



# City of West Allis

## Meeting Minutes

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

Wednesday, March 25, 2020

6:00 PM

City Hall

#### REGULAR MEETING (draft minutes)

In an effort to reduce health risks associated with the COVID-19 virus, we are encouraging our Plan Commissioners, Applicants and the Public to participate remotely and utilize the following:

Via conference call at: 1-605-475-6006, Access Code #: 547 8110

The call in number was utilized to organize a quorum and participate in the meeting's agenda items.

#### A. CALL TO ORDER

*The meeting was called to order at 6:00 p.m.*

#### B. ROLL CALL

**Present** 5 - Kathleen Dagenhardt, Jon Keckeisen, David Raschka, Eric Torkelson, and Rossi Manka  
**Excused** 4 - Wayne Clark, Brian Frank, Amanda Nowak, and Ben Holt

#### Staff

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

#### C. APPROVAL OF MINUTES

1. [20-0188](#) February 26, 2020 Draft Minutes

**Attachments:** [PC Minutes \(draft\) Legistar 2-26-20 amended](#)

**This matter was Approved.**

#### D. NEW AND PREVIOUS MATTERS

5. [20-0196](#) Site, Landscaping and Architectural Plans for the Wisconsin Athletic Club, an existing fitness facility, located at 1939 S. 108 St., submitted by Chad Kemnitz, d/b/a Wisconsin Athletic Club (Tax Key No. 481-9997-014)

**Attachments:** [Wisconsin Athletic Club - \(SLA\)](#)

**Recommendation:** *Recommend approval of the Site, Landscaping and Architectural Plans for the Wisconsin Athletic Club, an existing fitness facility, located at 1939 S. 108 St., submitted by Chad Kemnitz, d/b/a Wisconsin Athletic Club (Tax Key No. 481-9997-014), subject to the following conditions:*

*(Items 1-2 are required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)*

1. 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 demolition, potential driveway closures, site and landscaping improvements being executed by the applicant prior to the issuing of a building permit. Contact Tony Giron, Planner at (414) 302-8460 with any questions.
2. Driveway permit being applied for (driveway closure) with the City Engineering Department. Contact Greg Bartelme at (414)302-8367.

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

3. 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 Dagenhardt, seconded by Keckeisen, that this matter be Approved. The motion carried unanimously.

- 2A. [20-0191](#) Application for a Special Use Permit for Layman Brewing, a proposed brew pub, to be located at 6001 W. Madison St.

Attachments: [Layman Brewing - \(SUP-SLA\)](#)

This matter was Approved on a Block Vote.

- 2B. [20-0192](#) Site, Landscaping and Architectural Plans for Layman Brewing, a proposed brew pub, to be located at 6001 W. Madison St. submitted by Sarah Warran and Kyle Ida d/b/a Layman Ventures, LLC (Tax Key No. 439-0342-000)

Attachments: [Layman Brewing - \(SUP-SLA\)](#)

**Recommendation:** Recommend Common Council approval of the Application for a Special Use Permit for Layman Brewing, a proposed brew pub, to be located at 6001 W. Madison St. and approval of the Site, Landscaping and Architectural Plans for Layman Brewing, a proposed brew pub, to be located at 6001 W. Madison St. submitted by Sarah Warran and Kyle Ida d/b/a Layman Ventures, LLC (Tax Key No. 439-0342-000), subject to the following

(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. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) plat of survey to delineate property lines relative to the proposed building addition; (b) exterior color detail; (c) ADA accessible parking unloading aisle being shown on the site plan; (d) green space rain garden or swale being added within parking lot to replace gravel area; (e) a bike rack being incorporated into the plans. The City offers a bicycle rack program for consideration. Contact Steven Schaer, City Planner at 414-302-8466.
2. An estimated cost of paving, landscaping and screening being submitted to the Department of Development for approval. Contact

Steven Schaer, City Planner at 414-302-8466.

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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, City Planner at 414-302-8466.
4. Common Council approval of the special use (scheduled for April 22, 2020) and applicant's acknowledgement of the special use resolution.

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

5. Signage and exterior lighting plan being provided for staff review and approval.
6. 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 Dagenhardt, to approve all the actions on item nos. 2A & 2B on a Block Vote. The motion carried unanimously.

#### 3A. [20-0193](#)

Special Use Permit for Cleveland Auto a proposed auto repair facility to be located at 8440 W. Cleveland Ave.

Attachments: [Cleveland Auto - \(SUP-SLA\)](#)

**This matter was Approved on a Block Vote.**

#### 3B. [20-0194](#)

Site, Landscaping and Architectural Plans for Cleveland Auto, a proposed auto repair facility to be located at 8440 W. Cleveland Ave., submitted by Kevin Nugent, d/b/a Cleveland Auto. (Tax Key No. 487-0254-002)

Attachments: [Cleveland Auto - \(SUP-SLA\)](#)

**Recommendation:** Recommend Common Council approval of the Application for a Special Use Permit for Cleveland Auto a proposed auto repair facility to be located at 8440 W. Cleveland Ave. and approval of the Site, Landscaping and Architectural Plans for Cleveland Auto, a proposed auto repair facility to be located at 8440 W. Cleveland Ave., submitted by Kevin Nugent, d/b/a Cleveland Auto. (Tax Key No. 487-0254-002), subject to the following:

*(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. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) landscaping plan to identify quantity and type of landscaping infill material within existing planters; (b) a new landscaping island being installed near the Cleveland Ave. driveway entrance (on the south end cap of the parking

area); (c) ADA accessible parking and loading area being shown on the site plan; (d) New fence location and details being provided (material and height) to separate alley from parking area. Given proximity to residential an ornamental or wood variety. Ensure that any gates do not obstruct the alleyway; (e) A 4-sided refuse enclosure being provided on site and situated on the north side of the property; (f) Delineate type of parking spaces on site (example: repair vehicle staging, employee, commercial vehicle, residential tenant, ADA/accessible); (g) Schedule for completion of the improvements. Contact Steven Schaer, City Planner with any questions at 414-302-8466.

2. An estimated cost of paving, landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, City Planner at 414-302-8466.
4. Common Council approval of the special use (scheduled for April 22, 2020) and applicant's acknowledgement of the special use resolution.

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

5. Signage and exterior lighting plan being provided for staff review and approval.
6. 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 Dagenhardt, seconded by Frank, to approve all the actions on item nos. 3A & 3B on a Block Vote. The motion carried unanimously.

#### **4. [20-0195](#)**

Site, Landscaping and Architectural Plans for new tenant infill within the West Allis Towne Center, an existing shopping center, located at 6900 W Greenfield Ave., submitted by Ross Gallentine RPT Realty Inc. property owner (Tax key No. 439-0001-007)

**Attachments:** [Town Center tenant improvements - \(SLA\)](#)

*Revised plans were shared with Plan Commission to show exterior architectural updates on the corner tenant space "A-80." The changes included increasing the roofline height at the SE corner and adding windows on the SW corner of the building.*

*David Raschka complemented the changes, but added that the south elevation*

should include an additional architectural brick or metal column to improve the corner condition. The staff recommendation 1(a) was modified to reflect the motion. Staff requested flexibility to work out remaining revisions with the applicant administratively. Plan Commission agreed.

**Recommendation:** Approval of the Site, Landscaping and Architectural Plans for new tenant infill within the West Allis Towne Center, an existing shopping center, located at 6900 W Greenfield Ave., submitted by Ross Gallentine RPT Realty Inc. property owner (Tax key No. 439-0001-007), subject to the following conditions:

(Items 1 and 2 are 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) ~~additional windows, façade elements being carried around the corner from the east façade to the south façade (considerations noted within staff report)~~; an additional brick or nichiha column being added on the south elevation near the west end of tenant A-80 windows (b) specify/detail pavement improvements within the expanded walkway on the east side of the building; (c) mural artist, placement, and curation details to be discussed prior to implementing; (d) bike rack locations being identified on plan; (e) schedule for completion of the improvements Contact Steven Schaer, Manager of City Planning at (414) 302-8466 with further questions.
2. Driveway permit being applied for with the City Engineering Department. Contact Greg Bartelme at (414)302-8367.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

3. Signage and public art details being submitted to staff for approval.
4. 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 David Raschka to modify item 1(a) to read, an additional brick or nichiha column being added on the south elevation near the west end of tenant A-80 windows and seconded by Kathleen Dagenhardt to accept the staff recommendation grant staff the flexibility to work out the details administratively with the applicant and their design team.

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 6:30 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.