



# City of West Allis

## Meeting Minutes

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

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Wednesday, December 1, 2021

6:00 PM

City Hall, Art Gallery  
7525 W. Greenfield Ave.

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#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

**Present** 5 - Wayne Clark, Rossi Manka, Amanda Nowak, David Raschka, and Dan Devine  
**Excused** 5 - Kathleen Dagenhardt, Brian Frank, Eric Torkelson, Ben Holt, and Jessica Katzenmeyer

#### Others Attending

Jim Hoerig, Steve Ketterhagen., Billy Alfahel, Don Kurkowski, Joel Hoecherl, Anel Molina (via Zoom), Jacob Yahne (via Zoom), Corbin Miller (via Zoom)

#### Staff

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

#### C. APPROVAL OF MINUTES

1. [21-0598](#) October 27, 2021 Draft Minutes

**Attachments:** [October 27, 2021 Draft Minutes](#)

Clark moved, seconded by Nowak to Approved this matter, motion carried.

#### D. NEW AND PREVIOUS MATTERS

- 2A. [21-0588](#) Special Use Permit for an automotive repair use to be located at 1230 S. 60 St.

**Attachments:** [\(SUP-SLA\) Magic Auto Repairs - 1230 S 60 St](#)

Raschka moved, seconded by Nowak to Approved all the actions on items 2A & 2B, motion carried on a consent vote.

- 2B. [21-0589](#) Site, Landscaping, and Architectural Plans for Magic Auto Repairs, a proposed automobile repair shop to be located at 1230 S. 60 St. submitted by Domingo Herrera d/b/a Magic Auto Repairs LLC. (Tax Key 438-0283-001)

**Attachments:** [\(SUP-SLA\) Magic Auto Repairs - 1230 S 60 St](#)

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

*Zac Roder presented.*

**Recommendation:** Approve the Site, Landscaping and Architectural Plans for Magic Auto Repairs, a proposed automobile repair shop to be located at 1230 S. 60 St. submitted by Domingo Herrera d/b/a Magic Auto Repairs LLC. (Tax Key 438-0283-001) 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 Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Common Council approval of the Special use (scheduled for December 14, 2021). Applicant's acknowledgement signature on the Special Use Resolution. Revised Site, Landscaping, and Architectural Plans being submitted to and approved by the Planning & Zoning program to show the following: a) details (height and type) of the new perimeter fence around the site; b) a gate closure being added along W. Madison St.; c) refuse location and details added to site plan; d) construction schedule being provided to indicate start and completion dates of site improvements; e) exterior gates being closed after business hours; f) overhead doors being closed during business operations; g) any outdoor storage being indicated on plans and noted on plan to not exceed fence height. Contact Zac Roder, City Planner at 414-302-8465 with any questions.
2. Exterior lighting plans being submitted to the Planning and Zoning Office for approval. Lighting shall be directed downward and shall not extend beyond the limits of the property.

**Raschka moved, seconded by Nowak to Approved all the actions on items 2A & 2B, motion carried on a consent vote.**

### Passed The Block Vote

**Raschka moved, seconded by Nowak to Approved all the actions on items 2A & 2B, motion carried on a consent vote.**

3. [21-0590](#) Site, Landscaping, and Architectural Plans for Alfahel Strip Mall, a proposed shopping center to be located at 3411 S. 108 St. submitted by Donald Kurkowski d/b/a Alfahel Strip Mall. (Tax Key 523-9951-002)

**Attachments:** [\(SLA\) Alfahel Strip Mall - 3411 S 108 St](#)

Zac Roder presented.

Rossi Manka asked staff to review paint on the exterior of the building and to ensure that it was in good condition.

**Recommendation:** Approve the Site, Landscaping and Architectural Plans for Alfahel Strip Mall, a proposed shopping center to be located at 3411 S. 108 St. submitted by Donald Kurkowski on behalf of Billy Alfahel d/b/a Alfahel Strip Mall. (Tax Key 523-9951-002) 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. Revised Site, Landscaping, and Architectural Plans being submitted to and approved by the Planning & Zoning program to show the following: a) color samples; b) a landscaping plan to include species list (type, quantity, size) subject to approval of City Forestry; c) details of exterior lighting and/or a photometric plan being submitted for approval. Contact Zac Roder, at 414-302-8465 with any questions.
2. 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.
3. An estimated cost of paving, landscaping, and screening being submitted to the Department of Development for approval. Contact Zac Roder, City Planner at 414-302-8465.
4. 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 Zac Roder, City Planner at 414-302-8465.

**Clark moved, seconded by Nowak to Approved this matter, motion carried.**

4. [21-0591](#)

Site, Landscaping, and Architectural Plans 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:** [\(SLA\) Cleveland Liquor - 9131 W Cleveland Ave](#)

Tony Giron presented.

**Recommendation:** Approve the Site, Landscaping, and Architectural Plans 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), subject to the following conditions:

(Item 1 is 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) a four-sided refuse enclosure and location within property boundaries; (b) repair of the damaged retaining wall; (c) removal of remnant signage from previous tenant; and (d) ADA ramp footings the same depth as basement footings. Contact Tony Giron, Planner for any questions at 414-302-8469.
2. A Major Privilege of Encroachment being submitted for proposed ADA ramp. Contact Tony Giron, City Planner at 414-302-8469.

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

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

**Clark moved, seconded by Manka to Approved this matter, motion carried.**

5. [21-0592](#)

Site, landscaping, and architectural plans for proposed assembly event venue to the existing mixed-use building located at 7035-37 W. Greenfield Ave. submitted by Jim Hoerig, Architects Planners, on behalf of Anel Molina, property owner/manager (Tax Key No. 453-0039-000).

**Attachments:** [\(SLA\) Molina Building - 7035-37 W Greenfield Ave](#)

*Steve Schaer presented.*

**Recommendation:** *Approval of the Site, landscaping, and architectural plans for proposed assembly event venue to the existing mixed-use building located at 7035-37 W. Greenfield Ave. submitted by Jim Hoerig, Architects Planners, on behalf of Anel Molina, property owner/manager (Tax Key No. 453-0039-000), subject to the following conditions:*

*(Items 1 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, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) an alternate exterior material to brick veneer being considered for the faced base material; (b) avoid covering original fluted concrete columns on the NE and NW corners of the building façade. Contact Steve Schaer at 414-302-8460 with further questions.*

**Nowak moved, seconded by Raschka to Approved this matter, motion carried.**

6. [21-0593](#)

Site, Landscaping, and Architectural Plans for a proposed demolition of Motor Castings, a vacant foundry, located at 1323 S. 65 St. and 6500 W. Washington St. submitted by Jacob Yahne of Dalton Corporation/Motor Castings and Corbin Miller, Miller Recycling, LLC. (Tax Key No. 439-0139-002 and 439-0001-037)

**Attachments:** [\(SLA\) Motor Castings Demolition - 1323 S 65 St & 6500 W Washington St](#)

*Steve Schaer presented.*

**Recommendation:** *Recommend approval of the Site, Landscaping, and Architectural Plans for the Site, Landscaping, and Architectural Plans for a proposed demolition of Motor Castings, a vacant foundry, located at 1323 S. 65 St. submitted by Jacob Yahne*

of Dalton Corporation/Motor Castings and Corbin Miller, Miller Recycling, LLC. (Tax Key No. 439-0139-002)

(Items 1 through 5 are required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site and Landscaping Plans being submitted to the Department of Development to show the following: (a) erosion control and post demo finished grading, drainage and landscaping plans being submitted; (b) specific site details with respect to locations of existing and proposed fencing on site (including any repair, removal and replacement) include details on site plan; (c) site plan to show extent of building and pavement removal on both sites and extent of grass ground cover (d) site plan to show driveway closures along S. 65 St. Contact Steven Schaer, Manager of Planning and Zoning at (414) 302-8466 with questions.
2. An estimated cost of landscaping and parking lot improvements being submitted to the Planning and Zoning Office for approval. Contact Steven Schaer, Manager of Planning and Zoning at (414) 302-8466 with 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 the demo and site landscaping improvements 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 with questions.
4. Secure plumbing permits for all of the laterals and water services entering the property prior to beginning demo. The Laterals and water services will need to be abandoned and properly sealed before the actual building demo starts. Contact Mike Romens, City Plumbing inspector at (414) 302-8413.
5. Driveway permits being applied for with City Engineering for closure of existing driveways along S. 65 St. Contact Greg Bartelme, City Engineering (414) 302-8367.
6. Compliance with RMC 13.22(11) Rodent abatement including a report from a licensed pest control company stating that the premises was inspected and or treated and found to be rodent free. Contact Health Department Environmentalist (414) 302-8600.

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

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.

**Clark moved, seconded by Nowak to Approved this matter, motion carried.**

7. [21-0594](#)

Site, Landscaping, and Architectural Plan amendment for JD's Pub, an existing tavern located at 6300 W. Lincoln Ave. submitted by Joel Hoercherl d/b/a JD's Pub. (Tax Key 475-0444-000)

**Attachments:** [\(SLA\) JD's Pub - 6300 W Lincoln Ave](#)

Tony Giron presented.

**Recommendation:** Approve the Site, Landscaping, and Architectural Plan amendment for JD's Pub, an existing tavern located at 6300 W. Lincoln Ave. submitted by Joel Hoercherl d/b/a JD's Pub. (Tax Key 475-0444-000), subject to the following conditions:

1. Revised Site, Landscaping, and Architectural Plans being submitted to the Planning & Zoning program to show the following: (a) removal of the 16x20 structure that has been razed; (b) addition of the gas fire pit. Contact Tony Giron, Planner at 414-302-8469 with any questions.
2. Apply for a demolition permit for the razing of the 16'x20' structure at the rear of the property. Contact Tony Giron, Planner at 414-302-8469 with any questions.

Clark moved, seconded by Nowak to Approved this matter, motion carried.

8. [21-0595](#) Certified Survey Map to combine two existing parcels located at 7020 W. National Ave. and 15\*\* S. 71 St. into one parcel, submitted by Max Meinerz. (Tax Key Nos. 453-0272-001 and 453-0270-001)

**Attachments:** [\(CSM\) Max Meinerz - 7020 W National Ave & 15\\*\\* S 71 St](#)

Tony Giron presented.

David Raschka abstained from voting.

**Recommendation:** Recommend Common Council approval of the Certified Survey Map to combine two existing parcels located at 7020 W. National Ave. and 15\*\* S. 71 St. into one parcel, submitted by Max Meinerz. (Tax Key Nos. 453-0272-001 and 453-0270-001), Contact Tony Giron. At 414-302-8469 with any questions.

Manka motioned, seconded by Clark, Approve this matter, motion carried by the following vote:

**Aye:** 3 - Clark, Manka, and Nowak

**No:** 0

**Abstain:** 1 - Raschka

9. [21-0596](#) Signage Plan for Ope! Brewing, a proposed brewery, to be located at 6751 W. National Ave., submitted by Tina Lewis, d/b/a Ope! Brewing. (Tax Key No. 454-0251-001)

**Attachments:** [\(SIGN\) Ope! Brewing - 6751 W National Ave](#)

Tony Giron presented.

**Recommendation:** Recommend approval of the Signage Plan for Ope! Brewing, a proposed brewery, to be located at 6751 W. National Ave., submitted by Tina Lewis, d/b/a Ope! Brewing. (Tax Key No. 454-0251-001)

Clark moved, seconded by Raschka to Approved this matter, motion carried.

10. [21-0597](#)

Overview of draft Zoning Ordinance update.

Zac Roder presented.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Wayne Clark and seconded by Dave Raschka to adjourn the Plan Commission meeting at 7:17 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.