



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, October 23, 2019

6:03 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

Present 4 - Brian Frank, Jon Keckeisen, David Raschka, and Mr. Tom Rebstock
Excused 5 - Mayor Dan Devine, Wayne Clark, Amanda Nowak, Eric Torkelson, and Kathleen Dagenhardt

Staff

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

Others Attending

*Ryan Oschmann, Christopher Paul, Gene Eggert, Brian Randall, Mark Spies,
Ron Peligreen, Tom Olejniczak, Tom Rademacher*

C. APPROVAL OF MINUTES

1. [19-0689](#) September 25, 2019 (draft minutes)

Attachments: [September 25, 2019 \(draft minutes\)](#)

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

D. NEW AND PREVIOUS MATTERS

- 2A. [2019-0759](#) Application for a Special Use Permit for The Lapham, a proposed restaurant, to be located at 1603 S. 81 St., with commercial parking to be located at 1603 S. 81 St., 16**S. 82 St. and 16** S. 81 St.

Attachments: [Application - The Lapham](#)
[The Lapham \(SUP-SLA\)](#)
[Kilsdon letter in favor](#)

This matter was Recommended For Approval on a Block Vote.

- 2B. [19-0690](#) Site, Landscaping and Architectural Plans for The Lapham, a proposed restaurant with commercial parking, to be located at 1603 S. 81 St., 16** S. 82 St. and 16** S. 81 St. submitted by Ryan Oschmann, d/b/a Bass Bay Brewhouse (Tax Key No. 452-0327-001, 452-0506-000 and 452-0314-000)

Attachments: [The Lapham \(SUP-SLA\)](#)

David Raschka recused himself from items 2A & 2B.

Items 2A & 2B were considered together.

Jon Keckeisen questioned whether the neighborhood received a public notice regarding this usage, and received confirmation from Ton Giron that a class 2 notice was published and in addition property owners within a 200 foot radius from each subject parcel were informed of the Public Hearing on November 5, 2019. To date no feedback has been received by the Department of Development.

Brain Frank inquired on potential congestion and parking and how this usage would impact this area. Of note the area was previously used as a funeral home. Off-street parking and street parking are available within the neighborhood.

Recommendation: Recommend Common Council approval of the Special Use Permit for a proposed restaurant, to be located at 1603 W. 81 St., and approval of the Site, Landscaping and Architectural Plans for a proposed restaurant, to be located at 1603 W. 81 St., submitted by Ryan Oschmann, d/b/a Bass Bay Brewhouse, (Tax Key No. 452-0327-001, 452-0506-000 and 452-0314-000), 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) Eliminate EIFS from the plans and use troweled stucco where needed; (b) Planned landscaping and identification of number and species of plantings; (c) City Forester approval of the landscaping species and number; (d) Resealing of existing parking lots; (e) Add a bike rack to the plans. Contact Tony Giron, City Planner at 414-302-8469.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Tony Giron, City Planner at 414-302-8469.
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. Common Council approval of the special use (scheduled for November 5, 2019) 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)

5. *Signage and exterior lighting plan being provided for staff review and approval.*
6. *Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.*

This matter was Approved on a Block Vote.

Passed The Block Vote

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

3A. [2019-0762](#)

Application for a Special Use Permit for the Reunion Restaurant, a proposed restaurant and event facility, to be located at 6610 W. Greenfield Ave.

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

This matter was Recommended For Approval on a Block Vote.

3B. [19-0691](#)

Site, Landscaping and Architectural Plans for the Reunion Restaurant, a proposed restaurant and event facility, to be located at 6610 W. Greenfield Ave., submitted by Christopher Paul, d/b/a Capri Restaurant Group (Tax Key No. 439-0001-032)

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

Items 3A & 3B were considered together.

Steve Schaer outlined the project and would like the recommendation on item 1(c) to also include the consideration of alternate design elements being incorporated into the covered porch design that will complement the architectural style of the building (example metal canopy/roof).

Recommendation: *Recommend Common Council approval of the Application for a Special Use Permit for the Reunion Restaurant, a proposed restaurant and event facility, to be located at 6610 W. Greenfield Ave. and approval of the Site, Landscaping and Architectural Plans for the Reunion Restaurant, a proposed restaurant and event facility, to be located at 6610 W. Greenfield Ave., submitted by Christopher Paul, d/b/a Capri Restaurant Group. (Tax Key No. 439-0001-032), 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) work with staff on improved pedestrian connections from the City sidewalk into the site and with abutting Whitnall Summit property; (b) a landscaping plan to show details of new infill landscaping along the south side of the property and around the parking lot area. Identification of number and species of*

plantings. City Forester approval of the landscaping species and number; (c) porch column and fascia details; **consideration of alternate design elements being incorporated into the covered porch design that will complement the architectural style of the building (example metal canopy/roof)**; (d) fence and refuse enclosure details being indicated on plan; (e) a bike rack(s) being incorporated into the site plans; (f) exterior lighting details being provided (building and site). Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460.

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 414-302-8460.
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 Steven Schaer, Manager of Planning and Zoning at 414-302-8460.
4. Common Council approval of the special use (scheduled for November 5, 2019) 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)

5. Signage plan being provided for staff review and approval.
6. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

This matter was Approved on a Block Vote.

Passed The Block Vote

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

4A. [19-0692](#)

Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) from "Industrial and Office" to "Commercial" land use classification for property located at 6610. Greenfield Ave., submitted by the City of West Allis Department of Development (Tax Key No. 439-0001-032)

Attachments: [6610-6512-6500 W Greenfield Ave \(Rezone\)](#)

This matter was Approved on a Block Vote.

- 4B. [19-0693](#) Ordinance to amend the Official West Allis Zoning Map by rezoning the property located at 6610 W. Greenfield Ave., 6512 W Greenfield Ave., 6500 W Greenfield Ave. from M-1, Manufacturing District to C-3, Community Commercial District submitted by the City of West Allis Department of Development (Tax Key No. 439-0001-032, 439-0150-002 and 439-0148-000)

Attachments: [6610-6512-6500 W Greenfield Ave - \(Rezone\)](#)

Items 4A & 4B were considered together.

Recommendation: Recommend Common Council approval of an Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) from "Industrial and Office" to "Commercial" land use classification for property located at 6610. Greenfield Ave., (Tax Key No. 439-0001-032), and of an Ordinance amend the Official West Allis Zoning Map by rezoning the property located at 6610 W. Greenfield Ave., 6512 W Greenfield Ave., 6500 W Greenfield Ave. from M-1, Manufacturing District to C-3, Community Commercial District (Tax Key No. 439-0001-032, 439-0150-002 and 439-0148-000).

Passed The Block Vote

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

5. [19-0694](#) Revised Site, Landscaping and Architectural Plans for a proposed construction of a behavior health hospital and off-street parking to be located at 1706 S. St. and adjacent commercial parking lot at 1700 Block S. 68 St., submitted by Brian C. Randall, Davis & Kuelthau, s.c. on behalf of Milwaukee Behavior Health, LLC c/o Diane Henneman of Universal Health Services (Tax Key No. 453-0776-003 & 453-0747-001)

Attachments: [UHS - \(SLA\)](#)

Staff summarized the proposed changes and indicated its recommendation for approval.

Mark Spies, architect, presented a comparison of what was approved in June vs. what is being modified and for consideration by Plan Commission.

Jon Keckeisen preferred the original design over the revised.

David Raschka indicated that he didn't have issue with revised plan overall, but mentioned an opportunity for some improvement by changing brick coloring within proposed articulated reveals along the west elevation.

Recommendation: Approval of the Revised Site, Landscaping and Architectural Plans for a proposed construction of a behavior health hospital and off-street parking to be located at 1706 S. St. and adjacent commercial parking lot at 1700 Block S. 68 St., submitted by Brian C. Randall, Davis & Kuelthau, s.c. on behalf of Milwaukee Behavior Health, LLC c/o Diane Henneman of Universal Health Services (Tax Key No. 453-0776-003 & 453-0747-001)

Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: **(a) work with staff on architectural details of changing brick coloring within proposed articulated reveals along the west elevation of the building;** (b) revised landscaping plan to reference the landscaping key as it corresponds to the site/landscaping plan; (c) additional greenspace being added to the off-site parking lot (west of S. 68 St.); (d) City Forester approval of the landscaping species type and quantity; (e) window transparency detail being indicated on the north elevation of the main entrance; (f) color details of the exterior materials being provided; (g) house side shield options being provided for the light poles on site and within the off-site parking lot. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.

1. 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.
2. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
3. 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)

4. Signage permit plans being provided for staff review and approval.
5. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

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

6. [19-0695](#)

Site, Landscaping and Architectural Plans for Presswala Dental Lab, a proposed dental facility, to be located 8323 W. Lincoln Ave., submitted by The Custom House, LLC on behalf of Dr. Azim Presswala (Tax Key No. 488-0376-000)

Attachments: [Presswala Dental \(SLA\)](#)

David Raschka requested clarification that this proposal would approve Phase II and the item would not be coming back at a further date.

Tom Rebstock inquired that this facility would only be utilized by the employees with no public usage.

Jon Keckeisen questioned parking issues with any retail that would be developed,

this is a very busy area in the morning and when kids are released from school on a daily basis. David Raschka also inquired if parallel parking would be an option.

Applicant addressed these concerns and advised that the long term goal is to extend into the vacant space, there won't be a huge retail presence and employee only parking should be adequate.

Recommendation: *Recommend Common Council approval of the Site, Landscaping and Architectural Plans for Presswala Dental Lab, a proposed dental facility, to be located 8323 W. Lincoln Ave., submitted by The Custom House, LLC on behalf of Dr. Azim Presswala (Tax Key No. 488-0376-000).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) landscape plan details for Phase 1 and Phase 2, including identification of the number and species of plantings; (b) additional landscaping along W. Lincoln Ave. frontage on Phase 2 plans; (c) City Forester approval of the landscaping species and number; (d) identification of timeline for completion of Phase 2 site improvements (recommended to be completed within three years or the submittal of revised plans by that time); (e) reduce curb cut along S. 84th St. as part of Phase 1 plan; (f) identify building paint color; (g) identify materials for awning; and (h) add note that all windows will be transparent glass. Contact Katie Bennett, City Planner at 414-302-8463.*
- 2. An estimated cost of landscaping and screening for both Phase 1 and Phase 2 being submitted to the Department of Development for approval. Contact Katie Bennett, City 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, City Planner at 414-302-8463.*

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

- 4. Signage plan being provided for staff review and approval.*
- 5. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.*

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

7. [19-0696](#) Site, Landscaping and Architectural Plans for a proposed demolition of an existing building located at 3411 S. 108 St., submitted by Billy Alfahel, property owner (Tax Key No. 523-9951-002)

Attachments: [Demo 3411 S 108 St \(SLA\)](#)

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for a proposed demolition of an existing building located at 3411 S. 108 St., submitted by Billy Alfahel, property owner (Tax Key No. 523-9951-002), subject to the following conditions:

(Items 1 through 3 are 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. Revised site and landscaping plans being submitted to the Department of Development to show the following: (a) a schedule to reflect proposed timing of the scope of proposed site and landscaping improvements; (b) driveway permits for modifications of S. 108 St. driveway. Contact Steve Schaer, Manager of Planning and Zoning at (414) 302-8460 with any questions.
2. An estimated cost of demolition and site, landscaping and screening improvements being submitted to the Department of Development for approval. Contact Steve Schaer, Manager of Planning and Zoning at (414) 302-8460 with any questions.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of demolition, potential driveway closures, site and landscaping improvements being executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, Manager of Planning and Zoning at (414) 302-8460 with any questions.

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

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

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

8. [2019-0758](#) Application for a Special Use Permit for Layman Brewing, a proposed brew pub, to be located at 7133 W. Becher St. submitted by Kyle Ida, business owner/applicant

Attachments: [Application - Layman Brewing](#)
[Layman Brewing - \(SUP\)](#)

Applicant withdrew this item prior to the meeting of 10/23/19. The public hearing will also be cancelled.

9. [19-0697](#) Signage Plan for Green & Gold Zone, an existing apparel and merchandise store, located at 2331 S. 108 St., submitted by Andrew Hundt, d/b/a Green & Gold Zone (Tax Key No. 484-0005-000)

Attachments: [Green & Gold Zone \(Signage\)](#)

Jon Keckeisen stated this design might be trademarked; confirmation was made by Brian Frank during a google search.

Recommendation: *Recommend approval of the Signage Plan for Green & Gold Zone, an existing apparel and merchandise store, located at 2331 S. 108 St., submitted by Andrew Hundt, d/b/a Green & Gold Zone (Tax Key No. 484-0005-000) subject to applicant obtaining authorization to utilize the trademarked logo.*

A motion was made by Mr. Rebstock, seconded by Mr. Keckeisen, that this matter be Approved, subject to the applicant obtaining authorization to utilize the trademarked logo. The motion carried unanimously.

10. [19-0698](#) Cancel existing November and December Plan Commission meeting dates, to be replaced with a December 11, 2019 meeting date

The committee members present reviewed the dates of December 4 vs the 11th. Those present stated December 11th is the preferred date

11. [19-0699](#) Upcoming November Event - Hwy. 100 Corridor Study - Public Meeting and Workshop

Neighborhood Informational Meeting to be held on November 13th @ 5:30 p.m. at Lane Intermediate School.

E. ADJOURNMENT

There being no other business, a motion was made by Jon Keckeisen and seconded by Brian Frank to adjourn the Plan Commission meeting at 7.11 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.