



# Wauwatosa, WI

## Plan Commission

### Meeting Minutes - Final

7725 W. North Avenue  
Wauwatosa, WI 53213

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Monday, February 10, 2025

6:00 PM

Council Chambers and Zoom:  
<https://servetosa.zoom.us/j/83599194279>,  
Meeting ID: 835 9919 4279

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#### Regular Meeting

#### CALL TO ORDER

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

#### ROLL CALL

**Present** 7  
Commissioner Kevin Ausman  
Commissioner Christopher Due  
Commissioner Brian Konyn  
Commissioner - Alderperson Amanda Fuerst  
Commissioner - Alderperson Joe Phillips  
Commissioner Zach Verette  
Commissioner, Chair Dennis McBride

#### NEW BUSINESS

1. Consideration of a Land Division via Certified Survey Map at 8100 W. Chestnut Street, Jim Walsh, applicant [25-0059](#)

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

*Jim Walsh, 8100 Chestnut Street, applicant, presented an overview of the request.*

**RESULT:** RECOMMENDED FOR APPROVAL

**MOVER:** Amanda Fuerst

**SECONDER:** Brian Konyn

**Aye:** 7 Ausman, Due, Konyn, Fuerst, Phillips, Verette, and McBride

2. Consideration of a Conditional Use Permit in the Neighborhood/Village Trade (C1) zone at 7601 Harwood Avenue to allow second-hand merchandise sales, Danielle Linn, applicant [24-1796](#)

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

*Danielle Linn, 7601 Harwood Avenue, applicant, presented an overview of the request.*

**RESULT:** RECOMMENDED FOR APPROVAL

**MOVER:** Joe Phillips

**SECONDER:** Kevin Ausman

- Aye:** 7 Ausman, Due, Konyon, Fuerst, Phillips, Verette, and McBride
- 3.** Consideration of a Zoning Text Amendment to Wauwatosa Municipal Code Chapter 24.08 to include tattoo/body art facilities in the definition of a Personal Improvement Service, Bobbie Peters, Image Studios, applicant [24-1794](#)

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

*Bobbie Peters and Brittany Jordan, 11415 W. Burleigh Street , applicants, presented an overview of the request.*

**RESULT:** RECOMMENDED FOR APPROVAL  
**MOVER:** Amanda Fuerst  
**SECONDER:** Brian Konyon

- Aye:** 7 Ausman, Due, Konyon, Fuerst, Phillips, Verette, and McBride
- 4.** Consideration of Resolution adopting the Tosa Tomorrow 2045 Comprehensive Plan [25-0045](#)

*Tammy Szudy, Planning & Zoning Manager, introduced the item.*

*Josh Koonce, Houseal Lavigne Associates, presented an overview of the Comprehensive Plan .*

*The following individuals gave a public comment:*

*Joseph Makhlouf, Alderperson District 3  
 BJ Ermenc, 2749 N. 75th Street  
 Russ Drover, 7530 W. State Street*

**RESULT:** RECOMMENDED FOR APPROVAL  
**MOVER:** Amanda Fuerst  
**SECONDER:** Joe Phillips

**Aye:** 7 Ausman, Due, Konyon, Fuerst, Phillips, Verette, and McBride

**ADJOURNMENT**

*Meeting adjourned at 6:59 PM.*