



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, September 26, 2018

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

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

B. ROLL CALL

- Present** 6 - Mayor Dan Devine, Mr. Wayne Clark, Ms. Erin Hirn, Mr. Jon Keckeisen, Mr. Jim Lisinski, and Ms. Amanda Nowak
- Excused** 3 - Mr. Tom Rebstock, Mr. Eric Torkelson, and Mr. Brian Frank

Staff

Steve Schaer, AICP, Manager of Planning and Zoning
Katie Bennett, Planner
Jill Gregoire, Planner

Others Attending

Jon Kleine, Mark Wilson

C. APPROVAL OF MINUTES

1. [18-00543](#) August 22, 2018 Draft Minutes

Attachments: [August 22, 2018 Draft Minutes](#)

A motion was made by Mr. Lisinski, seconded by Mr. Clark, that this matter be Approved. The motion carried unanimously.

D. NEW AND PREVIOUS MATTERS

- 2A. [2018-0707](#) Special Use Permit application for Save-A-Lot, an existing grocery store, to obtain a Class A Liquor License (packaged alcohol beverage sales), located at 7540 W. Oklahoma Ave.

Attachments: [Application - Save-A-Lot](#)

- 2B. [18-00546](#) Site, Landscaping and Architectural Plans for Save-A-Lot, to obtain a Class A Liquor License within an existing grocery store located at 7540 W. Oklahoma Ave., submitted by Mark Wilson, d/b/a Save-A-Lot. (Tax Key No. 515-0124-000)

Attachments: [Save-A-Lot - \(SLA\)](#)

Items 2A and 2B were considered together.

Discussion ensued with questions being answered by staff.

The Class A area to be 0.6% of sales floor.

Recommendation: Recommend Common Council approval of the Special Use Permit for Save-A-Lot, to obtain a Class A Liquor License at 7540 W. Oklahoma.

Special Use Permit Application for Save-A-Lot, to obtain a Class A Liquor License (packaged alcohol beverage sales) within a portion of the existing grocery store located at 7540 W. Oklahoma Ave.

(Items 1-2 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. Property maintenance along the exterior rear of the building, including clearing all debris and the repairing existing refuse enclosures, as needed, within 30 days of Plan Commission decision.
2. Common Council approval of the Special Use Permit and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. (A public hearing is scheduled for October 16, 2018.)

(Item 3 to be satisfied by the property owner within six months of Plan Commission approval)

3. Revised and fully updated (as built) Site and Landscaping Plan for the River Bend Shopping Center submitted to the Department of Development. Contact Katie Bennett, Planner, at (414) 302-8463.

(Remaining conditions of approval to be satisfied by the property owner within six months of Plan Commission 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.

This matter was Approved on a Block Vote.

Passed The Block Vote

A motion was made by Mr. Clark, seconded by Mr. Lisinski, to approve all the actions on the preceding items on a Block Vote. The motion carried unanimously.

3. [18-00547](#) Signage Plan Appeal for Blaze Pizza located at 10730 W. National Ave., submitted by Rosie Olle, of Michael's Sign Inc. (Tax Key No. 519-9996-002).

Attachments: [Blaze Pizza - \(Signage\)](#)

Discussion ensued with questions being answered by staff. Signs meet code requirements for location, size, and design. Additional third sign would not be detrimental to the neighborhood aesthetic. Highly visible unique building location constitutes the need for additional signage.

Allowable wall signage in square feet: 125 Square Feet.

Total proposed signage in square feet: 99.61 Square Feet.

Past precedent for approving an additional wall sign.

Recommendation: Approval of the signage plan appeal for Blaze Pizza located at 10730 W. National Ave., submitted by Rosie Olle, of Michael’s Sign Inc. (Tax Key No. 519-9996-002).

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

4. [18-00548](#)

Status report of projects:

- a. RSR Trucking 6036 W. Beloit Rd.
- b. Mister Bar-B-Que 8322 W. Lincoln Ave.
- c. Crawdaddy’s on Greenfield 9427 W. Greenfield Ave. (coming soon)
- d. Former Shakey’s property 9638 W. National Ave.
- e. 92 St. Plaza
- f. Mandel Development (Aurora Clinic and The West)
- g. Ogden Development (Element 84)
- h. Glenn Rieder, 1960 S. 67 Pl.
- i. Recent Restaurant openings:
 - Public Table 5835 W. National Ave.
 - Cousins Subs, 6512 W. Greenfield Ave.

The above referenced items were for discussion purposes only.

5. [18-00549](#)

Training opportunity - American Planning Association WI Chapter, Fall Conference October 8-9

E. ADJOURNMENT

There being no other business, a motion was made by Jim Lisinski and seconded by Wayne Clark to adjourn the Plan Commission meeting at 6:23 p.m.

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.