



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, January 22, 2020

6:05 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

The meeting was called to order at 6:05 p.m. in Room 128

B. ROLL CALL

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

Staff

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

Others Attending

Barb Campbell, Dennis Lord, Jonathan Abraham, Blair Beres, Cathy Manthei, Douglas Keho, Reid Jahns, Jack Tomkewicz, Justin Flickinger, Dean Schultz, Curt Smith, Robert Schmidt, Dean Puschnig

C. APPROVAL OF MINUTES

1. [20-0029](#) December 11, 2019 Draft Minutes

Attachments: [December 11, 2019 Draft Minutes](#)

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

D. NEW AND PREVIOUS MATTERS

2. [20-0037](#) Site, Landscaping and Architectural Plans for Aspen Dental, a proposed dental office, to be located at 10707 W. Cleveland Ave, submitted by Boulder Venture (Tax Key No. 519-9996-001)

Attachments: [Aspen Dental \(SLA\)](#)

Katie Bennett presented.

Wayne Clark questioned if holding this item would be best at this time, pending the staff recommendation and required items are submitted and brought back to the committee at that time.

Katie Bennett stated the recommendation is to approve subject to conditions presented at the

meeting within the PowerPoint.

Mayor Devine stated he envisioned the plan to be located within a different portion of the land.

Robert Schmidt confirmed he will work with the city on sign removal and site development and emphasized that they are planning for the next ten years with regards to the constraints

The spandrel concern was addressed and applicant will work on appropriate details to meet staff recommendations.

The topic of EIFS usage was discussed with staff stated that it becomes discolored and worn and other cost effective options are available.

Recommendation: Approval of the Site, Landscaping and Architectural Plans for Aspen Dental, a proposed dental office, to be located at 10707 W. Cleveland Ave, submitted by Boulder Venture (Tax Key No. 519-9996-001) subject to the following:

1. *Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) a revised plan option with the building abutting Cleveland Ave. (including appropriate setbacks) and resulting in a design which staff and the applicant can come to an agreement on (if no agreement can be found, the plan will again come before Plan Commission for review); (b) bike racks included; (c) a detailed Phase II plan showing site and landscape improvements being completed on the entire site within 2 years of plan approval (a specific date to be included on the plan), which Development staff approves, and which identifies the proposed species and total number of plantings to be approved by the City Forester; (d) integrate pedestrian walkways between various structures on overall site (both Phase I and Phase II plans);(e) Elevations labeled directionally; (f) EIFS removed from plans and replaced with an alternate building material, as approved by staff; (g) a sample of insulated glazed windows be provided to staff for approval; (h) reduce spandrel windows and provide sample of spandrel windows for staff approval;(i) at least one window be added to the "rear" of the building; (j) screening provided for the rooftop unit; (k) one wall sign removed; (l) details on refuse enclosure materials, which should closely match building décor, as approved by staff; (m) details on the intended timeline for seeking approval of a revised CSM and a written statement that the applicant understands that business occupancy shall not be granted until such time that an updated CSM has been recorded.*
2. *Estimated cost of landscaping and screening, for both "Phase I" and "Phase II", being submitted to the Department of Development for approval.*
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 refuse screening ("Phase I and Phase II) shall be executed by the applicant prior to the issuing of a building permit.*

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.*

(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.*
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.*

A motion was made by Wayne Clark and seconded by Kathleen Dagenhardt to accept the staff recommendation, as presented during the meeting, with the stipulation if an agreement cannot be worked out with staff and the applicant, this item will then be brought back to the Plan Commission. The motion carried unanimously.

3. [20-0038](#)

Amended Architectural scope of work/plan for Paulie's Pub and Eatery, an existing restaurant and eating establishment located at 8031 W. Greenfield Ave., submitted by Paul Budiac, d/b/a Paulie's Pub and Eatery (Tax Key No. 425-0254-001)

Attachments: [Paulie's Pub & Eatery \(SLA\) amendment](#)

Steve Schaer outlined the prior plans approved by Plan Commission, the subsequent approved changes and the project as-built.

Recommendation:

Approval of an Amended Architectural scope of work/plan for Paulie's Pub and Eatery, an existing restaurant and eating establishment located at 8031 W. Greenfield Ave., submitted by Paul Budiac, d/b/a Paulie's Pub and Eatery. (Tax Key No. 425-0254-001)

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

4A. [20-0039](#)

Special Use Permit for 2011 Massage, a proposed massage business, to be located at 735 S. 108 St.

Attachments: [2011 Massage \(SUP-SLA\)](#)

This matter was Approved on a Block Vote.

4B. [20-0040](#)

Site, Landscaping and Architectural Plans for 2011 Massage, a proposed massage business, to be located at 735 S. 108 St., submitted by Fong Chiu (Tax Key No. 445-0006-001)

Attachments: [2011 Massage \(SUP-SLA\)](#)

Items 4A & 4B were considered together.

Wayne Clark questioned the usage under consideration based on our recent police hours and issues with the closure of a similar type of business.

Plan Commission considered the property owners request for a five year period to remove the pole sign, Wayne Clark stated his preference is staff request signage goes in two years. Staff offered that existing leases sometimes complicate compliance with the ordinance.

Recommendation: Common Council approval of the Special Use Permit for a proposed massage business, to be located at 735 S. 108 St., and approval of the Site, Landscaping and Architectural Plans for a proposed massage business, to be located at 735 S. 108 St., submitted by Fung Chiu, (Tax Key No. 445-0006-001), subject to the following conditions:

(Items 1 through 2 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) Property owners acknowledgement to remove the existing non-conforming pole sign within a five year period, from the approval of the special use. Contact Tony Giron, City Planner at 414-302-8469.
2. Common Council approval of the special use (scheduled for February 19, 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)

3. Signage plan being provided for staff review and 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 Amanda Nowak to allow up to a five year period from approval of the special use to remove the existing pole sign with the understanding that removal would be sooner if tenants lease obligations end earlier, and seconded by Kathleen Dagenhardt to accept the staff recommendation.

Passed The Block Vote

A motion was made by Nowak, seconded by Dagenhardt, to approve all the actions on item nos. 4A & 4B on a Block Vote. The motion carried by the following vote:

Aye: 3 - Dagenhardt, Nowak, and Raschka

No: 1 - Clark

5A. [20-0041](#)

Special Use Permit for Asian Massage, a proposed massage business, to be located at 1405 S. 108 St.

Attachments: [Asian Massage \(SUP-SLA\)](#)

This matter was Approved on a Block Vote.

5B. [20-0042](#)

Site, Landscaping and Architectural Plans for Asian Massage, a proposed massage business, to be located at 1405 S. 108 St., submitted by Shu Hua Wang, business applicant and Todd Wehmeyer of Sidhu Properties (Tax Key No. 448-9999-012)

Attachments: [Asian Massage \(SUP-SLA\)](#)

Items 5A & 5B were considered together.

Tony Giron presented.

Recommendation: *Common Council approval of the Special Use Permit for a proposed massage business, to be located at 1405 S. 108 St., and approval of the Site, Landscaping and Architectural Plans for a proposed massage business, to be located at 1405 S. 108 St., submitted by Shu Hua Wang, (Tax Key No. 448-9999-012), 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. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) Construct a four-sided refuse enclosure. Contact Tony Giron, City Planner at 414-302-8469.*
- 2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Tony Giron, City Planner at 414-302-8469.*
- 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 Tony Giron, City Planner at 414-302-8469.*
- 4. Common Council approval of the special use (scheduled for February 19, 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 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 Nowak, to approve all the actions on item nos. 5A & 5B on a Block Vote. The motion carried by the following vote:

Aye: 4 - Mayor Devine, Dagenhardt, Nowak, and Raschka

No: 1 - Clark

- 6A. [20-0043](#) Special Use Permit for State Fair Liquor, an existing grocery and liquor store located at 1568 S. 81 St., proposing to relocate within a commercial portion of the mixed use building at 2248 S. 108 St.

Attachments: [SF Liquor \(SUP-SLA\)](#)

This matter was Approved on a Block Vote.

- 6B. [20-0044](#) Site, Landscaping and Architectural Plans for State Fair Liquor, an existing grocery and liquor store located at 1568 S. 81 St., proposing to relocate within a commercial portion of the mixed use building at 2248 S. 108 St., submitted by Pabitra Halder d/b/a State Fair Liquor (Tax Key No. 480-0275-001)

Attachments: [SF Liquor \(SUP-SLA\)](#)

Items 6A & 6B were considered together.

Steve Schaeer presented.

Recommendation: *Common Council approval of the Special Use Permit for State Fair Liquor, an existing grocery and liquor store located at 1568 S. 81 St., proposing to relocate within a commercial portion of the mixed use building at 2248 S. 108 St. and approval of the site, landscaping and architectural Plans, submitted by Pabitra Halder d/b/a State Fair Liquor (Tax Key No. 480-0275-001), subject to the following conditions:*

(Items 1-4 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. *A Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) an updated and detailed floor plan layout of the new store noting specific floor areas within the commercial space, area/dimensions for alcohol and tobacco sales; (b) parking lot details (number of parking stalls, dimensions, accessibility); (c) removal of wheel stops from the south side of the parking lot; (d) saw cutting/removal of asphalt and soil amendments for new landscaping areas on the south, east and west sides of the parking lot; (e) landscaping details being provided for recommended new landscaping areas around the parking lot. Subject to the City Foresters species recommendations; (f) refuse area being identified on the site plan (to the rear of the building/site) and details of a 4-sided enclosure being noted; (g) exterior architectural*

elevations to reflect proposed changes (door openings, closure details, material considerations). Contact Steven Schaer, City Planner at (414) 302-8460 with any questions.

2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at (414) 302-8460 with any questions.
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 Steve Schaer, City Planner at 414-302-8460.
4. 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 February 19, 2020).

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

5. Sign Plan details via a Sign Permit Application to be submitted to the Department of Development for 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 Clark, seconded by Nowak, to approve all the actions on item nos. 6A & 6B on a Block Vote. The motion carried unanimously.

7. [20-0045](#) Signage Plan Appeal for an existing sign, located at 1721 S. 100 St., submitted by Lamar Advertising Company (Tax Key No. 449-0031-004)

Attachments: [Lamar appeal \(SIGN\)](#)

Katie Bennett presented.

Recommendation:

Denial of the Signage Plan Appeal for an existing sign, located at 1721 S. 100 St., submitted by Lamar Advertising Company. (Tax Key No. 449-0031-004)

A motion was made by Clark, seconded by Dagenhardt, to accept the staff recommendation of denial. The motion carried unanimously.

8. [20-0046](#) Signage Plan Appeal for temporary signage, to be located at 1010 – 1304 S. 70 St., submitted by Cobalt Partners, LLC. (Tax Key No. 439-0001-026)

Attachments: [Allis Yards appeal \(SIGN\)](#)

Katie Bennett presented.

Recommendation:

Approval of the Signage Plan Appeal for temporary signage, to be located at 1010 - 1304 S. 70 St., submitted by Cobalt Partners, LLC. (Tax Key No. 439-0001-026)

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

9. [20-0047](#) Signage Plan Appeal for Apostles Presbyterian Church located at 1509 S. 76 St. submitted by Deb Burton and Blair Benes of Poblocki Sign Company (Tax Key No. 452-0082-001)

Attachments: [St Apostles appeal \(SIGN\)](#)

Steve Schaer presented.

Signage dimensions were reviewed, and Plan Commission offered follow up questions as to whether there is a middle ground that work to satisfy both parties.

Recommendation: *Staff is meeting with the applicant and signage contractor and a recommendation will be offered at the meeting.*

A motion was made by Clark, seconded by Dagenhardt, to table this item to allow staff and applicant to consider dimensional changes. The motion carried unanimously.

10. [20-0048](#) Vacation and Discontinuance of a portion of unimproved S. 113 St. City right-of-way between W. Lapham St. and W. Mitchell St. requested by John Nix of Crown Enterprises, Inc.

Attachments: [113 St ROW \(VAC\)](#)

Recommendation: *Common Council denial of the requested Vacation and Discontinuance of a portion of unimproved S. 113 St. City right-of-way between W. Lapham St. and W. Mitchell St. requested by John Nix of Crown Enterprises, Inc. on the basis that the City may develop the portion of City right-of-way for future use as a road.*

A motion was made by Clark, seconded by Dagenhardt, to accept the staff recommendation of denial. The motion carried unanimously.

11. [20-0049](#) Vacation and Discontinuance of a portion of S. 59 St. City right-of-way between W. National Ave. and W. Greenfield Ave.

Attachments: [59 St ROW \(VAC\)](#)

Tony Giron presented.

Recommendation: Common Council approval of the proposed Vacation and Discontinuance of a portion of S. 59 St. City right-of-way between W. National Ave. and W. Greenfield Ave.

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

12. [20-0050](#)

Discussion Item: 2019 Plan Commission Process Customer Survey summary

Katie Bennett presented an overview of the 2019 Plan Commission Process Customer Survey summary results.

E. ADJOURNMENT

There being no other business, a motion was made by Wayne Clark and seconded by Kathy Dagenhardt to adjourn the Plan Commission meeting at 7:31 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.