



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, January 28, 2026

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

Present 8 - Wayne Clark, Brian Frank, Eric Torkelson, Jessica Katzenmeyer, Dan Devine, Lisa Coons, David Raschka, Kathleen Dagenhardt
Excused 1 - Brandon Reinke

Staff

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

Others Attending

Ald. Roadt; Fourth District
Luis Barbosa, Toribiu perez Martinez & Delfina Ignacco; Toros Sports Complex
Brett Cooley; Citizen
Yuli Her, Beth Van Gorp, Brian Sonderman; Milwaukee Habitat for Humanity
Kayla & Jason Birkholz; Pretty Paws Pet Spa
Brad Elwing; ABC Automotive & Tire

C. APPROVAL OF MINUTES

1. [26-0041](#) December 10, 2025 (draft minutes)

Attachments: [December 10, 2025 \(draft minutes\)](#)

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

D. NEW AND PREVIOUS MATTERS

2A. [26-0042](#) Conditional Use Permit for Banh Mi Corner, a proposed Restaurant Use, at 6780 W. Greenfield Ave.

Jack Kovnesky presented.

Items 2A & 2B were taken together.

Recommendation: Common Council approval of the Conditional Use Permit for Banh Mi Corner, a proposed Restaurant Use, at 6780 W. Greenfield Ave. and approval of the Site, Landscaping, and Architectural Design Review for Banh Mi Corner, a proposed Restaurant Use, at 6780 W. Greenfield Ave. (Tax Key No. 439-0001-008), subject to the following conditions:

1. Common Council approval of the Conditional Use Permit (Scheduled for February 10, 2026)
2. Revised site plan being submitted to show enhancements to the screening of the existing refuse area in accordance with design guidelines
3. A public bicycle rack being located in front of the building.
4. Signage and lighting plans being reviewed for compliance and subject to permitting.

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

2B. [26-0043](#)

Site, Landscaping, and Architectural Design Review for Banh Mi Corner, a proposed Restaurant Use, at 6780 W. Greenfield Ave. (Tax Key No. 439-0001-008).

Attachments: [2 \(CUP-SLA\) Banh Mi Corner](#)

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

3A. [26-0044](#)

Conditional Use Permit for Toros Sport Complex, a proposed Indoor Recreation, Event Space (5,000 or more sq. ft.), and Restaurant Use at 6014 W. Madison St.

Jack Kovnesky presented.

Items 3A & 3B were taken together.

Wayne Clark inquired whether the health facility will be open to the public and was advised that it is not an open gym, but will be used for sporting events.

The applicant stated their intention is not to utilize the existing capacity, but rather would expect typical volume to be 90 - 180 people. There will be off-street parking available at the Wells Fargo site (block west) at S. 62nd St. The owners have sought a lease agreement with Wells Fargo and are awaiting a response, to provide space for social events, gym parties etc. The smaller capacity reduced to 383 people, cuts the occupancy limit in half of what was previously allowed as a school/church hall.

Questions were addressed regarding ADA compliant bathrooms and a health station.

This item goes to the Common Council for a Public Hearing on February 10, 2026.

Recommendation: Common Council approval of the Conditional Use Permit for Toros Sport Complex, a proposed Indoor Recreation, Event Space (5,000 or more sq. ft.), and Restaurant Use at 6014 W. Madison St. and approval of the Site, Landscaping, and Architectural Design Review for Toros Sport Complex, a proposed Indoor Recreation, Event Space (5,000 or more sq. ft.) and Restaurant Use, at 6014 W. Madison St. (Tax Key No. 439-0165-001).

(Item 1 is 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 February 10, 2026)
2. Building permits, Fire Department Permits, and other necessary permits

being applied for with the Code Enforcement Department, Fire Department, and other departments as needed for review.

3. *Revised floor plan being submitted to show details including, but not limited, to kitchen equipment, bleachers, etc.*
4. *A public bicycle rack being located in front of the building.*
5. *Signage and lighting plans being reviewed for compliance and subject to permitting.*
6. *Continued maintenance of existing landscaping and trash enclosure*

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

3B. 26-0045

Site, Landscaping, and Architectural Design Review for Toros Sport Complex, a proposed Indoor Recreation, Event Space (5,000 or more sq. ft.) and Restaurant Use, at 6014 W. Madison St. (Tax Key No. 439-0165-001).

Attachments: [3 \(CUP-SLA\) Toros Sport Complex](#)

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

4A. 26-0046

Conditional Use Permit for Cars R Us 2, a proposed Light Motor Vehicle Sales use, at 10920 W. Lincoln Ave.

Items 4A & 4B were taken together.

Jack Kovnesky presented.

This is a wholesale automotive dealer, no cars on site and no storage or repair work will be done at this location.

Recommendation: Approve the Site, Landscaping, and Architectural Design Review for Cars R Us 2, a proposed Light Motor Vehicle Sales use, at 10920 W. Lincoln Ave. (Tax Key No. 481-9991-010) subject to the following:

1. *Common Council approval of the Conditional Use Permit (Scheduled for February 10, 2026).*
2. *The business shall be limited to the use of a maximum of two (2) parking stalls for business-related purposes with no mechanical work on-site.*
3. *Regular property maintenance of existing landscaping areas and refuse screening is an expectation and staff will note any areas needing improvement.*

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

4B. 26-0047

Site, Landscaping, and Architectural Design Review for Cars R Us 2, a proposed Light Motor Vehicle Sales use, at 10920 W. Lincoln Ave. (Tax Key No. 481-9991-010).

Attachments: [4 \(CUP-SLA\) Cars R Us 2](#)

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

5. 26-0048

Site, Landscaping, and Architectural Design Review for a proposed single-family Habitat for Humanity home at 69** W. Beloit Rd. (Tax Key No. 489-0038-000)

Attachments: [5 and 6 \(SLA\) Habitat for Humanity 6900 block and 6901 W Beloit Rd](#)

Steve Schaer presented.

Wayne Clark questioned if there are any plans for solar. The applicant advised not at this time, however the house would be capable of supporting this feature, pending funding sources.

Eric Torkelson inquired on the interest rate and was advised 3 1/8% with minimal down payment and minimal closing costs, no PMI, 30 year fixed rate.

Recommendation: Approval of the Site, Landscaping, and Architectural Design Review for a proposed single-family Habitat for Humanity home at 69** W. Beloit Rd. (Tax Key No. 489-0038-000) and for a proposed single-family Habitat for Humanity home at 6901 W. Beloit Rd. (Tax Key No. 489-0037-000), subject to the following conditions:

1. Revised Site and Architectural plans being submitted to the City Planning Department to show the following: (a) exterior color finish material details of the building features (exterior siding, trim, porch/deck railings, roof); (b) a roof over the rear door (of note there some of the pages submitted show a rear roof overhanging the rear door); (c) at the base of the buildings any exposed concrete above grade being insulated.
2. Any work done in the City's Right of Way will require permits through our [Engineering Department](#) [<https://www.westalliswi.gov/o/cwa/page/applications-forms-permits>](https://www.westalliswi.gov/o/cwa/page/applications-forms-permits). Driveway permits will be required. The concrete contractor will need to be licensed and bonded and approved by the City. Contact Greg Bartelme City Engineering at (414) 302-8367 with any questions.
3. Necessary permits to make [utility connections](#) [<https://www.westalliswi.gov/o/cwa/page/tap-permits-new-water-service>](https://www.westalliswi.gov/o/cwa/page/tap-permits-new-water-service) will be required. Contact City Department of Public Works/Water Division at (414) 302-8830 with questions.

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

6. 26-0049

Site, Landscaping, and Architectural Design Review for a proposed single-family Habitat for Humanity home at 6901 W. Beloit Rd. (Tax Key No. 489-0037-000).

Steve Schaer presented, stating the plans are the same as item #5 but requested a separate vote to agendize correctly.

Recommendation: Approval of the Site, Landscaping, and Architectural Design Review for a proposed single-family Habitat for Humanity home at 69** W. Beloit Rd. (Tax Key No. 489-0038-000) and for a proposed single-family Habitat for Humanity home at 6901 W. Beloit Rd. (Tax Key No. 489-0037-000), subject to the following conditions:

1. Revised Site and Architectural plans being submitted to the City Planning Department to show the following: (a) exterior color finish material details of the building features (exterior siding, trim, porch/deck railings, roof); (b) a roof over the rear door (of note there some of the pages submitted show a rear roof overhanging the rear door); (c) at the base of the buildings any exposed concrete above grade being insulated.
2. Any work done in the City's Right of Way will require permits through our Engineering Department [<https://www.westalliswi.gov/o/cwa/page/applications-forms-permits>](https://www.westalliswi.gov/o/cwa/page/applications-forms-permits). Driveway permits will be required. The concrete contractor will need to be licensed and bonded and approved by the City. Contact Greg Bartelme City Engineering at (414) 302-8367 with any questions.
3. Necessary permits to make utility connections [<https://www.westalliswi.gov/o/cwa/page/tap-permits-new-water-service>](https://www.westalliswi.gov/o/cwa/page/tap-permits-new-water-service) will be required. Contact City Department of Public Works/Water Division at (414) 302-8830 with questions.

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

7. 26-0050

Site, Landscaping, and Architectural Design Review for ABC Automotive, a proposed Light Motor Vehicle Service use at 1462 S. 81st St. (Tax Key No. 452-0263-001)

Attachments: [7 \(SLA\) ABC Auto 1462 S. 81st](#)

Emily Wagner presented.

Wayne Clark inquired if the applicant was okay with the conditions outlined and received confirmation from the applicant.

Eric Torkelson questioned when will the existing extra vehicles be removed and emphasized his concerns about keeping the parking stalls turned over regularly. Applicant stated all vehicles currently there are his and will be moved by the time they are open for business. Typical turn around time is usually one week and the existing building at 8704 W. Greenfield Ave., is in compliance.

Design Review for ABC Automotive, a proposed Light Motor Vehicle Service use at 1462 S. 81st St. (Tax Key No. 452-0263-001) subject to the following conditions:

1. Revised site, landscaping, and architectural elevation plans being submitted to show the following: (a) Confirmation of exterior maintenance improvements specifically along the roofline of the building as indicated in PM-25-430 [<https://westalliswi.workflow.opengov.com/>](https://westalliswi.workflow.opengov.com/); (b) Updated architectural elevations showing either a different color schematic proposed for the repainting of the building or a different, more appropriately scaled way to incorporate the accent colors of the business subject to Planning & Zoning approval; (c) Indication of bicycle rack type (city-sponsored or privately-owned) and the amended location of bicycle parking on a site plan; (d) Final confirmation of proposed landscaping areas indicated on site plan; (e) Confirmation that the vehicles, trailers, and pallets of materials currently

occupying the parking lot will not remain on site upon ABC Automotive gaining occupancy.

2. Submission of more detailed paving plans to determine the scope of repaving operations and proposed drainage for the parking lot. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A stormwater permit must be obtained from the City Building Inspector. Contact Mike Romens, Building Inspector, at 414-302-8413.
3. Planned work or modifications within City right-of-way shall be coordinated with City Engineering:
 - a. Driveway permits being applied for and obtained through City Engineering for proposed curb cut modification
4. Building permits being applied for with the Code Enforcement Department for review.
5. Signage permits being applied for with the Planning and Zoning Department for review.

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

Aye: 6 - Clark, Frank, Torkelson, Katzenmeyer, Coons, Dagenhardt

No: 0

Abstain: 1 - Raschka

8. 26-0051 Site, Landscaping, and Architectural Design Review for Pretty Paws Pet Spa, a proposed Animal Boarding Use, at 2060 S. 61st St. (Tax Key No. 475-0271-000).

Attachments: [8 \(SLA\) Pretty Paws Pet Spa 2060 S. 61st St](#)

Emily Wagner presented.

Applicant stated this is not a dog or cat daycare, this is boarding and grooming with some retail.

Eric Torkelson questioned whether there are security cameras and received confirmation that they are both inside and outside.

There will not be an outdoor dog run, all will be indoors.

Garage deliveries will be on the small scale.

Recommendation: Plan Commission approval of the Site, Landscaping, and Architectural Design Review for Pretty Paws Pet Spa, a proposed Animal Boarding use, at 2060 S. 61st St. (Tax Key No. 475-0271-000) subject to the following conditions:

1. A revised site and landscaping plan being submitted to show the following: (a) confirmation of exterior maintenance improvements specifically on the rear building façade.
2. A signage plan or creative signage (mural) plan being submitted for design

review and permitting if proposed/applicable.

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

9. [26-0052](#) Ordinance to amend zoning rules for residential accessory buildings.

Attachments: [9 \(ORD\) Residential Accessory buildings](#)

Steve Schaer presented.

Change front yard setback requirement from 60 feet to what is allowed in subject zoning districts.

Clarify requirements for other types of residential accessory dwellings.

Recommendation: Common Council approval of an ordinance to amend zoning rules for residential accessory buildings., subject to Common Council public hearing and approval (schedule to be determined).

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

10. [26-0053](#) Review of PC Survey Results.

Emily Wagner shared and presented results.

This matter was Discussed.

11. [26-0054](#) Project Tracking

Jack Kovnesky presented updates.

Wayne Clark requested an update at the next meeting on status of our census goal of 70,000 and what steps are the city taking to get us to this number.

Mayor Devine highlighted a new venture "Make my move" which would incentive remote workers to our area, along with zoning ADU, density changes, infill, economic development, parks, livability are all ways to increase our population.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Dagenhardt, seconded by Raschka to adjourn at 7:21 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.