



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, July 28, 2021

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

Others Attending

Paul & Kristine Budiak, Barbara Whitstone, Jack Collier

Staff

Steve Schaer, AICP, Manager of Planning and Zoning
Tony Giron, Planner
Erin Scharf, Zoning Administrator and Business Process Liaison

C. APPROVAL OF MINUTES

1. [21-0309](#) June 23, 2021 Draft Minutes

Attachments: [June 23, 2021 Draft Minutes](#)

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

D. NEW AND PREVIOUS MATTERS

2. [21-0300](#) Site, Landscaping and Architectural review for Rogers Behavioral Health, an existing hospital use, to construct a building addition on their facility at 11101 W. Lincoln Ave. submitted by Barbara Whitstone of Rogers Behavior Health and Matthew Edwards of Quorum Architects (Tax Key No. 484-9999-017).

Attachments: [\(SLA\) Rogers Hospital addition](#)

Steve Schaer presented.

Recommendation: *Staff recommends approval of the Site, Landscaping and Architectural plan for Rogers Behavioral Health, an existing hospital use, to construct a building addition on their facility at 11101 W. Lincoln Ave. submitted by Barbara Whitstone of Rogers Behavior Health and Matthew Edwards of Quorum Architects (Tax Key No. 484-9999-017)*

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

3. [21-0301](#)

Site, Landscaping, and Architectural Plans for Lincoln Crest Apartments, an existing multi-tenant building, located at 2017-2092 S. 102 St., submitted by Blake Capital, d/b/a Lincoln Crest Apartments. (Tax Key No. 480-9970-000).

Attachments: [\(SLA\) Lincoln Crest Dog Area](#)

Steve Schaer presented.

Recommendation: Approve the Site, Landscaping, and Architectural Plans for Lincoln Crest Apartments, an existing multi-tenant building, located at 2017-2092 S. 102 St., submitted by Blake Capital, d/b/a Lincoln Crest Apartments. (Tax Key No. 480-9970-000) 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) indication of hours of operation; and (b) confirmation of waste stations and any fixtures. Contact Tony Giron, at 414-302-8460 with any questions.

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

4. [21-0302](#)

Master sign plan for All Kind Smiles, a proposed dentist office, located at 7030 W. National Ave., submitted by Rosie Olle on behalf of Max Meinerz (Tax Key No. 453-272-001).

Attachments: [\(SIGN\) Master signage All Kind Smiles 7030 W National Ave](#)

Tony Giron presented.

Recommendation: Staff recommends approval of the Master sign plan for All Kind Smiles, a proposed dentist office, located at 7030 W. National Ave., submitted by Rosie Olle on behalf of Max Meinerz (Tax Key No. 453-272-001). The signage is proportional to the individual tenants' frontages and number of tenants.

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

5A. [21-0303](#)

Special Use permit to establish a mixed use (commercial and residential), an existing residential duplex property, located at 1416-18 S. 81 St.

This matter was Approved on a Block Vote.

5B. [21-0304](#)

Site, Landscaping and Architectural plan to establish a mixed use (commercial and residential) an existing residential duplex property, located at 1416-18 S. 81 St. submitted by Paul and Kristine Budiac (Tax Key No. 452-0255-001).

Attachments: [\(SUP-SLA\) Paulies mixed use \(1416-18 S 81\)](#)

Items 5A & 5B were taken together.

Steve Schaer presented.

Recommendation: Common Council approval of the special use permit to establish a

mixed use (commercial and residential), and approval of the site, landscaping and architectural plan to establish a mixed use (commercial and residential), at an existing residential duplex property, located at 1416-18 S. 81 St. submitted by Paul and Kristine Budiac (Tax Key No. 452-0255-001).

This matter was Approved on a Block Vote.

Passed The Block Vote

A motion was made to approve all the actions on item nos. 5A & 5B on a Block Vote. The motion carried unanimously.

6. [21-0305](#) Ordinance to amend the definition of medical service facility and establish a definition and regulations for narcotic treatment service facility.

Attachments: [\(ORD\) 12.06&12.43 medical services](#)

Steve Schaer presented.

Recommendation: *Common Council approval of an ordinance to amend the definition of medical service facility and establish a definition and regulations for narcotic treatment service facility. A public hearing date is anticipated to be scheduled for September 7.*

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

7. [21-0306](#) Ordinance to convert site plan improvement sureties from mandatory to optional amending section 12.13(14).

Attachments: [\(ORD\) 12.13\(14\)](#)

Steve Schaer presented.

Recommendation: *Staff recommends approval of an ordinance to convert site plan improvement sureties from mandatory to optional amending section 12.13(14). A public hearing will be scheduled for September 7.*

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

8. [21-0307](#) Discussion item focusing upon the land use, existing zoning and zoning of properties within the Hwy 100 corridor.

This matter was Discussed.

9. [21-0308](#) Discussion on recent site, landscaping and architectural enforcement updates.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Brian Frank and seconded by Wayne Clark to adjourn the Plan Commission meeting at 6:55 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.