



Wauwatosa, WI

Plan Commission

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Monday, July 10, 2023

6:00 PM

Council Chambers and Zoom:
<https://us02web.zoom.us/j/8359919427>
9, Meeting ID: 835 9919 4279

Regular Meeting

CALL TO ORDER

Chairperson McBride called the meeting to order at 6:00 PM.

ROLL CALL

Present 6 Commissioner, Chair Dennis McBride
 Commissioner Kevin Ausman
 Commissioner Ernst Franzen
 Commissioner Andrew Meindl
 Commissioner Zach Verette
 Mitchell Jung

Remote 1 Commissioner Christopher Due

NEW BUSINESS

1. Public hearing and consideration of the request by Dave Tamburinno, Idyll Coffee, for a Conditional Use Permit in the C1/NOR District at 6330 W. North Avenue for an eating and drinking establishment

[23-602](#)

Arthur Piñon, Planner, presented a staff overview of the request.

The following individuals presented the request:

- Dave Tamburinno, Business Operations Manager, Idyll Coffee, 2463 N. 67th Street, applicant
- Nick Carnahan, Partner, Galbraith Carnahan Architects, 6404 W. North Avenue
- Amy Tamburinno, 2463 N. 67th Street
- Peter Songen, 2463 N. 67th Street

Public hearing opened at 6:12 PM.

Rob Smatlak, 2333 N. 63rd Street, gave a public comment.

No spoke for or against.

Public hearing closed at 6:14 PM.

Motion included a recommendation that the facility be allowed to open until 12:00 AM on a periodic basis for special events and outdoor patio operations cease at 11:00 PM.

RESULT: RECOMMENDED FOR APPROVAL
MOVER: Andrew Meindl

SECONDER: Kevin Ausman

Aye: 6 McBride, Ausman, Due, Franzen, Meindl, and Verette

2. Public hearing and consideration of the request by Emily Girdauskas, Plunkett Raysich Architecture, for a Conditional Use Permit in the R1-6 District at 1025 N. 70th Street for a church expansion

[23-603](#)

Arthur Piñon, Planner, presented a staff overview of the request.

Emily Girdauskas, Architect, applicant, and Jason Puestow, Studio Leader, Partner, Plunkett Raysich Architects, LLP, 209 S. Water Street, Milwaukee, WI presented the request.

Public hearing opened at 6:28 PM.

Jim Gunst, 6935 Auburn Avenue, gave a public comment.

Steve Oliver, 1057 N. 70th Street, gave a public comment.

Marilyn Hansen, 7033 Auburn Avenue, gave a public comment.

Chris Hogan, Executive Director, Meadowbrook Church, 1025 N. 70th Street, responded to questions.

Public hearing closed at 6:40 PM.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Ernst Franzen

SECONDER: Mitchell Jung

Aye: 7 McBride, Ausman, Due, Franzen, Meindl, Verette, and Jung

3. Public hearing and consideration of the request by Debbie Hill, MSI General, for a Conditional Use Permit in the R2 District at 1278 Dewey Avenue for a school expansion

[23-604](#)

Arthur Piñon, Planner, presented a staff overview of the request.

Andrea Hunley, Architect, MSI General, W215 E. Wisconsin Avenue, presented the request on behalf of the applicant.

Public hearing opened at 6:53 PM.

Lucas Penzey Moog, 1254 Kavanaugh Place, gave a public comment.

Ruth Penzey, 1254 Kavanaugh Place, spoke in opposition.

Laurie Froemke, 1241 Dewey Avenue, spoke in opposition.

Dan Markgraf, Principal, St. John's Lutheran School, 1278 Dewey Avenue, responded to questions.

Public hearing closed at 7:04 PM.

Motion included a recommendation that the applicant work with adjacent property owners to perform pre-assessments and building materials be screened and secured during construction.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Andrew Meindl

SECONDER: Ernst Franzen

Aye: 7 McBride, Ausman, Due, Franzen, Meindl, Verette, and Jung

5. Public hearing and consideration of the request by Debbie Hill, MSI General, for a Conditional Use Permit in the C2 District at 7809 Harwood Avenue for a church expansion

[23-606](#)

Arthur Piñon, Planner, presented a staff overview of the request.

Andrea Hunley, Architect, MSI General, W215 E. Wisconsin Avenue, presented the request on behalf of the applicant.

Public hearing opened at 7:19 PM.

Barbara Schumacher, 1264 Kavanaugh Place, gave a public comment.

Lucas Penzey Moog, 1254 Kavanaugh Place, spoke in opposition.

Public hearing closed at 7:27 PM.

Motion included a recommendation that the applicant work with adjacent property owners to perform pre-assessments and building materials be screened and secured during construction.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Ernst Franzen

SECONDER: Andrew Meindl

Aye: 7 McBride, Ausman, Due, Franzen, Meindl, Verette, and Jung

4. Request by Debbie Hill, MSI General, for a Land Combination via Certified Survey Map at 7809 Harwood Avenue

[23-605](#)

Arthur Piñon, Planner, presented a staff overview of the request.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Kevin Ausman

SECONDER: Andrew Meindl

Aye: 7 McBride, Ausman, Due, Franzen, Meindl, Verette, and Jung

6. Proposed Zoning Map amendments to rezone properties along Mayfair Road from North Avenue to the southern City limits to add the Mayfair Corridor Overlay District

[23-607](#)

Arthur Piñon, Planner, presented a staff overview of the request.

Veronica Fedorchak, 10637 W. Wisconsin Avenue, gave a public comment.

Ann Kammerer, 728 N. 113th Street, gave a public comment.

John Kastl, 2112 Crestview Court, gave a public comment.

Melissa Jablonicky, 216 N. 114th Street, gave a public comment.

Joel Bucaro, 545 N. 114th Street, gave a public comment.

Diane Bucaro, 545 N. 114th Street, gave a public comment.

Susan Knapp, 11005 W. Harvard Lane, gave a public comment.

Alder Joseph Makhoul II, 772 N. 116th Street, gave a public comment.

Alder Mike Morgan, 12147 Meadow Court, gave a public comment.

Motion included a recommendation to schedule a public hearing during the September 5, 2023 regular Common Council meeting.

RESULT: REFERRED

MOVER: Kevin Ausman

SECONDER: Zach Verette

Aye: 6 McBride, Ausman, Franzen, Meindl, Verette, and Jung

Excused: 1 Due

ADJOURNMENT

Meeting adjourned at 8:36 PM.