



Meeting Minutes Plan Commission

Wednesday, July 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, Jessica Katzenmeyer, Dan Devine, Brandon Reinke, David Raschka,
Kathleen Dagenhardt, Eric Torkelson

Excused 2 - Brian Frank, Lisa Coons

Staff

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

Others Attending

John Roots; Natty Oaks, 11505 W. National Ave.
Trevor Koehler; MSI General/Ace Hardware
Dave "Koz" Koscielniak, ALA/Kozitecture

C. APPROVAL OF MINUTES

1. [26-0339](#) June 24, 2026 (draft minutes)

Attachments: [June 24, 2026 \(draft minutes\)](#)

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

D. NEW AND PREVIOUS MATTERS

2. [26-0340](#) Ordinance to Amend Section 19.01, the Zoning Map and 2045
Comprehensive Plan Future Land Use Map for properties along S. 65th St.

Attachments: [\(ORD\) Rezoning](#)

Jack Kovnesky presented.

Common Council referred to Plan Commission on 7-21-26.

*Commercial zoning and Commercial Mixed Future Land Use will allow greatest flexibility
for redevelopment.*

Recommendation: Common Council approval via public hearing process of the
Ordinance to amend the Zoning Map and 2045 Comprehensive Plan Future Land Use
Map for properties along S. 65th St.

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

3. [26-0341](#)

Site, Landscaping, and Architectural Design Review for Elliott Ace Hardware, an existing Retail use, at 11003 W. Oklahoma Ave. (Tax Key No. 523-9986-008)

Attachments: [\(SLA\) Elliott Ace Hardware - 11003 W. Oklahoma Ave.](#)

Steve Schaer presented.

Wayne Clark question the tolerance of landscaping during winter months, and was advised by staff that prior landscaping has been durable in years past. Staff will coordinate appropriate species with applicant and Forestry Dept.

Recommendation: Recommend approval of the Site, Landscaping, and Architectural Design Review for Elliott Ace Hardware, an existing Retail use, at 11003 W. Oklahoma Ave. (Tax Key No. 523-9986-008) subject to the following:

1. Revised site and landscaping plan being submitted to the Planning and Zoning Department to show the following: (a) two new landscaping islands on south end caps of parking rows or a raised planter being added near the store entrance walkway as part of the new concrete sidewalk work that is planned; (c) clarification on roof materials over the balance of the existing asphalt shingles.
2. An electrical permit application to be applied for as part of lighting upgrades.
3. Contact Engineering Department for applicable permit if any work is planned within city right-of-way.

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

4. [26-0342](#)

Site, Landscaping, and Architectural Design Review for Natty Oaks, an existing Restaurant use, at 11505 W National Ave. (Tax Key No. 520-9974-001)

Attachments: [\(SLA\) Natty Oaks - 11505 W. Nat'l Ave](#)

Steve Schaer presented.

Wayne Clark had a question about the recommended lot consolidation and a comment about bus parking and customer traffic. Further details were provided by John Roots. Staff advised that there were no concerns from other departments regarding any additional traffic and pedestrians crossing at this time.

Recommendation: Approval of Site, Landscaping, and Architectural Design Review for Natty Oaks, an existing Restaurant use, at 11505 W. National Ave. (Tax Key No. 520-9974-001) subject to the following conditions:

1. Submission of a lighting plan for proposed lighting features submitted to the Planning and Zoning Department subject to review and approval.
2. Porta Potty locations and consideration of screen enclosure or landscaping being provided.
3. Combination of the two parcels into one lot of record.

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

5. [26-0343](#) Sign Appeal for Spirit Halloween, a proposed General Retail use, at 6731 W. Greenfield Ave.

Attachments: [\(SIGN\) Spirit Halloween - 6731 W. Greenfield Ave.](#)

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, Dagenhardt seconded, motion carried.

6. [26-0344](#) Project Tracking.

Jack Kovnesky presented.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Clark, seconded by Dagenhardt to adjourn at 6:23 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.