



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, October 28, 2020

6:00 PM

City Hall - Virtual
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

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

B. ROLL CALL

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

Staff

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

Others Attending Remotely

Ryan Hermes, Michael Hajek, S. Stoll, Ted Giannattasio, Luis Barbosa, Patty Ortiz, John Onopa, Duc Nguyen, Chris Mier

C. APPROVAL OF MINUTES

1. [20-0479](#) September 23, 2020 Draft Minutes

Attachments: [September 23, 2020 PC 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. [20-0502](#) Special Use Permit for a proposed mixed residential and commercial use, located at 8825-8833 W. National Ave.

Attachments: [Mixed Use - 8825-8833 W National Ave \(SUP-SLA\)](#)

This matter was Approved on a Block Vote.

- 2B. [20-0503](#) Site, Landscaping, and Architectural Plans for a proposed mixed residential and commercial use, to be located at 8825-8833 W. National Ave., submitted by Luis Barbosa. (Tax Key No. 478-0081-001)

Attachments: [Mixed Use - 8825-8833 W National Ave \(SUP-SLA\)](#)

Recommendation: *Recommend Common Council approval of the Special Use Permit for a proposed mixed residential and commercial use, located at*

8825-8833 W. National Ave. and approval of the Site, Landscaping, and Architectural Plans for a proposed mixed residential and commercial use, located at 8825-8833 W. National Ave. submitted by Luis Barbosa (Tax Key No. 478-0081-001)., subject to the following:

(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) details of exterior paint colors; (b) a schedule of proposed improvements; and (c) details of a four-sided refuse enclosure being shown on the site plan. 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. Common Council approval of the special use (scheduled for November 4, 2020) 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 Clark, seconded by Raschka, to approve all the actions on item nos. [2A & 2B] on a Block Vote. The motion carried unanimously.

3A. [20-0504](#)

Determination of surplus Community Development Authority property located at 6749-6751 and 67** W. National Ave. (Tax Key No. 454-0251-001 and 454-0252-000)

Attachments: [414 Brewing Co - 6749-51 W National Ave \(SUP-SLA\)](#)

Item 3A was taken separately

*3A. Recommendation: Recommend Common Council approval of the determination of surplus Public/City-owned surplus property located at surplus Community Development Authority property located at 6749-6751 and 67** W. National Ave. (Tax Key No. 454-0251-001 and 454-0252-000) on the basis that the proposed redevelopment area satisfy the City's public purpose in conformance of the 2030 comprehensive land use plan for said land; and, and the sale of this land would result in taxable property and relieve the City of maintenance of the property*

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

3B. [20-0505](#)

Special Use Permit for 414 Brewing Company, a proposed brew pub, to be located at 6749-6751 W. National Ave.

Attachments: [414 Brewing Co - 6749-51 W National Ave \(SUP-SLA\)](#)

This matter was Approved on a Block Vote.

3C. [20-0506](#)

Site, Landscaping, and Architectural Plans for 414 Brewing Company, a proposed brew pub, to be located at 6749-6751 W. National Ave., submitted by John Onopa d/b/a 414 Brewing Company. (Tax Key No. 454-0251-001)

Attachments: [414 Brewing Co - 6749-51 W National Ave \(SUP-SLA\)](#)

3B & C. Recommendation: Recommend Common Council approval of the Special Use Permit for 414 Brewing Company, a proposed brew pub, to be located at 6749-6751 W. National Ave. and approval of the Site, Landscaping, and Architectural Plans for 414 Brewing Company, a proposed brew pub, to be located at 6749-6751 W. National Ave. submitted by John Onopa d/b/a 414 Brewing Company (Tax Key No. 454-0251-001), 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) detailed exterior plans being submitted to the Department of Development for approval to address window and door details, exterior siding material and color considerations, rooftop screening, all details being identified on plan; (b) We Energies utility coordination relative to overhead utility considerations being noted; (c) floor plan use areas being calculated relative to zoning ordinance parking ratios; (d) realign the W. National Ave. driveway to straddle west property line; (e) realign off-set parking stalls on the north end of the parking lot to align with the balance of off-street parking stalls on the west side of the building; (f) Include a north-south pedestrian walkway connection from the sidewalk along W. National Ave. to extend into the site along the west side of the building providing an access way linking front and rear building entrances/exits;*

(g) include an east-west pedestrian walkway within the southern parking field; (h) easement considerations being delineated on the plan between abutting properties and street right of way; (i) a landscaping plan being provided (subject to the approval of the City Forester) to indicate species, size and quantities; (j) landscaping areas being included between the two garage doors along the southern elevation of the building; (k) perimeter volleyball court netting; (l) bike rack accommodations being located in close proximity to the main entrance; and (m) truck delivery/loading areas being shown relative to expected type of design vehicle. 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. 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. Contact Mike Romans, Plumbing Inspector at 414-302-8413.
5. Driveway permits being applied for through the City Engineering Department. Contact Greg Bartelme at (414) 302-8367.
6. Common Council approval of the special use (scheduled for November 4, 2020) and applicant's acknowledgement of the special use resolution.
7. Common Council approval of a certified survey map being submitted to the Department of Development.

(Remaining conditions of approval to be satisfied by the property owner prior to occupancy)

8. Rezoning of the property to C-3, Community Commercial District by the Department of Development.
9. Lighting plan being submitted to the Department of Development for review and approval, to include, lighting locations, cut sheets of fixtures as well as photometric plans.

(Remaining conditions of approval to be satisfied by the property owner

within one year of Plan Commission approval)

10. Signage plan being provided for staff review and approval.

11. 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. [3B & 3C] on a Block Vote. The motion carried unanimously.

4A. [20-0507](#) Special Use Permit for Bambu, a proposed tea and coffee shop, to be located at 10708 W. Oklahoma Ave.

Attachments: [Bambu - 10708 W Oklahoma Ave \(SUP-SLA\)](#)

This matter was Approved on a Block Vote.

4B. [20-0508](#) Site, Landscaping, and Architectural Plans for Bambu, a proposed tea and coffee shop, to be located at 10708 W. Oklahoma Ave., submitted by Duc Nguyen. (Tax Key No. 519-9994-000)

Attachments: [Bambu - 10708 W Oklahoma Ave \(SUP-SLA\)](#)

Recommendation: Recommend Common Council approval of the Special Use Permit for a tea and coffee shop, to be located at 10708 W. Oklahoma Ave., and approval of the Site, Landscaping and Architectural Plans for Bambu, a proposed tea and coffee shop, to be located at 10708 W. Oklahoma Ave., submitted by Duc Nguyen. (Tax Key No. 519-9994-000), subject to Common Council approval of the Special Use (scheduled for November 4, 2020) 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 Dagenhardt, to approve all the actions on item nos. [4A & 4B] on a Block Vote. The motion carried unanimously.

5A. [20-0509](#) Special Use Permit for Amerigraphics Group, a proposed manufacturing printing use, to be located at 2213 S. 54 St.

Attachments: [Amerigraphics - 2213 S 54 St \(SUP-SLA\)](#)

This matter was Approved on a Block Vote.

5B. [20-0510](#) Site, Landscaping, and Architectural Plans for Amerigraphics, a proposed manufacturing printing use, to be located at 2213 S. 54 St., submitted by Ted Giannattasio d/b/a Amerigraphics Group. (Tax Key No. 474-0509-002)

Attachments: [Amerigraphics - 2213 S 54 St \(SUP-SLA\)](#)

Recommendation: Common Council approval of the Special Use Permit for Amerigraphics Group, and approval of the Site, Landscaping, and Architectural Plans for Amerigraphics, a proposed Printing, Manufacturing use, to be located at 2213 S. 54 St. submitted by Ted Giannattasio d/b/a Amerigraphics Group (Tax Key No. 474-0509-002), 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. A Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) detailed scope of work to confirm exterior building and site maintenance (tuck pointing work, building masonry repairs, painting, graffiti removal and paving updates being indicated); (b) site plan indicating the location of parking layout, loading areas, outdoor recycle and refuse dumpsters and screening method in the rear yard area; (c) any exterior lighting updates being confirmed; (d) asphalt terrace area between walk and curb being replaced with grass or new concrete. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.*
- 2. An estimated cost of paving, 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 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. Common Council approval of the Special Use (scheduled for November 4, 2020) 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 Dagenhardt, to approve all the actions on item nos. [5A & 5B] on a Block Vote. The motion carried unanimously.

6. [20-0511](#) Ordinance to amend the official West Allis Zoning Map per section 12.05 by rezoning the following properties from M-1, Manufacturing District to C-2, Neighborhood Commercial District in conformance with the 2030 Future Land Use Plan: 1744-46 S. 83 St. and 1750 S. 83 St. (Tax Key No. 452-0613-003 and 452-0613-005)

Attachments: [Rezoning M1 to C2 - 1744-46 and 1750 S 83 St](#)

Recommendation: Common Council approval of the Ordinance to amend the official West Allis Zoning Map per section 12.05 by rezoning the following properties from M-1, manufacturing district to C-2, Neighborhood Commercial District in conformance with the 2030 Future Land Use plan: 1744-46 S. 83 St. and 1750 S. 83 St. (Tax Key No. 452-0613-003 and 452-0613-005).

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

7. [20-0512](#) Sign plan appeal for Allied Pool, an existing business relocating to 1701 S. 108 St., submitted by Michael Hajek of Phoenix Investors. (Tax Key No. 448-9981-003)

Attachments: [Allied Pools - 1701 S 108 St \(SIGN\)](#)

Recommendation: Approval of the Sign plan appeal for Allied Pool, an existing business relocating to 1701 S. 108 St., submitted by Michael Hajek of Phoenix Investors (Tax Key No. 448-9981-003).

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

8. [20-0513](#) Public Participation Strategy for Comprehensive Plan Update

Attachments: [FINAL Public Participation Strategy for Comprehensive Plan Updates](#)

Recommendation: Common Council approval of the Public Participation Strategy for Comprehensive Plan Update (a resolution is scheduled to appear on the next Common Council agenda November 4, 2020).

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

9. [20-0514](#) Reminder - Next Plan Commission meeting will be held December 2, 2020 at 6:00 p.m. (no November meeting)

E. ADJOURNMENT

There being no other business, a motion was made by Kathleen Dagenhardt and seconded by Wayne Clark to adjourn the Plan Commission meeting at 6:42 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.