



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Mayor Dan Devine, Chair

Wayne Clark, Vice-Chair

Erin Hirn, Jon Keckeisen, Jim Lisinski, Ronald Rieboldt, and Eric Torkelson, Members

Michael Lewis, City Engineer/Director of Public Works; Ed Lisinski, Director of Building Inspections and

Neighborhood Services; Steve Schaer, Planning and Zoning Manager; and

Ald. Thomas Lajsic, Chairman of Safety and Development Committee

Wednesday, September 6, 2017

6:00 PM

City Hall, Room 128

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [17-00109](#) July 26, 2017 Draft Minutes

Attachments: [7-26-17 PC Minutes](#)

D. NEW AND PREVIOUS MATTERS

- 2A. [2017-0577](#) Certified Survey Map to split the current lot located at 14** S. Six Points Crossing (Tax Key No. 454-0651-000) into two lots, submitted by Ian Martin, d/b/a Mandel Group, Inc.

Attachments: [Item #2A & #2B - CSM & SLA - Six Points \(9-1-17\)](#)

- 2B. [17-00110](#) Site, Landscaping and Architectural Plans for The Market at Six Points Medical Office Building, a proposed medical office building and clinic, to be located at 6609 W. Greenfield Ave., submitted by Ian Martin, d/b/a Mandel Group, Inc. (Tax Key No. TBD via CSM)

Attachments: [Item #2A & #2B - CSM & SLA - Six Points \(9-1-17\)](#)

3. [17-00111](#) Site, Landscaping and Architectural Plans for Milwaukee Homeless Veterans Initiative, an existing office and administrative headquarters, located at 6317 W. Greenfield Ave, submitted by Greg Schumacher, d/b/a Cityscape Architecture. (Tax Key No. 454-0178-000)

Attachments: [Item #3 - SLA - Milwaukee Homeless Veterans Initiative \(9-1-17\)](#)

- 4A. [2017-0556](#) Special Use Permit for Evenement, LLC, a proposed event planning business to be located at 7140 W. Greenfield Ave.
- Attachments:* [Application - Evenement LLC](#)
- 4B. [17-00113](#) Site, Landscaping and Architectural Plans for Evenement, LLC, a proposed event planning business to be located at 7140 W. Greenfield Ave., submitted by Janelle Meyer-Brown, d/b/a Evenement, LLC. (Tax Key No: 440-0310-000)
- Attachments:* [Item #4A & #4B - SUP & SLA -Evenement, LLC \(9-1-17\)](#)
5. [17-00114](#) Site, Landscaping and Architectural Plan for site changes relative to establishing, a self-storage business, within an existing building at 5317 W. Burnham St., submitted by Steve Osborne, of CDK Development, LLC and Mike Calka d/b/a 5317 West Burnham Street, LLC. (Tax Key No. 474-0001-000)
- Attachments:* [Item #5 - SLA - CDK Development, LLC \(9-1-17\)](#)
- 6A. [2017-0578](#) Certified Survey Map for the proposed combination of lots at 8600-8616 W. Greenfield Ave. and the 1300 Block S. 86 St. (Tax Key Nos. 442-0591-000, 442-0592-000 and 442-0590-000) into one lot of record, submitted by Marc Passarelli, surveyor and Daniel Dougherry, d/b/a Riviera of Wisconsin, Inc.
- 6B. [17-00115](#) Site, Landscaping and Architectural Plans for Riviera Lanes, an existing bowling alley and parking lots located at 8600-8616 W. Greenfield Ave. and the 1300 Block S. 86 St., submitted by Owen Laviv, d/b/a Patera and Daniel Dougherry, d/b/a Riviera of Wisconsin, Inc.
(Tax Key Nos. 442-0591-000, 442-0592-000 and 442-0590-000)
- Attachments:* [Items #6A, #6B, & #6C - CSM, SLA & Ordinance - Riviera of Wisconsin, Inc. \(9-1-17\)](#)
- 6C. [O-2017-0037](#) Ordinance to amend the official West Allis Zoning Map by rezoning properties located at 8600-8616 W. Greenfield Ave. and the 1300 Block S. 86 St., and their respective rights of way, from RB-2, Residential to C-2 Neighborhood Commercial (Tax Key Nos. 442-0591-000, 442-0592-000 and 442-0590-000)
7. [17-00116](#) Site, Landscaping and Architectural Plan amendment to construct an additional self-storage building (Phase II), and exterior building modifications to the main building, for Extra Space Self Storage, an existing public self-storage use at 232 S. Curtis Rd., submitted by Adam Hird, Highland Development Ventures and Brian Fischer of Anderson Ashton, Inc. (Tax Key No. 413-9999-035).
- Attachments:* [Item #7 - SLA - Extra Space Self Storage \(9-1-17\)](#)
8. [17-00117](#) Architectural lighting plan for Lynch's, an existing pub, located at 2300 S. 108 St. submitted by Joseph Lynch, proprietor. (Tax Key No. 485-0001-001)
- Attachments:* [Item #8 - Architectural lighting plan - Lynch's \(9-1-17\)](#)

9. [17-00018](#) Site, Landscaping and Architectural Plans for Dopp's Bar & Grill, an existing tavern located at 1753 S. 68 St., submitted by Tammy Dopp, d/b/a Dopp's Bar and Grill. (Tax Key No. 453-0752-002)

Attachments: [Item #9 - SLA - Dopp's Bar & Grill \(9-1-17\)](#)

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.

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.