



# City of West Allis

## Meeting Minutes

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

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Wednesday, January 23, 2019

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING

#### A. CALL TO ORDER

The meeting was called to order at 6:03 p.m. in Room 128

#### B. ROLL CALL

- Present** 7 - Mr. Wayne Clark, Ms. Erin Hirn, Mr. Jim Lisinski, Ms. Amanda Nowak, Mr. Tom Rebstock, Mr. Eric Torkelson, and Mr. Brian Frank
- Excused** 1 - Mr. Jon Keckeisen

#### Staff

Steve Schaer, AICP, Manager of Planning and Zoning  
Katie Bennett, Planner  
Jill Gregoire, Planner  
Cory Clark, Planning Intern

#### Others Attending

Ald. Czaplewski, Ald. Roadt  
John Fuchs, Barb Whitstone, Brandon Reinke, Nate & Jessie Maier,  
John & Chris Ronson, Adam Hertel, Scott Kintopf, Bill Ohm, Dan Roskopf,  
Scott Yauck, Jess Maas, Drew Jenson

1. [19-0051](#) November 28, 2018 Regular Meeting and December 12, 2018 Special Meeting Draft Minutes

**Attachments:** [November 28, 2018 \(draft minutes\)](#)  
[December 12, 2018 \(draft minutes\)](#)

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

#### D. NEW AND PREVIOUS MATTERS

11. [19-0062](#) Sign Plan Appeal to modify an existing freestanding sign for MAAS, an existing gas station, located at 5930 W Greenfield Ave. submitted by Drew Jenson of Poblocki Sign Company on behalf of Jeff Maas, property owner (Tax Key No. 438-0397-001)

**Attachments:** [MAAS 5930 W Greenfield Ave \(SIGN\)](#)

- Item 11 was taken out of order to accommodate a scheduling conflict.

Discussion ensued with questions being answered by staff.

**Recommendation:** Approval of the signage plan appeal to modify an existing freestanding sign for MAAS, an existing gas station, located at 5930 W Greenfield Ave. submitted by Drew Jenson of Poblocki Sign Company on behalf of Jeff Maas, property owner (Tax Key No. 438-0397-001), subject to the following conditions:

1. Revised signage plan being submitted to and approved by the Department of Development to show the following: (a) reduce freestanding sign cabinet to 50-sf and sign faces to feature an opaque background; (b) remove 2 of the 4 existing wall signs (canopy or main building); updated site plan showing vision angle requirements; (c) enhance sign design to meet the criteria of the sign ordinance. Contact Steve Schaer at 414-302-8460 with further questions.

**A motion was made by Mr. Clark, seconded by Mr. Lisinski, that this matter be Approved. The motion carried unanimously.**

- 2A. [2019-0027](#) Special Use Permit for a proposed hotel to be located at 1010, 1040 & 1126 S. 70 St.

Attachments: [Application - Hotel \(S. 70 St.\)](#)  
[Home2 Suites Hotel \(SUP & SLA\)](#)

**This matter was Recommended For Approval on a Block Vote.**

- 2B. [19-0052](#) 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)

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

Items 2A and 2B were considered together.

Discussion ensued with questions being answered by staff.

**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) endcap and interior

landscape islands for each row of parking; (b) revised landscaping and pedestrian access near the northwest corner; (c) staff approval of material and color samples; (d) City Forester approval of the landscaping species and number; and, (e) staff review and approval of new roadways, sidewalks, and associated landscaping and lighting. Contact Katie Bennett, City 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 new paving, curbing, landscaping and refuse screening shall be executed by the applicant prior to the issuing of a building permit. Contact Katie Bennett, City Planner at 414-302-8463.
4. Common Council approval of the special use (scheduled for February 5, 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. Plan Commission 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. Plan Commission approval of the demolition of 1010-1304 S. 70th Street.
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.
12. 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.

**Passed The Block Vote**

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

**3A. [2019-0031](#)**

Special Use Permit for a proposed butcher shop, which includes converting the existing mixed use building to commercial and expanding the existing building, to be located at 2079 S. 69 St.

**Attachments:** [Application - Butcher Shop](#)  
[Butcher Shop 2079 S 69 St \(SUP & SLA\)](#)

**This matter was Recommended For Approval on a Block Vote.**

**3B. [19-0053](#)**

Site, Landscaping and Architectural Plans for a proposed butcher shop, which includes converting the existing mixed use building to commercial and expanding the existing building, to be located at 2079 S. 69 St., submitted by Mark Lutz (Tax Key No. 476-0085-000).

**Attachments:** [Butcher Shop 2079 S 69 St \(SUP & SLA\)](#)

Items 3A and 3B were considered together.

Discussion ensued with questions being answered by staff.

**Recommendation:** Recommend Common Council approval of the Special Use Permit for a proposed butcher shop, which includes converting the existing mixed use building to commercial and expanding the existing building, to be located at 2079 S. 69 St. and approval of the Site, Landscaping and Architectural Plans for a proposed butcher shop, which includes converting the existing mixed use building to commercial and expanding the existing building, to be located at 2079 S. 69 St., submitted by Mark Lutz (Tax Key No. 476-0085-000), 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, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) additional landscaping and identification of landscaping species on plan; (b) City Forester approval of the landscaping species and number; (c) driveway location, curb details, and any intended parking areas; (d) all gates, outdoor stairwells and entryways; (e) staff approval of a more aesthetically pleasing / improved garage door; (f) decorative lighting on both sides of garage door; (g) screening of HVAC units as needed; (h) identify separation of proposed landscaping from sidewalk, alley and private drive; (i) clear labels for all plan elements; and (j) an approved drainage plan. Contact Katie Bennett, City 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 refuse screening shall be executed by the applicant prior to the issuing of a building permit. Contact Katie Bennett, City Planner at 414-302-8463.
4. Common Council approval of the special use (scheduled for February 5, 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. Signage plan being provided for staff review and approval.
6. 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. Lisinski, to approve all the actions on the preceding items on a Block Vote. The motion carried unanimously.**

4. [19-0054](#) Site, Landscaping and Architectural Plans for building renovations to the former John's Shoe Service property located at 7506-08 W. Greenfield Avenue, submitted by Nate Maier, d/b/a West Allis Assets LLC. (Tax Key No. 440-0445-000)

**Attachments:** [John's Shoe Remodel 7506-08 W Greenfield Ave \(SLA\)](#)

Discussion ensued with questions being answered by staff.

Erin Hirn questioned if there would be any inside remodeling taking place.

Applicant advised that they are keeping this option open, and a decision would be based on tenant expectations.

**Recommendation:** Approval of the Site, Landscaping and Architectural Plans for proposed exterior alterations and site changes to 7506-8 W Greenfield Ave, submitted by Nate Maier, d/b/a West Allis Assets LLC. (Tax Key No. 440-0445-000)

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

1. A grant of privilege being applied for with respect to a possible encroachment of façade lighting over public right-of-way.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Jill Gregoire, 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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Jill Gregoire at 414-302-8469.
4. Submittal of illustration for West wall mural design and approval by Staff before implementation.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

5. Signage plan being submitted to the Department of Development for review and consideration.
6. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it related to the replace and repair to City walkways of damaged or defective (if any) abutting sidewalk.

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

**5A. [2019-0032](#)**

Special Use Permit for the expansion of Tall Guy and a Grill an existing catering business at 6733 W. Lincoln Avenue.

Attachments: [Application - Tall Guy & A Grill](#)  
[Tall Guy 6733 W Lincoln Ave \(SUP - SLA\)](#)  
[Tall Guy & a Grill letter of concern](#)

**This matter was Recommended For Approval on a Block Vote.**

**5B. [19-0055](#)**

Site, Landscaping and Architectural Plans for building improvements at Tall Guy and a Grill, an existing catering business, located at 6733 W. Lincoln Avenue submitted by Dan Nowak, (Tax Key No. 490-0368-000)

Attachments: [Tall Guy 6733 W Lincoln Ave \(SUP - SLA\)](#)

Items 5A and 5B were considered together.

- **Amanda Nowak recused herself and left the room.**

A staff presentation and discussion then ensued with Plan Commission questions being answered by staff.

**Recommendation:** Recommend Common Council approval of the Special Use Permit for the expansion of Tall Guy and a Grill, an existing catering business located at 6733 W. Lincoln Ave. and approval of the Site, Landscaping and Architectural Plans submitted by Dan Nowak, d/b/a Tall Guy and a Grill. (Tax Key No. 490-0368-000), subject to the following conditions:

(Items 1- 2 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 submitted to the Department of Development to reference the scope of work on the front/north façade of the building. Contact Jill Gregoire, Planner at (414) 302-8460 with questions.
2. Common Council approval of the Special Use Permit, the Public Hearing is scheduled for February 5th, 2019, and the applicant's acknowledgement of the special use resolution.

(Remaining condition of approval to be satisfied within one year of Plan Commission approval;)

3. 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 Ms. Hirn, seconded by Mr. Torkelson, to approve all the actions on the preceding items on a Block Vote. The motion carried unanimously.

6. [19-0056](#) Site, Landscaping and Architectural Plans for site improvements and a new storage garage at Roger's Hospital located at 11101 W. Lincoln Ave. submitted by John Curran of Quorum Architects on behalf of Jack Collier of Rogers Memorial Hospital (Tax Key No. 484-9999-017).

Attachments: [Rogers Hospital 11101 W Lincoln Ave \(SLA\)](#)

- **Amanda Nowak returned to the meeting for item 6.**

Discussion ensued with questions being answered by staff.

**Recommendation:** Approval of the Site, Landscaping and Architectural Plans for site improvements and a new storage garage at Roger's Hospital located at 11101 W. Lincoln Ave. submitted by John Curran of Quorum Architects on

behalf of Jack Collier of Rogers Memorial Hospital (Tax Key No. 484-9999-017), 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, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) a landscaping plan showing overall as built site conditions and infill landscaping along the east yard near the proposed addition; (b) material and color samples being provided; and, (c) courtyard egress fence and gate details; (d) a bicycle rack near the main entrance of the hospital. Contact Steven Schaer at 414-302-8466 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
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 screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
4. Driveway permit being applied for requested driveway closure and necessary permissions for establishing a loading/unloading zone along the west side of S. 111 St.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

5. Signage and lighting plan (if proposed) being submitted to the Department of Development for review and consideration.

**A motion was made by Mr. Lisinski, seconded by Ms. Nowak, that this matter be Approved. The motion carried unanimously.**

**7A. [2019-0033](#)**

Special Use Permit for a proposed commercial parking lot to replace existing building located at 9422-30 National Ave.

**Attachments:** [Application - Pkg Lot - 9422-30 Nat'l Parking Lot 9422-30 W National Ave \(SUP - SLA\)](#)

**This matter was Recommended For Approval on a Block Vote.**

**7B. [19-0057](#)**

Site, Landscaping, and Architectural Plans for a proposed commercial parking lot to replace existing building located at 9422-30 National Ave. submitted by John Fuchs (479-0674-003).

Attachments: [Parking Lot 9422-30 W. National Ave \(SUP - SLA\)](#)

Items 7A and 7B were considered together.

Discussion ensued with questions being answered by staff.

A question was asked and confirmation given by the applicant that there will be security cameras.

Erin Hirn questioned if there will be lighting in the back area of the lot and received confirmation that the area will be well lit with consideration taken to not impact the residential area.

**Recommendation:** Common Council approval of the Special Use Permit for a proposed commercial parking lot to replace existing building located at 9422-30 National Avenue and approval of the Site, Landscaping, and Architectural Plans for a proposed commercial parking lot to replace existing building located at 9422-30 National Ave. submitted by John Fuchs (479-0674-003).

(Item 1-4 to be completed prior to issuance of any building permits).

1. A revised Site and Architectural Plan being submitted to the Department of Development to show the following: (a) flow of traffic at National Avenue entrance/ exit with driveway width adjustments. (b) confirm surface material along National Avenue frontage, Staff is recommending grass. Contact Jill Gregoire, City Planner at 414-302-8469.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval.
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 screening shall be executed by the applicant prior to the issuing of a building permit.
4. Common Council approval of the special use permit and applicant and owners acknowledgement of the terms of use (Public hearing scheduled for February 5, 2019).

(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 related 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. Torkelson, seconded by Mr. Lisinski, to approve all the actions on the preceding items on a Block Vote. The motion carried unanimously.

8. [19-0058](#) Certified Survey Map to consolidate 2 lots into 1 lot, submitted by Tu Tan Nguyen d/b/a Ilura LLC, on behalf of Chau Vo. (Tax Key Nos. 444-0511-001 and 444-0513-000).

**Attachments:** [Pho Saigon 10534 W Greenfield Ave \(CSM\)](#)

**Recommendation:** Common Council approval of the Certified Survey Map to consolidate 2 lots into 1 lot, submitted by Tu Tan Nguyen d/b/a Ilura LLC, on behalf of Chau Vo. (Tax Key Nos. 444-0511-001 and 444-0513-000).

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

- 10A. [19-0060](#) Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) from "High Density Residential" and "Low Density Residential" to "Commercial" land use classification for property located at 1828 S. 76 St., submitted by John and Chris Ranson, property owners, d/b/a Start Ups R Us LLC (Tax Key No. 453-0418-001).

**Attachments:** [Rezone of 1828 S 76 St - \(ORD\)](#)

**This matter was Approved on a Block Vote.**

- 10B. [19-0061](#) Ordinance to amend the Official West Allis Zoning Map by rezoning the property located at 1828 S. 76 St. from RB-2, Residence District to C-2, Neighborhood Commercial District, submitted by John and Chris Ranson, property owners, d/b/a Start Ups R Us LLC (Tax Key No. 453-0418-001).

**Attachments:** [Rezone of 1828 S 76 St - \(ORD\)](#)

- **Item number 10 was taken out of order to accommodate applicants in attendance.**

Items 10A and 10B were considered together.

Discussion ensued with questions being answered by staff. The Plan Commission considered accepting the staff recommendation, but instead decided to rezone only part of the property to Commercial land use and C-2, Neighborhood Commercial Zoning. While the Plan Commission understands that the property could be used for residential as currently zoned, decided that split zoning the property was a more appropriate solution for this specific property. The Plan Commission's decision was to modify the land use map and zoning map (to Commercial land use and zoning) for part of the property that currently includes the existing commercial building.

The specific criteria guiding Plan Commissions decision to modify the staff recommendation for rezoning part of the property was based on section 12.14(1) of the Revised Municipal Code:

*12.14(1)*

*(d) The existing infrastructure, including the street system, public and private utilities and City-provided services, can accommodate the proposed change*

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*(f) The request constitutes a continuation or an extension of an existing Zoning District.*

A) Amend the Future Land Use Map, within the City's Comprehensive Plan (Chapter 10 Land Use) for the west approximate 127 feet of the property located at 1828 S. 76 St. "High Density Residential" to "Commercial" land use classification. The balance of the east side of the same property to remain under the current land use designation of "Low Density Residential."

B) Amend the Official West Allis Zoning Map by rezoning the west 127 feet of the property located at 1828 S. 76 St. from RB-2, Residence District to C-2, Neighborhood Commercial District. The balance of the east side of the same property to remain under the current zoning designation of RB-2/Residence District.

**A motion was made by Erin Hirn to approve the split zone option which was seconded by Eric Torkelson to accept the staff recommendations.**

**This matter was Approved on a Block Vote.**

#### **Passed The Block Vote**

**A motion was made by Ms. Hirn, seconded by Mr. Torkelson, to approve all the actions on the preceding items on a Block Vote. The motion carried unanimously.**

#### **9A. [2019-0034](#)**

Special Use Permit for Uniko, a proposed entertainment venue, to be located at 1900 S. 60 St.

**Attachments:** [Application - Uniko](#)  
[Uniko 1900 S 60 St \(SUP-SLA\)](#)

**This matter was Recommended For Approval on a Block Vote.**

#### **9B. [19-0059](#)**

Site, Landscaping and Architectural Plans for Uniko, a proposed entertainment venue, to be located at 1900 S. 60 St., submitted by Jonathan De Leon. (Tax Key No. 455-0023-000)

**Attachments:** [Uniko 1960 S 60 St \(SUP-SLA\)](#)

Items 9A and 9B were considered together.

Discussion ensued with questions being answered by staff.

The applicant, Uniko, has requested to establish a tavern use within the former entertainment club. Past uses of the building have also included taverns. Since the amount of time between the last tavern use and the proposed Uniko use has exceeded 12 months, a special use is required.

Erin Hirn questioned if there is soundproofing under consideration with this proposal and was advised that while interior cosmetic changes are proposed, sound proofing was not indicated in the applicant's proposal.

Wayne Clark stated there have been police issues in the past and questioned if this was under the same ownership.

Ald. Roadt shared a comment from when the owner last came to the License & Health Committee for a liquor license.

**Recommendation:** Common Council Approval of the Special Use Permit for Uniko, a proposed entertainment venue, to be located at 1900 S. 60 St. and approval of the Site, Landscaping and Architectural Plans for Uniko, a proposed entertainment venue to be located at 1900 S. 60 St., submitted by Jonathan De Leon (Tax Key No. 455-0073-000), subject to the following conditions:

(Item 1-2 to be completed prior to issuance of business occupancy permit).

1. A Site and Architectural (floor plan and exterior updates) Plan being submitted to the Department of Development to show the following: (a) an updated statement of hours of operation; (b) a floor plan of the overall space being provided; (c) refuse location being identified on a site plan and confirmation of a commercial waste hauler contract being provided; (d) confirmation on the use of the existing patio area along W. Burnham St.; (e) cleaning and/or replacement of storefront tavern windows and doors along the storefront level along W. Burnham St and S. 60 St. Windows shall be transparent and not tinted; (f) power wash the existing awning; (g) repair/level the concrete along the west side of the building foundation and clean basement window wells; (h) spot repair damaged siding along W. Burnham St.; (i) repaint window and door trim. Color/finish details being provided; (j) any proposed exterior lighting elements being identified on a lighting plan; (k) a scope and schedule of work and completion dates being provided. Contact Cory Clark and Steve Schaer, City Planner at 414-302-8460.
2. Common Council approval of the special use permit and applicant and owners acknowledgement of the terms of use (Public hearing scheduled for February 5, 2019).

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

3. Signage plan provided to Department of Development staff for review and approval.
4. 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. Lisinski, to approve all the actions on the preceding items on a Block Vote. The motion carried unanimously.**

### **12. [19-0063](#)**

Updates and coming events:

- a. Hobby Lobby, 6900 W. Greenfield Ave., Grand Opening January 21, 2019 at 9am
- b. Blaze Pizza, 10730 W. National Ave., to open this March
- c. Zoning Ordinance update (RFP), consultant proposals due January 25, 2019
- d. American Planning Conference April 13-16, 2019.

Discussion ensued with questions being answered by staff.

### **E. ADJOURNMENT**

There being no other business, a motion was made by Wayne Clark and seconded by Tom Rebstock to adjourn the Plan Commission meeting at 7:31 p.m.

The motion carried unanimously.



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.