



# City of West Allis

## Meeting Minutes

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

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Wednesday, June 27, 2018

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING (draft meeting)

#### A. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

#### B. ROLL CALL

- Present** 6 - Mayor Dan Devine, Mr. Wayne Clark, Mr. Jim Lisinski, Ms. Amanda Nowak, Mr. Tom Rebstock, and Mr. Eric Torkelson
- Excused** 2 - Ms. Erin Hirn, and Mr. Jon Keckeisen

#### Staff

Steve Schaer, AICP, Manager of Planning and Zoning  
Shaun Mueller, Senior Planner

#### Others Attending

Ald. Roadt, David Carpenter, Dianne Eineichner, Dave Kane, Mike Peine, Matt Maurice, Michael Ignasiak, Paul & Kristine Budiac, Brad Kropp, Travis Puschnig, Stephanie Pike, Debby Tomczyk, Paul Mantyh, Adam Reek, Matt Elliott

#### C. APPROVAL OF MINUTES

#### D. NEW AND PREVIOUS MATTERS

1. [18-00374](#) May 23, 2018 Draft Minutes

**Attachments:** [May 23, 2018 \(Draft Minutes\)](#)

A motion was made by Mr. Lisinski, seconded by Mr. Torkelson, that this matter be Approved. The motion carried unanimously.

2. [18-00375](#) Revised Site plan amendment for proposed site changes to North Shore Bank, an existing financial institution with a drive-through, located at 10533 W. National Ave. submitted by Mike Peine, architect and David Kane of North Shore Bank (Tax Key No. 519-0002-006).

**Attachments:** [North Shore Bank - \(SLA\)](#)

Discussion ensued with questions being answered by staff.

Mike Peine stated he's working on creating a master landscape plan for this site.

Steve Schaer advised that condition 1(b) and of the staff recommendation has been satisfied on the plan presented to the Plan Commission.

**Recommendation** Approval of the Revised Site plan amendment for proposed site changes to North Shore Bank, an existing financial institution with a drive-through, located at 10533 W. National Ave. submitted by Mike Peine, architect and David Kane of North Shore Bank (Tax Key No. 519-0002-006) subject to the following conditions:

(Items 1 through 3 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, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) provide a landscaping plan for the property and show infill landscaping within the island between the new ITM's (include trees and perennials); (b) at the south end of the parking lot, and within the center row of parking, internalize vehicle access between parking rows within the parking lot. (c) expand the south landscaping islands; (d) provide architectural details of the new ITM canopy structures so as to complement the main building; (e) repair rutted surface conditions within the landscaping island just east of the entrance to the drive-thru area; (f) a refuse enclosure and details being provided; (g) an implementation schedule being provided. Contact Steve Schaer at 414-302-8466 with further questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
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. The attached security form shall be submitted to and approved by the Building Inspection and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer, City Planner at 414-302-8466.

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

- 3A.** [2018-0427](#) Special Use Permit for RSR Services LLC, an existing warehouse/distribution and commercial truck repair facility located at 6036 W. Beloit Rd.

Attachments: [Application - RSR Services](#)  
[RSR \(SLA\)](#)

**This matter was Recommended For Approval on a Block Vote.**

- 3B.** [18-00303](#) Site, Landscaping and Architectural Plans for RSR Services LLC an existing warehouse/distribution and commercial truck repair facility located at 6036 W. Beloit Rd., submitted by Steven Ignasiak d/b/a RSR Services LLC. (Tax Key No. 475-0034-004)

Attachments: [RSR \(SLA\) \(5-23-18\)](#)  
[RSR \(SLA\) 6-27-18\)](#)

Items 3A & 3B were considered together.

Discussion ensued with questions being answered by staff.

Jim Lisinski would like to see a detailed schedule outlining when each component of the project will be completed.

Michael Ignasiak stated his role is basically to be the general contractor and advised that bids have been received for all the landscape work.

Mayor Devine questioned if they should just add a detailed schedule to the conditions of approval.

Wayne Clark stated he also would like to see a schedule and inquired on what was the outcome of the four court appearances.

Steve Schaer commented that past court appearances have been conducted as to monitoring progress. The applicant is seeking an occupancy permit and the City is seeking compliance with Municipal Code (implementing site and exterior building improvements). The Common Council conditionally approved the special use at the June 19, 2018 public hearing subject to Plan Commission approval and completion dates this year. The first check point date is August 31, 2018. If significant progress has been made as of August 31, 2018, then staff has been authorized to extend the completion deadline until October 31, 2018.

Wayne Clark questioned if the plan itself constitutes enough of an improvement and further stated he wants an aggressive, nice, high quality site and landscape plan.

Michael Ignasiak stated when the project is complete, it will be a very presentable business and that their plans presented have improved.

Wayne Clark inquired what role does Michael Ignasiak have within the company, and was advised that he is the operations manager.

Eric Torkelson suggested amending the motion to include getting a schedule by July 2 and an inspection on August 31, 2018.

**Recommendation:** Recommend Common Council approval of the Special Use Permit for RSR Services, a proposed commercial truck repair facility to be located at 6014 W. Beloit Rd. and approval of the Site, Landscaping and Architectural Plans for RSR Services, a proposed commercial truck repair facility to be located at 6014 W. Beloit Rd., submitted by Steve Ignasiak, d/b/a RSR Services LLC. (Tax Key No. 475-0034-004), subject to the following conditions:

(Items 1 through 4 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, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) a

detailed implementation schedule being provided; (b) detailed site and landscaping plans with species and quantities, including tree plantings around the perimeter of the site and proportional foundation plantings and perimeter screening, to be confirmed by the City Forester; (c) additional landscaping area being shown on plan along the south side of the site; (d) removal of dilapidated fencing around the perimeter of the site and replacement with new fencing; (e) fencing and slating details being provided; (f) decorative composite and/or wood fencing being provided along the front street facing side (behind the front façade of the building); (g) inclusion of all refuse and outdoor storage areas, with adequate four-sided screening; (h) truck, trailer, customer and employee parking spaces being noted on site plan. The two parking stalls shown along W. Beloit Rd. being relocated on site alongside or behind the building; and, (i) location of lighting fixtures and details for all site and architectural lighting. Contact Steven Schaer, Planning Manager at 414-302-8460 with any questions.

2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8460.
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. The security form shall be submitted to and approved by the Building Inspections and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer at (414) 302-8460.
4. Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A storm water permit must be obtained from the City Building Inspector. Contact Mike Romens, Plumbing/Building Inspector, at 414-302-8400.

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

5. Signage and updated lighting plan being provided for staff 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.

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

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

**A motion was made by Mr. Torkelson, seconded by Mr. Lisinski, to approve all the actions on the preceding items on a Block Vote. The motion carried unanimously.**

4. [18-00376](#) Certified Survey Map for Riverbend Shopping Center, to separate one parcel located at 7500 W. Oklahoma Ave. into two parcels, submitted by Brad Kropp, d/b/a Perspective Design, Inc. (Tax Key No. 515-0124-000).

**Attachments:** [Riverbend - \(CSM\)](#)

Discussion ensued with questions being answered by staff.

**Recommendation:** Recommend Common Council approval Common Council approval of the Certified Survey Map for Riverbend Shopping Center, to separate one parcel located at 7500 W. Oklahoma Ave. into two parcels, submitted by Brad Kropp, d/b/a Perspective Design, Inc. (Tax Key No. 515-0124-000), subject to building and fire codes being met and cross access, shared parking, utility facilities agreement being provided.

**A motion was made by Mr. Lisinski, seconded by Ms. Nowak, that this matter be Approved. The motion carried unanimously.**

**5A.** [18-00391](#)

Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) for properties, located at 9106 W. Mitchell St. (451-0395-001), 9032 W. Mitchell St. (451-0393-005), 8905 W. Mitchell St. (451-0396-001), 8917 W. Mitchell St. (451-0400-001), 1717 S. 89 St. (451-0403-002), 1721 S. 89 St. (451-0403-003), 1700 Block S. 89 St. (451-0403-005), 1700 Block S. 89 St. (451-0404-001), 8902 W. Maple St. (451-0405-000), 8908 W. Maple St. (451-0406-000) and 8914 W. Maple St. (451-0407-001) from Low Density Residential to Industrial and Office Land Use submitted by T&G Properties, LLC the current property owner.

**Attachments:** [Chr Hansen Rezone and Land Use Amendment - \(ORD\)](#)

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

**5B.** [18-00392](#)

Ordinance to amend the Official West Allis Zoning Map by rezoning property located at 9106 W. Mitchell St. (451-0395-001), 9032 W. Mitchell St. (451-0393-005), 8905 W. Mitchell St. (451-0396-001), 8917 W. Mitchell St. (451-0400-001), 1717 S. 89 St. (451-0403-002), 1721 S. 89 St. (451-0403-003), 1700 Block S. 89 St. (451-0403-005), 1700 Block S. 89 St. (451-0404-001), 8902 W. Maple St. (451-0405-000), 8908 W. Maple St. (451-0406-000) and 8914 W. Maple St. (451-0407-001) from RB-2, Residence District to M-1, Manufacturing District submitted by T&G Properties, LLC the current property owner.

**Attachments:** [Chr Hansen Rezone and Land Use Amendment \(ORD\)](#)

Items 5A & 5B were considered together

Discussion ensued with questions being answered by staff.

**Recommendation (5A):** Common Council approval of the Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) for properties, located at 9106 W. Mitchell St. (451-0395-001), 9032 W. Mitchell St. (451-0393-005), 8905 W. Mitchell St. (451-0396-001), 8917 W. Mitchell St. (451-0400-001), 1717 S. 89 St. (451-0403-002), 1721 S. 89 St. (451-0403-003), 1700 Block S. 89 St. (451-0403-005), 1700 Block S. 89 St. (451-0404-001), 8902 W. Maple St. (451-0405-000), 8908 W. Maple St. (451-0406-000) and 8914 W. Maple St. (451-0407-001) from Low Density Residential to Industrial and Office Land Use submitted by T&G Properties, LLC the current

property owner.

**Recommendation (5B):** Common Council passage of an Ordinance to amend the Official West Allis Zoning Map by rezoning property located at 9106 W. Mitchell St. (451-0395-001), 9032 W. Mitchell St. (451-0393-005), 8905 W. Mitchell St. (451-0396-001), 8917 W. Mitchell St. (451-0400-001), 1717 S. 89 St. (451-0403-002), 1721 S. 89 St. (451-0403-003), 1700 Block S. 89 St. (451-0403-005), 1700 Block S. 89 St. (451-0404-001), 8902 W. Maple St. (451-0405-000), 8908 W. Maple St. (451-0406-000) and 8914 W. Maple St. (451-0407-001) from RB-2, Residence District to M-1, Manufacturing District submitted by T&G Properties, LLC the current property owner.

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

### Passed The Block Vote

**A motion was made by Mr. Clark, seconded by Mr. Lisinski, to approve all the actions on the preceding items on a Block Vote. The motion carried unanimously.**

#### 6A. [18-00393](#)

Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) as follows for the following properties: 1309 S. 70 St. (440-0244-001), 13\*\* S. 71 St. (440-0220-000), 13\*\* S. 71 St. (440-0219-000), 13\*\* S. 71 St. (440-0218-000), 13\*\* S. 71 St. (440-0217-000), 13\*\* S. 71 St. (440-0216-000), 13\*\* S. 71 St. (440-0215-000), 13\*\* S. 71 St. (440-0214-000) from Mixed Use to Commercial land use; 7021 W. Washington St. (440-0245-001), 10\*\* S. 72 St. (440-0213-002) from Public and Semi Public to Commercial land use; 8\*\* S. 72 St. (440-0004-001) from Commercial to Public and Semi Public land use; 865 S. 72 St. (440-0006-000) from Low Density Residential to Commercial land use; 8\*\* S. 72 St. (440-0005-000) from Low Density Residential to Commercial land use.

**Attachments:** [Cobalt Rezone, PDD and Land Use Amendment - \(ORD\)](#)

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

#### 6B. [18-00394](#)

Ordinance to amend the Official West Allis Zoning Map by rezoning the following properties: 865 S. 72 St. (440-0006-000) from RB-2, Residence District to C-3, Community Commercial District; 8\*\* S. 72 St. (440-0004-001) from M-1, Manufacturing District to P-1, Park District; 1000 S. 72 St. (440-0213-003) from RB-2, Residence District to P-1, Park District; 10\*\* S. 72 St. (440-0213-002) from RB-2, Residence District to C-3, Community Commercial District; 71\*\* W. Washington St. (440-0213-001) from RB-2, Residence District to C-3, Community Commercial District; 1010, 1040, 1126, & 1304 S. 70 St. (439-0001-026) from M-1, Manufacturing District to C-3, Community Commercial District.

**Attachments:** [Cobalt Rezone, PDD and Land Use Amendment - \(ORD\)](#)

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

**6C.** [18-00395](#)

Ordinance to amend the Official West Allis Zoning Map by placing a PDD-2, Commercial Overlay District over the following properties: 1010, 1040, 1126,&1304 S 70 St. (439-0001-026, 9\*\* S 70 St. (440-0259-002),10\*\* S 70 St. (440-0259-004), 10\*\* S 70 St.(440-0259-005), 11\*\* S 70 St. (440-0257-003), 1135 S 70 St. (440-0257-002),1205 S 70 St. (440-0256-002),1309 S 70 St (440-0244-001),13\*\* S 71 St. (440-0220-000), 13\*\* S 71 St. (440-0219-000), 13\*\* S 71 St. (440-0218-000), 13\*\* S 71 St. (440-0217-000),13\*\* S 71 St. (440-0216-000), 13\*\* S 71 St. (440-0215-000),13\*\* S 71 St. (440-0214-000), 1200-16-30 S 71 St. (440-0254-001), 7021 W. Washington St. (440-0245-001), 71\*\* W. Washington St. (440-0213-001), 10\*\* S 72 St. (440-0213-002), 1000 S 72 St. (440-0213-003), 8\*\* S 72 St. (440-0004-001), 865 S. 72 St. (440-0006-000), 8\*\* S. 72 St. (440-0005-000).

**Attachments:** [Cobalt Rezone, PDD and Land Use Amendment-\(ORD\)](#)

Items 6A, 6B & 6C were considered together.

Discussion ensued with questions being answered by staff.

**Recommendation (6A):** Common Council approval of the Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) as follows for the following properties:1309 S. 70 St. (440-0244-001), 13\*\* S. 71 St. (440-0220-000), 13\*\* S. 71 St. (440-0219-000), 13\*\* S. 71 St. (440-0218-000), 13\*\* S. 71 St. (440-0217-000), 13\*\* S. 71 St. (440-0216-000), 13\*\* S. 71 St. (440-0215-000), 13\*\* S. 71 St. (440-0214-000) from Mixed Use to Commercial land use;7021 W. Washington St. (440-0245-001), 10\*\* S. 72 St. (440-0213-002) from Public and Semi Public to Commercial land use; 8\*\* S. 72 St. (440-0004-001)from Commercial to Public and Semi Public land use; 865 S. 72 St. (440-0006-000) from Low Density Residential to Commercial land use; 8\*\* S. 72 St. (440-0005-000) from Low Density Residential to Commercial land use,

**Recommendation (6B):** Common Council passage of an Ordinance to amend the Official West Allis Zoning Map by rezoning the following properties: 865 S. 72 St. (440-0006-000) from RB-2, Residence District to C-3, Community Commercial District; 8\*\* S. 72 St. (440-0004-001) from M-1, Manufacturing District to P-1, Park District; 1000 S. 72 St. (440-0213-003) from RB-2, Residence District to P-1, Park District; 10\*\* S. 72 St. (440-0213-002) from RB-2, Residence District to C-3, Community Commercial District; 71\*\* W. Washington St. (440-0213-001) from RB-2, Residence District to C-3, Community Commercial District;1010,1040,1126,&1304 S. 70 St. (439-0001-026) from M-1, Manufacturing District to C-3, Community Commercial District, and the

**Recommendation (6C):** Ordinance to amend the Official West Allis Zoning Map by placing a PDD-2, Commercial Overlay District over the following properties: 1010, 1040, 1126,&1304 S 70 St. (439-0001-026, 9\*\* S 70 St. (440-0259-002),10\*\* S 70 St. (440-0259-004), 10\*\* S 70 St.(440-0259-005), 11\*\* S 70 St. (440-0257-003), 1135 S 70 St. (440-0257-002),1205 S 70 St. (440-0256-002),1309 S 70 St (440-0244-001),13\*\* S 71 St. (440-0220-000), 13\*\* S 71 St. (440-0219-000), 13\*\* S 71 St. (440-0218-000), 13\*\* S 71 St. (440-0217-000),13\*\* S 71 St. (440-0216-000), 13\*\* S 71 St. (440-0215-000),13\*\* S 71 St. (440-0214-

000), 1200-16-30 S 71 St. (440-0254-001), 7021 W. Washington St. (440-0245-001), 71\*\* W. Washington St. (440-0213-001), 10\*\* S 72 St. (440-0213-002), 1000 S 72 St. (440-0213-003), 8\*\* S 72 St. (440-0004-001), 865 S. 72 St. (440-0006-000), 8\*\* S. 72 St. (440-0005-000).

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

### Passed The Block Vote

A motion was made by Mr. Lisinski, seconded by Mr. Clark, to approve all the actions on the preceding items on a Block Vote. The motion carried unanimously.

#### 7A. [2018-0472](#)

Special Use Permit for Paulie's Pub, an existing bar and restaurant, to construct an addition to the current building located at 8031 W. Greenfield Ave.

Attachments: [Application - Paulie's Pub](#)

**This matter was Recommended For Approval on a Block Vote.**

#### 7B. [18-00377](#)

Site, Landscaping and Architectural Plans for Paulie's Pub, an existing bar and restaurant, to construct an addition to the current building located at 8031 W. Greenfield Ave., submitted by Paul Budiak, d/b/a Paulie's Pub (Tax Key No. 452-0254-001).

Attachments: [Paulie's-\(SLA\)](#)

Items 7A & 7B were considered together.

Discussion ensued with questions being answered by staff.

**Recommendation:** Common Council approval of the Special Use Permit for Paulie's Pub, an existing bar and restaurant, to construct an addition to the current building located at 8031 W. Greenfield Ave., and the Site, Landscaping and Architectural Plans for Paulie's Pub, an existing bar and restaurant, to construct an addition to the current building located at 8031 W. Greenfield Ave., submitted by Paul Budiak, d/b/a Paulie's Pub (Tax Key No. 452-0254-001).

(Items 1 through 4 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, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) an awning or similar shelter feature be installed over the new east door; (b) location and type of HVAC and exterior infrastructure being incorporated into the architectural elevations; (c) incorporating a siding material and trim (like on the proposed west elevation) around the south and east elevations of the building; (d) strengthening the roofline features around the new building addition to better coordinate with the existing building; (e) confirmation of new window and trim details being indicated on plan; (f) foundation plantings be incorporated along the south elevation of the new addition to soften the area between the parking lot and building. Additionally, existing landscaping areas being updated with some perennial landscaping infill in the area along the west property line; (g) pavement repairs being noted to repair/replace damaged pavement on the southwest portion of the site; (h) location of



lighting fixtures and details for all site and architectural lighting. Contact Steven Schaer, Planning Manager 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 Steven Schaer, City Planner at 414-302-8466.
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. The security form shall be submitted to and approved by the Building Inspections and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer at (414) 302-8466.
4. Common Council approval of the special use (scheduled for July 17, 2018) and applicant's acknowledgement of the special use resolution.

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

5. Signage and updated lighting plan updates if applicable being provided for staff 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

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

#### Passed The Block Vote

A motion was made by Mr. Torkelson, seconded by Mr. Rebstock, to approve all the actions on the preceding items on a Block Vote. The motion carried unanimously.

#### 8A. [2018-0518](#)

Special Use Permit for proposed change to a mixed use building, formerly an office/retail space, located at 7311-15 W. Greenfield Ave.

Attachments: [Application - 7311 W. Greenfield](#)

**This matter was Recommended For Approval on a Block Vote.**

#### 8B. [18-00378](#)

Site, Landscaping and Architectural plans for proposed change to a mixed use building and façade and site improvements to the existing building, formerly office/retail space, located at 7311-15 W. Greenfield Ave. submitted by Matt Maurice, property owner (Tax Key No. 453-0116-000).

Attachments: [7311-15 Mixed Use - \(SLA\)](#)

Items 8A & 8B were considered together.

Discussion ensued with questions being answered by staff.

**Recommendation:** Common Council approval of the Special Use Permit for proposed change to a mixed use building, formerly an office/retail space, located

at 7311-15 W. Greenfield Ave., and the Site, Landscaping and Architectural plans for proposed change to a mixed use building and façade and site improvements to the existing building, formerly office/retail space, located at 7311-15 W. Greenfield Ave. submitted by Matt Maurice, property owner (Tax Key No. 453-0116-000).

(Items 1 through 5 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) window and door details including window transparency, operability, depth/offset from façade, window trim/framing and color details; (b) second floor exterior details of the east and west elevations; (c) exterior stucco details to indicate reveals scoring on the exterior; (d) details exterior lighting details; (e) alternate refuse enclosure location should building code restrict location under steps. Contact Steve Schaer at 414-302-8460 with further questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8460.
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. The attached security form shall be submitted to and approved by the Building Inspection and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer, City Planner at 414-302-8460.
4. Request for Grant of Privilege with approved plans being submitted by applicant to the City Attorney's Office for issuance of a Grant of Privilege should proposed lighting features encroach into City's right of way.
5. Common Council approval of the special use (scheduled for July 17, 2018) and applicant's acknowledgement of the special use resolution.

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

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

**A motion was made by Mr. Torkelson, seconded by Mr. Rebstock, to approve all the actions on the preceding items on a Block Vote. The motion carried unanimously.**

9. [18-00379](#) Certified Survey Map for Paul Mantyh, to create a new lot out of the existing property located at 1567 S. 83 St. (Tax Key No. 452-0429-000)

**Attachments:** [1567 S. 83 St -\(CSM\)](#)

Discussion ensued with questions being answered by staff.

**Recommendation:** Common Council approval of the Certified Survey Map for Paul Mantyh, to create a new lot out of the existing property located at 1567 S. 83 St. (Tax Key No. 452-0429-000)

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

10. [18-00380](#)

Site, Landscaping and Architectural Plans for Elliott's Ace Hardware, an existing hardware store with a proposed addition, located at 11003 W. Oklahoma Ave., submitted by Adam Reek, d/b/a MSI General Corporation. (Tax Key No. 523-9986-008).

Attachments: [Ace Hardware - \(SLA\)](#)

Discussion ensued with questions being answered by staff.

Elliott's Ace Hardware is considering the front of the store in their long range plans.

Wayne Clark inquired if the sign on W. Oklahoma Ave. will be down within one year. Ace indicated that they would remove signage, but needed more time for the Hwy 100 sign removal.

Jim Lisinski indicated that it had been past practice to give the applicant 2 years to take down the non-conforming sign and that if the applicant needs more time that they could apply for an extension of time around the 2 year mark and that if the applicant has shown that it has complied with all other conditions, including removing the other non-conforming sign, that the Plan Commission may look at the extension of time favorably.

**Recommendation:** Plan Commission approval of the Site, Landscaping and Architectural Plans for Elliott's Ace Hardware, an existing hardware store with a proposed addition, located at 11003 W. Oklahoma Ave., submitted by Adam Reek, d/b/a MSI General Corporation. (Tax Key No. 523-9986-008).

(Items 1-5 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised site, landscaping and architectural plan being submitted to the Department of Development to show the following: (a) repair of the entry drive off of S. 108 St.; (b) additional landscape bed details to include the mulch style, any curbing and generally a design which flows with the existing landscaping along the W. Oklahoma Ave. frontage immediately to the east; and, (c) approval of the planting schedule from the City Forester Contact Shaun Mueller, Senior Planner at (414) 302-8470 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval.
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. The attached security form shall be submitted to and approved by the Building Inspections and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Shaun Mueller at (414) 302-8470.

4. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Engineering Department by a registered Civil Engineer. A stormwater permit must be obtained from the City Engineering Department. Contact Michael Romans, of Building Inspection, at 414-302-8413.
5. A signed agreement from the owner that the non-conforming pole signs will be removed within 2 years from the date of this approval.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission 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 Mr. Lisinski, seconded by Ms. Nowak, that this matter be Approved. The motion carried unanimously.**

11. [18-00381](#) Ordinance to amend Subsection 2.38(1) of the Revised Municipal Code relative to allowing alternate City Plan Commissioner's to be appointed.

**Attachments:** [Alternate PC Members - \(ORD\)](#)

Discussion ensued with questions being answered by staff.

Wayne Clark questioned if people aren't active participating members, should they be kicked off the Plan Commission.

Mayor Devine stated we are trying to get younger people involved; however they often have other commitments which conflict with the meeting schedules.

Steve Schaer stated the committee would like to add up to two alternates to be on the City Plan Commission. The ordinance would be revised to allow the Mayor to appoint up to 2 alternate commissioners. The quorum requirement will not be changing.

**Recommendation:** Common Council approval of the Ordinance to amend Subsection 2.38(1) of the Revised Municipal Code relative to allowing alternate City Plan Commissioner's to be appointed.

**A motion was made by Mr. Lisinski, seconded by Mr. Rebstock, that this matter be Approved. The motion carried unanimously.**

12. [18-00382](#) Review of proposed Project Plan for Tax Incremental District (TID) Number 16, City of West Allis, Wisconsin (S. 70th and Washington Street Corporate Office Corridor Plan), as to conformance with the General Plan of the City.

Attachments: [TIF 16 Conformance - \(REVIEW\)](#)

Discussion ensued with questions being answered by staff.

**Recommendation:** Common Council approval of the proposed Project Plan for Tax Incremental District (TID) Number 16, City of West Allis, Wisconsin (S. 70th and Washington Street Corporate Office Corridor Plan), as to conformance with the General Plan of the City.

**A motion was made by Mr. Torkelson, seconded by Ms. Nowak, that this matter be Approved. The motion carried unanimously.**

13. [18-00383](#)

Signage Plan Appeal for Bustos Media Window Graphics located at 1138 S. 108 St., submitted by Stephanie Pike of FASTSIGNS (Tax Key No. 444-9001-000).

Attachments: [Bustos - \(Sign Appeal\)](#)

Discussion ensued with questions being answered by staff.

**Recommendation:** Plan Commission approval of the Signage Plan Appeal for Bustos Media Window Graphics located at 1138 S. 108 St., submitted by Stephanie Pike of FASTSIGNS (Tax Key No. 444-9001-000).

**A motion was made by Mr. Clark, seconded by Mr. Lisinski, to accept the staff recommendations, it was noted that the context of the window signage being on the 2nd floor, not within a neighborhood commercial district were 2 key factors in approving the sign plan appeal. The motion carried unanimously.**

## E. ADJOURNMENT

There being no other business, a motion was made by Tom Rebstock and seconded by Wayne Clark to adjourn the Plan Commission meeting at 7:35 p.m.



All meetings of the {bdName} are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

**NON-DISCRIMINATION STATEMENT**

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

**AMERICANS WITH DISABILITIES ACT NOTICE**

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

**LIMITED ENGLISH PROFICIENCY STATEMENT**

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.