



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, June 24, 2020

6:01 PM

City Hall - Virtual
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

The meeting was called to order at 6:01 p.m.

B. ROLL CALL

Present 6 - Wayne Clark, Brian Frank, Amanda Nowak, Eric Torkelson, Ben Holt, and Rossi Manka
Excused 3 - Kathleen Dagenhardt, Jon Keckeisen, and David Raschka

Staff

Steve Schaer, AICP, Manager of Planning and Zoning
Tony Giron, Planner, Katie Bennett, Lead Planner

Others Attending Remotely

Alex Sonnleitner, Representative of Uhaul, Ald. Marty Weigel

C. APPROVAL OF MINUTES

1. [20-0280](#) May 27, 2020 Draft Minutes

Attachments: [May 27, 2020 Draft Minutes](#)

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

D. NEW AND PREVIOUS MATTERS

- 2A. [20-0281](#) Special Use Permit for 160 Driving Academy, a proposed business to be located at 900 Block S. 63 St.

Attachments: [160 Driving Academy at 900 Block S. 63 St. - \(SUP-SLA\)](#)

- 2B. [20-0282](#) Site, Landscaping and Architectural Plans for 160 Driving Academy, a proposed business to be located at 900 Block S. 63 St., submitted by Terry Hardin. (Tax Key No. 439-0001-048)

Attachments: [160 Driving Academy at 900 Block S. 63 St. - \(SUP-SLA\)](#)

Tony Giron presented.

Discussion ensued with questions being answered by staff.

Recommendation: Recommend Common Council approval of the Application for a Special Use Permit for 160 Driving Academy, a proposed business, to be located at 900 Block S. 63 St., and approval of the Site, Landscape and Architectural Plans for 160 Driving Academy, a proposed business, to be located at 900 Block S. 63 St.,

submitted by Terry Hardin. (Tax Key No. 439-0001), 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. An indication of the maximum number of students and staff on site at any one time.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Tony Giron, Planner at 414-302-8469.
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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Tony Giron, Planner at 414-302-8469.
4. Common Council approval of the Special Use Permit (scheduled for July 14, 2020) and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office.

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

5. Signage plan being provided for staff review and approval.

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 Clark, seconded by Manka, to approve all the actions on item nos. 2A & 2B on a Block Vote. The motion carried unanimously.

3. [20-0283](#) Certified Survey Map to combine two properties into one lot of record located at 3253 S. 114 St. submitted by Janice Carini, property owner (Tax Key Nos 523-9973-009 and 523-9973-005).

Attachments: [3253 S. 114 St. - \(CSM\)](#)

Tony Giron presented.

Discussion ensued with questions being answered by staff.

Recommendation: Recommend Common Council approval of the Certified Survey Map to combine the existing parcels located at 3253 S. 114 St. into 1 parcel, submitted by Janice Carini. (Tax Key Nos. 523-9973-009 and 523-9973-005)

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

4. [20-0284](#)

Site, Landscaping and Architectural Plans Amendment for Station No. 6, an existing tavern, for a proposed outdoor grill, located at 6800 W. Becher St., submitted by Mark Lutz, property owner (Tax Key No. 476-0105-000)

Attachments: [Station No. 6 - \(SLA\)](#)

Steve Schaer presented.

Discussion ensued with questions being answered by staff.

Mayor Devine inquired as to whether the neighbors east on 68 St. had been notified of this proposal. Steve Schaer stated not that he's aware of, as this isn't a Special Use Permit and only affects three to four homes.

Recommendation: Approval of the Site, Landscaping and Architectural Plans Amendment for Station No. 6, an existing tavern, for a proposed outdoor grill, located at 6800 W. Becher St., submitted by Mark Lutz, property owner (Tax Key No. 476-0105-000) 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 the 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) details of the proposed fire rated wall; (b) an ADA parking stall being provided on site. Contact Steven Schaer, Manager of City Planning at (414) 302-8466 with further questions.

(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.

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

5. [20-0285](#)

Ordinance to rezone the following properties from M-1, manufacturing district to C-3, Community Commercial District in conformance with the 2030 Future Land Use plan: 1000 S. 108 St., 924 S. 108 St., 800 S. 108 St., 7** S. 108St., 650 S. 108 St., 610 S. 108 St., 530 S. 108 St., 528 S. 108 St. (Tax Key No. 444-9992-000, 444-9993-001, 444-9995-002, 444-9997-002, 415-9992-004, 415-9992-002, 415-9994-003, 415-9994-002).

Attachments: [Hwy 100 Rezoning - \(ORD\)](#)

Steve Schaer presented.

Discussion ensued with questions being answered by staff.

Recommendation: Common Council Approval of an Ordinance to rezone the following properties from M-1, manufacturing district to C-3, Community Commercial District in conformance with the 2030 Future Land Use plan: 1000 S. 108 St., 924 S. 108 St., 800 S. 108 St., 7** S. 108St., 650 S. 108 St., 610 S. 108 St., 530 S. 108 St., 528 S. 108 St. (Tax Key No. 444-9992-000, 444-9993-001, 444-9995-002, 444-9997-002, 415-9992-004, 415-9992-002, 415-9994-003, 415-9994-002)

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

6. [20-0286](#)

Signage Plan Appeal for B&K Bar Supply/Supplement warehouse building, existing retail businesses, located at 7100-7110 W. Greenfield Ave. submitted by Chris Cronin of JNB Signs, Inc. (Tax Key No. 440-0314-000)

Attachments: [Appeal for Supplement Warehouse - \(Sign\) Plan Appeal](#)

Tony Giron presented.

Discussion ensued with questions being answered by staff.

Recommendation: Plan Commission approval of the Signage Plan Appeal for B&K/Supplement Warehouse located at 7100-7110 W. Greenfield Ave. submitted by Chris Cronin of JNB Signs, Inc. (Tax Key No. 440-0314-000)

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

7. [20-0287](#)

Architectural Plan Amendments for murals of original artwork on existing buildings located at 7506-08 W. Greenfield Ave., 7400 W. Greenfield Ave., 6900 W. Greenfield Ave., 6610 W. Greenfield Ave., submitted on behalf of the West Allis Artscape Committee, the West Allis Living Streets project, and Wallpapered City (Tax Key No. 440-0445-000, 440-0415-001, 439-0001-007, 439-0001-032).

Attachments: [Living Streets Mural Locations - Architectural Plan Amendments](#)

Katie Bennett presented.

Discussion ensued with questions being answered by staff.

Recommendation: Approval of the Architectural Plan Amendments for murals of original artwork on existing buildings located at 7506-08 W. Greenfield Ave., 7400 W. Greenfield Ave., 6900 W. Greenfield Ave., 6610 W. Greenfield Ave., submitted on behalf of the West Allis Artscape Committee, the West Allis Living Streets project, and Wallpapered City (Tax Key No. 440-0445-000, 440-0415-001, 439-0001-007, 439-0001-032).

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

E. ADJOURNMENT

There being no other business, a motion was made by Wayne Clark and seconded by Amanda Nowak to adjourn the Plan Commission meeting at 7:03 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.