



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, August 25, 2021

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

Present 8 - Wayne Clark, Kathleen Dagenhardt, Brian Frank, Rossi Manka, Amanda Nowak,
David Raschka, Eric Torkelson, and Jessica Katzenmeyer
Excused 1 - Ben Holt

Others Attending

Ald. Roadt, Keisha Jefferson, Koz Architecture, Mike Blaeser, Paul George

Staff

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

C. APPROVAL OF MINUTES

1. [21-0339](#) July 28, 2021 Draft Minutes

Attachments: [July 28, 2021 Draft Minutes](#)

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

D. NEW AND PREVIOUS MATTERS

- 2A. [21-0348](#) Special Use Permit for a proposed daycare, within a portion of the existing multi-tenant shopping center, located at 11112 W. National Ave.

Attachments: [\(SUP-SLA\) Daycare Center - 11112 W National Ave](#)

This matter was Approved on a Block Vote.

- 2B. [21-0349](#) Site, Landscaping, and Architectural Plans for a proposed daycare, within a portion of the existing multi-tenant shopping center, located at 11112 W. National Ave., submitted by Keisha Jefferson, d/b/a West Allis Center for Early Education. (Tax Key No. 520-9999-003).

Attachments: [\(SUP-SLA\) Daycare Center - 11112 W National Ave](#)

Items 2A & 2B were taken together.

Tony Giron presented.

Discussion ensued with questions being answered by staff and the applicant. Plan Commission was concerned about outdoor play area and traffic safety.

Recommendation: Recommend Common Council approval of the Special Use Permit for Daycare Center, a proposed education facility, to be located at 11112 W. National Ave., and approval of the Site, Landscaping, and Architectural Plans for Daycare Center, a proposed education facility, to be located at 11112 W. National Ave., submitted by Keisha Jefferson, d/b/a West Allis Center for Early Education. (Tax Key No. 520-9999-003), 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. Revised Site, Landscaping, and Architectural Plans being submitted to the Planning & Zoning program to show the following: (a) removal of the angled parking stall west/behind the children's play area; (b) landscaped barrier being added around the new outdoor children's play area; (c) reevaluate quantity of ADA stalls needed for entire property; (d) color details of the repaint; and (d) indication that the fencing on the refuse enclosures will be repaired or replaced. Contact Tony Giron, Planner at 414-302-8469.
2. Common Council approval of the Special Use (scheduled for September 7, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.

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

3. Sign permit being applied for with Planning and Zoning for compliance review in accordance with the signage ordinance.
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.

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. 2A & 2B on a Block Vote. The motion carried unanimously.

- 3A. [21-0350](#) Special Use Amendment for a proposed kitchen addition to the Bake Sale, an existing café, located at 6923 W. Becher St.

Attachments: [\(SUP-SLA\) The Bake Sale - 6923 W Becher St](#)

This matter was Approved on a Block Vote.

- 3B. [21-0351](#) Site, Landscaping, and Architectural Plans for a proposed kitchen addition to the Bake Sale, an existing café, located at 6923 W. Becher St., located at 6923 W. Becher St., submitted by Mark Lutz, d/b/a Lutz Land Management, LLC (Tax Key No. 476-0203-900).

Attachments: [\(SUP-SLA\) The Bake Sale - 6923 W Becher St](#)

Items 3A & 3B were taken together.

Steve Schaer presented.

Discussion ensued regarding the variance and setback requirements and whether the neighbors have been reached out to prior to the Public Hearing.

Recommendation: Common Council approval of the Special Use Permit for a proposed kitchen addition to the Bake Sale, an existing café, located at 6923 W. Becher St. and approval of the Site, Landscaping, and Architectural Plans submitted by Mark Lutz d/b/a Lutz Land Management (Tax Key No. 476-0203-900), 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. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) ~~permit application being made for an ADA accessible street parking stall along W. Becher St.;~~ (b) ~~updated addition floor plans to indicate equipment and fixture layouts.~~ Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
2. Common Council approval of the Special Use (scheduled for September 7, 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 Clark, seconded by Katzenmeyer, to approve all the actions on item nos. 3A & 3B on a Block Vote. The motion carried unanimously.

4. [21-0352](#)

Site, Landscaping, and Architectural Plans for Wendy's, an existing restaurant, located at 10933 W. Greenfield Ave., submitted by Michael Blaeser, d/b/a Blaeser Construction. (Tax Key No. 448-9993-005)

Attachments: [\(SLA\) Wendy's - 10933 W Greenfield Ave.](#)

Tony Giron presented.

Discussion ensued. The applicant requested Plan Commission strike the staff recommendation for added landscaping due to cost and maintenance concerns. Staff advocated for the recommended landscaping as it is in line with site, landscaping and architectural guidelines, the Hwy 100 study and the Comp plan.

Recommendation: Approve the Site, Landscaping, and Architectural Plans for Wendy's, an existing restaurant, located at 10933 W. Greenfield Ave., and submitted by Michael Blaeser, d/b/a Blaeser Construction. (Tax Key No. 448-9993-005) 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 Planning & Zoning program to show the following: (a) a pedestrian connection to Festival Foods on the west side of their property; (b) shrubs and/or perennials be planted along the west side of the building; (c) a reduction in parking stalls in exchange for added landscaping; (d) railing repair/replacement on west entry; and (e) schedule for implementing final Plan Commission recommendations. 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.

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

5. [21-0353](#) Signage plan for Wisconsin Vision to accept the proposed monument sign location on site at 2262 W. Lincoln Ave. submitted by Wisconsin Vision (Tax Key No. 480-027-0000).

Attachments: [\(SIGN\) Wisconsin Vision - 2262 W Lincoln Ave](#)

Tony Giron presented.

Discussion ensued regarding traffic and the remaining right turn lane.

Recommendation: Approve the signage plan appeal for Wisconsin Vision to accept the proposed monument sign location on site at 2262 S. 108 St.. submitted by Wisconsin Vision (Tax Key No. 480-027-0000)

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

6. [21-0354](#) Discussion item relative to August 18, 2021 public informational meeting relative to existing and proposed rezoning of certain properties along the Hwy 100 corridor.

Tony Giron provided an update to the committee.

This matter was Discussed.

- 7. [21-0355](#) Completed project updates:
 - a. Festival Foods, 11111 W. Greenfield Ave.
 - b. Aspen Dental, 10757 W. Cleveland Ave.
 - c. UHS/Granite Hills Hospital, 1706 S. 68 St.
 - d. Meinerz office building, 7020 W. National Ave.
 - e. The Gage event space, 1135-39 S. 70 St.
 - f. Wrestling-Taco restaurant, 1606 S. 84 St.
 - g. Piece of Love flowers, coffee and cake, 6768 W. Lincoln Ave.
 - h. Petes Pops 1977 S. 71 St.

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 6:55 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.