



# City of West Allis

## Meeting Minutes

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

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Wednesday, August 23, 2023

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** 5 - Wayne Clark, Jessica Katzenmeyer, Dan Devine, Brandon Reinke, David Raschka  
**Excused** 3 - Brian Frank, Eric Torkelson, Kathleen Dagenhardt

#### Others

Ald. Stefanski  
Shelly Strasser, Director of Recreation and Community Services  
Nathan Schieve, Ryan Bogenschneider

#### Staff

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

#### C. APPROVAL OF MINUTES

1. [23-0525](#) July 26, 2023

**Attachments:** [July 26, 2023 \(draft minutes\)](#)

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

#### D. NEW AND PREVIOUS MATTERS

- 2A. [23-0521](#) Conditional Use Permit for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St.

Clark moved to reject items #2A-#2B the Conditional Use Permit and Site Landscaping, and Architectural plans and refer the Plan Commission recommendation to the Common Council, Katzenmeyer seconded, motion carried.

- 2B. [23-0550](#) Site, Landscaping, and Architectural Design Review for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St. (Tax Key No. 481-9997-008)

**Attachments:** [\(CUP-SLA\) Automotive Vision Designs - 11133 W Rogers St.](#)

*Recommendation: Reject the Conditional Use Permit and Site, Landscaping, and Architectural Design Review for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St. (Tax Key No. 481-9997-008) based on the following:*

1. Code violations found during December 2022 occupancy inspection (OCC-169) have not been resolved.
2. Plan Commission at its July meeting set a deadline of August 23, 2023 to resolve code violations. The applicant can reapply for a Conditional Use permit whenever they have satisfied the code violations.
3. A site plan has not been submitted to show the location of any outdoor storage and vehicle staging for the subject business.
4. Refer the Plan Commission recommendation to the Common Council consent agenda to place on file. A conditional use public hearing was conducted July 18, 2023, but Council held action given unresolved code violations.

**Clark moved to reject items #2A-#2B the Conditional Use Permit and Site Landscaping, and Architectural plans and refer the Plan Commission recommendation to the Common Council, Katzenmeyer seconded, motion carried.**

3. [23-0551](#) Site, Landscaping, and Architectural Amendment for Morgan Grove Apartments, an existing 5+ Unit Dwelling, at 10942 W. Wildwood Ln. (Tax Key No. 523-0035-001)

**Attachments:** [\(SLA\) Morgan Grove Apartments - 10942 W Wildwood Ln.](#)

*Recommendation: Approve the Site, Landscaping, and Architectural Amendment for Morgan Grove Apartments, an existing 5+ Unit Dwelling, at 10942 W. Wildwood Ln. (Tax Key No. 523-0035-001)*

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

4. [23-0552](#) Sign Plan for Healium Hot Yoga, an existing Instruction/Training use, at 6679 W. National Ave. (Tax Key No. 454-0654-000)

**Attachments:** [\(SIGN\) Healium - 6679 W Nat'l Ave.](#)

*Recommendation: Recommend approval of the Signage Plan for Healium Hot Yoga, an existing Instruction/Training use, at 6679 W. National Ave. (Tax Key No. 454-0654-000) based on the sign's satisfaction of the requirements of the City's Sign Code Creative Sign Subsection.*

**Raschka moved to approve this matter, Reinke seconded, motion carried.**

5. [23-0553](#) Ordinance to Amend Section 19.01 of the West Allis Revised Municipal Code, relative to rezoning the former Lane Intermediate School at 1300 S. 109 St. from RA-3 residence to C-3 commercial district (Tax Key No. 445-0715-002).

**Attachments:** [\(COMM\) WAWM Rec Center - 1300 S 109 St](#)

*Steve Schaer lead the discussion with questions and comments received from those present.*

#### Options

*The basic zoning options for consideration include:*

1. *Rezone property to C-3 commercial - would permit indoor recreational use as a conditional use per sec. 19.32 <<https://westallis.municipalcodeonline.com/book?>*

[type=ordinances](#)> of the zoning code

- 2. Amend the ordinance language, to allow recreation as a conditional use within the RA-3 zoning district.
- 3. Maintain existing RA-3 residential zoning (would prohibit WAWM's plan to develop a recreation facility).

**This matter was Discussed.**

- 6. [23-0554](#) Comprehensive Plan update.

*Zac Roder presented.*

**This matter was Discussed.**

- 7. [23-0555](#) Project Tracking update.

*Zac Roder presented.*

**This matter was Discussed.**

### E. ADJOURNMENT

*There being no other business, a motion was made by Clark, seconded by Katzenmeyer to adjourn at 6:37 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.

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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.