



# City of West Allis

## Meeting Minutes

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

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Wednesday, August 24, 2022

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

- Present** 8 - Wayne Clark, Brian Frank, Rossi Manka, Eric Torkelson, Jessica Katzenmeyer, Dan Devine, Kathleen Dagenhardt, and David Raschka
- Excused** 1 - Brandon Reinke (PC Alternate)

#### Others Attending

Bob Monat/Mandel Group, Gary Tree/Giggby Coffee, Al Scheinpflug/Waterstone Bank, Francis Peterson/Xlock. Tiffany Lawson/O'Reilly Auto Parts rep., We Energies rep

#### Staff

Steve Schaer, AICP, Manager of Planning and Zoning  
Zac Roder, Senior Planner

#### C. APPROVAL OF MINUTES

1. [22-0442](#) July 27, 2022 Draft Minutes

**Attachments:** [July 27, 2022 Draft Minutes](#)

Frank moved to approve this matter, Katzenmeyer seconded, motion carried.

#### D. NEW AND PREVIOUS MATTERS

- 2A. [22-0450](#) Conditional Use permit for The Market at Six Points, a proposed food-centric collection of restaurants, limited food production and retail uses, located at 16\*\* S. 66 St.

**Attachments:** [\(CUP-SLA\) - 16\\*\\* S. 66 St - Makers Row 2](#)

Raschka moved to approve the items #2A & #2B, Katzenmeyer seconded, motion carried.

- 2B. [22-0451](#) Site, Landscaping and Architectural plans for The Market at Six Points, a proposed food-centric collection of restaurants, limited food production and retail uses, located at 16\*\* S. 66 St. submitted by Angie Tabrizi on behalf of the Mandel Group (Tax Key No. 454-0655-000).

*Steve Schaer presented modifications to the plans originally presented in the staff report many of the items in item 1 were satisfied with the submittal of revised plans on the day of the planning commission meeting. However, David Raschka made some comments which were received favorably by the applicant. David Raschka made a motion, and seconded by Jessica Katzenmeyer, accept the staff recommendation with the following modifications: carry the exterior cedar plank elements above the east windows around to*

the south elevation, and install a canopy or alternately better articulate the north elevation of the building. Plan Commission granted staff authority to work out the details with the applicant.

**Recommendation:** Recommend approval of the Conditional use permit and the Site, Landscaping and Architectural plans for The Market at Six Points, a proposed food-centric collection of restaurants, limited food production and retail uses, located at 16\*\* S. 66 St. submitted by Angie Tabrizi on behalf of the Mandel Group (Tax Key No. 454-0655-000) subject to the following conditions:

(Item 1-2 is 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. Common Council approval of the Conditional Use Permit.
2. Revised site plan being submitted to the Planning and Zoning Office to indicate the following: (a) carry the exterior cedar plank elements above the east windows around to the south elevation; (b) consideration of an awning over the outdoor patio on the north side of Building 1, or as an alternate improvement better articulate the north elevation of the building ; ~~(c) a landscaping plan being approved by Forestry with an attention to include some taller plantings or screening on site (ideally along the south and west side of the property), (d) Lighting plan approved by Planning Office, (e) refuse screening details; (f) a pedestrian connection being added (near the southwest corner of the outdoor reception area) from the proposed walkway along the west side of the site to the proposed parking lot.~~

Raschka moved to approve items #2A & #2B, Katzenmeyer seconded, motion carried.

### Passed The Block Vote

Raschka moved to approve items #2A & #2B, Katzenmeyer seconded, motion carried.

- 3A. [22-0452](#) Certified Survey Map to split the existing lot located at 10230-10288 W. National Ave. into 2 lots, submitted by Patrick Shay d/b/a Advanced Building Corporation.

**Recommendation:** This item was tabled to allow the applicant time to address Planning Commission comments during the meeting.

Clark moved to table this matter, Raschka seconded, motion carried.

- 3B. [22-0453](#) Conditional Use permit for Biggby Coffee, a proposed restaurant with drive-through service, to be located within a portion of the property at 10230-10288 W. National Ave.

**Attachments:** [\(CUP-SLA\) - 10230-10288 W. National Ave - Biggby Coffee](#)

**Recommendation:** This item was tabled to allow the applicant time to address Planning Commission comments during the meeting.

Clark moved to table this matter, Raschka seconded, motion carried.

3C. [22-0454](#)

Site, Landscaping, and Architectural plans for Biggby Coffee, a proposed restaurant with drive-through service, to be located within a portion of the property at 10230-10288 W. National Ave. (Tax Key No. 485-9990-011).

*Recommendation:* This item was tabled to allow the applicant time to address Planning Commission comments during the meeting.

Clark moved to table this matter, Raschka seconded, motion carried.

4A. [22-0455](#)

Conditional Use Permit for XLock Biosciences, a proposed Research Laboratory, to be located at 662 S. 94 Pl.

Attachments: [\(CUP-SLA\) - 662 S 94 Pl - XLock Biosciences](#)

Torkelson moved to approve items #4A - #4B, Clark seconded, motion carried.

4B. [22-0456](#)

Site, Landscaping, and Architectural Plans for XLock Biosciences, a proposed Research Laboratory, to be located at 662 S. 94 Pl., submitted by Brian Volkman, d/b/a XLock Biosciences. (Tax Key No. 416-0012-003)

Zac Roder presented

*Recommendation:* Recommend approval of the Site, Landscaping, and Architectural Plans for XLock Biosciences, a proposed Research Laboratory, to be located at 662 S. 94 Pl., submitted by Brian Volkman, d/b/a XLock Biosciences. (Tax Key No. 416-0012-003) subject to the following conditions:

(Item 1 is 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. Common Council approval of the Conditional Use Permit.

Torkelson moved to approve items #4A - #4B, Clark seconded, motion carried.

### Passed The Block Vote

Torkelson moved to approve items #4A - #4B, Clark seconded, motion carried.

5. [22-0457](#)

Site, Landscaping, and Architectural plans for O'Reilly Auto Parts, a proposed Automobile Parts Sales use, to be located at 11135 W. National Ave., submitted by Griffin Bobbett, d/b/a O'Reilly Auto. (Tax Key No. 520-9965-036)

Attachments: [\(SLA\) - 11135 W. National Ave - O'Reilly Auto Parts](#)

Zac Roder presented.

*Recommendation:* Approve the Site, Landscaping, and Architectural plans for O'Reilly Auto Parts, a proposed Automobile Parts Sales use, to be located at 11135 W. National Ave., submitted by Griffin Bobbett, d/b/a O'Reilly Auto. (Tax Key No. 520-9965-036) subject to the following conditions:

(Item 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. A landscaping plan being submitted and approved by forestry.
2. Lighting plan approved by Planning and Zoning office.

**Clark moved to approve this matter, Katzenmeyer seconded, motion carried.**

6. [22-0458](#) Site, Landscaping, and Architectural plans for Bluemound Training Center, an existing Light Industrial use, located at 330 S. 116 St., submitted by Sommer Strnad, d/b/a WEC Energy Group. (Tax Key No. 414-9993-002)

**Attachments:** [\(SLA\) - 330 S 116 St - Bluemound Training Center](#)

Zac Roder presented.

**Recommendation:** Approve the Site, Landscaping, and Architectural plans for Bluemound Training Center, an existing Light Industrial use, located at 330 S. 116 St., submitted by Sommer Strnad, d/b/a WEC Energy Group. (Tax Key No. 414-9993-002)

**Frank moved to approve this matter, Katzenmeyer seconded, motion carried.**

7. [22-0459](#) Ordinance to amend Chapter 19 zoning ordinance for house cleaning edits

**Attachments:** [\(ORD\) Zoning Code Edits](#)

Zac Roder presented

**Katzenmeyer moved to approve this matter, Clark seconded, motion carried.**

8. [22-0460](#) Discussion regarding Design Review Guidelines

**Attachments:** [Design Review Guidelines](#)  
[Design Review Guidelines\\_DRAFT](#)

Zac Roder presented

9. [22-0461](#) Plan Commission project tracking updates

Zac Roder presented

## E. ADJOURNMENT

There being no other business, a motion was made by David Raschka and seconded by Rossie Manka to adjourn at 7:43 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.