



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, May 24, 2023

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

Present 8 - Wayne Clark, Brian Frank, Eric Torkelson, Jessica Katzenmeyer, Dan Devine, Brandon Reinke, Kathleen Dagenhardt, David Raschka

Others Attending

Tina Lewis, Andrew Holstromm, Nathan Schieve, Paul and Christina Budiak, Shelly Strasser, Ryan Laughin; PLM Paving, Paul Wolfgramm and Jennifer Vidrio (via zoon)

Staff

Zac Roder, AICP, Lead Planner
Jack Kovnesky, Planner

C. APPROVAL OF MINUTES

1. [23-0325](#) April 26, 2023

Attachments: [April 26, 2023 \(draft minutes\)](#)

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

D. NEW AND PREVIOUS MATTERS

2. [23-0367](#) Site, Landscaping, and Architectural Design Review for a building addition to the WAWM Recreation Department, an existing Civic Institution, at 2450 S. 68th St. (Tax Key 484-0088-001).

Attachments: [\(SLA\) WAWM Rec addition - 2450 S 68 St](#)

Recommendation: Recommend Site, landscaping, and architectural Design Review for a building addition to the WAWM Recreation Department, an existing use at 2450 S. 68 St. submitted by Nathan Schieve of Groth Design Group (Tax Key 484-0088-001), subject to the following conditions:

1. (a) Revised Site and Landscaping Plan being submitted to the Planning and Zoning Office to show two ornamental tree plantings on the south side of the new addition and species being reviewed/approved by the City Forester (b) detail of roof top screening units if visible from surrounding street frontages; (c) a photometric plan for new lighting locations. Contact Steven Schaer, Manager of Planning and Zoning (414) 302-8466 with any questions.
2. Stormwater checklist being submitted for review by Code Enforcement Department to ensure compliance with the City of West Allis Storm water Management Ordinance.

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

3. [23-0368](#) Site, Landscaping, and Architectural Amendment for exterior changes to Living Hope Lutheran School, an existing school, at 2217 S. 99th St. (Tax Key No. 479-0910-000)

Attachments: [\(SLA\) Living Hope - 2217 S 99 St.](#)

Recommendation: Recommend approval of the Site, Landscaping, and Architectural Amendment for exterior changes to Living Hope Lutheran School, an existing school, at 2217 S. 99th St. (Tax Key No. 479-0910-000).

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

4. [23-0369](#) Site, Landscaping, and Architectural Amendment for a patio addition for 84th Classic Cafe, an existing Restaurant, at 1646 S. 84th St. (Tax Key No. 452-9001-000)

Attachments: [\(SLA\) 84th Classic Cafe - 1646 S 84 St](#)

Recommendation: Approve the Site, Landscaping, and Architectural Amendment for a patio addition for 84th Classic Cafe, an existing Restaurant, at 1650 S. 84th St. (Tax Key No. 452-9001-000) subject to the following conditions:

1. Revisions to Site, Landscaping, and Architectural plans showing: a) parking lot dimensions including stall and lane widths, b) existing outdoor dining patio, c) upgraded landscaping along S. 84th St. such as new perennial grasses, d) revised outdoor dining patio including landscaping, buffer to vehicle parking spaces.
2. Property maintenance including removing pile of concrete wheel stops on the SW corner of the site, removing shovel attachment stored in parking lot, replacing dead or missing plantings.

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

5. [23-0370](#) Site, Landscaping, and Architectural Amendment for exterior changes to Paulie's Pub & Eatery, an existing Tavern, at 8031 W. Greenfield Ave. (Tax Key No. 452-0254-001)

Attachments: [\(SLA\) Paulies rooftop over patio - 8031 W Greenfield Ave](#)

Recommendation: Recommend Site, Landscaping, and Architectural Amendment for exterior changes to Paulie's Pub & Eatery, an existing Tavern, at 8031 W. Greenfield Ave. (Tax Key No. 452-0254-001), subject to the following conditions:

1. Revised Architectural Plans or reference to the following being submitted to and approved by the Planning and Zoning Office: (a) wood treatment (stain or paint) considerations; (b) lighting considerations. Contact Steve Schaer at 414-302-8466 with further questions.

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

6. [23-0379](#) Site, Landscaping, and Architectural Amendment for site changes to Market Square, an existing multi-tenant commercial use, at 6731-65 W. Greenfield Ave. (Tax Key No. 453-9018-000)

Attachments: [\(SLA\) PLM Paving - 6731-65 W Greenfield Ave](#)

Recommendation: Recommend Site, Landscaping, and Architectural Amendment for exterior changes to Paulie's Pub & Eatery, an existing Tavern, at 8031 W. Greenfield Ave. (Tax Key No. 452-0254-001), subject to the following conditions:

1. (a) Revised site/landscaping plans to show the location and construction details of new landscaping islands; (b) landscaping species subject to City Forestry review. Contact Steve Schaer at 414-302-8466 with further questions.

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

7. [23-0371](#) Sign Plan Appeal for Chase Bank, a proposed Neighborhood Service use, at 2678 S. 108th St. (Tax Key No. 485-9990-009)

Attachments: [\(SIGN\) Chase Bank - 2678 S 108 St.](#)

Recommendation: Recommend approval of the Signage Plan for Chase Bank, a proposed Neighborhood Service use, at 2678 S. 108th St. (Tax Key No. 485-9990-009).

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

8. [23-0372](#) Sign Plan Appeal for 2 Brothers-in-Law Vintage, an existing Neighborhood Retail use, at 7332 W. Becher St. (Tax Key No. 476-0337-001)

Attachments: [\(SIGN\) 2 Brothers-in-Law Vintage - 7332 W Becher St.](#)

Recommendation: Recommend approval of the Signage Plan for 2 Brothers-in-Law Vintage, an existing Neighborhood Retail use, at 7332 W. Becher St., (Tax Key No. 476-0337-001), based on the sign's satisfaction of the requirements of the City's Sign Code Creative Sign Subsection with the following condition:

1. A revised Sign Plan being submitted to the Planning and Zoning Office to indicate details for the artist of the project.

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

9. [23-0374](#) Comprehensive Plan update

This matter was Discussed.

10. [23-0373](#) Project Tracking updates

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Clark, seconded by Reinke to adjourn at 6:36 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.