



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, October 25, 2023

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

Present 9 - Wayne Clark, Brian Frank, Eric Torkelson, Jessica Katzenmeyer, Dan Devine, Brandon Reinke, Kathleen Dagenhardt, David Raschka, Lisa Coons

Others Attending

Ald Weigel, Patrick Schloss, Dan Beyer, Sean Maher, Angie Tabrizi, Bob Monnat, Ken Peters, Adriane Davis

Staff

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

C. APPROVAL OF MINUTES

1. [23-0676](#) September 27, 2023 (draft minutes)

Attachments: [September 27, 2023 \(draft minutes\)](#)

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

D. NEW AND PREVIOUS MATTERS

- 2A. [23-0680](#) Conditional Use Permit for SoNa Lofts Phase 2, a proposed 5+ Unit Dwelling, at 6600 W. Mitchell St.

Jack Kovnesky presented.

2A & 2B were taken together.

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

- 2B. [23-0681](#) Site, Landscaping, and Architectural Design Review for SoNa Lofts Phase 2, a proposed 5+ Unit Dwelling, at 6600 W. Mitchell St. (Tax Key No. 454-0656-000)

Attachments: [\(CUP-SLA\) SoNa Lofts Phase 2- 6600 W Mitchell St.](#)

Recommendation: Approve the Site, Landscaping, and Architectural Design Review for SoNa Lofts Phase 2, a proposed 5+ Unit Dwelling, at 6600 W. Mitchell St. (Tax Key No. 454-0656-000) subject to the following conditions:

1. *Revised Site, Landscaping, and Architectural plans submitted to show the*

following: a) at least 1 outdoor bicycle parking spaces and 10 indoor bicycle parking spaces to comply with Sec. 19.44 Vehicle Parking; b) show passageway from accessible parking stall to entrance door; c) additional design elements on the west façade for enhanced visual interest.

2. 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.
3. Common Council approval of the Conditional Use permit.

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

3A. [23-0682](#)

Conditional Use Permit for Checker's, a proposed Restaurant with accessory drive-through service, at 11013 W. Greenfield Ave.

Jack Kovnesky presented.

3A & 3B were taken together.

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

3B. [23-0683](#)

Site, Landscaping, and Architectural Design Review for Checker's, a proposed Restaurant with accessory drive-through service, at 11013 W. Greenfield Ave. (Tax Key No. 448-9993-009)

Attachments: [\(CUP-SLA\) Checker's- 11013 W Greenfield Ave.](#)

Recommendation: Approve the Site, Landscaping, and Architectural Design Review for Checker's, a proposed Restaurant with accessory drive-through service, at 11013 W. Greenfield Ave. (Tax Key No. 448-9993-009) subject to the following conditions:

(Item 1-2 are required to be satisfied prior to the issuance of permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Common Council approval of the Conditional Use Permit (scheduled for November 14, 2023).
2. Submit revised site, landscaping, and architectural plans to the Planning & Zoning office to show the following: a) replace EIFS with higher quality building material; b) removal of 1 parking space to comply with Sec. 19.44(2); c) addition of outdoor bike rack to comply with Sec. 19.44(3); d) landscaping planting plan approved by City Forestry e) incorporate an internal pedestrian walkway across the parking area (per Festival site plan approval) and connecting properties to W. Greenfield Ave. from the new internal walkways.

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

4A. [23-0684](#)

Conditional Use Permit for Nico's Authentic Premium Pizza, a proposed Restaurant, at 9638 W. National Ave.

Zac Roder presented.

4A & 4B taken together.

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

4B. [23-0685](#)

Site, Landscaping, and Architectural Design Review for Nico's Authentic Premium Pizza, a proposed Restaurant, at 9638 W. National Ave. (Tax Key No. 479-0430-001)

Attachments: [\(CUP-SLA\) Nicos Authentic Premium Pizza - 9638 W National Ave](#)

Recommendation: Approval of the Site, Landscaping, and Architectural Design Review for Nico's Authentic Premium Pizza, a proposed Restaurant, at 9638 W. National Ave. (Tax Key No. 479-0430-001) subject to the following conditions:

1. *Landscaping maintenance in accordance with approved landscaping plan.*
2. *Repaint portions of façade showing significant wear.*
3. *Common Council approval of the Conditional Use Permit.*

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

5. [23-0686](#)

Site, Landscaping, and Architectural Design Review for Pan-Asia Supermarket, a proposed General Retail use, at 6900 W. Greenfield Ave. (Tax Key No. 439-0001-007)

Attachments: [\(SLA\) Pan-Asia Grocery - 6900 W Greenfield Ave.](#)

Steve Schaer presented.

Recommendation: Approval of the Site, Landscaping, and Architectural Design Review for Pan-Asia Supermarket, a proposed General Retail use, at 6900 W. Greenfield Ave. (Tax Key No. 439-0001-007) subject to the following conditions:

1. *Submit revised site, landscaping, and architectural plans to the Planning & Zoning office to show the following: a) a detail of the proposed exterior wood screens in steel frames on the facade; b) rooftop plan and screening material details; (c) cart corral details; (d) curb extension added along storefront pedestrian walkway near W. Greenfield Ave.*
2. *A driveway permit being applied for with City Engineering Department for work within the City Right-of-Way.*
3. *Signage plans being submitted for sign permit review.*

Frank moved to approve this matter, with curb extension design, Katzenmeyer seconded, motion carried.

6. [23-0687](#)

Sign appeal for Landmark Credit Union located at 9515 W. National Ave. (Tax Key No. 486-0099-001)

Attachments: [\(SIGN\) Appeal LCU - 9515 W National Ave.](#)

Steve Schaer presented.

Recommendation: Approval of the Sign appeal for Landmark Credit Union located at 9515 W. National Ave. (Tax Key No. 486-0099-001).

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

- 7. [23-0688](#) Comprehensive Plan update.

This matter was Discussed.

- 8. [23-0689](#) Project Tracking update.

This matter was Discussed.

- 9. [23-0690](#) Discussion: November/December Plan Commission meeting date.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Katzenmeyer, seconded by Frank to adjourn at 649 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.