser Public Affairs (Mary Claire Lanser) presented information on the Public Hearing Item.

Ald. Joe Stribl asked if there were any questions for clarification. Comments were given by:

- Joe Russ, 16800 W Shadow Dr, New Berlin, WI 53151
- Jim Hall, 13360 W Eagle Trace, New Berlin, WI 53151
- Scott Jentsch, 6005 S Karrington Ln, New Berlin, WI 53151
- Gary Goran, 16601 W Heatherly Dr, New Berlin, WI 53151 (Spoke in favor)
- Terry Buss, 14144 W Osprey Way, New Berlin, WI 53151
- Ray Saltzmann, 15920 W College Ave, New Berlin, WI
- Pierre Gilles, 5743 S Theofila Ct, New Berlin, WI 53151
- Matt Zielinski, 6117 S Grouse Hollow Ct, New Berlin, WI 53151
- Manish Upadhyay, 14200 W Osprey Way, New Berlin, WI 53151

Ald. Joe Stribl asked if there was anyone wishing to speak in favor of the public hearing. There were none.

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

- Joe Russ, 16800 W Shadow Dr, New Berlin, WI 53151
- Jim Hall, 13360 W Eagle Trace, New Berlin, WI 53151
- Emily Feldmann, 5776 S Theofila Ct, New Berlin, WI 53151
- Scott Jentsch, 6005 S Karrington Ln, New Berlin, WI 53151
- Terry Buss, 14144 W Osprey Way, New Berlin, WI 53151
- Valerie Buss, 14144 W Osprey Way, New Berlin, WI 53151
- Manish Upadhyay, 14200 W Osprey Way, New Berlin, WI 53151

Ald. Joe Stribl asked if there were any questions and/or comments from the Plan Commissioners. Questions and/or comments were made by:

- Ald. Joe Stribl
- Commissioner John Erdmann

2. PRIVILEGE OF THE FLOOR

Each speaker will be limited to three (3) minutes. The Privilege of the Floor session shall not exceed a total of thirty (30) minutes.

Ald. Joe Stribl asked if there was anyone that wanted to address the Plan Commission. Comments were given by the following:

- Joe Russ, 16800 W Shadow Dr, New Berlin, WI 53151

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Ald. Joe Stribl called the meeting to order at 7:50 PM and led the Pledge of Allegiance.

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

City Clerk Rubina R. Medina took the roll call as follows:

Present: Commissioner Schulpius, Commissioner Felda, Commissioner Anderson, Commissioner Rafel, Alderperson Stribl, Commissioner Erdmann

Excused: Mayor Dave Ament

Staff Present: City Attorney Mark Blum, Community Development Director Greg Kessler, Deputy Director of Community Development Nikki Jones, Principal Planner Kristen Hogan, Principal Planner Kelly Wall, City Clerk Rubina R. Medina, Community Development Office Assistant Kailyn Jackowick

The 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. May 4, 2026 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 Items

7. CONTINUED BUSINESS

No Items

8. NEW BUSINESS

- A.** (2) NJ UA-2600692 Matthew Schabel - 14545 W. Maylore Ct. - 8' fence within an easement.

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Schulpius
Motion Passed 6-0

- B.** (1) KW UA-2600705 Chris Madigan with Driven Brands - 15201 W. Greenfield Ave - Use, Site and Architecture approval for a 1,835 square foot building for Take 5 Automotive Oil Change.

MOTION: Motion to Approve

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

9. PENDING

No Items

10. COMMUNICATIONS

No Items

11. ADJOURN

MOTION: Motion to Adjourn at 7:58 PM

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

**Respectfully Submitted,
Kailyn Jackowick, Community Development Office Assistant**