



# City of West Allis

## Meeting Agenda

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

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Wednesday, June 22, 2022

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. APPROVAL OF MINUTES

1. [22-0337](#) May 25, 2022 Draft Minutes

**Attachments:** [May 25, 2022 Draft Minutes](#)

#### D. NEW AND PREVIOUS MATTERS

2. [22-0340](#) Site, Landscaping and Architectural Plans for Dollar General, an existing General Retail use, located at 1715 S. 76 St., submitted by Ben Voigtlander, d/b/a Kahll LLC. (Tax Key No. 453-0433-002)

**Attachments:** [\(SLA\) 1715 S 76 St - Dollar General Building](#)

3. [22-0341](#) Certified Survey Map to combine the existing parcels located at 8404 W. Greenfield Ave. and 1359 S. 84 St. into 1 parcel, submitted by Gurinder Nagra, d/b/a SF Petro Mart, Inc. (Tax Key Nos. 442-0635-000 and 442-0604-000)

**Attachments:** [CSM - 8404 W Greenfield Ave- SF Petro Mart](#)

4. [22-0342](#) Site, Landscaping, and Architectural Plan amendment for Cleveland Liquor, an existing liquor store located at 9131 W. Cleveland Ave. submitted by Hemant Khultan d/b/a Cleveland Liquor. (Tax Key 517-0184-000).

**Attachments:** [\(SLA\) 9131 W Cleveland Ave - Cleveland Liquor](#)

5. [22-0343](#) Ordinance to amend section 19.01, the Official West Allis Zoning Map, for property located at 1455 S. 97 St. (tax key no. 450-9968-003).

**Attachments:** [\(ORD\) - 1455 S 97 St - Maple Grove Treatment Center](#)

6. [22-0344](#) Signage Plan appeal for a new freestanding sign at Taqueria El Toro located at 8322 W. Lincoln Ave. (Tax Key No. 477-0660-000).

**Attachments:** [\(SIGN\) 8322 W Lincoln Ave - Tacqueria El Toro](#)

7. [22-0345](#) Discussion regarding eliminating split-zoned properties

8. [22-0346](#) Plan Commission project tracking update

## 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 QUORUM

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

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Wednesday, May 25, 2022

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING (draft minutes)

#### A. CALL TO ORDER

#### B. ROLL CALL

- Present** 5 - Wayne Clark, Rossi Manka, Eric Torkelson, Jessica Katzenmeyer, and David Raschka
- Excused** 4 - Brian Frank, Brandon Reinke (PC Alternate), Kathleen Dagenhardt, and Ben Holt

#### Others Attending

Joe & Lisa Braun, Skylar Guili, Dustin Salter, Mark Lampe

#### Staff

Zac Roder, Lead Planner

#### C. APPROVAL OF MINUTES

1. [22-0276](#) April 27, 2022 Draft Minutes

**Attachments:** [April 27, 2022 Draft Minutes](#)

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

#### D. NEW AND PREVIOUS MATTERS

2. [22-0291](#) Certified Survey Map to split the existing parcel located at 6767 W. Greenfield Ave. into 2 parcels, submitted by Mark Lampe, d/b/a/ NDC LLC. (Tax Key No. 453-0001-005)

Raschka moved to approve, Manka seconded, motion carried.

- 3A. [22-0292](#) Conditional Use Permit for Taco John's, a proposed restaurant with accessory drive-through service, to be located on a new lot to be created east of 6767 W. Greenfield Ave.

Raschka moved to approve as amended, Manka seconded, motion carried.

- 3B. [22-0293](#) Site, Landscaping, and Architectural Plans for Taco John's, a proposed restaurant with accessory drive-through service, to be located on a new lot to be created east of 6767 W. Greenfield Ave., submitted by Lisa Van Handel, d/b/a Taco John's. (Tax Key No. 453-0001-005)

**Attachments:** [\(CSM\) and \(CUP-SLA\) 6767 W Greenfield Ave - Taco John](#)

Zac Roder presented items 2 and 3A and 3B together.

Wayne Clark inquired if staff is on board with the landscaping plan presented, and then

made a motion to approve, no second was received to this motion.

Discussion ensued as follows:

Rossie Manka asked when the construction would begin and who the contractor is for this project, and Jessica Katzenmeyer inquired on what the hours of operation will be. Zac didn't have firm information but advised that the hours of operation are within our normal parameters established for this type of business.

David Raschka stated he has issues with the drive-thru on Greenfield Ave., while he doesn't expect the applicant to redesign this project he stated he just doesn't love it. Requested landscaping should be relooked at to include shrubs to block view of cars in the queue line. He's also like to see more colored accents on the Greenfield Ave. facing side. These issues aren't enough for him to vote no for the project but would like these addressed.

David Raschka made an amended motion which requires the applicant to work with staff on landscaping, screening, and colored panels.

Rossie Manka suggested taller trees could be considered.

Applicants Representative stated they will work with staff to create screening and will talk with the architect regarding the other items mentioned.

Request for restated motion.

David Raschka agrees with the staff recommendation **but modified it to require the following adjustments to the plans:**

- a. **Additional landscaping along W. Greenfield Ave. (since drive-thru is located along W. Greenfield Ave.)**
- b. **Reorientating the location of exterior color panels to be shifted on the building to wrap around the north and east side of building elevations.**

Seconded by Rossi Manka.

**Recommendation: Common Council approval of the Certified Survey Map to split the existing parcel located at 6767 W. Greenfield Ave. into 2 parcels, submitted by Mark Lampe, d/b/a/ NDC LLC. (Tax Key No. 453-0001-005), and approval of the Conditional Use permit and the Site, Landscaping and Architectural Plans for Taco John's, a proposed restaurant with accessory drive-through service, to be located on a new lot to be created east of 6767 W. Greenfield Ave., submitted by Lisa Van Handel, d/b/a Taco John's. (Tax Key No. 453-0001-005) subject to the following conditions:**

(Item 1-7 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 and approved by the Planning & Zoning program to show the following: a) revised landscaping plan with **additional plantings along W. Greenfield Ave. to be approved by Planning**, b) landscaping species plan approved by Forestry; c) revised exterior lighting plan, d) refuse enclosure details approved by Planning, (e) **Reorientating the location of exterior color panels to be shifted on the building to wrap around the north and east side of building elevations.** Contact Zac Roder, Lead Planner, at 414-302-8465 with any questions.

- ~~2. Submittal of a certified survey map to separate 6767 W Greenfield Ave into 2 parcels.~~
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.
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 Building Inspector. Contact Mike Romens, Building Inspector, at 414-302-8413.
5. Planned work or modifications within City right-of-way shall be coordinated with City Engineering. Contact Greg Bartelme (414) 302-8367.
6. Utility plan to indicate transformer locations on site and coordination with existing overhead lines being provided to the Department of Development approval.
7. Common Council approval of the Conditional Use and applicant's acknowledgement of the Conditional Use resolution.

Raschka moved to approve as amended, Manka seconded, motion carried.

#### Passed The Block Vote

Raschka moved to approve as amended, Manka seconded, motion carried.

4. [22-0294](#) Master Sign Plan for Kohl's Sephora, an existing retail business, located at 2601 S. 108 St., submitted by Steve Ignarski, d/b/a/ Kohl's Sephora. (Tax Key No. 484-9986-015)

**Attachments:** [\(SIGN\) 2601 S 108 St - Kohl's Sephora](#)

**Recommendation:** Staff recommends approval of the Master Sign plan for Kohl's Sephora, an existing retail business, located at 2601 S. 108 St., submitted by Steve Ignarski, d/b/a Kohl's Sephora. (Tax Key No. 484-9986-015).

Ald. Clark moved to approve this matter, Ald. Raschka seconded, motion carried.

5. [22-0298](#) Lighting plan for Braun's Powerhouse, an existing pub, located at 7100 W. National Ave. submitted by Joe Braun. (Tax Key No. 453-0233-000)

**Attachments:** [\(SLA\) 7100 W National - Braun's Lighting](#)

Zac Roder presented an overview of the project. The applicant presented a demonstration of the proposed lighting product **and indicated that ambient lighting in the vicinity of the intersection and the exterior construction of the building (existing awnings and storefront windows limit options for accenting light on building wall) are two reasons why they are seeking to the style of lighting and method of expose the lighting** as proposed. The applicant questioned if there could be a compromise as **the lighting product** is fully dimmable.

Wayne Clark asked Zac Roder if he's had adequate time to review this project. Zac

stated he's reviewed the product as presented and also viewed the supplied product on-line demonstrations, but this is the first time he's seen the option in person (**the applicant had a sample of the product in person at the PC meeting**). Wayne inquired if staff and application need more time to work through this together.

Zac would like the Plan Commission to Recommend approval in accordance **with the staff recommendation. This would require the proposed light strips to be shielded or directed downward to avoid nuisance light and achieve the intent of our architectural lighting guidelines and signage ordinance. Staff has worked successfully with other businesses to this end.**

Wayne Clark made a motion to hold this item to allow ample time for staff and application to come back with a finalized plan for the committees' review. **However, staff doesn't need more time, it seeks compliance with our guidelines and ordinance.**

David Raschka requested a better explanation of what the applicant proposed vs the staff recommendations. The applicant outlined their plan.

Zac Roder would like Plan Commission input tonight as we are at an impasse.

Rossie Manka questioned if the staff changes would work for the applicant in regard to shading the lights to meet the requirements and was advised that this option lessens the effect the applicant is trying to make.

Wayne Clark confirmed that Zac is at an impasse on design function.

Lighting angles, dimmer options and softer glow were additional items discussed.

Zac stated approval of staff and applicants to determine brightness is an option.

Rossie Manka stated the light distribution should not spill over onto other properties.

David Raschka stated the light should shine down onto the building and asked if there will be color change. Applicant the lights from the street diminish the effect they are trying to achieve.

Wayne Clark stated there is a motion on the table to Hold this item, seconded by Rossie Manka.

Eric Torkelson & David Raschka both stated we are pushing against what staff is trying to do with guidelines.

Zac stated there is the option to deny the application and the applicant **may then choose to apply to take the matter before** the Board of Appeals.

Eric Torkelson emphasized this needs to be held to a standard.

Wayne Clark withdraws original motion to hold and make a new motion to deny, seconded by Eric Torkelson. Mayor votes Aye.

**Recommendation: Denial of ~~Recommend~~ ~~submittal~~ of the proposed lighting plan for Braun's, an existing pub, located at 7100 W. National Ave. as submitted by Joe Braun, proprietor. (Tax Key No.**

Clark moved to deny this matter, Torkelson seconded, motion carried.

6. [22-0295](#) Discussion regarding Design Review Guidelines

**This matter was Discussed.**

7. [22-0296](#) Discussion regarding eliminating split-zoned properties

**This matter was Discussed.**

8. [22-0297](#) Plan Commission project tracking update

**This matter was Discussed.**

**E. ADJOURNMENT**

*There being no other business, a motion was made by Katzenmeyer and seconded by Raschka to adjourn at 7:04 p.m.*

*The motion carried unanimously.*



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**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, June 22, 2022**  
**6:00 PM**  
**City Hall – Room 128**

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

2. **Site, Landscaping and Architectural Plans for Dollar General, an existing General Retail use, located at 1715 S. 76 St., submitted by Ben Voigtlander, d/b/a Kahll LLC. (Tax Key No. 453-0433-002)**

**Overview and Zoning**

The multi-tenant commercial building located at 1715 S. 76 St. is anchored by Dollar General and is zoned C-2. The owner of the building is proposing to renovate the building's western façade.

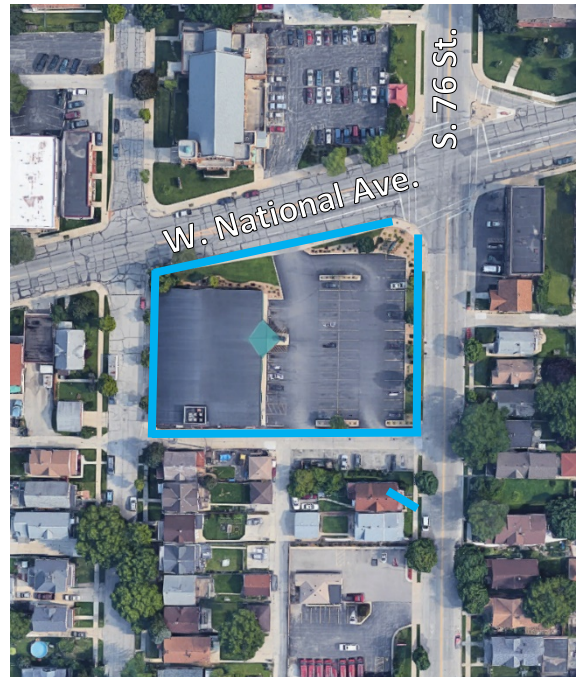
**History**

Several years ago, the building's brick began deteriorating and flaking off on the western façade. The City issued violation for falling brick. In 2021, the owner began installing metal siding without a building permit. City staff noticed the siding being installed and called for a stop order. Staff asked the property owner to remove the siding or submit a Site, Landscaping, and Architectural Plan amendment. The owner submitted a plan amendment, but the proposal for metal siding was denied by Plan Commission.

After the denial, the owner explored some other means of repair, but did not remove the siding. Because too much time has passed, the owner can no longer appeal the original Plan Commission decision and chose to reapply for a plan amendment.

**Proposal**

The owner is proposing to finish/complete the installation of steel siding. The siding would be anchored with treated wood runners. The owner also identified other methods to renovate the façade, including repairing the brick. The owner prefers the metal siding because it is less expensive.





**Staff Assessment**

Code Enforcement staff does not approve the proposed metal siding. Wood is not allowed up to the lot line on a commercial property due to fire code. Additionally, the proposed anchoring method is inadequate.

Planning staff does not approve the proposed metal siding. The City’s architectural guidelines state that “plan concrete block or unfinished metal surfaces are not acceptable in commercial and multi-family districts.”

To renovate the façade, staff recommends repairing the brick.



**Recommendation:** Deny the Site, Landscaping and Architectural Plans for Dollar General, an existing General Retail use, located at 1715 S. 76 St., submitted by Ben Voigtlander, d/b/a Kahll LLC. (Tax Key No. 453-0433-002). The applicant has the option to appeal the Planning Commission decision to the Common Council.



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- Certified Survey Map to combine the existing parcels located at 8404 W. Greenfield Ave. and 1359 S. 84 St. into 1 parcel, submitted by Gurinder Nagra d/b/a State Fair Petro Mart, Inc. (Tax Key Nos. 442-0635-000 and 442-0604-000).**

**Overview & Zoning**

The property owner of 8404 W. Greenfield Ave. (former Auto Analyzers) owns two properties at 8404 W. Greenfield Ave. and 1359 S. 84 St. The 1359 S. 84 St. property was rezoned last year as part of the special use process for a new gas station and convenience store development.



In alignment with the Plan Commission directive from last years special use approval, the applicant has submitted a certified survey map to combine the two properties (8404 W. Greenfield Ave and 1359 S. 84 St) into one lot of record. Mr. Nagra owns both properties and the 1359 S. 84 St. property has been rezoned to C-2 commercial in alignment with the future land use plan. he larger scope of work will include demo of the residential home and also the former 2,500-sf Auto

Analyzer vehicle repair shop for a new fuel station with convenience store and additional commercial tenant space.



**Recommendation:** Common Council approval of the Certified Survey Map to combine the existing parcels located at 8404 W. Greenfield Ave. and 1359 S. 84 St. into 1 parcel, submitted by Gurinder Nagra d/b/a State Fair Petro Mart, Inc. (Tax Key Nos. 442-0635-000 and 442-0604-000).



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4. **Site, Landscaping, and Architectural Plan amendment for Cleveland Liquor, an existing liquor store located at 9131 W. Cleveland Ave. submitted by Hemant Khuttan d/b/a Cleveland Liquor. (Tax Key 517-0184-000).**



**Overview and Zoning**

The applicant/property owner was before the Plan Commission in December and received approval to construct a new ADA ramp at 9131 W. Cleveland Ave. The property is zoned C-2 Neighborhood Commercial District, which permits alcohol beverage sales. This business has a Class A liquor sales license issued earlier this year.

**Exterior updates**

The purpose for this month's Plan Commission item is to consider some more recent improvements that the owner would like to establish toward opening to store.

- The exterior alterations include new lighting, signage, and a metal accent wall on a portion of the storefront. Below are some photographs taken Friday 6/17/22 to show the work to date.



## Exterior work

Mixed use building. Cleveland Liquor, Cut Above salon and apartment above.

1. View from Cleveland Ave. sidewalk. New signage and metal siding.

2. New signage will require a signage permit and the new corrugated metal siding at the corner requires Plan Commission approval. The metal siding replaces a compressed fiberwood siding tha

New storefront windows simply replacements to the old.

3. Metal siding installed in two layers and will be removed so that the upper layer overlaps the lower layer (rain run-off). The new siding is slightly inset on a similar plane as the new windows.

Staff recommending a frame around all or a portion of new metal siding to showcase and reflect similar design characteristic of new window framing.

The owner, Mr. Khuttan, has been responsive and is working with staff on updates. He has agreed to remove the metal siding, and if approved, will replace it to be layered properly. Staff is recommending framing as a method to better showcase the metal panel.

He is also making parking lot improvements that will include new blacktop and parking stall striping and a refuse enclosure. Of note, a significant portion of the parking lot is within City right-of-way. See aerial view below.

**Status quo or to vacate (City Right of Way)**

The City of West Allis maintains right of way upon what is paved for access to parking lot to the north and very west of this property. The new ADA ramp is within City ROW. A Privilege of Encroachment has been applied for an in process with our City Attorney's Office and will be granted.

Engineering, Attorney and Planning Office, thinking long-term, are in favor of the city sponsoring a vacation and discontinuance of the public right of way and granting it to the property owner. If this occurs, the land area would become private property and taxable.

**City Right-of-Way (ROW)**

- The City owns most of parking lot north and west of property
- New staircase/ramp on northside of building is within public ROW
  - Privilege of Encroachment is in process
- City Planning and Engineering recommend vacating land to property owner



**Signage & Lighting** – The city [signage ordinance](#) (link to summary hand-out guide) will allow for a maximum of two signs total area of both shall not exceed 75-sf of signage. The new existing sign is 42-sf in area (14x3). There is another pre-existing projecting sign on the S. 92 St. side of the building that will need to be factored into the total if it is staying/being refaced.

- Keep in mind that all sign faces (if internally illuminated) should be opaque, meaning that the text may illuminate, but in this case the white background should not illuminate at night.
- Since five exterior LED lights are planned on the building (2 on north and 3 on west), it's important you show us the lighting plan and fixture types before it gets installed – it will need permit approval first. The City wants to ensure lighting is directed downward to avoid nuisance light trespass from the property.

**Recommendation:** Approve the Site, Landscaping, and Architectural Plans for Cleveland Liquor, an existing liquor store located at 9131 W. Cleveland Ave. submitted by Hemant Khuttan d/b/a Cleveland Liquor. (Tax Key 517-0184-000), 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. Revised Site, Landscaping, and Architectural Plans being submitted to the Planning & Zoning program to show the following: (a) parking layout striping plan, (b) a four-sided refuse enclosure within property boundaries. Location, fence and gate details being provided on a site plan, (c) firewood container being noted on the site plan; (d) metal siding being removed and replaced in accordance with City Code Enforcement/Inspections, (e) a framework of consistent color to adjacent storefront windows being applied around the new metal siding. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466, or [planning@westalliswi.gov](mailto:planning@westalliswi.gov).

2. Signage and lighting plans being submitted for review and [permit](#).

Remaining condition being considered for sponsorship by a City Council member or Council Committee.

3. City to sponsor Right-of-way vacation being applied for or sponsored to discontinue a portion of right-of-way.



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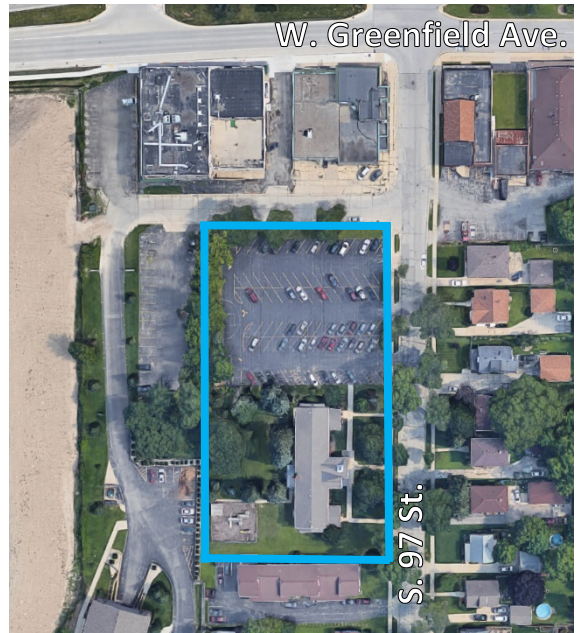
5. **Ordinance to amend section 19.01, the Official West Allis Zoning Map, for property located at 1455 S. 97 St. (Tax key no. 450-9968-003)**

**Overview and Zoning**

1455 S. 97 St. is zoned RB. This property has historically been owned by, and the home of, Greenfield Avenue Presbyterian Church.

The Church plans to sell the building to Maplegrove Treatment Center, currently a tenant. Maplegrove Treatment Center is a licensed for-profit business that provides services for those with Autism Spectrum Disorders and related diagnoses. Maplegrove’s 15 staff members provide a variety of services for its approximately 60 participants, including practicing daily skills, providing employment, college, and independent living support services, and counseling/therapy.

[Maplegrove Treatment Center](#), is licensed by the State of WI as a mental health outpatient clinic and provides instruction/training use (for 15 or fewer persons at one time). The use is not allowed as a Principal Use in RB.



**Proposed Rezoning**

Maplegrove Treatment Center is proposing to rezone the property from RB to C-2.

The 2040 Comprehensive Plan Future Land Use Map identifies this property as for Public and Semi Public Use. Most zoning districts, including C-2, allow for Public and Semi Public uses.

Ald. Danna Kuehn and Ald. Grisham are co-sponsoring this rezoning request.

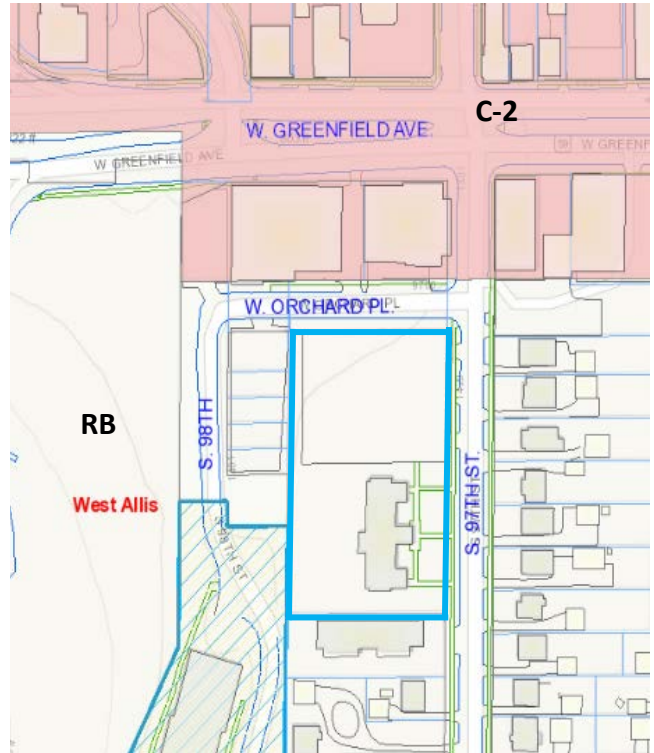


**Staff Assessment**

Planning & Zoning staff supports the request for rezoning from RB to C-2. The rezoning conforms with the Future Land Use Map. It also is logical, as the property neighbors a significant C-2 corridor along W. Greenfield Ave. This property has historically functioned as a quasi-commercial space. Staff considers the rezoning appropriate for the neighborhood.

The property would become taxable with the ownership change. Staff has requested that an occupancy permit be applied for as part of the process.

**Recommendation:** Recommend Common Council approval of the Ordinance to amend section 19.01, the Official West Allis Zoning Map, for property located at 1455 S. 97 St. (Tax key no. 450-9968-003). Public hearing being scheduled for July 12, 2022.





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**6. Signage Plan appeal for a new freestanding sign at Taqueria El Toro located at 8322 W. Lincoln Ave. (Tax Key No. 477-0660-000).**

The property owner is proposing to install a freestanding sign at the southwest corner of the site as part of the site improvements being made to open the new restaurant, Taqueria El Toro. This is the former Boy Blue ice cream drive-in.

New signage requires a signage permit, and while one has been submitted for review, Planning has noted that the proposed new sign will be within the 20x20-ft vision area. The site is compact and the installation of a freestanding ground sign at the corner must be evaluated by the Plan Commission when such fixtures are placed within the vision area.



The signage area/size otherwise appear to conform to the sign ordinance which will allow up to a 10-ft high sign and 50-sf in area. Staff is seeking some additional confirmations within the recommendation.



Staff has met with the property owner and advised the sign contractor to arrange the sign in a manner to improve visibility at the corner/intersection. There is precedent for Plan Commission granting a sign variance for a sign in the vision area: in 2018 Plan Commission granted approval of a freestanding BP gas sign at S. 60 and W. National Ave. and more recently for the Shell gas station sign at S. 76 St and W. Lincoln Ave. Each of those examples as well as the proposed Taqueria sign are on similar 45-degree angles to promote visibility for motorists and pedestrians.

The new owner is also currently constructing site improvements in accordance with the approved site plan approved last year which will improve the curb appeal and safety of this property. Improvements underway include a new curbed landscaping areas and closure of the driveway on W. Lincoln Ave. closest to the intersection.

Like other vision angle variance requests, staff has shared the signage concept with City Engineering for comment to seek their feedback prior to the Plan Commission meeting.

Attachment (A)

## Propose Sign



### Taqueria El Toro

8322 W Lincold Ave West Allis, Wisconsin 53219 Atte: Toribio Perez Tel 414-467-5568

LED SHAPE CABINET  
 LED INTERNALLY ILLUMINATED  
 SCREW MOUNTED TO WALL  
 6 FEET X 4 FEET



48 Inches  
Height

LED CABINET  
 LED INTERNALLY ILLUMINATED  
 SCREW MOUNTED TO WALL  
 6 FEET X 4 FEET



36 Inches  
Height

72 Inches Lenght

Owner Approval \_\_\_\_\_ Date \_\_\_\_\_

Landlord Approval \_\_\_\_\_ Date \_\_\_\_\_

email it back to: victor70game.com

**FINATA MKT INC**  
 2740 W. Sage Street • Chicago, IL 60608  
 Tel: 312.829.8808  
 Fax: 312.829.8809  
 Chicago • Los Angeles • Dallas • Memphis

My UL Identification number:  
E492339 Manufacture

- Shape Cabinet Frame Internally Illuminated -  
6 Feet Lenght x 4 Feet Height, Screw Mounted to Brick Monument and Connect to Existing 110 Volts Outdoor Outlet  
1 Face Printed 4 Color 1 sides
- Rectangle Cabinet Frame Internally Illuminated -  
6 Feet Lenght x 3 Feet Height, Screw Mounted to Brick Monument and Connect to Existing 110 Volts Outdoor Outlet  
1 Face Printed 4 Color 1 sides

• Note to Customer:  
Please make sure electrical is working at site, as we are not responsible for diagnosing or repairing issues



**Recommendation:** Approval of a new freestanding sign at Taqueria El Toro located at 8322 W. Lincoln Ave., subject to the following conditions:

(Items 1-2 below 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 Signage Plan being submitted to and approved by the Planning Office to show the following:(a) site/landscaping plan to show specific sign location, height, landscaping and meet the sign ordinance requirements and approval of City Engineering; (b) internally illuminated sign – sign faces being opaque in accordance with signage ordinance, (c) masonry base details and dimensions. Contact Steve Schaer at 414-302-8466 or [planning@westalliswi.gov](mailto:planning@westalliswi.gov) with further questions.
2. Driveway permit being applied for with the city to close the W. Lincoln Ave. driveway nearest intersection.