



Wauwatosa, WI

Plan Commission

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Monday, February 9, 2026

6:00 PM

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

Regular Meeting

CALL TO ORDER

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

ROLL CALL

Present 3 Commissioner, Chair Dennis McBride
 Commissioner Zach Verette
 Commissioner - Alderperson Joe Phillips

Excused 2 Commissioner Kevin Ausman
 Commissioner Brian Konyn

Remote 2 Commissioner Christopher Due
 Commissioner - Alderperson Amanda Fuerst

NEW BUSINESS

1. Consideration of a Conditional Use Permit for a day care in the Suburban Residential (SR) zone at 12012 W. North Avenue, Rolanda Fowler, Kidz Cave and Learning Den, applicant [26-0003](#)

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

Rolanda Fowler, 3224 N. 78th Street, applicant, presented an overview of the request.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Amanda Fuerst

SECONDER: Zach Verette

Aye: 5 McBride, Due, Verette, Fuerst, and Phillips

Excused: 2 Ausman, and Konyn

2. Consideration of a Conditional Use Permit for an eating establishment in the Special Purpose-Research Park (SP-RP) zone at 860 N. Mayfair Road, Zankar Amin and Tamer Ahmed, applicants [26-0005](#)

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

Zankar Amin, 4265 S. 98th Street, applicant, presented an overview of the request.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Zach Verette
SECONDER: Joe Phillips
Aye: 5 McBride, Due, Verette, Fuerst, and Phillips
Excused: 2 Ausman, and Konyn

3. Consideration of a Conditional Use Permit for a cat shelter in the General Commercial (C2) zone at 10506 W. Blue Mound Road, Kori Schneider Peragine and Luann Namowicz, Happy Endings No Kill Cat Shelter, applicants [26-0007](#)

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

Kori Peragine, 4060 S. 60th Street, applicant, presented an overview of the request.

Joe Makhoulf, Alderperson District 3, gave a public comment.

RESULT: RECOMMENDED FOR APPROVAL
MOVER: Christopher Due
SECONDER: Zach Verette
Aye: 5 McBride, Due, Verette, Fuerst, and Phillips
Excused: 2 Ausman, and Konyn

4. Consideration of a Conditional Use Permit for an eating establishment in the Neighborhood Village Trade/North Avenue Overlay (C1/NOR) zone at 6927 W. North Avenue, Barry Yang, Barry Yang Architect, applicant [26-0009](#)

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

Barry Yang, 5559 N. Shoreland Avenue, applicant, presented an overview of the request.

RESULT: RECOMMENDED FOR APPROVAL
MOVER: Joe Phillips
SECONDER: Christopher Due
Aye: 5 McBride, Due, Verette, Fuerst, and Phillips
Excused: 2 Ausman, and Konyn

5. Consideration of a Conditional Use Permit for a 24-hour laundromat in the Neighborhood Village Trade/North Avenue Overlay (C1/NOR) zone at 7105 W. North Avenue, Chris Doerner, applicant [26-0011](#)

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

Kenneth Doello, 5552 S. 108th Street, applicant, presented an overview of the request.

The following people gave a public comment:

- Steven Glaser, 2263 N. 71st Street*
- Joe Makhoulf, Alderperson District 3*
- Sean Lowe, Alderperson District 5*

Motion included recommendation of approval of the Conditional Use Permit application with staff recommendations and the following additional conditions:

- Modifying operating hours from 6:00 AM - 12:00 AM*
- Staff will conduct an operational review 12 months after permit approval*
- The permit will not be transferred to a succeeding owner unless authorized by the Common Council*

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Amanda Fuerst

SECONDER: Joe Phillips

Aye: 5 McBride, Due, Verette, Fuerst, and Phillips

Excused: 2 Ausman, and Konym

ADJOURNMENT

Meeting adjourned at 6:49 PM.