



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, September 24, 2025

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,
Brandon Reinke, David Raschka, Kathleen Dagenhardt

Excused 1 - Lisa Coons

Others Attending

Ald. Roadt
Steph Cavalco, Novanesis
Buck Knitt, Jess Timmer, Rinka
Dan Katt, Mandel Group
Jeff Hook, JJH3group
Sarah Warran, Layman Brewing

Staff

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

C. APPROVAL OF MINUTES

1. [25-0333](#) August 27, 2025

Attachments: [August 27, 2025 \(draft minutes\)](#)

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

D. NEW AND PREVIOUS MATTERS

- 2A. [25-0359](#) Conditional Use Permit for SoNa Lofts Phase 2, Lot 3, a proposed 5+ Unit Dwelling, at 1600 S. 66th St.

Clark moved to approve Items 2A & 2B, Dagenhardt seconded, motion carried.

- 2B. [25-0360](#) Site, Landscaping, and Architectural Design Review for SoNa Lofts Phase 2, Lot 3, a proposed 5+ Unit Dwelling, at 1600 S. 66th St. (Tax Key No. 454-0656-000).

Attachments: [\(CUP-SLA-CSM\) SoNa Lofts Phase 2, Lot 3](#)

Items 2A & 2B were taken together.

Jack Kovnesky offered an introductory summary and introduced Dan Katt of Mandel and

Buck Knitt of Rinka who provided a presentation of the project (lot 3 & lot 4). Item 2A&B were considered separate from lot 4 (item 3)

Recommendation: *Approve the Site, Landscaping, and Architectural Design Review for SoNa Lofts Phase 2, Lot 3, a proposed 5+ Unit Dwelling, at 1600 S. 66th St. (Tax Key No. 454-0656-000).*

1. *Common Council approval of the conditional use (scheduled October 7, 2025).*
2. *A Certified Survey Map being submitted to the Planning & Zoning office with subsequent Common Council approval of the Certified Survey Map subject to technical corrections.*
3. *Revised Site, Landscaping, and Architectural plans submitted to show the following:*
 - a) *The provision of one EV charging station in the parking plan;*
 - b) *Updated elevations to reflect the enhanced architectural details of the overall building, and commercial space;*
 - d) *a revised landscaping plan subject to City Forester review and approval;*
4. *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.*
5. *Coordination with WeEnergies and preparation of an estimated cost of overhead wires being relocated/placed underground. Of note, staff is not recommending Plan Commission require overhead wires being placed underground, but is recommending that the concept be explored further.*
6. *Signage and site lighting plan being submitted for design review.*

Clark moved to approve Items 2A & 2B, Dagenhardt seconded, motion carried.

3. [25-0361](#)

Site, Landscaping, and Architectural Design Amendment for SoNa Lofts Phase 2, Lot 4, a proposed 5+ Unit Dwelling, at 6600 W. Mitchell St. (Tax Key No. 454-0656-000).

Attachments: [\(SLA\) SoNa Lofts Phase 2, Lot 4](#)

Jack Kovnesky presented the plans, offered comparison of former Plan Commission approval from 2 years ago with most recent proposal. Bio-Retention Pond is existing (not always wet) proposed with a path. This engineered pond provides water run off for SoNa and NoNa.

Discussion ensued with questions being answered by staff and presenters.

Recommendation: *Approve the site, Landscaping, and Architectural Design Amendment for SoNa Lofts Phase II, Lot 4, a proposed 5+ Unit Dwelling, at 6600 W. Mitchell St. (Tax Key No. 454-0656-000) subject to the following conditions:*

1. *Revised Site, Landscaping, and Architectural plans submitted to show the following:*
 - a) *show passageway from accessible parking stall to entrance door;*
 - b) *revised landscaping plan based on applicants previously mentioned alterations;*
 - c) *refuse area details and screening.*

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

4. [25-0362](#) Site, Landscaping, and Architectural Design Review for Novonesis, an existing light industrial use, at 9015 W. Maple St. (Tax Key No. 451-1535-001)

Attachments: [\(SLA\) Novonesis water silo](#)

Steve Schaer presented.

Recommendation: Approval of the Site, Landscaping, and Architectural Design Review for Novonesis, an existing light industrial use, at 9015 W. Maple St. (Tax Key No. 451-1535-001), subject to the following condition:

1. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) exterior construction details on the proposed pump house. Contact Steven Schaer, Director of Planning and Zoning at 414-302-8466.
2. Building Code plan review for this project will need to be submitted by Novonesis to the State of WI for review.

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

- 5A. [25-0363](#) Conditional Use Permit for RCCG Household of God, a proposed religious institution use, at 6228 W. Washington St.

Torkelson moved to approve Items 5A & 5B, Katzenmeyer seconded, motion carried.

- 5B. [25-0364](#) Site, Landscaping, and Architectural Design Review for RCCG Household of God, a proposed religious institution use, at 6228 W. Washington St.

Attachments: [\(SLA\) RCCG Household of God](#)

Emily Wagner presented.

Kathleen Dagenhardt asked if an elevator is required for the second floor and was advised that there was no change in usage so it is not required.

Wayne Clark inquired on the ownership and whether it is currently vacant, with additional landscaping questions about work that needs to be done.

Recommendation: Approve the Conditional Use Permit and Site, Landscaping, and Architectural Design Review for RCCG Household of God, a proposed religious institution use, at 6228 W. Washington St. (Tax Key No. 439-0069-000) subject to the following conditions:

1. A revised site, landscaping, and architectural plan being submitted to the City Planning Office to show the following: (a) Removal of the dead tree adjacent to 63rd St; (b) Indication of landscaping site changes within the scope of work proposed, and the indication potential replacement species, (b) a commercial waste hauler will be required to service any refuse and recycling as the city sanitation crews do not service commercial or in this case religious intuitions.
2. An exterior site lighting plan for the overall properties being provided to identify existing and proposed exterior lighting. Fixture details being provided.
3. Submit a signage plan for design review and permitting.

Torkelson moved to approve Items 5A & 5B, Katzenmeyer seconded, motion carried.

6. [25-0365](#) Site, Landscaping, and Architectural Design Review for Layman Brewing, an existing use, at 6001 W. Madison St. (Tax Key No. 439-0342-000)

Attachments: [\(SLA\) Layman Brewing](#)

Emily Wagner presented.

Wayne Clark inquired about fencing funds and whether to have it firm that fencing is to be installed by Fall 2026.

Brian Frank suggested a Fall 2027 option, which Eric Torkelson & Brandon Reinke agreed works better.

Recommendation: *Approve the Site, Landscaping, & Architectural Design Review for Layman Brewing, an existing use, at 6001 W. Madison St. (Tax Key No. 439-0342-000) subject to the following conditions:*

1. *A lighting plan provided to identify existing and proposed exterior lighting. Fixture details being provided.*

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

7. [25-0366](#) Certified Survey Map to split the existing parcel at 2214 S. 60th St. into two parcels. (Tax Key No. 474-0383-000).

Attachments: [\(CSM\) 2214 S 60th St](#)

Jack Kovnesky presented.

Brandon Reinke inquired about side setbacks; staff clarified a 3 ft. setback is required.

Recommendation: *Common Council approval of a Certified Survey Map to split the existing parcel at 2214 S. 60th St. into two parcels. (Tax Key No. 474-0383-000).*

(Item 1-2 are required to be satisfied prior to Common Council approval.

1. *Board of Appeals consideration and approval of the area variance (scheduled Oct 9).*
2. *Revised Certified Survey Map being submitted to show dimensions on lot 1 setbacks*
3. *Common Council approval of Certified Survey Map (October 21).*

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

8. [25-0367](#) Sign Plan Appeal for Union Green, an existing mixed-use apartment, at 6400 W. Greenfield Ave. (Tax Key No. 439-9011-000)

Attachments: [\(SIGN\) Union Green](#)

Brian Frank inquired about precedence on future signage.

Recommendation: *Approval of the signage appeal for Union Green, a mixed-use apartment, at 6400 W. Greenfield Ave. (Tax Key 439-9011-000), subject to signage permits being applied for by the applicant.*

Torkelson moved to approve this matter, Katzenmeyer seconded, motion carried by the following vote:

Aye: 7 - Clark, Frank, Torkelson, Katzenmeyer, Devine, Raschka, Dagenhardt

No: 0

Abstain: 1 - Reinke

9. [25-0368](#) Tax incremental District project area 7 (Summit Place Business Park) and alignment with the 2045 Comprehensive Land Use Plan, and Redevelopment vision for the city.

Attachments: [\(FLU\) TID 7](#)

Recommendation: Approval of the TID 7 Plan as it is aligned with the 2045 Comprehensive Plan. Over the history of this tax incremental district, the TID amendments, land use and zoning ordinance amendments have been adopted with redevelopment and removal of blighting influences to a higher and better use as the primary goal.

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

10. [25-0369](#) Tax incremental District project area 21 (S. 92 & W. Greenfield Ave) alignment with the 2045 Comprehensive Land Use Plan, and Redevelopment vision for the city.

Attachments: [\(FLU\) TID 21](#)

Recommendation: Approval as determination that the proposed Tax Incremental District project area 21 (S. 92 & W. Greenfield Ave) aligns with the 2045 Comprehensive Land Use Plan, and Redevelopment vision for the city.

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

11. [25-0370](#) Project Tracking.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Kathleen Dagenhardt, seconded by Brian Frank to adjourn at 7:09 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.