



# City of West Allis

## Meeting Minutes

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

Wednesday, December 2, 2020

6:00 PM

City Hall - Virtual

#### REGULAR MEETING - SUPPLEMENTAL AGENDA (draft minutes)

- Present** 6 - Wayne Clark, Kathleen Dagenhardt, Brian Frank, Amanda Nowak, David Raschka, and Eric Torkelson
- Excused** 3 - Jon Keckeisen, Ben Holt, and Rossi Manka

#### NEW AND PREVIOUS MATTERS

- S1** [20-0565](#) Site, Landscaping, and Architectural Plans for Aurelian West Allis Surgery Center, a proposed medical clinic, to be located at 2356 S. 102 St. submitted by Jason Luther, Aurelian Commercial Properties and Joseph Schwobe of Groth Design Group (Tax Key No. 485-9996-009).

**Attachments:** [Aurelian Clinic - 2356 S. 102 St \(SLA\)](#)

**Recommendation:** *Site, Landscaping, and Architectural Plans for Aurelian West Allis Surgery Center, a proposed medical clinic, to be located at 2356 S. 102 St. submitted by Jason Luther, Aurelian Commercial Properties and Joseph Schwobe of Groth Design Group (Tax Key No. 485-9996-009)., subject to the following conditions:*

*(Items 1 thru 5 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) Incorporate the proposed pedestrian walkway shown on the site plan, into the west parking area of the landscaping plans; (b) a concrete curb with storm water runoff gaps replacing proposed wheel stops on west parking area; (c) City Forester approval of the landscaping species type and quantity; (d) window transparency and exterior color details being indicated on the architectural plans; (e) refuse area location and 4-sided screening details being provided. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.*
- 2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.*
- 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 Steven Schaer, Manager of Planning and Zoning at 414-302-8466.*
- 4. Driveway permits being applied for with the City Engineering Department for new driveway approach on S. 102 St. Contact Greg Bartelme at (414) 302-8367.*
- 5. Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A storm water*

permit must be obtained from the City. Contact Mike Romans, Plumbing Inspector at 414-302-8413.

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

6. Signage permit plans being provided for staff review and approval.

7. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

**This matter was Approved.**



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.