



# City of West Allis

## Meeting Minutes

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

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Wednesday, May 26, 2021

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING (draft minutes)

#### A. CALL TO ORDER

#### B. ROLL CALL

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

#### Others Attending

Tony of Ogden and Company (Element 84)

#### Staff

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

#### C. APPROVAL OF MINUTES

1. [21-0210](#) April 28, 2021 Draft Minutes

**Attachments:** [April 28, 2021 Draft Minutes](#)

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

#### D. NEW AND PREVIOUS MATTERS

- 2A. [21-0227](#) Special Use Permit for 9242 W. National Ave. Renovation, a proposed mixed, residential and commercial use, to be located at 9242 W. National Ave.

**Attachments:** [\(SUP-SLA\) 9242 W National Ave.](#)

This matter was Approved on a Block Vote.

- 2B. [21-0228](#) Site, Landscaping, and Architectural Plans for 9242 W. National Ave. Renovation, a proposed mixed, residential and commercial use, to be located at 9242 W. National Ave., submitted by Michelle Rothschild, d/b/a National Properties. (Tax Key No. 479-0601-000)

**Attachments:** [\(SUP-SLA\) 9242 W National Ave.](#)

Items 2A & 2B were taken together.

Tony Giron presented.

*Brian Frank questioned if the Plan Commission should hold action until such time that the applicant presents detailed site, landscaping and architectural plans. Staff indicated that the applicant will be closing on the real estate later this month and a recommendation for conditional approval would help set in motion the desired result (more detailed site, landscaping and architectural plans).*

**Recommendation:** *Recommend Common Council approval of the Special use and approval of the Site, Landscaping, and Architectural Plans for 9242 W. National Ave. Renovation, a proposed mixed use (residential and commercial), to be located at 9242 W. National Ave., submitted by Michelle Rothschild, d/b/a National Properties. (Tax Key No. 479-0601-000), subject to the following:*

*(Items 1 through 3 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) a detailed floor plan for both floors; (b) a detailed site and landscaping plan; (c) closure of one of the existing driveways; and (d) location and details of a four-sided refuse enclosure being shown on the site plan. Contact Tony Giron, City Planner at 414-302-8469.*
- 2. A driveway permit being applied for with the City Engineering Department for closure/modification of an existing driveway. Contact Greg Bartelme at (414) 302-8367.*
- 3. Common Council approval of the special use (scheduled for June 15, 2021) 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)*

- 4. Common Council approval of a Certified Survey Map identifying the property as one individual property.*
- 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 Clark, seconded by Dagenhardt, to approve all the actions on item nos. 2A & 2B on a Block Vote. The motion carried unanimously.**

3. [21-0229](#) Site, Landscaping, and Architectural Plans for Station No. 06 Beer Garden, an existing tavern, located at 6800 W. Becher St., submitted by Mark Lutz, d/b/a Station No. 06. (Tax Key No. 476-0105-000)

**Attachments:** [Station No. 06. \(SLA\) 6800 W Becher St.](#)

*Tony Giron presented. Of note the Plan Commission modified the staff recommendation to remove the cost estimate and surety requirement.*

*A motion was made by Wayne Clark and seconded by Kathleen Dagenhardt, to approve the Site, Landscaping, and Architectural Plans (as modified) for Station No. 06 Beer Garden, an existing tavern, located at 6800 W. Becher St., submitted by Mark Lutz, d/b/a Station No. 06. (Tax Key No. 476-0105-000)*

**Recommendation:** *Approve the Site, Landscaping, and Architectural Plans for Station No. 06 Beer Garden, an existing tavern, located at 6800 W. Becher St., submitted by Mark Lutz, d/b/a Station No. 06. (Tax Key No. 476-0105-000) subject to the following conditions:*

*(Items 1 through 5 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 and approved by the Planning & Zoning program to show the following: (a) updated landscaping plan (species subject to City Foresters recommendation); (b) specify edging around new landscaping area; (c) ADA stall being shown within the parking area on the west side of the building. Contact Tony Giron, 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 Tony Giron, City Planner at 414-302-8460.*~~
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 414-302-8460.*~~
4. *Driveway permit being applied for with the City Engineering Department for closure/modifications to existing driveway openings. Contact Greg Bartleme at (414) 302-8367.*

*Application being made with the City Clerk's Office for necessary licensed extension of premise.*

**A motion was made by Clark, seconded by Dagenhardt, that this matter be Approved as Amended. The motion carried unanimously.**

4. [21-0230](#) Site, Landscaping, and Architectural Plans for Element 84 Fenced Dog Space, an existing multi-tenant building, located at 1482 S. 84 St., submitted by Ogden & Company, d/b/a Element 84 Apartments. (Tax Key No. 452-0713-000)

**Attachments:** [Element 84 Fenced Dog Space \(SLA\) 1482 S 84 St.](#)

*Tony Giron presented. Of note the Plan Commission modified the staff recommendation as the applicant had satisfied the remaining conditions of approval since the preparation of the staff report.*

*A motion was made by Wayne Clark and seconded by Brian Frank, to approve the Site, Landscaping, and Architectural Plans (as modified) for Element 84 Fenced Dog Space, an existing multi-tenant building, located at 1482 S. 84 St., submitted by Ogden & Company, d/b/a Element 84 Apartments. (Tax Key No. 452-0713-000)*

**Recommendation:** *Approve the Site, Landscaping, and Architectural Plans for Element 84 Fenced Dog Space, an existing multi-tenant building, located at 1482 S. 84 St., submitted by Ogden & Company, d/b/a Element 84 Apartments. (Tax Key No. 452-0713-000) ~~subject to a revised Site, Landscaping, and Architectural details/plans being submitted to and approved by the Planning & Zoning office to show the following: (a) a detail of proposed fence type; and (b) indication of hours of operation.~~ Contact Tony Giron, at 414-302-8460 with any questions.*

**A motion was made by Clark, seconded by Frank, that this matter be Approved as Amended. The motion carried unanimously.**

5. [21-0231](#) Site, Landscaping, and Architectural Plans for Two (2) - New Construction Duplexes, located at 1938-40 S 55th St and 1942-44 S 55th St, submitted by Jim Cisco of AMCS, Incorporated (Tax Key No. 474-0024-002 and 474-0025-000)

**Attachments:** [1938-40 S 55 St & 1942-44 S 55 St \(SLA\) Duplexes](#)

*Steve Schaer presented. Of note the applicant is Jim Cisco of AMCS, Incorporated (removed Ogden reference)*

*Some discussion toward owner occupancy and/or single-family usage, but otherwise in alignment with existing zoning.*

**Recommendation:** *Approve the Site, Landscaping, and Architectural Plans for Two (2) - New Construction Duplexes, located at 1938-40 S 55th St and 1942-44 S 55th St, submitted by Jim Cisco of AMCS, Incorporated (Tax Key No. 474-0024-002 and 474-0025-000) subject to the following conditions being submitted to the Planning and Zoning office: (a) window trim being consistently applied around all four sides of the building (windows and doors); (b) confirmation that exterior materials on garage are consistent with main building (house) materials; (c) walkways on sites being shown (from city sidewalk to front porch & garage to house); (d) landscaping details (tree and perennial plantings) being provided. Contact Steven Schaer at 414-302-8460 with any*

questions.

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

**E. ADJOURNMENT**

*There being no other business, a motion was made by Brian Frank and seconded by Amanda Nowak to adjourn the Plan Commission meeting at 6:20 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.