



# City of West Allis

## Meeting Agenda

### 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

#### C. APPROVAL OF MINUTES

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

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

#### 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](#)

- 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](#)

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](#)

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](#)

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](#)

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](#)
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](#)
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](#)
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](#)
10. [21-0597](#) Overview of draft Zoning Ordinance 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**

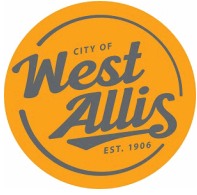
The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

**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, October 27, 2021

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 - Kathleen Dagenhardt, Rossi Manka, Eric Torkelson, Jessica Katzenmeyer, and Dan Devine  
**Excused** 4 - Brian Frank, Amanda Nowak, David Raschka, and Ben Holt

#### Others Attending

Atty. Brad Dagen, Gurinder Nagra, Luis Barbosa, Robert Chandler, David Koscielniak, Michael Berry, Jack Burkee, Adolfo Alejandro, Michael Lange, Melissa Schrubbe, Chris Paul, Ald. Roadt, Ald. Weigel

#### Staff

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

#### C. APPROVAL OF MINUTES

1. [21-0531](#) September 22, 2021 Draft Minutes

**Attachments:** [September 22, 2021 Draft Minutes](#)

A motion was made by Clark, seconded by Torkelson to approve the minutes of September 22, 2021 This motion carried unanimously.

#### D. NEW AND PREVIOUS MATTERS

2. [21-0513](#) Ordinance to amend the official West Allis Zoning Map by rezoning property located at 8530-56 W. National Ave. from M-1, Manufacturing District and C-2, Neighborhood Commercial to C-2 Neighborhood Commercial submitted by John Pechan, Bethesda Lutheran Communities (Tax Key No. 478-9998-003).

**Attachments:** [ORD - Rezone - 8530-56 W National Ave](#)

*Tony Giron presented.*

*A motion was made by Wayne Clark and seconded by Kathleen Dagenhardt, to approve the Ordinance to amend the official West Allis Zoning Map by rezoning property located at 8530-56 W. National Ave. from M-1, Manufacturing District and C-2, Neighborhood Commercial to C-2 Neighborhood Commercial submitted by John Pechan, Bethesda Lutheran Communities (Tax Key No. 478-9998-003).*

Eric Torkelson and Wayne Clark asked questions about the future use and applicant. The property will remain taxable.

**Recommendation:** Common Council approval of ordinance to amend the official West Allis Zoning Map by rezoning property located at 8530-56 W. National Ave. from M-1, Manufacturing District and C-2, Neighborhood Commercial to C-2 Neighborhood Commercial submitted by John Pechan, Bethesda Lutheran Communities (Tax Key No. 478-9998-003).

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

**3A. [21-0514](#)**

Special Use Permit for a playground use to be located at 2320-34 S. 79 St.

**Attachments:** [\(SUP-SLA\) St Paul Lutheran playground - 2320-34 S 79 St](#)

**A motion was made by Dagenhardt, seconded by Manka to approve all the actions on 3A & 3B on a Block Vote. The motion carried by the following vote:**

**3B. [21-0515](#)**

Site, Landscaping, and Architectural Plans for a proposed playground to be located at 2320-34 S. 79 St. submitted by Michael Berry d/b/a St. Paul's Lutheran Church and School. (Tax Key Nos. 488-0125-001, 488-0126-000, 488-0127-000).

**Attachments:** [\(SUP-SLA\) - St Paul Lutheran playground - 2320-34 S 70 St](#)

*Tony Giron presented.*

*Two neighborhood meetings have been conducted to date. One hosted by the St. Paul's in August and another hosted by the City in October. Noise, property maintenance, security and use of the park after school hours by the general public were some of the primary concerns of the neighborhood meetings.*

*Wayne Clark stated that the project will remove three properties from the tax roles.*

*The Mayor indicated that the Common Council will conduct a public hearing on November 16 and will take the policy issue into consideration.*

*Wayne Clark opposed to the loss of taxable value.*

**Recommendation:** Recommend Common Council approval of the Special Use Permit for a playground use to be located at 2320-34 S. 79 St., and approval of the Site, Landscaping, and Architectural Plans for a proposed playground to be located at 2320-34 S. 79 St. submitted by Michael Barry d/b/a St. Paul's Lutheran Church and School. (Tax Key Nos. 488-0125-001, 488-0126-000, 488-0127-000), 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. Common Council approval of the Special Use (scheduled for November 16, 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)*

2. *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 5 in favor and one vote to oppose.*

**A motion was made by Dagenhardt, seconded by Manka to approve all the actions on 3A & 3B on a Block Vote. The motion carried by the following vote:**

**Passed The Block Vote**

**A motion was made by Dagenhardt, seconded by Manka to approve all the actions on 3A & 3B on a Block Vote. The motion carried by the following vote:**

**Aye:** 4 - Dagenhardt, Manka, Torkelson, and Katzenmeyer

**No:** 1 - Clark

4. [21-0516](#) Ordinance to amend the official West Allis Zoning Map by rezoning property located at 1359 S. 84 St. from RB-2 Residence District to C-2 Neighborhood Commercial submitted by Gurinder Nagra d/b/a State Fair Petro Mart, Inc. (Tax Key 442-0604-000).

**Attachments:** [ORD - Rezone - 1359 S 84 St - State Fair Petro Mart, Inc](#)

*Steve Schaer presented.*

**Recommendation:** *Common Council approval of the Ordinance to amend the official West Allis Zoning Map by rezoning property located at 1359 S. 84 St. from RB-2 Residence District to C-2 Neighborhood Commercial submitted by Gurinder Nagra d/b/a State Fair Petro Mart, Inc. (Tax Key 442-0604-000) subject to Common Council approval of a Special use.*

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

- 5A. [21-0517](#) Special Use Permit for an automobile convenience store and gas station use to be located at 8404 W. Greenfield Ave. and 1359 S. 84 St.

**Attachments:** [\(SUP-SLA\) - SF Petro - 8404 W Greenfield Ave & 1359 S 84 St](#)

**A motion was made by Clark, seconded by Torkelson, to approve all the actions on items 5A & 5B on a Block Vote. The motion carried unanimously.**

- 5B. [21-0518](#) Site, Landscaping, and Architectural Plans for a proposed convenience store and gas station to be located at 8404 W. Greenfield Ave. and 1359 S. 84 St. submitted by Luis Barbosa d/b/a State Fair Petro Mart Inc. (Tax Key Nos. 442-0635-000 and 442-0604-000).

**Attachments:** [\(SUP-SLA\) - SF Petro - 8404 W Greenfield Ave & 1359 S 84 St.](#)

Items 5A & 5B were taken together.

Steve Schaer presented.

Wayne Clark asked if the neighbors were notified of the use/expanded area. Yes, as a special use, property owners within 200-ft were notified.

Does City Engineering support the project with respect to traffic volume and signage location. Yes, Engineering has reviewed and approves of the project as presented.

**Recommendation:** Common Council approval of the Special Use Permit for an automobile convenience store and gas station use to be located at 8404 W. Greenfield Ave. and 1359 S. 84 St. and approval of the Site, Landscaping, and Architectural Plans for a proposed convenience store and gas station to be located at 8404 W. Greenfield Ave. and 1359 S. 84 St. submitted by Luis Barbosa d/b/a State Fair Petro Mart Inc. (Tax Key Nos. 442-0635-000 and 442-0604-000).

(Items 1-4 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 the Department of Development to show the following: (a) Landscaping revisions in accordance with the City Forester's recommendations; (b) paving and drainage/stormwater management details being shown on a civil engineering plan; (c) exterior lighting details (fixture types and photometrics) being provided. Contact Steve Schaer, City Planner at (414) 302-8466 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 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 demolition, potential driveway closure, and landscaping be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
4. Common Council approval of the Special use (scheduled for November 16, 2021). Applicant's acknowledgement signature on the Special Use Permit Resolution.

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

5. Sign permit being applied for with Planning and Zoning for compliance review in accordance with the signage ordinance.
6. 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.

**A motion was made by Clark, seconded by Torkelson, to approve all the actions on items 5A & 5B on a Block Vote. The motion carried unanimously.**

## Passed The Block Vote

A motion was made by Clark, seconded by Torkelson, to approve all the actions on items 5A & 5B on a Block Vote. The motion carried unanimously.

### 6A. [21-0519](#)

Special Use Permit for an automobile convenience store and gas station use to be located at 2904 S. 84 St.

**Attachments:** [\(SUP-SLA\) SF Petro Mart - 2904 S 84 St](#)  
[21-0519 - Common Council Notes in Opposition to gas station](#)

A motion was made by Clark, seconded by Dagenhardt, to approve all the actions on items 6A & 6B on a Block Vote. The motion carried unanimously.

### 6B. [21-0520](#)

Site, Landscaping, and Architectural Plans for a proposed convenience store and gas station to be located at 2904 S. 84 St. submitted by Luis Barbosa d/b/a/ State Fair Petro Mart Inc. (Tax Key 516-9988-001).

**Attachments:** [\(SUP-SLA\) - SF Petro Mart - 2904 S 84 St](#)

*Items 6A & 6B were taken together.*

*Zac Roder presented.*

*Wayne Clark asked if Ald. Roadt is satisfied with the reduced hours. Ald. Roadt appreciates the owner reducing the hours of operation given the neighborhood setting.*

**Recommendation:** *Approve the Site, Landscaping and Architectural Plans for a proposed convenience store and gas station, to be located at 2904 S. 84 St., submitted by Luis Barbosa, d/b/a State Fair Petro Mart. (Tax Key No. 484-9999-013)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. Revised Site, Landscaping, and Architectural Plans being submitted to and approved by the Planning & Zoning program to show the following: ~~a) wrap façade elements around all four sides; b) median extension on S. 84 St.; c) pedestrian connection;~~ d) exterior color samples; e) taller evergreen plantings (6-ft initial planting height) in proximity to adjacent residential use lines of sight; f) alternate to wood fence (composite fence); **e) relocate the dumpster closer to the building;** g) paving and drainage/stormwater management details shown on a civil engineering plan. Contact Zac Roder, City 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. Contact Zac Roder, City Planner at 414-302-8465.*

A motion was made by Clark, seconded by Dagenhardt, to approve all the actions on items 6A & 6B on a Block Vote. The motion carried unanimously.



**Passed The Block Vote**

A motion was made by Clark, seconded by Dagenhardt, to approve all the actions on items 6A & 6B on a Block Vote. The motion carried unanimously.

- 7A. [21-0521](#) Special Use Permit for a community-based residential facility to be located at 8410 W. Cleveland Ave.

**Attachments:** [\(SUP-SLA\) - CBRF - 8410 W Cleveland Ave](#)

A motion was made by Clark, seconded by Dagenhardt, to approve all the actions on items 7A & 7B on a Block Vote. The motion carried unanimously.

- 7B. [21-0522](#) Site, Landscaping, and Architectural Plans for a proposed community-based residential facility to be located at 8410 W. Cleveland Ave. submitted by David Koscielniak d/b/a Midwest Commercial Funding LLC. (Tax Key 487-0250-002).

**Attachments:** [7 - \(SUP-SLA\) 8410 W Cleveland Ave CBRF](#)

*Items 7A & 7B were taken together.*

*Steve Schaer presented.*

*Wayne Clark asked if the project is taxable. The property will be taxable.*

**Recommendation:** *Common Council approval of the Special Use Permit for a proposed Community Based Residential Facility, and to approve the Site, Landscaping and Architectural Plans for a proposed Community Based Residential Facility to replace the existing office building located at 8410 W. Cleveland Ave., submitted by Steven Hribar and Robert Chandler of Midwest Commercial Funding. (Tax Key No. 487-0250-002), subject to the following conditions:*

*(Items 1 thru 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, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) a landscaping and species plan as recommended by the City Forester; (b) material and color details of the proposed exterior materials and window transparency; (c) schedule for construction through completion being provided; (e) updated stormwater utility plans to allow for catchment of water within the proposed SE landscaping area. Ideally the new landscape area at the SE corner could be adapted to catch water where it could be naturally attenuated in the soil. For heavier rain events the proposed inlets would function as overflow measures. City Planning recommends adaptations to this end. (d) confirmation of cross access agreement considerations being submitted; (f) shifted the refuse area slightly south to prevent the door swing from encroaching into the alleyway; g) fence details (types for refuse area and around light well areas). Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460 with questions.*
2. *An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460 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 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) 302-8460.*
4. *Common Council approval of the Special Use Permit and applicant's acknowledgement of the special use resolution (Public Hearing scheduled for November 16, 2021).*

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

5. *Signage plan being provided to the Department of Development for review and approval.*
6. *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.*

**A motion was made by Clark, seconded by Dagenhardt, to approve all the actions on items 7A & 7B on a Block Vote. The motion carried unanimously.**

#### **Passed The Block Vote**

**A motion was made by Clark, seconded by Dagenhardt, to approve all the actions on items 7A & 7B on a Block Vote. The motion carried unanimously.**

#### **8. [21-0523](#)**

Site, Landscaping, and Architectural Plans for a proposed three-unit multi-family residential facility to be located at 1518 S. 92 St. submitted by Adolfo Alejandro d/b/a Romo Salvador (Tax Key 451-0246-000).

**Attachments:** [\(SLA\) - 3 Family - 1518 S 92 St](#)

*Tony Giron presented.*

*Eric Torkelson asked if a neighborhood meeting was required or conducted. Being a permitted use there is not a requirement.*

*Rossie Manka asked about in unit amenities/utilities. Tony indicated in unit washers and dryers.*

*The Mayor indicated tight underground parking spaces, and that it may not appeal to residents with large vehicles. Jessica Katzenmeyer indicated safety concern should people back out of garage.*

***Recommendation:*** *Approve the Site, Landscaping, and Architectural Plans for a proposed three-unit multi-family residential facility to be located at 1518 S. 92 St. submitted by Adolfo Alejandro d/b/a Salvador Romo (Tax Key 451-0246-000). Contact Tony Giron at 414-302-8469 with any questions.*

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

9. [21-0524](#) Site, Landscaping, and Architectural Plans for renovations to an existing bar and restaurant located at 8911 W. National Ave. submitted by Michael Lange d/b/a Fourth-N-Long (Tax Key 478-0085-000).

**Attachments:** [\(SLA\) - Fourth N Long - 8911 W National Ave](#)

Zac Roder presented.

**Recommendation:** Approve the Site, Landscaping and Architectural Plans for renovations to an existing bar and restaurant located at 8911 W. National Ave. submitted by Michael Lange d/b/a Fourth-N-Long (Tax Key 478-0085-000), 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 and approved by the Planning & Zoning program to how the following: a) color of exterior paint; b) landscaping species plan approved by Forestry; c) site plan to reflect the applicant proposal to remove freestanding sign. Contact Zac Roder, at 414-302-8465 with any questions.

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

10. [21-0525](#) Site, Landscaping and Architectural Plan for planned site improvements for a proposed new class B tavern license application for DHV Enterprises, LLC, d/b/a The G Spot, 7534 W. Beloit Rd. submitted by Glenn Schrubbe, agent (Tax Key No. 488-0512-005).

**Attachments:** [\(SLA\) - Schrubbe's - 7534 W Beloit Rd](#)

Steve Schaer presented.

Wayne Clark asked about the neighborhood comments. A petition was submitted to the Common Council against granting a liquor license. The Plan Commission's focus is site, landscaping and architectural review.

Parking was questioned during discussion. Melissa Schrubbe, applicant, indicated no customer/patron off-street parking. Patrons would park in the street, likely along W. Beloit Rd. Off-street parking is limited and would be reserved for employees and/or the residential tenant of the property.

Parking on site would be for bar employees or residential tenants only.

A motion was made by Jessica Katzenmeyer and seconded by Wayne Clark who after some discussion withdrew his second. Kathleen Dagenhardt seconded to approve the Site, Landscaping, and Architectural Plan for planned site improvements for a proposed new class B tavern license application for DHV Enterprises, LLC, d/b/a The G Spot, 7534 W. Beloit Rd. submitted by Glenn Schrubbe, agent (Tax Key No. 488-0512-005).

**Recommendation:** Approval of the site, landscaping and architectural plan for

planned site improvements for a proposed new class B tavern license application for DHV Enterprises, LLC, d/b/a The G Spot, 7534 W. Beloit Rd. submitted by Glenn Schrubbe, agent (Tax Key No. 488-0512-005), subject to the following conditions:

1. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) on-site parking arrangements being indicated; (b) landscaping details (species and quantity); (c) door type on west elevation; (c) schedule completion being provided. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460 with questions.

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

11. [21-0526](#) Ordinance to amend the Official West Allis Zoning Map amending section 12.05 for certain properties along the Hwy 100 corridor in alignment with the 2040 Comprehensive Plan.

**Attachments:** [ORD - Rezone - HWY 100](#)

*Tony Giron presented.*

*Two property owners have objected to the proposed rezoning. Menards and Able Distribution. Both communications have been shared with the Clerk's Office to be placed on an upcoming 11/16 Council agenda.*

*Atty. Brad Dagen representing the property at 1650 S. 108 St. Able Distribution was present and was introduced. He requested to speak at the meeting and Mayor Devine allowed his testimony.*

**Recommendation:** *Common Council approval of ordinance to amend the Official West Allis Zoning Map amending section 12.05 for certain properties along the Hwy 100 corridor in alignment with the 2040 Comprehensive Plan. A public hearing is scheduled for November 16, 2021.*

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

12. [21-0527](#) Signage Plan appeal for The Reunion, an existing restaurant, located at 6610 W. Greenfield Ave., submitted by Chris Paul, d/b/a The Reunion. (Tax Key No. 439-0001-032)

**Attachments:** [\(SIGN\) - Reunion - 6610 W Greenfield Ave](#)

*Tony Giron presented.*

**Recommendation:** *Recommend approval of the signage Plan for The Reunion, an existing restaurant, located at 6610 W. Greenfield Ave., submitted by Chris Paul, d/b/a The Reunion. (Tax Key No. 439-0001-032)*

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

- 13. [21-0528](#) Creative Signage Plan for Perspective Brewing, a new restaurant, to be located at 7506 W. Greenfield Ave., submitted by Daniel Naus, d/b/a Perspective Brewing. (Tax Key No. 440-0445-000).

**Attachments:** [\(SIGN\) - Perspective Brewing - 7506 W Greenfield Ave](#)

*Tony Giron presented.*

**Recommendation:** *Recommend approval of the Signage plan appeal for Perspective Brewing, a new restaurant, to be located at 7508 W. Greenfield Ave., submitted by Daniel Naus, d/b/a Perspective Brewing. (Tax Key No. 440-0445-000)*

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

- 14. [21-0529](#) Report back to Plan Commission on the 414 Church project schedule. The 414 Church is an existing religious institution, located at 7515 W. National Ave. (Tax Key No. 453-0408-001).

*Planning Commission already took action (conditional approval) of this item last month, and as part of its September recommendation asked staff to report back on the proposed implementation schedule. Since, the item was already acted upon, the Plan Commission acknowledges the construction schedule.*

*Tony Giron presented.*

**This matter was Discussed.**

- 15. [21-0530](#) Reschedule November Plan Commission meeting date to either December 1 or 8, 2021.

*Plan Commission requested a poll to decide which date would be selected to ensure a quorum.*

**This matter was Discussed.**

**E. ADJOURNMENT**

*There being no other business, a motion was made by Kathleen Dagenhardt and seconded by Rossie Manka to adjourn the Plan Commission meeting at 7:37 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.





**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, December 1, 2021**  
**6:00 PM**  
**City Hall – Art Gallery**

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

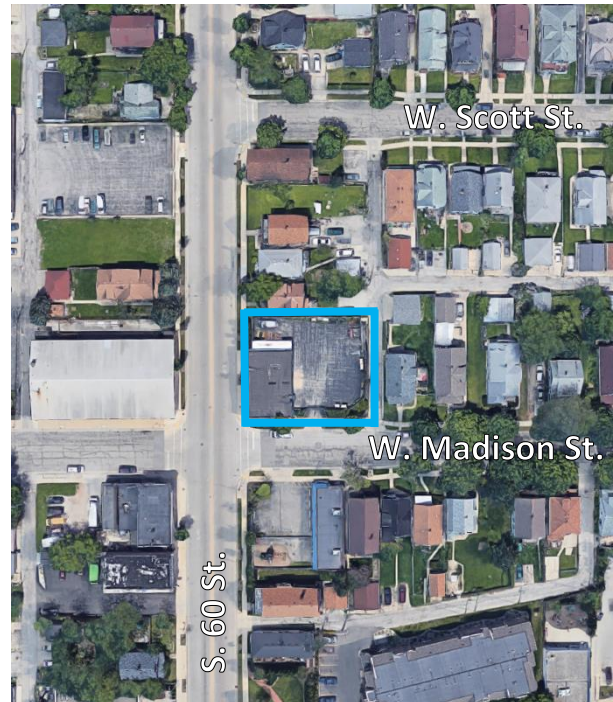
- 2A. Special Use Permit for an automotive repair use to be located at 1230 S. 60 St.**
- 2B. Site, Landscaping, and Architectural Plans for Magic Auto Repairs, a proposed automobile repair shop to be located at 1230 S. 60 St. submitted by Domingo Herrera d/b/a Magic Auto Repairs LLC. (Tax Key 438-0283-001).**

**Overview and Zoning**

Magic Auto Repairs is proposing to move into a 2,380 sq. ft. industrial building located at 1230 S. 60 St. as a tenant and open an automobile repair shop. The applicant is proposing to retain the existing site layout and repair the existing fence with an in-kind replacement. Magic Auto Repairs expects to service 2-3 vehicles at any given time. The business is a commercial use and is considered a special use in the C-3, Community Commercial District.

Proposed hours of operation for Magic Auto Repairs are:

Monday – Friday	8:00 am – 5:00 pm
Saturday	By appointment



**Site and Landscaping Plan**

Staff requested the applicant repair the existing fence which wraps around the entire property. The existing fence is chain-link with screening along the Northern property line, and wooden along the East, West, and South property lines. The existing fence is in poor condition, particularly along the Eastern property line. The applicant agreed to accommodate this request and will be replacing the fence in-kind. This fence is important for screening from neighboring residential properties. The existing landscaping located in planters outside the fence is in good condition and will be retained.

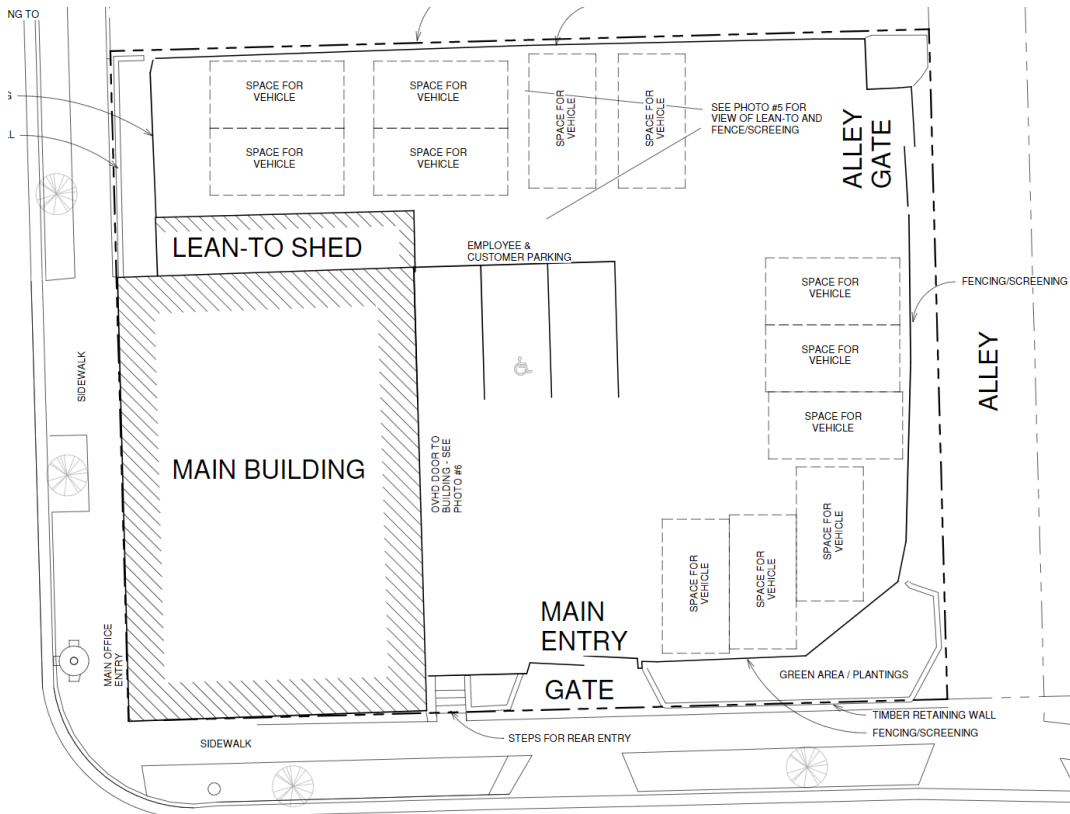
The applicant does not propose any other significant changes to the site’s existing layout. The 2,380 sq. ft. main building, located on the Southwest corner of the site, will house repair and business operations. A small lean-to shed adjacent to the main building will be used for storage. The remainder of the site is paved and will be used for outdoor vehicle storage.

The main entrance to the site will be the gated vehicle entrance off W. Madison St. A secondary gated entrance off the alley is also available for use. Refuse will be located in the outdoor vehicle lot, shielded from public view by the exterior fencing and out of the line of sight from the main entry gate. This lot was recently re-sealed.



The zoning ordinance requires 15 parking stalls and plans include 15 parking stalls. 3 marked spaces, including an ADA space, will be provided for employees and customers. Staff will park other vehicles in 12 unmarked spaces.

Staff does not recommend requiring a surety bond for this project. The small size of the business and improvements make this requirement unnecessary. The applicant will also provide a construction schedule for improvements as a condition of approval.





**Architecture**

The applicant does not propose any changes to the existing architecture.



**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:

(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 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 added along W. Madison St.; c) location and details of a new 4-sided refuse enclosure; d) construction schedule to complete site improvements; e) closed exterior gates after business hours; f) closed main building overhead doors during business operations; g) any outdoor storage being indicated on plans and not to exceed fence height. Contact Zac Roder, City Planner at 414-302-8465 with any questions.
2. 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.



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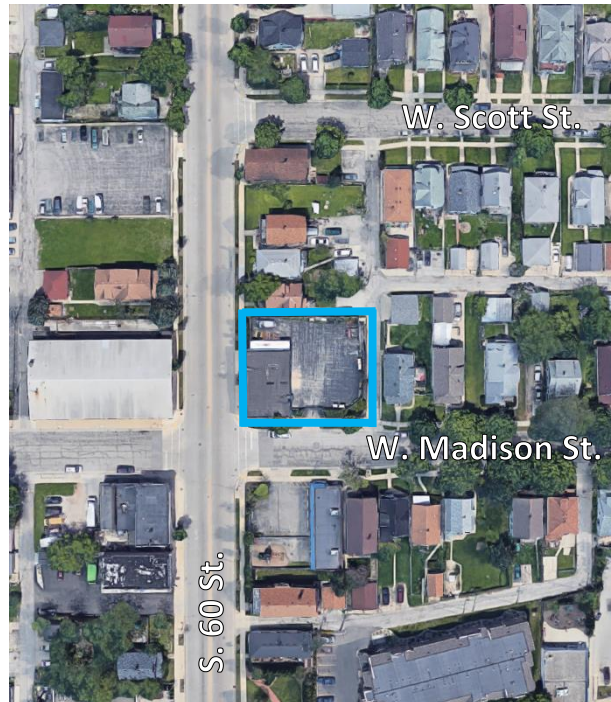
- 2A. **Special Use Permit for an automotive repair use to be located at 1230 S. 60 St.**
- 2B. **Site, Landscaping, and Architectural Plans for Magic Auto Repairs, a proposed automobile repair shop to be located at 1230 S. 60 St. submitted by Domingo Herrera d/b/a Magic Auto Repairs LLC. (Tax Key 438-0283-001).**

**Overview and Zoning**

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Proposed hours of operation for Magic Auto Repairs are:

Monday – Friday	8:00 am – 5:00 pm
Saturday	By appointment



**Site and Landscaping Plan**

Staff requested the applicant repair the existing fence which wraps around the entire property. The existing fence is chain-link with screening along the Northern property line, and wooden along the East, West, and South property lines. The existing fence is in poor condition, particularly along the Eastern property line. The applicant agreed to accommodate this request and will be replacing the fence in-kind. This fence is important for screening from neighboring residential properties. The existing landscaping located in planters outside the fence is in good condition and will be retained.

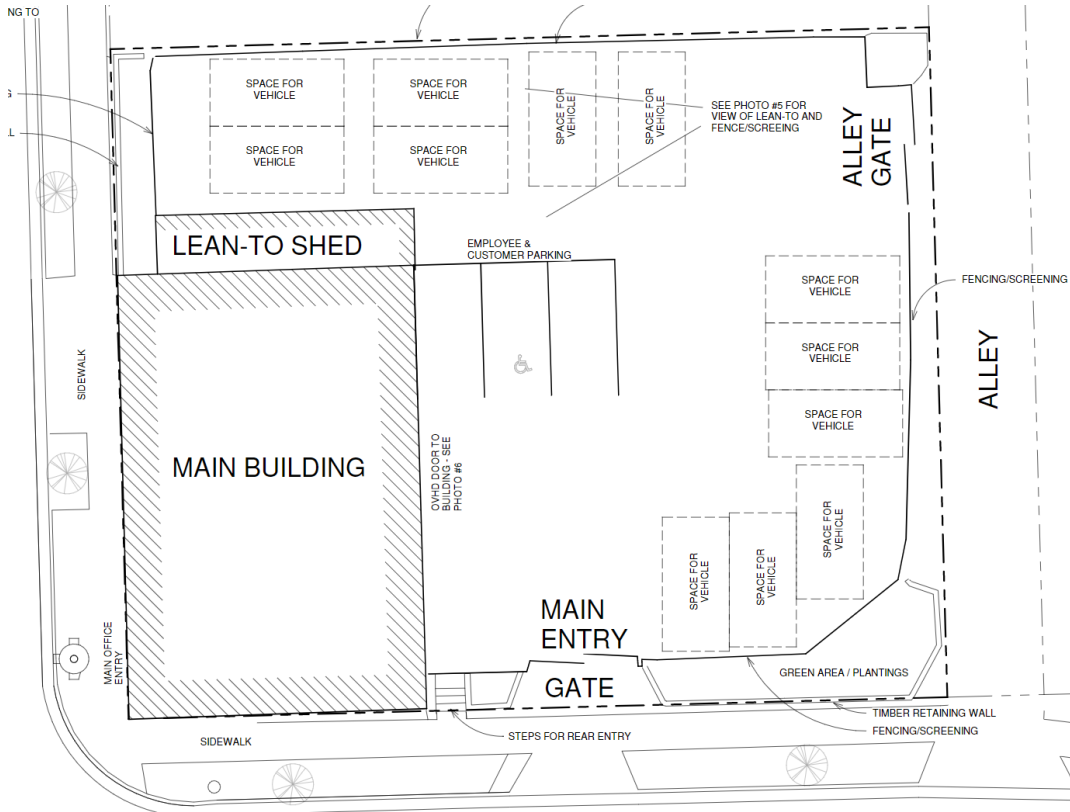
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The zoning ordinance requires 15 parking stalls and plans include 15 parking stalls. 3 marked spaces, including an ADA space, will be provided for employees and customers. Staff will park other vehicles in 12 unmarked spaces.

Staff does not recommend requiring a surety bond for this project. The small size of the business and improvements make this requirement unnecessary. The applicant will also provide a construction schedule for improvements as a condition of approval.



**Architecture**

The applicant does not propose any changes to the existing architecture.



**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:

(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 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 added along W. Madison St.; c) location and details of a new 4-sided refuse enclosure; d) construction schedule to complete site improvements; e) closed exterior gates after business hours; f) closed main building overhead doors during business operations; g) any outdoor storage being indicated on plans and not to exceed fence height. Contact Zac Roder, City Planner at 414-302-8465 with any questions.
2. 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.





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3. **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)**

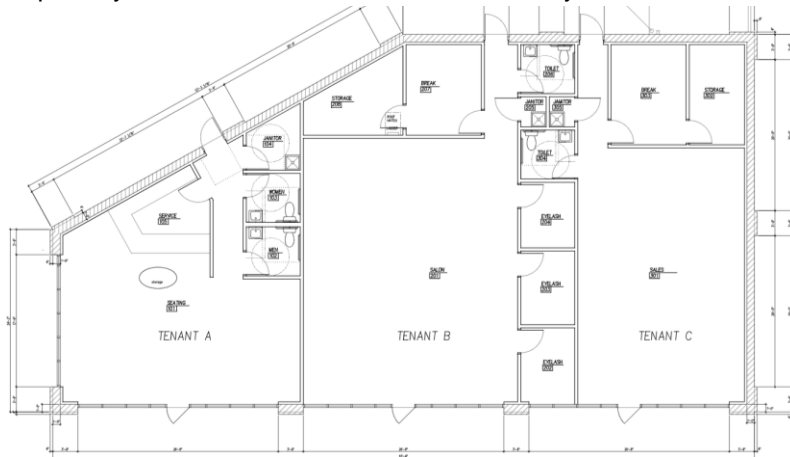
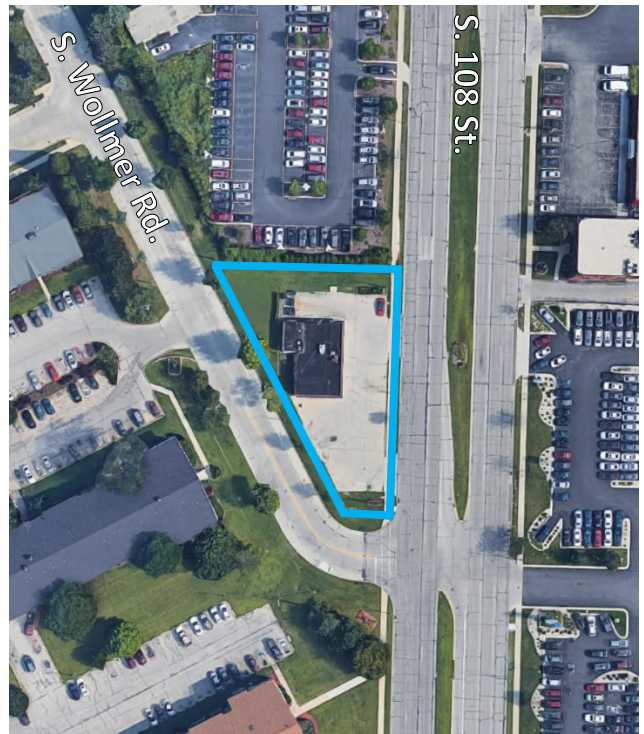
**Overview and Zoning**

The property owner is proposing to construct a new retail shopping center on a vacant lot at 3411 S. 108 St. The applicant is proposing to build a single-story 4,100 sq. ft. building with 3 tenant spaces. Tenants are yet to be determined, but the applicant is planning for a coffee shop, nail salon, and one unknown user. Construction is expected to begin in spring 2022. A shopping center is a commercial use and is considered a permitted use in the C-4, Regional Commercial District.

Hours of operation are yet to be determined.

**Floor Plan**

The new building will be divided into 3 tenant spaces of approximately 1700, 1200, and 1200 sq. ft. Tenant A includes seating, a service counter, janitor closet, and 2 bathrooms. Tenant B includes salon space, studio/storage/break rooms, janitor closet, and a bathroom. Tenant C includes sales space, storage/break rooms, janitor closet, and a bathroom. All spaces include a primary entrance to the East and a secondary rear entrance to the West.



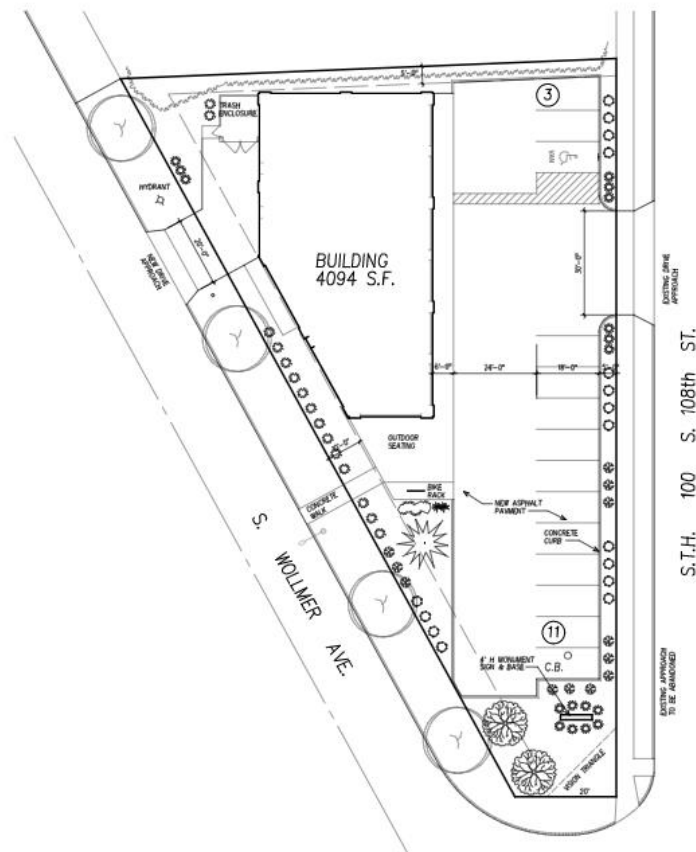
## Site and Landscaping Plan

New construction on the site includes the new building, refuse enclosure, outdoor patio, and parking lot. The new building will be built on the Northwestern portion of the parcel with the 4-sided refuse enclosure adjacent to the rear of the building. A new driveway approach will be added to S. Wollmer Rd. to service the refuse enclosure and rear of the building. The outdoor patio will be built just South of the building, adjacent to tenant space A. A concrete walkway will be added to connect the outdoor seating area to S. Wollmer Rd. This will help pedestrians access the site from the West.

The new parking lot will be built on the Eastern half of the site fronting S. 108 St. This parking lot will provide 14 on-site parking stalls (including 1 ADA stall) satisfying the minimum parking requirement of 14 spaces. A bike rack will be added adjacent to the outdoor seating to serve as parking for people biking to the shopping center. The Southern driveway to S. 108 St. will be closed as part of this project, with the existing Northern driveway maintained as the primary entrance to the site.

Significant landscaping improvements will also be made as part of this project. New plantings will be added along S. 108 St. to buffer the parking lot from the sidewalk and street frontage. New plantings will also be added within the property line along S. Wollmer Rd. Landscaping will also be added South of the outdoor patio and South of the parking lot, at the corner of the property. These plantings include bushes, several trees and plantings at the base of a new freestanding sign.

Staff recommends requiring a surety bond for this project.

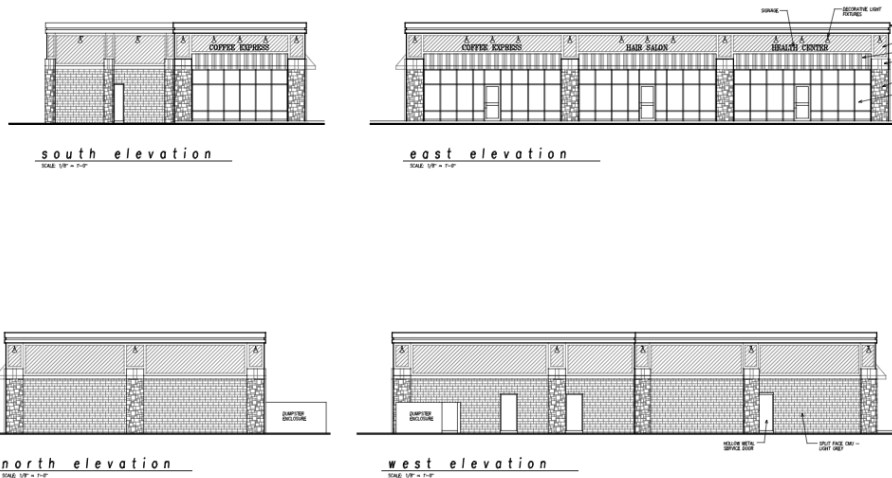


## Architecture

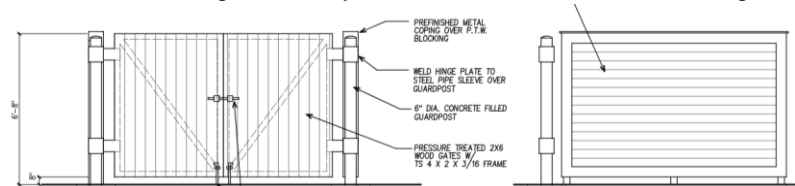


The new building will include a variety of materials. The lower portion of the East façade will be primarily glass with storefront glazing, including glass doors. Windows will also be continued along the Eastern half of the South façade. The lower portion of the North, South, and West facades will be primarily split face CMU. The key architectural feature along the lower portion of the façade will be grey stone face CMU. These pillar type features will be capped with light grey cast stone and repeated across all 4 sides of the structure, providing rhythm and texture. Rear doors will be hollow metal.

The upper portion of the façade will be primarily dark grey wood siding. Light grey wood trim will be used to cap the structure. The East and South façades will also include decorative gooseneck light fixtures above space for business signage and above stone features. These fixtures will be continued across all 4 sides of the building, primarily above stone features. Red fabric awnings will also be installed above each storefront, including the South facing windows.



The refuse enclosure will include treated wood gates with metal posts for access. The remaining sides will be siding framed by trim boards to match the building.



**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 an/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.





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4. **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)**



**Overview and Zoning**

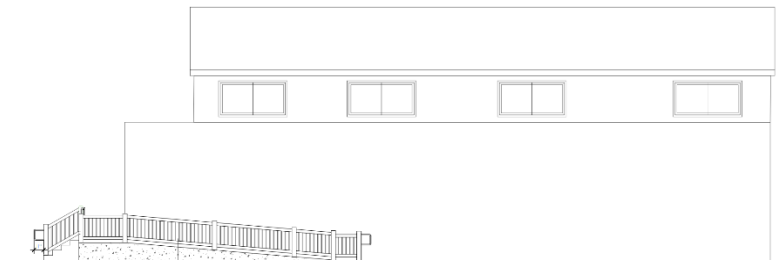
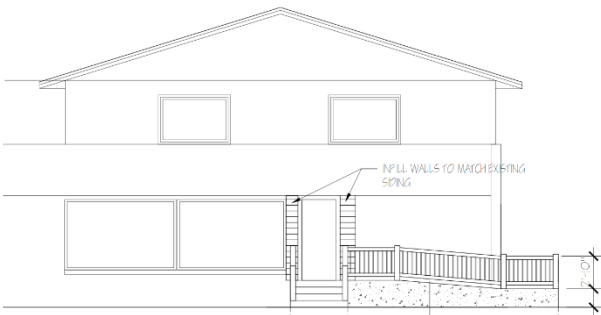
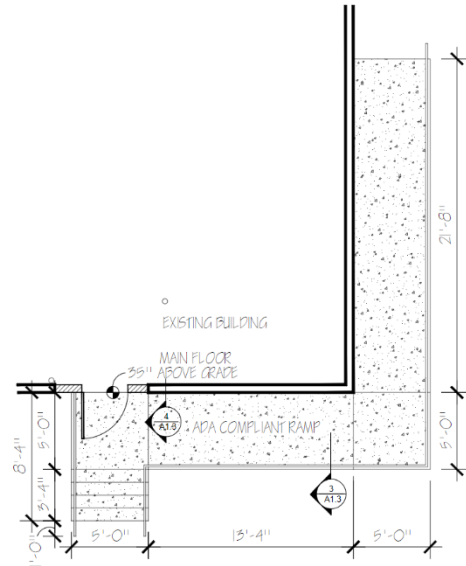
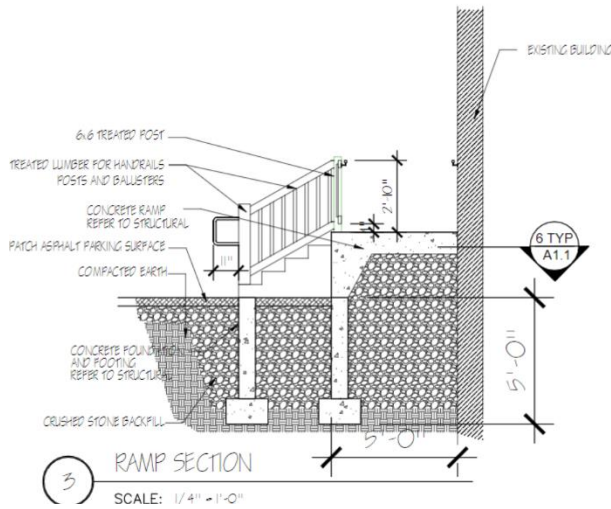
The applicant/property owner is proposing to construct an ADA ramp at 9131 W. Cleveland Ave. The property is zoned C-2 Neighborhood Commercial District, which permits alcohol beverage sales. This business has a Class A liquor sales license issued in 2021.

**City Right of Way (ROW)**

As pictured above, The City of West Allis owns most of the parking lot to the north and west of this property. The proposed ADA ramp would be within City ROW. A Privilege of Encroachment will need to be granted by the City's Law Department to allow any construction north of the building. Engineering considers this a major encroachment versus minor because the ramp will be attached to the building. Thinking long-term, the City's Engineering and Attorney's office are in favor of vacating the public land and granting it to the property owner. If this occurs, Planning staff will recommend that landscaping be included as a condition of the street vacation process for the additional lands acquired as part of the right-of-way vacation.

**Site Plan**

The business owner is proposing to build an ADA ramp to increase accessibility of their store. The steps north of the building will be replaced. The planters on the eastern facade will need to be removed to make way for the proposed ramp. The ramp will be made of concrete while the handrails and posts will be made of treated lumber. The entire ramp is 5 feet wide and is compliant with ADA standards. The ramp will begin at grade on the west elevation and wrap its way to the north entrance.



**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 within property boundaries. Contact Tony Giron, Planner 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.



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- 5. 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).

**Overview and Zoning**

In 2018, the owner of the property received Plan Commission approval for plans to update the second-floor area for an apartment use. That project also included the update of a rear staircase to access the second floor and installation of a refuse enclosure.



The existing mixed use building once was home to a former commercial tenant named Booked Solid Bookstore and is located in Downtown West Allis. The area is zoned C-1, Central Business District.

The proposal before Plan Commission, the owner is proposing to renovate the first-floor commercial tenant area for an assembly/event-space use. The use will be for private events, and the venue will be rented by the hours, per a competitive rate.

Tables and chairs will be available to facilitate presentations and events. Local restaurants will be catering, and they will benefit from this business opportunity as well.



A property manager will be hired to help keep the property rented and in good operations. A cleaning and organizing team (3 individuals), and an event coordinator to be present at all events (2 individuals), for a total of 6 people all working not more than 20 hours a week.

The venue will be intended to operate mostly on weekends, Thursdays to Saturday, with exception of some special occasions.



In addition to the interior updates, some exterior alterations area also planned on the exterior of the building. The changes have prompted Plan Commission review as a building permit is required.

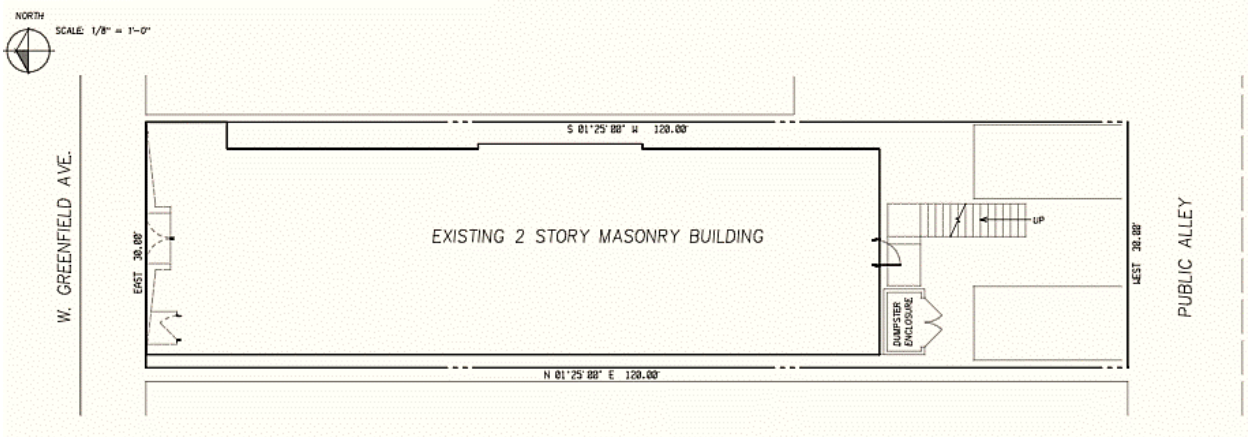
An assembly/event-space use is considered a permitted use in the C-1, Central Business District. The building is a mixed-use property.

- From the zoning perspective an event space less than 5,000-sf is a permitted use.
- The upper floor consists of one existing residential apartment.

In addition to the proposed construction work, the new commercial business will apply for a business occupancy permit prior to opening. The zoning is compatible for a use of this type in Downtwon West Allis.

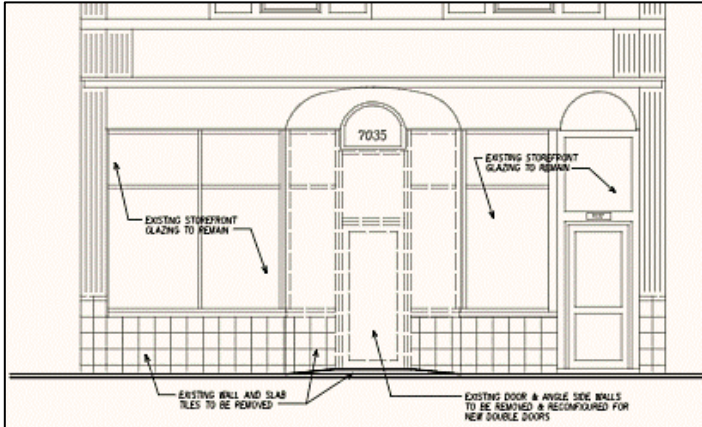
Parking for the site is currently available on a paved area behind the building for about 3 vehicles. Additionally, shared municipal parking is available within the Downtown West Allis area.

### SITE PLAN



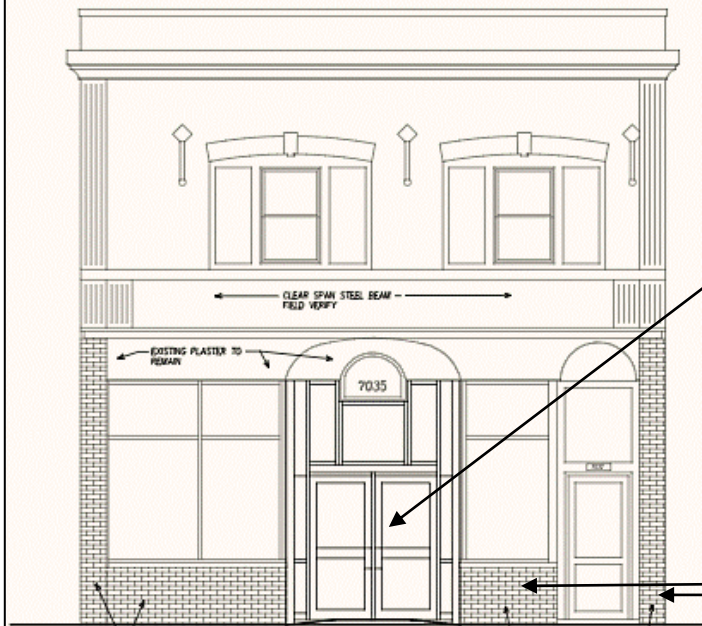
**Site, Landscaping and Architectural Plans**

The owner is establishing an assembly/event venue and proposing to make alterations to the south exterior façade facing W. Greenfield Ave. and internal alterations to the ground floor commercial space at 7035 W. Greenfield Ave.:



*existing front elevation*

SCALE: 1/4" = 1'-0"



*proposed front elevation*

SCALE: 1/4" = 1'-0"

North façade – Existing single door entry to commercial space. Also, note existing tile base material & fluted concrete corners



- Exterior scope of work – includes exterior remodel altering the front façade by demoing the existing single door on the north façade facing W. Greenfield Ave. creating a larger opening and thereby replacing the opening with a double door front entry set of doors.

- Additional brick veneer proposed to be added to cover two existing concrete fluted columns (on the northeast and northwest corners) and along the base of the storefront. The existing base material is a tile product.

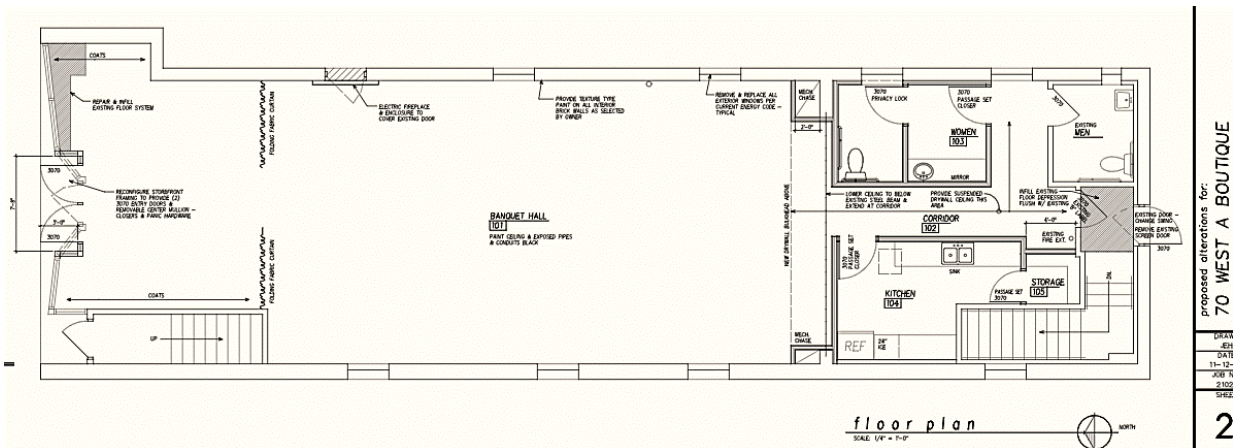
Staff comment on exterior architectural – If the existing tile material on the base of the building cannot be repaired, an alternate to brick veneer should be used on the façade of the building.

- Staff is recommending an alternate to brick veneer (such as a new tile) being utilized on the base of the building.
- A new brick will be difficult to match the original building brick color and covering the existing fluted concrete columns should be avoided as they are original design features that should be maintained.

**Floor Plan**

The first floor is 2,285-sf. The storefront reconfiguration will include a double door entry to/from W. Greenfield Ave. The assembly area will feature an open floor plan within for various events. The rear of the floor space will feature new bathroom facilities, a small kitchen, storage and stairs to basement.

An existing exterior staircase accesses the second-floor apartment.



**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.





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6. **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)**

**Overview & Zoning**

- Dalton Corporation (parent company of Motor Castings) is proposing to demolish the former Motor Castings foundry located at 1323 S. 65 St. and 6500 W. Washington St. This is a 3.3 acre and 2.8 acre parcel zoned C-3, Community Commercial (earlier this year via rezoning process). The demo permit indicates removal of the building at 1323 S 65 St. (Tax id 439-0139-002), but also includes the contiguous portion of the foundry building (with Blue metal siding) at 6500 W Washington St. (Tax Id 439-0001-037): [6500 W Washington St - Google Maps](#)
- The property is vacant and no longer functioning as manufacturing use. The changes would be an introductory step toward considering a more diverse array of redevelopment options for the area.
- The Plan Commission’s review of demolition projects involves a review of the future site and landscaping conditions planned by the owner for this site to ensure a safe and aesthetic fit for the neighborhood, low impact to surrounding properties, and a marketable site for future development potential.

Post building demo, building foundations will be removed, the site will be graded and the project area will be returned to grass. The existing retaining wall on site near the WaterClock Engineering site (on the south end) will remain. The site will feature a gradual slope from south to north to mitigate grade difference. The general concept however, is to bring the property down to the adjacent street grade. A fence is proposed to surround and secure the property. There are two small (Allis Chalmers) brick buildings on the northeast side of the 6500 W. Washington St. property that will remain as they have architectural value and could be adaptively reused depending on future redevelopment plans.

A specific reuse of the property is unknown currently. Of note, the site was rezoned from M-1, light manufacturing to C-3, community commercial earlier this year as a proactive zoning measure to best ensure a more compatible reuse for the area. The site is near W. Greenfield Ave. and is part of the Six Points area. The site is located to the east of the Whitnall Summit Offices (one of the City’s largest employers and highest taxpayer). The Six Points redevelopment area is located to the south (Aurora medical, the West Apartments, Six Points Apartments and Farmers Market). The future Allis Yards redevelopment is located to the west near S. 70 St and W. Washington St. The subject area is also adjacent to a low-density residential neighborhood (across S. 65 St. to the east).



Schedule:

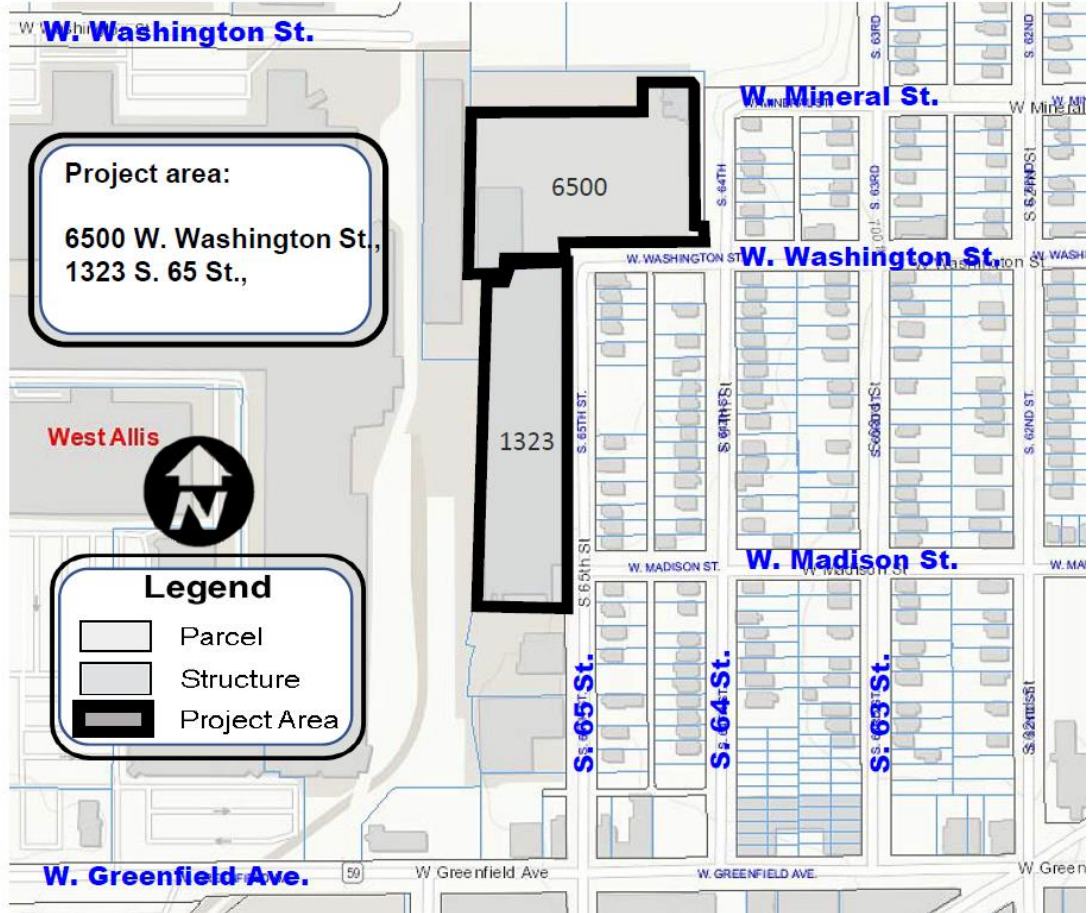
October 2021 – Applied for building permit

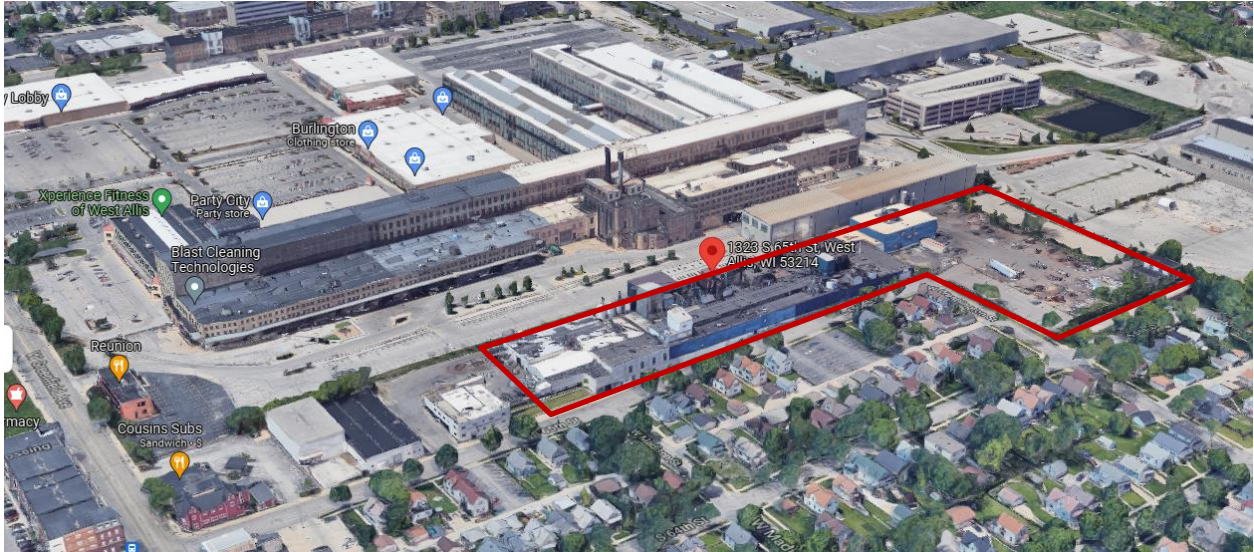
December 2021 – Plan Commission review of scope of work and future site conditions.

January 2022 – secure building permit and commerce demo work.

May 2022 – complete demo work inclusive of foundation removal, grading and seeding.

**Property boundaries - Area Map Demolition**





**Recommendation:** Recommend approval of the Site and Landscaping Plan for proposed demolition of an existing building located at 1010-1304 S. 70 St., submitted by Scott Yauck, d/b/a Cobalt Partners, LLC (Tax Key No. 439-0001-026), subject to the following conditions:

(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 Schaeer, 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.



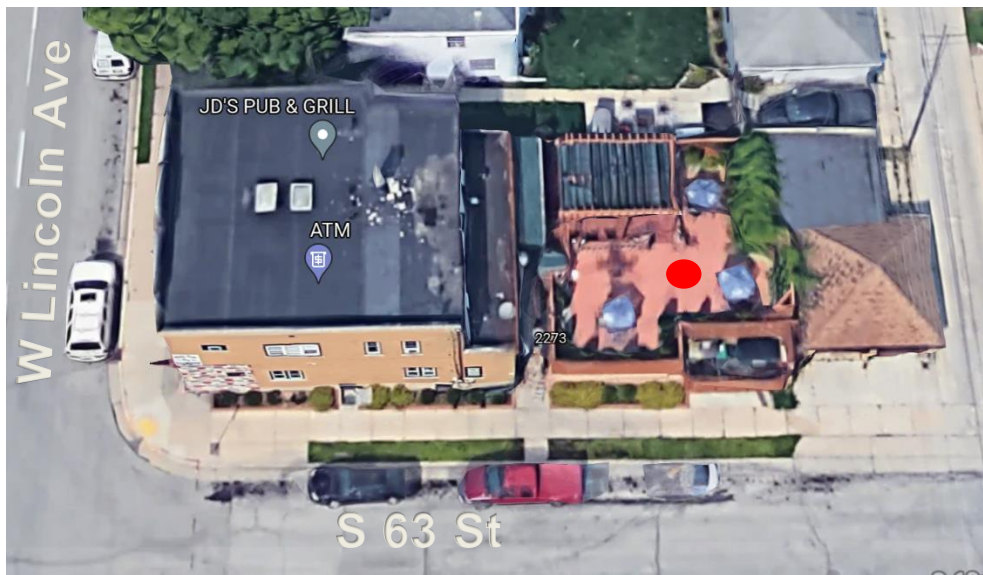
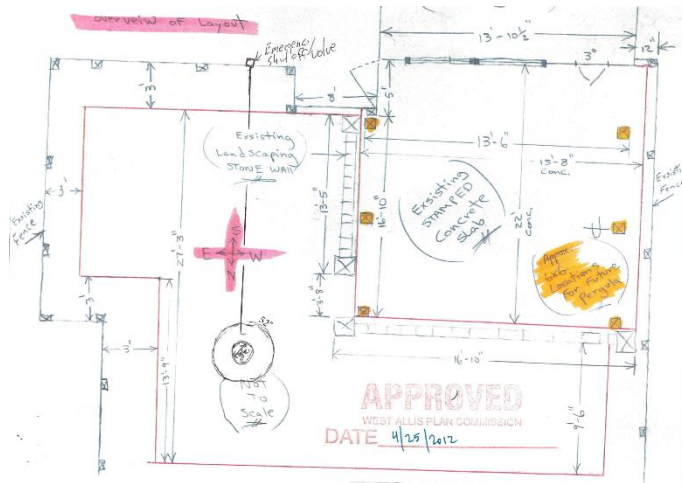
**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
 Wednesday, December 1, 2021  
 6:00 PM  
 City Hall – Art Gallery

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

- 7. **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)**

**Overview and Zoning**

The property owner is proposing to install a new gas fire pit in the rear patio of the existing tavern, JD's Pub, formerly Jonny Hammers, located at 6300 W. Lincoln Ave. A tavern is considered a special use in the C-2, Neighborhood Commercial District. Common Council approved the Special Use Permit for a tavern at this location in May 2010.



### Site Plan

The business owner is proposing to add a gas fire pit in the rear patio. The gas line is run under the concrete and has an emergency shut off attached to the building. It's a battery powered ignition. The total diameter is 52 inches around. With the inner diameter being 36 inches.

### Crestone Heavy-Duty Fire Pit Project Material List

Approximately 4' 3" W x 1' 2" H

Model Number: 1986390 | Menards® SKU: 1986390



### Fire Pit Details

The gas fire pit has a heavy-duty steel insert and cooking grate. It is built using concrete landscaping blocks and has a height of 14 inches. The approximate weight is 950 lbs.

**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.



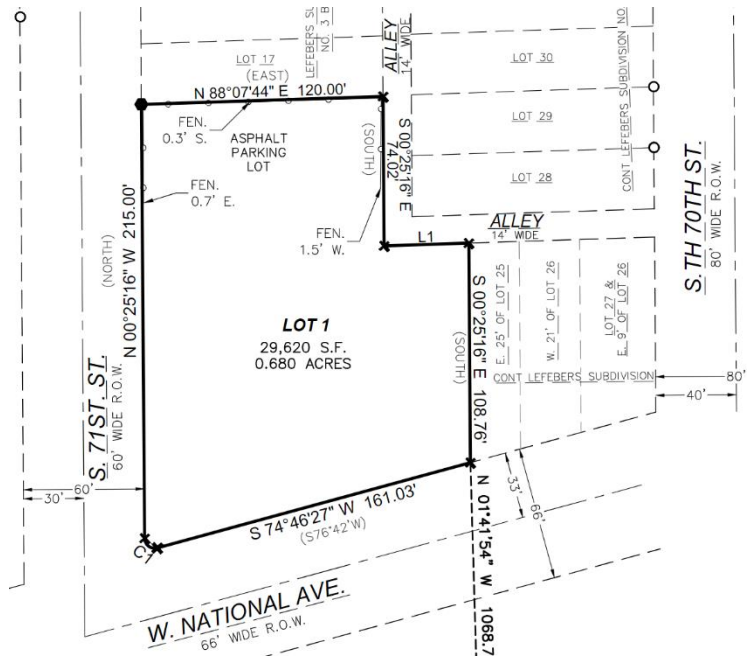
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8. **Certified Survey Map to combine two existing parcels located at 7020 W. National Ave. and 15\*\* S. 71 St. into one parcel, submitted by Max Meinerz. (Tax Key Nos. 453-0272-001 and 453-0270-001)**

**Overview**

As a condition of approval from Plan Commission, Max Meinerz is required to submit a Certified Survey Map to combine the two existing parcels located at northwest intersection of S. 71 St. and W. National Ave. into one parcel, within one year of Plan Commission approval.



Plan Commission's recommendation will be forwarded to Common Council for consideration. Upon approval and the completion of any necessary revisions, the CSM will be recorded with the Milwaukee County Register of Deeds.

**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.



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9. **Signage Plan 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)**

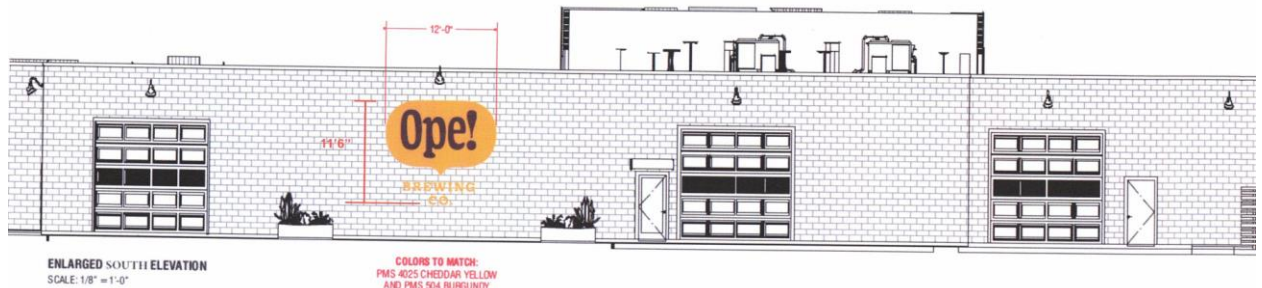
**Overview & Zoning**

Ope! Brewing is a new restaurant which will brew unique craft beverages in-house and features an outdoor beer garden space. This restaurant will be located at 6751 W. National Ave. The property is zoned M-1 Light Manufacturing District.

To appeal to the design of the neighborhood, and enhance their property, the owner would like to paint a sign onto the rear façade of their building. The applicant was advised to apply for a sign plan appeal when they presented their updated sign plan.

**Sign Plan Appeal**

Under the Sign Code, the property is permitted up to two wall signs totaling no more than 125 square feet of wall signage. The proposed sign is one of two wall signs on site, which combined equals 164 square feet and does not meet the Sign Code. The sign is painted directly onto the façade. The applicant is requesting a sign plan appeal to allow this painted wall sign under the Sign Code’s Creative Sign subsection.



**Creative Signs Criteria**

The Creative Sign subsection was created to “establish standards and procedures for the design, review and approval of creative signs” that do not otherwise conform to the existing code. The Plan Commission has the authority to approve creative signs.

In order to qualify as a creative sign, “the sign shall: (a) Constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area. (b) Be of unique design, and exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit. (c) Provide strong graphic character through the imaginative use of graphics, color, texture, quality material, scale and proportion.”

The sign shall also conform to contextual criteria by including “one of the following elements: (a) Classic historic design style. (b) Creative image reflecting the current or historic character of the

City. (c) Symbols or imagery relating to the entertainment or design industry. (d) Inventive representation of the use, name or logo of the structure or business.”

Staff finds the painted wall sign to be in alignment with the Creative Signs criteria. The design constitutes a substantial aesthetic improvement to the site and positively impacts the surrounding area by displaying art on the back of a previously industrial building. The design uses a modern palette of vibrant colors to positive effect. This speech bubble style of signage is tasteful and thoughtfully designed to fit the context of the building and community.

**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)