



**MINUTES  
WEST ALLIS PLAN COMMISSION  
WEDNESDAY, SEPTEMBER 27, 2017  
6:00 PM  
ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.**

- PRESENT:** Mayor Dan Devine; Jim Lisinski; Amanda Nowak; Erin Hirn; Jon Keckeisen
- EXCUSED:** Wayne Clark, Vice Chair, Eric Torkelson
- STAFF:** Steve Schaer, AICP, Manager of Planning and Zoning  
Shaun Mueller, Senior Planner  
Bart Griepentrog, AICP, Senior Planner
- OTHERS:** Suresh Gopalakrishnan, Beth Koehler, Mary J. Gavigan, John Heup, Emily Cialdini, Ian B. Martin, John Rademahn, Mark Bahr, Bob Frisch, Douglas A. Gallus, Brian Fischer, Boyd Coleman, Renee and Tony Nemec.

**1. Approval of the September 6, 2017 minutes.**

A motion was made by Jim Lisinski and seconded by Erin Hirn to approve the minutes of the September 6, 2017 meeting.

The motion carried unanimously.

**2A. Special Use Permit for The Market at Six Points Apartments, a proposed multi-family apartment building, to be located within the NoNa portion of The Market at Six Points redevelopment at 6620 & 6700 W. National Ave.**

**2B. Site, Landscaping and Architectural Plans for The Market at Six Points, a proposed multi-family apartment building, to be located within the NoNa portion of The Market at Six Points redevelopment at 6620 & 6700 W. National Ave., submitted by Emily Pier, d/b/a Mandel Group, Inc. (Tax Key No. 454-0651-000)**

Items 2A and 2B were considered together.

Discussion ensued with questions being answered by staff.

Erin Hirn questioned staff's recommended choice of wall, block vs concrete. She prefers the block wall as she feels it's more appealing in a residential setting. She also disagrees with staff regarding the color and prefers what is being proposed (yellow) by the Mandel Group.

Jim Lisinski requested clarification on refuse areas.

Shaun Mueller stated the refuse containers will be kept underground within the parking area and wheeled out into an enclosure on the days of service.

Jim Lisinski also mentioned that he liked the proposed yellow color, but was indifferent in relation to the wall.

Jon Keckeisen stated he likes the yellow color.

A motion was made by Jim Lisinski and seconded by Jon Keckeisen to accept, but modify staff recommendation by removing items 1(b) and 1(c) and rewording 1(e).

**Recommendation:** Recommend Common Council approval of the Special Use Permit for The Market at Six Points Apartments, a proposed multi-family apartment building, to be located within the NoNa portion of The Market at Six Points redevelopment at 6620 & 6700 W. National Ave., and approval of the Site, Landscaping and Architectural Plans for The Market at Six Points, a proposed multi-family apartment building, to be located within the NoNa portion of The Market at Six Points redevelopment at 6620 & 6700 W. National Ave., submitted by Emily Pier, d/b/a Mandel Group, Inc. (Tax Key No. 454-0651-000), subject to the following conditions:

(Items 1-10 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) additional brick on the north and east exterior elevations; ~~(b) a toned down yellow color; (c) lessening the use of Nichiha on the corner elements, consider highlighting bays leading up to the corners and not using the yellow color on the corners;~~ (d) use of an alternate material, other than cement board between the windows; (e) retaining wall details, ~~consider a more appropriate wall style to match the modern, industrial style development;~~ (f) details on the pad for the refuse enclosure and the proposed screening around it; (g) additional landscaping details, to be approved by the City Forester and any other landscaping species/quantities recommendations as provided by the City Forester; and (h) bike parking facilities. Contact Shaun Mueller, Senior Planner, at (414) 302-8470 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner 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 the estimated cost of landscaping and Screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at 414-302-8466.
4. A utility plan for the existing overhead lines along the west property line for Department of Development staff approval. Contact Shaun Mueller, Senior Planner, at (414) 302-8470 with any questions.
5. A photometric plan with cut sheets for all of the proposed lighting for Department of Development approval. Contact Shaun Mueller, Senior Planner, at (414) 302-8470 with any questions.
6. A meeting between Developer, City Forester and Engineering Department to discuss final right-of-way conditions for the entire NoNa block redevelopment.
7. 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 Ed Lisinski, Building Inspector, at 414-302-8414.

8. Permit application and approved plans being submitted by applicant to the Engineering Dept. for necessary driveway permit to be granted by the Board of Public Works (and the Wisconsin Department of Transportation if applicable). Contact Greg Bartelme, Engineering Department at 414-302-8367.
9. A grading plan, to include existing and proposed grades, being submitted to and approved by the Building Inspection and Neighborhood Services Department. Contact Ed Lisinski, Director, Building Inspection and Neighborhood Services Department at 414-302-8415.
10. A paving and drainage plan being submitted for approval. For off-site drainage to the City's right of way or street, please submit the plan to the Engineering Department for review. Contact Michael Lewis, City Engineer at 414-302-8372. For on-site drainage, please submit the plan to the Building Inspection and Neighborhood Services Department. Contact Ed Lisinski, Director at 414-302-8415.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission 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.
12. A signage plan being submitted for permit review and approved by the Department of Development.

The motion carried unanimously.

- 3A. Special Use Permit for CESA #1, a proposed educational facility, to be located at Parkway School, 2930 S. Root River Parkway.**
- 3B. Site, Landscaping and Screening Plans for CESA #1, a proposed educational facility, to be located at Parkway School, 2930 S. Root River Parkway, submitted by Steve Rohde, d/b/a WAWM School District. (Tax Key No. 520-9985-001)**

Items 3A and 3B were considered together.

Discussion ensued with questions being answered by staff.

Staff explained that CESA has requested transportation exceptions be increased from 7 to 10. Ex: students that have a job or internship would attend school part of the day and work the other half of the time.

Staff also explained that CESA has requested enrollment capacity be increased from 80 to 100.

Both requests would ultimately come before Common Council as part of the Special Use hearing on October 3.

Jim Lisinski suggested that a change in the type of student (from 4K to older kids) would be a concern, but acknowledged that decision is the Common Council's call. He further stated that the site itself is fine.

A motion was made by Jim Lisinski and seconded by Erin Hirn to accept the staff recommendations.

**Recommendation:** Recommend Common Council approval of the Special Use Permit for CESA #1, a proposed educational facility, to be located at Parkway School, 2930 S. Root River Parkway, and approval of the Site, Landscaping and Screening Plans for CESA #1, a proposed educational facility, to be located at Parkway School, 2930 S. Root River Parkway, submitted by Steve Rohde, d/b/a WAWM School District. (Tax Key No. 520-9985-001), subject to the following conditions:

(Items 1-2 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) Student drop off and pick up areas being noted on a site plan; (b) confirm adequate ADA parking per code; (c) floor plan update to confirm internal uses in accordance with parking requirements; (d) replenishing missing or dead landscaping in accordance with the 2015 approved site/landscaping plan; (e) any exterior lighting changes being noted in a lighting plan. Contact Steven Schaer, Manager of Planning and Zoning, at (414) 302-8466 with any questions.
2. Common Council approval of the Special Use Permit and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. A Public Hearing is scheduled for October 3, 2017.

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

3. Signage plans, if proposed, being submitted for permitting review.
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 abutting sidewalk.

The motion carried unanimously.

- 4A. **Special Use Permit for ALDI, for a proposed Class A Liquor License at 1712 S. 108 St.**
- 4B. **Site, Landscaping and Architectural Plans for ALDI, for a proposed Class A Liquor License at 1712 S. 108 St., submitted by Tom Howald, d/b/a ALDI Inc. (Tax Key No. 449-9981-011)**

Items 4A and 4B were considered together.

Discussion ensued with questions being answered by staff.

A motion was made by Erin Hirn and seconded by Jim Lisinski to accept the staff recommendations.

**Recommendation:** Recommend Common Council approval of the Special Use Permit for ALDI, for a proposed Class A Liquor License at 1712 S. 108 St., and approval of the Site,

Landscaping and Architectural Plans for ALDI, for a proposed Class A Liquor License at 1712 S. 108 St., submitted by Tom Howald, d/b/a ALDI Inc. (Tax Key No. 449-9981-011), subject to the following conditions:

(Items 1-4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the 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) additional landscaping along the unfinished landscaped frontage of HWY 100 and along a portion of the southern property line to be approved by the City Forester. Contact Shaun Mueller, Senior Planner, at (414) 302-8470 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steve Schaer, City Planner, 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 the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at 414-302-8466.
4. Common Council approval of the Special Use Permit and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. (A public hearing is scheduled for October 3, 2017.)

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

The motion carried unanimously.

**5A. Special Use Permit for a proposed day care facility to be located at 7234 W. Becher St.**

**5B. Site, Landscaping and Architectural Plans for a proposed day care facility to be located at 7234 W. Becher St., submitted by Suresh Gopalakrishnan, d/b/a Residence Deals, LLC. (Tax Key No. 476-0321-000)**

Items 5A and 5B were considered together, but voted on separately.

Discussion ensued with questions being answered by staff.

Jim Lisinski questioned the drop-off/pick-up area, as this is a busy corner during school times with congestion and traffic along W. Becher St.

Douglas Gallus advised they are considering a loading zone along S. 73 St.

Bart Griepentrog stated a drop-off on Becher is not an option. Engineering has made it clear W. Becher St. is not an option.

Mayor Devine advised there should be communication of the drop-off/pick-up plan with the parents to best manage the issue.

Plan Commission is hesitant with respect to operations, hours of use and conflict with school. Safety being the number one concern of the committee.

Erin Hirn stated only having four drop-off areas for ten children is a concern.

Jon Keckeisen agreed the drop-off situation is not ideal.

Douglas Gallus explained the existing parking area could be extended into the play area in a "tandem" type set up.

Jim Lisinski stated this isn't a good spot for a day care facility.

A motion was made by Jim Lisinski and seconded by Jon Keckeisen to recommend denial of the Special Use Permit for a proposed day care facility to be located at 7234 W. Becher St.

A motion was made by Jim Lisinski and seconded by Erin Hirn to accept the staff recommendations relative to the Site, Landscaping and Architectural Plans for a proposed day care facility to be located at 7234 W. Becher St., submitted by Suresh Gopalakrishnan, d/b/a Residence Deals, LLC. (Tax Key No. 476-0321-000)

**Recommendation:** Recommend Common Council denial of the Special Use Permit for a proposed day care facility to be located at 7234 W. Becher St. and approval of the Site, Landscaping and Architectural Plans for a proposed day care facility to be located at 7234 W. Becher St., submitted by Suresh Gopalakrishnan, d/b/a Residence Deals, LLC (Tax Key No. 476-0321-000), subject to the following conditions:

(Items 1-4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) stain finish on all proposed fencing; (b) a concrete subsurface in the refuse area; (c) confirmation of landscaping plans, per the City Forester; (d) details of the additional doorway, including location, materials and brick infill, all in a manner appropriate for a primary facade; (e) relocation of proposed drop-off/pick-up area to not be located on W. Becher St.; and, (f) application for a bike rack through the City's ArtScape program. Contact Bart Griepentrog, Senior Planner, at (414) 302-8469 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner 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 the estimated cost of landscaping and Screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at 414-302-8466.
4. Common Council approval of the Special Use Permit and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. (A public hearing may be scheduled for October 3, 2017.)

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

The motions carried unanimously.

- 6A. **Special Use Permit for Three In One Thrift Store (WTT Thrift, Inc.), a proposed second-hand article retail store, to be located at 3125 S. 108 St.**
- 6B. **Site, Landscaping and Architectural Plans for Three In One Thrift Store (WTT Thrift, Inc., a proposed second-hand article retail store, to be located at 3125 S. 108 St., submitted by the Lutheran High School Association. (Tax Key No. 523-9997-000)**

Items 6A and 6B were considered together.

Discussion ensued with questions being answered by staff.

Shaun Mueller stated consideration of modifying item 1(a) and removing the erroneous second 1(h) is needed, advising curbing in certain areas 1(b) makes things logical/decent.

A motion was made by Jim Lisinski and seconded by Erin Hirn to modify item 1(a) and remove 1(h) and to accept the remaining staff recommendations.

**Recommendation:** Recommend Common Council approval of the Special Use Permit for Three In One Thrift Store (WTT Thrift, Inc.), a proposed second-hand article retail store, to be located at 3125 S. 108 St. and approval of the Site, Landscaping and Architectural Plans for Three In One Thrift Store (WTT Thrift, Inc., a proposed second-hand article retail store, to be located at 3125 S. 108 St., submitted by the Lutheran High School Association (Tax Key No. 523-9997-000), subject to the following conditions:

(Items 1–5 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the 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) new landscaping areas per the staff comments between the parking lot and street frontage along Hwy 100, ~~on the north and south sides of the building;~~ (b) poured curbing or decorative block edging along the drive-aisle side of new landscaping islands; (c) additional perennial landscaping and details of the existing landscaping area within the front yard, with revisions to "freshen-up" the look, based on confirmation from the City Forester; (d) relocation of the required ADA stall and access aisle; (e) reversal of traffic flow to feature entrance from the south driveway and exiting from the north driveway; (f) the scope of pavement repair and/or replacement to the parking area on premise; (g) poured curbing at the perimeter of the parking lot is preferred, as opposed to wheel stops, but at a minimum wheel stops being re-anchored; (h) exterior building façade updates (painting details and/or added windows); (i) lighting fixture and coverage details confirming no splay from the site; ~~(h) an alternate to wooden timber border being utilized around the outdoor play area;~~ (j) a bicycle rack being incorporated into the site plan and details being provided. Contact Shaun Mueller, Senior Planner at (414) 302-8470 with any questions.

2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Shaun Mueller, Senior Planner at (414) 302-8470 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 refuse screening shall be executed by the applicant prior to the issuing of a building permit. Contact Shaun Mueller, Senior Planner at (414) 302-8470 with any questions.
4. Property owner's acknowledgement signature that the non-conforming pole signs will be removed within two years of plan approval.
5. Common Council approval of the Special Use Permit and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. (A public hearing may be scheduled for October 3, 2017.)

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

6. A revised Signage Plan being submitted to the Department of Development for review and approval, if exterior signage is desired.
7. 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.

The motion carried unanimously.

**7. Site, Landscaping and Architectural Plans for Amalga Composites, an existing manufacturing facility, located at 10600 W. Mitchell St., submitted by Boyd Coleman, d/b/a StrucRite Design, Inc. (Tax Key No. 449-9981-013)**

Discussion ensued with questions being answered by staff.

A motion was made by Erin Hirn and seconded by Jim Lisinski to accept the staff recommendations.

**Recommendation:** Recommend approval of the Site, Landscaping and Architectural Plans for Amalga Composites, an existing manufacturing facility, located at 10600 W. Mitchell St., submitted by Boyd Coleman, d/b/a StrucRite Design, Inc. (Tax Key No. 449-9981-013), subject to the following conditions:

(Items 1-3 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) increased landscaping within western portion of the parking lot, if possible in consideration of parking layout and environmental issues; (b) landscaping details of northwestern landscape buffer, to be cleaned up as necessary; and, (c) striping within the parking lot, per the proposed site plan. Contact Bart Griepentrog, Senior Planner, at (414) 302-8469 with any questions.



2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner 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 the estimated cost of landscaping and Screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at 414-302-8466.

(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.

The motion carried unanimously.

**8. Site, Landscaping and Architectural Plan amendment to construct an additional self-storage building (Phase II), for Extra Space Self Storage, an existing public self-storage use at 232 S. Curtis Rd., submitted by Adam Hird, Highland Development Ventures and Brian Fischer of Anderson Ashton, Inc. (Tax Key No. 413-9999-035)**

Discussion ensued with questions being answered by staff.

A motion was made by Jim Lisinski and seconded by Amanda Nowak to accept the staff recommendations.

**Recommendation:** Approval of the Site, Landscaping and Architectural Plan amendment to construct an additional self-storage building (Phase II), for Extra Space Self Storage, an existing public self-storage use at 232 S. Curtis Rd., submitted by Adam Hird, Highland Development Ventures and Brian Fischer of Anderson Ashton, Inc. (Tax Key No. 413-9999-035).

(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 Revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) note on the architectural plan to indicate integral color materials; (b) color details being provided for staff approval; (c) modifications to proposed foundation planting along a portion of the south building (replacement to front of site); (d) On the northeast side of the site, removal of existing asphalt slope to be replaced with grass; (e) removal of temporary signage until such time that a signage permit has been obtained through Building Inspections and Neighborhood Services; and, (f) a bicycle rack being incorporated into the plan near the front office area. Contact Steve Schaer, City Planner at (414) 302-8466.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner 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 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.

4. Acceptance of the post construction storm water management plan as previously submitted to the Engineering Department. Contact Ed Lisinski at (414) 302-8414 with questions.

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

5. Signage plan being submitted for permit review and approved by the Department of Development.

The motion carried unanimously.

9. **Ordinance to amend the official West Allis Zoning Map by rezoning property located at 9644 W. Schlinger Ave. from C-3 Community Commercial District to M-1 Manufacturing District. (Tax Key No. 416-9984-000)**

Discussion ensued with questions being answered by staff.

A motion was made by Jim Lisinski and seconded by Erin Hirn to accept the staff recommendations.

**Recommendation:** Recommend Common Council approval of the Ordinance, subject to the holding of a Public Hearing, to amend the official West Allis Zoning Map by rezoning property located at 9644 W. Schlinger Ave. from C-3 Community Commercial District to M-1 Manufacturing District. (Tax Key No. 416-9984-000)

The motion carried unanimously.

10. **Ordinance to amend Sections 12.06, 12.40, 12.41 and 12.42 of the Revised Municipal Code relative to defining and permitting medical clinics and massage therapy uses.**

Discussion ensued with questions being answered by staff.

A motion was made by Erin Hirn and seconded by Jim Lisinski to accept the staff recommendations.

**Recommendation:** Common Council approval of an Ordinance to amend Sections 12.06, 12.40, 12.41 and 12.42 of the Revised Municipal Code relative to defining and permitting medical clinics and massage therapy uses.

The motion carried unanimously.

11. **Ordinance to amend Sections 12.06, 12.41 and 12.42 of the Revised Municipal Code relative to defining and permitting commercial printing services.**

Discussion ensued with questions being answered by staff.

Jon Keckeisen stated he owned a printing business for 23 years in Milwaukee and there is a difference between printing vs copying/duplicating.

A motion was made by Erin Hirn and seconded by Amanda Nowak to accept the staff recommendations.

**Recommendation:** Recommend Common Council approval of an Ordinance to amend Sections 12.06, 12.41 and 12.42 of the Revised Municipal Code relative to defining and permitting commercial printing and printing uses.

The motion carried unanimously.

12. **Sign Plan Appeal for Parthenon Foods, an existing grocery store, located at 8415 W. Greenfield Ave., submitted by Scott Kuehn d/b/a Optimum Signs. (Tax Key No. 451-0611-001)**

Discussion ensued with questions being answered by staff.

Jon Keckeisen questioned whether or not the applicant was seeking a back tenant and if this would impact any future signage needs. Staff indicated that the applicant was mostly concerned with getting things up and running with the store.

A motion was made by Jon Keckeisen and seconded by Jim Lisinski to accept the staff recommendations.

**Recommendation:** Recommend approval of the Sign Plan Appeal for Parthenon Foods, an existing grocery store, located at 8415 W. Greenfield Ave., submitted by Scott Kuehn d/b/a Optimum Signs. (Tax Key No. 451-0611-001), based on the fact that (1) the sign will not result in an undue concentration of signage; (2) is of a consistent and unique design; and, (3) resolves site difficulties. Contact Bart Griepentrog, Senior Planner, at (414) 302-8469 with any questions.

The motion carried unanimously.

There being no other business, a motion was made by Erin Hirn and seconded by Jim Lisinski to adjourn the Plan Commission meeting at 7:25 p.m.

The motion carried unanimously.