



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, May 25, 2022

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [22-0276](#) April 27, 2022 Draft Minutes

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

D. NEW AND PREVIOUS MATTERS

2. [22-0291](#) Certified Survey Map to split the existing parcel located at 6767 W. Greenfield Ave. into 2 parcels, submitted by Mark Lampe, d/b/a/ NDC LLC. (Tax Key No. 453-0001-005)
- 3A. [22-0292](#) Conditional Use Permit for Taco John's, a proposed restaurant with accessory drive-through service, to be located on a new lot to be created east of 6767 W. Greenfield Ave.
- 3B. [22-0293](#) Site, Landscaping, and Architectural Plans for Taco John's, a proposed restaurant with accessory drive-through service, to be located on a new lot to be created east of 6767 W. Greenfield Ave., submitted by Lisa Van Handel, d/b/a Taco John's. (Tax Key No. 453-0001-005)
Attachments: [\(CSM\) and \(CUP-SLA\) 6767 W Greenfield Ave - Taco John](#)
4. [22-0294](#) Master Sign Plan for Kohl's Sephora, an existing retail business, located at 2601 S. 108 St., submitted by Steve Ignarski, d/b/a/ Kohl's Sephora. (Tax Key No. 484-9986-015)
Attachments: [\(SIGN\) 2601 S 108 St - Kohl's Sephora](#)
5. [22-0298](#) Lighting plan for Braun's Powerhouse, an existing pub, located at 7100 W. National Ave. submitted by Joe Braun. (Tax Key No. 453-0233-000)
Attachments: [\(SLA\) 7100 W National - Braun's Lighting](#)
6. [22-0295](#) Discussion regarding Design Review Guidelines
7. [22-0296](#) Discussion regarding eliminating split-zoned properties

8. [22-0297](#) Plan Commission project tracking update

E. ADJOURNMENT



All meetings of the Plan Commission 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.

NOTICE OF POSSIBLE QUORUM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

NON-DISCRIMINATION STATEMENT

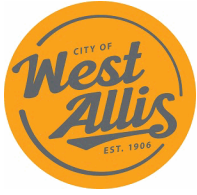
The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

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.



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, April 27, 2022

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

- Present** 5 - Wayne Clark, Kathleen Dagenhardt, David Raschka, Jessica Katzenmeyer, and Dan Devine
- Excused** 5 - Brian Frank, Rossi Manka, Amanda Nowak, Eric Torkelson, and Ben Holt

Others Attending

Ald. Roadt, Brian Kliesmet, Jaqulynn Honl, Greg Dugan, Jim Jendusa, Walter Holtz, Rich Pipek, Brian Randall, Brad Seubert, Collette Klenz

Staff

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

C. APPROVAL OF MINUTES

1. [22-0224](#) March 23, 2022 Draft Minutes

Attachments: [March 23, 2022 Draft Minutes](#)

Clark moved to approve this matter, Dagenhardt seconded, motion carried.

D. NEW AND PREVIOUS MATTERS

- 2A. [22-0225](#) Special Use Permit for Urban Pioneer, a proposed multifamily dwelling, to be located at 8001 W. National Ave. and 80** W. National Ave.

Clark moved, Dagenhardt seconded, to approve all the actions on items #2A & #2B, motion carried on a consent vote.

- 2B. [22-0226](#) Site, Landscaping and Architectural Plans for Urban Pioneer, a proposed multifamily dwelling, to be located at 8001 W. National Ave. and 80** W. National Ave., submitted by Jaqulynn Honl, d/b/a/ Urban Pioneer Condo, LLC. (Tax Key Nos. 452-0703-001 and 452-0603-000)

Attachments: [\(SUP-SLA\) 8001 W National Ave - Urban Pioneer Condos](#)

Items 2A & 2B were taken together.

Zac Roder presented.

Recommendation: Approve the Site, Landscaping and Architectural Plans for Urban Pioneer, a proposed multifamily dwelling, to be located at 8001 W. National Ave. and

80** W. National Ave., submitted by Jaqulynn Honl, d/b/a/ Urban Pioneer Condo, LLC.
(Tax Key Nos. 452-0703-001 and 452-0603-000) subject to the following conditions:

(Item 1-7 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 Planning & Zoning program to show the following: a) elevations showing transparent glass on lobby windows; b) landscaping species plan approved by Forestry; c) exterior lighting plan. Contact Zac Roder, Lead Planner, at 414-302-8465 with any questions.*
2. *Submittal of a certified survey map to combining Lot A and Lot B into a single parcel/project area.*
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.*
4. *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 Building Inspector. Contact Mike Romens, Building Inspector, at 414-302-8413.*
5. *Planned work or modifications within City right-of-way shall be coordinated with City Engineering. Driveway permits being applied for and obtained through City Engineering for any modifications. Contact Greg Bartelme (414) 302-8367.*
6. *Utility plan to indicate transformer locations on site and coordination with existing overhead lines being provided to the Department of Development approval.*
7. *Common Council approval of the special use and applicant's acknowledgement of the special use resolution.*

Clark moved, Dagenhardt seconded, to approve all the actions on items #2A & #2B, motion carried on a consent vote.

Passed The Block Vote

Clark moved, Dagenhardt seconded, to approve all the actions on items #2A & #2B, motion carried on a consent vote.

- 3A. [22-0233](#)** Special Use Permit for The Deco, a proposed event space, to be located at 7140 W. Greenfield Ave.

Clark moved, Katzenmeyer seconded, to approve all the actions on items #3A & #3B, motion carried on a consent vote.

- 3B. [22-0234](#)** Site, Landscaping and Architectural Plans for The Deco, a proposed event space, to be located at 7140 W. Greenfield Ave., submitted by Rich Pipek, d/b/a The Deco. (Tax Key No. 440-0310-000)

Attachments: [\(SUP-SLA\) 7140 W Greenfield Ave - The Deco](#)

Items 3A & 3B were taken together.

Steve Schaer presented.

Recommendation: Common Council approval of the Special Use Permit for The Deco a proposed event space located at 7140 W. Greenfield, Ave. and approval of the Site, Landscaping and Architectural Plans subject to the following conditions:

(Items 1-3 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) dumpster location with an enclosure to be approved by staff and indicate the frequency of commercial hauler pick-up; (b) identify kitchen fixtures, equipment and sinkage on a revised set of floor plans and if a full kitchen or prep kitchen; (c) west door ideally be level with adjacent sidewalk grade; (d) exterior lighting details; (e) window transparency details and on the rear of the building share any improvements or repair details. Contact Steve Schaer, Manager of Planning and Zoning, at (414) 302-8466 with any questions.
2. A projection describing number of events per year and planned operations for the use. (please express how The Deco will manage people coming and going during events, the total occupancy at one time a low, an average and during peak, access into building at any door or just specific doors, any special parking arrangements like valet, shuttle or rideshare services, security, cameras).
3. Common Council approval of the Special Use resolution (public hearing expected May 17, 2022).

(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.

Clark moved, Katzenmeyer seconded, to approve all the actions on items #3A & #3B, motion carried on a consent vote.

Passed The Block Vote

Clark moved, Katzenmeyer seconded, to approve all the actions on items #3A & #3B, motion carried on a consent vote.

4. [22-0227](#) Site, Landscaping and Architectural Plans for Higgins Tower, an existing Light Industrial use, located at 6620 W. Mitchell St., submitted by Ryan Spott, d/b/a Higgins Tower Service, Inc. (Tax Key No. 454-0254-002)

Attachments: [\(SLA\) 6620 W Mitchell St - Higgins Tower](#)

Steve Schaer presented.

Brian Randall, representing Higgins Tower, outlined the additional scope would bring this

investment over budget and requested removal of items 1(a) & 1(b) and editing 1(e) to be subject to staff review.

Discussion ensued, with an agreement to amend 1(a) as noted below.

Recommendation: Approval of the Site, Landscaping and Architectural Plans for Higgins Tower, an existing Light Industrial use, located at 6620 W. Mitchell St., submitted by Ryan Spott, d/b/a Higgins Tower Service, Inc. (Tax Key No. 454-0254-002), subject to the following conditions:

(Items 1-3 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) an updated landscaping and screening plan to include a wood fence on the east, S. 66 St. side, of the north storage yard;~~ **(a) an updated landscaping and screening plan to include a wood fence on the east, S. 66 St. side, of the north storage yard;** (b) scale landscaping plan information, dimensions and key referencing more diversity of species, number of plants, spacing and City Forester comments; (c) a construction detail of the proposed wood fence. For safety/visibility it's recommended that the proposed wood fence be setback from W. Mitchell St. property line at least 20-ft ~~;(d) removal of barb-wire fencing;~~ (e) accessible ADA parking stall subject to staff review. Contact Steve Schaer, Manager of Planning and Zoning, at (414) 302-8466 with any questions.
2. 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. Contact Mike Romens, Building Inspector, at 414-302-8413.
3. Driveway permits being obtained through the City Engineering Department.

(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.

**Raschka moved to approve this matter, Katzenmeyer seconded, motion carried.
By the following vote:**

Aye: 3 - Dagenhardt, Raschka, and Katzenmeyer

No: 1 - Clark

5. [22-0228](#)

Site, Landscaping and Architectural Plans for Masonry Restoration Inc., an existing warehouse and office, located at 9522 W. Schlinger Ave., submitted by Steve Ketterhagen, d/b/a MRI Leasing. (Tax Key No. 416-2001-000)

Attachments: [\(SLA\) 9522 W Schlinger Ave - Masonry Restoration Inc](#)

Recommendation: Approve the Site, Landscaping and Architectural Plans for Masonry

Restoration Inc., an existing warehouse and office, located at 9522 W. Schlinger Ave., submitted by Steve Ketterhagen, d/b/a MRI Leasing. (Tax Key No. 416-2001-000) subject to the following conditions:

(Item 1-3 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 Planning & Zoning program to show the following: a) fence details; b) entrance gate details; c) updated front yard decorative fence/wall and corresponding details; d) maintain or add trees on west side of property for screening from residential site; e) landscaping species plan approved by Forestry; f) proposed outdoor storage indicated on site plans; g) site plan to reflect changes necessary for compliance with the City of West Allis Stormwater Management Ordinance. Contact Zac Roder, Lead Planner, at 414-302-8465 with any questions.*
2. *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 Building Inspector. Contact Mike Romens, Building Inspector, at 414-302-8413.*
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.*

Ald. Raschka moved to approve this matter, Ald. Katzenmeyer seconded, motion carried. , motion carried.

6. [22-0229](#) Ordinance to repeal and recreate the City Zoning Code as amended by the Safety & Development Committee on March 29, 2022. (O-2022-0024)

Attachments: [Ord O-2022-0024 \(as amended by S&D on 3-29\) \(1\)](#)

Items 6 & 7 were taken together.

Katzenmeyer moved, Raschka seconded, to approve all the actions on items #6 & #7, motion carried on a consent vote.

7. [22-0232](#) Ordinance to repeal and recreate the City Zoning Map. (O-2022-0040)

Attachments: [ZoningMapv2 \(3\) \(O-2022-0040\)](#)

Items 6 & 7 were taken together.

Katzenmeyer moved, Raschka seconded, to approve all the actions on items #6 & #7, motion carried on a consent vote.

Passed The Block Vote

Katzenmeyer moved, Raschka seconded, to approve all the actions on items #6 & #7, motion carried on a consent vote.

8. [22-0230](#) Plan Commission project tracking update.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Raschka and seconded by Dagenhardt to adjourn at 7:35 pm.

The motion carried unanimously



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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.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, May 25, 2022
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- 2. **Certified Survey Map to split the existing parcel located at 6767 W. Greenfield Ave. into 2 parcels, submitted by Mark Lampe, d/b/a/ NDC LLC. (Tax Key No. 453-0001-005)**

- 3A. **Conditional Use Permit for Taco John's, a proposed restaurant with accessory drive-through service, to be located on a new lot to be created east of 6767 W. Greenfield Ave.**

- 3B. **Site, Landscaping, and Architectural Plans for Taco John's, a proposed restaurant with accessory drive-through service, to be located on a new lot to be created east of 6767 W. Greenfield Ave., submitted by Lisa Van Handel, d/b/a Taco John's. (Tax Key No. 453-0001-005)**

Items 2, 3A and 3B may be considered together.

Overview and Zoning

NDC, LLC property owners and Pentax Restaurant Group are proposing to separate an existing parcel into 2 lots and develop the former parking lot as a drive-thru restaurant. The project is estimated to cost \$1.3 million.

The lot involved is located at 6767 W. Greenfield Ave. This lot, owned by NDC, LLC/Tri-City Bank, will be split into 2 lots via Certified Survey Map. Pentax Group will establish a Taco John's restaurant via ground lease of the newly created Lot 2, which will be 37,542 sq. ft. Necessary easements will be included.

The subject area is zoned C-3. A Restaurant with accessory Drive-Through Service is a Conditional Use in the C-3 district.



**Note: The applicant applied prior to the adoption of the City's new zoning code (enacted May 6, 2022). The applicant has the vested right to the standards of either the old or new zoning code.*

Site Plan

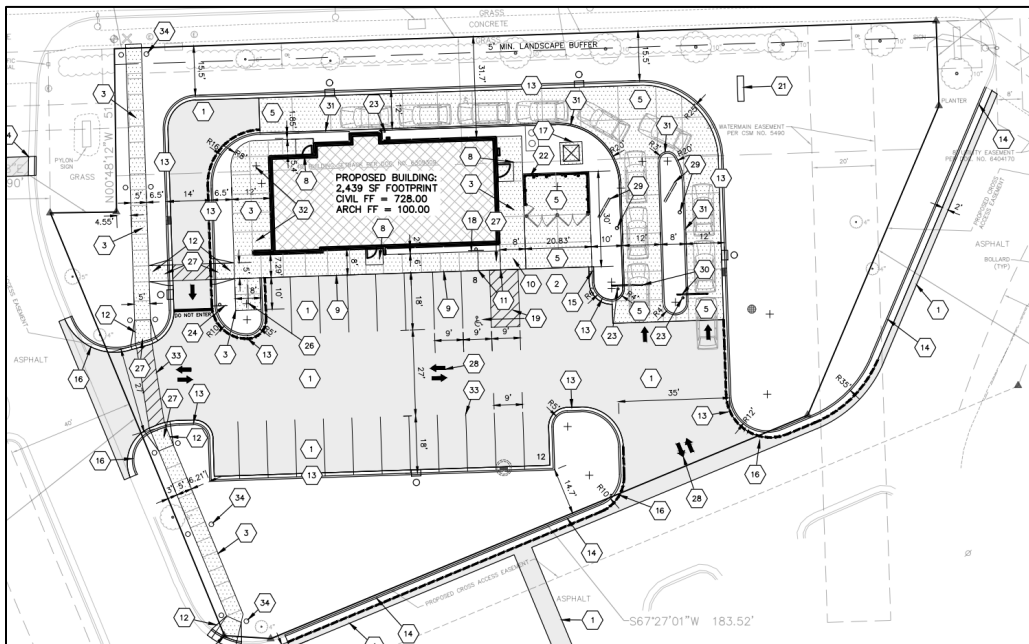
The proposed restaurant will be built towards the north end of the site, 31.7' from the front lot line along W. Greenfield Ave. A small outdoor patio with 4 dining tables will be located directly to the West. Building service facilities, including a refuse enclosure, will be located directly to the East of the building.

A single drive-through service lane and landscaping will be located between the building and the lot line. The original proposal included a second lane between the building and lot line. Staff recommended the applicant remove this lane to reflect the area's urban setting, better align with the maximum setback of 20' in the new zoning code, contribute to the street wall, and be consistent with other drive-through restaurants (ex: Burger King, Cousin's) in the area. The applicant was receptive to this recommendation and adjusted the site plans accordingly.

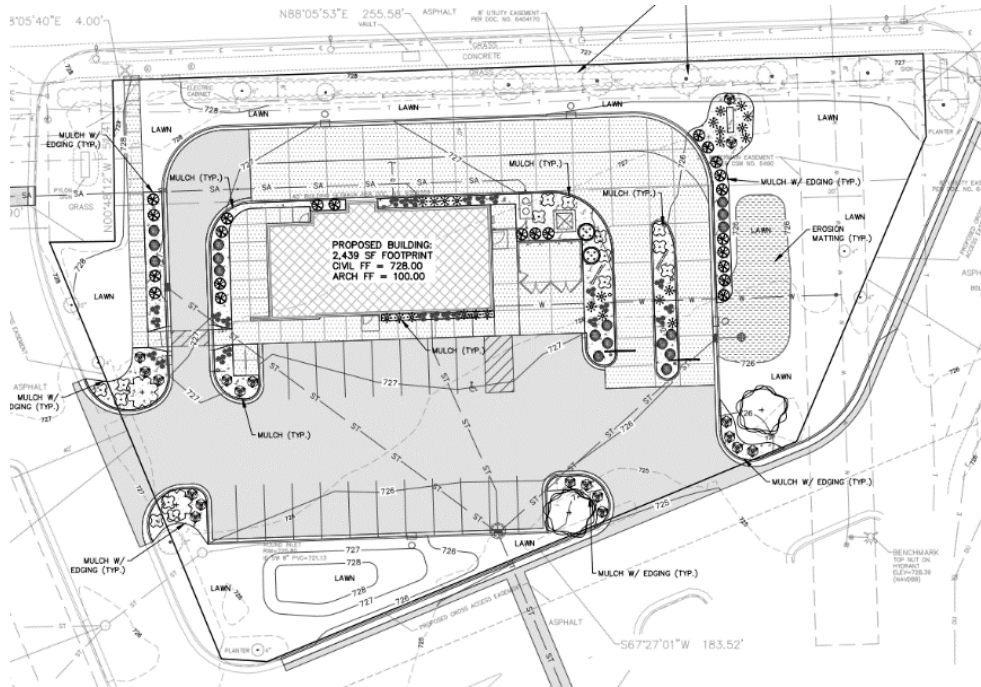
Staff recommended the applicant include a pedestrian sidewalk with lighting along the west property line and connect it to the southwest corner of the lot. The applicant fulfilled this request and connected the sidewalk to the patio.

Parking will be located behind the building, towards the south end of the site. This area will be buffered from the south corner of the lot by a landscaped bed. Twenty (20) parking stalls will be provided. Because the old zoning code used minimum parking standards and the new code uses maximum parking standards, there is no parking requirement for this project. Taco John's indicates that about 75-80% of their business will be via drive-thru service.

The parking area and drive-through may be accessed through 2 driveways on the Southeast and West sides of the lot. These driveways connect to private drives on the adjacent lots. The property has appropriate access easements.



Due to the unique lot configuration, 2 stacking lanes for drive-through ordering will be located to the east of the building. This configuration will better prevent queuing into the private drive and improve service. A large, landscaped area will provide buffer to the east.



Landscaping Plan

The site, which was nearly totally impervious, will have much more pervious area. New landscaping will be added to key locations throughout the site. Staff recommends updating landscaping plans to include more landscaping material on the south and east landscaped areas, such as several new trees or planting areas. Staff also recommends removing the bushes along W. Greenfield Ave. (which are generally in poor condition) and replacing them with ornamental grasses or perennial flowers.



Architectural Plans

The proposed 2,439 sq. ft. restaurant building will be 1-story and visually broken into 2 key forms. These forms will be separated by a visually distinctive red accent wall but united by their use of materials like thin brick and LP Smartside.

The back-of-house operations will be housed to the west in a 19' 6" windowless portion of the structure. Visually, this will be defined by LP Smartside panel siding on the upper 2/3

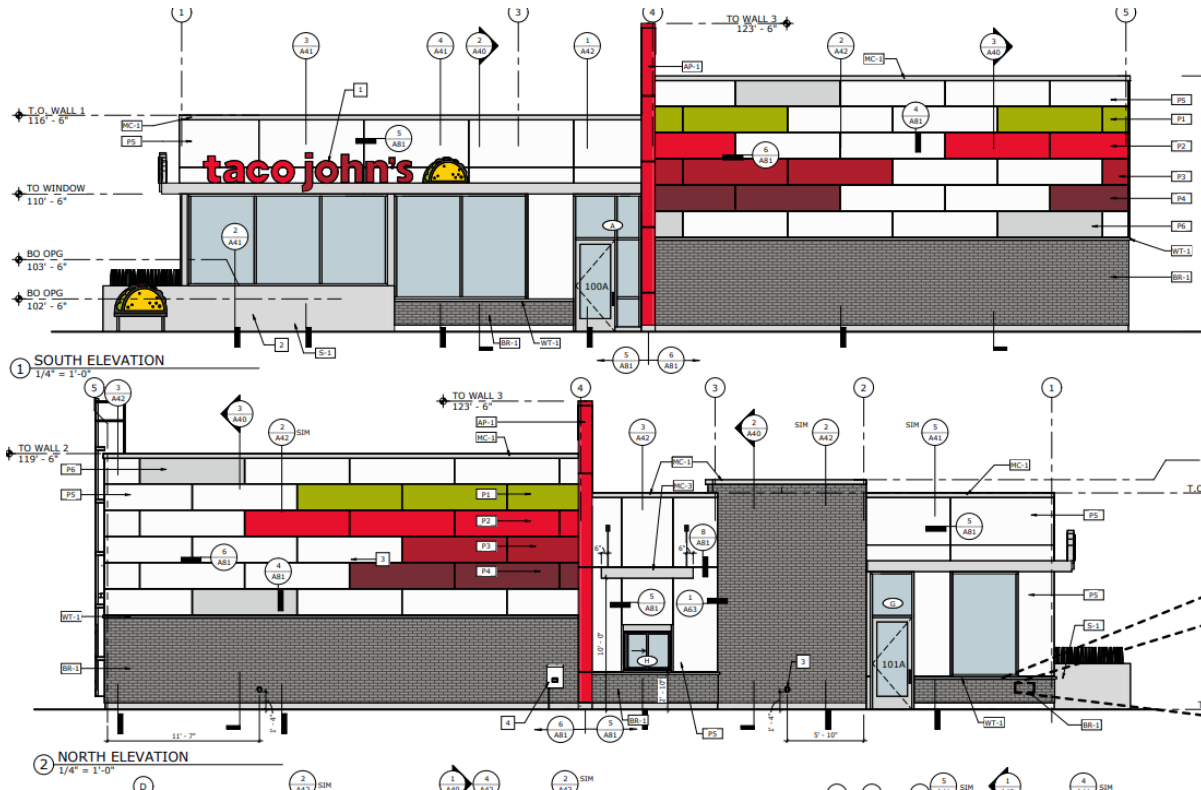


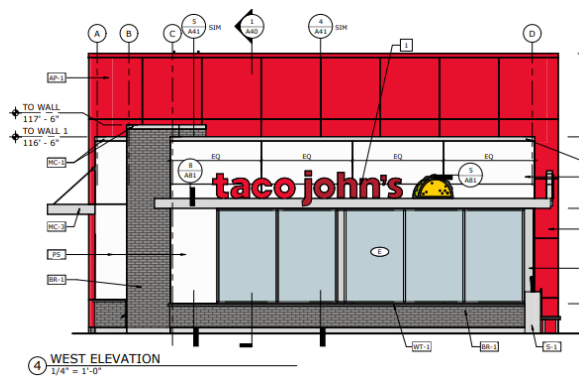
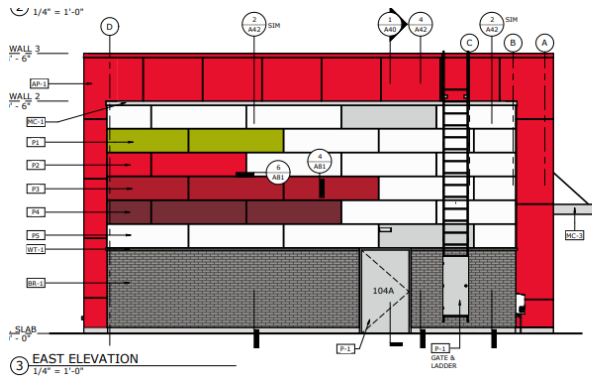
of its façade. The company’s “salsa” colored branding will be used on certain panels to provide highlights and visual interest. Staff recommended the building incorporate a greater variety of materials, and brick specifically. The applicant accommodated this request. The lower 1/3 will be rooted in grey colored thin brick, a material that references a common visual theme in the area. This will use TABS II, a higher quality thin brick system that reduces issues with water absorption.

The dining area will be housed in the western 16’ 6” portion of the building. This building will be defined by its large, 8’ transparent windows, glass entrances, and signage. It will also feature simple, white LP Smartside panels and a strip of thin brick to root the structure.

The drive-through service window will be visually defined by an awning and adjacent, vertical column of thin brick. This helps to visually break the massing of the building, diversify its appearance, and distinguish differences in use.

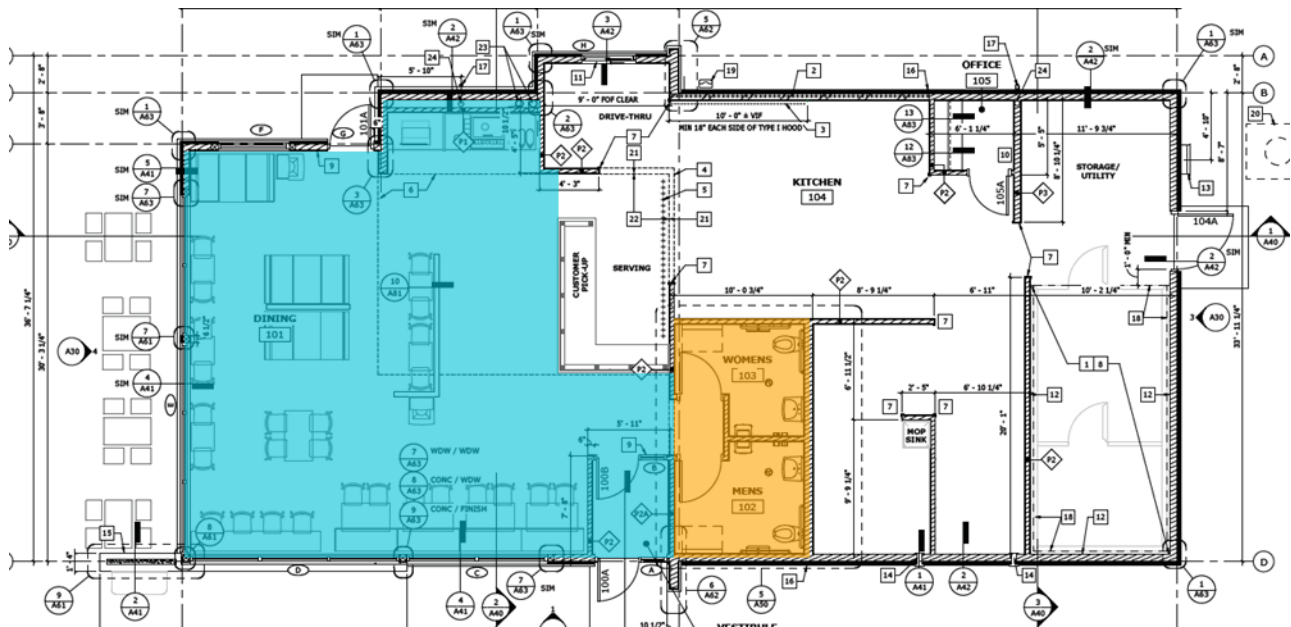
Elevations





Floor Plans

The building will feature publicly accessible areas to the west, including a dining area (blue), customer service area, and 2 ADA bathrooms (orange). Operations will be conducted in the east side of the building (white). This includes a kitchen, space for storage/utilities, customer service, and an office.



Recommendation: Approve the Site, Landscaping and Architectural Plans for Taco John's, a proposed restaurant with accessory drive-through service, to be located on a new lot to be created east of 6767 W. Greenfield Ave., submitted by Lisa Van Handel, d/b/a Taco John's. (Tax Key No. 453-0001-005) subject to the following conditions:

(Item 1-7 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 Planning & Zoning program to show the following: a) revised landscaping plan with additional plantings approved by Planning, b) landscaping species plan approved by Forestry; c) revised exterior lighting plan, d) refuse enclosure details approved by Planning. Contact Zac Roder, Lead Planner, at 414-302-8465 with any questions.
2. ~~Submittal of a certified survey map to separate 6767 W Greenfield Ave into 2 parcels.~~
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.
4. 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 Building Inspector. Contact Mike Romens, Building Inspector, at 414-302-8413.
5. Planned work or modifications within City right-of-way shall be coordinated with City Engineering. Contact Greg Bartelme (414) 302-8367.
6. Utility plan to indicate transformer locations on site and coordination with existing overhead lines being provided to the Department of Development approval.
7. Common Council approval of the Conditional Use and applicant's acknowledgement of the Conditional Use resolution.



STAFF REPORT
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4. **Master Sign Plan for Kohl's Sephora, an existing retail business, located at 2601 S. 108 St., submitted by Steve Ignarski, d/b/a/ Kohl's Sephora. (Tax Key No. 484-9986-015)**

Signage Plan

Kohl's has a new partnership with Sephora. Alongside remodeling the interior of the store, the business will be updating its signage. The retail store qualifies for the City's master sign program because it is over 25,000 SF.



Wall Signs

The applicant is proposing 2 wall signs. The existing 190 SF "Kohl's" sign will remain, and a new 50 SF "Sephora" channel letter sign will be installed. A total of 240 SF of wall signage is proposed.

The signage ordinance indicates the following (italicized):

Number. Buildings greater than twenty-five thousand (25,000) and less than one hundred thousand (100,000) square feet of building area may be permitted two (2) wall signs on an exterior wall of the business in which the sign identifies.

Area. Buildings greater than fifty thousand (50,000) square feet and less than three hundred thousand (300,000) square feet of building area shall be permitted four hundred (400) square feet in wall sign area, plus additional signage area computed by the following formula: five-tenths (0.5) square foot times the setback length of the building from the street frontage.

Recommendation: Staff recommends approval of the Master Sign plan for Kohl's Sephora, an existing retail business, located at 2601 S. 108 St., submitted by Steve Ignarski, d/b/a Kohl's Sephora. (Tax Key No. 484-9986-015).



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5. Lighting plan for Braun's Powerhouse, an existing pub, located at 7100 W. National Ave. submitted by Joe Braun. (Tax Key No. 453-0233-000)

Braun's Powerhouse pub installed new exterior LED strip lighting on the awnings of his building. A notice was sent to apply for design review and submit a lighting plan. Joe Braun and his electrical contractor have submitted a lighting plan and are seeking approval by the Plan Commission of their light plan as proposed.

- The existing LED lights on the lower exterior edge of the awnings and will be replaced with a completely new style of dotless RGB LED lighting and diffuser on the exterior side of the awning.
- An electrical permit is required.
- The new style of lighting may be seen here in this [video clip](#).



Process for consideration:

If applied on the outside of a commercial, industrial or multi-family building an applicant needs:

- Approval from the Plan Commission
- An Electrical Permit as required by Code Enforcement Department

While removal of the individual diode LED lighting for a diffused light is good, staff feels it has not yet reached a solution that meets the intent of the architectural guidelines and sign ordinance. Staff has elected to bring this item before the Plan Commission for their consideration.

A summary of the guidelines and sign code are offered below for your reference. LED, strip lights, rope lighting and similar is not recommended under the City's Architectural Guidelines.

The architectural guidelines state:

- Colored light bulbs or spotlights are prohibited.
- Light shielding that reflects light away from the street is required
- Light distribution shall not spill over onto adjacent properties
- Pedestrians should not be able to see the light source and glare should be minimized
- Overpowering light levels should not be used

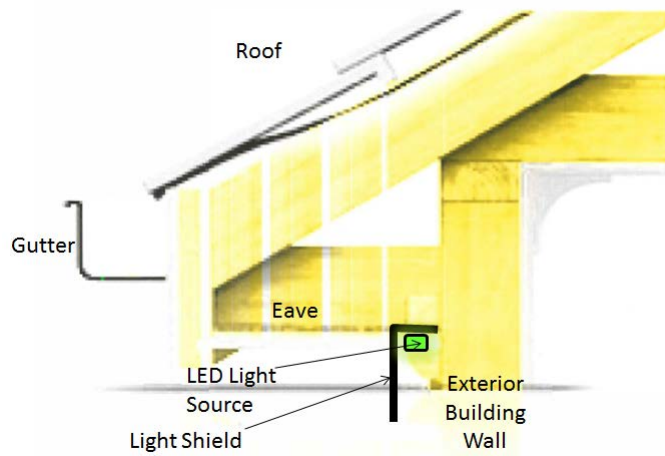
Lighting installation on interior and exterior windows is prohibited under the City's Sign Code (10)(a).

The sign code states:

- Bare light bulbs shall not be permitted.
- No flashing, blinking or rotating light shall be permitted for either permanent or temporary signs.
- Illumination shall be so installed to avoid any glare or reflection into any adjacent property, or onto a street or alley to create a traffic hazard.

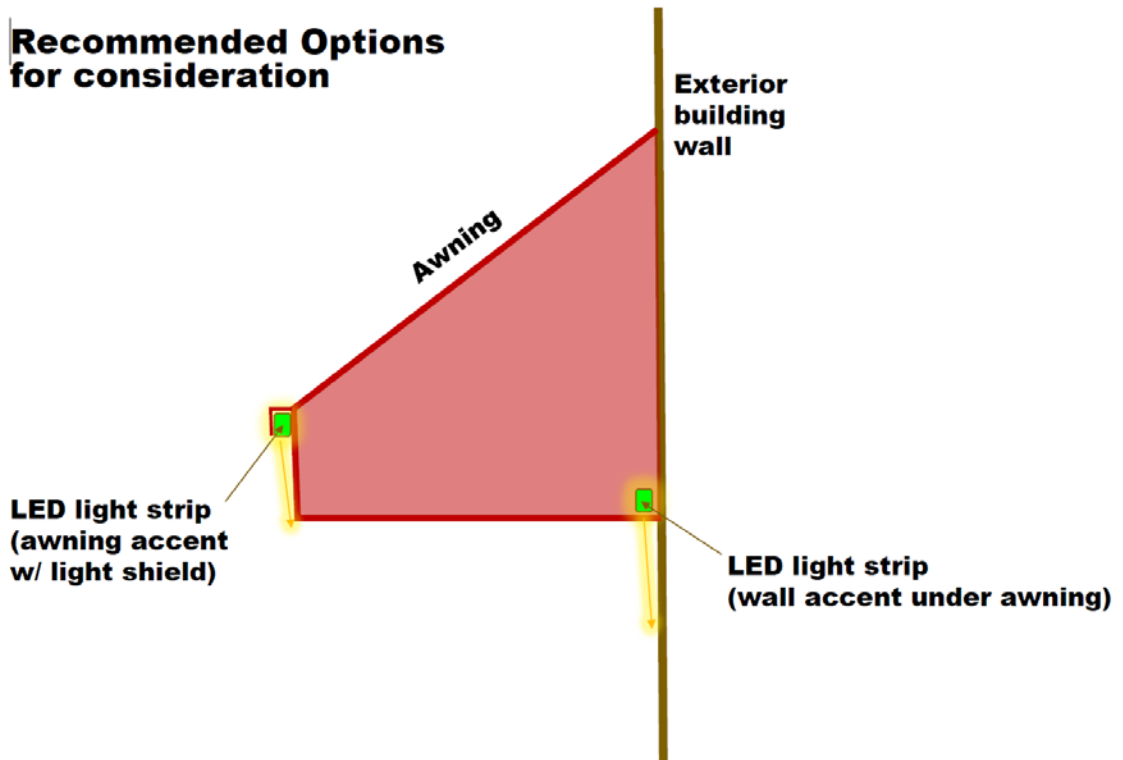
Lynch's Pub example

The following concept shows an example implemented at Lynch's on Hwy 100 and W. Lincoln Ave. Light is directed downward and is cast onto the building wall as an accent light.



Braun's – Staff shares the following as a possible solution to meet the architectural guidelines and the sign ordinance. The recommendation is similar as implemented under other commercial light plan reviews and the city guidelines for lighting.

Recommended Options for consideration



Recommendation: Recommend submittal of a revised lighting plan for Braun's, an existing pub, located at 7100 W. National Ave. submitted by Joe Braun, proprietor. (Tax Key No. 453-0233-000), 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 lighting plan being submitted to the Department of Development to show the following: (a) the proposed light strip shall be direct downward or cast on the wall or awning to accent the building. If placed, as proposed, a light shield (escutcheon) being installed (b) the method for attachment to the building being noted. Contact Steve Schaer, City Planner at (414) 302-8466.
2. An electrical permit as required per electrical inspector.