



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, September 27, 2023

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [23-0632](#) August 23, 2023

Attachments: [August 23, 2023 \(draft minutes\)](#)

D. NEW AND PREVIOUS MATTERS

2. [23-0633](#) Ordinance to Amend Section 19.01 of the West Allis Revised Municipal Code, relative to rezoning the former Lane Intermediate School at 1300 S. 109 St. from RA-3 residence to C-3 commercial district (Tax Key No. 445-0715-002).

Attachments: [\(ORD\) Rezone 1300 S 109 St](#)

- 3A. [23-0622](#) Conditional Use Permit for Allis Yards, a proposed 5+ Unit Dwelling, at 1100 S. 70th St.

- 3B. [23-0623](#) Site, Landscaping, and Architectural Design Review for Allis Yards, a proposed 5+ Unit Dwelling, at 1100 S. 70th St. (Tax Key No. 439-9002-000)

Attachments: [\(CUP-SLA\) Allis Yards - 1100 S 70 St.](#)

- 4A. [23-0624](#) Conditional Use Permit for Wedgewood Motor Works, a proposed Light Motor Vehicle Service use, at 5110 W. Lincoln Ave.

- 4B. [23-0625](#) Site, Landscaping, and Architectural Design Review for Wedgewood Motor Works, a proposed Light Motor Vehicle Service use, at 5110 W. Lincoln Ave. (Tax Key No. 474-0007-003)

Attachments: [\(CUP-SLA\) Wedgewood Motor Works - 5110 W Lincoln Ave](#)

5. [23-0626](#) Site, Landscaping, and Architectural Design Review for Dunn's Sporting Goods, an existing Neighborhood Retail use, at 6034 W. National Ave. (Tax Key No. 439-0350-000)

Attachments: [\(SLA\) Dunn's addition - 6034 W Nat'l Ave.](#)

6. [23-0627](#) Site, Landscaping, and Architectural Amendment for Su Plus Two, an existing Restaurant use, at 7335 W. Greenfield Ave. (Tax Key No. 453-0118-000)
Attachments: [\(SLA\) Su Plus Two - 7335 W Greenfield Ave.](#)
7. [23-0628](#) Ordinance to Amend Section 19 of the West Allis Revised Municipal Code, relative to updating regulations for Child Care Centers, Nicotine Sales, and other minor changes.
Attachments: [\(ORD\) Zoning Code Edits](#)
8. [23-0629](#) Horace Mann Elementary School green infrastructure project.
9. [23-0630](#) Comprehensive Plan update.
10. [23-0631](#) Project Tracking update.

E. ADJOURNMENT



All meetings of the Plan Commission 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.

NOTICE OF POSSIBLE QUORUM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

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.



City of West Allis Meeting Minutes Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, August 23, 2023

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

Present 5 - Wayne Clark, Jessica Katzenmeyer, Dan Devine, Brandon Reinke, David Raschka
Excused 3 - Brian Frank, Eric Torkelson, Kathleen Dagenhardt

Others

Ald. Stefanski
Shelly Strasser, Director of Recreation and Community Services
Nathan Schieve, Ryan Bogenschneider

Staff

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

C. APPROVAL OF MINUTES

1. [23-0525](#) July 26, 2023

Attachments: [July 26, 2023 \(draft minutes\)](#)

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

D. NEW AND PREVIOUS MATTERS

2A. [23-0521](#) Conditional Use Permit for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St.

Clark moved to reject items #2A-#2B the Conditional Use Permit and Site Landscaping, and Architectural plans and refer the Plan Commission recommendation to the Common Council, Katzenmeyer seconded, motion carried.

2B. [23-0550](#) Site, Landscaping, and Architectural Design Review for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St. (Tax Key No. 481-9997-008)

Attachments: [\(CUP-SLA\) Automotive Vision Designs - 11133 W Rogers St.](#)

Recommendation: Reject the Conditional Use Permit and Site, Landscaping, and Architectural Design Review for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St. (Tax Key No. 481-9997-008) based on the following:

1. Code violations found during December 2022 occupancy inspection (OCC-169) have not been resolved.
2. Plan Commission at its July meeting set a deadline of August 23, 2023 to resolve code violations. The applicant can reapply for a Conditional Use permit whenever they have satisfied the code violations.
3. A site plan has not been submitted to show the location of any outdoor storage and vehicle staging for the subject business.
4. Refer the Plan Commission recommendation to the Common Council consent agenda to place on file. A conditional use public hearing was conducted July 18, 2023, but Council held action given unresolved code violations.

Clark moved to reject items #2A-#2B the Conditional Use Permit and Site Landscaping, and Architectural plans and refer the Plan Commission recommendation to the Common Council, Katzenmeyer seconded, motion carried.

3. [23-0551](#) Site, Landscaping, and Architectural Amendment for Morgan Grove Apartments, an existing 5+ Unit Dwelling, at 10942 W. Wildwood Ln. (Tax Key No. 523-0035-001)

Attachments: [\(SLA\) Morgan Grove Apartments - 10942 W Wildwood Ln.](#)

Recommendation: Approve the Site, Landscaping, and Architectural Amendment for Morgan Grove Apartments, an existing 5+ Unit Dwelling, at 10942 W. Wildwood Ln. (Tax Key No. 523-0035-001)

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

4. [23-0552](#) Sign Plan for Healium Hot Yoga, an existing Instruction/Training use, at 6679 W. National Ave. (Tax Key No. 454-0654-000)

Attachments: [\(SIGN\) Healium - 6679 W Nat'l Ave.](#)

Recommendation: Recommend approval of the Signage Plan for Healium Hot Yoga, an existing Instruction/Training use, at 6679 W. National Ave. (Tax Key No. 454-0654-000) based on the sign's satisfaction of the requirements of the City's Sign Code Creative Sign Subsection.

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

5. [23-0553](#) Ordinance to Amend Section 19.01 of the West Allis Revised Municipal Code, relative to rezoning the former Lane Intermediate School at 1300 S. 109 St. from RA-3 residence to C-3 commercial district (Tax Key No. 445-0715-002).

Attachments: [\(COMM\) WAWM Rec Center - 1300 S 109 St](#)

Steve Schaer lead the discussion with questions and comments received from those present.

Options

The basic zoning options for consideration include:

1. *Rezone property to C-3 commercial - would permit indoor recreational use as a conditional use per sec. 19.32 <<https://westallis.municipalcodeonline.com/book?>*

[type=ordinances](#)> of the zoning code

- 2. Amend the ordinance language, to allow recreation as a conditional use within the RA-3 zoning district.
- 3. Maintain existing RA-3 residential zoning (would prohibit WAWM's plan to develop a recreation facility).

This matter was Discussed.

- 6. [23-0554](#) Comprehensive Plan update.

Zac Roder presented.

This matter was Discussed.

- 7. [23-0555](#) Project Tracking update.

Zac Roder presented.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Clark, seconded by Katzenmeyer to adjourn at 6:37 p.m.



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STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 27, 2023
6:00 PM

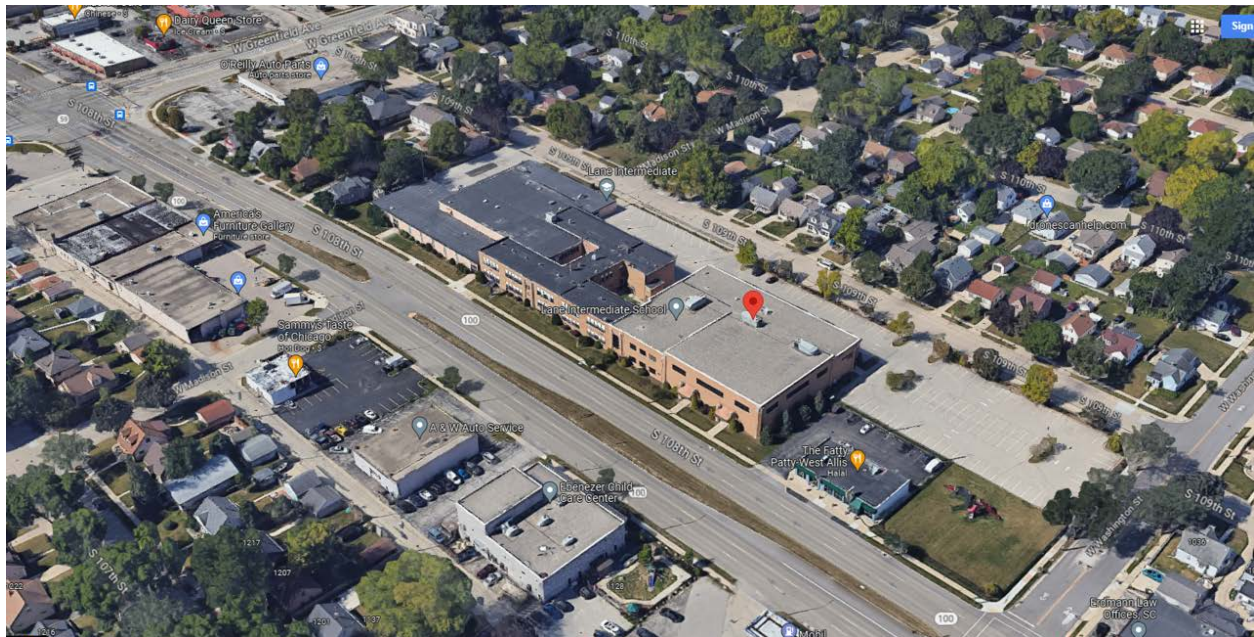
Watch: <https://www.youtube.com/user/westalliscitychannel>

- Ordinance to Amend Section 19.01 of the West Allis Revised Municipal Code, relative to rezoning the former Lane Intermediate School at 1300 S. 109th St. from RA-3 to C-3 commercial district (Tax Key No. 445-0715-002).

Overview and Zoning

The West Allis-West Milwaukee School District (WAWM) is planning to remodel the former Lane Intermediate premise as a Community Recreation Center. The 4.2 acre property is zoned RA-3, and the Future Land Use Classification is Public Semi-Public.

The RA-3 district allows for residential, schools, daycares, and religious institutions, but it doesn't more specifically allow "recreation" or "indoor recreation" which is broadly [defined](#) in the municipal code as *the use of a lot for conducting live sports, activities, or games of skill for the entertainment of participants entirely within a building.*



WAWM has sought sponsorship, and Ald. Haass has offered his support to consider an amendment to the city zoning map ([sec 19.01RMC](#)). A zoning change to C-3 is up for consideration. If passed, the

zoning map change would provide a means toward the WAWM Rec's plan to renovate the property for an indoor recreation use. A conditional use and site, landscaping and architectural plans would then follow. The item before Plan Commission is just zoning consideration at this point. Plan Commissions recommendation will be shared with Common Council who may consider at a public hearing.

This item was on last month's Plan Commission agenda for discussion purposes and followed by a discussion before the September 5 Common Council/Economic Development Committee. WAWM Rec Department provided an overview of their project scope and Planning share zoning options. The Economic Development Committee was supportive of the option to amend the zoning map and advised the school district to take next steps toward developing plans and encouraged to consider a taxable redevelopment option for the unutilized portion of the site.

Proposal Summary

As part of the proposed scope of work WAWM would demolish the older (south) portion of the existing school buildings to make way for a phased new building addition (pools & turf training), while renovating the newer (north) portion that includes the gymnasium. A portion of the existing property (1.18 acres) would be undeveloped and could be split via CSM for future development. Please refer to the attached summary received from the Rec Department.

Zoning Options

The basic zoning options that were shared with Plan Commission and Common Council included:

1. Rezone property to C-3 commercial – would permit indoor recreational use as a conditional use per [sec. 19.32](#) of the zoning code
2. Amend the ordinance language, to allow recreation as a conditional use within the RA-3 zoning district.
3. Maintain existing RA-3 residential zoning (prohibit WAWM's plan to develop a recreation facility).

The Highway 100 Corridor Plan established some basic goals of increasing the mix and diversity of uses along Hwy 100, increasing mobility, creating walkable destinations, help establish a brand identity for the corridor, promote desired development patterns. Staff recommends rezoning the property to C-3, Commercial. The existing low density residential zoning of the property doesn't promote the full potential for the subject property. The uses allowed within RA-3 zoning district are constrained to low density residential and certain institutional uses. The zoning adjacent to the intersection of Hwy 100 and W. Greenfield Ave. is commercial to the south and east. To help realize the goals of the Highway 100 Corridor plan, it's staff's opinion, that the WAWM Rec Departments request to rezone the property from RA-3 to Commercial is a possible beginning toward advancing the goals of the Hwy 100 Corridor.

Plan Commission's recommendation will be shared with Common Council who will consider the rezoning at a future Common Council public hearing date (anticipated Oct 17).



Recreation & Community Services Department
2450 S. 68th Street, West Allis, WI 53219
(414)604-4900
www.wawmrec.com
#WeRECommendIt

City of West Allis
Plan Commission
7525 W. Greenfield Ave.
West Allis, WI 53214

August 1, 2023

Dear Plan Commission Members:

The WAWM RCS has been in operation since 1934. As an entity of the school district, our mission is to inspire and empower community members to be active lifelong learners through engaging, equitable and accessible programs, services, and opportunities that serve as a source of pride for our community.

We are excited to submit our plans for the renovation and expansion of the former Lane Intermediate School located at 1300 S. 109th St, which is no longer serving as a school as a part of the school district consolidation plan. On October 18, 2022 a community meeting was held to share the district's plan for the Recreation & Community Services Department to lease Lane and the plans for a phased process of renovations of the existing new section of the building, demolition of the old/original section of the building, and the construction of a new addition to best meet the needs for a recreation and community fitness center on the west side of the city. This meeting and the plans that have been shared have been met with enthusiasm, excitement and support from the community who has chosen to engage with us to date.

Lane was originally constructed in 1921 (the middle/original section) with additions constructed on the south end of the property in 1936, 1949, 1951 and a remodel in 1960. In 2006, under the ownership of Heritage Christian, the north addition was constructed. As a school in its current state, the building is incapable of serving the community in a recreation capacity. Additionally, the cost of the capital improvement plans needed in the oldest two sections, is comparable to the cost for phases 0 and 1 of our proposed project. The remodel and construction of this center will allow our department to better serve the community and significantly expand our program offerings to best meet the needs of the changing and diverse community we serve. The Recreation and Community Services Center will help to contribute to the many reasons why people should and will want to live in West Allis.



The following statement of operation includes a project description, intended use, groups to be served, and building operation plan:

Project Description: The West Allis-West Milwaukee Recreation and Community Services Department is remodeling the existing structure at 1300 S. 109th St. The new center will help to provide additional opportunities for the community that support physical, mental, emotional and social wellness. This project will also help to retain the current gym as it is the second newest gym in the district and the newest gym that supports competitive play/programming.

Intended Use: The intended use of the space in phases 0 & 1 is to provide young families with parent/grandparent & child classes that support physical, social, emotional, and intellectual growth through play based learning, adult fitness classes, youth and adult sports, and a community fitness center. The school district's board of education room for meetings and workshops will also be located at the center. There will be a couple multi-purpose rooms that can host staff training, meetings, and youth & adult enrichment classes. Future consideration is being given to the construction of a warm water pool and lap walking pool along with an indoor turf training facility. Those spaces are budget dependent over the next three to four years and will allow for additional ways and programs to better serve the overall health and wellness of community members.

Groups Served: Similar to the Recreation & Community Services Center located at 2450 S. 68th St., the center will be used to serve the community. WAWM RCS employees, program participants, the board of education and general community members will have access to the center. We also anticipate being able to serve a greater number of district employees through the fitness center as well as additional community members.

Building Operations:

Capacity = The number of persons on site will continually vary based on the building schedule. The intention of the gym is to host programs and activities that can be better accommodated in the center vs. school buildings. Occasional large group events may take place in the gym similar in size to the previous school functions held there (basketball and volleyball games, wrestling meets, school dances, school concerts, school plays, etc.). School board meetings will take place weekly with room capacity anticipated at 70 or less. All other program spaces are designed for classes which typically do not have more than 25-30 participants.

Hours of Operation = The anticipated hours of operation are Monday - Friday, 6:00am-9:00pm and Saturday-Sunday, 6:00am-6:00pm.

Personnel = Approximately five full time staff will work out of this new center along with part time staff depending on the programming scheduled.

Anticipated Budget:

Phase 0 & 1

If you have any questions or seek additional information, please feel free to contact Shelly Strasser, Director of Recreation and Community Services, directly at (414) 604-4937 or stram@wawmsd.org.

EXISTING SITE



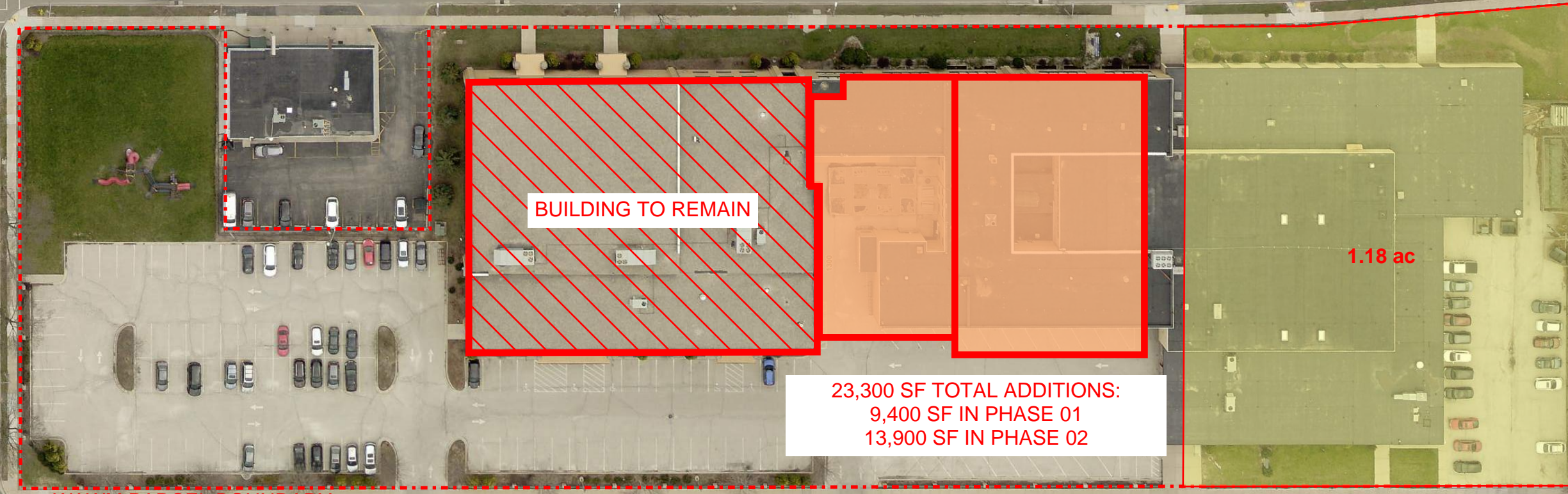
WAWM PARCEL BOUNDARY

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WEST ALLIS-WEST MILWAUKEE SCHOOL DISTRICT
RECREATION DEPARTMENT - LANE PROJECT - MASTER PLAN
1300 S 109TH STREET, WEST ALLIS, WISCONSIN
2023-08-11



MASTER PLAN SITE



WAWM PARCEL BOUNDARY

BUILDING TO REMAIN

23,300 SF TOTAL ADDITIONS:
9,400 SF IN PHASE 01
13,900 SF IN PHASE 02

1.18 ac

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WEST ALLIS-WEST MILWAUKEE SCHOOL DISTRICT
RECREATION DEPARTMENT - LANE PROJECT - MASTER PLAN
1300 S 109TH STREET, WEST ALLIS, WISCONSIN
2023-08-11





STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 27, 2023
6:00 PM

Watch: <https://www.youtube.com/user/westalliscitychannel>

3A. Conditional Use Permit for Allis Yards, a proposed 5+ Unit Dwelling, at 1100 S. 70th St.

3B. Site, Landscaping, and Architectural Design Review for Allis Yards, a proposed 5+ Unit Dwelling, at 1100 S. 70th St. (Tax Key No. 439-9002-000)

Overview and Zoning

Once part of the Allis-Chalmers factory complex, the SE corner of 70th and Washington has sat vacant since the demolition of the factory's former office buildings nearly 5 years ago. Today, Land by Label is proposing a new, 264-unit apartment building at the site. This landmark development will greet people entering West Allis from I-94 at 70th St.

Once considered by other developers as a site for more office development, Land by Label recognized a dramatically changing market. With the growth of remote work, the reduction in household sizes, and other demographic and economic changes, the need for new housing is extremely high. In fact, the demand for housing in the Wauwatosa-West Allis submarket is some of the highest across the region with very low vacancy rates.

Land by Label anticipates starting construction in Summer 2024 with a 2-year project timeline. Apartments are expected to begin leasing in Summer 2026.



1100 S. 70th St. is zoned C-3. 5+ Unit Dwellings require Conditional Use Permits in the C-3 zoning district.



Site Plan

Land by Label is proposing to purchase the western 3.75 acres of land of an existing 7-acre parcel located at 1100 S. 70th St. The eastern portion of this site is currently and will continue to be leased by Summit Place and used as parking for the office center's tenants. Land by Label will divide the site prior to development by a Certified Survey Map.



The proposed apartment building will take up most of the site. The building is designed to face S. 70th St. and will be situated within the 20' maximum setback along this frontage. A driveway leading to the building's central courtyard, visitor parking, and indoor tenant parking will be located at the middle of the site, aligned with the intersection of the Western leg of W. Washington St. The central courtyard will also include an outdoor amenity space for residents, including a pool. Pedestrian pathways will also connect through the middle of the site, through a breezeway next to the clubhouse to the East.

A greenway and walking path will be located on the East side of the property which could be aligned with future development on the parcel to the East. A greenway and walking path will also be included on the South side of the property. These paths will meet at an outdoor, fenced dog run at the Southeast corner of the site.



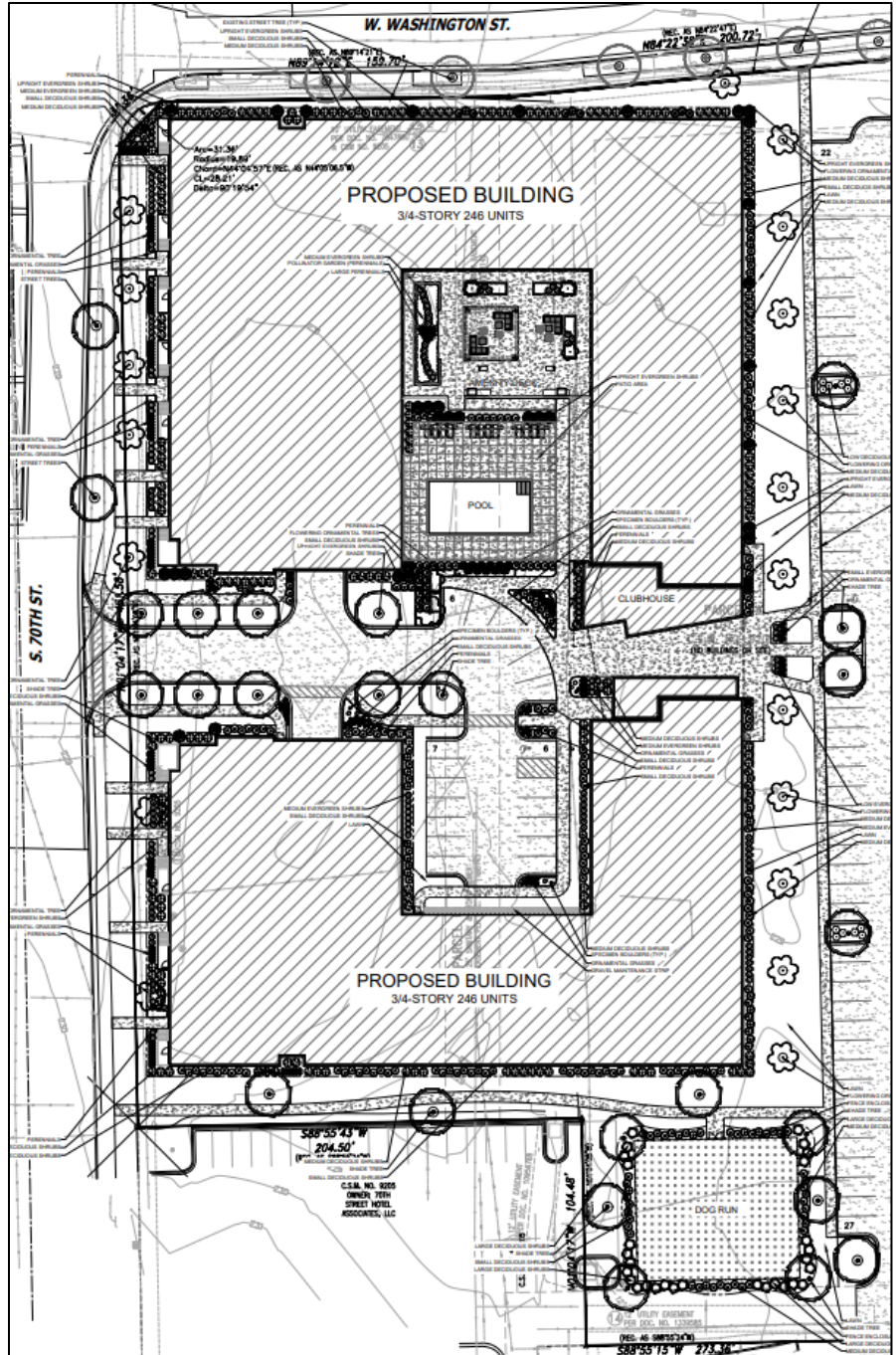
Landscaping Plan

The proposed development will include a special emphasis on quality landscaping and highlighting natural features.

The site will be densely landscaped along the building. A variety of deciduous and evergreen shrubs will line the perimeter of the building. Flowering trees, ornamental grasses, and perennials will create a visual buffer between private, cantilevered patio entrances for townhome units along S. 70th St. and public sidewalks.

The internal courtyard will also include shade trees, small deciduous shrubs, and ornamental boulders. A pollinator garden will bring nature into the amenity patio while a variety of shrubs and ornamental grasses will create privacy through natural screening.

Greenways on the South and East sides will feature grass lawns with larger shade trees and smaller flowering trees. The dog run at the Southeast corner will feature large shrubs for screening and a cluster of shade trees.



Architectural Plan

The proposed 246-unit apartment building will be split visually into 2 primary buildings. However, the buildings are connected on the second floor and joined by a striking 3rd structure with a lobby, community room, fitness center, and party deck that anchors the center of the development's interior courtyard and forms a unique breezeway to allow passage through the middle of the development for people walking.



The buildings will be primarily 5-stories tall, though each building dips down to 4-stories at the center of the development along S. 70th St. On the northern building, a stunning rooftop deck with a large canopy will offer beautiful views of the Brewers stadium, downtown Milwaukee, and West Allis. At this unique feature and primary entrance, the end of each building will vary aesthetically with increased use of brick and glass, larger balconies, and an emphasis on vertical lines.



The building includes both underground and first-floor indoor parking. To activate the primary street frontage, single-entry townhome units will line the first floor along S. 70th St. The developer plans to include a mural on the first-floor base of the building along W. Washington St. The building is anchored visually at the Northwest corner. This key intersection functions as one of the primary entrances to West Allis as visitors, employees, and residents enter the community from I-94 at S. 70th St. The building responds to this key design element by using full-height windows, wrap-around balconies, a dramatic awning, and a sign that will pay homage to the site and community's industrial heritage.



The architect and developer chose a suite of high-quality materials for the building. The façade will primarily be flat panel cement board in a pale color. Flat panel cement boards in dark grey will also be used as a primary accent to highlight windows. Light brown brick will line the first floor along the West elevation, rise at the center as the buildings dip down to 4-stories, and wrap around the corners. Cement will line the first-floor base on the other elevations. The building's key accent and most striking visual material will be wood look nichiha panels. These features will highlight rooflines, balcony wells, and the undersides of canopies. Metal coping will cap the attractive, variegated roofline that crowns the structure.



Floor Plans

Both buildings are connected underground by an underground parking structure base. Drivers will access this parking garage by a ramp from the garage on the Northern building. (See next page for plans)

The first floor will include 10 townhomes on the West side of the building fronting S. 70th St. These townhomes will also share a hallway that connects the units to the first-floor parking garage. The majority of the first floor will be parking. The central entrance on the East end of the property will include the covered plaza that connects both sides of the development, a lobby, mail room, offices, work room, and amenities such as a game room and golf simulator. (See next page for plans)

The second floor of this feature will connect the two buildings and includes a fitness center, club room, and rooftop deck. 254 apartments, tenant storage, and trash rooms are contained on the rest of the second through fifth floors. The fifth floor also features a rooftop terrace.



Second floor plan

Unit Mix

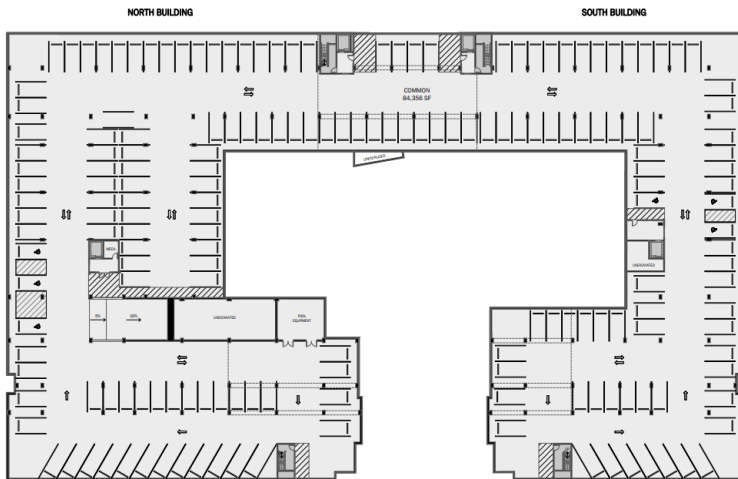
The 264 units include:

- 32 studios
- 96 1-beds
- 100 2-beds
- 18 3-beds

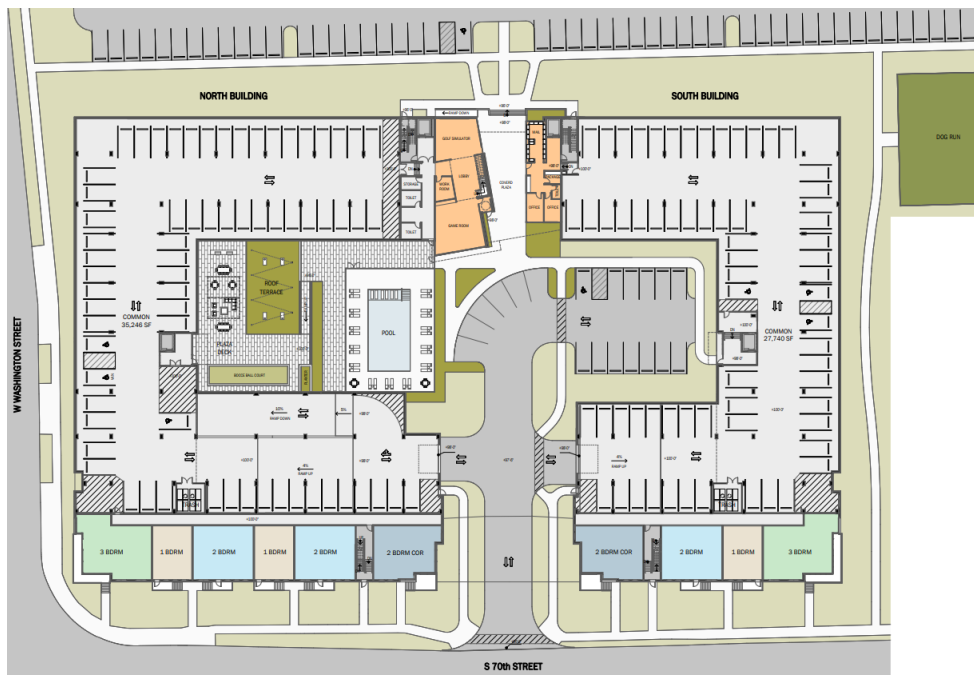
Parking

Allis Yards will include 383 total parking stalls, a ratio of 1.55 stalls per unit. This is below the maximum requirement of 528 stalls (2 per unit).

The lower level will include 179 stalls. The first floor will include 122 stalls. In total there will be 301 enclosed stalls, 13 of which will be accessible.



The internal courtyard will include 19 stalls, including 1 accessible stall. A row of parking along the East side of the property will include 48 stalls, including 1 accessible stall. In total, there will be 69 outdoor stalls, 2 of which will be accessible.



Parking along the East side of the property may be removed with future development. If so, 335 spaces would remain. This 1.27:1 parking: unit ratio is more in line with recent housing developments in the city.

Design Guidelines

Compliance with the design guidelines is mandatory for new development. The proposed project satisfies all applicable guideline requirements. Highlights include:

1. Context
 - a. Neighbor: Building contributes to the historic urban canyon effect along S. 70th St. Higher density scale is appropriate for site in major area. Material and style references to historic industrial area. Strong focus on pedestrian connectivity through and around site, improves access for an area with history of poor pedestrian design.
 - b. Site: Building oriented to 70th, highlights key corner, references historic elements of area. Building will serve as a landmark for people entering the city.
2. Public Realm
 - a. Active Ground Floor: strong blending of public and private realm and activating public realm with townhome private entries/patios along S. 70th St. Townhomes and mural prevent blank first floor walls along public facing sides. Dense landscaping prevents blank first floor walls on rear sides.
 - b. Build for People: one of development's strongest features is the programming of space for people. Courtyard is a major feature that offers features for socializing, is accessible. Pedestrian pathways and internal connections are another highlight. The unique breezeway through the middle of the site is both unique and highly functional.
 - c. Mitigate Impacts: vehicle parking primarily enclosed within building, also shielded from public realm by internal courtyard, rear placement. Services and utilities enclosed within building.
3. Quality
 - a. Building: high-quality building with compelling design, quality material palette, unique points of emphasis, and thoughtful integration of features like balconies and rooftop decks.
 - b. Environment: focus on integrating natural features. Reduction in impervious surfaces from site's previous condition. Increased density promotes reductions in energy use per capita.

See attached Plan Commission checklist.


Recommendation: Approve the Site, Landscaping, and Architectural Design Review for Allis Yards, a proposed 5+ Unit Dwelling, at 1100 S. 70th St. (Tax Key No. 439-9002-000) subject to the following conditions:

1. Revised Site, Landscaping, and Architectural plans submitted to show the following: a) at least 8 outdoor bicycle parking spaces and 49 indoor bicycle parking spaces to comply with Sec. 19.44 Vehicle Parking; b) building shifted 1-3 feet South and/or East to create additional visibility at NW corner; c) additional sidewalk on N side of internal driveway connecting plaza to S. 70th St.; d) Type II curb cuts along driveway entrance; e) North and East elevations approved by staff; f) work with city to include mural on North concrete base; g) landscaping and species plan approved by City Forestry; h) lighting plan approved by Planning & Zoning staff.
2. Submission and approval of a Traffic Impact Analysis memo. If plan revisions are required to accommodate needs for additional right-of-way along S. 70th St., Plan Commission re-approval will be required for design amendments.
3. Submission and approval of a Certified Survey Map. Easement or dedication may be required for sidewalk and bus stop features on NW corner of site. Easement may also be required for internal driveway along south property line.
4. 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.
5. 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 Building Inspector. Contact Mike Romens, Building Inspector, at 414-302-8413.
6. Planned work or modifications within City right-of-way shall be coordinated with City Engineering. Driveway permits being applied for and obtained through City Engineering for any modifications. Contact Greg Bartelme (414) 302-8367.
7. Common Council approval of the Conditional Use permit.

PLAN COMMISSION CHECKLIST


1.

Goal:
Context

Objective	Criteria		Notes
a. Neighbor	i. Street wall	<input type="radio"/>	
	ii. Scale	<input type="radio"/>	
	iii. Historic neighbors	<input type="radio"/>	
	iv. Connectivity	<input type="radio"/>	
b. Site	i. Orientation	<input type="radio"/>	
	ii. Unique features	<input type="radio"/>	
	iii. Historic elements	<input type="radio"/>	
	iv. Additions	<input type="radio"/>	


2.

Goal:
Public Realm

Objective	Criteria		Notes
a. Active Ground Floor	i. Tall and clear ground floor	<input type="radio"/>	
	ii. Street edge	<input type="radio"/>	
	iii. Active uses	<input type="radio"/>	
	iv. No blank walls	<input type="radio"/>	
b. Build for People	i. Engaging spaces	<input type="radio"/>	
	ii. Accessible spaces	<input type="radio"/>	
	iii. Built-out site	<input type="radio"/>	
	iv. Pedestrian connections	<input type="radio"/>	
c. Mitigate Impacts	i. Vehicle parking	<input type="radio"/>	
	ii. Utilities and services	<input type="radio"/>	
	iii. Lighting	<input type="radio"/>	
	iv. Fencing	<input type="radio"/>	

3.

Goal:
Quality

Objective	Criteria		Notes
a. Building	i. Quality materials	<input type="radio"/>	
	ii. Ground floor	<input type="radio"/>	
	iii. Exterior features	<input type="radio"/>	
	iv. Quality design	<input type="radio"/>	
b. Environment	i. Natural features	<input type="radio"/>	
	ii. Manage stormwater	<input type="radio"/>	
	iii. Reduce impervious surface	<input type="radio"/>	
	iv. Embody sustainability	<input type="radio"/>	



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 27, 2023
6:00 PM

Watch: <https://www.youtube.com/user/westalliscitychannel>

- 4A. **Conditional Use Permit for Wedgewood Motor Works, a proposed Light Motor Vehicle Service use, at 5110 W. Lincoln Ave. (Tax Key No. 474-007-003)**

- 4B. **Site, Landscaping, and Architectural Design Review for Wedgewood Motor Works, a proposed Light Motor Vehicle Service use, at 5110 W. Lincoln Ave. (Tax Key No. 474-007-003)**

Overview and Zoning

Wedgewood Motor Works is a proposed automotive business to be located at 5110 W. Lincoln Ave. The business will service high-end vehicles for minor maintenance and mechanical repair.

No interior or exterior changes are proposed. The service would be conducted in the interior of the existing building. The tenant space shares two parking lots with off-street parking for employees.

Hours of Operation:

- Monday – Friday: 7am - 3pm
- Saturday: Closed
- Sunday: Closed

5110 W. Lincoln Ave is zoned I-1. Light Motor Vehicle Service is a Conditional Use in the I-1 zoning district.

Site & Landscaping Plan

Wedgewood Motor Works is not proposing any site or landscaping changes as part of this proposal.

The property has a previously approved site/landscaping plan. Regular property maintenance of existing landscaping areas and refuse screening is an expectation and staff will note any areas needing improvement.

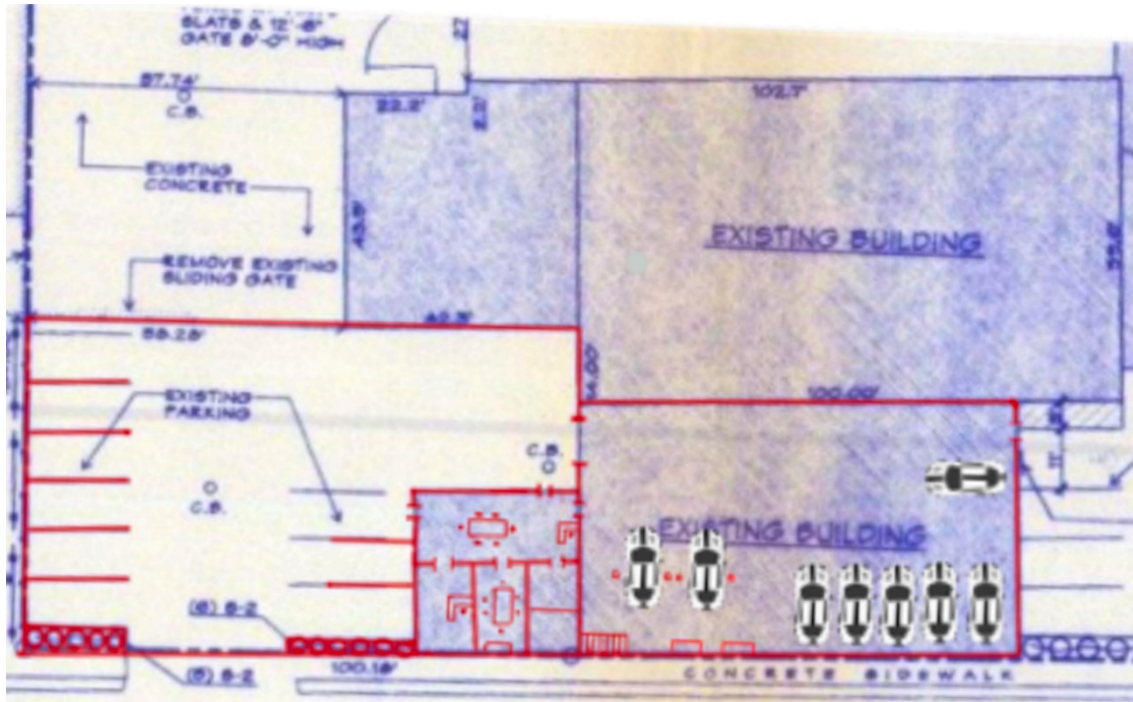
Architectural Plan

Wedgewood Motor Works is not proposing any architectural changes.



Floor Plan

The applicant is leasing space on the southwestern side of the existing building. A floor plan was provided by the applicant showing the proposed tenant space.



Design Guidelines

Project is not considered a new development or significant redevelopment due to minimal proposed site changes. Design guidelines are not mandatory but serve as a framework for review. See attached Plan Commission checklist.

Recommendation: Approve the Site, Landscaping, and Architectural Design Review for Wedgewood Motor Works, a proposed Light Motor Vehicle Service use, at 5110 W. Lincoln Ave. (Tax Key No. 474-007-003) subject to the following:

1. Common Council approval of the Conditional Use Permit (Scheduled for October 3, 2023).
2. Regular property maintenance of existing landscaping areas and refuse screening is an expectation and staff will note any areas needing improvement.
3. Signage and lighting alterations subject to permitting and design approval.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
 Wednesday, September 27, 2023
 6:00 PM

Watch: <https://www.youtube.com/user/westalliscitychannel>

5. Site, Landscaping, and Architectural Design Review for Dunn's Sporting Goods, an existing Neighborhood Retail use, at 6034 W. National Ave. (Tax Key No. 439-0350-000)

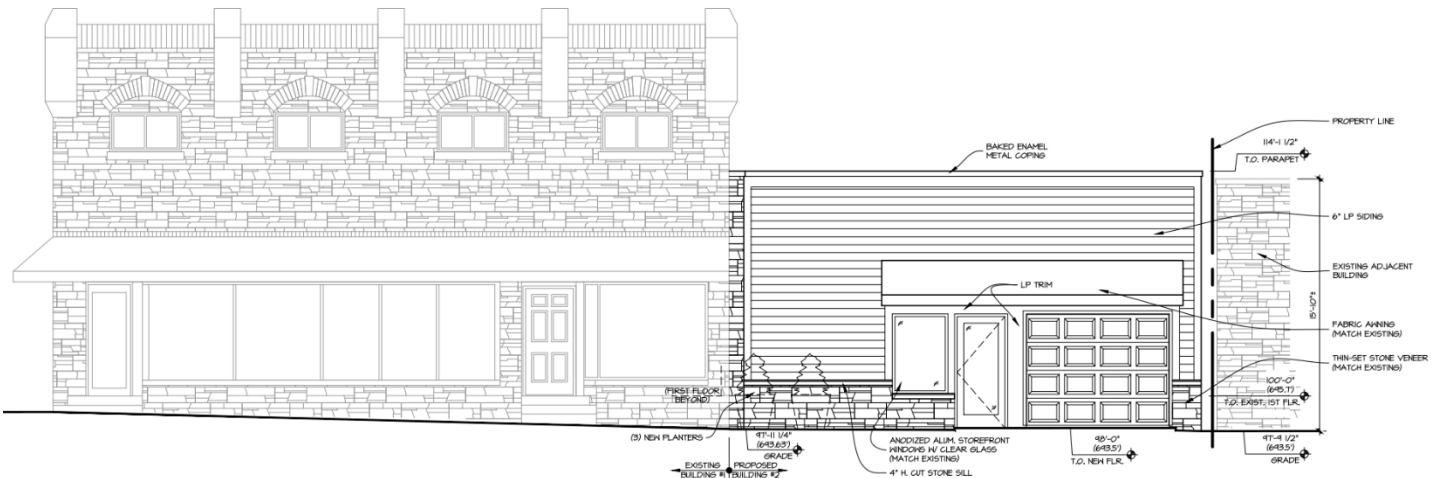
Overview & Zoning

The owner of Dunn's Sporting Goods has applied for a site, landscaping, and architectural design review for a 2,185 sq. ft. addition directly east of the existing building. The addition will make use of an undeveloped parcel. The proposed addition is for an expanded silk screen printing room along with accessory office areas. The proposed site is currently two separate parcels. A Certified Survey Map is to be submitted at a later date to combine the properties.

The property is zoned C-3. Neighborhood Retail is a permitted use. Hours of operation for Dunn's are to remain unchanged.

Architectural Plan

The proposed 2,185 sq. ft. addition will be designed to complement the exterior appearance of the existing building. The addition will consist of concrete block and wood stud framed walls. The roof will be a low-pitched, wood framed construction with integral roof drains. Materials used on the exterior include stone veneer on the north and south walls to match the existing building, along with horizontal LP Smart siding. Staff recommends adding more decorative elements to the proposed addition including but not limited to decorative lighting and an ornamental overhead garage door.



PROPOSED SOUTH ELEVATION

1/4" = 1'-0"



Recommendation: Approval of the Site, Landscaping, and Architectural Design Review for Dunn's Sporting Goods, an existing Neighborhood Retail use, at 6034 W. National Ave. subject to the following conditions:

(Items 1-3 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. Submittal of a certified survey map to combine the parcels at 6034 W. National Ave. and 6026 W. National Ave.
2. Revised Architectural plans being submitted to the Department of Development to show decorative elements on the south façade of the proposed addition.
3. A Grant of Privilege obtained for obstructions projecting onto City right-of-way.



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 27, 2023
6:00 PM**

Watch: <https://www.youtube.com/user/westalliscitychannel>

6. Site, Landscaping, and Architectural Amendment for Su Plus Two, an existing Restaurant use, at 7335 W. Greenfield Ave. (Tax Key No. 453-0118-000)

Overview & Zoning

Su Plus Two recently purchased the property at 7335 W. Greenfield Ave. and plans to move their restaurant to this new location. Upon purchasing the property, the owners noticed an issue with the previous EIFS siding. Due to its hazardous condition, they promptly removed the defective siding.



Architectural Plan

The owners plan to install fiber cement James Hardie siding in a dark grey color to replace the portions of the facade which previously were EIFS. The proposed material has a wood-look finish and will complement the existing stone columns. This material has been used in other commercial and residential projects and is considered a durable and suitable product.

Design Guidelines

The proposal is considered a minor redevelopment; guidelines may be used as a framework but are not a requirement for approval.

Recommendation: Approval of the Site, Landscaping, and Architectural Amendment for Su Plus Two, an existing Restaurant use, at 7335 W. Greenfield Ave. (Tax Key No. 453-0118-000) subject to the following conditions:


1. Work with staff on placement and orientation of panels on the building and incorporate additional articulation (such as a trim work layer) in the lower panels, below storefront windows, and in the area above the storefront windows.



PLAN COMMISSION CHECKLIST


1.

Goal:
Context

Objective	Criteria		Notes
a. Neighbor	i. Street wall	<input type="radio"/>	
	ii. Scale	<input type="radio"/>	
	iii. Historic neighbors	<input type="radio"/>	
	iv. Connectivity	<input type="radio"/>	
b. Site	i. Orientation	<input type="radio"/>	
	ii. Unique features	<input type="radio"/>	
	iii. Historic elements	<input type="radio"/>	
	iv. Additions	<input type="radio"/>	


2.

Goal:
Public Realm

Objective	Criteria		Notes
a. Active Ground Floor	i. Tall and clear ground floor	<input type="radio"/>	
	ii. Street edge	<input type="radio"/>	
	iii. Active uses	<input type="radio"/>	
	iv. No blank walls	<input type="radio"/>	
b. Build for People	i. Engaging spaces	<input type="radio"/>	
	ii. Accessible spaces	<input type="radio"/>	
	iii. Built-out site	<input type="radio"/>	
	iv. Pedestrian connections	<input type="radio"/>	
c. Mitigate Impacts	i. Vehicle parking	<input type="radio"/>	
	ii. Utilities and services	<input type="radio"/>	
	iii. Lighting	<input type="radio"/>	
	iv. Fencing	<input type="radio"/>	

3.

Goal:
Quality

Objective	Criteria		Notes
a. Building	i. Quality materials	<input type="radio"/>	
	ii. Ground floor	<input type="radio"/>	
	iii. Exterior features	<input type="radio"/>	
	iv. Quality design	<input type="radio"/>	
b. Environment	i. Natural features	<input type="radio"/>	
	ii. Manage stormwater	<input type="radio"/>	
	iii. Reduce impervious surface	<input type="radio"/>	
	iv. Embody sustainability	<input type="radio"/>	

complaints regarding the proliferation of these type of stores from both residents and elected officials. Additionally, the City of Milwaukee recently adopted stricter regulations for nicotine sales which may expose West Allis to additional risk that more of these stores may look to open in our community. West Allis currently has over 70 licensed tobacco retailers, about 1 per 825 residents.

Staff recommends the following changes:

- Update definition in sec. 19.16. This effectively establishes the use type and indicates quantifies the amount of floor area that qualifies a business as nicotine sales. In other words, any new business that has 10% or more of their sales floor area devoted to nicotine products or paraphernalia is a Nicotine Sales use, and not allowed.

19.16 Definitions

Nicotine Sales	The use of 20 10% or more of a gross floor area for the retail sale of <u>any</u> cigarettes, tobacco products, nicotine products, or <u>and</u> any <u>electronic nicotine delivery system or other</u> device used to ingest cigarettes, tobacco products, or nicotine products
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19.32 Principal Use Table:

Civic & Institutional	RA -1	RA -2	RA -3	RB	R C	C- 1	C- 2	C- 3	C- 4	I-1	I-2	P	SF
Nicotine Sales								E	E	E	E		

Nicotine sales uses will be listed in the principal use table, but the permissions cells listed under the applicable zoning districts will be empty, meaning not permitted.

19.33 Limited Use Criteria

2. Retail

Principal Use	District(s)	Criteria
Nicotine Sales	C-3, C-4, I-1, I-2	Permitted if the lot is located at least 1,000 <u>2,000</u> feet from any lot where the following are located: lots zoned P <u>parks, S</u> schools, L <u>libraries, or any lot for which a cigarette and tobacco products retailer license has been issued</u>

The existing limited use criteria will be eliminated, as the new definition and principal use table establishes allowance criteria.

Update Child Care Restrictions

West Allis' rules for small family daycare uses in residential dwellings (licensed for 8 or fewer children) are more restrictive than allowed by state code. The existing zoning code requires any daycare to obtain conditional use.

Staff recommends the following change:

The proposed change involves defining three types of childcare uses daycare uses to align with the WI State Statutes, and updating allowances and use criteria as follows:

1. "**Family child care home**" means a dwelling licensed as a child care center by the department of children and families under s. [48.65](#) where care is provided for not more than 8 children.

This type of use is accessory to ones residence (residence being the principal use). While State Statues require cities to permit family childcare homes in single dwelling units, the State statutes also allow cities to apply some regulation to other types of dwellings. To this end, the accessory use table and accessory use criteria table being updated as summarized below.

19.35 Accessory use code allowance and criteria:

Allow small, licensed family childcare businesses with **8 or fewer children as a limited accessory use in all residential (R) zoning districts, and in the C-2, C-3, and C-4 zoning districts** (instead of a conditional use). This allowance would apply to all residential and most commercial zoning districts (except C-1).

Update the accessory use criteria in tale 19.36 as follows:

- Permitted only if a 1-unit dwelling, or a 2-unit dwelling, and only 1 dwelling unit operates the family childcare home and the operator resides in 1 of the dwelling units.
2. "**Child care center**" means a facility operated by a child care provider that provides care and supervision for 4 or more children under 7 years of age for less than 24 hours a day.

This category of childcare is commercial in nature, and thereby will be considered a principal use, and allowed as a conditional use in all residential districts. This use will also be considered a permitted use in commercial (except C-1), and industrial zoning districts.

The zoning ordinance limits the capacity of this principal use to a maximum of 8 children.

19.32 Principal Use Table:

Civic & Institutional	RA -1	RA -2	RA -3	RB	R C	C- 1	C- 2	C- 3	C- 4	I-1	I-2	P	SF
Child Care Center <u>(8 or fewer children)</u>	C	C	C	C	C		PE	PE	PE	PE	PE	PE	

3. "**Group child care center**" means a child care center that provides care and supervision for 9 or more children.

This category of childcare (9+ children) is commercial in nature and will be considered a principal use, and allowed as a conditional use in all residential, commercial (except C-1), and industrial zoning districts.

19.32 Principal Use Table:

Civic & Institutional	RA -1	RA -2	RA -3	RB	R C	C- 1	C- 2	C- 3	C- 4	I-1	I-2	P	SF
<u>Group Child Care Center</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	

Other

Staff recommends adopting other minor text changes:

- **19.16:** Medical Services is listed out of alphabetical order in the definitions table
- **19.33:** Adjust 1 & 2-Unit Dwelling criteria to read "Permitted if located on a lot platted or recorded prior to the adoption of this ordinance which meets the building size and location requirements of the RB district" rather than just the "lot size" requirements.

Recommendation: Common Council approval of the Ordinance to Amend Section 19 of the West Allis Revised Municipal Code, relative to updating regulations for Child Care Centers, Nicotine Sales, and other minor changes (Council hearing scheduled for October 3).