



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, January 27, 2021

6:00 PM

City Hall, Room - Virtual
7525 W. Greenfield Ave.

REGULAR MEETING

*To reduce health risks associated with the COVID-19 virus, we are encouraging the Public to monitor the Plan Commission meeting remotely using the following Live Stream option:
<https://www.youtube.com/user/westalliscitychannel/live>*

Plan Commissioners and Applicants will receive further instructions on accessing a virtual Zoom meeting to organize a quorum and to participate in the meeting's agenda items.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [21-0004](#) December 2, 2020 Draft Minutes of Regular & Supplemental Agendas

Attachments: [PC Draft Minutes Of 12-2-20 \(Supplemental Agenda Item\)](#)
[PC Draft Minutes of 12-2-20 \(Regular Agenda\)](#)

D. NEW AND PREVIOUS MATTERS

- 2A. [21-0032](#) Special use permit for Flour Girl & Flame, a proposed restaurant and limited food production business, to be located at 8121-23 W. National Ave.

Attachments: [Flour Girl & Flame - 8121-23 W National Ave \(SUP-SLA\)](#)

- 2B. [21-0033](#) Site, Landscaping, and Architectural Plans for Flour Girl & Flame, a proposed restaurant and limited food production business, to be located at 8121-23 W. National Ave., submitted by Dan Nowak, d/b/a Flour Girl & Flame. (Tax Key No. 452-0601-000).

Attachments: [Flour Girl & Flame - 8121-23 W National Ave \(SUP-SLA\)](#)

3. [21-0034](#) Certified Survey Map to split the existing parcel located at 10707 W. Cleveland Ave. and 10757 W. Cleveland Ave. into 2 parcels, submitted by Robert E. Schmidt III, d/b/a Bolder Venture (Tax Key No. 519-9996-003).

Attachments: [Aspen Dental -10757 W Cleveland Ave \(CSM\)](#)

4. [21-0035](#) Signage Plan for Aspen Dental, a proposed dental office, to be located at 10757 W. Cleveland Ave., submitted by Sign Effectz, Inc. on behalf of Aspen Dental Management, Inc. (Tax Key No. 519-9996-003).
Attachments: [Aspen Dental - 10757 W Cleveland Ave \(SIGN\)](#)
5. [21-0036](#) Ordinance to amend the official West Allis Zoning Map by rezoning property located at 1436 S. 92 St. from RC-2, Residence District to C-2, Neighborhood Commercial District submitted by Andy Lopac (Tax Key No. 451-0228-002).
Attachments: [Rezone - 1436 S 92 St \(ORD\)](#)
6. [21-0037](#) Site, Landscaping, and Architectural Plans for a new garage, to be located at 1436 S. 92 St. submitted by Andy Lopac (Tax Key No. 451-0228-002).
Attachments: [1436 S 92 St - SLA](#)
7. [21-0038](#) Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) for properties located at 6500 W. Washington St., 1323 S. 65 St., and 1339-1347 S. 65 St. from Industrial and Office to Commercial Land Use.
Attachments: [Rezone - Motor Castings \(ORD\)](#)
8. [21-0039](#) Ordinance to amend the Official West Allis Zoning Map by rezoning properties, located at 6500 W. Washington St., 1323 S. 65 St., 1339-1347 S. 65 St. and portions of City right-of-way from M-1, Light Industrial to C-3, Community Commercial District (Tax Key Nos. 439-0001-037, 439-0139-002, 439-0140-001).
Attachments: [Rezone - Motor Castings \(ORD\)](#)
9. [21-0040](#) Ordinance to amend the Official West Allis Zoning Map by rezoning properties, located at 331-33 S. 108 St., and 1** Block of S. 108 St. from M-1, Light Industrial to C-3, Community Commercial District (Tax Key No. 414-9990-001 and 414-9991-002).
Attachments: [Rezone M1-331-33 S 108 St & 1** Block of S 108 St to C3 \(ORD\)](#)
10. [21-0041](#) Ordinance to Adopt the City of West Allis 2040 Comprehensive Plan.
Attachments: [2040 Comprehensive Plan \(ORD\)](#)

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 QUOROM

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

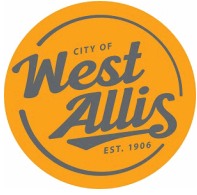
The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

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, 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

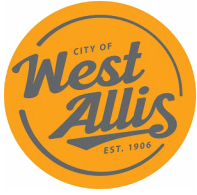
The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

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.



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
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

B. ROLL CALL

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

Staff

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

Others Attending

Jason Luther, Bob Monat, John Naus, Anita Gonzalez, Jim Kerlin, Nick Pope, Kyle Hitchcock, Bob Jewel and representative property owner of Brightview Properties LLC.

C. APPROVAL OF MINUTES

1. [20-0535](#) October 28, 2020 Draft Minutes

Attachments: [October 28, 2020 Draft Minutes](#)

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

D. NEW AND PREVIOUS MATTERS

- 2A. [20-0542](#) Certified Survey Map to re-divide three existing properties into four lots of record located at 66** W. National Ave. submitted by Robert Monnat d/b/a Mandel Group (Tax Key Nos. 454-0648-000, 454-0649-000, and 454-0650-000)

Attachments: [CSM, Rezone, PDD-2 Removal - 66** W. National](#)

Recommendation: *Common Council approval of the Certified Survey Map to re-divide three existing properties into four lots of record located at 66** W. National Ave. submitted by Robert Monnat, developer (Tax Key Nos. 454-0648-000, 454-0649-000, and 454-0650-000).*

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

- 2B.** [20-0543](#) Ordinance to amend the official West Allis Zoning Map by rezoning property located at 66** W. Mitchell St. from M-1, Manufacturing District to C-3, Community Commercial submitted by City of West Allis (Tax Key No. 454-0650-000)

Attachments: [CSM, Rezone, PDD-2 Removal - 66** W. National](#)

Recommendation: Common Council Approval of ordinance to amend the official West Allis Zoning Map by rezoning property located at 66** W. Mitchell St. from M-1, Manufacturing District to C-3, Community Commercial submitted by City of West Allis (Tax Key No. 454-0650-000).

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

- 2C.** [20-0544](#) Ordinance to amend the official West Allis Zoning Map by removing the PDD-2, Planned Development District, Commercial and Industrial Districts Overlay Zone located at 66** W. National Ave. submitted by Robert Monnat d/b/a Mandel Group (Tax Key No. 454-0648-000)

Attachments: [CSM, Rezone, PDD-2 Removal - 66** W. National](#)

Recommendation: Common Council Approval of ordinance to amend the official West Allis Zoning Map by removing the PDD-2, Planned Development District, Commercial and Industrial Districts Overlay Zone located at 66** W. National Ave. submitted by Robert Monnat d/b/a Mandel Group (Tax Key No. 454-0648-000).

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

- 3A.** [20-0545](#) Special Use Permit for a mixed, residential and commercial use, to be located at 66** W. National Ave. (Lot 2)

Attachments: [Mixed Use - 66** W. National Ave. \(SUP-SLA\)](#)

This matter was Approved on a Block Vote.

- 3B.** [20-0546](#) Site, Landscaping, and Architectural Plans for a mixed, residential and commercial use, to be located at 66** W. National Ave. (Lot 2) submitted by Robert Monnat d/b/a Mandel Group (Tax Key No. 454-0648-000)

Attachments: [Mixed Use - 66** W. National Ave. \(SUP-SLA\)](#)

Items 3A & 3B were considered together.

Recommendation: Recommend Common Council approval of the Special Use Permit for a proposed mixed, residential and commercial use, located at 66** W. National Ave. and approval of the Site, Landscaping, and Architectural Plans for a proposed mixed, residential and commercial use, located at 66** W. National Ave. submitted by Robert Monnat d/b/a Mandel Group. (Tax Key No. 454-0648-000., subject to the following:

(Items 1 through 7 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) architectural variation on the lower level of the south facing commercial space; (b) additional landscaping details on the retaining walls; (c) City Forester approval of the landscaping species and number; (d) outdoor bicycle parking; (e) further clarification of outdoor patio space for northern commercial tenant; (f) alternative plans for pool area if financing does not include pool; (g) location and screening considerations of proposed rooftop units (h) exterior lighting plan being provided; and (i) a schedule for timing of proposed improvements. Contact Tony Giron, City Planner at 414-302-8469.

2. *An estimated cost of paving, landscaping, and screening being submitted to the Department of Development for approval. Contact Tony Giron, City Planner at 414-302-8469.*
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 414-302-8469.*
4. *Utility plan to indicate transformer locations and coordination with existing overhead lines (along the west property line) being provided to the Department of Development approval. Contact Tony Giron, City Planner at 414-302-8469.*
5. *Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A stormwater permit must be obtained from the City Building Inspector. Contact Mike Romens, Building Inspector, at 414-302-8413.*
6. *Permit application and approved plans being submitted by applicant to the Engineering Dept. for necessary driveway permit to be granted by the Board of Public Works. Contact Greg Bartelme, Engineering Department at 414-302-8367.*
7. *Common Council approval of the special use (scheduled for January 5, 2021) and applicant's acknowledgement of the special use resolution.*

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

8. *A signage plan being submitted for permit review and approved by the Department of Development.*
9. *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 Torkelson, seconded by Clark, to approve all the actions on item nos. 3A & 3B on a Block Vote. The motion carried unanimously.

4A. [20-0547](#)

Special Use Permit for a limited food production and restaurant use, to be located at 66** W. National Ave. (Lot 1)

Attachments: [Food Production & Restaurant Use - 66** W. National Ave. \(SUP-SLA\)](#)

This matter was Approved on a Block Vote.

4B. [20-0548](#)

Site, Landscaping, and Architectural Plans for a limited food production and restaurant use, to be located at 66** W. National Ave. (Lot 1) submitted by Robert Monnat d/b/a Mandel Group (Tax Key No. 454-0648-000)

Attachments: [Food Production & Restaurant Use - 66** W. National Ave. \(SUP-SLA\)](#)

Items 4A and 4B were considered together.

Recommendation: *Recommend Common Council approval of the Special Use Permit for a limited food production and restaurant use, to be located at 66** W. National Ave. (Lot 1) and approval of the Site, Landscaping, and Architectural Plans for a limited food production and restaurant use, to be located at 66** W. National Ave. (Lot 1) submitted by Robert Monnat d/b/a Mandel Group (Tax Key No. 454-0648-000), subject to the following:*

(Items 1 through 7 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) generally delineate floor areas within the building A and C relative to parking calculations and parking ratios; (b) location and details of a four-sided refuse enclosure; and (c) location and screening considerations of proposed rooftop units (d) exterior lighting plan being provided; and (e) a schedule for timing of proposed improvements; (f) outdoor bicycle parking. Contact Tony Giron, City Planner at 414-302-8469.*
2. *An estimated cost of paving, landscaping, and screening being submitted to the Department of Development for approval. Contact Tony Giron, City Planner at 414-302-8469.*
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 414-302-8469.*
4. *Utility plan to indicate transformer locations and coordination with existing overhead lines (along the west property line) being provided to the Department of Development approval. Contact Tony Giron, City Planner at 414-302-8469.*
5. *Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A stormwater permit must be obtained from the City Building Inspector. Contact Mike Romens, Building Inspector, at 414-302-8413.*
6. *Permit application and approved plans being submitted by applicant to the Engineering Dept. for necessary driveway permit to be granted by the Board of Public*

Works. Contact Greg Bartelme, Engineering Department at 414-302-8367.

7. *Common Council approval of the special use (scheduled for January 5, 2021) and applicant's acknowledgement of the special use resolution.*

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

8. *A signage plan being submitted for permit review and approved by the Department of Development.*
9. *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 Clark, seconded by Frank, to approve all the actions on item nos. 4A & 4B on a Block Vote. The motion carried unanimously.

- 5A. [20-0549](#) Special Use Permit for Perspective Brewing Company, a proposed microbrewery, to be located at 7506-7508 W. Greenfield Ave.

Attachments: [Perspective Brewing Co. - 7506-08 W. Greenfield \(SUP-SLA\)](#)

This matter was Approved on a Block Vote.

- 5B. [20-0550](#) Site, Landscaping, and Architectural Plans for Perspective Brewing Company, a proposed microbrewery, to be located at 7506-7508 W. Greenfield Ave., submitted by Naus Brewing LLC d/b/a Perspective Brewing Company (Tax Key No. 440-0445-000)

Attachments: [Perspective Brewing Co. - 7506-08 W. Greenfield \(SUP-SLA\)](#)

Items 5A and 5B were considered together.

Recommendation: *Recommend Common Council approval of the Special Use Permit for Perspective Brewing Company, a proposed microbrewery, to be located at 7506-7508 W. Greenfield Ave., and approval of the Site, Landscaping, and Architectural Plans for Perspective Brewing Company, a proposed microbrewery, to be located at 7506-7508 W. Greenfield Ave., submitted by Naus Brewing LLC d/b/a Perspective Brewing Company. (Tax Key No. 440-0445-000), 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) City Forester approval of the*

landscaping species and number; (b) building paint color. Contact Katie Bennett, Lead Planner at 414-302-8463.

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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Katie Bennett, Lead Planner at 414-302-8463.
3. Common Council approval of the Special Use (scheduled for January 5, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.

This matter was Approved on a Block Vote.

Passed The Block Vote

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

- 6A. [20-0551](#)** Special Use Permit for Piece of Love, a proposed bakery, to be located at 6768 W. Lincoln Ave.

Attachments: [Piece of Love - 6768 W. Lincoln \(SUP-SLA\)](#)

This matter was Approved on a Block Vote.

- 6B. [20-0552](#)** Site, Landscaping, and Architectural Plans for Piece of Love, a proposed bakery, to be located at 6768 W. Lincoln Ave., submitted by Ana Gonzalez (Tax Key No. 475-0220-000)

Attachments: [Piece of Love - 6768 W. Lincoln \(SUP-SLA\)](#)

Items 6A and 6B were considered together.

Recommendation: Recommend Common Council approval of the Special Use Permit for Piece of Love, a proposed bakery, to be located at 6768 W. Lincoln Ave., and approval of the Site, Landscaping, and Architectural Plans for Piece of Love, a proposed bakery, to be located at 6768 W. Lincoln Ave., submitted by Ana Gonzalez (Tax Key No. 475-0220-000), subject to the following conditions:

(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. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) Proposed façade improvements including: tuck-pointing of the brick as needed, addressing the exposed insulating foam on the front façade, painting or power-washing the mansard roof on the rear of the building and the removal of any debris (old chairs and windows, etc.) from site; (b) removal of the site's non-conforming projecting sign within 1 year of approval; (c) detailed information regarding dimensions on rear of site, to verify there is enough space for the proposed refuse enclosure and parking area to properly function together; (d) improvements to existing landscape/parking stall area. Contact Katie Bennett, Lead Planner at 414-302-8463.
2. An estimated cost of landscaping and screening, if any, being submitted to the

Department of Development for approval. Contact Katie Bennett, Lead Planner at 414-302-8463.

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 Katie Bennett, Lead Planner at 414-302-8463.
4. Common Council approval of the Special Use (scheduled for January 5, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.

This matter was Approved on a Block Vote.

Passed The Block Vote

A motion was made by Torkelson, seconded by Dagenhardt, to approve all the actions on item nos. 6A & 6B on a Block Vote. The motion carried unanimously.

7A. [20-0553](#)

Special Use Permit for VisABILITY Center, for a proposed training, counseling or workforce development facilities operated by a not for-profit social service organization, for the purposes of enabling jobs and career opportunities for persons with sensory or physical disabilities, to be located at 1540 S. 108 St.

Attachments: [VisABILITY - 1540 S. 108 St. \(SUP-SLA\)](#)

This matter was Approved on a Block Vote.

7B. [20-0554](#)

Site, Landscaping, and Architectural Plans for VisABILITY Center, for a proposed training, counseling or workforce development facilities operated by a not for-profit social service organization, for the purposes of enabling jobs and career opportunities for persons with sensory or physical disabilities, to be located at 1540 S. 108 St. submitted by Jim Kerlin of Beyond Vision (Tax Key No. 449-9981-019)

Attachments: [VisABILITY - 1540 S. 108 St. \(SUP-SLA\)](#)

Items 7A and 7B were considered together.

Recommendation: Common Council approval of the Special Use Permit and approval of the Site, Landscaping and Architectural plans for VisABILITY Center, for a proposed training, counseling or workforce development facilities operated by a not for-profit social service organization, for the purposes of enabling jobs and career opportunities for persons with sensory or physical disabilities, to be located at 1540 S. 108 St. submitted by Jim Kerlin of Beyond Vision, subject to the following conditions:

(Items 1 through 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) updated exterior elevations to reflect future changes to the south elevation (replacement of select overhead doors for windows); (b) sidewalk connection along the south side of the property from the

MCTS bus stop along Hwy 100 to the main entrance; (c) driveway approach and/or crosswalk modifications inclusive of signage cues adjacent to the sidewalk and driveway intersect at W. Orchard St. and at the drive aisle intersects near the main entrance; (d) contingency plan for possibility of route modification in coordination with MCTS (Milwaukee Co Transit System) and WisDOT; (e) construction schedule being provided to indicate key dates for start and completion of Phase 1 and Phase 2 floor plan build outs; (f) schedule for site and landscaping implementation and completion; (g) City Forester approval of landscaping species and number; (h) chain-link fence around the dog area being lowered below 6-ft and an ornamental style being indicated on plans.

2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval.
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.
4. 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.
5. Common Council approval of the special use (scheduled for January 5, 2021) and applicant's acknowledgement of the special use resolution.

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

6. Contingency plans for pedestrian connections from public right-of-way to the main entrance as approved by staff and in coordination with MCTS (Milwaukee Co Transit System) and WisDOT
7. Lighting and photometric plan being submitted to the Department of Development for approval.

This matter was Approved on a Block Vote.

Passed The Block Vote

A motion was made by Frank, seconded by Nowak, to approve all the actions on item nos. 7A & 7B on a Block Vote. The motion carried unanimously.

8A. [20-0555](#)

Special Use Permit for a proposed cafe, within a former office building, to be located at 6923 W. Becher St.

Attachments: [Proposed Cafe - 6923 W. Becher St. \(SUP-SLA\)](#)

This matter was Approved on a Block Vote.

8B. [20-0556](#)

Site, Landscaping, and Architectural Plans for a proposed cafe, within a former office building, to be located at 6923 W. Becher St. submitted by Mark Lutz d/b/a Lutz Land Management (Tax Key No. 476-0203-900)

Attachments: [Proposed Cafe - 6923 W. Becher St. \(SUP-SLA\)](#)

Items 8A and 8B were considered together.

Recommendation: *Recommend Common Council approval of the Special Use Permit for a proposed cafe, within a former office building, to be located at 6923 W. Becher St. and approval of the Site, Landscaping, and Architectural Plans for a proposed cafe, within a former office building, to be located at 6923 W. Becher St. submitted by Mark Lutz d/b/a Lutz Land Management (Tax Key No. 476-0203-900)., 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) window, door and awning details of proposed exterior improvements; (b) updated floor plans to indicate furniture and fixture layout and seating; (c) determination by City Engineer relative to need for a grant of privilege relative to front property line location and outdoor seating area; (d) cooler area being enclosed within masonry walls to complement building color and roof covering as required per building code; (e) City Forester approval of the landscaping species and number; (f) refuse location and 4-sided screening method being noted on plans. Contact Steven Schaer, Manager of Planning and Zoning 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 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.*
3. *Common Council approval of the Special Use (scheduled for January 5, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.*

This matter was Approved on a Block Vote.

Passed The Block Vote

A motion was made by Frank, seconded by Dagenhardt, to approve all the actions on item nos.8A & 8B on a Block Vote .The motion carried unanimously.

- 9A. [20-0557](#)** Special Use Permit for Pope Auto Worx, an existing vehicle repair business, to amend their special use permit to include indoor auto sales at 10214 W. Greenfield Ave.

Attachments: [Pope Auto Worx - 10214 W. Greenfield \(SUP-SLA\)](#)

This matter was Approved on a Block Vote.

- 9B. [20-0558](#)** Site, Landscaping and Architectural Plans for Pope Auto Worx, an existing vehicle repair business, to amend their special use permit to include indoor auto sales at 10214 W. Greenfield Ave., submitted by Nick Pope d/b/a Pope Auto Worx, LLC. (Tax Key No. 444-0392-000)

Attachments: [Pope Auto Worx - 10214 W. Greenfield \(SUP-SLA\)](#)

Items 9A and 9B were considered together.

Recommendation: Recommend Common Council approval of the Special Use Permit for Pope Auto Worx, an existing vehicle repair business, to amend their special use permit to include indoor auto sales and approval of the Site, Landscaping and Architectural Plans for Pope Auto Worx, an existing vehicle repair business, to amend their special use permit to include indoor auto sales at 10214 W. Greenfield Ave., submitted by Nick Pope d/b/a Pope Auto Worx, LLC. (Tax Key No. 444-0392-000), 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. Common Council approval of the Special Use (scheduled for January 5, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.
2. A certified survey map being submitted to combine the 2 lots at 10214 and 102** W. Greenfield Ave. into one lot of record within one year.

This matter was Approved on a Block Vote.

Passed The Block Vote

A motion was made by Clark, seconded by Torkelson, to approve all the actions on item nos. 9A & 9B on a Block Vote. The motion carried unanimously.

10. [20-0559](#)

Site, Landscaping and Architectural Plans amendment for Winter Services, an existing maintenance contractor business, to amend their site plan at 2100 S. 116 St., submitted by Kyle Hitchcock of, Winter Services, LLC. (Tax Key No. 481-9993-015)

Attachments: [Winter Services - 2100 S. 116 St. \(SLA\)](#)

Recommendation: Approve the Site, Landscaping and Architectural Site, Landscaping and Architectural Plans amendment for Winter Services, an existing maintenance contractor business, to amend their site plan at 2100 S. 116 St., submitted by Kyle Hitchcock of, Winter Services, LLC. (Tax Key No. 481-9993-015). 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 Department of Development to show the following: (a) replace evergreen arborvitae along the frontage of S. 116 St. in accordance with the City Foresters recommendation as to species and spacing; (b) an updated site and landscaping plan to delineate outdoor storage on site, commercial vehicle parking and other structures on site. Contact Steve Schaer, 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 Steven Schaer, City Planner 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 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.

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

11. [20-0560](#) Sign Plan Appeal for Weather Pro Exteriors, an existing business, located at 12200 W. Adler Ln., submitted by Bob Jewell (Tax Key No. 413-9994-011)

Attachments: [Weather Pro Exteriors - 12200 W. Adler Ln. \(Sign Plan Appeal\)](#)

Recommendation: Denial of the Sign Plan Appeal for Weather Pro Exteriors, an existing business, located at 12200 W. Adler Ln., submitted by Bob Jewell (Tax Key No. 413-9994-011) on the basis that the signage exceeds the allowances within the signage ordinance. The Plan Commission is the final decision-making body in sign variance appeal cases, see sec.13.21(9)(b). The Plan Commission's final determination may be appealed to circuit court per Wis. Stat. 68.14 of the State Statutes.

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

12. [20-0561](#) Certified Survey Map to consolidate properties into one lot of record located at 67** W. National Ave., 6749-51 W. National Ave. and a portion of 67** W. Mitchell St. submitted by John Onopa (Tax Key Nos. 454-0252-000, 454-0251-001, and 453-0564-002)

Attachments: [John Onopa - 6749-51 W National Ave. \(CSM\)](#)

Recommendation: Recommend Common Council approval of the Certified Survey Map to consolidate properties into one lot of record located at 67** W. National Ave., 6749-51 W. National Ave. and a portion of 67** W. Mitchell St. submitted by John Onopa (Tax Key Nos. 454-0252-000, 454-0251-001, and 453-0564-002).

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

13. [20-0562](#) Ordinance to amend the Official West Allis Zoning Map section 12.05 to rezone certain properties zoned M-1, Light Industrial to M-2, Heavy Industrial

Attachments: [Rezone M-1 to M-2 Mapping](#)

Recommendation: Recommend Common Council Ordinance to amend the Official West Allis Zoning Map section 12.05 to rezone certain properties zoned M-1, Light Industrial to M-2, Heavy Industrial.

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

- 14. [20-0563](#) Ordinance to amend the Official West Allis Zoning Map section 12.05 to rezone property located at 19** S. 76 St. from M-1, Light Industrial to C-2, Neighborhood Commercial District (Tax Key No. 453-0464-003)

Attachments: [Rezone M-1 to C-2 - 19** S. 76 St.](#)

Recommendation: Approval of ordinance to amend the official West Allis Zoning Map by rezoning property located at 19** S. 76 St. from M-1, Manufacturing District to C-2, Neighborhood Commercial submitted by City of West Allis. (Tax Key No. 453-0464-003)

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

E. ADJOURNMENT

There being no other business, a motion was made by Wayne Clark and seconded by Brian Frank to adjourn the Plan Commission meeting at 8:17 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.

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.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, January 27, 2021
6:00 PM

Virtual Meeting

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

- 2A. Special use permit for Flour Girl & Flame, a proposed restaurant and limited food production business, to be located at 8121-23 W. National Ave.**
- 2B. Site, Landscaping, and Architectural Plans for Flour Girl & Flame, a proposed restaurant and limited food production business, to be located at 8121-23 W. National Ave., submitted by Dan Nowak, d/b/a Flour Girl & Flame. (Tax Key No. 452-0601-000).**

Items 2A and 2B may be considered together.

Overview & Zoning

Flour Girl & Flame LLC submitted an application to open a restaurant and limited food production business at 8121-23 W. National Ave. Flour Girl & Flame is proposing to primarily use the space to prepare food for their mobile pizza oven as well as “pop-up” pizza events. They also want to cater weddings, corporate, and private events. Their long-term business plan involves programming the adjacent Railroad Park with community events and gardening.





Flour Girl & Flame will use the space for storage and food preparation for the pizza trailer as well as a pick-up location for pre-orders of take and bake pizzas, meal kits, and bottled non-alcoholic beverages. They have an online ordering system that allows customers to make custom orders and select their pick-up times. Proposed retail hours will be 5 days per week and may have staff occupying the building for food prep work based on their food truck event schedule outside of those hours.

Wednesdays: 4pm – 8pm
Thursdays: 4pm – 8pm
Fridays: 4pm – 8pm
Saturdays: 4pm – 8pm
Sundays: 4pm – 8pm

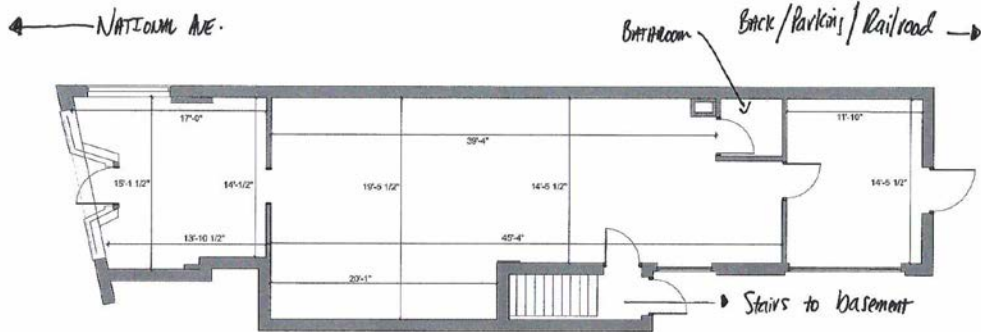
Flour Girl & Flame intends to grow slowly over time and will expand hours of service based on demand. They plan to have a minimum of 2 employees working during retail hours and, 4-6 employees working during events. The partners of Flour Girl & Flame have expressed their excitement for the opportunity to offer a unique gathering space for community members in the nearby Railroad Park and to be a part of the continued growth and progress of West Allis.

The property at 8121-23 W. National Ave. is zoned C-2 Neighborhood Commercial District. Under the City's Zoning Code, restaurants and limited food production businesses require a Special Use Permit. A public hearing regarding the Special Use Permit application for Flour Girl & Flame is scheduled for February 2, 2021.

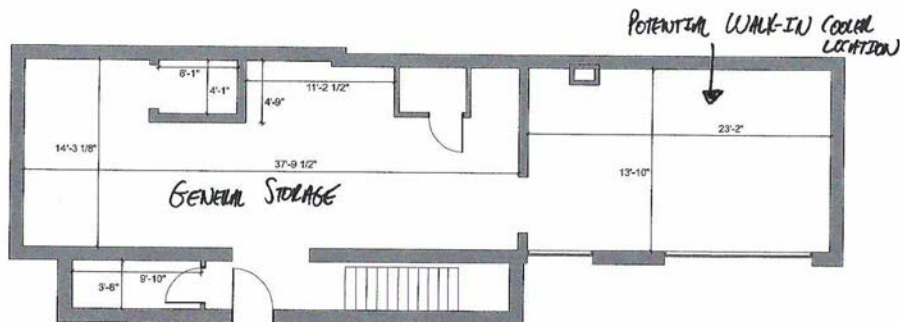
Interior Building Plans

Flour Girl & Flame is proposing to replace and add decoration lighting fixtures to the front lobby to create an inviting space for retail customers picking up orders and to enhance curb appeal for foot traffic. They will be adding stainless steel food prep tables, coolers, freezers, and light duty kitchen equipment to aid in preparing menu items. No kitchen ventilation hood will be required at this time as all food preparation is cold pizza ingredients including pizza dough. All hot food is prepared on the wood-fired oven trailer off-site at the event location. An electrician and plumber will be hired to make the necessary upgrades to support the new equipment. They will build an enclosure for the furnace in the kitchen area to meet code compliance.

MAIN / FIRST FLOOR / STREET LEVEL



BASEMENT / LOWER LEVEL



Architectural Plans

With the exception of proposed signage, no architectural changes will be made to the building. The exterior of the building is in fine shape and does not require any updates.

Site and Landscaping Plans

Proposed site and landscape improvements are minimal. The applicants will ensure that the narrow strip of grass along the west side of the building is maintained.



While Code calls for 7 parking stalls, street parking is available on W. National Ave. There is parking behind the building for employees and work vehicles. As part of the Special Use Permit, reduced parking may be permitted, and customers can rely on street parking.



Recommendation

Recommend Common Council approval of the Special Use Permit for Flour Girl & Flame, a proposed restaurant and limited food production business, to be located at 8121-23 W. National Ave., and approval of the Site, Landscaping, and Architectural Plans for Flour Girl & Flame, a proposed restaurant and limited food production business, to be located at 8121-23 W. National Ave., submitted by Dan Nowak, d/b/a Flour Girl & Flame. (Tax Key No. 452-0601-000), 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) A four-sided refuse enclosure; (b) confirmation of easement agreement with railroad. Contact Tony Giron, Planner at 414-302-8469.
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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Tony Giron, Planner at 414-302-8469.
3. Common Council approval of the Special Use (scheduled for February 2, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, January 27, 2021
6:00 PM

Virtual Meeting

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

- 2A. Special use permit for Flour Girl & Flame, a proposed restaurant and limited food production business, to be located at 8121-23 W. National Ave.**
- 2B. Site, Landscaping, and Architectural Plans for Flour Girl & Flame, a proposed restaurant and limited food production business, to be located at 8121-23 W. National Ave., submitted by Dan Nowak, d/b/a Flour Girl & Flame. (Tax Key No. 452-0601-000).**

Items 2A and 2B may be considered together.

Overview & Zoning

Flour Girl & Flame LLC submitted an application to open a restaurant and limited food production business at 8121-23 W. National Ave. Flour Girl & Flame is proposing to primarily use the space to prepare food for their mobile pizza oven as well as “pop-up” pizza events. They also want to cater weddings, corporate, and private events. Their long-term business plan involves programming the adjacent Railroad Park with community events and gardening.





Flour Girl & Flame will use the space for storage and food preparation for the pizza trailer as well as a pick-up location for pre-orders of take and bake pizzas, meal kits, and bottled non-alcoholic beverages. They have an online ordering system that allows customers to make custom orders and select their pick-up times. Proposed retail hours will be 5 days per week and may have staff occupying the building for food prep work based on their food truck event schedule outside of those hours.

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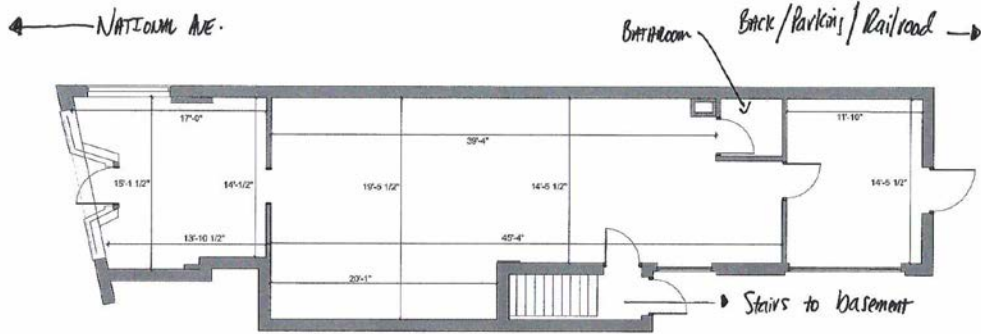
Flour Girl & Flame intends to grow slowly over time and will expand hours of service based on demand. They plan to have a minimum of 2 employees working during retail hours and, 4-6 employees working during events. The partners of Flour Girl & Flame have expressed their excitement for the opportunity to offer a unique gathering space for community members in the nearby Railroad Park and to be a part of the continued growth and progress of West Allis.

The property at 8121-23 W. National Ave. is zoned C-2 Neighborhood Commercial District. Under the City's Zoning Code, restaurants and limited food production businesses require a Special Use Permit. A public hearing regarding the Special Use Permit application for Flour Girl & Flame is scheduled for February 2, 2021.

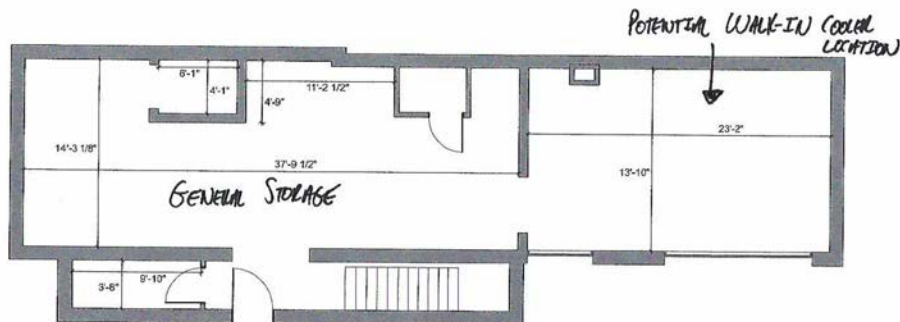
Interior Building Plans

Flour Girl & Flame is proposing to replace and add decoration lighting fixtures to the front lobby to create an inviting space for retail customers picking up orders and to enhance curb appeal for foot traffic. They will be adding stainless steel food prep tables, coolers, freezers, and light duty kitchen equipment to aid in preparing menu items. No kitchen ventilation hood will be required at this time as all food preparation is cold pizza ingredients including pizza dough. All hot food is prepared on the wood-fired oven trailer off-site at the event location. An electrician and plumber will be hired to make the necessary upgrades to support the new equipment. They will build an enclosure for the furnace in the kitchen area to meet code compliance.

MAIN / FIRST FLOOR / STREET LEVEL



BASEMENT / LOWER LEVEL



Architectural Plans

With the exception of proposed signage, no architectural changes will be made to the building. The exterior of the building is in fine shape and does not require any updates.

Site and Landscaping Plans

Proposed site and landscape improvements are minimal. The applicants will ensure that the narrow strip of grass along the west side of the building is maintained.



While Code calls for 7 parking stalls, street parking is available on W. National Ave. There is parking behind the building for employees and work vehicles. As part of the Special Use Permit, reduced parking may be permitted, and customers can rely on street parking.



Recommendation

Recommend Common Council approval of the Special Use Permit for Flour Girl & Flame, a proposed restaurant and limited food production business, to be located at 8121-23 W. National Ave., and approval of the Site, Landscaping, and Architectural Plans for Flour Girl & Flame, a proposed restaurant and limited food production business, to be located at 8121-23 W. National Ave., submitted by Dan Nowak, d/b/a Flour Girl & Flame. (Tax Key No. 452-0601-000), 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) A four-sided refuse enclosure; (b) confirmation of easement agreement with railroad. Contact Tony Giron, Planner at 414-302-8469.
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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Tony Giron, Planner at 414-302-8469.
3. Common Council approval of the Special Use (scheduled for February 2, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
 Wednesday, January 27, 2021
 6:00 PM

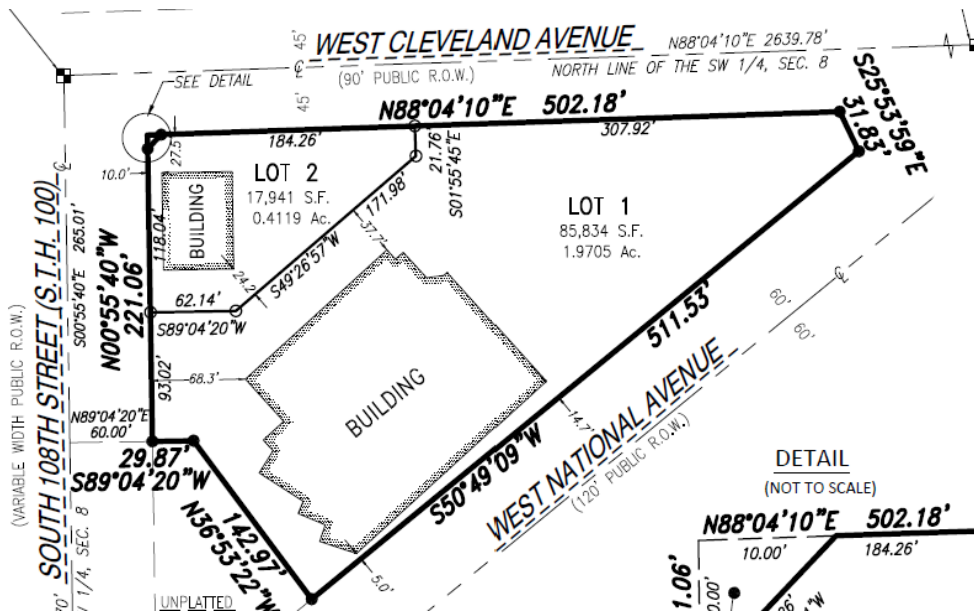
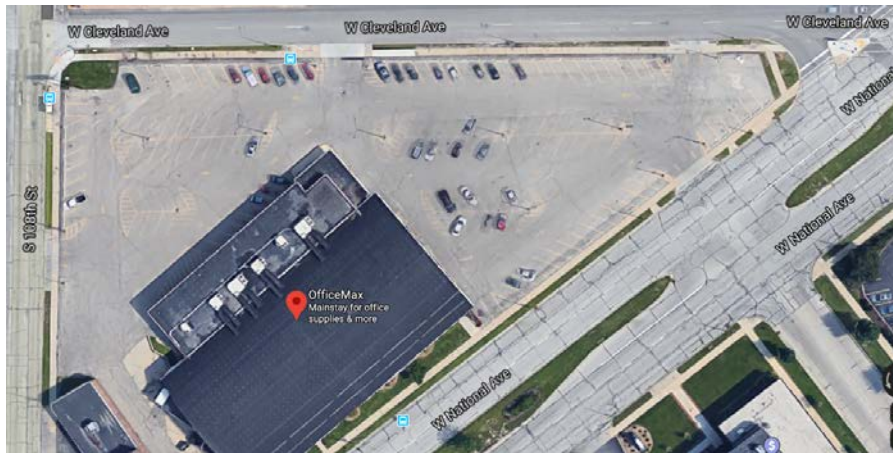
Virtual Meeting

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

- Certified Survey Map to split the existing parcel located at 10707 W. Cleveland Ave. and 10757 W. Cleveland Ave. into 2 parcels, submitted by Robert E. Schmidt III, d/b/a Boulder Venture (Tax Key No. 519-9996-003)**

Overview

As a condition of approval from Plan Commission, Boulder Venture is required to submit a Certified Survey Map to divide the existing Office Max site into two parcels, prior to occupancy of the newly constructed Aspen Dental facility.



Plan Commission's recommendation will be forwarded to Common Council for consideration. Upon approval and the completion of any necessary revisions, the CSM will be recorded with the Milwaukee County Register of Deeds.

Recommendation: Recommend Common Council approval of the Certified Survey Map to split the existing parcel located at 10707 W. Cleveland Ave. and 10757 W. Cleveland Ave. into 2 parcels, submitted by Robert E. Schmidt III, d/b/a Bolder Venture (Tax Key No. 519-9996-003), subject to the following conditions:

1. The balance of an outstanding sidewalk special assessment on the parcel must be paid to the City prior to the recording of the Certified Survey Map.
2. Revise and resubmit CSM per comments from Engineering related to dedicated land language.



STAFF REPORT
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Virtual Meeting

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4. **Signage Plan for Aspen Dental, a proposed dental office, to be located at 10757 W. Cleveland Ave., submitted by Sign Effectz, Inc. on behalf of Aspen Dental Management, Inc. (Tax Key No. 519-9996-003)**

Overview

Aspen Dental, a new dental facility currently under construction at 10757 W. Cleveland Ave., is requesting to exceed the Sign Code by 76.2 square feet.

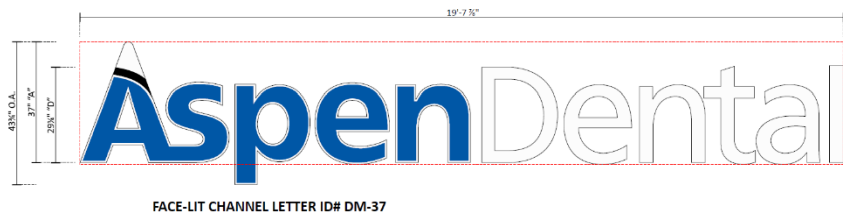
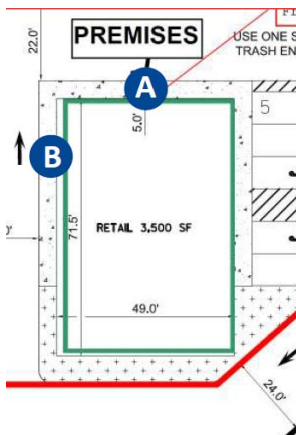
The parcel in question is located within the outlot area of the existing Office Max property. The area previously served as parking for Office Max and includes an 80 square foot non-conforming free-standing sign. Despite being a non-conforming sign, at the request of the developer, Plan Commission allowed for the sign to remain in place for the remainder of the existing Office Max lease.

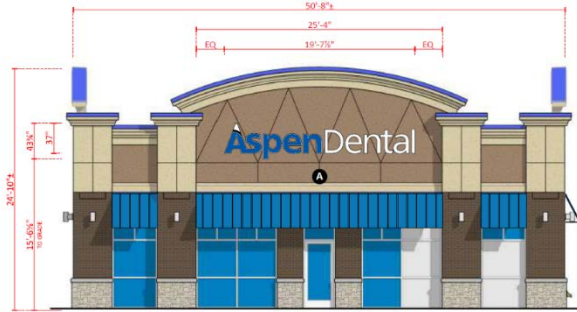
The parcel is permitted a maximum of 125 square feet of signage (combined total of both free-standing and wall signs). Given the existing non-conforming free-standing sign on site, 45 square feet of signage remains available for new Aspen Dental signage.

Signage Plan Appeal Request

Aspen Dental is proposing to install two wall signs at 60.6 square feet each, for a total of 121.2 square feet of wall signage. Combined with the existing 80 square foot non-conforming free-standing Office Max sign, the proposed total signage on site would be equal to 201.2 square feet. Meaning this proposal is 76.2 square feet over what is permitted by Code.

The 60.6 square feet channel letter wall signs are proposed on the north (Cleveland Ave.) and west (Hwy. 100) elevations.





NORTH ELEVATION - DM-37



WEST ELEVATION - DM-37

Considerations

The Sign Code identifies three criteria to be considered when Plan Commission reviews a request for a sign variance. The criteria and staff's considerations of those criteria (*italicized*) are as follows:

- 1) The sign as proposed will not result in an undue concentration of signage, which renders it difficult or confusing to read existing signs.
 - *The amount of signage exceeds the Sign Code by more than 76 square feet, and the signage (2 wall signs and one non-conforming free-standing sign) will be concentrated on the northwest corner of the site. Staff finds this to be an undue concentration of signage.*



- 2) The proposed sign is unique and of exceptional design or style so as to enhance the area.
 - *The sign's design and style is favorable to our Code (channel lettering), but is not of a unique or exceptional design that makes it stand apart from other channel letter signage.*

- 3) Site difficulties: unusual site factors preclude the construction of a sign in accordance with this section, which would be visible to the roadway adjacent to the site frontage.
 - *A sign constructed in accordance with the Sign Code, at 45 square feet, would be fully visible to the roadway, and would be in line with signage from similarly sized buildings in the area. Wall signs on the neighboring Spectrum, for example, are 47.45 square feet.*

Staff continues to encourage the applicant to apply for one 45 square feet sign, which conforms to Code. If a second sign is desired, staff further encourages the applicant to apply for a variance for a second 45 square feet sign, which Plan Commission can reconsider.

Recommendation: Denial of the Signage Plan Appeal for Aspen Dental, a proposed dental office, to be located at 10757 W. Cleveland Ave., submitted by Sign Effectz, Inc. on behalf of Aspen Dental Management, Inc. (Tax Key No. 519-9996-003)



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, January 27, 2021
6:00 PM**

Virtual Meeting

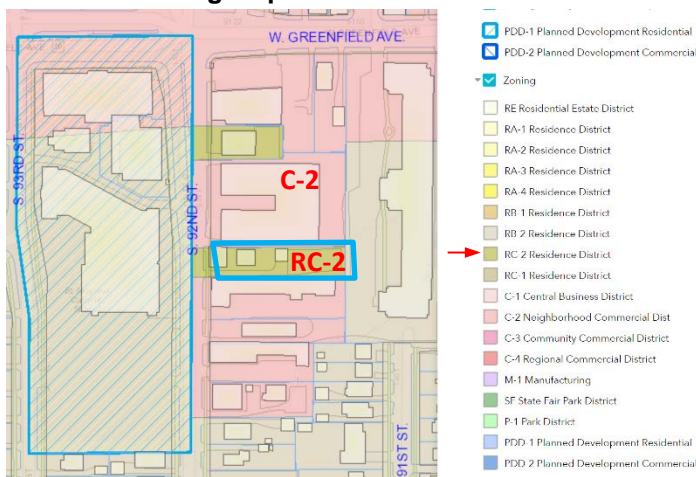
Watch: <https://www.youtube.com/user/westalliscitychannel>

- Ordinance to amend the official West Allis Zoning Map by rezoning property located at 1436 S. 92 St. from RC-2, Residence District to C-2, Neighborhood Commercial District submitted by Andy Lopac (Tax Key No. 451-0228-002).**

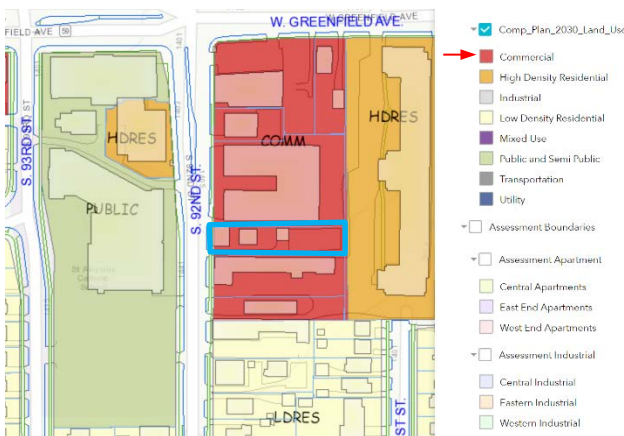
Overview and Zoning

The purpose of this recommended rezoning is to align the zoning of the property (residential) with the 2030 Future Land Use Plan (commercial). Planning and Zoning and Economic Development staff are recommending the rezoning from the existing RC-2, residence district to a C-2, neighborhood commercial district to the Plan Commission (1/27/21) and Common Council (public hearing 2/2/21). The 2030 Future Land Use of the properties is Commercial.

Current Zoning Map



Future Land Use Map



Recommendation: Common Council approval of the Ordinance to amend the official West Allis Zoning Map by rezoning property located at 1436 S. 92 St. from RC-2, Residence District to C-2, Neighborhood Commercial District submitted by Andy Lopac (Tax Key No. 451-0228-002) scheduled for 2/2/21.



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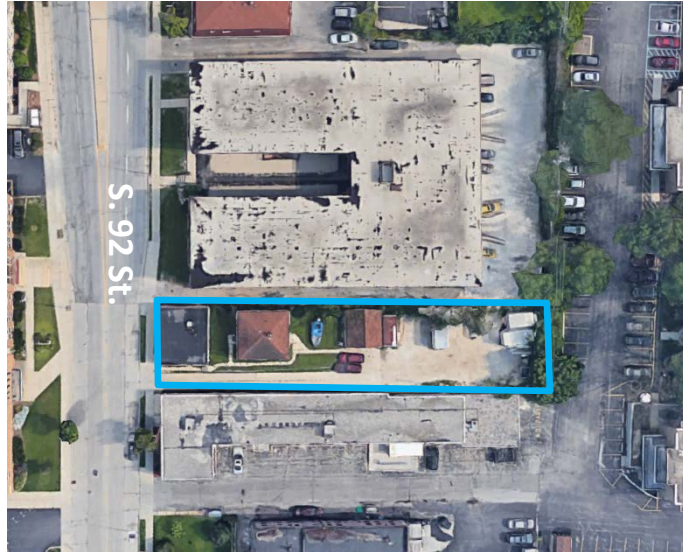
Virtual Meeting

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6. **Site, Landscaping and Architectural Plans for a new garage, to be located at 1436 S. 92 St. submitted by Andy Lopac (Tax Key No. 451-0228-002).**

Overview and Zoning

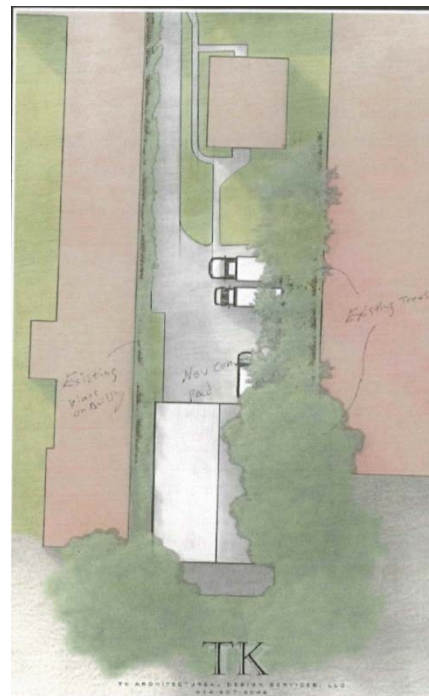
The property owner owns a home remodeling business and wants to build a new 40' x 50' garage that will be used to store materials and vehicles/trailers. The property owner recently purchased the property and also has plans to establish his business office on site. The existing garage will be demolished to make room for the new garage. The garage will have two garage doors and two service doors to be able to access the front and rear.



The site is proposed to be rezoned from RC-2 Residence District to C-2 Neighborhood Commercial District. The proposed use, a home improvement contractor is a permitted use in the C-2 Neighborhood Commercial District.

Site and Landscaping

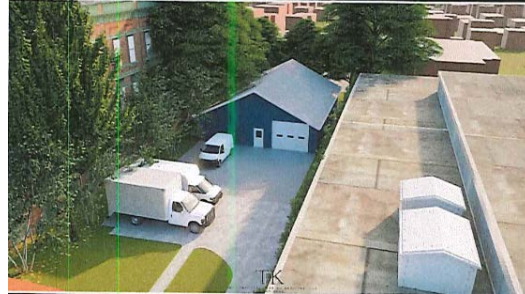
The space to the east and west of the garage will have new concrete pads. Landscaping includes existing mature trees on north and east sides of property.



Architecture

Soffits will consist of white aluminum trim. The exterior will be a gray vinyl siding. The inside of the garage will remain exposed studs with insulation (not finished). The garage will be heated by use of either forced air, or hydronic concrete slab floor heat.

Recommendation: Approve the Site, Landscaping, and Architectural Plans for a new garage, to be located at 1436 S. 92 St. submitted by Andy Lopac (Tax Key No. 451-0228-002) 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 Department of Development to show the following: (a) overall site plan showing entire property (buildings, site features including proposed garage); (b) additional infill landscaping along the north side of the property to screen from the neighbor; (c) show all access points to the garage. If accessing the garage from another property, confirmation of an easement with neighboring properties. 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
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Wednesday, January 27, 2021
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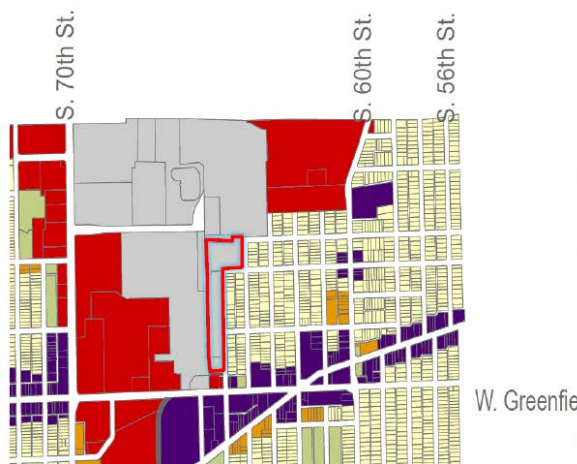
Watch: <https://www.youtube.com/user/westalliscitychannel>

7. **Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) for properties located at 6500 W. Washington St., 1323 S. 65 St., and 1339-1347 S. 65 St. from Industrial and Office to Commercial Land Use.**

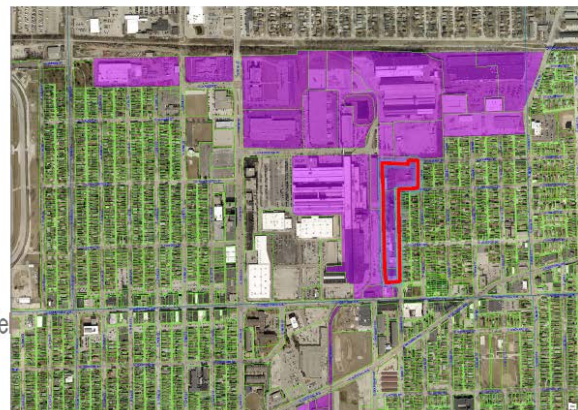
8. **Ordinance to amend the Official West Allis Zoning Map by rezoning properties, located at 6500 W. Washington St., 1323 S. 65 St., 1339-1347 S. 65 St. and portions of City right-of-way from M-1, Light Industrial to C-3, Community Commercial District (Tax Key Nos. 439-0001-037, 439-0139-002, 439-0140-001).**

Items 7 and 8 may be considered together.

2030 Land Use Map



Area of Proposed Zoning Change



Overview and Zoning

The subject properties consist of vacant Motor Castings properties including a foundry, outdoor storage yard, office and warehouse buildings on property located at 6500 W. Washington St., 1323 S. 65 St., and 1339-1347 S. 65 St. (Tax Key Nos. 439-0001-037, 439-0139-002, 439-0140-001).

- The properties are all currently zoned M-1, Light Industrial District and the 2030 land use map identifies these areas as Industrial and Office land use.

- Planning recommends that the properties all be rezoned from M-1 to C-3, Community Commercial. A land use map amendment will be necessary for all of the above referenced properties to achieve consistency between the future land use and future commercial zoning.

- All of the subject properties are vacant and no longer functioning as manufacturing use. The changes would be an introductory step toward considering a more diverse array of redevelopment options for the area.

The purpose of this recommended land use and zoning amendment is to first change the future land use classification from Industrial and Office to Commercial land use and then rezone the subject properties to C-3, Community Commercial District. For the rezoning to commence under state law consistency between land use and zoning is required.

The schedule includes Plan Commission (1/27/21) and Common Council (public hearing 2/2/21).

The subject properties include 6.7 acres of property south of W. Washington St. just east of Whitnall Summit properties and north of W. Greenfield Ave. west of S. 65 St. The site was formerly Motor Castings Company which no longer is in business as of 2020.

Facts and Options to Consider

- o The City currently doesn't control the former Motor Castings properties. They are privately owned by the Dalton Corporation of Warsaw, IN.
- o The current 2020 assessed value of the 3 properties:

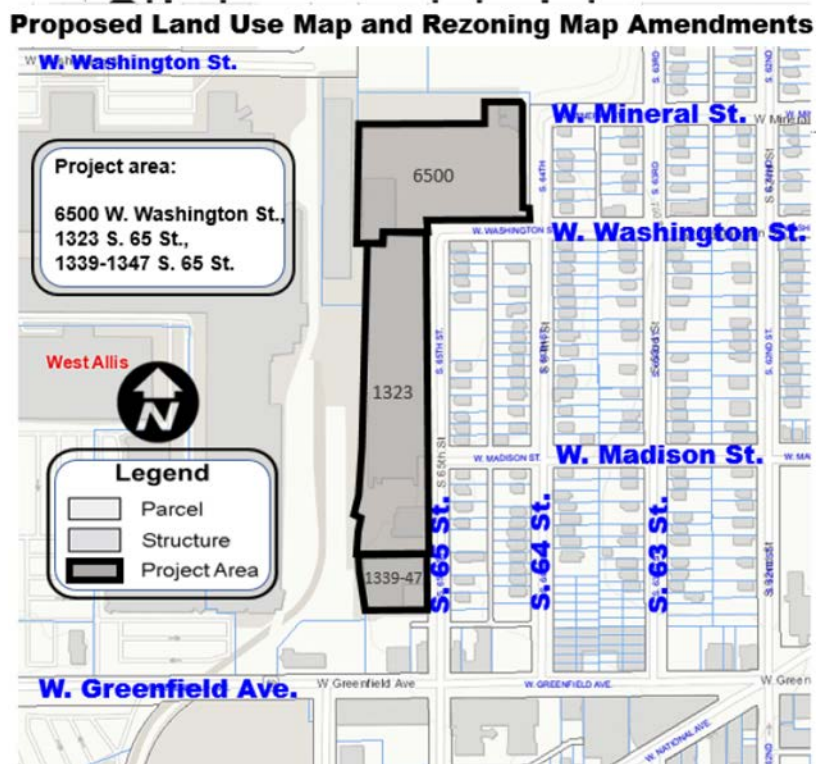
	<u>Land</u>	<u>Building</u>	<u>Total</u>
6500 W. Washington St.	\$200,900	\$41,800	\$242,700
1323 S. 65 St.	\$229,100	\$614,900	\$844,000
1339-1347 S. 65 St.	\$147,000	\$248,100	\$395,100
Total	\$577,000	\$904,800	\$1,481,800

A moratorium on industrial uses was imposed by Common Council in October and provides the City additional time to consider the future land use and development possibilities for this prime location within the heart of the Six Points neighborhood.

The site is located in close proximity to W. Greenfield Ave. and is part of the Six Points area. The site is located to the east of the Whitnall Summit Offices (one of the City's largest employers and highest taxpayer). The Six Points redevelopment area is located to the south (Aurora medical, the West Apartments, Six Points Apartments and Farmers Market). The future Allis Yards redevelopment is located to the west near S. 70 St and W. Washington St. The subject area is also adjacent to a low-density residential neighborhood (across S. 65 St. to the east).

Staff recommends amending the Future Land Use plan and also rezoning the properties to Commercial. In staff's opinion, leaving the property zoned M-1, light industrial reduces the mix of redevelopment options and opens the possibility of potentially incompatible land use options (such as manufacturing, outdoor storage yards, warehousing or self-storage).

The location is proximate to existing residential and commercial uses. Instead of maintaining the current industrial zoning, a community commercial C-3 rezoning would help realize more compatible future uses (such as multi-family apartments, townhomes, mixed uses, office and retail).



Staff recommendation: Common Council approval of the following:

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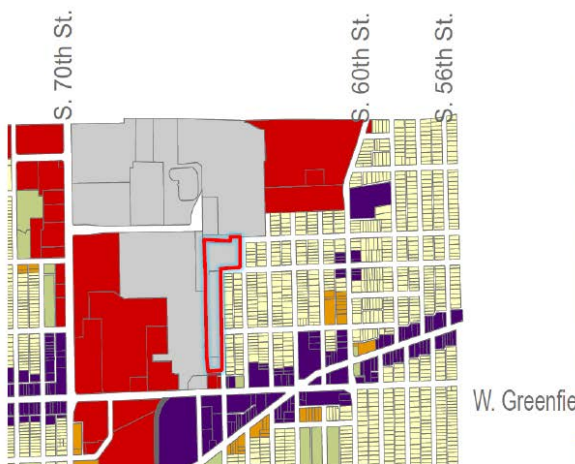
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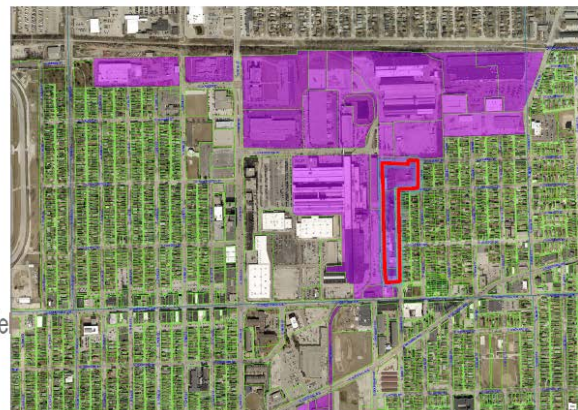
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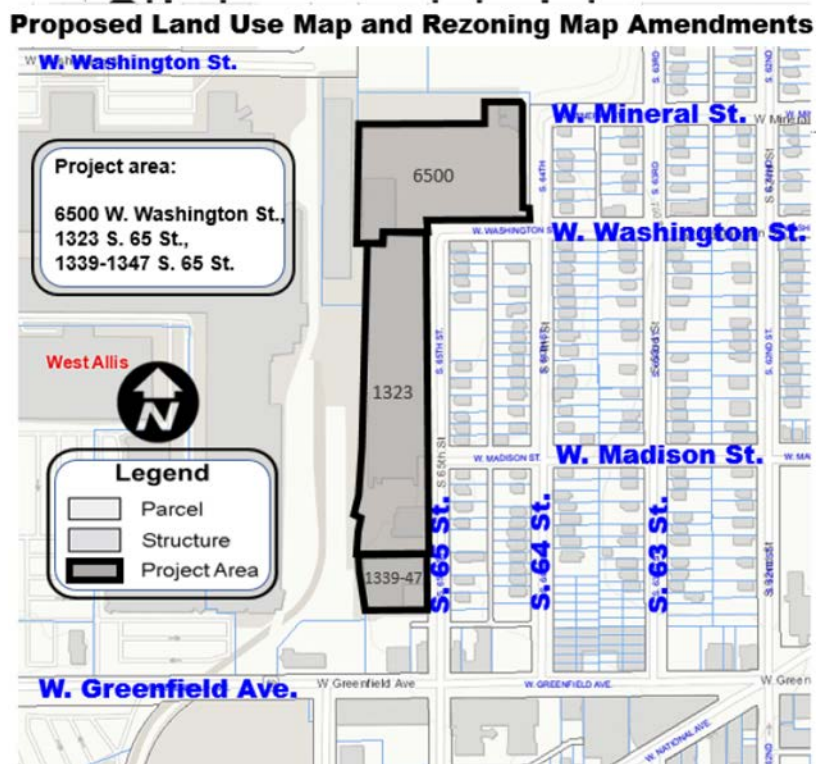
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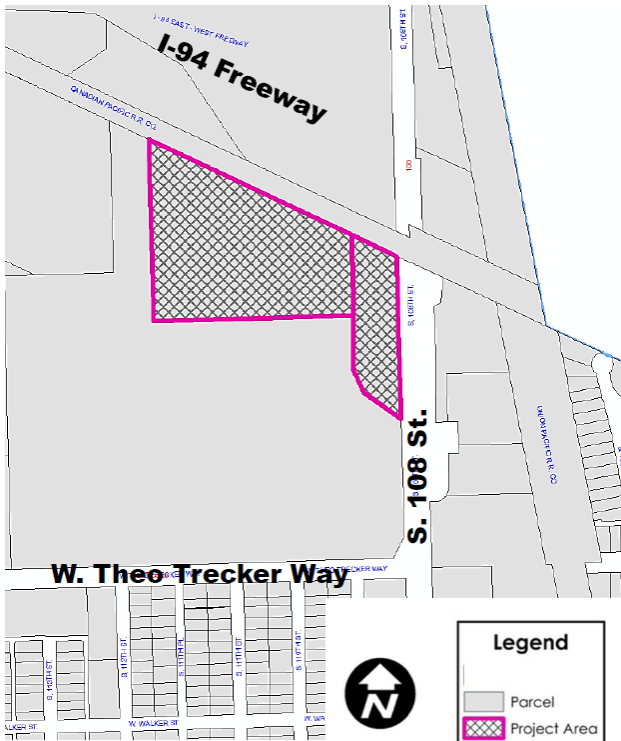
9. **Ordinance to amend the Official West Allis Zoning Map by rezoning properties, located at 331-33 S. 108 St., and 1** Block of S. 108 St. from M-1, Light Industrial to C-3, Community Commercial District (Tax Key No. 414-9990-001 and 414-9991-002).**



Overview and Zoning

The purpose of this recommended rezoning is to align the zoning of the property (light industrial) with the 2030 Future Land Use Plan (commercial). Planning and Zoning and Economic Development staff are recommending the rezoning from the existing M-1, light industrial district to a C-3, community commercial district to the Plan Commission (1/27/21) and

Common Council (public hearing 2/2/21). The 2030 Future Land Use of the properties is Commercial.



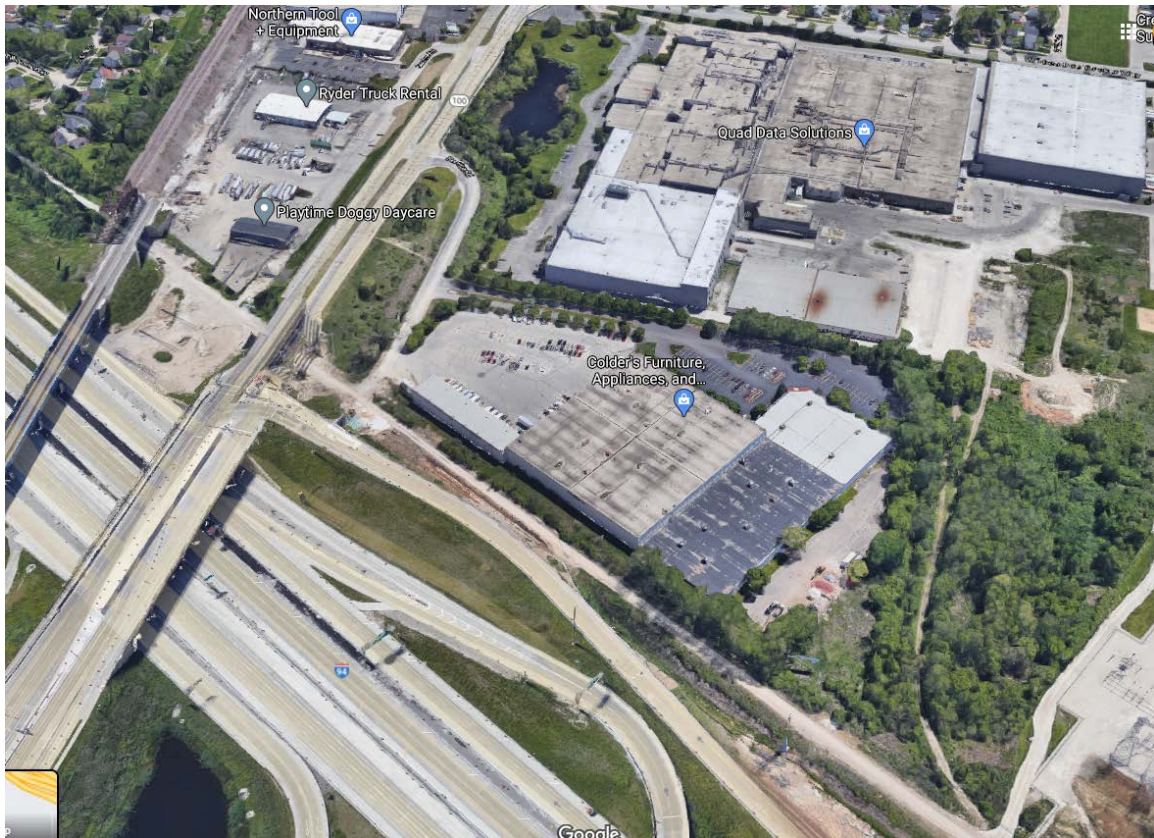
The subject properties include 15 acres of property at the north gateway of the Hwy 100 corridor:

- An existing Colder's showroom and distribution site at 331-333 S. 108 St. (12 acres);
- An abutting existing City owned property fronting Hwy 100 (3 acres).

The schedule for consideration started in October of 2020 when both a presentation from an interested buyer/the Kriete Group and on the same agenda a moratorium proposal were shared with the Common Council for consideration.

The City is fortunate to benefit from its central location and it's also ideal to have new businesses interested in locating in the City. However, there is an opportunity that may be lost if the City doesn't consider this area's premier location within

the larger context of the Hwy 100 corridor (the North Gateway Opportunity area of the Hwy 100 Corridor Study) and the metropolitan region.



Facts and Options to Consider

- The City doesn't control the 12 acre Colder's property as it is privately owned by Felker Family LP.
- Current 2020 assessed value (Colder's property) is \$6,255,700 (L\$1,271,600 + I \$4,984,100)



Two options are summarized within the scope of our 2030 Comprehensive Plan and Hwy 100 corridor study so as to guide the best result in support of the long-term vision for future West Allis and the Hwy 100 corridor. Of note, there are only a handful of sites in the metro area that have the visibility to attract a marquee development.

On October 6, 2020 a moratorium was presented and adopted by Common Council. The moratorium recognizes the importance of the site and provides the City additional time to consider the future land use and development possibilities for this Interstate frontage within the Zoo Interchange.

On the same night, a trucking company interested in adaptively improving the property for their corporate offices, truck sales, warehouse and repair facility shared their conceptual plan toward the purchase and redevelopment of the Colder's site. While the Common Council decided to adopt the moratorium, they also suggested that the prospect prepare additional information to help in the decision-making process.

For purpose of making a decision on the rezoning matter before Plan Commission there are two options:

(1) Maintaining existing M-1 zoning – no zoning change and thereby continuing to work with prospective buyers of the property within the scope of the existing M-1, light manufacturing district.

(2) Rezoning the property to Commercial – the rezoning option would change the zoning from M-1, light manufacturing, to C-3, Community Commercial zoning district. This option would align commercial zoning with the 2030 City's future land use plan and seek to implement the strategy outlined within the Hwy 100 Corridor Study.

- A rezoning effort would seek a more dynamic mix of commercial uses for this site. Stakeholder meetings conducted during the process of the Hwy 100 study indicated that avoiding passing by or through traffic, with an emphasis on improving connections and seeking a mix of destination uses would be the best solution to transform the image and vitality of the corridor so people could walk, bike to/from or park and stay longer.
- According to the market study findings, the Corridor has market potential to attract a range of development types including entertainment, hotel, office, medical, industrial/flex, and retail, restaurants, apartments, and senior housing. The current M-1, light manufacturing zoning will limit residential uses as it focuses more so on allowing industrial uses.
- If rezoned, light industrial uses would not be allowed within the commercial zoning district.

Visioning and staff comment

The recommendations in our 2030 Comprehensive Plan and the Hwy. 100 Corridor study are visionary in nature. These plans look to the future, envisioning what the Colder's site and the surrounding sites could be at their greatest and best use. These plans are intended

set the stage for new, creative, and inspiring ideas, growth and development along Hwy 100.

It is the Planning and Zoning's belief that manufacturing uses fronting the corridor are not in alignment with the vision and energy the City hopes to create in this area. Given the unique nature of this site and, more broadly speaking, this segment of the Hwy 100 corridor, it's important that we seek to determine if a light manufacturing use is the greatest and best use at this location.

Planning staff's stance is that the City could expand its horizon of potential suiters for this area. The north gateway area is a welcoming point into West Allis. The subject area has just over 1,200-ft of frontage along Interstate 94 and about 700-ft of frontage on Hwy 100. WisDOT traffic counts indicate about 45,000 vehicle trips per day on Hwy 100. Further, this area is uniquely positioned in the regional context being a centralized location and in proximity to the Zoo Interchange, Mayfair Mall, the Mayfair Collection, the Technology Innovation Center at Research Park, Froedtert Hospital and the Medical College of WI.



The property sits within the nexus of Waukesha and Milwaukee Counties and will add market value and have the ability to attract a wide range of bustling commercial users.

Consider the following reasons in support of rezoning the property to commercial:

1. Location - Given the sites prime location along the interstate, the property possesses the potential to be one of the top 5 locations in the City, and perhaps the Milwaukee Metropolitan region for redevelopment if properly marketed.
2. Market potential - Within the shadow of this site the City of Wauwatosa is also facing similar challenges/opportunities with a recent concept for a high-rise apartment at Hwy 100 and W. Bluemound Rd. In the City of Brookfield, Landmark Credit Union has built a 5-story 160,000-sf headquarters along Interstate 94. More recently, Cobalt Partners announced a

new entertainment, hotel, office and housing redevelopment in the City of Greenfield near Loomis Rd. on each side of Interstate 894.

- Simply put, there are several redevelopment options well within our City's wheelhouse.
- Is the best West Allis can aspire to be a light industrial use?

The City has come a long way with new beginnings with impactful successes not even contemplated a few years ago. There are only a handful of sites in the metro that have the visibility to attract a marquee development. Just imagine what a little time and some good marketing could induce. The Highway 100 Corridor Study articulated a visualization of a robust commercial corridor with capacity to accept a mix of dynamic uses that will further brand the positive image of West Allis.

3. Settle or explore the market – This is one of the first known development opportunities being considered for the property. Colder's has occupied the site since about 1983 (almost 40 years). The Development Department believes there are other opportunities to explore toward a higher and better use. The freeway visibility at the Zoo interchange should be enough to catch the eye many high-end developers and uses that can inspire the public's perspective of what West Allis's view is of the city's future. The market has yet to be fully tested in that the property has not been widely marketed for sale.

4. Public cost – The most recent prospective buyer has indicated that they will be asking for money. That being said, there may not be any immediate property tax relief to the City's taxpayers.

If the city is going to invest money into something the development will need to convey a lasting image and value proposition that answers the following: "What do we want West Allis to be?" And, "This is what West Allis is going to be."

Recommendation: Common Council approval of the Ordinance to amend the Official West Allis Zoning Map by rezoning properties, located at 331-33 S. 108 St., and 1** Block of S. 108 St. from M-1, Light Industrial to C-3, Community Commercial District (Tax Key No. 414-9990-001 and 414-9991-002) scheduled for 2/2/21.



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10. Ordinance to Adopt the City of West Allis 2040 Comprehensive Plan.

City of West Allis 2040 Comprehensive Plan Wisconsin State Comprehensive Planning Law (Statute 66.1001) requires cities, counties, and other local units of government to enact a Comprehensive Plan every 10 years. The Comprehensive Plan, which covers a 20-year planning period, is intended to act as a guide for development and decision making related to land use, housing, transportation, utilities, economic development, agriculture, and intergovernmental relationships. The City of West Allis adopted the West Allis Comprehensive Plan 2030 in February of 2011.

This update, the West Allis 2040 Comprehensive Plan, will replace the 2030 Plan. The update to the Comprehensive Plan is intended to be conducted in two phases.



2040 Comprehensive Plan

- The first phase will take place immediately and include minimal updates to the previously adopted 2030 Comprehensive Plan, in order to meet statutory requirements.
- The second phase will take place over the next several years and will include a full overhaul of each plan element, including extensive public involvement in the planning and visioning process.

This two-phased approach will allow the City to fully engage the public in the planning process and will provide for the use of more current Census data as we reevaluate each plan section.

Schedule for phase one: A draft version of the Comprehensive Plan will go before Plan Commission for consideration on January 27, 2021. A public hearing on the 2040 Comprehensive Plan will be held at the February 17, 2021 Common Council Meeting. The Plan may be approved on the same night if Council chooses.

Recommendation: Common Council approval of the Ordinance to Adopt the City of West Allis 2040 Comprehensive Plan. Hearing February 17, 2021.