



# Wauwatosa, WI

## Plan Commission

### Meeting Minutes - Final

7725 W. North Avenue  
Wauwatosa, WI 53213

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Monday, November 13, 2023

6:00 PM

Council Chambers and Zoom:  
<https://us02web.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 6:02 PM.

#### ROLL CALL

**Present 6**      Commissioner, Chair Dennis McBride  
                         Commissioner Christopher Due  
                         Commissioner Ernst Franzen  
                         Commissioner Brian Konyn  
                         Commissioner Andrew Meindl  
                         Commissioner Zach Verette  
**Excused 1**      Commissioner Kevin Ausman

#### NEW BUSINESS

1. Public hearing and consideration of the request by Julianne Arter, [23-833](#)  
Irgens, for a Conditional Use Permit in the Special Purpose - Research  
Park/Mayfair Corridor Overlay District (SP-RP/MAY) at 720 N.  
Mayfair Road for a multi-unit residential building

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

*Rob Oldenburg, Irgens, 1402 Discovery Parkway, presented the request.*

*Public hearing opened at 6:07 PM.*

*No spoke for or against.*

*Public hearing closed at 6:08 PM.*

**RESULT:** RECOMMENDED FOR APPROVAL

**MOVER:** Andrew Meindl

**SECONDER:** Ernst Franzen

**Aye:** 6      McBride, Due, Franzen, Konyn, Meindl, and Verette

**Excused:** 1      Ausman

2. Request by Gabriela Prewitt, The Architects Partnership, LTD., for a [23-832](#)  
Major Planned Unit Development (PUD) Amendment at 11111 W.

Burleigh Street to construct a bank with drive through (Chase Bank)

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

*Henry Amicache, The Architects Partnership, LTD., 200 S. Michigan Avenue, Chicago, IL, and John Gross, Kimley-Horn, 4201 Windfield Road, Warrenville, IL, presented the request on behalf of the applicant.*

**RESULT:** RECOMMENDED FOR APPROVAL

**MOVER:** Ernst Franzen

**SECONDER:** Zach Verette

**Aye:** 6 McBride, Due, Franzen, Konyn, Meindl, and Verette

**Excused:** 1 Ausman

3. Request by Chris Carr, The Sigma Group, on behalf of the City, for a Land Division via Certified Survey Map at 1700 N. 116th Street

[23-830](#)

*Dave Simpson, Director of Public Works, presented a staff overview of the request.*

*Chris Carr, The Sigma Group, 1300 W. Canal Street, applicant, presented the request.*

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

**RESULT:** RECOMMENDED FOR APPROVAL

**MOVER:** Dennis McBride

**SECONDER:** Ernst Franzen

**Aye:** 6 McBride, Due, Franzen, Konyn, Meindl, and Verette

**Excused:** 1 Ausman

4. Request by Chris Carr, The Sigma Group, on behalf of the City, for a Zoning Map Amendment from Special Purpose - Public Facilities District (SP-PUB) to Special Purpose - Parks and Open Space District (SP-POS) at the southeast corner of 116th Street and Gilbert Avenue for the west side park

[23-831](#)

*Dave Simpson, Director of Public Works, presented a staff overview of the request.*

**RESULT:** RECOMMENDED FOR APPROVAL

**MOVER:** Dennis McBride

**SECONDER:** Ernst Franzen

**Aye:** 6 McBride, Due, Franzen, Konyn, Meindl, and Verette

**Excused:** 1 Ausman

5. Proposed Zoning Text Amendment related to building height for C2 zoned properties

[23-933](#)

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

*Alder Joseph Makhoulf II presented the request.*

*Lisa Malio, 271 N. 113th Street, gave a public comment.*

*Darnelle Kaishan, 318 N. 110th Street, gave a public comment.*

*Ursula Twombly, 11716 W. Meinecke Avenue, gave a public comment.*

*Russ Drover, 9116 Jackson Park Boulevard , gave a public comment.*

*Motion by Commissioner Franzen to recommend approval of the proposed Zoning Text Amendment related to building height for C2 zoned properties. Seconded by Commissioner Meindl. Motion passed on a 4-2 vote (Verette, Due).*

*Motion by Commissioner Meindl to decrease the AMI percentage from 80% to 50%. Seconded by Commissioner Franzen. Motion failed on a 2-4 vote (Konyn, McBride, Verette, Due).*

*Motion by Commissioner Meindl to strike item #2 from the staff recommendation related to the removal of multi-family residential density restrictions in the C2 District. Motion failed for lack of a second.*

*Motion by Commissioner McBride to set a Common Council public hearing date of December 19, 2023. Seconded by Commissioner Franzen. Motion passed on a 6-0 vote.*

**RESULT:** REFERRED

**MOVER:** Ernst Franzen

**SECONDER:** Andrew Meindl

**Aye:** 4 McBride, Franzen, Konyn, and Meindl

**Nay:** 2 Due, and Verette

**Excused:** 1 Ausman

## **ADJOURNMENT**

*Meeting adjourned at 8:11 PM.*