



# City of West Allis

## Meeting Minutes

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

Wednesday, May 28, 2025

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

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

#### Others Attending

Nick Jung, Lane Gugger, Skip DeBack, Charlie Sancinati, Mary Lou Arvizu, Ben Prochnow, Jessica Katzenmeyer, Patrick Schloss

#### Staff

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

#### C. APPROVAL OF MINUTES

1. [25-0178](#) April 23, 2025

Attachments: [April 23, 2025 \(draft minutes\)](#)

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

#### D. NEW AND PREVIOUS MATTERS

2. [25-0182](#) Demolition site plan review for St. Aloysius property at 1405-35-41 S. 92 St. & 1414 S. 93 St. (Tax Key No.450-0502-000).

Attachments: [\(Demo\) St Al's](#)

Steve Schaer presented.

**Recommendation:** Approval of the Demolition site plan review for St. Aloysius property at 1405-35-41 S. 92 St. & 1414 S. 93 St. (Tax Key No. 450-0502-000), subject to necessary Code Enforcement permits in advance of work.

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

- 3A. [25-0183](#) Conditional Use Permit for N&S Towing, a light motor vehicle service at 11139 W. Becher St.

Items 3A & 3B were taken together.

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

**3B. [25-0184](#)**

Site, Landscaping, and Architectural Design Review for N&S Towing, a light motor vehicle service at 11139 W. Becher St. (Tax Key: 481-9992-017)

**Attachments:** [\(CUP-SLA\) N&S Towing](#)

Steve Schaer presented.

Items 3A & 3B were taken together.

Wayne Clark asked for clarification on which area of asphalt is being repaired, with an explanation being provided.

Wayne Clark further inquired on what N&S Towing would do with their current building. N&S Towing stated they would be keeping this property as they handle the towing for the State Fair.

Kathleen Dagenhardt questioned after two weeks, what happens if the owners don't pick up their cars. N&S Towing advised they would then be relocated to another storage facility on Layton Ave.

**Recommendation:** Common Council approval of the Conditional Use Permit for N&S Towing, a light motor vehicle service and approval of the Site, Landscaping, and Architectural plans for N&S Towing, at 11139 W. Becher St. (Tax Key: 481-9992-017).

(Items 1-2 are 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 (June 10, 2025)
2. A updated Site, Landscaping, Architectural Plan being submitted to Planning & Zoning to show:
  - (a) fence and gate location being added to the site plan;
  - (b) pavement sealant and restriping being noted/added to scope of work in front parking areas;
  - (c) note on plan that commercial vehicles shall not be parked or staged on the street;
  - (d) after-hours drop off being spaced away from residential (show location on site);
  - (e) refuse dumpster(s) being shown on site and screening method. If being kept indoors please indicate;
  - (f) truck service bays being kept closed to avoid noise emission.
3. Any signage and/or lighting updates being submitted for permit and design review.

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

**4. [25-0185](#)**

Site, Landscaping, and Architectural Design Review for Antigua, an existing restaurant use, to install a patio at 6207 W National Ave. (Tax Key No. 454-9004-000)

**Attachments:** [\(SLA\) Antigua Patio](#)

Jack Kovnesky presented.

**Recommendation:** Approve the Site, Landscaping, and Architectural Design Review for Antigua, an existing restaurant use, to install a patio at 6207 W National Ave. (Tax Key No. 454-9004-000) subject to building permits being submitted with the Code Enforcement Department.

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

5. [25-0186](#)

Site, Landscaping, and Architectural Design Review for Prestige Interior Contractors, a proposed home improvement business at 1519-21 & S. 84 St. (Tax Key No. 451-0665-002 & 451-0519-000).

**Attachments:** [\(SLA\) Prestige Interior Contractors](#)

Jack Kovnesky presented.

**Recommendation:** Approval of the Site, Landscaping, and Architectural Design Review for Prestige Interior Contractors, a proposed home improvement business at 1519-21 & S. 84 St. (Tax Key No. 451-0665-002 & 451-0519-000) subject to the following conditions:

1. A Site, Landscaping, Architectural Plan being submitted to Planning & Zoning to show a scope of work being prepared and submitted to the Planning and Zoning Office to identify required property site/landscaping maintenance: (a) site plan to reference closure of one of the driveways on S. 84 St.; (b) show the location, style, height of fencing and privacy slat color details; (c) a landscaping plan being submitted to show planting details and reference locations on site (d) Indicate scope of asphalt repair plan (e) indicate the refuse container location as well as the required 4-sided fencing enclosure details on the site plan (f) Indicate any lighting updates or improvements to ensure compliance with West Allis Municipal Code.
2. Driveway Permits being applied for with the Engineering Department for closure of one of the driveways along S. 84 St. Contact Greg Bartleme at (414) 302-8367.

Frank moved to approve this matter with black vinyl coated chain-link fencing on sides & rear property lines and more decorative wood fence on the front of the property., Reinke seconded, motion carried.

6. [25-0187](#)

Site, Landscaping, and Architectural Design Review for Double B's BBQ, an existing restaurant use, at 7412 W. Greenfield Ave. (Tax Key No. 440-9003-000)

**Attachments:** [\(SLA\) Double B's](#)

Jack Kovnesky presented.

Discussion ensued with questions being answered by staff.

**Recommendation:** Approve the Site, Landscaping, and Architectural Design Review for Double B's BBQ, an existing restaurant use, at 7412 W. Greenfield Ave. (Tax Key No. 440-9003-000) subject to the following conditions:

1. Submittal of building permit for the paving project

2. An updated Site Plan being submitted to Planning & Zoning to show: (a) property lines relative to the scope of the paving project; (b) parking stall layout and location of any food trucks; (c) utility upgrades; (d) placement of fixtures including smokers and wood; (e) site improvements including but not limited to a 4-sided refuse enclosure, screening, and landscaping.

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

7. [25-0188](#)

Sign Plan Appeal for Temptations at 9800 W. Greenfield Ave. (Tax Key No. 443-0429-003)

**Attachments:** [\(SIGN\) Temptations](#)

*Emily Wagner presented.*

**Recommendation:** Recommend approval of the Sign Plan for Temptations, an existing adult-oriented entertainment business, at 9800 W Greenfield Ave. (Tax Key No. 443-0429-003)

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

8. [25-0189](#)

Sign Plan Appeal for St. Barnabas, an existing Religious Institution use, at 2319 S. 61st St. (Tax Key No. 490-9002-000)

**Attachments:** [\(SIGN\) St. Barnabas 2319 S 61st St](#)

*Jack Kovnesky presented.*

**Recommendation:** Recommend approval of the Signage Plan for St. Barnabas, an existing Religious Institution use, at 2318 S. 61st St. (Tax Key No. 490-9002-000) subject to the following condition removal of all temporary signage upon consolidation of the congregation.

**Clark moved to approve this matter for one year, Torkelson seconded, motion carried by the following vote:**

**Aye:** 7 - Clark, Frank, Torkelson, Devine, Reinke, Coons, Raschka

**No:** 0

**Abstain:** 1 - Dagenhardt

9. [25-0190](#)

Sign Plan Appeal for St. Barnabas, an existing Religious Institution use, at 6753 W. Rogers St. (Tax Key No. 475-0043-000)

**Attachments:** [\(SIGN\) St. Barnabas 6753 W Rogers St](#)

*Jack Kovnesky presented.*

*Wayne Clark inquired as to when consolidation is going to occur and was advised that Barnabas is actively selling St. Rita's and eventually St. Augustine's. The material is die bond durable for 5-7 years.*

**Recommendation:** Recommend approval of the Signage Plan for St. Barnabas, an

*existing Religious Institution use, at 6753 W. Rogers St. (Tax Key No. 475-0043-000) subject to the following conditions:*

1. *Revised sign plan being submitted to the Planning & Zoning office to show a reduction in square footage of the proposed sign to 32 sq. ft. or under*
2. *Removal of all temporary signage upon consolidation of the congregation.*

**Clark moved to approve this matter for one year, Torkelson seconded, motion carried by the following vote:**

**Aye:** 7 - Clark, Frank, Torkelson, Devine, Reinke, Coons, Raschka

**No:** 0

**Abstain:** 1 - Dagenhardt

**10. [25-0191](#)**

Project tracking.

**This matter was Discussed.**

**E. ADJOURNMENT**

*There being no other business, a motion was made by Raschka, seconded by Frank to adjourn at 7:00 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.