



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, February 23, 2022

6:00 PM

City Hall - Virtual
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

- Present** 7 - Wayne Clark, Kathleen Dagenhardt, Brian Frank, Rossi Manka, David Raschka, Eric Torkelson, and Jessica Katzenmeyer
Excused 2 - Amanda Nowak, and Ben Holt

Others Attending

Ald. Weigel & Ald. Roadt

Staff

Steve Schaer, AICP, Manager of Planning and Zoning
Zac Roder, Planner

C. APPROVAL OF MINUTES

1. [22-0050](#) January 26, 2022 Draft Minutes

Attachments: [January 26, 2022 Draft Minutes](#)

Torkelson moved, seconded by Frank to Approved this matter, motion carried.

D. NEW AND PREVIOUS MATTERS

- 2A. [22-0081](#) Special Use permit application to establish a school within a portion of the existing building located at 2500 S. 68 St.

Attachments: [\(SUP-SLA\) 2500 S 68 St - Trinity school](#)

Items 2A & 2B were taken together.

Steve Schaer presented.

Recommendation: *Common Council approval of the Special use permit application and approval of the Site, landscaping, and architectural plans to establish a school within a portion of the existing building located at 2500 S. 68 St. submitted by Pastor Brandon Koble of Trinity Lutheran (Tax Key No. 490-9999-002) subject to the following:*

- 1. A plan being submitted to the Planning and Zoning office: (a) specify repairs to rear yard chain-link fence along alley; (b) the refuse area being enclosed, and details of the enclosure being provided with respect to location, material, and fence height.*
- 2. Common Council approval of the special use. A public hearing before the Common Council is expected to be scheduled for March 15, 2022, at 7pm.*

Clark moved,Dagenhardt seconded,to approve all the actions on item Nos #2A - #2B consent vote, motion carried on a consent vote.

2B. [22-0082](#)

Site, Landscaping, and Architectural plan to establish a school within a portion of the existing building located at 2500 S. 68 St. submitted by Pastor Brandon Koble of Trinity Lutheran (Tax Key No. 490-9999-002).

Attachments: [\(SUP-SLA\) 2500 S 68 St - Trinity school](#)

Items 2A & 2B were taken together.

Steve Schaer presented.

Recommendation: *Common Council approval of the Special use permit application and approval of the Site, landscaping, and architectural plans to establish a school within a portion of the existing building located at 2500 S. 68 St. submitted by Pastor Brandon Koble of Trinity Lutheran (Tax Key No. 490-9999-002) subject to the following:*

1. *A plan being submitted to the Planning and Zoning office: (a) specify repairs to rear yard chain-link fence along alley; (b) the refuse area being enclosed, and details of the enclosure being provided with respect to location, material, and fence height.*
2. *Common Council approval of the special use. A public hearing before the Common Council is expected to be scheduled for March 15, 2022, at 7pm.*

Clark moved,Dagenhardt seconded,to approve all the actions on item Nos. #2A - #2B consent vote, motion carried on a consent vote.

Passed The Block Vote

Clark moved,Dagenhardt seconded,to approve all the actions on item Nos. #2A - #2B consent vote, motion carried on a consent vote.

3. [22-0083](#)

Certified Survey Map to consolidate two commercial properties into one lot of record located at 5901-05 W. National Ave. and 59** W. National Ave. submitted by Julian Kegel of Kegel's Inn (Tax Key No. 438-0393-001 & 438-0394-000).

Attachments: [\(CSM\) 5901-05 W National Ave - Kegels lot consolidation](#)

Steve Schaer presented.

Recommendation: *Technical corrections per the City Engineering Department and Common Council approval of the Certified Survey Map to consolidate two commercial properties into one lot of record located at 5901-05 W. National Ave. and 59** W. National Ave. submitted by Julian Kegel of Kegel's Inn (Tax Key No. 438-0393-001 & 438-0394-000).*

Frank moved, seconded by Dagenhardt to Approved this matter, motion carried.

4A. [22-0084](#)

Special Use permit to establish a mixed use (commercial and residential), an existing residential duplex property, located at 1416-18 S. 81 St.

Attachments: [\(SUP-SLA\) - 1416-18 S 81 St - Paulies Duplex](#)

Items 4A & 4B were taken together.

Steve Schaer presented.

Recommendation: Common Council approval of the special use permit to establish a mixed use (commercial and residential), and approval of the site, landscaping, and architectural plan to establish a mixed use (commercial and residential), at an existing residential duplex property, located at 1416-18 S. 81 St. submitted by Paul and Kristine Budiac (Tax Key No. 452-0255-001).

4B. [22-0085](#)

Site, Landscaping, and Architectural plan to establish a mixed use (commercial and residential) an existing residential duplex pr property, located at 1416-18 S. 81 St. submitted by Paul and Kristine Budiac (Tax Key No. 452-0255-001).

Attachments: [\(SUP-SLA\) 1416-18 S 81 St - Paulies Duplex](#)

Items 4A & 4B were taken together.

Steve Schaer presented.

Recommendation: Common Council approval of the special use permit to establish a mixed use (commercial and residential), and approval of the site, landscaping, and architectural plan to establish a mixed use (commercial and residential), at an existing residential duplex property, located at 1416-18 S. 81 St. submitted by Paul and Kristine Budiac (Tax Key No. 452-0255-001).

Frank moved,Clark seconded,to approve all the actions on item Nos. #4A - #4B consent vote, motion carried on a consent vote.

Passed The Block Vote

Frank moved,Clark seconded,to approve all the actions on item Nos. #4A - #4B consent vote, motion carried on a consent vote.

5. [O-2022-0024](#)

Ordinance to repeal and recreate the City Zoning Code.

Sponsors: Safety and Development Committee

- Attachments:** [Ord O-2022-0024](#)
[\(ORD\) City Zoning Code](#)
[\(ORD\) City Zoning Code - February. 23, 2022](#)
[Executive Summary - February 23, 2022](#)
[2022-03-15 - PH Notice - Ordinance to repeal and recreate the City Zoning Code \(O-2022-0024\)](#)
[PROOF OF PUBLICATION - O-2022-0024](#)

Discussion Purposes Only

E. ADJOURNMENT

There being no other business, a motion was made by Wayne Clark and seconded by

Brian Frank to adjourn at 6:49 pm.

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.