



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, March 25, 2026

6:00 PM

City Hall, Art Gallery
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

Wayne Clark chaired the meeting.

B. ROLL CALL

Present 6 - Wayne Clark, Brian Frank, Jessica Katzenmeyer, Brandon Reinke, Lisa Coons, Kathleen Dagenhardt

Excused 3 - Eric Torkelson, Dan Devine, David Raschka

Staff

Jack Kovnesky, Planner
Emily Wagner, Planner

Others Attending

Tawan Bowling; Family One Childcare
Brian Cieslak, Carrie Cieslak, Adrian Brill, Dave "Koz" Koscielniak; Carrie's Crispies
Scott Boese; Bauer Sign/U-Haul
Michael Lange; Fourth-N-Long

C. APPROVAL OF MINUTES

1. [26-0160](#) February 25, 2026 (draft minutes)

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

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

D. NEW AND PREVIOUS MATTERS

- 2A. [26-0151](#) Conditional Use Permit for Family One Venture, a proposed Group Child Care Center use, at 5408 W. Electric Ave.

Items 2A & 2B were taken together.

Jack Kovnesky presented.

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

- 2B. [26-0152](#) Site, Landscaping, and Architectural Design Review for Family One Venture, a proposed Group Child Care Center use, at 5408 W. Electric Ave. (Tax Key No. 474-0513-005)

Attachments: [\(CUP-SLA\) Family One Venture -5408 W. Electric Ave.](#)

Items 2A & 2B were taken together.

Jack Kovnesky presented.

Recommendation: Common Council approval of the conditional use and approval of the Site, Landscaping, and Architectural Design Review for Family One Venture, a proposed Group Child Care Center use, at 5408 W. Electric Avenue. (Tax Key No. 474-0513-005) subject to the following conditions:

- 1. Common Council approval of the Conditional Use Permit
(Scheduled for April 10, 2026)*
- 2. A revised site, landscaping, and architectural plan being submitted to show the following: A revised site, landscaping, and architectural plan being submitted for staff review and approval, showing the following: A) The site plan should replace the word "alley" for what is shown on the site plan as an east-west alley just north of the subject property (between S. 54 St. and a north south alleyway). The site plan should indicate "vacated alley - private property" as this is now considered private property and not a public right-of-way. B) A revised drop-off and pick-up plan, including number of spaces, circulation, and maneuvering, or consideration of relocation to W. Electric Avenue. C) Protective measures between the drop-off area and outdoor play area (e.g., bollards, reinforced fencing, or similar). D) Details of the outdoor play area, including fencing, surfacing, and equipment. E) Landscaping elements to soften the site, where feasible specifically along W. Electric Ave. and around the play area. F) Refuse screening and enclosure details including material G) Identification and resolution of the storm sewer catch basin within the play area. H) Location and status of roof drains, including any proposed relocation and verification of underground connections, I) Exterior repainting of wall surfaces along the alley (west elevation).*
- 3. Building permits being completed with the Code Enforcement Department.*
- 4. Scope of work being indicated on signage and lighting. A signage permit will be required with the Planning & Zoning Department.*

Any alterations or concrete work done in the City Right of Way will require a [Permit <https://westalliswi.viewpointcloud.com/categories/1084/record-types/6456>](https://westalliswi.viewpointcloud.com/categories/1084/record-types/6456) from Engineering. Additionally, any contractors will need to be licensed and bonded in the City.

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

3. [26-0153](#)

Site, Landscaping, and Architectural Design review for Carrie's Crispies, a proposed Food Production (limited) use, at 8801 W. National Ave. (Tax Key No. 478-0078-001)

Attachments: [\(SLA\) Carrie's Crispies - 8801 W. National Ave.](#)

Emily Wagner presented.

Koz spoke to some minor revisions to the plans.

Removal of stairs, signage subject to Plan Commission review, patio and outdoor seating not desired due to business model.

Recommendation: Approval of Site, Landscaping, and Architectural Design review for Carrie's Crispies, a proposed Food Production (limited) use, at 8801 W. National Ave. (Tax Key No. 478-0078-001) subject to the following conditions:

1. *A revised site plan being submitted that includes A) A compliant ADA-accessible parking stall with access aisle and striping; B) Bicycle parking location; C) A fence or comparable screening installed along the southern property line, subject to staff approval D) The applicant is encouraged to explore patio or outdoor seating on site.*
2. *Submittal of [building permits](https://westalliswi.portal.opengov.com/categories/1084/record-types/6655) [subject to Code Enforcement review](https://westalliswi.portal.opengov.com/categories/1084/record-types/6655)*
3. *A detailed landscaping plan being submitted, including plantings along National Avenue, the east property line near the entry, and at the base of the sign subject to review and approval by the City Forester.*
4. *An architectural plan indicating street-facing windows transparency of street facing windows and removal or minimization of window coverings, subject to staff review.*
5. *All signage shall comply with code and require separate permits **with additional review before Plan Commission for any painted signage or coverage of the windows that exceeds 20% of the window face.***
6. *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.*

Ald. Frank moved to approve this matter, Ald. Dagenhardt seconded, motion carried.

4. [26-0154](#) Sign Plan for U-Haul, an existing Light Industrial Use, at 800 S. 108th St. (Tax Key No. 444-9995-002)

Attachments: [\(SIGN\) U Haul - 800 S 108 St.](#)

Emily Wagner presented.

Recommendation: Approve with no additional conditions.

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

5. [26-0155](#) Sign Plan for Archie's Flat Top, an existing Restaurant use, at 6922 W. Becher St. (Tax Key No. 476-0086-000)

Attachments: [\(SIGN\) Archies - 6922 W. Becher St.](#)

Emily Wagner presented.

Recommendation: Recommend approval of the Sign Plan for Archie's Flat Top, an existing Restaurant use, at 6922 W. Becher St (Tax Key No. 476-0086-000)

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

8. [26-0158](#) Site, Landscaping, and Architectural Design Review for Fourth and Long, an existing tavern with outdoor dining, at 8911 W. National Ave. (Tax Key No. 478-0085-000)

Attachments: [\(SLA\) Fourth N Long - 8911 W National Ave.](#)

Jack Kovnesky presented.

The applicant presented updated information, none of which were external changes that would affect the Site, Landscaping and Architectural Design Plans being reviewed in this meeting. Interior changes would need to be subject to Code Enforcement review.

Recommendation: Approval of Site, Landscaping, and Architectural Design Review for Fourth and Long, an existing tavern with outdoor dining, at 8911 W. National Ave. (Tax Key No. 478-0085-000) subject to the following conditions:

1. Submittal of: [building permits](#)
<<https://westalliswi.portal.opengov.com/categories/1084/record-types/6655>>
and
[plan review](#) <<https://westalliswi.portal.opengov.com/categories/1084/record-types/6651>>
subject to Code Enforcement review.
2. A revised site and architectural plan being submitted that includes a) bicycle parking location b) details on the proposed exterior materials of the building addition, c) bollards placement should be considered along the east side of the new addition given proximity to off-street parking.
3. 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.
4. An exterior signage and lighting plan being submitted as part of the sign permit process.

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

6. [26-0156](#) Site, Landscaping, and Architectural Design review for The Picklr, an existing Instruction/Training (31 or more persons at one time) use, at 2550 S. 108th St. (Tax Key Parcel: 485-9990-016).

Attachments: [\(SLA\) Picklr - 2550 S 108th St](#)

Jack Kovnesky presented.

Recommendation: Approve the Site, Landscaping, and Architectural plans for The Picklr, a proposed Instruction/Training (31 or more persons at one time) use, at 2550 S. 108th St. (Tax Key Parcel: 485-9990-016) subject the following.

1. A revised Site, Landscaping, Architectural Plan being submitted to Planning & Zoning to note and pavement repairs on site, and also identify bicycle parking in accordance with Chapter 19.44 of the Zoning Code.
2. Approval of the landscaping plan by the City Forester.

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

7. [26-0157](#) Tax Incremental District project area 22 (Sona Lofts Phase II) alignment with the 2045 Comprehensive Land Use Plan, and Redevelopment vision for the city.

Attachments: [\(FLU\) TID 22](#)

Jack Kovnesky presented.

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

9. [26-0159](#) Project Tracking.

Jack Kovnesky & Emily Wagner presented.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Dagenhardt, seconded by Frank to adjourn at 7:06 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.