



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, August 27, 2025

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

Present 7 - Wayne Clark, Brian Frank, Eric Torkelson, Jessica Katzenmeyer, Dan Devine,
Brandon Reinke, David Raschka
Excused 2 - Lisa Coons, Kathleen Dagenhardt

C. APPROVAL OF MINUTES

1. [25-0299](#) July 23, 2025

Attachments: [July 23, 2025 \(draft minutes\)](#)

Clark moved to approve this matter, Katzenmeyer seconded, motion carried.

D. NEW AND PREVIOUS MATTERS

2. [25-0301](#) Site, Landscaping, and Architectural Design Review for exterior alterations to Aurora West Allis Hospital, an existing hospital use, at 8901 W. Lincoln Ave. & 2349 & 2400 S. 90 St. (Tax Key: 487-9001-000).

Attachments: [2 \(SLA\) WA Aurora Hospital](#)

Steve Schaer presented.

Recommendation: Approval of the Site, Landscaping, and Architectural Design Review for exterior alterations to Aurora West Allis Hospital, an existing hospital use, at 8901 W. Lincoln Ave. & 2349 & 2400 S. 90 St. (Tax Key: A487-9001-000).

Clark moved to approve this matter, Torkelson seconded, motion carried.

3. [25-0302](#) Sign Plan Appeal for Spirit Halloween, a proposed General Retail use, at 6731 W. Greenfield Ave. (Tax Key No. 453-9018-001)

Attachments: [3. \(SIGN\) Spirit Halloween](#)

Jack Kovnesky presented.

Recommendation: Approve the signage plan appeal for Spirit Halloween, a proposed General Retail use, located at 6731 W Greenfield Ave. (Tax Key No. 453-9018-001) without conditions.

Clark moved to approve this matter, Torkelson seconded, motion carried.

4. [25-0303](#) Sign Plan Appeal for Tsunami Express Car Wash, an existing Car Wash Service use, at 10928 W. Oklahoma Ave. (Tax Key No. 520-0151-001)

Attachments: [4 \(SIGN\) Tsunami](#)

Jack Kovnesky presented.

Wayne Clark questioned that the staff write-up indicates the number of signs exceeds the allowable number of signs per code, what additional issues will this create?

Jack Kovnesky stated Plan Commission has allowed additional signs over the code limit in the past, but allowed when under total cap of 125 sf.

Recommendation: *Approval of the sign plan appeal for Tsunami Express Car Wash, an existing Car Wash Service use, at 10928 W. Oklahoma Ave. (Tax Key No. 520-0151-001) subject to the monument sign conforming to the height and area design requirements of the signage ordinance.*

Clark moved to approve this matter, Katzenmeyer seconded, motion carried.

5. [25-0304](#) Ordinance to amend Code Section 19.42 residential accessory buildings .

Attachments: [5 \(ORD\) Residential Accessory buildings](#)

Steve Schaer presented.

Recommendation: *Discuss the item at Plan Commission meeting. Plan Commission will forward the following zoning ordinance options to Common Council for consideration: not to exceed total lot coverage of zoning district and 300 sf.cap on shed size.*

Frank moved to approve this matter, Raschka seconded, motion carried.

6. [25-0305](#) Ordinance to amend Code Section 19.32 Principal uses to incorporate Recovery Residence use.

Attachments: [6 \(ORD\) Recovery Residences](#)

Steve Schaer presented.

Recommendation: *Discuss the item at Plan Commission meeting and some possible zoning ordinance options that will be directed to Common Council for consideration*

Clark moved to approve this matter that all such uses be considered Conditional Use option with conditional use criteria, property registration and plan of operations, Katzenmeyer seconded, motion carried.

7. [25-0306](#) Sign Plan Appeal for Slingshot Bar, a proposed Recreation (indoor) use, at 6325 W National Ave. (Tax Key No. 454-0122-001)

Attachments: [7 \(SIGN\) Slingshot Bar](#)

Jack Kovnesky presented.

Recommendation: *Recommend approval of the Sign Plan appeal for Slingshot Bar, a proposed Recreation (indoor) use, at 6325 W National Ave. (Tax Key No. 454-0122-001)*

Frank moved to approve this matter, Torkelson seconded, motion carried by the following vote:

Aye: 6 - Clark, Frank, Torkelson, Katzenmeyer, Devine, Reinke

No: 0

Abstain: 1 - Raschka

8. [25-0307](#) Project Tracking

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Wayne Clark, seconded by Jessica Katzenmeyer to adjourn at 6:51 p.m.



All meetings of the Plan Commission are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.