



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, August 26, 2020

6:00 PM

City Hall - Virtual
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

B. ROLL CALL

Present 5 - Wayne Clark, Kathleen Dagenhardt, David Raschka, Eric Torkelson, and Rossi Manka
Excused 4 - Brian Frank, Jon Keckeisen, Amanda Nowak, and Ben Holt

Staff

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

Others Attending Remotely

James Kerlin, Atty. Alan Marcuvitz, Carlos Beltran, David Secor, Terry Bartmann,
Steve Eichman Lauren Lofton, Grant Duchac, Brian Bauman

C. APPROVAL OF MINUTES

1. [20-0371](#) July 22, 2020 Draft Minutes

Attachments: [July 22, 2020 Draft Minutes](#)

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

D. NEW AND PREVIOUS MATTERS

- 2A. [20-0378](#) Special Use Permit for Festival Foods, a proposed large retail development grocery store, to be located at 11111 W. Greenfield Ave.

Attachments: [Festival Foods - 11111 W Greenfield Ave \(SUP/SLA\)](#)

This matter was Approved on a Block Vote.

- 2B. [20-0379](#) Site, Landscaping and Architectural Plans for Festival Foods, a proposed large retail development grocery store, to be located at 11111 W. Greenfield Ave., submitted by Aaron Aspenson on behalf of Festival Foods. (Tax Key No. 448-9993-0006 and 448-9993-009)

Attachments: [Festival Foods - 11111 W Greenfield Ave \(SUP/SLA\)](#)

Katie Bennett presented.

Wayne Clark questioned the timing.

Brian Bauman advised fall construction to begin in 2020 with either spring/summer opening of 2021.

Rossi Manka inquired on use of permeable pavers, and offered a suggestion for the applicant to consider available MMSD grants.

Brian Bauman stated they'd prefer not to go that route on this project, as he explained that the existing asphalt pavement will only be pulverized in place and used as part of the base course for new pavement surface.

Recommendation: Recommend approval of the Special Use Permit for Festival Foods, a proposed large retail development grocery store, to be located at 11111 W. Greenfield Ave., and approval of the Site, Landscaping and Architectural Plans for Festival Foods, a proposed large retail development grocery store, to be located at 11111 W. Greenfield Ave., submitted by Aaron Aspenson on behalf of Festival Foods. (Tax Key No. 448-9993-0006 and 448-9993-009), subject to the following conditions:

(Items 1 through 6 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 on the east and north elevations, as approved by staff; (b) a contingency plan to show a pedestrian connection through parking area (to include a raised sidewalk, pedestrian lighting, landscaping, signage, and accessible ramps), as approved by staff; (c) the date by which a Phase 2 plan, which will address the outlot and the pedestrian connection will be submitted for Plan Commission review, which shall be within two years of this approval date; (d) revised travel lane near outlot building during Phase 1 period (e) removal of outdoor sales displays from plans, with the exception of two seasonal events; (f) seasonal site plan with specifications related to size, location, time period, and screening; (g) revised plan for accessible parking signage to be more permanently installed; (h) detailed plans for location of traffic and pedestrian-oriented signage, to be incorporated into landscape beds; (i) inclusion of bike racks; (j) details on seating options to be located near brat barn space; (k) cart corral details; (l) use of bark mulch rather than stone mulch; (m) City Forester approval of landscaping species and number; (n) removal of non-conforming pole sign from plans within 5 years of this approval date.
2. An estimated cost of landscaping and screening (Phase 1 and Contingency Plan) 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 (Phase 1 and Contingency Plan) shall be executed by the applicant prior to the issuing of a building permit.
4. Common Council approval of the special use (scheduled for September 1, 2020) 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.

6. A signed statement from the property owner that the non-conforming freestanding sign will be removed within 2 years from the date of Plan Commission approval.

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

7. Master Signage Plan being submitted to Plan Commission for review.
8. Removal of Planned Development District (PDD) overlay zoning.

Passed The Block Vote

A motion was made by Clark, seconded by Dagenhardt, to approve all the actions on item nos. 2A & 2B] on a Block Vote. The motion carried unanimously.

3. [20-0380](#)

Ordinance to amend section 12.42(2) of the West Allis Municipal Code to allow “Training, counseling or workforce development facilities operated by a not-for-profit social service organization, for the purpose of enabling job and career opportunities to persons with sensory or physical disabilities,” within the Community Commercial District as a special use. Submitted by James Kerlin of Wiscraft, Inc., d/b/a Beyond Vision (Tax Key No. 449-9981-019).

Attachments: [Beyond Vision Recommendation - 1540 S 108 St \(ORD\)](#)

Steve Schaer presented and outlined the recommendation for denial based on the updated staff report.

James Kerlin stated they'd like to consolidate all operations under one roof, the machine shop only accounts for 10% of the total floor area.

Atty. Alan Marcuvitz will file a more detailed Special User Permit Application if the Common Council requested.

Recommendation: *Plan Commission will be forwarded to the Safety and Development Committee of the Common Council for further consideration. The Safety and Development Committee will make its own decision on the application which may agree or disagree with that of the Plan Commission. The decision of the Committee will be forwarded to the Common Council along with the recommendation of the Plan Commission. If a majority of the Safety and Development Committee approve the application, a public hearing shall be scheduled by the Common Council.*

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

4. [20-0381](#)

Master Signage plan for Beyond Vision located at 1540 S. 108 St. submitted by James Kerlin (Tax Key No. 449-9981-019)

Attachments: [Beyond Vision - 1540 S 108 St - Master Signage](#)

Steve Schaer presented.

Recommendation: Approval of the Master Signage plan for Beyond Vision located at 1540 S. 108 St. submitted by James Kerlin (Tax Key No. 449-9981-019), subject to the a revised signage plan being submitted to the Department of Development to show the following: (a) depth/returns being added and noted on the proposed backer panel; (b) confirmation that both wall sign's feature dimensional logos and channel letters. Dimensions being noted on plan.

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

- 5A. [20-0382](#) Special Use Permit for B&E Kitchen, a proposed shared kitchen and event space, to be located at 5901 W. Beloit Rd.

Attachments: [B&E Kitchen - 5901 W. Beloit Rd \(SUP/SLA\)](#)

- 5B. [20-0383](#) Site, Landscaping and Architectural Plans for B & E Kitchen, a proposed shared kitchen and event space, to be located at 5901 W. Beloit Rd., submitted by Carlos Beltran

Attachments: [B&E Kitchen - 5901 W. Beloit Rd \(SUP/SLA\)](#)

Steve Schaer presented.

Eric Torkelson inquired when they planned to be open for business and received a response from Carlos Beltran advising that they are hoping to be opening in Fall of 2020.

The staff recommendation was modified to include the installation of a 6-ft tall privacy fence on the south west side of the property (west side of existing parking lot).

Recommendation: Recommend Common Council approval of the Application for a Special Use Permit for B & E Kitchen, a proposed shared kitchen and event space, to be located at 5901 W. Beloit Rd., and approval of the Site, Landscape and Architectural Plans for B & E Kitchen, a proposed shared kitchen and event space, to be located at 5901 W. Beloit Rd., submitted by Carlos Beltran. (Tax Key No. 455-0117-001), 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. The following information being provided within a project description: (a) submit an architectural plan for the north elevation of the building with respect to the unoccupied façade and a schedule of proposed alterations; and (b) confirmation of any outdoor seating along W. Beloit Rd.; (c) confirmation of storefront planters and improvements; (d) a privacy fence (up to 6-ft tall) being added on the southwest side of the site.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Tony Giron, 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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Tony Giron, Planner at 414-302-8469.
 4. Common Council approval of the Special Use Permit (scheduled for September 1, 2020) and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office.
- (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 Torkelson, seconded by Raschka, to approve all the actions on item nos. 5A & 5B on a Block Vote. The motion carried unanimously.

6A. [20-0384](#)

Special Use Permit for West Allis Masonic Lodge, a proposed place of assembly, to be located at 11037 W. Oklahoma Ave.

Attachments: [West Allis Masonic Lodge - 11037 W. Oklahoma Ave \(SUP/SLA\)](#)

This matter was Approved on a Block Vote.

6B. [20-0385](#)

Site, Landscaping and Architectural Plans for a proposed place of assembly, to be located at 11037 W. Oklahoma Ave., submitted by David Secor (Tax Key No. 523-9986-004)

Attachments: [West Allis Masonic Lodge - 11037 W. Oklahoma Ave \(SUP/SLA\)](#)

Steve Schaer presented.

Wayne Clark suggested adding the compass as an architectural feature.

Additional landscaping being added within the existing planting beds.

Recommendation: Recommend Common Council approval of the Application for a Special Use Permit for West Allis Masonic Lodge, a proposed place of assembly, to be located at 11037 W. Oklahoma Ave., and approval of the Site, Landscaping and Architectural Plans for a proposed place of assembly, to be located at 11037 W. Oklahoma Ave., submitted by David Secor (Tax Key No. 523-9986-004), subject to the following conditions:

(Items 1 through 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 revised site and landscaping plan being submitted to show the following: (a) Removal of the existing "drive thru" sign in front of the building; (b) infill landscaping with the existing planting beds around the perimeter of the property.
2. Common Council approval of the Special Use Permit (scheduled for September 1, 2020) and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office.

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

3. Signage plan being provided for staff 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 Clark, seconded by Dagenhardt, to approve all the actions on item nos. 6A & 6B on a Block Vote. The motion carried unanimously.

7. [20-0386](#)

Site, Landscaping and Architectural Plans for Curative Care Network, a proposed cold storage building, to be located at 1647 S. 101 St., submitted by Candace Hennessy (Tax Key No. 449-9999-010)

Attachments: [Curative - 1647 S. 101 St \(SLA\)](#)

Steve Schaer presented.

Recommendation: Approval of the Site, Landscaping and Architectural Plans for Curative Care Network, a proposed warehouse building, to be located at 1647 S. 101 St., submitted by Candace Hennessy (Tax Key No. 449-9999-010).

(Item 1 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. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) elevations that include color detail; (b) a reference to any exterior lighting; (c) provisional parking area being shown; (d) consideration of adding a rain garden within the proposed grass bio-swale area. Contact Tony Giron, Planner at (414) 302-8469 with further questions.

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

2. 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.

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

8. [20-0387](#) Site and Landscaping plan for the proposed reconstruction of the existing We Energies Bluemound Training Center parking lot on property located at 306-330 S. 116 St. submitted by Greg Calhoun of Ruekert & Mielke and Ryan Lee of We Energies (Tax Key No. 414-9993-002)

Attachments: [We Energies - 306 S 116 St \(SLA\)](#)

Steve Schaer presented.

Recommendation: Approval of the Site and Landscaping plan for the proposed reconstruction of the existing We Energies Bluemound Training Center parking lot on property located at 306-330 S. 116 St. submitted by Greg Calhoun of Ruekert & Mielke and Ryan Lee of We Energies (Tax Key No. 414-9993-002) subject to satisfaction of any remaining stormwater management items, contact Mike Romens, City Plumber at (414) 302-8413 with any questions.

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

9. [20-0388](#) Site and Landscaping plan for the proposed reconstruction of the existing Nathan Hale Parking lot on property located at 11601 W. Lincoln Ave. submitted by Steve Eichman, West Allis West Milwaukee School District (Tax Key No. 483-9999-002)

Attachments: [Nathan Hale - 11606 W Lincoln Ave \(SLA\)](#)

Steve Schaer presented.

Eric Torkelson inquired and received confirmation from Steve Eichman that the speed bumps will be replaced.

Recommendation: Approval of the Site and Landscaping plan for the proposed reconstruction of the existing Nathan Hale Parking lot on property located at 11601 W. Lincoln Ave. submitted by Steve Eichman, West Allis West Milwaukee School District (Tax Key No. 483-9999-002), subject to the following conditions:

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

10. [20-0389](#) Site and Landscaping plan for proposed business relocation and site changes to the property located at 2222 S. 114 St. submitted by Terry Bartmann of Roman Electric. (Tax Key No. 481-9991-013)

Attachments: [Roman Electric - 2222 S 114 St \(SLA\)](#)

Recommendation: Approval of the Site and Landscaping plan for proposed business relocation and site changes to the property located at 2222 S. 114 St. submitted by Terry Bartmann of Roman Electric. (Tax Key No. 481-9991-013), subject to the following conditions:

1. Revised site and landscaping plan being submitted to the Department of

Development to show the following: (a) a site and landscaping plan to specify additional landscaping on site, a landscaping key, permeable paver details, removal of connex/storage boxes from the plan, outdoor storage delineated on plan and parking stall and aisle dimensions; (b) parking lot lighting updates being submitted; (c) fence details being shown on plan. Contact Steve Schaer, Manager of Planning and Zoning with questions (414) 302-8466.

- 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. *Cross access agreements between property owners being shared with the City for reference.*

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

E. ADJOURNMENT

There being no other business, a motion was made by Wayne Clark and seconded by Kathleen Dagenhardt to adjourn the Plan Commission meeting at 7:40 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.