



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, October 26, 2022

6:00 PM

City Hall, Art Gallery
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

- Present** 6 - Wayne Clark, Rossi Manka, Eric Torkelson, Jessica Katzenmeyer, Dan Devine, and David Raschka
- Excused** 3 - Brian Frank, Brandon Reinke (PC Alternate), and Kathleen Dagenhardt

Others Attending

Ald. Roadt, Ald. Weigel, Jason Korb, David Lyon, Jon Pechan, Ryan Douglas,
Representative from Carpenters Union, Mario Valentini

Staff

Steve Schaer, AICP, Manager of Planning and Zoning
Zac Roder, Planner

C. APPROVAL OF MINUTES

1. [22-0598](#) September 28, 2022

Attachments: [September 28, 2022 Draft Minutes](#)

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

D. NEW AND PREVIOUS MATTERS

- 2A. [22-0610](#) Conditional Use Permit for multifamily apartments, a proposed 5+ Unit Dwelling, to be located at 8530-56 W. National Ave.

Clark moved to approve the Consent Agenda, items #2A & #2B, Manka seconded, motion carried on a consent vote.

- 2B. [22-0611](#) Site, Landscaping, and Architectural plans for multifamily apartments, a proposed 5+ Unit Dwelling, to be located at 8530-56 W. National Ave., submitted by David Lyon, d/b/a Three Leaf Partners. (Tax Key No. 478-9998-003)

Attachments: [\(CUP-SLA\) Three Leaf Apartments - 8530-56 W National Ave.](#)

Items 2A & 2B taken together

Recommendation: Approve the Site, Landscaping and Architectural Plans for multifamily apartments, a proposed 5+ Unit Dwelling, to be located at 8530-56 W. National Ave., submitted by David Lyon, d/b/a Three Leaf Partners. (Tax Key No.

478-9998-003) subject to the following conditions:

(Item 1-5 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 Office to show the following: a) landscaping and species plan approved by City Forestry; b) incorporate decorative elements such as art or trellises to south exterior wall abutting surface parking lot; c) add seating area for entrance plaza; d) provide indoor and outdoor bike parking details. Contact Zac Roder, Lead Planner, at 414-302-8465 with any questions.
2. 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.
3. 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.
4. Planned work or modifications within City right-of-way shall be coordinated with City Engineering. Driveway permits being applied for and obtained through City Engineering for any modifications. Contact Greg Bartelme (414) 302-8367.
5. Common Council approval of the Conditional Use permit.

Clark moved to approve the Consent Agenda, items #2A & #2B, Manka seconded, motion carried on a consent vote.

Passed The Block Vote

Clark moved to approve the Consent Agenda, items #2A & #2B, Manka seconded, motion carried on a consent vote.

3. [22-0614](#) Site, Landscaping, and Architectural plans for Dunkin Donuts, an existing restaurant with accessory drive-through service, located at 2865 S. 108 St., submitted by Mario Valentini, d/b/a Pandya Network. (Tax Key No. 520-9965-012)

Attachments: [\(SLA\) Dunkin Remodel - 2865 S 108 St.](#)

Recommendation: Approve the Site, Landscaping, and Architectural plans for Dunkin Donuts, an existing restaurant with accessory drive-through service, located at 2865 S. 108 St., submitted by Mario Valentini, d/b/a Pandya Network. (Tax Key No.

520-9965-012)

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

4. [22-0615](#) Signage Plan for Maker's Row, a proposed food-centric collection of restaurants, limited food production and retail uses, to be located at 6601 W. National Ave., 16** S. 66 St., and 66** W. Mitchell St., submitted by Eric Rohs, d/b/a Mandel Group Inc. (Tax Key Nos. 454-0653-000, 454-0655-000, and 454-0656-000)

Attachments: [\(SIGN\) Makers Row - 6601 W National Ave.](#)

Recommendation: Recommend approval of the Signage Plan for Maker's Row, a proposed food-centric collection of restaurants, limited food production and retail uses, and SoNa Lofts, a 5+ Unit Dwelling, to be located at 6601 W. National Ave., 16** S. 66 St., 66** W. Mitchell St., and 6675 W. National Ave., submitted by Eric Rohs, d/b/a Mandel Group Inc. (Tax Key Nos. 454-0653-000, 454-0655-000, 454-0656-000, and 454-0654-000).

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

5. [22-0617](#) Six-month extension of time to commence State Fair Petro Mart, a proposed fuel sales and retail use, to be located at 2904 S. 84 St. submitted by Luis Barbosa, d/b/a Gurinder S. Nagra. (Tax Key No. 516-9988-001)

Attachments: [\(Ext\) extension of time gas station - 2904 S 84 St.](#)

Recommendation: Council approval of a six-month extension of time to commence a proposed fuel sales and retail use, to be located at 2904 S. 84 St. submitted by Luis Barbosa, d/b/a Gurinder S. Nagra. (Tax Key No. 516-9988-001).

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

6. [22-0618](#) Six-month extension of time to commence State Fair Petro Mart, a proposed fuel sales and retail use, to be located at 8404 W. Greenfield Ave., submitted by Luis Barbosa, d/b/a Gurinder S. Nagra. (Tax Key No. 442-0635-000)

Attachments: [\(Ext\) extension of time gas station - 8404 W Greenfield Ave.](#)

Recommendation: Common Council approval of a six-month extension of time to commence State Fair Petro Mart, a proposed fuel sales and retail use, to be located at 8404 W. Greenfield Ave., submitted by Luis Barbosa, d/b/a Gurinder S. Nagra. (Tax Key No. 442-0635-000).

Raschka moved to approve this matter, Manka seconded, motion carried.

7. [22-0619](#) Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Greenfield Ave. corridor in alignment with the 2040 Comprehensive Plan.

Attachments: [\(ORD\) Greenfield Ave Rezonings](#)

Recommendation: Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Greenfield Ave. corridor in alignment with the 2040 Comprehensive Plan.

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

- 8. [22-0620](#) Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties in alignment with the 2040 Comprehensive Plan

Attachments: [\(ORD\) Other Rezonings](#)

Recommendation: Recommend Common Council approval of the Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties in alignment with the 2040 Comprehensive Plan.

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

- 9. [22-0616](#) Request to create a pedestrian mall upon a portion of S. 72 St., street right-of-way, on north side of W. Greenfield Ave. between the alley and W. Greenfield Ave.

Attachments: [\(PROP\) S 72 St Street Plaza](#)

Recommendation: No action - Discussion only. A public informational meeting (informal gathering) will be held on Thursday, November 10, at 6pm at West Allis City Hall.

The Plan Commission listened to a brief presentation on the concept of establishing a pedestrian mall in Downtown West Allis. The concept was favorably received with Plan Commissioners supportive feedback and suggestion to evaluate truck traffic supportive of business and possibility of converting S. 71 St. from a one-way street to a two-way street.

This matter was Discussed.

- 10 [22-0621](#) Project tracking updates

Brief overview of recent projects completed or under construction. No action needed.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Clark, seconded by Torkelson to adjourn at 7:05 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.