



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, July 22, 2020

6:21 PM

City Hall - Virtual
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

The meeting was called to order at 6:21p.m., as technical issues with connecting to the City YouTube channel persisted.

B. ROLL CALL

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

Staff

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

C. APPROVAL OF MINUTES

1. [20-0305](#) June 24, 2020 Draft Minutes

Attachments: [June 24, 2020 Draft Minutes](#)

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

D. NEW AND PREVIOUS MATTERS

- 2A. [20-0306](#) Special Use Permit for Endless Motorsports, LLC, a proposed indoor vehicle sales use and accessory shop, to be located within the existing multi-tenant commercial property located at 2200 S. 108 St. submitted by AJ Konkel, proprietor Endless Motorsport, LLC (Tax Key No. 480-2001-000)

Attachments: [Endless Motorsports-2200 S 108 \(SUP-SLA\)](#)

This matter was Approved on a Block Vote.

- 2B. [20-0307](#) Site, Landscaping and Architectural Plans for Endless Motorsports, LLC, a proposed indoor vehicle sales use and accessory shop, to be located within the existing multi-tenant commercial property located at 2200 S. 108 St.

Attachments: [Endless Motorsports-2200 S 108 \(SUP-SLA\)](#)

Items 2A & 2B were considered together.

Discussion ensued with questions being answered by staff.

Recommendation: Recommend Common Council approval of the Application for a Special Use Permit for Endless Motorsports, a proposed indoor vehicle sales use and

accessory shop, to be located at 2200 S. 108 St., and approval of the Site, Landscape and Architectural Plans for Endless Motorsports, a proposed indoor vehicle sales use and accessory shop, to be located at 2200 S. 108 St. submitted by AJ Konkell. (Tax Key No. 480-2001-000), 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. The following information being provided within a project description: (a) exterior improvements - If the applicant will install double doors to accommodate their vehicles, submit architectural elevations of the proposed changes; (b) frequency of deliveries and location for drop off and/or pick-up of vehicles and accessories; (c) letter of intent to keep the alley open/unblocked.
2. If site changes are planned, 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. If site changes are planned, 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 August 4, 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 Frank, seconded by Manka, to approve all the actions on item nos. 2A & 2B on a Block Vote. The motion carried unanimously.

3A. [20-0308](#)

Site, Landscaping and Architectural Plans for proposed new construction of an office building on property located in the 7000 Block W. National Ave. and the 1500 Block S. 71 St. submitted by Max Meinerz of GG 003 LLC (Tax Key Nos. 453-0272-001 | 453-0270-001)

Attachments: [Meinerz Building \(SLA-VAC\)](#)

This matter was Approved on a Block Vote.

- 3B.** [20-0309](#) Vacation and discontinuance of a portion of public alley way between S. 71 and S. 70 St. north of W. National Ave., submitted by Max Meinerz of GG 003 LLC

Attachments: [Meinerz Building \(SLA-VAC\)](#)

Items 3A & 3B were considered together.

Discussion ensued with questions being answered by staff.

David Raschka abstains for items 3A & 3B.

Recommendation Approval of the Site, Landscaping and Architectural plan for proposed new construction of an office building on property located in the 7000 Block W. National Ave. and the 1500 Block S. 71 St. and Common Council approval of the vacation and discontinuance of a portion of public alley way between S. 71 and S. 70 St. north of W. National Ave. submitted by MaxMeinerz, of GG 003 LLC (Tax key No. 453-0272-001 and 453-0270-001), subject to the following conditions:

(Items 1 through 6 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Item 6 being satisfied prior to commencing work on any alley right-of-way work. Contractors applying for permits should be advised accordingly)

1. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) confirmation of window transparency being noted on plan, transparent glass being maximized on the new building; (b) additional window openings and brick being shown on a revised east elevation; (c) incorporate street side landscaping areas. City Forester approval of the landscaping species and number; (d) cross access considerations being delineated on the plan between parking areas and alley right of way areas; (e) overhead utility considerations being noted on plan; (f) exterior material and color samples being identified on plan; (g) include a right turn only sign at the intersection of the alley (east leg) with S. 70 St. for traffic safety; (h) bicycle racks being provided on site (behind and in front of the building). Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, Manager of Planning and Zoning at 414302-8466.
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. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
4. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A stormwater permit must be obtained from the City. Contact Mike Romans, Plumbing Inspector at 414-302-8413.
5. Driveway permits being applied for through the City Engineering Department.

Contact Greg Bartelme at (414) 302-8367.

6. Grant of privilege for any encroaching elements into City right-of-way. Contact Margaret Jutz (414) 302-8445 for application information and materials.
7. Board of Appeals consideration for parking deficiency of 5 spaces.
8. Common Council approval of the alley vacation (expected Common Council hearing September 1 or 15, 2020).

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)
9. A certified survey map being submitted to the Department of Development for approval within 60 days of recording the alley vacation.
10. Signage plan being provided for staff review and approval.
11. Lighting plan being submitted to the Department of Development for review and approval, to include, lighting locations, cut sheets of fixtures as well as photometric plans.
- 12.. 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 Frank, seconded by Keckeisen, to approve all the actions on item nos. 3A & 3B on a Block Vote. The motion carried by the following vote:

Aye: 6 - Clark, Dagenhardt, Frank, Keckeisen, Nowak, and Manka

No: 0

Abstain: 1 - Raschka

4. [20-0310](#) Site, Landscaping and Architectural Plans for Hickorybridge Construction, a proposed construction office, to be located at 6501 W. Lincoln Ave., submitted by Eric Stelske (Tax Key No. 490-0250-000)

Attachments: [Hickorybridge - 6501 W. Lincoln Ave \(SLA\)](#)

Discussion ensued with questions being answered by staff.

Recommendation: Approval of the Site, Landscaping and Architectural Plans for Hickorybridge Construction, a proposed construction office, to be located at 6501 W. Lincoln Ave., submitted by Eric Stelske (Tax Key No. 490-0250-000).

(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 ramp and guard rail that meet code. Contact Tony Giron, Planner at (414) 302-8469 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 Nowak, seconded by Manka, that this matter be Approved. The motion carried unanimously.

5. [20-0311](#) Signage Plan Appeal for Carrie's Crispies located at 7133 W. Becher St., submitted by Brian Cieslak of Carries Crispies. (Tax Key No. 453-1057-000)

Attachments: [Carrie's Crispies - Signage Plan Appeal](#)

Discussion ensued with questions being answered by staff.

Recommendation: *Recommend approval of the Signage Plan Appeal for Carrie's Crispies located at 7133 W. Becher St. submitted by Brian Cieslak of Carrie's Crispies. (Tax Key No. 453-1057-000)*

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

6. [20-0312](#) Amendment to the official West Allis Zoning Map by rezoning property located at 1540 S. 108 St. from C-3, Community Commercial to M-1, Manufacturing District submitted by Jim Kerlin of Wiscraft, Inc. d/b/a Beyond Vision (Tax Key No. 449-9981-019)

Attachments: [1540 S. 108 St. - Beyond Vision \(Rezone\)](#)

This matter was Held at the request of the applicant.

7. [20-0313](#) Ordinance to convert taverns, cocktail lounges, and alcohol sales from special uses to permitted uses creating section 9.025 and amending sections 12.40, 12.41, and 12.43

Attachments: [Permitted Uses Taverns - \(ORD\)](#)

Discussion ensued with questions being answered by staff

Recommendation: *Common Council approval of the Ordinance to convert taverns, cocktail lounges, and alcohol Sales from special uses to permitted uses creating section 9.025 and amending sections 12.40, 12.41, and 12.43 (Public hearing scheduled for August 4, 2020)*

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

8. [20-0314](#) Signage Plan Appeal for Pathways Counseling, an existing medical clinic, located at 11121 W. Oklahoma Ave., submitted by Ramona Marenda of Lemberg Electric (Tax Key No. 523-0168-000)

Attachments: [Pathways Counseling - Signage Plan Appeal](#)

Discussion ensued with questions being answered by staff.

Recommendation: *Approval of the signage plan appeal for Pathways Counseling, an existing medical clinic, located at 11121 W. Oklahoma Ave. submitted by Ramona Marenda of Lemberg Electric (Tax Key No. 523-0168-000).*

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

E. ADJOURNMENT

There being no other business, a motion was made by Kathleen Dagenhardt and seconded by Jon Keckeisen to adjourn the Plan Commission meeting at 6:59 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.