



# City of West Allis

## Meeting Minutes

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

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Wednesday, October 23, 2024

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING

#### A. CALL TO ORDER

Wayne Clark chaired the meeting.

#### B. ROLL CALL

**Present** 6 - Wayne Clark, Brian Frank, Jessica Katzenmeyer, Brandon Reinke, Kathleen Dagenhardt, David Raschka

**Excused** 3 - Eric Torkelson, Dan Devine, Lisa Coons

#### Others Attending

Ald. Roadt, Ald. Novak  
Glenn Schrubbe, Nick Fuchs, Gerry Ramos, Navpreet Singh, Marla Poytinger

#### Staff

Steve Schaer, AICP, Manager of Planning and Zoning  
Jack Kovnesky, Planner  
Emily Wagner, Planner

#### C. APPROVAL OF MINUTES

1. [24-0604](#) September 25, 2024

**Attachments:** [September 25, 2024](#)

Katzenmeyer moved to approve this matter, Dagenhardt seconded, motion carried.

#### D. NEW AND PREVIOUS MATTERS

- 2A. [24-0610](#) Conditional Use Permit for proposed restaurant use, within the former bank at 6125 W National Ave.

*Jack Kovnesky presented.*

*Wayne Clark inquired on the status of the street vacation. Jack Kovnesky advised there was an internal discussion with our Engineering Dept., and they confirmed that the applicant should apply for the street vacation.*

*Brian Frank asked for clarification that the committee is only approving the usage of the project and received confirmation from Jack Kovnesky that is correct.*

**Recommendation:** Approve the Site, Landscaping, and Architectural plans for Old Bank Renovation, a proposed Restaurant use, at 6125 W National Ave. (Tax Key Parcel:

439-0369-001).

*(Item 1-3 is 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 Conditional Use Permit (November 12, 2024)*
2. *A Site, Landscaping, Architectural Plan being submitted to Planning & Zoning to show a) proposed site changes including but not limited to refuse area improvements, parking modifications, addition of patios or other outdoor seating areas, etc. b) landscaping updates to the property c) maintenance and renovations to the exterior of the existing building d) any lighting updates or improvements to ensure compliance with West Allis Municipal Code*
3. *A grant of privilege being applied for the installation of any ADA ramp, structure, or other encroachment within the public right-of-way*

**Frank moved to approve this matter, Katzenmeyer seconded, motion carried.**

**2B. [24-0611](#)**

Site, Landscaping, and Architectural plan for Old Bank Renovation, a proposed Restaurant use, at 6125 W National Ave. (Tax Key Parcel: 439-0369-001)

**Attachments:** [\(CUP-SLA\) 6125 W National Ave](#)

*Jack Kovnesky presented.*

**This matter was Held.**

**3. [24-0612](#)**

Site and landscaping plan revision for a proposed tavern use, at 7534 W. Beloit Rd. (Tax Key No. 488-0512-005)

**Attachments:** [\(SLA\) Rev Schrubbe's Tap - 7534 W. Beloit Rd.](#)

*Steve Schaer presented.*

*Kathleen Dagenhardt inquired on parking and was advised that there will be street parking only.*

*Brian Frank questioned if the enclosure will be of matching material and set back at all, and staff advised that it should be.*

*Wayne Clark inquired on the usage of the business of next to the property. Steve Schaer advised that was a former dentist.*

*David Raschka asked if this complies with setback and was advised that it complies within C-2 restrictions.*

***Recommendation:*** Approval of the Site and landscaping plan revision for a proposed tavern use, at 7534 W Beloit Rd. (Tax Key No. 488-0512-005), subject to the following:

1. *A revised site and landscaping plan being submitted to the Planning and Zoning Office to show the following: (a) proposed grade of the relocated refuse area. Since the location proposed is shown near the front yard it should be built into the grade to reduce visibility and improve functional characteristics (grade for servicing the*

dumpster units). Provide confirmation from commercial waste hauler on functionality of proposed location; (b) landscaping plan with quantity, type/species of landscaping being referenced on plan; (c) retaining wall details (material selection, height, cross section detail) being provided on plan; (d) east yard fence detail being provided.

2. Driveway permit being applied for with the Engineering Department.
3. Extension of licensed premises will be required if patio is intended for alcohol consumption.

**Katzenmeyer moved to approve this matter, Dagenhardt seconded, motion carried.**

4. [24-0613](#)

Site, Landscaping, and Architectural plan Design Review for site and building alterations to property located at 1350 S. 108 St. (Tax Key No. 444-0484-000)

**Attachments:** [\(SLA\) The Barrel House - 1350 S 108 St.](#)

Emily Wagner presented.

Wayne Clark stated he wants sidewalk improvements. Applicant confirmed they intend to complete this work.

Wayne Clark also had concerns with the pylon sign and asked for clarification of staff on why we aren't recommending removal of the pole sign. Steve Schaer advised that the applicant wants to stay with the existing static message center sign.

**Recommendation:** Approve the Site, Landscaping, and Architectural Design Review for the Barrel House, a proposed general retail use at 1350 S 108th St. (Tax Key Parcel: 444-0484), subject to the following conditions:

1. The submission of a Site, Landscaping, and Architectural Plan submitted to the Planning Office to show the following: (a) an indication of additional landscaping measures along the western edge of the property to extend beneath the existing pylon signage, species list included; (b) the indication of plant species to be installed within the hanging planter boxes along the new patio fencing; (c) the use of existing planters and planter boxes along the storefront to create an attractive storefront feature, with proposed plant species indicated (d) an updated architectural plan to indicate sections of the existing stucco façade in need of repair as well as indications of the scope of proposed repairs. Contact Emily Wagner, Planner, at 414-302-8465.
2. Signage plans for the proposed wall sign to be reviewed for compliance and subject to permitting.
3. Outdoor photometric lighting plans to be reviewed for compliance.

**Frank moved to approve this matter, Dagenhardt seconded, motion carried.**

7. [24-0628](#)

Architectural Design Review for Bars & Recreation, a proposed Recreation (indoor) and Tavern use, at 6325 W. National Ave. (Tax Key No. 454-0122-001)

**Attachments:** [\(SLA\) Mural - 6325 W National Ave](#)

*Applicant presented an overview of this item.*

*Brandon Reinke suggested not infilling windows but instead wrapping new mural around existing windows. The suggestion was based on maintaining original historic design intent.*

*Wayne Clark asked the applicant on what the environmental status of this property was when they obtained it. Applicant advised extensive clean-up efforts have been taken with a phase I and phase II.*

*Steve Schaer stated they are looking for approval of the mural, with further details supplied by the applicant.*

***Recommendation: Common Council approval of the conditional use and approval of the Site, Landscaping, and Architectural Design Review for Bars & Recreation, a proposed Recreation (indoor) and Tavern use, at 6325 W. National Ave. (Tax Key No. 454-0122-001), subject to the following conditions:***

*(Item 1-2 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 Conditional Use Permit (Public Hearing December 12, 2023).*
- 2. Revised site, landscaping, and architectural plans being submitted to the Planning and Zoning Office to show the following: (a) new windows that fit existing openings on north and west facades; (b) evaluate structural integrity of retaining wall and adjacent parking lot, abate any rodent issues, and repair/replace as necessary; (c) new metal fence details being provided; (d) site and landscaping plan revisions to accurately show W. National Ave. streetscape as built; (e) landscaping plan to include a schedule to identify species and quantity on site;*
- 3. Signage and exterior lighting plans being submitted to the Planning and Zoning Office for permit design review.*

**Frank moved to approve this matter, Katzenmeyer seconded, motion carried as follows:**

**Aye:** 5 - Clark, Frank, Katzenmeyer, Reinke, Dagenhardt

**No:** 0

**Abstain:** 1 - Raschka

5. [24-0614](#) Revised site and landscaping plan for new gas station at 8404 W. Greenfield Ave. (Tax Key no. 442-9001-000).

**Attachments:** [\(SLA\) Rev Mian Market - 8404 W Greenfield Ave.](#)

*Steve Schaer presented.*

**Recommendation:** *Staff is satisfied with the plan approved by the Plan Commission in April (included within this report), but the property owner would like for Plan Commission to consider their desired site and landscaping plan amendments described in this report. Applicants will be available at the Plan Commission meeting for discussion.*

**Frank moved to deny this matter, Reinke seconded, motion carried.**

6. [24-0615](#)

Selection of a date for the next Plan Commission meeting (December 4th or 11th).

*The next meeting date will be held on December 11, 2024.*

**This matter was Discussed.**

8. [24-0616](#)

Project Tracking.

**This matter was Discussed.**

## E. ADJOURNMENT

*There being no other business, a motion was made by Rashka, seconded by Katzenmeyer to adjourn at 6:52 p.m.*



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.

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### 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.