



# City of West Allis

## Meeting Minutes

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

---

Wednesday, June 23, 2021

6:30 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

---

#### REGULAR MEETING

#### 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

Scott Cowman, Tanner Root, Beth Rummel

#### Staff

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

#### C. APPROVAL OF MINUTES

1. [21-0259](#) May 26, 2021 Draft Minutes

**Attachments:** [May 26, 2021 Draft Minutes](#)

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

#### D. NEW AND PREVIOUS MATTERS

- 2A. [21-0260](#) Special Use Permit for Cobalt Partners parking lot, a proposed parking lot, to be located at 23\*\* S. 102 St.

**This matter was Approved on a Block Vote.**

- 2B. [21-0261](#) Site, Landscaping, and Architectural Plans for Cobalt Partners parking lot, a proposed parking lot, to be located at 23\*\* S. 102 St., submitted by Bill Ohm, d/b/a Cobalt Partners. (Tax Key No. 485-9996-014).

**Attachments:** [\(SUP-SLA\) 2300 block S 102 St parking lot](#)

*Items 2A & 2B were taken together.*

*Steve Schaer presented.*

**Recommendation:** Common Council approval of Special Use Permit for Cobalt Partners parking lot, a proposed parking lot, to be located at 23\*\* S. 102 St. and approval of the site, landscaping and architectural for Cobalt Partners proposed parking lot, to be located at 23\*\* S. 102 St., submitted by Bill Ohm, d/b/a Cobalt Partners. (Tax Key No.

485-9996-014). Subject to the following conditions:

*(Items 1 thru 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. Common Council approval of the special use permit (public hearing scheduled for July 13, 2021).
2. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to City Forester approval of the landscaping species type and quantity; Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
3. Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, per Building Inspections and Neighborhood Services Department. Contact Mike Romans, Plumbing Inspector at 414-302-8413.

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

### **3. [21-0262](#)**

Site, Landscaping, and Architectural Plans for improvements on an existing manufacturing property located at 6048 W. Beloit Rd., submitted by Michael Hajek on behalf of Phoenix Investors, property owner. (Tax Key No. 475-0038-002).

**Attachments:** [Phoenix Investors \(SLA\) 6048 W Beloit Rd](#)

Steve Schaer presented.

*(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 the Department of Development to show the following: (a) a detailed landscaping plan being provided to show plantings within proposed and recommended landscape areas (tree and perennial plantings recommended throughout). Four (4) landscaping areas being added to the site (at the parking row end caps and east side of site). Landscaping species subject to City Forester review/approval; (b) a black vinyl coated chain-link fence or similar being provided around the perimeter of the site; (c) extent of paving work being shown on plans and coordinated with City Engineering grades along W. Beloit Rd.; (d) relocate 30 yard dumpsters on site (away from W. Beloit Rd.) and indicate method of screening; (e) details of repairs to dock area on the SE side of the building. Contact Steven Schaer, Manager of Planning and Zoning (414) 302-8466 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval.

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

4. [21-0263](#) Ordinance to amend the official zoning map by rezoning property located at 10200 W. National Ave. (unoccupied former Bakers Square) from C-4 Regional Commercial to C-3 Community Commercial.

**Attachments:** [\(Rezone\) 10200 W National Ave](#)

*Tony Giron presented.*

**Recommendation:** Approval of ordinance to amend the official zoning map by rezoning property located at 10200 W. National Ave. (unoccupied former Bakers Square) from C-4 Regional Commercial to C-3 Community Commercial, submitted by City of West Allis. (Tax Key No. 485-9990-013)

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

- 5A. [21-0264](#) Special Use Permit for a haunted house to be located within an existing commercial building (former Michael's) located at 11135 W. National Ave.

**This matter was Approved on a Block Vote.**

- 5B. [21-0265](#) Site, Landscaping and Architectural for a haunted house to be located within an existing commercial building (former Michael's) located at 11135 W. National Ave. submitted by Scott Cowman d/b/a Root of All Evil (Tax Key No. 520-9965-036)

**Attachments:** [SUP-SLA\) Haunted House \(former Michael's\)](#)

*Items 5A & 5B were taken together.*

*Tony Giron presented.*

**Recommendation:** Council approval of the Special use permit for a haunted house to be located within an existing commercial building (former Michael's) located at 11135 W. National Ave., and approval of the site, landscaping and architectural plans submitted by Scott Cowman d/b/a Root of All Evil (Tax Key No. 520-9965-036), 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) details and proof of contract with security services; (b) confirmation of any shared parking arrangements; (c) plans to indicate trash and recyclable containers on site and waste hauler/removal services contract; (d) ADA parking being provided and properly designed; (e) scope of work to detail the date when removal of fencing and other apparatus will be removed from the site after the completion of the event. Contact Tony Giron, Planner at 414-302-8469.*

2. *Common Council approval of the Special Use (scheduled for July 13, 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.*

**This matter was Approved on a Block Vote.**

### Passed The Block Vote

**A motion was made by Frank, seconded by Dagenhardt, to approve all the actions on item nos 5A & 5B on a Block Vote. The motion carried unanimously.**

6. [21-0266](#) Certified Survey Map to split the existing parcel located at 27\*\* S. Waukesha Rd. into two parcels, submitted by Jarrod Barber, Claire Childre, Rebecca Childre, Cory Kannenberg (Tax Key No. 521-9937-002).

**Attachments:** [\(CSM\) 27\\*\\* S Waukesha Rd](#)

*Tony Giron presented.*

**Recommendation:** *Recommend Common Council approval of the Certified Survey Map to split the existing parcel located at 27\*\* S. Waukesha Rd. into two parcels, submitted by Jarrod Barber, Claire Childre, Rebecca Childre, Cory Kannenberg (Tax Key No. 521-9937-002).*

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

7. [21-0267](#) Signage Plan Appeal for Carries Crispies an existing business located at 7133 W. Becher St. submitted by Brian Cieslak, owner (Tax Key No. 453-1057-000).

**Attachments:** [Carrie's Crispies \(Sign\) 7133 W Becher St](#)

*Tony Giron presented.*

**Recommendation:** *Recommend approval of the Signage plan appeal for Carries Crispies an existing business located at 7133 W. Becher St. submitted by Brian Cieslak, owner (Tax Key No. 453-1057-000).*

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

8. [21-0268](#) Site, Landscaping and Architectural Plan amendment (new exterior siding) for Dollar General, an existing business, located at 1715-17-23 S 76 ST., submitted by Shaunti Althoff, Legacy Commercial Property on behalf of Highland Ventures Ltd., property owner (Tax Key No. 453-0433-002).

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

*Tony Giron presented.*

**Recommendation:** Denial of the Site, Landscaping, and Architectural Plans for an existing multi-tenant commercial property, located at 1715 S. 76 St., submitted by Shaunti Althoff, d/b/a Legacy Commercial Property. (Tax Key No. 453-0433-001).

- Staff recommends working with Planning and Building Inspections staff through the design review and building permit process. Metal siding is not the recommended design solution for this building.

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

## 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 7:15 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.