



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, December 11, 2019

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

The meeting was called to order at 6:02 p.m. in Room 128

B. ROLL CALL

Present 7 - Kathleen Dagenhardt, Brian Frank, Jon Keckeisen, Amanda Nowak, David Raschka, Eric Torkelson, and Ben Holt
Excused 1 - Wayne Clark

Staff

Steve Schaer, AICP, Manager of Planning and Zoning
Tony Giron, Planner

Others Attending

Andrea Heger, Cathy Cramer, Skip DeBack, Nicole Fernhaber, Thomas Rasmussen

C. APPROVAL OF MINUTES

1. [19-0791](#) October 23, 2019 (draft minutes)

Attachments: [October 23, 2019 \(draft minutes\)](#)

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

D. NEW AND PREVIOUS MATTERS

- 2A. [19-0807](#) Certified Survey Map to split the existing parcel located at 1010 – 1304 S. 70 St. into 2 parcels, submitted by Scott Yauck, d/b/a Cobalt Partners, LLC. (Tax Key No. 439-0001-026)

Attachments: [Hotel \(CSM & Rezone\)](#)

This matter was Approved on a Block Vote.

- 2B. [19-0793](#) Ordinance to amend the Official West Allis Zoning Map by removing the PDD-2, Commercial Overlay District from Lot 1 of the property located at 1010 – 1304 S. 70 St.

Attachments: [Hotel \(CSM & Rezone\)](#)

Items 2A & 2B were considered together.

Recommendation (2A): Recommend Common Council approval of the Certified Survey Map to split the existing parcel located at 1010 - 1304 S. 70 St. into 2 parcels, submitted by Scott Yauck, d/b/a Cobalt Partners, LLC. (Tax Key No. 439-0001-026), subject to approval of all necessary easements and cross-access agreements related to sanitary sewer main, storm mains, storm water retention, driveways, parking, etc. by the Engineering Department.

Recommendation (2B): Recommend Common Council approval of an Ordinance to amend the Official West Allis Zoning Map by removing the PDD-2, Commercial Overlay District from Lot 1 of the property located at 1010 - 1304 S. 70 St., subject to the approval and recording of the updated Certified Survey Map, which establishes two lots on the property.

This matter was Approved on a Block Vote.

Passed The Block Vote

A motion was made by Mr. Torkelson, seconded by Ms. Nowak, to approve all the actions on the preceding items on a Block Vote. The motion carried unanimously.

3. [19-0794](#)

Site, Landscaping and Architectural Plans for façade changes for As New Resale LLC, an existing resale store located at 5825-29 W. National Ave., submitted by Nicole Fernhaber, d/b/a As New Resale LLC. (Tax Key No. 438-0452-000)

Attachments: [As New Resale LLC \(SLA\)](#)

Recommendation: Recommend approval of the Site, Landscaping, and Architectural Plans for Site, Landscaping and Architectural Plans for façade changes for As New Resale LLC, an existing resale store located at 5825-29 W. National Ave., submitted by Nicole Fernhaber, d/b/a As New Resale LLC. (Tax Key No. 438-0452-000), subject to the following conditions:

(Item 1 is required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. An architectural plan and elevation being submitted to show the following:

- (a) Closure of one of two front doors;
- (b) Exterior details being noted within the scope of work being incorporated into architectural elevations;
- (c) Window transparency (translucent/vision glass) recommended
- (d) With the proposed removal of a storefront door, an architect to provide calculations and plans showing that all of the exit requirements are being met without the second front entrance.

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

2. 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 Mr. Frank, seconded by Mr. Keckeisen, that this matter be Approved. The motion carried unanimously.

4. [2019-0873](#) Certified Survey Map to combine the existing parcels located at 1446 S. 72 St. and 1442 S. 72 St. into 1 parcel, submitted by Pat Musta (Tax Key No. 453-0070-002 and 453-0070-001)

Attachments: [CSM - 1446 & 1442 S 72 - Musta](#)

[Musta - 1142-1146 S 72 St \(CSM\)](#)

Recommendation: Recommend Common Council approval of the Certified Survey Map to combine the existing parcels located at 1446 S. 72 St. and 1442 S. 72 St. into 1 parcel, submitted by Pat Musta. (Tax Key No. 453-0070-002 & 453-0070-001)

A motion was made by Ms. Nowak, seconded by Mr. Torkelson, that this matter be Recommended For Approval. The motion carried unanimously.

5. [2019-0872](#) Certified Survey Map to consolidate parcels located at 9015 W. Maple St. (451-1006-000), 1800 S. 92 St. (451-1002-000), 9106 W. Mitchell St. (451-0395-001), 9032 W. Mitchell St. (451-0393-005), 8905 W. Mitchell St. (451-0396-001), 8917 W. Mitchell St. (451-0400-001), 1717 S. 89 St. (451-0403-002), 1721 S. 89 St. (451-0403-003), 1700 Block S. 89 St. (451-0403-005), 1700 Block S. 89 St. (451-0404-001), 8902 W. Maple St. (451-0405-000), 8908 W. Maple St. (451-0406-000), 8914 W. Maple St. (451-0407-001), submitted by Thomas Rasmussen on behalf of CHR Hansen, Inc. property owner

Attachments: [CSM - Combine 13 Parcels - Chr Hansen](#)

[Chr Hansen \(CSM\)](#)

Recommendation: Recommend Common Council approval of the Certified Survey Map to consolidate parcels located at 9015 W. Maple St. (451-1006-000), 1800 S. 92 St. (451-1002-000), 9106 W. Mitchell St. (451-0395-001), 9032 W. Mitchell St. (451-0393-005), 8905 W. Mitchell St. (451-0396-001), 8917 W. Mitchell St. (451-0400-001), 1717 S. 89 St. (451-0403-002), 1721 S. 89 St. (451-0403-003), 1700 Block S. 89 St. (451-0403-005), 1700 Block S. 89 St. (451-0404-001), 8902 W. Maple St. (451-0405-000), 8908 W. Maple St. (451-0406-000), 8914 W. Maple St. (451-0407-001), submitted by Thomas Rasmussen on behalf of CHR Hansen, Inc. property owner.

A motion was made by Mr. Torkelson, seconded by Mr. Frank, that this matter be Recommended For Approval. The motion carried unanimously.

6. [2019-0800](#) Application for a Special Use Permit for Mary Queen of Saints Catholic Academy, a proposed elementary school, to be located at 1121 S. 116 St., submitted by Andrea Heger

Attachments: [Application - Mary Queen of Saints](#)

[Mary Queen of Saints \(SUP\)](#)

Kathleen Dagenhardt abstains from this item.

Recommendation: Recommend Common Council approval of the Special Use Permit for Mary Queen of Saints, a proposed elementary school to be located at 1121 S. 116 St. submitted by Andrea Heger (Tax Key No. 446-9998-001).

A motion was made by Mr. Torkelson, seconded by Mr. Keckeisen, that this matter be Recommended For Approval. The motion carried unanimously.

7. [19-0795](#) Site, Landscaping and Architectural Plans for Mission BBQ, a proposed restaurant to be located at 2927 S. 108 St. submitted by Alan Hamm, d/b/a Alan Hamm Architects (Tax Key No. 520-1002-000)

Attachments: [Mission BBQ \(SLA\)](#)

Recommendation: Recommend approval of the Site, Landscaping, and Architectural Plans for Mission BBQ, a proposed restaurant to be located at 2927 S. 108 St. submitted by Alan Hamm, d/b/a Alan Hamm Architects (Tax Key No. 520-1002-000), 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 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) all existing EIFS must be removed and replaced with a higher quality building material; (b) all new EIFS must be replaced with a higher quality building material. Contact Tony Giron, Planner at 414-302-8460 with questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Tony Giron, 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 the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The security form shall be submitted to and approved by the Department of Development, relative to the cost estimate as determined in Condition #2. Contact Tony Giron, Planner at (414) 302-8460.

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

4. Signage plans being submitted to the Department of Development.
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 Mr. Frank, seconded by Ms. Nowak, that this matter be Approved. The motion carried unanimously.

8. [19-0796](#) Signage appeal for Crawdaddy's on Greenfield located at 9427 W. Greenfield Ave. (Tax Key No. 450-0022-001)

Attachments: [Crawdaddy's \(Sign\)](#)

Applicant is required to comply with opaque background using photometric level.

The schedule offered for installation of the new sign if approved is 6-8 weeks of production followed by installation.

David Raschka asked for an explanation of illumination levels for the new sign to ensure it doesn't negatively affect adjacent properties or traffic safety. A photometric plan and/or description of light levels. If comparable examples exist recommended the signage contractor provide more information as part of the recommendation to approve the sign.

The signage contractor indicated that the sign will not feature moving or chasing light.

Recommendation: *Recommend approval of the Signage appeal for Crawdaddy's on Greenfield located at 9427 W. Greenfield Ave. (Tax Key No. 450-0022-001)*

A motion was made by Eric Torkelson and seconded by Kathleen Dagenhardt to accept the staff recommendation with the following modifications: Approval subject to working with staff to ensure light levels are acceptable so as not to negatively affect surrounding properties or traffic safety. Examples offered toward satisfying this condition include: A photometric plan, adjustable light level technology, specialized bulbs to soften/deflect light levels and/or sharing a comparable sign example being shared for reference. The motion carried unanimously.

9. [19-0797](#) Discuss Complete Streets Policy proposal

Tony Giron presented an overview of the Complete Streets Policy proposal.

E. ADJOURNMENT

There being no other business, a motion was made by Brian Frank and seconded by David Raschka to adjourn the Plan Commission meeting at 6.46 p.m.

The motion carried unanimously.



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.