



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, July 27, 2022

6:00 PM

City Hall, Common Council Chambers
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

- Present** 7 - Wayne Clark, Brian Frank, Eric Torkelson, Jessica Katzenmeyer, Dan Devine, Kathleen Dagenhardt, and David Raschka
Excused 2 - Rossi Manka, and Brandon Reinke (PC Alternate)

Others Attending

Crystal (6500 Bar), Jim Hoerig, Troy Meyer

Staff

Steve Schaer, AICP, Manager of Planning and Zoning
Zac Roder, Senior Planner

C. APPROVAL OF MINUTES

1. [22-0395](#) June 22, 2022 Draft Minutes

Attachments: [June 22, 2022 \(draft minutes\)](#)

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

D. NEW AND PREVIOUS MATTERS

- 2A. [22-0399](#) Conditional Use Permit for AS Towing LLC, a proposed Light Motor Vehicle Service use, to be located at 5225 W. Electric Ave.

Attachments: [\(CUP-SLA\) - 5225 W Electric Ave - AS Towing LLC](#)

- 2B. [22-0400](#) Site, Landscaping and Architectural Plans for AS Towing LLC, a proposed Light Motor Vehicle Service use, to be located at 5225 W. Electric Ave., submitted by Alejandra Sosa, d/b/a AS Towing LLC. (Tax Key No. 474-0009-000)

Torkelson moved to approve, Katzenmeyer seconded, motion carried by roll call vote:

Passed The Block Vote

Items 2A & 2B were considered together.

Zac Roder presented

Wayne Clark - referenced another towing company near 84 and National Ave parking in street. Asked who will enforce conditional use items. City Planning, Code

Enforcement staff and WAPD may enforce illegally parked vehicles in the street or upon the site (if overparked contrary to the approved site plan).

Brian Frank and Eric Torkelson in favor of enforcement and tracking this property and limiting long term storage.

Recommendation: *Approve the Site, Landscaping and Architectural Plans for AS Towing LLC, a proposed Light Motor Vehicle Service use, to be located at 5225 W. Electric Ave., submitted by Alejandra Sosa, d/b/a AS Towing LLC. (Tax Key No. 474-0009-000) subject to the following conditions:*

(Items 1-2 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. *Common Council approval of the Conditional Use Permit.*
2. *Revised site plan being submitted to the Planning and Zoning Office to indicate the following notes: (a) the number of vehicles on site shall be equal to the number of off-street parking stalls in accordance with the approved site plan. (b) overnight company tow vehicle off-street parking spaces shall be indicated on plan and a clear access path/lane shall be maintained from the street to the overhead bay doors (c) an agreement from the property owner acknowledging that long term outdoor vehicle staging/storage shall be conducted at an alternate location/property in the City of Milwaukee (d) service and/or repair work shall be conducted indoors and not may be conducted within the public right-of-way, or outside of the building/approved repair bay areas, (e) overhead bay doors being kept closed during operation to minimize noise.*
3. *Sidewalk Repair. The grant of this special use is subject to compliance with Policy No. 2806 of the Revised Municipal Code relative to the City's sidewalk improvement policy as it relates to damaged, (if any) abutting sidewalk.*

Torkelson moved to approve, Katzenmeyer seconded, motion carried by roll call vote:motion.

Aye: 6 - Frank, Torkelson, Katzenmeyer, Devine, Dagenhardt, and Raschka

No: 1 - Clark

3. [22-0401](#) Site, Landscaping and Architectural Plans for L&W Supply, an existing light industrial warehousing and storage use, located at 1707 S. 101 St., submitted by Lisa Van Handel, d/b/a Corporate Contractors Inc. (Tax Key No. 449-9999-006)

Attachments: [\(SLA\) - 1707 S 101 St - L&W Supply](#)

Zac Roder presented

Recommendation: *Approve the Site, Landscaping and Architectural Plans for L&W Supply, an existing light industrial warehousing and storage use, located at 1707 S. 101 St., submitted by Lisa Van Handel, d/b/a Corporate Contractors Inc. (Tax Key No. 449-9999-006) subject to the following conditions:*

(Items 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. Maintenance of existing landscaping in accordance with the approved plan.

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

4. [22-0402](#) Site, Landscaping and Architectural Plans for 6500 Bar & Grill, a proposed tavern, to be located at 6500 W. Greenfield Ave., submitted by James Hoerig, d/b/a 6500 Bar & Grill. (Tax Key No. 439-0148-000)

Attachments: [\(SLA\) - 6500 W Greenfield Ave - 6500 Bar & Grill](#)

Steve Schaer presented

Recommendation: Approval of the Site, Landscaping and Architectural Plans for 6500 Bar & Grill, a proposed tavern, to be located at 6500 W. Greenfield Ave., submitted by James Hoerig, d/b/a 6500 Bar & Grill. (Tax Key No. 439-0148-000), subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to the grant of licensing and issuance of permits associated with the proposed work as reviewed by Plan Commission. Contractors applying for permits should be advised accordingly).

1. Apply for a [liquor license](#) [<https://www.westalliswi.gov/1911/Licenses-and-Permits-Applications>](https://www.westalliswi.gov/1911/Licenses-and-Permits-Applications). Include an operational description of the business include a food menu and description of the construction/implementation schedule for opening the business.
2. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) show the extent and details of the outdoor patio area on the west side of the building; (b) the plans show a decorative entrance canopy over the SE entry door. Details of this alteration are needed if it's proposed, (d) any maintenance repairs to the garage and refuse area to be noted on plans. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466 with further questions.
3. A signage and lighting plan being submitted to and approved by the Planning office.
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.

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

5. [22-0403](#) Signage Plan for Crawdaddy's, an existing restaurant, located at 9427 W. Greenfield Ave., submitted by Troy Meyer, d/b/a Crawdaddy's. (Tax Key No. 450-0022-001)

Attachments: [SIGN - 9427 W Greenfield Ave - Crawdaddys](#)

Steve Schaer presented

Recommendation: Recommend approval of the Signage Plan for Crawdaddy's, an

existing restaurant, located at 9427 W. Greenfield Ave., submitted by Troy Meyer, d/b/a Crawdaddy's. (Tax Key No. 450-0022-001), based on the sign's positive visual impact, unique design and imagination, strong graphic character, inventive representation of the business and logical placement, which comprehensively satisfy the requirements of the City's Sign Code Creative Sign Subsection.

As a condition of approval, staff recommends the following deliverables be submitted:

1. As part of the signage permit review, submit a wall anchoring plan to show the specific wall type and anchoring method at each anchor point. Since there are different exterior masonry wall materials on the exterior of the building, the building code requires details of proper anchoring method at each surface.

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

6. [22-0404](#) Signage Plan for 2 Brothers-in-law Vintage, an existing neighborhood retail use, located at 7332 W. Becher St., submitted by Ed Check, d/b/a 2 Brothers-in-law Vintage. (Tax Key No. 476-0337-001)

Attachments: [SIGN - 7332 W Becher St - 2 Brothers-in-law Vintage](#)

Zac Roder presented

Recommendation: Recommend approval of the Signage Plan for 2 Brothers-in-law Vintage, an existing neighborhood retail use, located at 7332 W. Becher St., submitted by Ed Check, d/b/a 2 Brothers-in-law Vintage. (Tax Key No. 476-0337-001)

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

7. [22-0405](#) Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Becher St. corridor in alignment with the 2040 Comprehensive Plan.

Attachments: [ORD - Becher St Rezoning](#)

Zac Roder presented

Recommendation: Recommend approval of the ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Becher St. corridor in alignment with the 2040 Comprehensive Plan.

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

8. [22-0406](#) Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. National Ave. corridor in alignment with the 2040 Comprehensive Plan.

Attachments: [ORD - National Ave Rezoning](#)

Zac Roder presented

Recommendation: Recommend approval of the ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Becher St.

corridor in alignment with the 2040 Comprehensive Plan.

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

- 9. [22-0407](#) Discussion regarding Design Review Guidelines

Discussion ensued with questions being answered by staff.

This matter was Discussed.

- 10. [22-0408](#) Plan Commission project tracking updates

Discussion ensued with questions being answered by staff.

E. ADJOURNMENT

There being no other business, a motion was made by Wayne Clark and seconded by Brian Frank to adjourn at 7:00 pm.

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.