



Wauwatosa, WI

Plan Commission

Meeting Minutes

7725 W. North Avenue
Wauwatosa, WI 53213

Monday, March 13, 2023

6:00 PM

Council Chambers and Zoom:
<https://us02web.zoom.us/j/83599194279>,
Meeting ID: 835 9919 4279

Regular Meeting

CALL TO ORDER

Chairperson McBride called the meeting to order at 6:02 PM.

ROLL CALL

Present 5 Commissioner, Chair Dennis McBride
 Commissioner Kevin Ausman
 Commissioner Ernst Franzen
 Commissioner Zach Verette
 Commissioner Mitchell Jung
Remote 2 Commissioner Andrew Meindl
 Commissioner Thomas Stacey

APPROVAL OF MINUTES

NEW BUSINESS

1. Public hearing and consideration of the request by Brian Pham for a Conditional Use in the C2 District at 2635 N. Mayfair Road for an eating establishment [23-1180](#)

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

Brian Pham, applicant, 5407 N. Calhoun Road, Brookfield, WI, gave an overview of the request.

Public Hearing opened at 6:04 PM.

No spoke for or against.

Public Hearing closed at 6:04 PM.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Zach Verette

SECONDER: Kevin Ausman

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

2. Public hearing and consideration of the request by Jacob Jansen, Authentic Child Care, for a Conditional Use Permit in the C2 District at 530 N. 108th Place for a daycare establishment [23-1181](#)

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

Jacob Jansen, applicant, 5605 S. Francis Avenue, New Berlin, WI, gave an overview of the request.

Public hearing opened at 6:09 PM.

Melissa Dolan, 10007 W. Melvina Street, gave a public comment.

Robin Brannin, 1429 N. 118th Street, spoke in favor.

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

Public hearing closed at 6:21 PM.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Andrew Meindl

SECONDER: Zach Verette

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

3. Public hearing and consideration of the request by Jeff Olson, Hansen Storage Company, for a Conditional Use in the M1/Planned Unit Development District at 1300 Glenview Place for a general warehousing operation [23-1182](#)

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

Jeff Olson, applicant, 2880 N. 112th Street, and Lisa Wood, Attorney, Amundsen Davis, LLC, 111 E Kilbourn Ave, Milwaukee, WI, gave an overview of the request.

Public hearing opened at 6:31 PM.

James Brickner, 1291 Glenview Place, gave a public comment.

Russell Drover, 9116 Jackson Park Boulevard, spoke in favor of the against.

Deborah Nelson, 1279 Glenview Place, spoke in opposition.

Public hearing closed at 6:40 PM.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Ernst Franzen

SECONDER: Mitchell Jung

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

4. Public hearing and consideration of the request by Julianne Arter, Irgens, for a Conditional Use in the Special Purpose District - Research Park (SP-RP) at 850 N. Mayfair Road for eating establishments including a drive-through [23-1183](#)

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

Rob Oldenburg, Senior Vice-President, Irgens, 1401 Discovery Parkway, Suite 100, Milwaukee, WI,

applicant, gave an overview of the request.

Public hearing opened at 6:49 PM.

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

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

Public hearing closed at 6:55 PM.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Dennis McBride

SECONDER: Kevin Ausman

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

5. Request by Jonathan Ward, Altius Building Company, for a Land [23-1185](#)
Combination via Certified Survey Map at 11400 W. Blue Mound Road

Jonathan Ward, applicant, 325 E. Chicago Street, Suite 300, Milwaukee, WI, gave an overview of the request.

Robin Brannin, 1429 N. 118th Street, gave a public comment.

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

Melissa Dolan, 10007 W. Melvina Street, gave a public comment.

Linda Bay, 522 N. 115th Street, gave a public comment.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Andrew Meindl

SECONDER: Ernst Franzen

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

6. Request by Jonathan Ward, Altius Building Company, for a Zoning [23-1186](#)
Map Amendment from C2 District to C2/Planned Unit Development
(PUD) District at 11400 W. Blue Mound Road

Jonathan Ward, applicant, 325 E. Chicago Street, Suite 300, Milwaukee, WI, gave an overview of the request.

Motion includes a recommendation to schedule a public hearing during the April 18, 2023 regular Common Council meeting.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Andrew Meindl

SECONDER: Ernst Franzen

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

7. Request by Jonathan Ward, Altius Building Company, for Planned Unit [23-1350](#)
Development preliminary plans at 11400 W. Blue Mound Road for a
multi-unit building

Jonathan Ward, applicant, 325 E. Chicago Street, Suite 300, Milwaukee, WI, gave an overview of the request.

Motion includes a recommendation to schedule a public hearing during the April 18, 2023 regular Common Council meeting.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Andrew Meindl

SECONDER: Ernst Franzen

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

Nay: 1 Stacey

ADJOURNMENT

Meeting adjourned at 7:46 PM.