



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, May 27, 2020

6:40 PM

City Hall - Virtual Meeting
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

The meeting was called to order at 6:40p.m. as technical issues with connecting to the City YouTube channel persisted.

B. ROLL CALL

- Present** 6 - Wayne Clark, Kathleen Dagenhardt, Brian Frank, Amanda Nowak, David Raschka, and Eric Torkelson
- Excused** 3 - Jon Keckeisen, Ben Holt, and Rossi Manka

Staff

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

Others Attending Remotely

Paul & Kristine Budiac, Robert Schmidt III, Bob Kraus

C. APPROVAL OF MINUTES

1. [20-0231](#) April 23, 2020 Draft Minutes

Attachments: [April 23, 2020 Draft Minutes](#)

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

D. NEW AND PREVIOUS MATTERS

2. [20-0230](#) Site, Landscaping and Architectural Plans for Aspen Dental, a proposed dental office, to be located at 10707 W. Cleveland Ave, submitted by Boulder Venture. (Tax Key No. 519-9996-001)

Attachments: [Aspen Dental - SLA](#)

Katie Bennett presented.

Recommendation:

Approval of the Site, Landscaping and Architectural Plans for Aspen Dental, a proposed dental office, to be located at 10707 W. Cleveland Ave, submitted by Boulder Venture (Tax Key No. 519-9996-001), subject to the following conditions:

1. *Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following:*
 - a. *Details on refuse enclosure materials, which should closely match building style, to be approved by staff;*

b. Updated Phase 2 site/landscape plan, to be approved by staff, including:

1. Proposed species and total number of plantings
(to be approved by the City Forester)
 2. Additional interior landscaping
 3. Inclusion of a sidewalk and clear pedestrian connections within the site,
as well as pedestrian connections to the public sidewalk
 4. Lighting plan and fixture details;
 5. A note showing a completion date for Phase 2 improvements of no later
than May 31, 2022
2. Intended timeline for seeking approval of a revised CSM and a written statement
that the applicant understands that a business occupancy permit shall not be
granted until an updated CSM has been recorded by the County being submitted to
the Department of Development.
 3. A written statement that the applicant understands that a second free-standing
sign shall not be permitted until the existing non-conforming free-standing sign has
been removed being submitted to the Department of Development.
 4. Estimated cost of site/landscape improvements for both Phase 1 and Phase 2
improvements being submitted to the Department of Development for approval.
 5. 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
site/landscape improvements for Phase 1 and for Phase 2 shall be executed by
the applicant prior to the issuing of a building permit.
 6. 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.

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

7. Signage plan being provided for staff review and approval

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

3A. [20-0247](#)

Special use permit application for outdoor dining extension of premise for Paulie's Field Trip and existing tavern located at 1430 S. 81 St. and abutting parking lots located in the 1400 block of S. 81 St.

Attachments: [Paulie's Field Trip \(SUP-SLA\) outdoor dining amendment](#)

This matter was Approved on a Block Vote.

3B. [20-0248](#)

Site, Landscaping and Architectural Plan for outdoor dining extension of premise for Paulie's Field Trip and existing tavern located at 1430 S. 81 St. and abutting parking lots located in the 1400 block of S. 81 St. submitted by Paul and Kristine Budiac, property owners. (Tax Key No. 452-0258-000, 452-0257-000, 452-0256-000)

Attachments: [Paulie's Field Trip \(SUP-SLA\) outdoor dining amendment](#)

Steve Schaer presented.

Brian Frank inquired, and received confirmation that the tents are seasonal in nature and can be setup and taken down as needed.

Paul Budiac outlined his proposal and stated with the current health situation we are in he's able to get the tents a substantial discount.

Eric Torkelson questioned and received confirmation that notifications were sent to residence within a 200 sf radius and at this time there has not been any feedback received.

Recommendation: Common Council approval Special use permit application for outdoor dining extension of premise for Paulie's Field Trip and existing tavern located at 1430 S. 81 St. and abutting parking lots located in the 1400 block of S. 81 St. and approval of the Site, Landscaping and architectural Plan for outdoor dining extension of premise for Paulie's Field Trip and existing tavern located at 1430 S. 81 St. and abutting parking lots located in the 1400 block of S. 81 St. submitted by Paul and Kristine Budiac, property owners (Tax Key No. 452-0258-000, 452-0257-000, 452-0256-000) subject to the following:

1. Common Council special use and License and Health consideration of the proposed extension of premise (public hearing is scheduled for June 16).
2. Revised Site plan and/or operational plan update being submitted to the Department of Development to show the following: (a) customer recycle and waste receptacles being delineated, (b) barricades being provided at each driveway to prevent vehicles from pulling into the parking lot; (c) lighting plans; (d) screening considerations between abutting residential lots to the south and east.
3. A Certified Survey Map to combine the three parcels into one lot if Common Council grants license approval to more than just the Field Trip property.

This matter was Approved on a Block Vote.

Passed The Block Vote

A motion was made by Torkelson, seconded by Frank, to approve all the actions on item nos. 3A & 3B on a Block Vote. The motion carried unanimously.

4. [20-0249](#) Site, Landscaping and Architectural Plan amendment for additional outdoor seating (extension of premise) and event space for Paulie's Pub and Eatery, an existing restaurant and eating establishment located at 8031 W. Greenfield Ave., submitted by Paul Budiac, d/b/a Paulie's Pub and Eatery. (Tax Key No. 425-0254-001)

Attachments: [Paulie's Pub - \(SLA\) outdoor dining amendment](#)

Steve Schaer presented and advised the committee that Public Hearing is not required as this property is already a permitted use.

David Raschka questioned if live music will become a noise issue for the surrounding area.

Steve Schaer advised this is a temporary situation which License and Health Committee could not renew the license if there are any issues that aren't addressed.

Paul Budiac stated he will practice strict adherence to the guidelines, and compared the events to that of a church festival.

Recommendation: Approval of a Site, Landscaping and Architectural Plan amendment for additional outdoor seating and event space for Paulie's Pub and Eatery, an existing restaurant and eating establishment located at 8031 W. Greenfield Ave., submitted by Paul Budiac, d/b/a Paulie's Pub and Eatery. (Tax Key No. 425-0254-001) subject to the following:

1. Common Council License and Health consideration of the proposed extension of premise (June 2, 2020 expected).
2. Revised Site plan and/or operational plan update being submitted to the Department of Development to show the following:
(a) customer recycle and waste receptacles being delineated, (b) barricades being provided at each driveway to prevent vehicles from pulling into the parking lot; (c) lighting plans.

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

5. [20-0250](#) Signage Plan Appeal for Element 84 located at 1482 S. 84 St. & 8290 W. Orchard St. submitted by Deb Burton of the Poblocki Sign Company. (Tax Key No. 452-0713-000)

Attachments: [Element 84 - \(Sign\) Plan Appeal](#)

Tony Giron presented.

Recommendation: Plan Commission approval of the Signage Plan Appeal for Element 84 located at 1482 S. 84 St. & 8290 W. Orchard St. submitted by Deb Burton of the Poblocki Sign Company (Tax Key No. 452-0713-000).

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

6. [20-0251](#) Signage Plan Appeal for Northern Tool & Equipment located at 610 S 108 St., submitted by Jaime Dieman d/b/a Innovative Signs. (Tax Key No. 415-9992-002)

Attachments: [Northern Tool - \(Sign\) Plan Appeal](#)

A motion was made by Clark, seconded by Dagenhardt, that this matter be tabled per applicants request. The motion carried unanimously.

7. [20-0252](#) Signage Plan Appeal for The Lifeway Church located at 7515 W. National Ave. submitted by Andrew McLean of The Lifeway Church. (Tax Key No. 453-0408-001)

Attachments: [The LifeWay Church - \(Sign\) Plan Appeal](#)

Tony Giron presented.

Recommendation: *Plan Commission approval of the Signage Plan Appeal for The Lifeway Church located at 7515 W. National Ave. submitted by Andrew McLean of The Lifeway Church (Tax Key No. 453-0408-001)*

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

8. [20-0253](#) Signage Plan Appeal for Dollar Tree to be located at 10725 W. Greenfield Ave. submitted by Bob Kraus of Bauer Sign Company. (Tax Key No. 449-9983-002)

Attachments: [Dollar Tree - \(Sign\) Plan Appeal](#)

Steve Schaer presented.

Bob Kraus, applicant, stated they understand the staff's position to deny the request and had been seeking support from the Plan Commission for a variance.

Recommendation: *Recommend denial of the Signage Plan Appeal for Dollar Tree to be located at 10725 W. Greenfield Ave. submitted by Bob Kraus of Bauer Sign Company (Tax Key No. 449-9983-002).*

A motion was made by Clark, seconded by Dagenhardt, that this matter be Denied. The motion carried unanimously.

9. [20-0254](#) Ordinance to amend Sections 12.06, 12.43 and 12.45 of the Municipal Code of the City of West Allis related to establishing a nominal price retail store definition and regulations.

Attachments: [Ordinance - Nominal Price Retail Stores](#)

Steve Schaer presented and outlined what the draft Ordinance would consist of. A Public Hearing is scheduled for June 16, 2020.

Wayne Clark questioned if surrounding city areas have an Ordinance similar to this. Steve Schaer advised he wasn't aware of any but will check into this further.

Recommendation: *Recommend Common Council approval of an Ordinance to amend Sections 12.06, 12.43 and 12.45 of the Municipal Code of the City of West Allis related to establishing a nominal price retail store definition and regulations.*

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

11. [20-0256](#) Discussion item on Active Streets – a partnership being explored between the City of West Allis and Milwaukee County Parks.

Tony Giron presented.

This matter was Discussed.

- 10. [20-0255](#) Discussion relative to Hwy 100 corridor and the existing moratorium on warehousing, self-storage uses, vehicle and equipment sales and/or rental within an area east of State Highway 100 (STH100) to the existing railroad right-of-way and from W. Washington St. to the north City limits.

Steve Schaer presented.

This matter was Discussed.

- 12. [20-0257](#) Discussion item Wallpapered City, West Allis Living Streets, and public art mural project.

Katie Bennett presented an overview of the project, stating there will be a total of five murals in the Downtown and the Six Points area. Staff is working on obtaining signed contracts.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Brian Frank and seconded by Eric Torkelson to adjourn the Plan Commission meeting at 7:35 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.