



Wauwatosa, WI

Plan Commission

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Monday, May 13, 2024

6:00 PM

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 6:00 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. Public hearing and consideration of the request by Jingduan Jiang for a Conditional Use Permit in the General Commercial and Mayfair Overlay (C2/MAY) zone at 853 N. Mayfair Road for an eating & drinking establishment [24-0557](#)

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

Jingduan Jiang, 853 N. Mayfair Road, applicant, presented the request.

Public hearing opened at 6:03 PM.

No spoke for or against.

Public hearing closed at 6:03 PM.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Zach Verette

SECONDER: Brian Konyn

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

2. Public hearing and consideration of the request by Jay Knetter, Jaknetter Architects, on behalf of Wisconsin Athletic Club, for a Conditional Use Permit in the Special Purpose - Medical Center (SP-MED) District at 8700 W. Watertown Plank Road to expand an existing Sports & [24-0569](#)

Recreation, Participant (Indoor) facility

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

Chesire Misco, 8700 W. Watertown Plank Road, presented the request on behalf of the applicant.

Public hearing opened at 6:06 PM.

No spoke for or against.

Public hearing closed at 6:06 PM.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Amanda Fuerst

SECONDER: Christopher Due

Aye: 6 Due, Konyon, Fuerst, Phillips, Verette, and McBride

Recused: 1 Ausman

3. Request by Alex Eppel, Brookfield Properties, and the City of Wauwatosa Community Development Authority for a land division via Certified Survey Map at 2400 N. Mayfair Road and 10400 W. North Avenue

[24-0568](#)

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

Alex Eppel, 350 N. Orleans Street, Chicago, IL, applicant, presented the request.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Amanda Fuerst

SECONDER: Brian Konyon

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

4. Request by Phillip Aiello, Mandel Group Inc., for a land combination via Certified Survey Map at 1330 Wauwatosa Avenue; 7463 Harwood Avenue; and 7460, 7462, and 7470 Blanchard Street for a multi-unit residential development

[24-0573](#)

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

Phillip Aiello, 330 E. Kilbourn Avenue, Milwaukee, WI, applicant, presented the request.

The following individuals gave a public comment on agenda items 4, 5, and 6:

Mike Schultz, 1829 N. 83rd Street

Joseph Makhoulf II, 772 N. 116th Street

Chase Hulderman, 1296 N. 63rd Court

Russ Drover, 7530 W. State Street

Ilene Donahue, 815 N. 75th Street

Deb O'Connor-Callahan, 1832 Alta Vista Avenue

Laura Hanson, 1747 N. 73rd Street

Katie Fennig, 8320 Jackson Park Boulevard

Samuel Gilbert, 1292 N. 63rd Court

Jeff Graham, 7325 Blanchard Street
Terry Feezor, 7350 W. State Street
Jane Conarchy, 2651 Lefeber Avenue
Sandy Zellmer, 2472 N. 65th Street
Leigh Ann Tatnall, 7410 Blanchard Street
Katie Mioni, 7313 Harwood Ave
Nate Nekich, 7505 Lincoln Place
Tom Waldkirch, 1709 Day Court
Barb Schoenherr, 1324 N. 74th Street
Deborah Mamon, 7358 Harwood Avenue
Ann Heidekamp, 2330 N. Swan Boulevard
Ursula Twombly, 11716 W. Meinecke Avenue
Lee Arhelger, 1028 N. 120th Street
Rick Swisher, 1827 N. 73rd Street
Katherine Whitlock, 2789 Mayfair Court
Carrie Lynn Todd, 7430 Blanchard Street

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Amanda Fuerst

SECONDER: Kevin Ausman

Aye: 6 Ausman, Due, Konyn, Fuerst, Phillips, and Verette

Recused: 1 McBride

5. Request by Phillip Aiello, Mandel Group Inc., for a Zoning Map Amendment from Single Family Residential (R1-6) District to Neighborhood Village Trade/Planned Unit Development (C1/PUD) District at 7460/7462 Blanchard Street [24-0575](#)

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

Phillip Aiello, 330 E. Kilbourn Avenue, Milwaukee, WI, applicant, presented the request.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Christopher Due

SECONDER: Amanda Fuerst

Aye: 6 Ausman, Due, Konyn, Fuerst, Phillips, and Verette

Recused: 1 McBride

6. Request by Phillip Aiello, Mandel Group Inc., for a Preliminary Planned Unit Development at 1330 Wauwatosa Avenue, 7463 Harwood Avenue, and 7460/7462 and 7470 Blanchard Street for a multi-unit residential development [24-0572](#)

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

Phillip Aiello, 330 E. Kilbourn Avenue, Milwaukee, WI, applicant, presented the request.

Motion by Commissioner Ausman to set a Common Council public hearing date of June 18. Motion seconded by Commissioner Konyn. Motion carried unanimously.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Kevin Ausman

SECONDER: Amanda Fuerst

Aye: 6 Ausman, Due, Konyn, Fuerst, Phillips, and Verette

Recused: 1 McBride

ADJOURNMENT

Meeting adjourned at 8:55 PM.