



Wauwatosa, WI

Plan Commission

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Monday, November 10, 2025

6:00 PM

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

Regular Meeting

CALL TO ORDER

Chairperson McBride called the meeting to order at 6:01 PM.

ROLL CALL

Present 7

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

NEW BUSINESS

1. Consideration of a Conditional Use Permit in the Neighborhood/Village Trade (C1) district at 7603 W. State Street to operate a drinking establishment/bar, Jordan Cole, applicant

[25-1733](#)

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

Jordan Cole, 7603 W State Street, applicant, presented the request.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Brian Konyn

SECONDER: Kevin Ausman

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

2. Consideration of a Conditional Use Permit in the Neighborhood/Village Trade (C1) district at 7754 Harwood Avenue to establish a day care, Michael Stefan, applicant

[25-1735](#)

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

Michael and Kritibel Stefan, 7754 Harwood Avenue, applicants, presented the request.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Amanda Fuerst

SECONDER: Christopher Due

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

3. Consideration of a Conditional Use Permit in the Special Purpose - [25-1739](#)
Research Park and Mayfair Overlay (SP-RP/MAY) zone at 10499
Innovation drive to convert an existing hotel into a multi-unit residential
development, Waterfair Apartments LLC, applicant

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

Manish Guria, 731 Arrowhead Drive, applicant, presented the request.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Amanda Fuerst

SECONDER: Brian Konyn

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

4. Consideration of a Land Division via Certified Survey Map at 10499 [25-1740](#)
Innovation Drive, Waterfair Apartments LLC., applicant

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

Manish Guria, 731 Arrowhead Drive, applicant, presented the request.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Christopher Due

SECONDER: Joe Phillips

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

5. Consideration of a proposed ordinance to amend various sections of [25-1938](#)
Title 24 (Zoning) primarily related to Tosa Tomorrow 2045
Comprehensive Plan

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

Kari Papelbon, Houseal Lavigne, presented the request.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Amanda Fuerst

SECONDER: Zach Verette

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

ADJOURNMENT

Meeting adjourned at 7:14 PM.