



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, September 25, 2019

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

- Present** 6 - Mayor Dan Devine, Mr. Wayne Clark, Mr. Brian Frank, Mr. Tom Rebstock, Mr. Eric Torkelson, and Mr. David Raschka
- Excused** 2 - Mr. Jon Keckeisen, and Ms. Amanda Nowak

Staff

Steve Schaer, AICP, Manager of Planning and Zoning
Katie Bennett, Planner
Tony Giron, Planner

Others Attending

Ald. May, Debby Tomczyk, Allie Bell, Andrew Mc Leon, Dan Boskopf, Scot Yauck, Adam Hertel, Scott Hinktopf

C. APPROVAL OF MINUTES

1. [19-0572](#) August 28, 2019 (draft minutes)

Attachments: [August 28, 2019 \(draft minutes\)](#)

A motion was made by Mr. Torkelson, seconded by Mr. Frank, that this matter be Approved. The motion carried unanimously.

D. NEW AND PREVIOUS MATTERS

- 2A. [2019-0650](#) Application for a Special Use Permit for a proposed hotel to be located at 1010, 1040 & 1126 S. 70 St.

Attachments: [Application - HOME2 Suites by Hilton](#)
[Home2 Suites Hotel \(SUP-SLA\)](#)

This matter was Recommended For Approval on a Block Vote.

- 2B. [19-0609](#) Site, Landscaping and Architectural Plans for Home2 Suites, a proposed hotel to be located at 1010, 1040 & 1126 S. 70 St., submitted by Kraig Sadownikow, d/b/a 70th Street Hotel Associates, and LLC (Tax Key No. 439-0001-026)

Attachments: [Home2 Suites Hotel \(SUP-SLA\)](#)

Items 2A & 2B were considered together.

Ald. May suggested site/landscaping plans ensure walkability along the S. 70 St. corridor.

Wayne Clark questioned when demolition work would begin and received a response from Cobalt that this is based upon relocation of tenants to 1135-37 & 1205 S. 70 St. Expected demolition is planned to start November/December of 2019.

Recommendation: *Recommend Common Council approval of the Special Use Permit for a proposed hotel to be located at 1010, 1040 & 1126 S. 70 St., submitted by Kraig Sadownikow, d/b/a 70th Street Hotel Associates, LLC and approval of the Site, Landscaping and Architectural Plans for a proposed hotel to be located at 1010, 1040 & 1126 S. 70 St., submitted by Kraig Sadownikow, d/b/a 70th Street Hotel Associates, LLC. (Tax Key No. 439-0001-026), subject to the following conditions:*

(Items 1 through 9 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

- 1. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: ~~(a) additional windows added to the north, south, and east elevations;~~ ~~(b) inclusion of metal panels in the building materials;~~ ~~(c) building height details consistent with previously approved plan;~~ (d) PTAC details shown on plan; (e) staff approval of material and color samples; (f) south parking lot with one-way traffic, narrowed driving lane, exit drive toward east side of lot, wider sidewalk/landscaping along south and west sides of lot; (g) narrowed north/south drive along east side of property; (h) sheet identifying traffic flow; (i) sheet identifying pedestrian travel areas; (j) inclusion of additional sidewalks and pedestrian crossings/areas, as approved by staff; (k) inclusion of bike racks; (l) relocation of the refuse enclosure to the northeast area behind the hotel; (m) details related to additional streetscape elements (may include lighting, planters, benches, colored concrete, narrowed drives, bump-outs, etc.) which are consistent with overall West Quarter development plans and as approved by staff; and, (n) City Forester approval of the landscaping species and number. Contact Katie Bennett, Lead Planner at 414-302-8463.*
- 2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Katie Bennett, City Planner at 414-302-8463.*
- 3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and refuse screening shall be executed by the applicant prior to the issuing of a building permit. Contact Katie Bennett, Lead Planner at 414-302-8463.*
- 4. Common Council approval of the special use (scheduled for October 1, 2019) and applicant's acknowledgement of the special use resolution.*
- 5. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil*

Engineer. A stormwater permit must be obtained from the City. Contact Mike Romans, Plumbing Inspector at 414-302-8413.

6. *Common Council approval of a Certified Survey Map identifying the hotel parcel as an individual property.*
7. *Common Council approval of the removal of the PDD-2 overlay on the hotel parcel.*
8. *Revised contingency plan for the demolition of 1010-1304 S. 70th Street project being submitted to and approved by Development Department staff.*
9. *City Engineer's approval of a traffic study.*

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

10. *Signage plan being provided for staff review and approval.*
11. *Lighting plan being submitted to the Department of Development for review and approval, to include, lighting locations, cut sheets of fixtures as well as photometric plans.*

Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

This matter was Approved on a Block Vote.

Passed The Block Vote

A motion was made by Mr. Clark, seconded by Mr. Frank, to approve all the actions on the preceding items on a Block Vote. The motion carried unanimously.

- 3A. [2019-0649](#)** Application for a Special Use Permit for The LifeWay Church, a proposed religious institution, to be located at 7515 W. National Ave.

Attachments: [Application - LifeWay Church](#)
[The LifeWay Church - \(SUP-SLA\)](#)

This matter was Recommended For Approval on a Block Vote.

- 3B. [19-0610](#)** Site, Landscape and Architectural Plans for The LifeWay Church, a proposed religious institution, to be located at 7515 W. National Ave., submitted by Andrew McLean (Tax Key No. 453-0408-001)

Attachments: [The LifeWay Church - \(SUP-SLA\)](#)

Items 3A & 3B were considered together.

Recommendation: *Recommend Common Council approval of The LifeWay Church, a proposed religious institution - house of worship, to be located at 7515 W. National Ave., and approval of the Site, Landscaping and Architectural Plans for The LifeWay Church, a proposed religious institution - house of worship, to be located at 7515 W. National Ave., submitted by Andrew McLean d/b/a The LifeWay Church (Tax Key No. 453-0408-001), subject to the following conditions:*

(Items 1 through 4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. *Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) detailed and scaled site and landscaping plan; (b) updated parking details, including the dimensions of parking stalls and handicap parking stalls; (c) details being added to show a four-sided wood refuse enclosure and location on site; (d) a floor plan indicating the floor areas (and square footages) within the building, and identifying entrances; (e) details of parking lot repairs/resurfacing and striping; (f) removal of concrete wheel stops and poured curb details being provided (at minimum along street frontages); (g) landscape buffered areas around the perimeter of the parking lot; (h) remove post at southeast part of parking lot; (i) a schedule indicating the proposed start and completion date of the scope of site, landscaping and architectural improvements; Contact Tony Giron, City Planner at 414-302-8469.*
2. *Combine the two parcels on the property into one parcel via a Certified Survey Map. Contact Tony Giron, City Planner at 414-302-8469.*
3. *A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of both landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Tony Giron, City Planner at 414-302-8469.*
4. *Common Council approval of the special use (scheduled for October 1, 2019) and applicant's acknowledgement of the special use resolution.*

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

5. *A signage and lighting plan being provided to the Department of Development for review and approval.*

Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

This matter was Approved on a Block Vote.

Passed The Block Vote

A motion was made by Mr. Frank, seconded by Mr. Rebstock, to approve all the actions on the preceding items on a Block Vote. The motion carried unanimously.

4. [19-0611](#) Site and Landscaping Plan for proposed demolition of an existing building located at 1800 S. 92 St. submitted by Debby Tomczyk, d/b/a Reinhart Boerner Van Deuren s.c. (Tax Key no. 451-1002-000).

Attachments: [Demo KOC \(SLA\)](#)

Wayne Clark inquired as to when Chr. Hansen is going to do something, they need to plan to move forward in the next six months.

Debby Tomczyk advised Phase I is expected in the next couple of months.

Wayne Clark question if the other properties have been demolished, and received confirmation from, Steve Schaer.

Wayne Clark stated the Chr. Hansen development is 1st rate, Katie Bennet stated the landscape plan is just an "in case plan".

Recommendation: Recommend approval of the demolition plan of an existing building located at 1800 S. 92 St. submitted by Cullen Construction (Tax Key no. 451-1002-000), subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised site and landscaping plans being submitted to the Department of Development to show the following: (a) scope of work and site and landscaping improvement schedule. The scope of work shall reflect what will happen should further development in this area not commence in a timely manner within 6 months from issuance of permit; (b) a site and landscaping plan to show site and landscaping improvements (site grading, seeded/grass site, reference any remaining landscaping areas, show additional/new perimeter landscaping areas on site, additional landscaping along s. 92 St., the plan shall reference the location, type and quantity of plantings, perimeter fence and gate details); (c) driveway permits for modifications of S. 92 St. driveways. Contact Steve Schaer, Manager of Planning and Zoning at (414) 302-8460 with any questions.
2. Pest abatement being contracted in accordance with Municipal Code.
3. An estimated cost of demolition and site, landscaping and screening improvements being submitted to the Department of Development for approval. Contact Steve Schaer, Manager of Planning and Zoning at (414) 302-8460 with any questions.
4. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of demolition, potential driveway closures, site and landscaping improvements being executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, Manager of Planning and Zoning at (414) 302-8460 with any questions.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

5. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

This matter was Approved

- 5. [19-0612](#) Discussion on Better Blocks Burnham Pointe neighborhood observations and comments
Steve Schaer presented a short overview of Better Blocks Burnham Pointe event.
Wayne Clark stated the overall this was a positive event, however there was traffic congestion.
Mayor Devine and Tony Giron agreed with the comments shared.

- 6. [19-0613](#) Workshop for Local Planning and Zoning Officials - November 15, 2019, noon to 3:30pm, Bristol, WI
Information will be provided to the committee members.

E. ADJOURNMENT

There being no other business, a motion was made by Mayor Devine and seconded by Wayne Clark to adjourn the Plan Commission meeting at 6:42 p.m.



All meetings of the {bdName} are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.