



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, April 24, 2019

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

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

Staff

Steve Schaer, AICP, Manager of Planning and Zoning
Katie Bennett, Planner
Corey Clark, Planning Intern

Others Attending

Ryan Spott, Michael Froehlich, Bill Ohm, Linda Gritzmacher, Amanda Schwichtenberg, Shelly Strasser, Dan Davis, Lance Luchini, Kelly Csizmadia

C. APPROVAL OF MINUTES

1. [19-0284](#) March 27, 2019 Draft Minutes

Attachments: [March 27, 2019 \(draft minutes\)](#)

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

D. NEW AND PREVIOUS MATTERS

- 2A. [2019-0289](#) Special Use Permit for the West Allis-West Milwaukee Community Recreation Center for a Gymnasium and Recreation facility to be constructed onto the existing building at 2450 S. 68 St. submitted by the West Allis-West Milwaukee Recreation Department and CG Schmidt.

Attachments: [Application - WAWM Recreation Center](#)
[WAWM Rec Community facility \(SUP-SLA\)](#)

This matter was Recommended For Approval on a Block Vote.

2B. [19-0276](#)

Site, Landscaping and Architectural Plans for the West Allis-West Milwaukee Community Recreation Center for a Gymnasium and Recreation facility to be constructed onto the existing building at 2450 S. 68 St., submitted by the West Allis-West Milwaukee Recreation Department and CG Schmidt (Tax Key No. 489-0088-001).

Attachments: [WAWM Rec Community facility \(SUP-SLA\)](#)

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 the West Allis-West Milwaukee Community Recreation Center for a Gymnasium and Recreation facility to be constructed onto the existing building at 2450 S. 68 St. and approval of the Site, Landscaping and Architectural Plans for the West Allis-West Milwaukee Community Recreation Center for a Gymnasium and Recreation facility submitted by the West Allis-West Milwaukee Recreation Department and CG Schmidt (Tax Key No. 489-0088-001), subject to the following conditions:

(Items 1-5 are 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 revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) Alternate solution to repainting the existing brick building; (b) windows being added on the east side of the new building. Color details and comparisons being considered; (c) screening rooftop units as necessary if visible from surrounding street frontages; (d) landscaping (tree planting) areas being included on plan along W. Arthur Ave. and S. 67 St. species being reviewed/approved by the City Forester; (e) refuse screening details being provided; (f) bicycle rack units being added to accommodate at least 10 bicycles on site; (g) a construction schedule being submitted. Contact Steven Schaer, City Planner, at (414) 302-8460 with any questions.
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. Contact Steve Schaer at (414) 302-8460.
4. Driveway permit being applied for and granted with relocation adjustments to the S. 68 St. driveway location. Contact Greg Bartelme of the Engineering Department at (414) 302-8367.
5. Common Council approval of the Special Use Permit and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. A Public Hearing is scheduled for May 7, 2019.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission 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. Lisinski, seconded by Mr. Torkelson, to approve all the actions on the preceding items on a Block Vote. The motion carried unanimously.

3. [19-0277](#) Certified Survey Map to separate the parcel located at 9801 W Dakota St., from 1 lot into 4 lots, submitted by property owner Daniel Milton. (Tax Key No. 518-0234-002)

Attachments: [\(CSM\) 9801 W. Dakota](#)

Discussion ensued with questions being answered by staff.

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

4. [19-0278](#) Site, Landscaping and Architectural Plans for the demolition of an existing parking structure located at 7021 W. Washington St., submitted by Scott Yauck d/b/a Cobalt Partners, LLC. (Tax Key No. 440-0245-001)

Attachments: [Cobalt Partners, LLC - Demolition of Parking Garage on Washington \(SLA\)](#)

Discussion ensued with questions being answered by staff.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for the demolition of an existing parking structure located at 7021 W. Washington St., submitted by Scott Yauck d/b/a Cobalt Partners, LLC. (Tax Key No. 440-0245-001), subject to the following conditions:

(Items 1 through 3 are required to be satisfied prior to any work being done that is associated with the proposal being 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) a masonry cap being added to the remaining wall; (b) updates to the existing landscaping, including the species and total number of plantings; (c) submittal and approval of a contingency site plan meeting all city requirements and including elements such as: a timeline, a detailed landscape plan, landscape islands, decorative fencing, etc. Contact Katie Bennett, Planner at (414) 302-8463 with questions.
2. An estimated cost of landscaping and parking lot improvements, for both the initial plan and the contingency plan, being submitted to the Development Department for approval. Contact Katie Bennett, Planner at (414) 302-8463 with questions.

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 costs of parking and landscape improvements be executed by the applicant prior to the issuing of a building permit. Contact Katie Bennett, Planner at (414) 302-8463 with questions.

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

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

5. [19-0279](#)

Site, Landscaping and Architectural Plans for A-1 Radiator & Automotive Repair, an existing automotive repair shop located at 8205 W. Lincoln Ave., submitted by Lance Luchini on behalf of A-1 Radiator & Automotive Repair. (Tax Key No. 488-0325-000)

Attachments: [A-1 Radiator 8205 W. Lincoln Ave \(SLA\)](#)

Discussion ensued with questions being answered by staff.

Recommendation: Approval of the Site, Landscaping and Architectural Plans for proposed exterior structure renovations to 8205 W. Lincoln Ave, submitted by Lance Luchini on behalf of A-1 Radiator & Automotive Service. (Tax Key No. 488-0325-000) subject to the following conditions:

(Items 1 through 3 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 and approved by the Department of Development to show the following: (a) a more detailed plan showing proposed exterior brick and siding alterations; (b) materials and color samples being used; (c) a site plan to show details of a 4-sided refuse enclosure; and (d) a schedule for the proposed completion of the improvements.
2. An estimated cost of the project 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.

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

4. Signage plan provided to Department of Development staff for review and

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.

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

6. [19-0280](#) Site, Landscaping and Architectural Plans for Irving Elementary School, an existing elementary school, located at 10230 W. Grant St., submitted by CG Schmidt on behalf of West Allis-West Milwaukee School District. (Tax Key No. 480-9969-000)

Attachments: [Irving Elementary School 10230 W. Grant St. \(SLA\)](#)

Discussion ensued with questions being answered by staff.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for Irving Elementary School, an existing elementary school, located at 10230 W. Grant St., submitted by CG Schmidt on behalf of West Allis-West Milwaukee School District (Tax Key No. 480-9969-000).

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

7. [19-0281](#) American Planning Association's 2019 National Planning Conference recap
Planning staff provided a recap of the American Planning Association's 2019 National Planning Conference.
8. [19-0282](#) Reminder: Next meeting is May 29, 2019
9. [19-0283](#) Future meetings will be televised

E. ADJOURNMENT

There being no other business, a motion was made by Wayne Clark and seconded by Jim Lisinski to adjourn the Plan Commission meeting at 6:55 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.