



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, June 3, 2026

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [26-0226](#) April 22, 2026 (draft minutes)

Attachments: [April 22, 2026 \(draft minutes\)](#)

D. NEW AND PREVIOUS MATTERS

- 2a. [26-0266](#) Conditional Use Permit for Paleteria Yayo, a proposed Food Production Use, at 5900 W. Burnham St.

Attachments: [2 CUP-SLA Paleteria Yayo](#)

- 2b. [26-0267](#) Site, Landscaping, and Architectural Design Review for Paleteria Yayo, a proposed Food Production use, at 5900 W. Burnham St. (Tax Key No. 455-0066-000)

Attachments: [2 CUP-SLA Paleteria Yayo](#)

3. [26-0268](#) Project Tracking

E. ADJOURNMENT



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.

NOTICE OF POSSIBLE QUORUM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

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.



City of West Allis Meeting Minutes Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, April 22, 2026

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

B. ROLL CALL

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

Staff

Steve Schaer, Director of Planning & Zoning
Emily Wagner, Planner

Others Attending

Dan Rivera
Michael Morgan, Epikos Church
Vanessa Andrew; Madam Chino
Citali Mendieta Ramos, Jose Ramos, Nicolas Ramos; Antiqua/Tennyson
Dan Bryan; Dan Bryan Architect
Bob Monnat; Mandel Group, Inc.

C. APPROVAL OF MINUTES

1. [26-0219](#) March 25, 2026 (draft minutes)

Attachments: [March 25, 2026 \(draft minutes\)](#)

Mayor Devine abstained, as he was not in attendance at the March meeting.

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

Aye: 5 - Clark, Frank, Coons, Raschka, Dagenhardt

No: 0

Abstain: 1 - Devine

D. NEW AND PREVIOUS MATTERS

2. [26-0214](#) Site, Landscaping, and Architectural Design Review for Madam Chino, an existing Instruction/Training (30 or fewer persons at one time) use, at 6301 W. Lincoln Ave. (Tax Key No. 490-0112-000)

Attachments: [SLA- Madam Chino Fence -6301 W Lincoln Ave](#)

Emily Wagner presented.

Neighbor - Dan Rivera - present - requested to speak:

- 1) indicated concern of vision angle and section 13.30 of the West Allis Municipal Code
- 2) concerned with potential for future fence reducing his access to side door

Recommendation: Approval of Site, Landscaping, and Architectural Design Review for Madam Chino, an existing Instruction/Training (30 or fewer people at one time) use, at 6301 W. Lincoln Ave. (Tax Key No. 490-0112-000).1) If additional fencing is proposed along the west property line, it should be submitted for review and consideration. 2) Fence panels being installed with gaps to allow for better visibility.

Clark moved to approve this matter to include spacing slats of wood fence, Frank seconded, motion carried.

3. [26-0215](#) Site, Landscaping, and Architectural Amendment for Epikos Church, an existing religious institution, at 6229 W. Greenfield Ave. (Tax Key No. 454-0001-000)

Attachments: [SLA - Epikos Fence -6229 W Greenfield Ave.](#)

Emily Wagner presented.

Recommendation: Approval of Site, Landscaping, and Architectural Design Review for Epikos Church, an existing religious institution, at 6229 W. Greenfield Ave. (Tax Key No. 454-0001-000) subject to the following conditions:

1. Confirmation of the ramp landing area to equal 60 inches minimum prior to where the Greenfield fence will be installed.
2. Code Enforcement approval of the Greenfield fence's panic bar plans and installation to allow for code-compliant egress to the public ROW.

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

- 4A. [26-0220](#) Conditional Use Permit for El Toro Restaurant, a proposed Restaurant Use, at 5632 W. Burnham St.

Items 4A & 4B were taken together.

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

- 4B. [26-0216](#) Site, Landscaping, and Architectural Design Review for El Toro Restaurant, a proposed Restaurant Use, at 5632 W. Burnham St. (Tax Key No. 455-0031-001)

Attachments: [\(CUP-SLA\) El Toro - 5632 W Burnham St](#)

Items 4A & 4B were taken together.

Steve Schaer presented.

Recommendation: Common Council approval of the conditional use and approval of the Site, Landscaping, and Architectural Design Review for El Toro Restaurant, a proposed Restaurant Use, at 5632 W. Burnham St. (Tax Key No. 455-0031-001) subject to the following conditions:

(Items 1-4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying

for permits should be advised accordingly.)

1. Common Council approval of the Conditional Use Permit (Scheduled for May 5, 2026)
2. A revised site, landscaping, & architectural plan being submitted to show (a) an outdoor bicycle rack in accordance with [WAMC 19.44](#) <https://westallis.municipalcodeonline.com/book?type=ordinances> (b) details being shown on plan to include bollards or other protection measures for the exterior walk-in cooler (c) location of food trucks being shown on-site (if planned) (d) new decorative (wood or composite) double sided fencing being installed on the northern lot line to allow for buffer from the adjacent residence (e) details on the maintenance of landscaping on-site (new/replacement landscaping species list) (f) details being given on the exterior materials for the exterior walk-in cooler (g) confirmation if any exterior lighting or exterior painting is planned as that should be indicated on plan for approval.
3. Scope of work being indicated on signage and lighting. A signage permit will be required with the Planning & Zoning Department.
4. Any concrete work done in the City Right of Way will require a [Permit](#) <https://westalliswi.viewpointcloud.com/categories/1084/record-types/6456> from Engineering. Additionally, any contractors will need to be licensed and bonded in the City.

Staff noted that items 1(2-f) were satisfied as of the Plan Commission Meeting. Staff will seek more information on item 1(g).

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

5A. [26-0217](#)

Conditional Use Permit for The Tennyson, a proposed Event Space (5,000 or more sq. ft.) use, at 6601 W. National Ave.

Items 5A & 5B were taken together.

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

5B. [26-0218](#)

Site, Landscaping, and Architectural Design Review for The Tennyson, a proposed Event Space (5,000 or more sq. ft.) use, at 6601 W. National Ave. (Tax Key No. 454-9005-000)

Attachments: [\(CUP-SLA\) Tennyson-combined - 6601 W Nat'l Ave](#)

Items 5A & 5B were taken together.

Steve Schaer presented.

Recommendation: Common Council approval of the conditional use and approval of the Site, Landscaping, and Architectural Design Review for The Tennyson, a proposed Event Space (5,000 or more sq. ft.) use, at 6601 W. National Ave. (Tax Key No. 454-9005-000)

(Items 1-4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Common Council approval of the Conditional Use Permit (Scheduled for May 19, 2026)
2. A revised site plan being submitted to show two outdoor bicycle racks in accordance with [WAMC 19.44](#) <https://westallis.municipalcodeonline.com/book?>

[type=ordinances>](#)

- 3. Scope of work being indicated on signage and lighting. A signage permit will be required with the Planning & Zoning Department.
- 4. Any concrete work done in the City Right of Way will require a [Permit](#) <https://westalliswi.viewpointcloud.com/categories/1084/record-types/6456> from Engineering. Additionally, any contractors will need to be licensed and bonded in the City.
- 5. Building permits being applied for with the Code Enforcement Department for review.

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

6. [26-0221](#)

Project Tracking

Emily Wagner and Steve Schaer presented.

Of note: West Allis being awarded National Strong Town winner was acknowledged.

E. ADJOURNMENT

There being no other business, a motion was made by Clark, seconded by Torkelson to adjourn at 6:37 p.m.



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STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, June 3rd, 2026
6:00 PM, Room 128

- 2A. **Conditional Use Permit for Paletería Yayo, a proposed Food Production use, at 5900 W. Burnham St.**

- 2B. **Site, Landscaping, and Architectural Design Review for Paletería Yayo, a proposed Food Production use, at 5900 W. Burnham St. (Tax Key No. 455-0066-000)**

Overview and Zoning

Paletería Yayo will utilize a long-vacant commercial space on Burnham St, the last known use was a jewelry store back in 1955. This proposal is for a specialty frozen dessert business that specializes in paletas (Mexican-style popsicles), non-alcoholic cocktail style specialty drinks, and a variety of snacks.



The proposed dessert business is to be located in a [vacant commercial space](#). Currently, an apartment exists on the second floor of this building, as the business will be contained to the first floor of the property, the apartment will be unaffected. The entirety of the first floor is proposed to be used for the business. Site modifications are proposed to support the business. All modifications are internal to the property building, not the exterior of the property. Construction is estimated to

take 4-6 months to complete, with the business opening in October 2026. The property is zoned C-2. A conditional use is required for food production uses in the C-2 zoning district.

Hours of Operation are as follows

Production of dessert and frozen items begins at 7am each morning

The retail space will be open to customers:

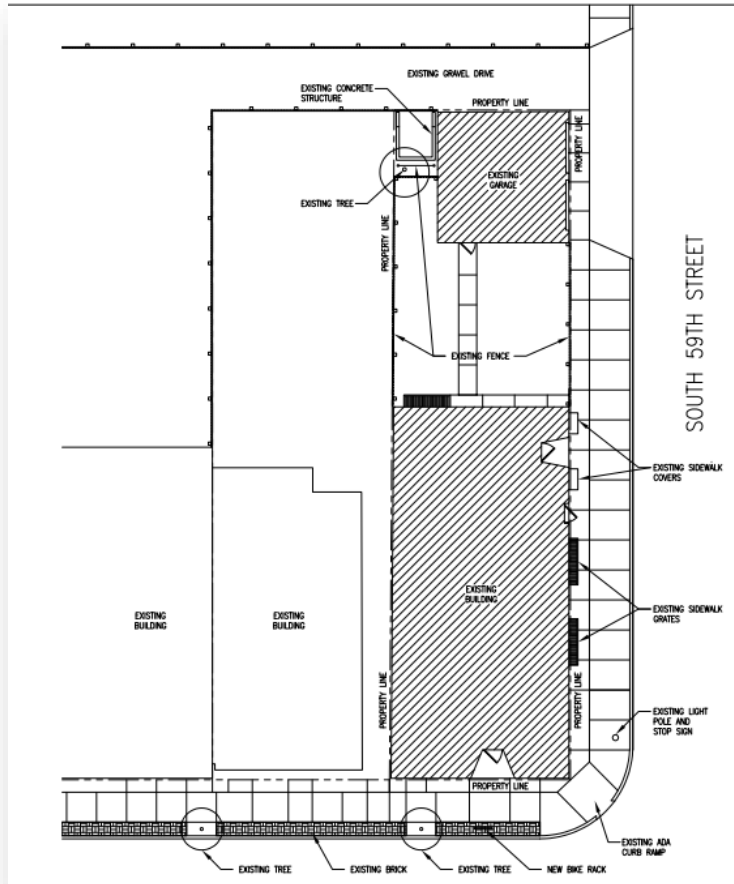
- Monday – Sunday:
12:00 p.m. – 12:00 a.m.

Site & Landscaping Plan

The site plan submitted by the applicant shows minor modifications, including a new bicycle rack and additional split A/C units in the rear. The bicycle parking will be placed in the front of the site, with the applicant requesting eligibility to use a City provided rack. The additional split A/C units will be added to a condenser that is already on the property in the rear yard of the property. Site access includes access off a staff entrance leading to South 59th Street, as well as the customer entrance off of West Burnham Street. There will not be any onsite parking, with employees and customers utilizing street parking in the area. Paletero carts will not be stored on site.

Upon inspection, the quality of the landscaping appears satisfactory. No changes needed at this time.

Property has an existing fence to buffer access to the rear of the property as the backyard is primarily used by the residents of the attached apartments. There is an existing garage that will remain untouched for usage by the apartments residents. A trash refuse area is shown in the rear of the property, will need details on the materials of the gate for approval.



Architectural Plan

The existing building materials are not proposed to change. Any future exterior design changes, such as a sign or mural would require additional approval, which the applicant is aware of.

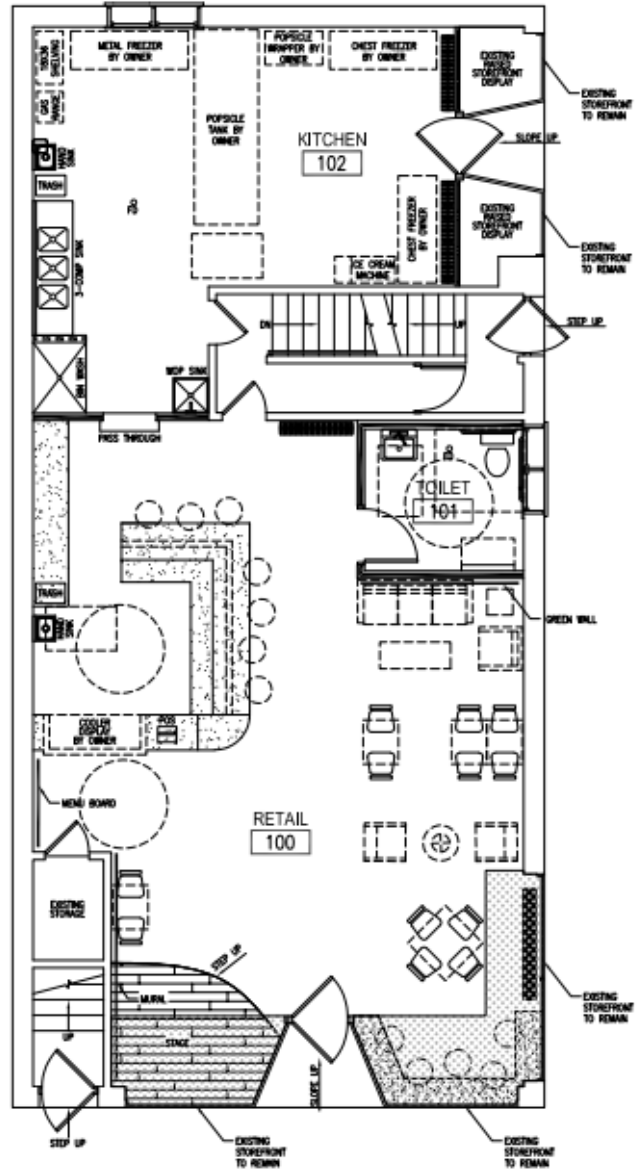
Floor Plan

Access to the interior for patrons is provided from an entrance on the south wall of the property. A separation will be created at the rear residential entry to separate the business from residential access. Within the customer area is a large room for seating. As well as a counter bar located by the cashier as well as along the southeast entrance windows. A small stage will be created for performances to the left of the entrance, along the southwest corner of the interior. A new bathroom will be constructed that is accessible with accessible toilet fixtures. The northern vacant space of the kitchen will become the kitchen which includes multiple freezers to store frozen perishable food items and a food prep area.

The existing ceilings will be replaced with drywall ceilings to create a fire-separation between the business and the residential apartment located above. One radiator unit will be relocated to accommodate the new floor plan, the existing radiator system will be retained and reused.

Design Guidelines

This project's scope does not include exterior façade changes, and very minimal site changes. To this end, the recommended conditions of approval will satisfy standards for refuse location/screening, signage and lighting. The existing building faces the public realm as built.



Recommendation: Common Council approval of the conditional use and approval of the Site, Landscaping, and Architectural Design Review for Paletería Yayo, a proposed Food Production Use, at 5900 W. Burnham St. (Tax Key No. 455-0066-000) subject to the following conditions:

Items 1-3 below to be satisfied before starting work:

1. Common Council approval of the Conditional Use Permit (Scheduled for June 16, 2026)
2. Any work done within the City Right of Way will require a [Permit](#) from Engineering. Additionally, any contractors will need to be licensed and bonded in the City. Contact Engineering Dept/Greg Bartelme at gbartelme@westalliswi.gov with questions.
3. Signage and lighting plans to be submitted for design review and permitting. Contact Planning and Zoning planning@westalliswi.gov with any questions.





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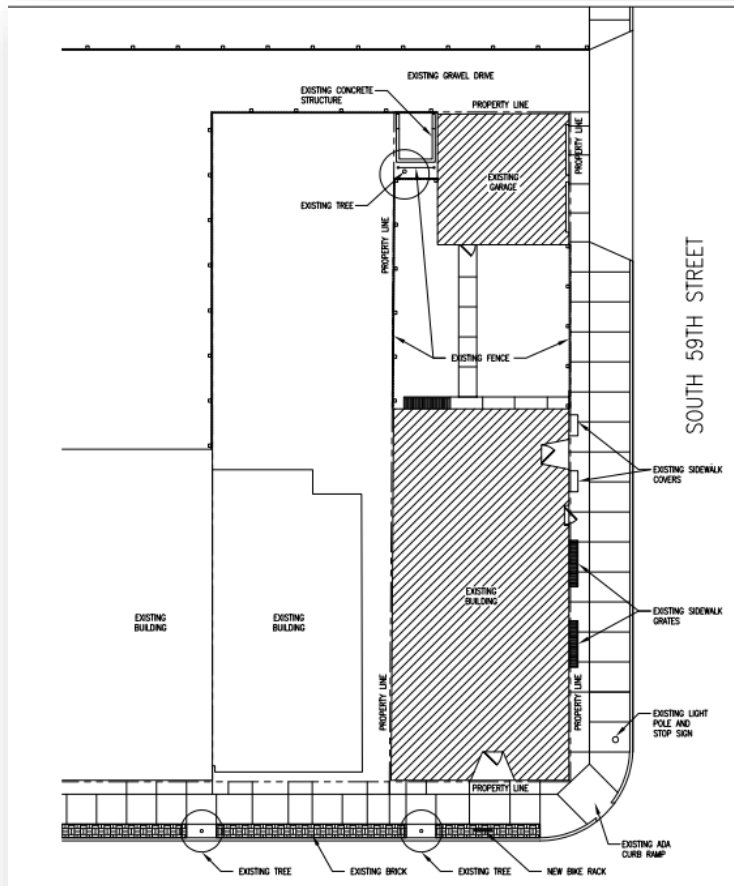
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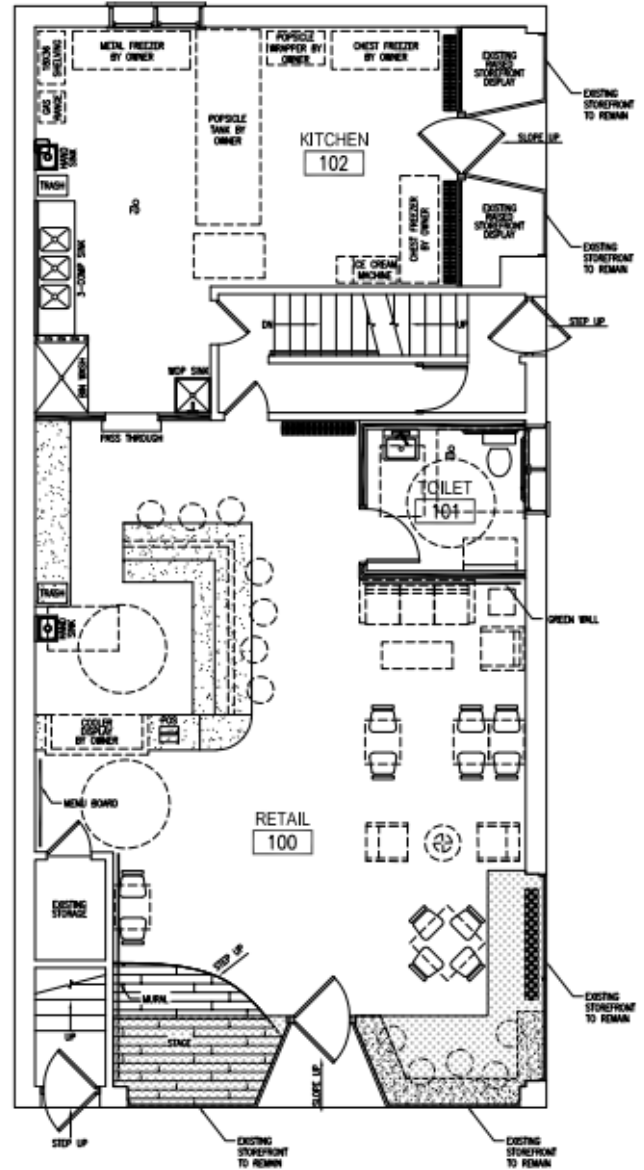
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