



Plan Commission MEETING MINUTES

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

MINUTES

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)

Mayor Ament opened the Public Hearing at 6:01 p.m. and reviewed the rules and procedures for the Public Hearing.

Kristen Hogan introduced the item, read the legal notice, and provided a brief presentation. Mayor Ament invited questions for clarification from members of the public. Questions were asked and answered.

Mayor Ament invited comments in support of the item. No comments in support were received.

Mayor Ament invited comments in opposition to the item. Residents spoke in opposition.

Mayor Ament invited questions for clarification from members of the Plan Commission. Questions were asked and answered.

Mayor Ament closed the Public Hearing at 6:44 p.m.

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.

Mayor Ament reviewed the rules governing Privilege of the Floor and invited members of the public wishing to speak to come forward.

Several members of the public spoke during Privilege of the Floor. The allotted 30-minute period was utilized, and the Plan Commission agreed to extend Privilege of the Floor by an additional 15 minutes to allow additional members of the public an opportunity to speak.

The full comments made during Privilege of the Floor are available in the meeting recording. Privilege of the Floor concluded at 6:44 p.m.

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the meeting to order at 6:44 PM and led the Pledge of Allegiance.

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

City Clerk Rubina R. Medina called the roll as follows:

Present: Commissioner Schulpilus, Commissioner Felda, Commissioner Anderson, Alderperson

Stribl, Mayor Ament, and Commissioner Erdmann

Excused: Commissioner Rafel

Staff Present: City Attorney Mark Blum and City Clerk Rubina R. Medina

The City Clerk confirmed that a quorum was present and that public notice of the meeting had been properly provided and posted.

5. APPROVAL OF MINUTES

A. 06/01/2026 Meeting Minutes

MOTION: Motion to Approve

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

6. PLAN COMMISSION SECRETARY'S REPORT

No Report.

7. CONTINUED BUSINESS

None.

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)

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Felda
Second by: Commissioner Schulpus
Motion Passed 5-1 with Commissioner Erdmann voting nay.

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)

MOTION: Motion to Approve

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

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)

MOTION: Motion to Approve

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

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.

MOTION: Motion to Approve

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

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.

MOTION: Motion to Approve

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

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.

MOTION: Motion to Approve

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

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.

MOTION: Motion to Approve

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

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.

MOTION: Motion to Approve

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

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.

Matthew Lyons, representing Azura, LLC, presented the conceptual use, site plan, and architectural design for a proposed memory care and assisted living development. The full presentation and discussion are available in the meeting recording.

This item was for discussion purposes only. No action was taken.

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.

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Mayor Ament
Motion Passed 6-0

9. PENDING

None.

10. COMMUNICATIONS

No Communications.

11. ADJOURN

MOTION: Motion to Adjourn at 7:44 PM.

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

**Respectfully Submitted,
Rubina R. Medina, City Clerk**