



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, February 26, 2025

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

Present 9 - Wayne Clark, Brian Frank, Eric Torkelson, Jessica Katzenmeyer, Brandon Reinke, Kathleen Dagenhardt, David Raschka, Lisa Coons, VACANCY

Excused 1 - Dan Devine

Others Attending

Mike Dean, Tierncy Gill, David Grunwaldt,
Members of Academy of Excellence,
Randy Melchert, Steve Lazarczyk, Tony Donovan, Jogpal Waraich

Staff

Steve Schaer, AICP, Manager of Planning and Zoning
Jack Kovnesky, Planner

C. APPROVAL OF MINUTES

1. [25-0050](#) January 22, 2025

Attachments: [January 22, 2025 \(draft minutes\)](#)

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

D. NEW AND PREVIOUS MATTERS

- 2A. [25-0067](#) Conditional Use Permit for The Armory Hockey Development Center, a proposed Instruction/Training (31 or more persons at one time) use, at 11111 W. Greenfield Ave.

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

- 2B. [25-0068](#) Site, Landscaping, and Architectural Design Review for The Armory Hockey Development Center, a proposed Instruction/Training (31 or more persons at one time) use, at 11111 W. Greenfield Ave. (Tax Key No. 448-9993-006)

Attachments: [\(CUP-SLA\) The Armory Hockey Development Center](#)

Jack Kovnesky presented.

Items 2A & 2B were taken together.

Wayne Clark asked for further details on who would be making the decision of

floor plan changes, and what the driving factor on this decision.

Tony Todd (applicant) stated the rink itself will stay the same size, the rapid shot turf area is what is being considered for expansion.

Recommendation: *Common Council approval of the conditional use and approval of the Site, Landscaping, and Architectural Design Review for The Armory Hockey Development Center, a proposed Instruction/Training (31 or more persons at one time) use, at 11111 W. Greenfield Ave. (Tax Key No. 448-9993-006) 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 Conditional Use Permit (Scheduled for March 4th, 2025)*
- 2. Building permits being applied for with the Code Enforcement Department for review.*
- 3. Signage permits being applied for with the Planning & Zoning Department for review.*

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

3A. [25-0069](#)

Conditional Use Permit for Academy of Excellence, a proposed School use, at 6021 W. Lincoln Ave. and 2307-53 S 60 St.

Raschka moved to approve this matter, Clark seconded, motion carried by the following vote:

Aye: 7 - Clark, Frank, Torkelson, Katzenmeyer, Reinke, Raschka, Coons

No: 0

Abstain: 1 - Dagenhardt

3B. [25-0070](#)

Site, Landscaping, and Architectural Design for Academy of Excellence, a proposed School use, at 6021 W. Lincoln Ave. and 2307-53 S 60 St. (Tax Key No. 490-9001-000 & 490-9002-000).

Attachments: [\(CUP-SLA\) Academy of Excellence High School - 6021 W Lincoln Ave](#)

Steve Schaer presented.

Items 3A & 3B were taken together.

Recommendation *for Conditional Use Permit for Academy of Excellence, a proposed School use, and a Site, Landscaping, and Architectural Design Review for Academy of Excellence, a proposed School use, at 6021 W. Lincoln Ave. and 2307-53 S 60 St. (Tax Key No. 490-9001-000 & 490-9002-000). subject to the following conditions:*

1. *A revised Site, Landscaping, and Architectural Plan submitted to the Planning Office to show the following: (a) Access points to the property from adjacent streets, parking configuration internal traffic flow (overall school, church, kinder care), bus staging areas, note staff parking, student parking, student pickup and drop-off areas (no drop off on W. Lincoln Ave), ADA/accessible parking, existing landscaping/green space areas being shown; (b) removal of asphalt and perennial landscaping planting area being incorporated on either side of the S. 60 St. existing driveways along the east side of the property between the existing Lannon stone wall and sidewalk; (c) details of a 4-sided refuse enclosure and screening method being provided; (d) show bicycle racks on site - the provision of bicycle parking at a rate of 1 bicycle parking stall per classroom, as required by Sec. 19.44; (e) a floor plan inventory to identify and quantify areas of use within building.*
2. *Building permit review and Occupancy permit.*
 - a. *A plan outlining how/when the physical separation of school building and church building will occur to achieve code compliance - new walls, ratings, opening removal, opening protection, building modifications, etc. The plan will be a condition of the Common Council public hearing for Conditional use. A formal plan submittal and a building permit will be required prior for review and approval prior to the work commencing.*
 - b. *New owners/occupants of the school building will need to apply for a certificate of occupancy. All building modifications finalizing the separation/creation of two buildings on separate parcels must be completed prior to final approval for regular occupancy and use of the school.*
 - c. *If prior to alterations occurring to separate the buildings in accordance with the proposed plan, it is determined that the creation of separate buildings on separate parcels is no longer necessary, the CSM must be modified to remove the parcel separation and submitted to the City of West Allis for review and approval.*
3. *Coordination with the City Engineering Department to request redesignation of existing on-street parking restrictions.*
4. *Signage and lighting plans to be reviewed for compliance and subject to permitting.*
5. *Common Council approval of the Conditional Use Permit (Scheduled for March 18, 2025).*

Raschka moved to approve this matter, Clark seconded, motion carried by the following vote:

Aye: 7 - Clark, Frank, Torkelson, Katzenmeyer, Reinke, Raschka, Coons

No: 0

Abstain: 1 - Dagenhardt

4. [25-0071](#) Site, Landscaping, and Architectural Design Review for Mother of Perpetual Help Parish, an existing Religious Institution use, at 2322 S. 106th St. (Tax Key No. 485-0036-002)

Attachments: [\(SLA\) Mother of Perpetual Help - 2322 S 106 St.](#)

Jack Kovnesky presented.

Recommendation: *Approval of the Site, Landscaping, and Architectural Design Review for Mother of Perpetual Help Parish, an existing Religious Institution use, at 2322 S. 106th St. (Tax Key No. 485-0036-002) subject to the following conditions:*

1. *Removal of the existing curb cut and full restoration of the curb*
2. *Street Excavation and Driveway Approach Permits being applied for with the Engineering Department for review.*

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

5. [25-0072](#) Site, Landscaping, and Architectural Design Review for EZ Mart, an proposed Neighborhood Retail use, at 6841 W. Beloit Rd. (Tax Key No. 489-0071-000)

Attachments: [\(SLA\) EZ Mart - 6841 W Beloit Rd.](#)

Recommendation: *Common Council approval of the Site, Landscaping, and Architectural Design Review for EZ Mart, a proposed neighborhood retail use, at 6843 W. Beloit Rd. (Tax Key No. 489-0071-000) subject to the following conditions:*

1. *Common Council consideration of appropriate liquor licenses and extension of licensed premise associated with the proposed use.*
2. *A revised site, landscaping, and architectural plan being submitted to the City Planning Office to show the following: (a) additional landscaping areas and planting details along W. Beloit Rd. and within the east side of the parking lot area, (b) Indicate the nature of and location of proposed outdoor seating features on the site plan; (c) note on plan to reference pavement repair areas; (d) repair or replace the eastern fence adjacent to residential properties. If a replacement is necessary, a new 6-ft tall wood fence or composite fence (non-chain link) fence being indicated on plan; (e) note on plans to indicate repair to canopy sections disrepair due to nesting activity. Remove bird nesting in the canopy entrance of the building (f) exterior color painting details and repainting of existing exterior painted surfaces.*
3. *An exterior site lighting plan for the overall properties being provided to identify existing and proposed exterior lighting. Fixture details being provided. Replacement of flood lighting with full cut off fixtures (down-lighting) to avoid light splay beyond property limits.*

4. *Submit a signage plan for design review and permitting.*

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

6. [25-0073](#)

Project tracking.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Katzenmeyer, seconded by Dagenhardt to adjourn at 6:41 p.m.



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.

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.