



Plan Commission Meeting Agenda

July 15, 2026 - 6:00 PM
Council Chambers
3805 S. Casper Drive

Published 07/02/2026

AGENDA

1. PUBLIC HEARING(S)

- A.** (4) NJ CU-2601016 Nick Petit with Tierwiler Construction & Supply Co. on behalf of WisDot - 6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013) (Johnson Sand & Gravel) - Conditional Use for a Temporary Mobile Concrete Batch Plant (PUBLIC HEARING 6:00 PM)

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.

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

5. APPROVAL OF MINUTES

- A.** 06/01/2026 Meeting Minutes

6. PLAN COMMISSION SECRETARY'S REPORT

7. CONTINUED BUSINESS

8. NEW BUSINESS

- A.** (4) NJ CU-2601016 Nick Petit with Tierwiler Construction & Supply Co. on behalf of WisDot - 6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013) (Johnson Sand & Gravel) - Conditional Use for a Temporary Mobile Concrete Batch Plant (PUBLIC HEARING 6:00 PM)

B.

Discussion and possible recommendation to the Common Council to approve CP-2600596 Patrick Theodossiou with SunCap Property Group on behalf of Rockwell Automation, Inc. -14811 W. Grange Avenue (Tax Key #: 1290.999), 14655 W. Grange Avenue (Tax Key #: 1289.995) - 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 (PUBLIC HEARING HELD 6/1/2026)

C.

Discussion and possible recommendation to the Common Council adoption of a Planned Unit Development Ordinance # 2720 (Rockwell PUD) that approve 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) - 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 (PUBLIC HEARING HELD 6/1/2026)

D.

Discussion and possible recommendation to the Common Council to approve LD-2600598 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) - 1-Lot Certified Survey Map.

E.

Discussion and possible recommendation to the Common Council to approve LD-2601026 Patrick Theodossiou with SunCap Property Group on behalf of Rockwell Automation, Inc. - Tax Key #: 1291.997 & Tax Key #: 1291.986.001 (Bass Farm) - 3-Lot Certified Survey Map.

F.

Discussion and possible recommendation to the Common Council to approve LD-2601027 Patrick Theodossiou with SunCap Property Group on behalf of Rockwell Automation, Inc. - Tax Key #: 1291.994 - 2-Lot Certified Survey Map.

G.

Discussion and possible recommendation to the Common Council to approve LD-2601028 Patrick Theodossiou with SunCap Property Group on behalf of Rockwell Automation, Inc. - Tax Key #'s: 1288.999 & 1288.997 - 3-Lot Certified Survey Map.

H.

(3) NJ UA-2601010 Ted and Hunter Larson with Greenfield Professional Building - 21477 W. Greenfield Avenue (Tax Key #: 1174.983) - Use, Site and Architecture for an office building.

I.

(7) KW UA-2601023 Matthew Lyons with Azura, LLC - 4675 S. Moorland Road (Tax Key #: 1240.987.001) - Conceptual Use, Site and Architecture for Azura for a Memory Care and Assisted Living development.

J.

(3) NJ UA-2600893 John Spitz with Western Contractors Inc. - 2345 S. 179th Street (Tax Key #: 1185.990.001) - Use & Site approval for a grading and storm water plan.

9. PENDING

10. COMMUNICATIONS

11. ADJOURN

Additional Information

- The agenda packet, including supplemental information related to agenda items, is available online at www.NewBerlinWI.gov. Once finalized by the governing body, approved meeting minutes will also be posted online.
- Agenda items may be taken out of order at the governing body's discretion.

- Members, and possibly a quorum, of other municipal governmental bodies may attend this meeting to gather information. However, no action will be taken by any governmental body other than the one referenced in this notice.
- Accommodations will be provided under the Americans with Disabilities Act (ADA) to meet the needs of individuals with disabilities. If you require assistance or appropriate aids and services, please contact the Office of the City Clerk at (262) 786-8610 with reasonable notice.