



Meeting Minutes Plan Commission

Wednesday, June 24, 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.

Wayne Clark chaired the meeting.

B. ROLL CALL

Present 5 - Wayne Clark, Jessica Katzenmeyer, Lisa Coons, Kathleen Dagenhardt, Eric Torkelson

Excused 4 - Brian Frank, Dan Devine, Brandon Reinke, David Raschka

Staff

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

Others Attending

Steve Van Lieshout; Living Hope Lutheran Church
Zach Becker, Excel Engineering
Maegan Schlosser, Civil & Environmental Consultants
Jon Clark, Architect, self storage
Chris Catana, Developer/Owner, self storage

C. APPROVAL OF MINUTES

1. [26-0306](#) June 3, 2026 (draft minutes)

Attachments: [June 3, 2026 \(draft minutes\)](#)

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

D. NEW AND PREVIOUS MATTERS

2. [26-0301](#) Site, Landscaping, and Architectural Design Review for Storage Five West Allis, a proposed Light Industrial use, at 7840 W. Hicks St. (Tax Key No. 477-0142-000)

Attachments: [2 \(SLA\) Storage 5 - 7840 W Hicks St.](#)

Jack Kovnesky presented.

Wayne Clark inquired about the outcome of the neighborhood meeting of June 23, 2026 from 4 p.m. to 8 p.m., and was advised that overall positive with one person who didn't like storage use. This was a proactive meeting on developers behalf to invite/meet

neighbors.

Recommendation: Approve the Site, Landscaping, and Architectural Design Review for Storage Five West Allis, a proposed Light Industrial use, at 7840 W. Hicks St. (Tax Key No. 477-0142-000) subject to the following conditions:

1. All required [building](https://www.westalliswi.gov/page/building-permits) <<https://www.westalliswi.gov/page/building-permits>>, [occupancy](https://www.westalliswi.gov/page/occupancy-permits) <<https://www.westalliswi.gov/page/occupancy-permits>>, [stormwater](https://www.westalliswi.gov/page/storm-water-management) <<https://www.westalliswi.gov/page/storm-water-management>>, and related permits shall be obtained prior to commencing work or occupying the facility.
2. Submittal of revised plans to the Planning & Zoning office showing the required bicycle parking spaces for 10 bicycles, preferably split between the west and south customer entrances where practical.
3. Final signage shall require separate review and approval through the sign permit process and shall comply with all applicable location, size, illumination, and design standards.
4. Final site, civil, landscaping, architectural, lighting, stormwater checklist, and utility plans shall be submitted for review and approval by the applicable City departments prior to permit issuance.
5. The applicant shall coordinate construction staging details with City staff and any complete any [drive-way and right-of-way permits](https://www.westalliswi.gov/o/cwa/page/applications-forms-permits) <<https://www.westalliswi.gov/o/cwa/page/applications-forms-permits>>.

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

3A. [26-0302](#)

Conditional Use Permit for Living Hope Lutheran Church, a proposed Religious Institution use, at 1337 S. 100 St.

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

3B. [26-0303](#)

Site, Landscaping, and Architectural Design Review for Living Hope Lutheran Church, a proposed Religious Institution use, at 1337 S. 100 St. (Tax Key No. 444-0534-002).

Attachments: [3 \(CUP & SLA\)- LHL Church - 1337 S 100 St.](#)

Items 3A & 3B were taken together.

Emily Wagner presented.

Recapped June 23, 2026 Board of Appeals approval decision as the Board was not opposed to the reasonable accommodations, offering additional shelter, and since there were no nearby neighbors affected by the proposed ramp addition.

Stormwater checklist has been prepared and submitted and removed from the recommendation.

Recommendation: Approval of Site, Landscaping, and Architectural Design Review for Living Hope Lutheran, an existing Religious Institution use, at 1337 S. 100 St. (Tax Key No. 444-0534-002) subject to the following conditions:

1. Conditional Use application submitted to the Planning Department for Common Council approval the change of the former School and Group Child Care uses of the

building to accommodate the new Religious Institution use.

2. Revised Site, Landscaping, and Architectural plans submitted to show the following:
~~a) submission of a second floor plan for review by the Planning Department.~~ b) The replacement of EIFS as a material indicated on the architectural elevation plans in favor of a durable, high-quality exterior finish material.
3. ~~A stormwater checklist submitted and approved by the Engineering Department. Contact Robert Hutter, Assistant City Engineer at 414-587-1699.~~
4. Plan Review, Building Permit, and Change of Use submitted to the Commercial Construction Inspector. Contact Shelly Kerwin at 414-302-8412.

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

4. [26-0304](#)

Site, Landscaping, and Architectural Design Review for Kwik Trip an existing Fuel Service Use at 10923 W. Lapham St. (Tax Key: 448-9979-014).

Attachments: [4 \(SLA\) Kwik Trip - 10923 W. Lapham St.](#)

Steve Schaer presented.

Wayne Clark clarified that all electrical vehicles will be able to utilize the new charging ports. Representative at the meeting confirmed.

Eric Torkelson stated he supports this project.

Recommendation: Site, Landscaping, and Architectural Design Review for Kwik Trip an existing Fuel Service Use at 10923 W Lapham St. (Tax Key: 448-9979-014), subject to the following conditions:

1. Submit updated plans and details to the Planning & Zoning office to show (a) elevations of charging stations will need to show the height of all the controls and also bollard spacing for accessibility guidelines on the plans at time of building permit review; (b) As part of the site alterations to add EV charging the new paved area will displace three existing white oak trees and one white spruce tree along the existing edge of pavement. Staff recommends a comparable replacement landscaping planting around the new charging area.
2. Stormwater checklist - Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer.
3. Any update to the signage plans will require staff review for compliance and subject to permitting.

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

5. [26-0305](#)

Project Tracking.

Axis Development, Apiary Apartments and Longfellow Apartments, updates provided by staff.

Jessica Katzenmeyer inquired on the status of the 6500 Bar and Grill, and was advised that ongoing code enforcement and legal actions to address the slow progress are currently in the legal system.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Dagenhardt, seconded by Torkelson to adjourn at 6:40 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.