



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, August 25, 2021

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. [21-0339](#) July 28, 2021 Draft Minutes

Attachments: [July 28, 2021 Draft Minutes](#)

D. NEW AND PREVIOUS MATTERS

- 2A. [21-0348](#) Special Use Permit for a proposed daycare, within a portion of the existing multi-tenant shopping center, located at 11112 W. National Ave.

Attachments: [\(SUP-SLA\) Daycare Center - 11112 W National Ave](#)

- 2B. [21-0349](#) Site, Landscaping, and Architectural Plans for a proposed daycare, within a portion of the existing multi-tenant shopping center, located at 11112 W. National Ave., submitted by Keisha Jefferson, d/b/a West Allis Center for Early Education. (Tax Key No. 520-9999-003).

Attachments: [\(SUP-SLA\) Daycare Center - 11112 W National Ave](#)

- 3A. [21-0350](#) Special Use Amendment for a proposed kitchen addition to the Bake Sale, an existing café, located at 6923 W. Becher St.

Attachments: [\(SUP-SLA\) The Bake Sale - 6923 W Becher St](#)

- 3B. [21-0351](#) Site, Landscaping, and Architectural Plans for a proposed kitchen addition to the Bake Sale, an existing café, located at 6923 W. Becher St., located at 6923 W. Becher St., submitted by Mark Lutz, d/b/a Lutz Land Management, LLC (Tax Key No. 476-0203-900).

Attachments: [\(SUP-SLA\) The Bake Sale - 6923 W Becher St](#)

4. [21-0352](#) Site, Landscaping, and Architectural Plans for Wendy's, an existing restaurant, located at 10933 W. Greenfield Ave., submitted by Michael Blaeser, d/b/a Blaeser Construction. (Tax Key No. 448-9993-005)

Attachments: [\(SLA\) Wendy's - 10933 W Greenfield Ave.](#)

5. [21-0353](#) Signage plan for Wisconsin Vision to accept the proposed monument sign location on site at 2262 W. Lincoln Ave. submitted by Wisconsin Vision (Tax Key No. 480-027-0000).

Attachments: [\(SIGN\) Wisconsin Vision - 2262 W Lincoln Ave](#)

6. [21-0354](#) Discussion item relative to August 18, 2021 public informational meeting relative to existing and proposed rezoning of certain properties along the Hwy 100 corridor.

7. [21-0355](#) Completed project updates:

- a. Festival Foods, 11111 W. Greenfield Ave.
- b. Aspen Dental, 10757 W. Cleveland Ave.
- c. UHS/Granite Hills Hospital, 1706 S. 68 St.
- d. Meinerz office building, 7020 W. National Ave.
- e. The Gage event space, 1135-39 S. 70 St.
- f. Wrestling-Taco restaurant, 1606 S. 84 St.
- g. Piece of Love flowers, coffee and cake, 6768 W. Lincoln Ave.
- h. Petes Pops 1977 S. 71 St.

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

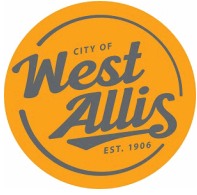
The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

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, July 28, 2021

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, Brian Frank, Rossi Manka, and Eric Torkelson
Excused 4 - Amanda Nowak, David Raschka, Ben Holt, and Jessica Katzenmeyer

Others Attending

Paul & Kristine Budiak, Barbara Whitstone, Jack Collier

Staff

Steve Schaer, AICP, Manager of Planning and Zoning
Tony Giron, Planner
Erin Scharf, Zoning Administrator and Business Process Liaison

C. APPROVAL OF MINUTES

1. [21-0309](#) June 23, 2021 Draft Minutes

Attachments: [June 23, 2021 Draft Minutes](#)

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

D. NEW AND PREVIOUS MATTERS

2. [21-0300](#) Site, Landscaping and Architectural review for Rogers Behavioral Health, an existing hospital use, to construct a building addition on their facility at 11101 W. Lincoln Ave. submitted by Barbara Whitstone of Rogers Behavior Health and Matthew Edwards of Quorum Architects (Tax Key No. 484-9999-017).

Attachments: [\(SLA\) Rogers Hospital addition](#)

Steve Schaer presented.

Recommendation: *Staff recommends approval of the Site, Landscaping and Architectural plan for Rogers Behavioral Health, an existing hospital use, to construct a building addition on their facility at 11101 W. Lincoln Ave. submitted by Barbara Whitstone of Rogers Behavior Health and Matthew Edwards of Quorum Architects (Tax Key No. 484-9999-017)*

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

3. [21-0301](#) Site, Landscaping, and Architectural Plans for Lincoln Crest Apartments, an existing multi-tenant building, located at 2017-2092 S. 102 St., submitted by Blake Capital, d/b/a Lincoln Crest Apartments. (Tax Key No. 480-9970-000).

Attachments: [\(SLA\) Lincoln Crest Dog Area](#)

Steve Schaer presented.

Recommendation: *Approve the Site, Landscaping, and Architectural Plans for Lincoln Crest Apartments, an existing multi-tenant building, located at 2017-2092 S. 102 St., submitted by Blake Capital, d/b/a Lincoln Crest Apartments. (Tax Key No. 480-9970-000) subject to a revised Site, Landscaping, and Architectural details/plans being submitted to and approved by the Planning & Zoning office to show the following: (a) indication of hours of operation; and (b) confirmation of waste stations and any fixtures. Contact Tony Giron, at 414-302-8460 with any questions.*

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

4. [21-0302](#) Master sign plan for All Kind Smiles, a proposed dentist office, located at 7030 W. National Ave., submitted by Rosie Olle on behalf of Max Meinerz (Tax Key No. 453-272-001).

Attachments: [\(SIGN\) Master signage All Kind Smiles 7030 W National Ave](#)

Tony Giron presented.

Recommendation: *Staff recommends approval of the Master sign plan for All Kind Smiles, a proposed dentist office, located at 7030 W. National Ave., submitted by Rosie Olle on behalf of Max Meinerz (Tax Key No. 453-272-001). The signage is proportional to the individual tenants' frontages and number of tenants.*

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

- 5A. [21-0303](#) Special Use permit to establish a mixed use (commercial and residential), an existing residential duplex property, located at 1416-18 S. 81 St.

This matter was Approved on a Block Vote.

- 5B. [21-0304](#) Site, Landscaping and Architectural plan to establish a mixed use (commercial and residential) an existing residential duplex property, located at 1416-18 S. 81 St. submitted by Paul and Kristine Budiac (Tax Key No. 452-0255-001).

Attachments: [\(SUP-SLA\) Paulies mixed use \(1416-18 S 81\)](#)

Items 5A & 5B were taken together.

Steve Schaer presented.

Recommendation: *Common Council approval of the special use permit to establish a*

mixed use (commercial and residential), and approval of the site, landscaping and architectural plan to establish a mixed use (commercial and residential), at an existing residential duplex property, located at 1416-18 S. 81 St. submitted by Paul and Kristine Budiac (Tax Key No. 452-0255-001).

This matter was Approved on a Block Vote.

Passed The Block Vote

A motion was made to approve all the actions on item nos. 5A & 5B on a Block Vote. The motion carried unanimously.

6. [21-0305](#) Ordinance to amend the definition of medical service facility and establish a definition and regulations for narcotic treatment service facility.

Attachments: [\(ORD\) 12.06&12.43 medical services](#)

Steve Schaer presented.

Recommendation: *Common Council approval of an ordinance to amend the definition of medical service facility and establish a definition and regulations for narcotic treatment service facility. A public hearing date is anticipated to be scheduled for September 7.*

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

7. [21-0306](#) Ordinance to convert site plan improvement sureties from mandatory to optional amending section 12.13(14).

Attachments: [\(ORD\) 12.13\(14\)](#)

Steve Schaer presented.

Recommendation: *Staff recommends approval of an ordinance to convert site plan improvement sureties from mandatory to optional amending section 12.13(14). A public hearing will be scheduled for September 7.*

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

8. [21-0307](#) Discussion item focusing upon the land use, existing zoning and zoning of properties within the Hwy 100 corridor.

This matter was Discussed.

9. [21-0308](#) Discussion on recent site, landscaping and architectural enforcement updates.

This matter was Discussed.

E. ADJOURNMENT

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

The motion carried unanimously.



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**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, August 25, 2021
6:00 PM
City Hall – Room 128**

Watch: <https://www.youtube.com/user/westalliscitychannel>

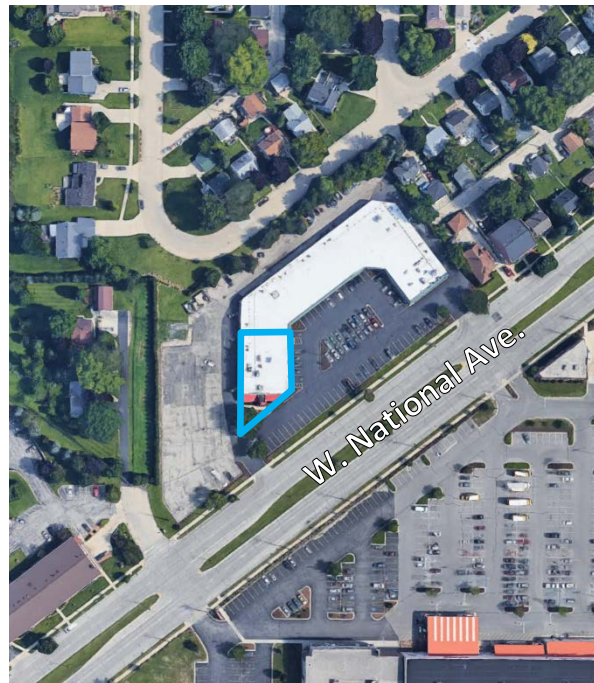
- 2A. Special Use Permit for Daycare Center, a proposed education facility, to be located at 11112 W. National Ave.**
- 2B. Site, Landscaping, and Architectural Plans for Daycare Center, a proposed education facility, to be located at 11112 W. National Ave., submitted by Keisha Jefferson, d/b/a West Allis Center for Early Education. (Tax Key No. 520-9999-003).**

Items 2A and 2B may be considered together.



Overview & Zoning

The applicant, Keisha Jefferson, is proposing to rent the property at 1436 S. 92 St. to establish a daycare facility. This site is the former home of Pho Cali. Keisha works for the West Allis Center for Early Education (WACEE). In partnership with the Next-Door Foundation Head Start program the facility will offer early childhood education programming and provide services to low-income to moderate-income children and families. The property at 11112 W. National Ave. is zoned C-4 Regional Commercial District. Under the City's Zoning Code, daycare facilities require a Special Use Permit. A public hearing regarding the Special Use Permit application for WACEE is scheduled for September 7, 2021.



WACEE will provide education for children ages six weeks through twelve years of age. The facility will provide meals and transportation to and from school. Its revenue will be generated by participating in the Wisconsin childcare shares subsidy program, the Early Head Start program, and private pay. They intend to begin operations on November 1st for the 2021-2022 school year. Their projected capacity is over 90 children and approximately 15 staff members.

Proposed Hours of operation

Monday - Friday: 6 am – 10:30 pm

Saturday & Sunday: 8 am – 4 pm

Architectural Plans

The applicant is proposing to remove the awnings under the overhanging roof and remove the neon lights that run along the top of the building. The EIFS façade panels will be repaired and repainted. The railings and façade will be painted a cookies n' cream color to match the rest of the exterior.

Current



Proposed

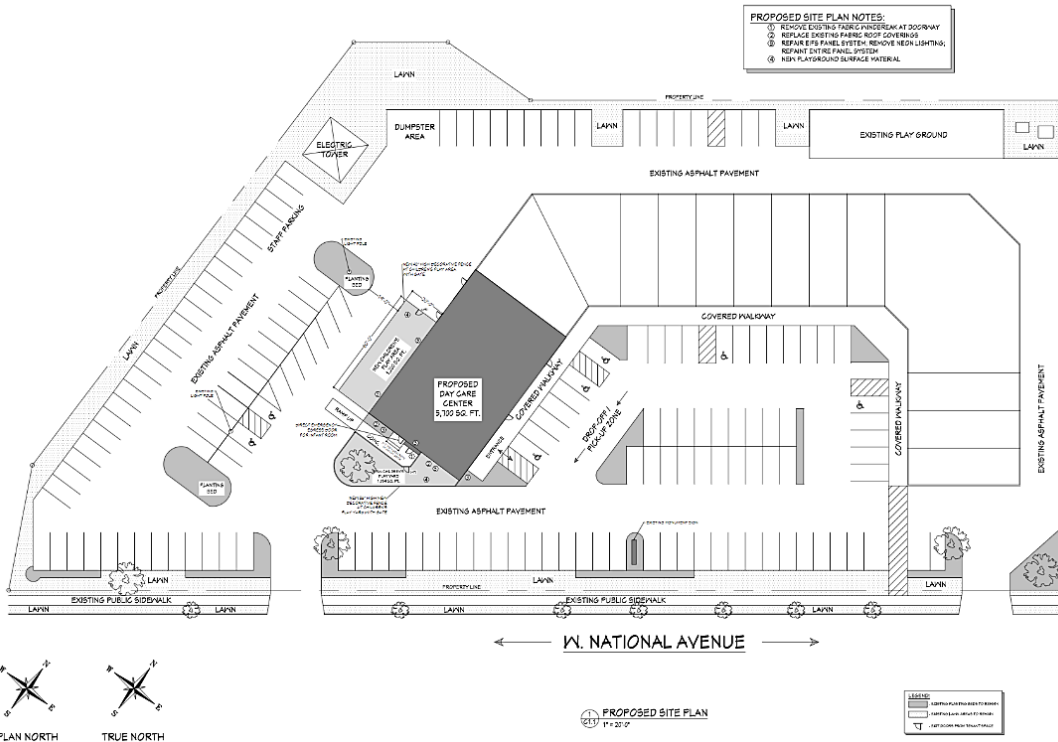


The applicant has shared their sign concept, which meets the City's sign code, and will require a sign permit.

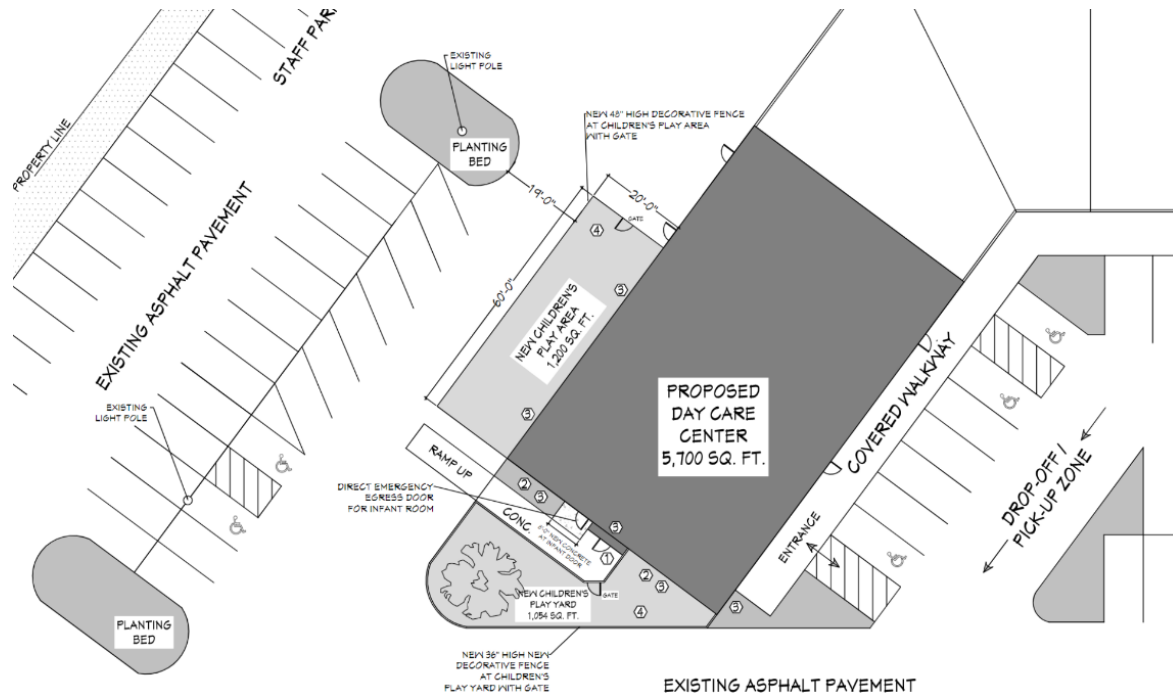


Site Plan

The applicant is proposing to occupy two tenant spaces for a combined 5,700 square feet of floor area. To the south of the building, they will enclose a 1,054 square foot children's play yard with a 3-foot-high decorative vinyl fence. The yard will include an ADA ramp leading to the infant door. They will also be enclosing a 1,200 square foot children's play area to the west or back side of the building with a 4-foot-high decorative vinyl fence. They have agreed to include boulders outside of



the perimeter of the play area to help shield the space from any vehicles in the parking lot. Planning has also recommended removing most of the row of parking behind the play area, to which they have agreed. The site has an existing enclosed refuse area, but the fence needs repair.



Landscaping Plan

The applicant is proposing to remove some landscaping to the south of the building to make space for the children's play yard. The property is adequately landscaped along W. National Ave. and within the parking lot. Existing trees and shrubs will continue to screen the use from the residential neighbors to the west.





Recommendation

Recommend Common Council approval of the Special Use Permit for Daycare Center, a proposed education facility, to be located at 11112 W. National Ave., and approval of the Site, Landscaping, and Architectural Plans for Daycare Center, a proposed education facility, to be located at 11112 W. National Ave., submitted by Keisha Jefferson, d/b/a West Allis Center for Early Education. (Tax Key No. 520-9999-003), 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. Revised Site, Landscaping, and Architectural Plans being submitted to the Planning & Zoning program to show the following: (a) removal of the angled parking stall west/behind the children's play area; (b) landscaped barrier being added around the new outdoor children's play area; (c) reevaluate quantity of ADA stalls needed for entire property; (d) color details of the repaint; and (d) indication that the fencing on the refuse enclosures will be repaired or replaced. Contact Tony Giron, Planner at 414-302-8469.
2. Common Council approval of the Special Use (scheduled for September 7, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.

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

3. Sign permit being applied for with Planning and Zoning for compliance review in accordance with the signage ordinance.
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.



**STAFF REPORT
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Wednesday, August 25, 2021
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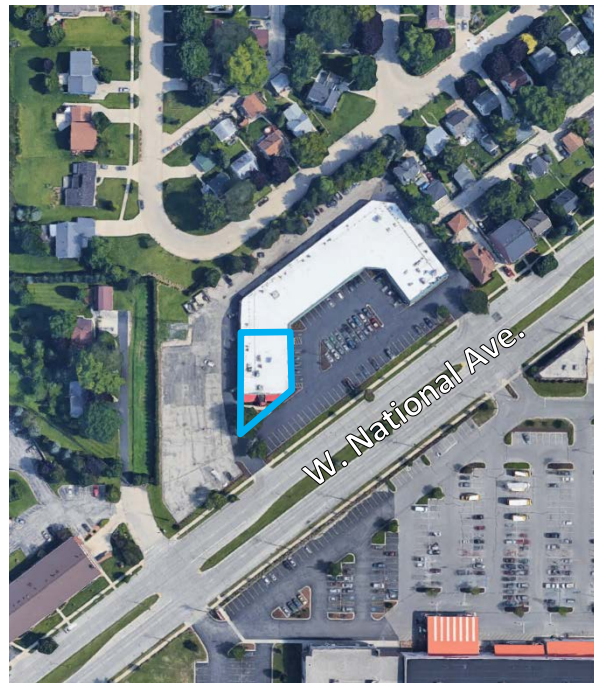
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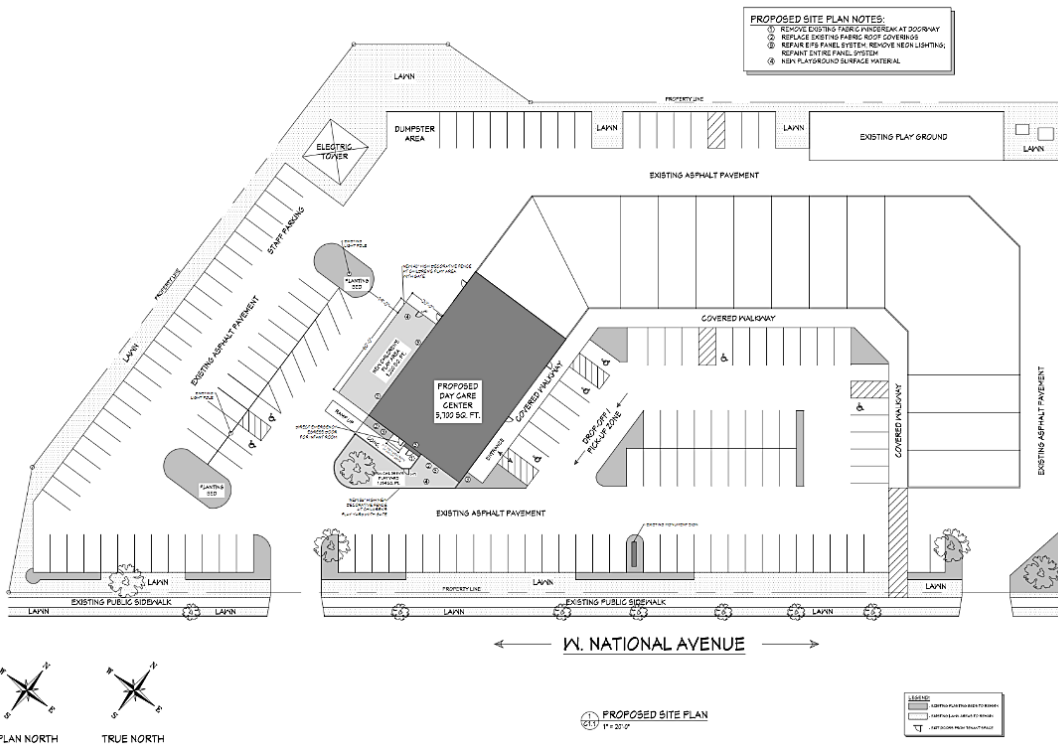


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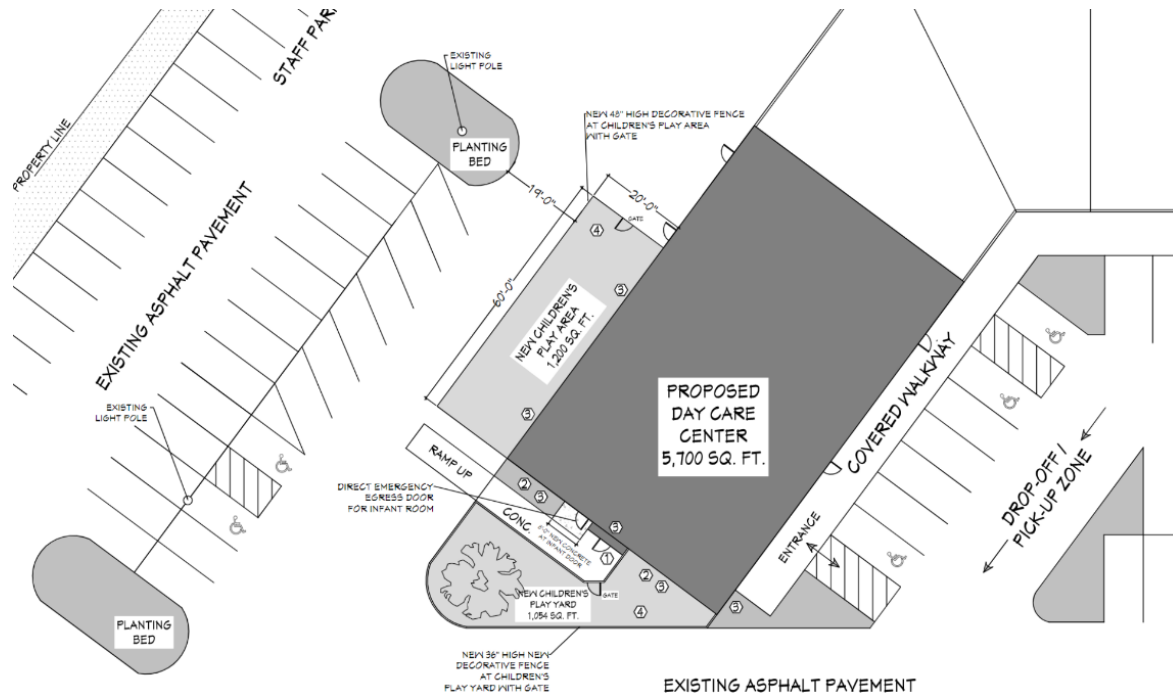


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Recommendation

Recommend Common Council approval of the Special Use Permit for Daycare Center, a proposed education facility, to be located at 11112 W. National Ave., and approval of the Site, Landscaping, and Architectural Plans for Daycare Center, a proposed education facility, to be located at 11112 W. National Ave., submitted by Keisha Jefferson, d/b/a West Allis Center for Early Education. (Tax Key No. 520-9999-003), 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. Revised Site, Landscaping, and Architectural Plans being submitted to the Planning & Zoning program to show the following: (a) removal of the angled parking stall west/behind the children's play area; (b) landscaped barrier being added around the new outdoor children's play area; (c) reevaluate quantity of ADA stalls needed for entire property; (d) color details of the repaint; and (d) indication that the fencing on the refuse enclosures will be repaired or replaced. Contact Tony Giron, Planner at 414-302-8469.
2. Common Council approval of the Special Use (scheduled for September 7, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.

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

3. Sign permit being applied for with Planning and Zoning for compliance review in accordance with the signage ordinance.
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STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, August 25, 2021
6:00 PM
Virtual Meeting

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- A. Special Use Permit for a proposed kitchen addition to the Bake Sale, an existing café, located at 6923 W. Becher St.**
- B. Site, Landscaping, and Architectural Plans for a proposed kitchen addition to the Bake Sale, an existing café, located at 6923 W. Becher St. submitted by Mark Lutz d/b/a Lutz Land Management (Tax Key No. 476-0203-900).**

Items 3A and 3B may be considered together.

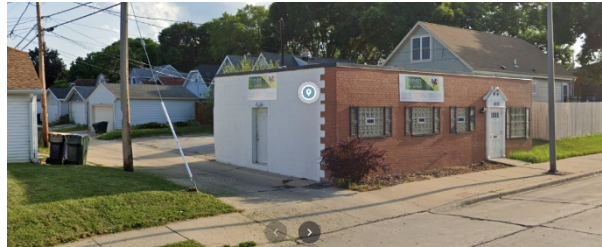
Overview & Zoning

In December of last year the Plan Commission approved Mark Lutz's special use and plans to convert a small dental office space on W. Becher St. into a boutique retail shop and café serving cakes, torts, doughnuts, bakery and pastries from popular and unique establishments around the Milwaukee area (Simma's, Aggies, Carries Crispies, Canfora, Cranky Al's, Breadsmith, Cake Lady...). The shop opened this spring doing business as [The Bake Sale](#). A small number of tables are provided for on-site consumption.

The property is .08 acres (3,450-sf) and the existing retail building is approximately 900-sf and zoned C-2 Neighborhood Commercial District.

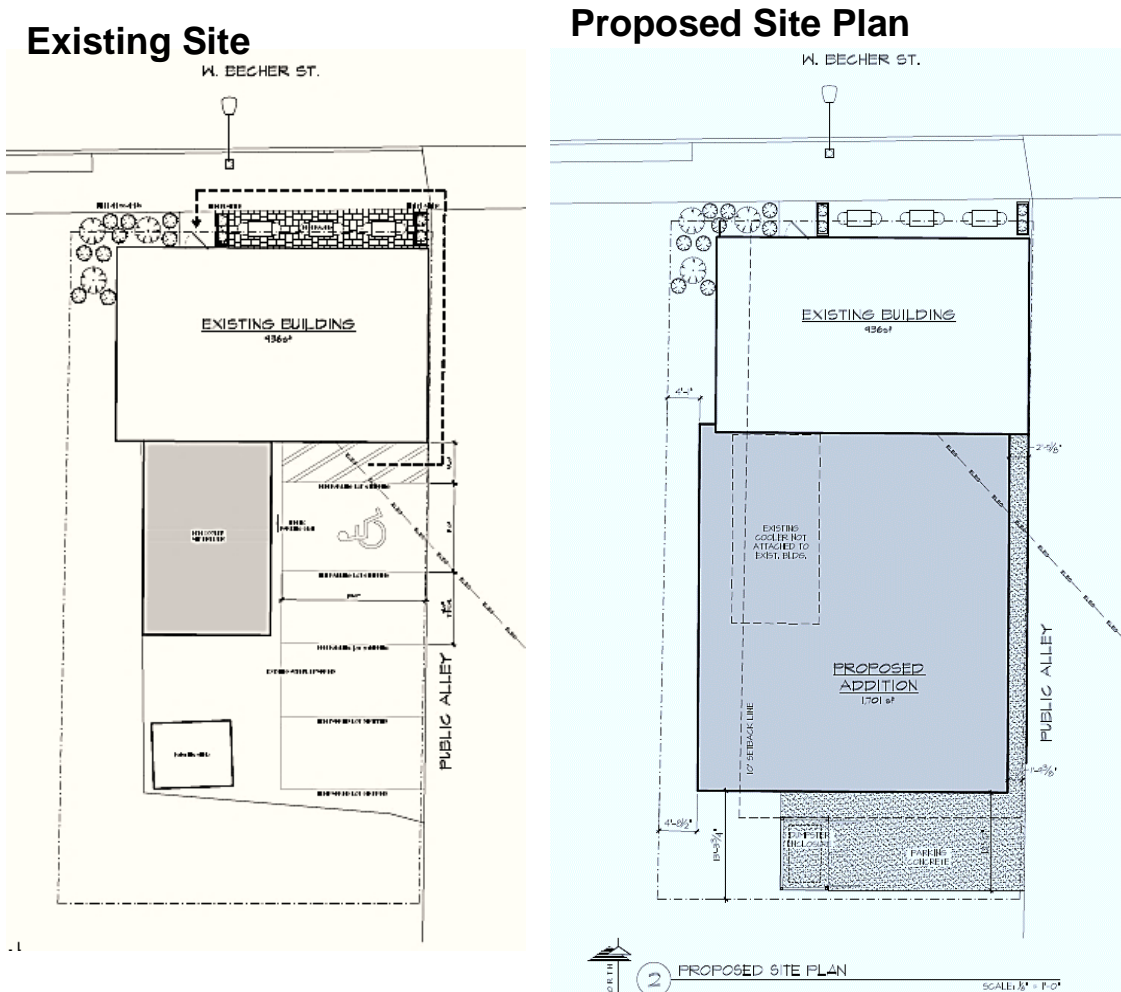
Earlier this month, The Bake Sale, submitted an updated plan and project description for a 1,700-sf kitchen addition on the back (south side) of the existing retail building. The existing special use for a café with retail store is being amended to allow the following changes as part of the special use:

- a. The new kitchen floor area will serve as a bakery where food (cookies, pies, cupcakes, etc.) will be produced on site to support a growing catering business and storage for equipment and dry goods. Food production limited is considered a special use within the C-2, neighborhood commercial zoning district.
- b. The additional floor area increases the parking requirement under our current zoning ordinance.



The hours of operation previously granted for the café/retail store are not changing (daily 6am to 6pm). The café/retail store is currently open Tuesday – Saturday 7am to 4pm and Sunday 7am to 2pm. The outdoor cafés seating will be open consistent with café/retail store hours. Staffing for four (4) employees).

A public hearing regarding the Special Use Permit application for the proposed dessert café is scheduled for September 7, 2021.



Site, Landscaping and Architectural Plans

Site – The site is located on the south side of W. Becher St. The current site configuration includes a 900-sf café with a cooler located behind the building. There are also 4 parking spaces behind the building (including one ADA stall).

The building setbacks of the new addition will be 2.5-ft feet from the east property line, 4.6-ft from the west and varied on the south between 12 and 13-ft. The commercial zoning district requires a 10-ft setback on the west side, but Common Council may modify



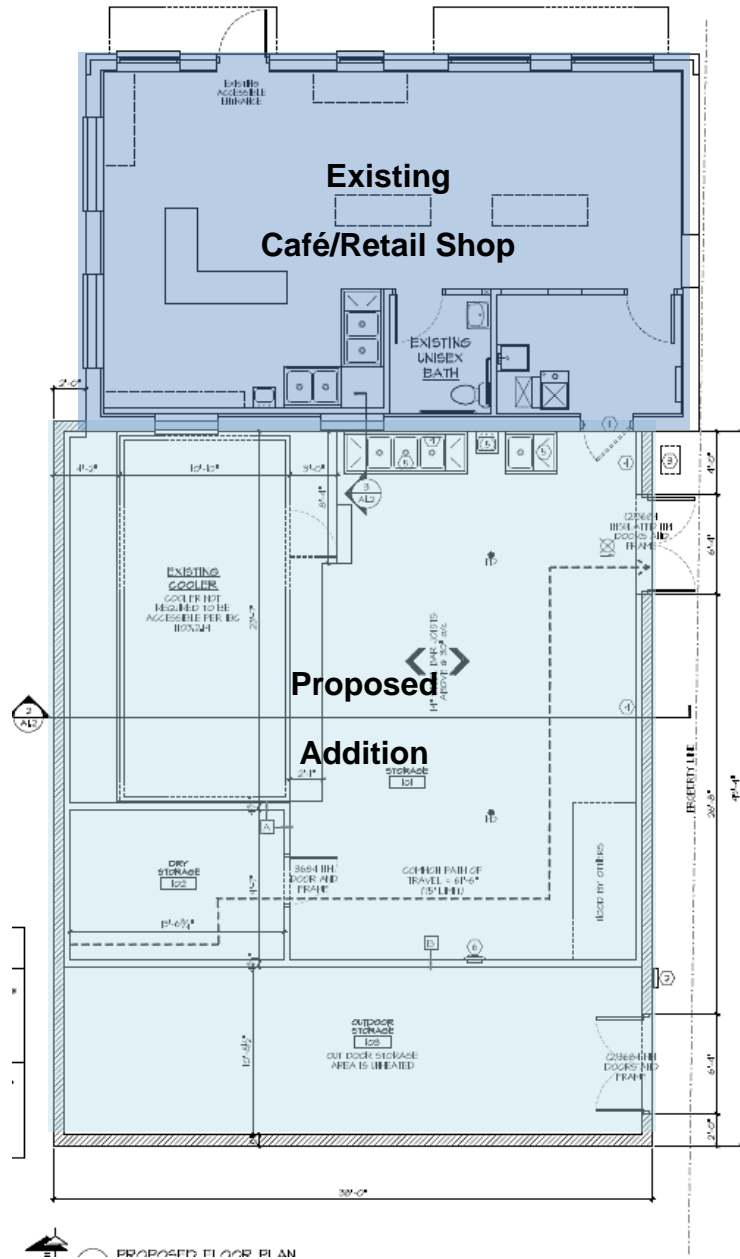
the setback requirement. Of note, there is an existing 6-ft tall solid wood fence along the west side of the property.

With the new kitchen addition at the rear of the building there off-street parking, currently behind the building, will be reduced on site. The proposed kitchen addition will encompass the existing parking lot and cooler area. A 4-sided refuse enclosure will be installed behind the addition and there is perhaps one available space for parking an employee vehicle, but that would need to be managed around refuse pick up times. Mr. Lutz has indicated that each of his locations is contracted with waste management company 3x per week.

Based on the type of use retail and bakery/food production use the zoning ordinance requires off-street parking for 7 off-street parking stalls. Common Council may modify the off-street parking requirement in accordance with section 12.16(9) of the zoning ordinance. Of note, street parking is available within the Becher St. area and S. 68 St. The area is served by public transit and the area is also ideally situated for walk/ride up foot traffic as this is a neighborhood commercial area.

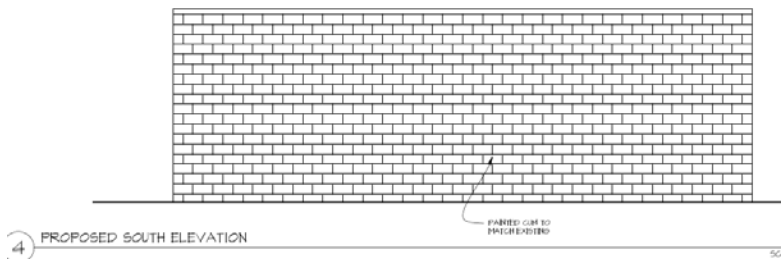
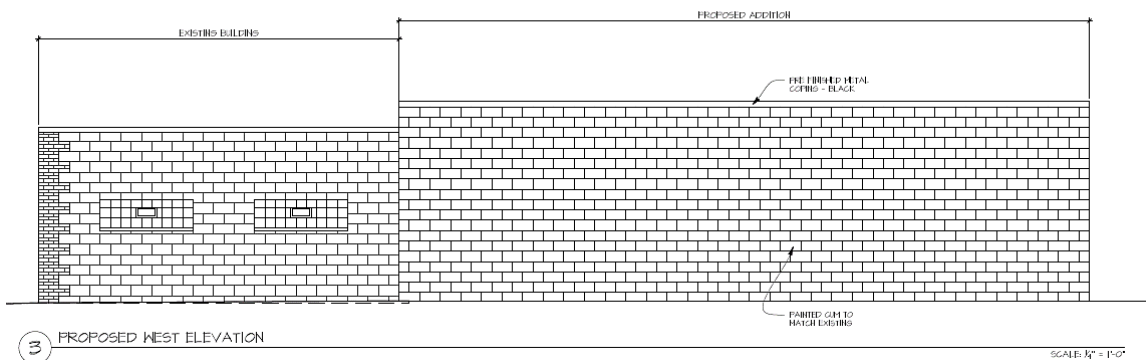
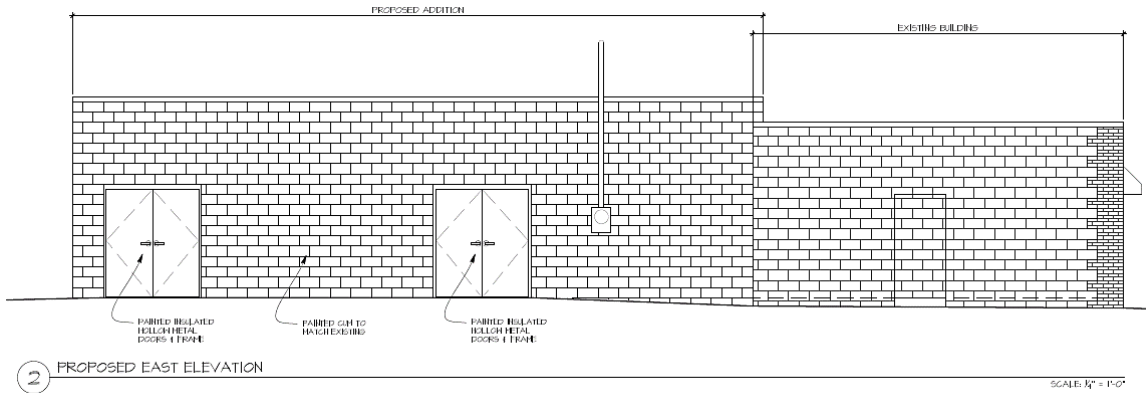
Architectural – The proposed addition will be constructed with a concrete masonry painted block exterior to match the existing east, west and south sides of the building. The addition will be connected internally to the existing retail store.

Deliveries are expected to take place from W. Becher St. as is current practice for other stores along the street. Two new access doors will be installed on the east side of the new addition.



Interior updates – The plans will need to confirm the actual kitchen fixture layout within.

Total project cost estimate is \$240,000.



Recommendation: Common Council approval of the Special Use Permit for a proposed kitchen addition to the Bake Sale, an existing café, located at 6923 W. Becher St. and

approval of the Site, Landscaping, and Architectural Plans submitted by Mark Lutz d/b/a Lutz Land Management (Tax Key No. 476-0203-900)., 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. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) permit application being made for an ADA accessible street parking stall along W. Becher St.; (b) updated addition floor plans to indicate equipment and fixture layouts. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
2. Common Council approval of the Special Use (scheduled for September 7, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.



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- A. Special Use Permit for a proposed kitchen addition to the Bake Sale, an existing café, located at 6923 W. Becher St.**
- B. Site, Landscaping, and Architectural Plans for a proposed kitchen addition to the Bake Sale, an existing café, located at 6923 W. Becher St. submitted by Mark Lutz d/b/a Lutz Land Management (Tax Key No. 476-0203-900).**

Items 3A and 3B may be considered together.

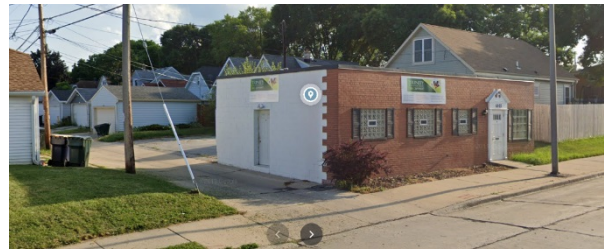
Overview & Zoning

In December of last year the Plan Commission approved Mark Lutz's special use and plans to convert a small dental office space on W. Becher St. into a boutique retail shop and café serving cakes, torts, doughnuts, bakery and pastries from popular and unique establishments around the Milwaukee area (Simma's, Aggies, Carries Crispies, Canfora, Cranky Al's, Breadsmith, Cake Lady...). The shop opened this spring doing business as [The Bake Sale](#). A small number of tables are provided for on-site consumption.

The property is .08 acres (3,450-sf) and the existing retail building is approximately 900-sf and zoned C-2 Neighborhood Commercial District.

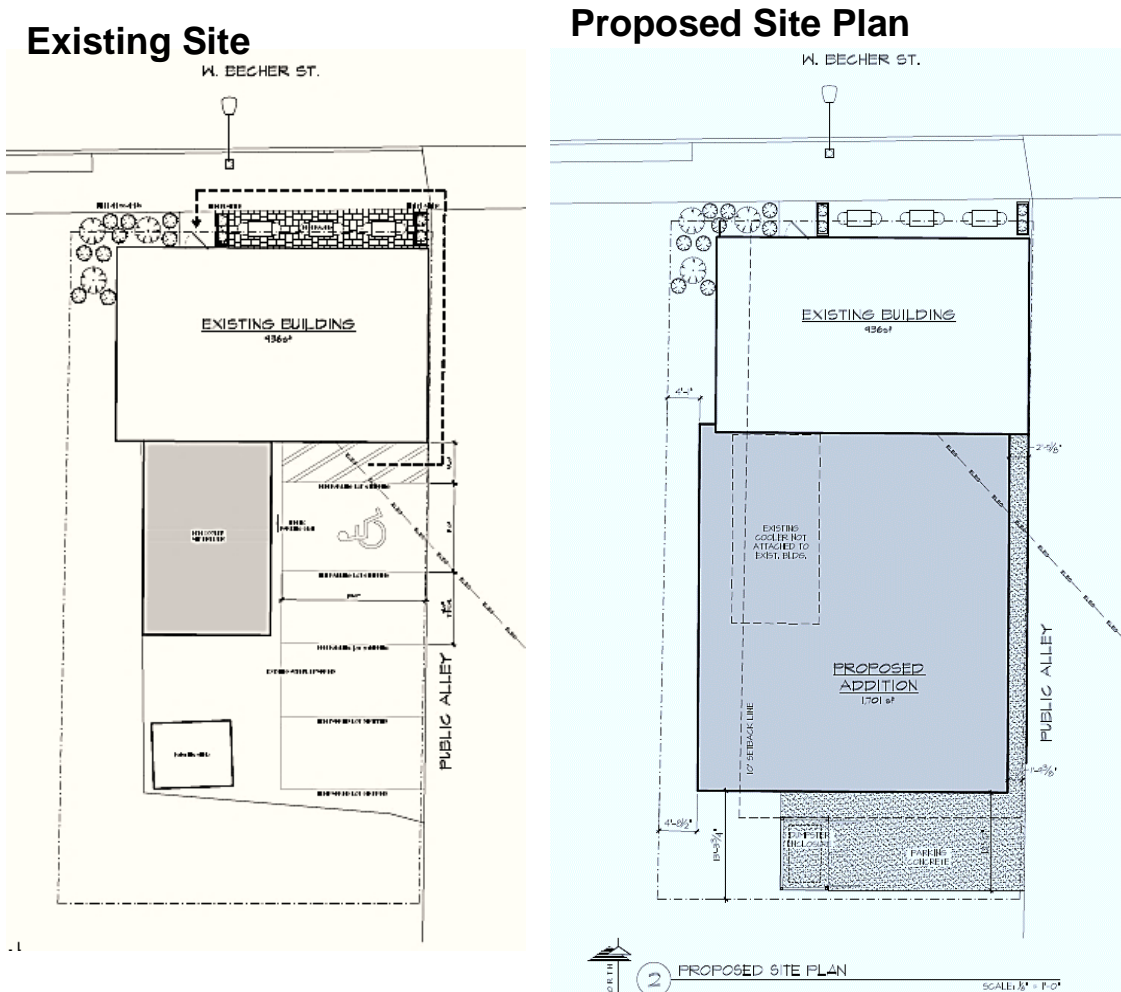
Earlier this month, The Bake Sale, submitted an updated plan and project description for a 1,700-sf kitchen addition on the back (south side) of the existing retail building. The existing special use for a café with retail store is being amended to allow the following changes as part of the special use:

- a. The new kitchen floor area will serve as a bakery where food (cookies, pies, cupcakes, etc.) will be produced on site to support a growing catering business and storage for equipment and dry goods. Food production limited is considered a special use within the C-2, neighborhood commercial zoning district.
- b. The additional floor area increases the parking requirement under our current zoning ordinance.



The hours of operation previously granted for the café/retail store are not changing (daily 6am to 6pm). The café/retail store is currently open Tuesday – Saturday 7am to 4pm and Sunday 7am to 2pm. The outdoor cafés seating will be open consistent with café/retail store hours. Staffing for four (4) employees).

A public hearing regarding the Special Use Permit application for the proposed dessert café is scheduled for September 7, 2021.



Site, Landscaping and Architectural Plans

Site – The site is located on the south side of W. Becher St. The current site configuration includes a 900-sf café with a cooler located behind the building. There are also 4 parking spaces behind the building (including one ADA stall).

The building setbacks of the new addition will be 2.5-ft feet from the east property line, 4.6-ft from the west and varied on the south between 12 and 13-ft. The commercial zoning district requires a 10-ft setback on the west side, but Common Council may modify



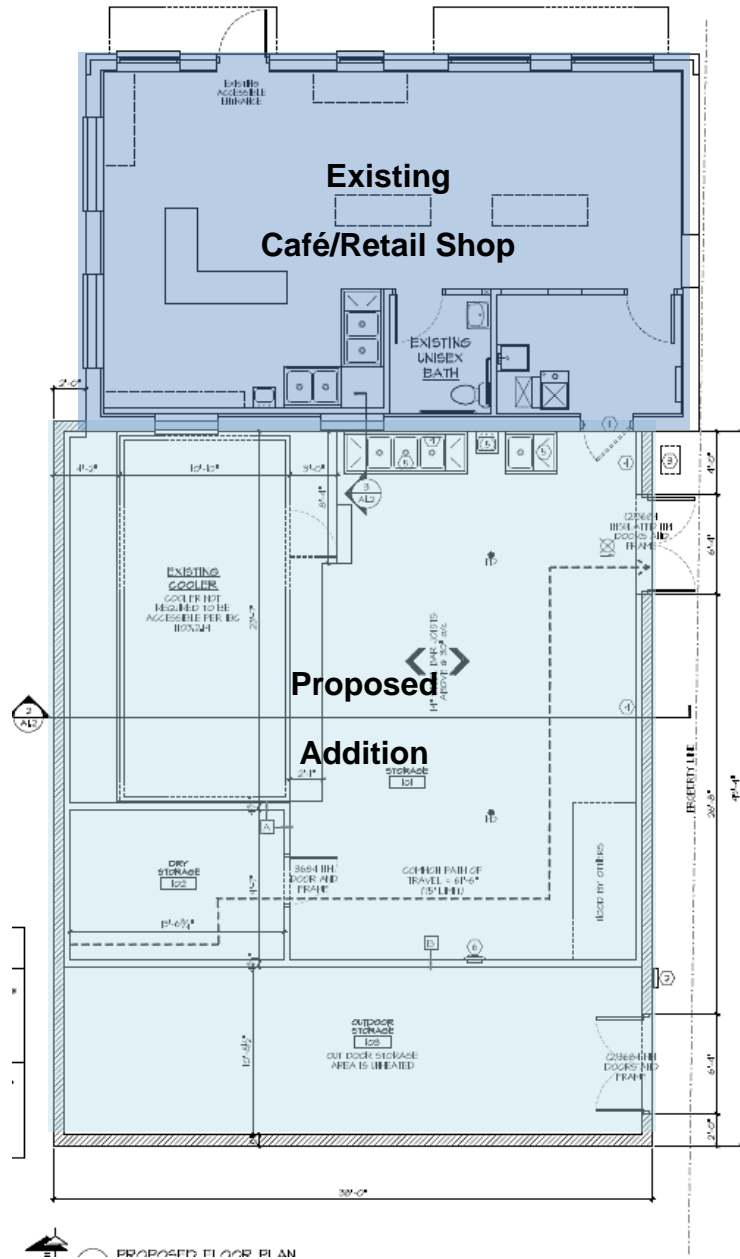
the setback requirement. Of note, there is an existing 6-ft tall solid wood fence along the west side of the property.

With the new kitchen addition at the rear of the building there off-street parking, currently behind the building, will be reduced on site. The proposed kitchen addition will encompass the existing parking lot and cooler area. A 4-sided refuse enclosure will be installed behind the addition and there is perhaps one available space for parking an employee vehicle, but that would need to be managed around refuse pick up times. Mr. Lutz has indicated that each of his locations is contracted with waste management company 3x per week.

Based on the type of use retail and bakery/food production use the zoning ordinance requires off-street parking for 7 off-street parking stalls. Common Council may modify the off-street parking requirement in accordance with section 12.16(9) of the zoning ordinance. Of note, street parking is available within the Becher St. area and S. 68 St. The area is served by public transit and the area is also ideally situated for walk/ride up foot traffic as this is a neighborhood commercial area.

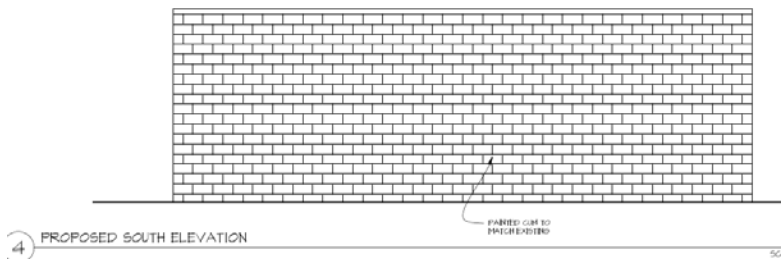
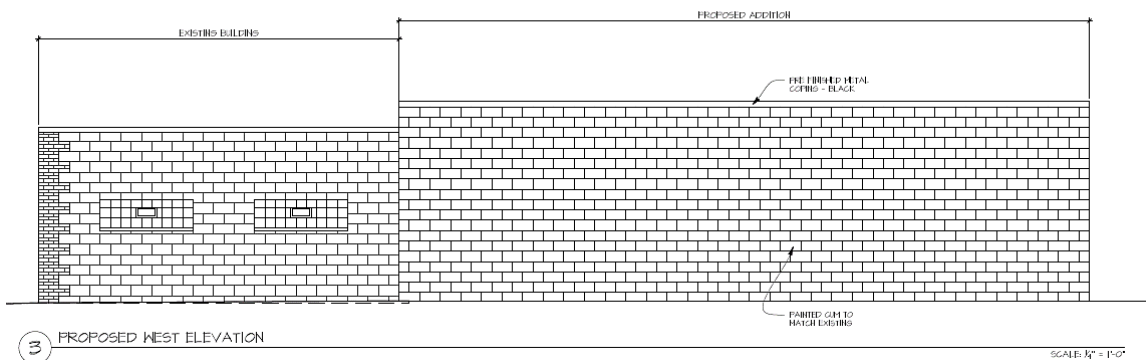
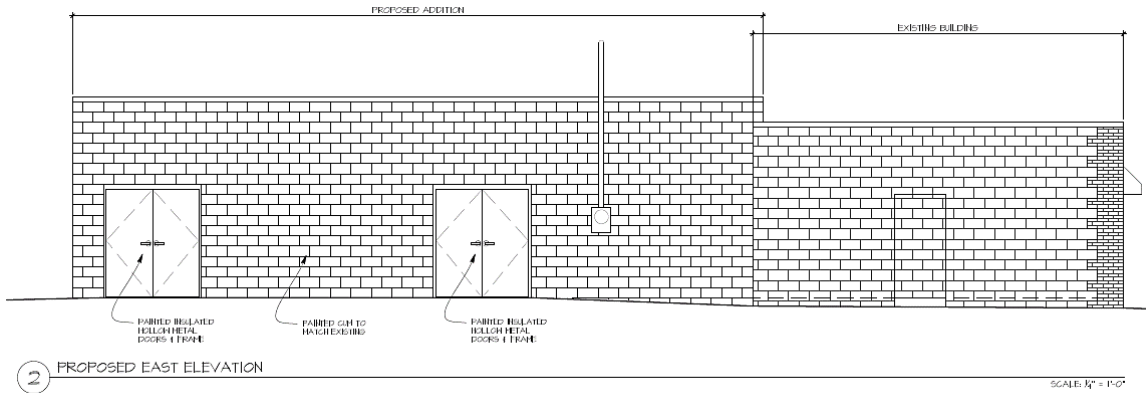
Architectural – The proposed addition will be constructed with a concrete masonry painted block exterior to match the existing east, west and south sides of the building. The addition will be connected internally to the existing retail store.

Deliveries are expected to take place from W. Becher St. as is current practice for other stores along the street. Two new access doors will be installed on the east side of the new addition.



Interior updates – The plans will need to confirm the actual kitchen fixture layout within.

Total project cost estimate is \$240,000.



Recommendation: Common Council approval of the Special Use Permit for a proposed kitchen addition to the Bake Sale, an existing café, located at 6923 W. Becher St. and

approval of the Site, Landscaping, and Architectural Plans submitted by Mark Lutz d/b/a Lutz Land Management (Tax Key No. 476-0203-900)., 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. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) permit application being made for an ADA accessible street parking stall along W. Becher St.; (b) updated addition floor plans to indicate equipment and fixture layouts. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
2. Common Council approval of the Special Use (scheduled for September 7, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, August 25, 2021
6:00 PM
City Hall – Room 128

Watch: <https://www.youtube.com/user/westalliscitychannel>

4. **Site, Landscaping, and Architectural Plans for Wendy’s, an existing restaurant, located at 10933 W. Greenfield Ave., submitted by Michael Blaeser, d/b/a Blaeser Construction. (Tax Key No. 448-9993-005)**

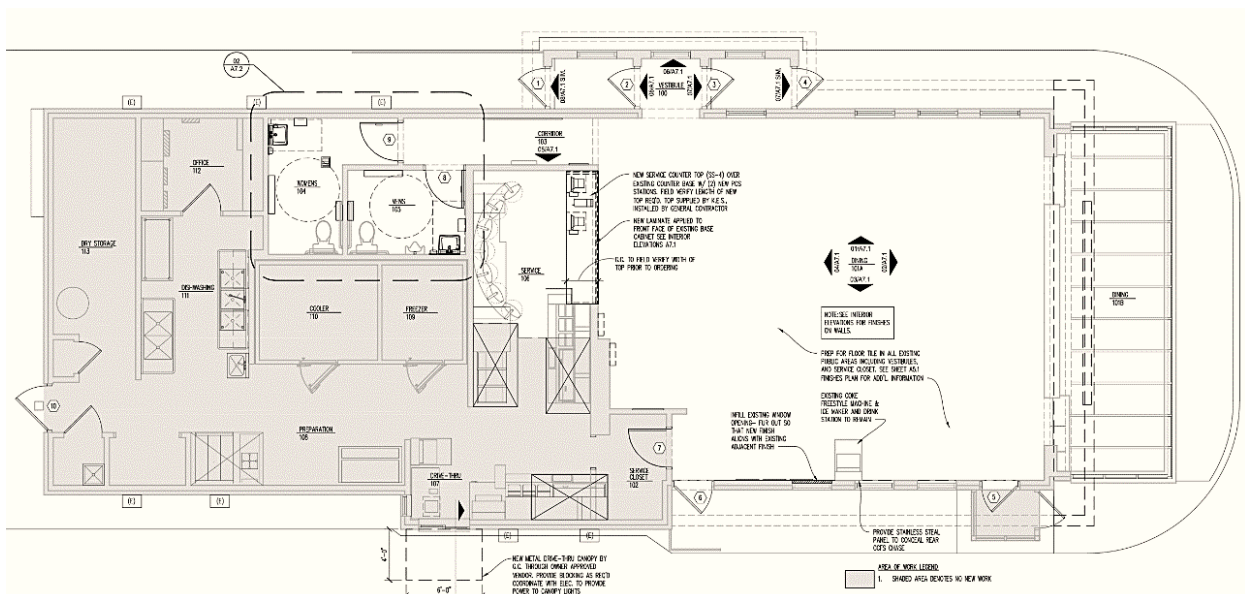
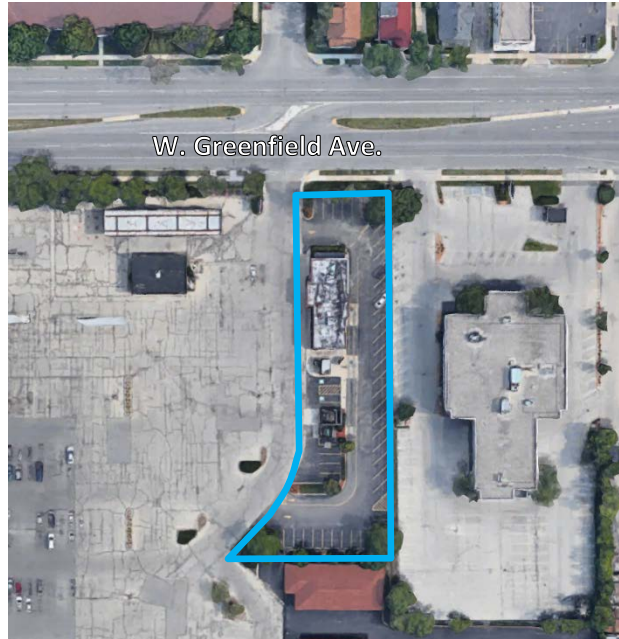
Overview and Zoning

The Wendy’s franchise owner is proposing to update the property located at 10933 W. Greenfield Ave. This Wendy’s franchise has had various owners since it opened in 1984. The applicant is proposing to update both the interior and exterior. The business is a restaurant use and is considered a permitted use in the C-3, Community Commercial District.

Existing hours of operation for Wendy’s are:
 Sunday – Thursday 6:30 am – 11 pm
 Friday & Saturday 6:30 am – 12 am

Floor Plan

Most improvements will be made to the customer facing portion of the restaurant. A new counter and point of sales systems will be installed, the floor will be retiled, and restrooms will be entirely renovated.



Site and Landscaping Plan

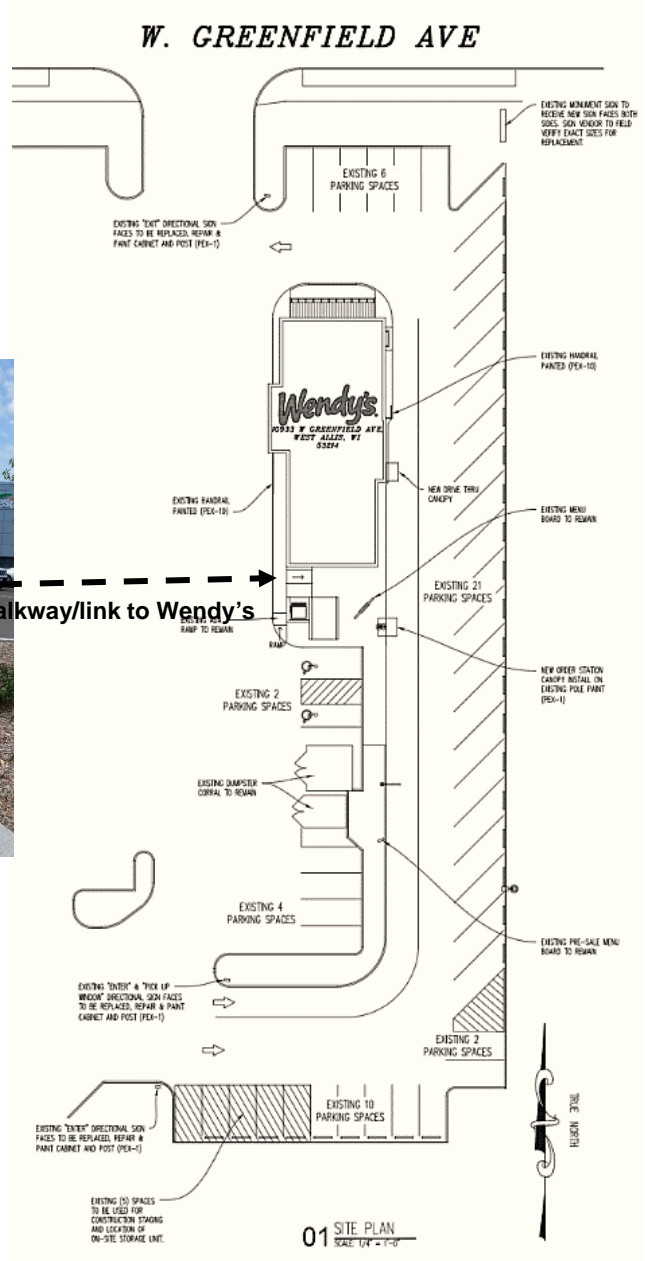
While the developer is not proposing any changes to the site and landscaping, Planning staff is recommending site and landscaping updates to be incorporated into the scope of the project. The recommended changes would bring the project more in line with the recently adopted HWY 100 Corridor plan, which calls for increased walkability and connectivity between

sites. The new neighbor to the west is Festival Foods, a large grocery store that has done a lot to increase the curb appeal of their site (and parking lot) by enhancing the walkability of the entire property. In 2022 Festival has a site plan to install a landscaped pedestrian walkway from their storefront to the Wendy's site.



Staff is recommending that Wendy's site plan acknowledge a future pedestrian connection to Festival Foods property (from the west entry point of their restaurant). Festival Foods will be resealing their parking lot and creating that connection in summer 2022. Wendy's has stated that they will accommodate the request when their lot is resealed and restriped but have not indicated when that will happen. The site plan should reflect the change.

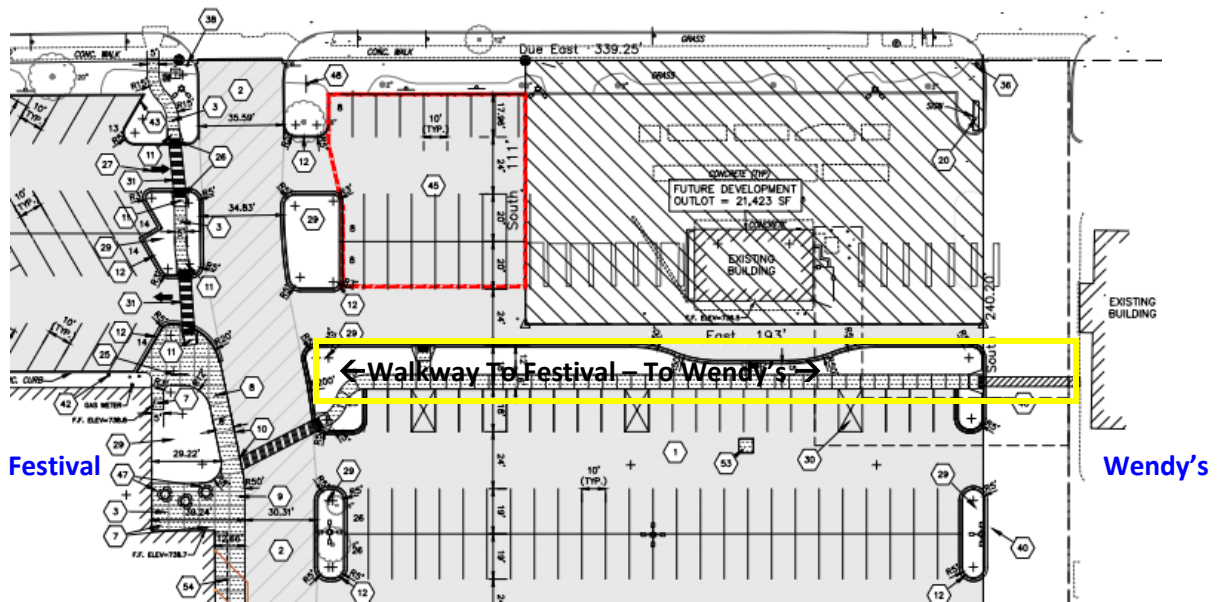
Staff has requested that shrubs and/or perennials be planted along the west side of the building. It would act as a buffer to the shared drive aisle and soften up the west side of the property. They will accommodate this request. They will also be adding a metal railing on the northern curb ramp to match the one on the southern curb ramp.



WEST GREENFIELD AVENUE (S.T.H. 59)

VARING WIDTH PUBLIC ROW

ASPHALT PAVEMENT



Lastly, the zoning ordinance requires 19 parking stalls, but Wendy's has 45 parking stalls. Staff would like to see a reduction in parking stalls in exchange for added landscaping. The developer raised concerns regarding cost but have proposed installing a couple of landscaping islands to break up the long run of parking along the east side of the property. The staff recommendation indicates that the plans incorporate additional landscaping on site.

Architecture

The curved fascia on the eastern façade will be removed and replaced with flat corrugated metal panels. The eastern façade will be updated by removing the canvas cover over the

solarium. The north and south fascia will be repainted. Below is an example of a similar project with color samples.

M-6 Architectural Metal Panel



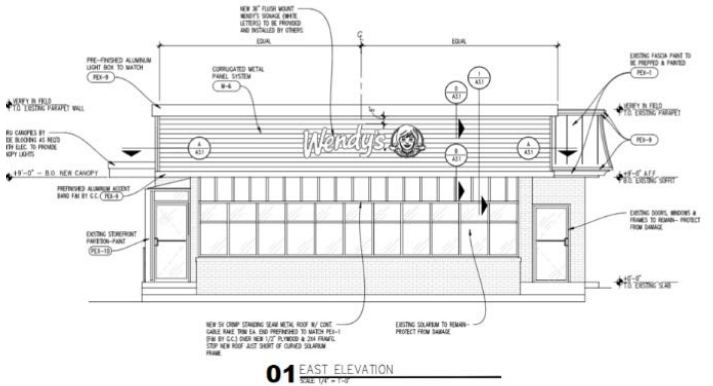
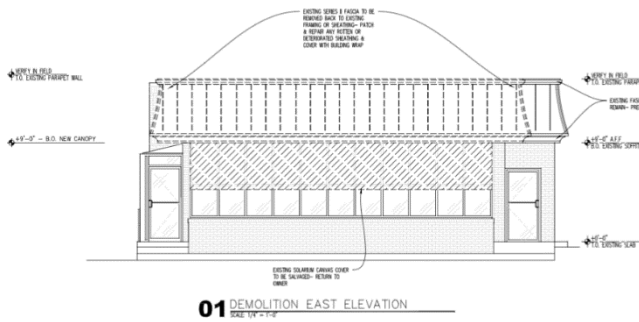
SWR75 RED 6

Pex-9 Silver (metal accent bands and paint to match)

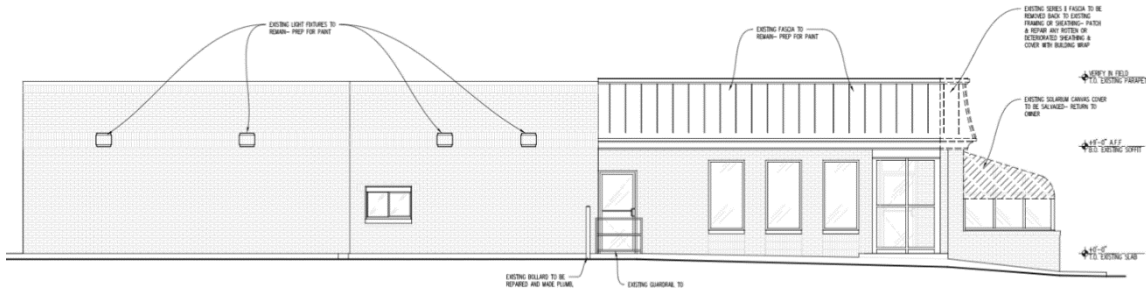


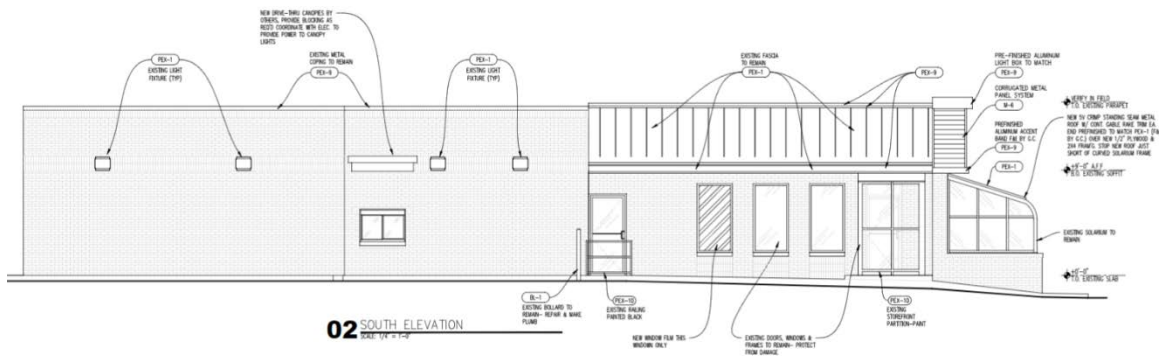
PAV909METH 6

PEX-1 Exterior Dark Bronze



A drive-thru canopy will be added over the pay window. The window in front of the soda machine will be tinted.





Recommendation: Approve the Site, Landscaping, and Architectural Plans for Wendy's, an existing restaurant, located at 10933 W. Greenfield Ave., submitted by Michael Blaeser, d/b/a Blaeser Construction. (Tax Key No. 448-9993-005) 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 Planning & Zoning program to show the following: (a) a pedestrian connection to Festival Foods on the west side of their property; (b) shrubs and/or perennials be planted along the west side of the building; (c) a reduction in parking stalls in exchange for added landscaping; (d) railing repair/replacement on west entry; and (e) schedule for implementing final Plan Commission recommendations. Contact Tony Giron, at 414-302-8460 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Tony Giron, City Planner at 414-302-8460.
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, City Planner at 414-302-8460.



**Staff Report
West Allis Plan Commission
Wednesday, August 25, 2021
6:00 PM
City Hall – Room 128**

Watch: <https://www.youtube.com/user/westalliscitychannel>

5. Signage plan appeal for Wisconsin Vision to accept the proposed monument sign location on site at 2262 W. Lincoln Ave. submitted by Wisconsin Vision (Tax Key No. 480-027-0000).

The property owner is planning to install a new monument sign on the SW corner of the site. formerly One Hour Martinizing dry cleaning, and currently under construction for a Wisconsin Vision.

Plan Commission approved the site, landscaping and architectural plans in March inclusive of site improvements:

- Removal of the former dry cleaning drive-up canopy,
- New landscaping,
- Closure of the Hwy 100 driveway; and,
- Removal of a pole sign, being replaced with a proposed monument sign in the same location (on the SW corner of the site).

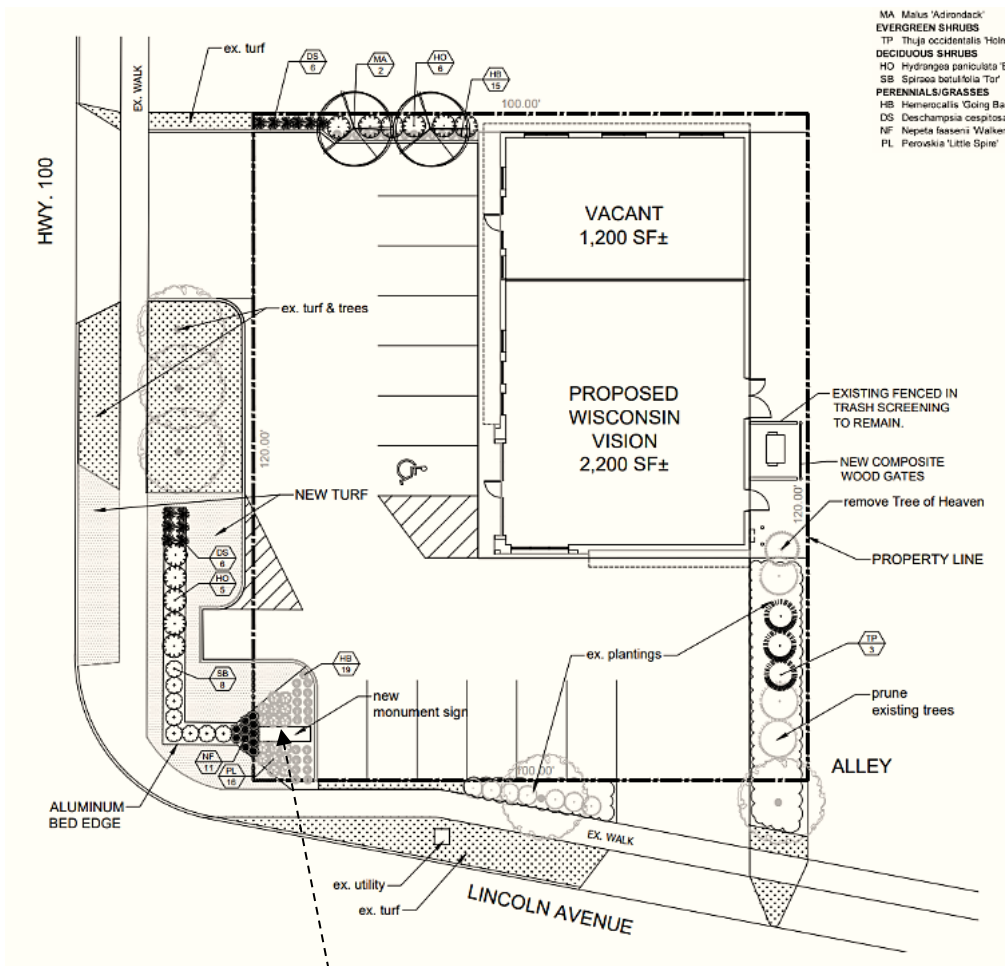


The new monument sign will technically be located within the 20x20-ft vision area as measured from the property line.

This application seeks Plan Commission authority to allow the new sign within the 20x20 vision area as measured from the property line which is uniquely setback about 20-ft from the edge of sidewalk along S. 108 St.

City Engineering Department confirms the proposed location of the monument sign is not a barrier to visibility for pedestrians or motorists.





Recommendation: Approve the signage plan appeal for Wisconsin Vision to accept the proposed monument sign location on site at 2262 W. Lincoln Ave. submitted by Wisconsin Vision (Tax Key No. 480-027-0000).