



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Tuesday, February 27, 2018

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

This meeting was called to order in Room 220 and adjourned and moved to Room 128 at 6:00 p.m.

B. ROLL CALL

- Present** 5 - Mr. Wayne Clark, Mr. Jon Keckeisen, Mr. Jim Lisinski, Mr. Tom Rebstock, and Mr. Eric Torkelson
- Excused** 2 - Ms. Erin Hirn, and Ms. Amanda Nowak

OTHERS ATTENDING

*Steve Schaer, AICP, Manager of Planning and Zoning;
Shaun Mueller, Senior Planner; Mayor Devine, Ald. Roadt, Citali
Mendieta-Ramos, Nicolaus Ramos, Mike Klumb, Joe Dragotta,
Brenda Rosin-Schaff, John Swartz, Debby Tomczyk, Ross
Gallentine, Jessica Wisbesigk*

C. APPROVAL OF MINUTES

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

1. [18-00133](#) January 24, 2018 Draft Minutes

Attachments: [January 24, 2018 Draft Minutes](#)

D. NEW AND PREVIOUS MATTERS

2. [18-00127](#) Revised Site, Landscaping and Architectural Plans for proposed site and building changes to a portion of the West Allis Town Center located at 6822-6900 W. Greenfield Ave. submitted by Ross Gallentine of Ramco Gershenson, property owner (Tax Key No. 439-0001-007).

Attachments: [Revised Towne Centre \(SLA\)](#)

Discussion ensued with questions being answered by staff.

Steve Schaer summarized the background to date and progress since the last meeting. The recommended conditions of approval were also reviewed.

Debby Tomczyk stated she appreciated all the coordinated efforts to come to a solid compromise and an improved project.

Jim Lisinski liked the previous proposal with the corner pedestrian features which the continued south walkway around the corner to connect to S. 70 St. He feels the corner could be improved.

Ross Galentine stated they could pull the back wall to the minimum need by We Energies.

Debby Tomczyk stated she is confident they can work with staff on a solution.

Wayne Clark is enthusiastic about Hobby Lobby, he also liked the previous proposal with the corner opened up. He questioned if the existing utilities could be moved to another location on site, since that was proposed last month.

Ross Galentine stated that as part of the January proposal utilities were going to be moved near the Hobby Lobby tenant space (away from the corner).

Wayne Clark stated they must get the corner back into play and the utilities seem to be blocking this.

Steve Schaer explained the existing (former Kmart garden area) wall is being completely removed/demolished along W. Greenfield Ave. A new wall would be installed around the immediate area of the existing utilities.

Wayne Clark expressed the enclosed loading dock is good but is disappointed they lost the corner previously presented and referred to it as a "walled city".

Mayor Dan Devine explained there will be an added art feature on the corner, however the space is limited.

Wayne Clark inquired if the utilities could be moved which Ross Galentine stated could perhaps happen.

Wayne Clark thinks all parties are working well together.

Ross Galentine agreed they will work with staff, and he'll look into whether the utilities could be moved as suggested.

Staff presented its recommendation, for conditional approval, to the Plan Commission at the meeting.

Recommendation: Approval of the revised Site, Landscaping and Architectural Plans for proposed site and building changes to a portion of the West Allis Town Center located at 6822-6900 W. Greenfield Ave. submitted by Ross Gallentine of Ramco Gershenson, property owner (Tax Key No. 439-0001-007) and 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. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) wall adjustments and additional landscaping area being incorporated around the existing gas, fire and electric utilities whereby the wall may be clipped/setback for additional greenspace. (b) On the east side of the building expand the pedestrian walk way between the building and the parking lot area, add traffic control/stop signs and a crosswalk to each of the new storefront entrances; (c) exterior building material color details/samples; (d) window and door schedule being provided (transparency, framing details and mullion pattern); (e) exterior lighting schedule to be approved by staff (low voltage exterior building accent lighting and landscaping accent lighting); (f) benches being added to the site plan within the landscaping plaza area and if space permits along the east side of the building; (g) landscaping species being approved by the City Forester; (h) at least 3 bike rack locations being identified on plan; Contact Steven Schaer, Manager of City Planning at (414) 302-8466 with further questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, Manager of City Planning at (414) 302-8466 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 cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of City Planning at (414) 302-8466 with any questions.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

4. Signage and public art details being submitted to staff for 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 Jim Lisinski and seconded by Wayne Clark to accept the staff recommendations of approval of the revised plans with the understanding that the applicant work with staff to try and move the utilities and/or enhance the corner with a landscape plaza.

The motion carried unanimously.

- 3A. [2018-0115](#) Special Use Permit for Antigua Latin Restaurant, LLC, to relocate to 6207 W. National Ave.

Attachments: [Application - Antigua](#)
[Antigua \(SUP-SLA\)](#)

This matter was Recommended For Approval on a Block Vote.

- 3B. [18-00128](#) Site, Landscaping and Architectural Plans for Antigua Latin Restaurant, LLC, to relocate to 6207 W. National Ave., submitted by Citlali Mendieta-Ramos, dba Antigua Latin Restaurant, LLC (Tax Key No. 454-0072-000)

Attachments: [Antigua \(SUP-SLA\)](#)

Items 3A and 3B were considered together.

Discussion ensued with questions being answered by staff.

Recommendation: Recommend approval of the Special Use Permit for Antigua Latin Restaurant, LLC, to relocate to 6207 W. National Ave., and the Site, Landscaping and Architectural Plans for Antigua Latin Restaurant, LLC, to relocate to 6207 W. National Ave., submitted by Citlali Mendieta-Ramos, dba Antigua Latin Restaurant, LLC (Tax Key No. 454-0072-000)

(Items 1 through 4 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. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
2. 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, City Planner at 414-302-8466.
3. Parking permit being applied for with through the City Clerk and Treasurers Office.
4. Common Council approval of the special use (scheduled for March 6, 2018). Applicant's acknowledgement signature on the Special Use Permit Resolution.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval ;)

5. A signage plan being submitted for permit review and approved by the Department of Development.
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.

4A. [2018-0018](#)

Special Use Permit for the proposed Pick 'n Save Fuel Center to be located within the parking lot of the existing Pick 'n Save at 6760 W. National Ave., submitted by Tim Kratz, d/b/a Sevan Multi-Site Solutions, LLC.

Attachments: [Application - Pick N Save Fuel Center](#)
[Pick n Save Fuel Center](#)
[Pick n Save - March P/C](#)

This item was held at the request of the applicant.

4B. [18-00129](#)

Site, Landscaping and Architectural Plans for the proposed Pick 'n Save Fuel Center to be located within the parking lot of the existing Pick 'n Save at 6760 W. National Ave., submitted by Tim Kratz, d/b/a Sevan Multi-Site Solutions, LLC. (Tax Key No. 453-001-008)

Attachments: [Pick n Save Fuel Center](#)
[Pick n Save - March P/C](#)

This item was held at the request of the applicant.

4C. [2018-0167](#)

Certified Survey Map to create a parcel for the proposed Pick 'n Save Fuel Center to be located within the parking lot of the existing Pick 'n Save at 6760 W. National Ave., submitted by Tim Kratz, d/b/a Sevan Multi-Site Solutions, LLC. (Tax Key No. 453-001-008)

Attachments: [Pick n Save Fuel Center](#)
[Pick n Save - March P/C](#)
[Application - Pick & Save Fuel Center \(CSM\)](#)
[CSM - Pick & Save Fuel Center](#)

This item was held at the request of the applicant.

5. [18-00130](#) Architectural plan for proposed exterior architectural changes to Schaff Funeral Home, an existing business, located at 5920 W. Lincoln Ave. submitted by Brenda Rosin-Schaff (Tax Key No. 474-0371-001)

Attachments: [Schaff Funeral Home](#)

Discussion ensued with questions being answered by staff.

Applicant submitted revised plans which included hardi-plank siding instead of EIFS. The change in materials is an acceptable exterior architectural change.

Recommendation: Recommend approval of the Architectural Plan for proposed exterior architectural changes to Schaff Funeral Home, an existing business, located at 5920 W. Lincoln Ave. submitted by Brenda Rosin-Schaff (Tax Key No. 474-0371-001), subject to the following conditions:

1. Revised Architectural Plan being submitted to the Department of Development to show the following: (a) color confirmation on all new pitched roof areas. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
2. Agreement between the property owner and staff to add infill landscaping to the terrace area along S. 59 St.

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

3. 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 Jim Lisinski and seconded by Wayne Clark to accept the staff recommendations.

The motion carried unanimously.

6. [18-00131](#) Site, Landscaping and Architectural Plans for Viking communications, an existing communication company, located at 9030 W. Schlinger Ave., submitted by Joe Dragotta. (Tax Key No. 417-0003-004)

Attachments: [Viking Communications](#)

Discussion ensued with questions being answered by staff.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for Viking Communications, an existing communication company, located at 9030 W. Schlinger Ave., submitted by Joe Dragotta. (Tax Key No. 417-0003-004), 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 the Department of Development to show the following: (a) conversion of the small area of asphalt on the southern side of the east building to grass or landscaping; (b) removal of the dead tree on the SE corner of the property; (c) cleaning of the north and east building facades; (d) re-painting of currently painted facades; and (e) organization and/or screening of the raised concrete storage area. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steve Schaer, City Planner at (414) 302-8466 with any 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 cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at (414) 302-8466.

(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 Jon Keckeisen and seconded by Jim Lisinski to accept the staff recommendations.

The motion carried unanimously.

7. [18-00132](#) Site and landscaping plan for proposed demolition of the exiting building and related site work for the properties located at 10901 W. Lapham St. and 1600 Block of S. 108 St. submitted by Mike Klumb, Coast Car Wash (Tax Key No. 448-997-005 and 448-9979-004).

Attachments: [AMF Demo](#)

Discussion ensued with questions being answered by staff.

Jim Lisinski would like the site to be green prior to year one and doesn't want another Harry's True Value. He understands the developer needs time to construct a proposed car wash so was willing to grant one year before the overall site was either developed or converted to greenspace.

Recommendation: Recommend approval of the Site and Landscaping Plan for proposed demolition of the exiting building and related site work for the properties located at 10901 W. Lapham St. and 1600 Block of S. 108 St.

submitted by Mike Klumb, Coast Car Wash (Tax Key No. 448-997-005 and 448-9979-004), subject to the following conditions:

1. Revised Site and Landscaping Plans being submitted to the Department of Development to show the following: (a) fully grassed site and closure of any curb cuts within one year; and (b) perimeter landscaping (trees) being shown on plan and installed within one year. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steve Schaer, City Planner at (414) 302-8466 with any 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 cost of demolition, potential driveway closure, and landscaping be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at (414) 302-8466 with any 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 Jim Lisinski and seconded by Wayne Clark to accept the staff recommendations.

The motion carried unanimously.

E. ADJOURNMENT

There being no other business, a motion was made by Jim Lisinski and seconded by Wayne Clark to adjourn the Plan Commission meeting at 7:47 p.m.