



Wauwatosa, WI

Plan Commission

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Monday, September 11, 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 6:00 PM.

ROLL CALL

Present 7 Commissioner, Chair Dennis McBride
Commissioner Kevin Ausman
Commissioner Christopher Due
Commissioner Ernst Franzen
Commissioner Brian Konyn
Commissioner Andrew Meindl
Commissioner Zach Verette

NEW BUSINESS

1. Request by Chris Thomas, TOA, for a Land Division via Certified Survey Map at 11220 W. Burleigh Street [23-426](#)

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

Chris Thomas, TOA, 9725 Woods Drive, Skokie, IL, presented the request.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Ernst Franzen

SECONDER: Kevin Ausman

Aye: 7 McBride, Ausman, Due, Franzen, Konyn, Meindl, and Verette

2. Public hearing and consideration of the request by Matt Schroeder, Wings in Wisconsin, for a Conditional Use Permit in the C1/NOR District at 6707 W. North Avenue for an eating establishment. [23-427](#)

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

Matt Schroeder, Wings in Wisconsin, 2459 N. 93rd Street, applicant, presented the request.

Public hearing opened at 6:06 PM.

No spoke for or against.

Public hearing closed at 6:07 PM.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Kevin Ausman

SECONDER: Andrew Meindl

Aye: 7 McBride, Ausman, Due, Franzen, Konyn, Meindl, and Verette

- 3. Public hearing and consideration of the request by Riddhi Patel, Mayfair Inc., for a Conditional Use Permit in the C2 District at 3122 N. Mayfair Road for a liquor store. [23-432](#)

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

Riddhi and Sunni Patel, Mayfair, Inc., 8216 S. 77th Street, Franklin, WI, applicants, presented the request.

Public hearing opened at 6:10 PM.

Alder Melissa Dolan, 10007 W. Melvina Street, spoke in opposition.

Public hearing closed at 6:13 PM.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Kevin Ausman

SECONDER: Christopher Due

Aye: 7 McBride, Ausman, Due, Franzen, Konyn, Meindl, and Verette

- 4. Public hearing and consideration of the request by Enrique Castel, Lingle Design Group, for a Conditional Use Permit in the C2 District at 12345 W. Capitol Drive for an eating establishment. [23-437](#)

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

Tim Dineen, Venture Construction Group, 17500 W. Liberty Lane, New Berlin, WI, presented the request on behalf of the applicant.

Public hearing opened at 6:19 PM.

No spoke for or against.

Public hearing closed at 6:21 PM.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Dennis McBride

SECONDER: Brian Konyn

- 5. Public hearing and consideration of the request by Abigail Gilman, The Little Village Play Cafe, to amend a Conditional Use Permit in the C1/NOR District at 6505 W. North Avenue to expand the operating hours and allow outdoor operations. [23-442](#)

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

Abigail Gilman, The Little Village Play Cafe, 6505 W. North Ave, applicant, presented the request.

Public hearing opened at 6:24 PM.

No spoke for or against.

Public hearing closed at 6:25 PM.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Andrew Meindl

SECONDER: Kevin Ausman

Aye: 7 McBride, Ausman, Due, Franzen, Konyon, Meindl, and Verette

ADJOURNMENT

Meeting adjourned at 6:29 PM.