



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, April 28, 2021

6:00 PM

City Hall - Virtual
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

Present 6 - Wayne Clark, Kathleen Dagenhardt, Brian Frank, Rossi Manka, David Raschka, and Eric Torkelson

Excused 2 - Amanda Nowak, and Ben Holt

Others Attending

Ald. Roadt, Samantha Schneider, Sammy Mahmood, Imran Mahmood, Gary Nagra, Luis Barbosa

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. [21-0182](#) March 24, 2021 Draft Minutes

Attachments: [March 24, 2021 Draft Minutes](#)

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

D. NEW AND PREVIOUS MATTERS

- 2A. [21-0174](#) Special Use Permit for Bread Pedalers, a proposed restaurant, to be located at 1436 S. 92 St.

Attachments: [Bread Pedalers \(SUP-SLA\) 1436 S 92 St.](#)

This matter was Approved on a Block Vote.

- 2B. [21-0175](#) Site, Landscaping, and Architectural Plans for Bread Pedalers, a proposed restaurant, to be located at 1436 S. 92 St., submitted by Andy Lopac, d/b/a Bread Pedalers. (Tax Key No. 451-0228-002)

Attachments: [Bread Pedalers \(SUP-SLA\) 1436 S 92 St.](#)

Items 2A & 2B were taken together.

Tony Giron presented.

Recommendation:

Recommend Common Council approval of the Special Use Permit for Bread Pedalers, a proposed restaurant, to be located at 1436 S. 92 St., and approval of the Site, Landscaping, and Architectural Plans for Bread Pedalers, a proposed restaurant, to be located at 1436 S. 92 St., submitted by Andy Lopac, d/b/a Bread Pedalers. (Tax Key No. 451-0228-002), 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 Planning & Zoning program to show the following: (a) an updated site and landscaping plan to show the overall property and proposed site features including dimensions, landscape quantities, the size of the beds, location of plants; (b) landscaping in accordance with the City Forester recommendation.. Contact Tony Giron, Planner at 414-302-8469.*
- 2. An estimated cost of paving, 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, Planner at 414-302-8469.*
- 4. Common Council approval of the Special Use (scheduled for May 4, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.*

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

- 5. Sign permit being applied for with Planning and Zoning for compliance review in accordance with the signage ordinance.*
- 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 Frank, seconded by Raschka, to approve all the actions on item nos. 2A & 2B on a Block Vote. The motion carried unanimously.

3A. [21-0176](#)

Special Use Permit for Taqueria El Toro, a proposed restaurant, to be located at 8322 W. Lincoln Ave.

Attachments: [Taqueria El Toro \(SUP-SLA\) 8322 W Lincoln Ave.](#)

This matter was Approved on a Block Vote.

3B. [21-0177](#)

Site, Landscaping, and Architectural Plans for Taqueria El Toro, a proposed restaurant, to be located at 8322 W. Lincoln Ave., submitted by Toribio Perez, d/b/a Taqueria El Toro. (Tax Key No. 477-0660-000)

Attachments: [Taqueria El Toro \(SUP-SLA\) 8322 W Lincoln Ave.](#)

Items 3A & 3B were taken together.

Tony Giron presented.

Plan Commissioners sought confirmation that staff would follow up with the applicant's and their design team on window glazing instead of a masonry infill per item 1(a).

Recommendation:

Recommend Common Council approval of the Special Use Permit for Taqueria El Toro, a proposed restaurant, to be located at 8322 W. Lincoln Ave., and approval of the Site, Landscaping, and Architectural Plans for Taqueria El Toro, a proposed restaurant, to be located at 8322 W. Lincoln Ave., submitted by Toribio Perez, d/b/a Taqueria El Toro. (Tax Key No. 477-0660-000), 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 Planning & Zoning program to show the following: (a) window glazing alternate to the proposed stone veneer window covering on east and west elevations (Planning recommends glass for consistency in keeping with the original design intent). Details being provided; (b) uncover the upper transom windows on south elevation (for transparency); (c) removal of damaged awning. If a replacement is proposed, details being provided; (d) exterior material and color details being supplied; (e) delineate site surface treatments south of the building (example, outdoor dining area, additional landscaping); (f) parking lot aisle and stall dimensions, food truck staging area location (if applicable), outdoor seating areas, type of seating; (g) edge treatments around proposed landscaping areas (poured curbing is recommended); (h) exterior lighting details. Contact Tony Giron, Planner at 414-302-8469.*
- 2. An estimated cost of paving, 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, Planner at 414-302-8469.*

4. *Common Council approval of the Special Use (scheduled for May 4, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.*

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

5. *Sign permit being applied for with Planning and Zoning for compliance review in accordance with the signage ordinance.*
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 Raschka, to approve all the actions on item nos. 3A & 3B on a Block Vote. The motion carried unanimously.

4A. [21-0178](#)

Special Use Permit for State Fair Petro Mart, a proposed automobile convenience store and gas station, to be located at 8404 W. Greenfield Ave.

Attachments: [State Fair Petro Mart \(SUP-SLA\) 8404 W Greenfield Ave.](#)

This matter was Approved on a Block Vote.

4B. [21-0179](#)

Site, Landscaping, and Architectural Plans for State Fair Petro Mart, a proposed automobile convenience store and gas station, to be located at 8404 W. Greenfield Ave., submitted by Gurinder Nagra, d/b/a State Fair Petro Mart. (Tax Key No. 442-0635-000)

Attachments: [State Fair Petro Mart \(SUP-SLA\) 8404 W Greenfield Ave.](#)

Items 4A & 4B were taken together.

Steve Schaer presented.

Plan Commissioners recommended that staff follow up with the City Engineer relative to the new sign's location/orientation on S. 84 St. and W. Greenfield Ave., but otherwise were not opposed to the sign being located within the 20x20-ft vision area.

Recommendation: *Common Council approval of the Special Use Permit for State Fair Petro Mart, a proposed automobile convenience store and gas station and the Site, Landscaping, and Architectural Plans for State Fair Petro Mart, to be located at 8404 W. Greenfield Ave., submitted by Gurinder Nagra, d/b/a State Fair Petro Mart. (Tax Key No. 442-0635-000) 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 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) Landscaping revisions in accordance with the City Forester's recommendations; (b) fabric awning sample being provided (plastic awnings not permitted); (c) exterior lighting details being provided. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.*
2. *An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steve Schaer, City Planner at (414) 302-8466 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 demolition, potential driveway closure, and landscaping be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.*
4. *Common Council approval of the Special use (scheduled for May 4, 2020). Applicant's acknowledgement signature on the Special Use Permit Resolution.*

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

5. *Sign permit being applied for with Planning and Zoning for compliance review in accordance with the signage ordinance. Freestanding sign location being reviewed by the City Engineer.*
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 Frank, seconded by Manka, to approve all the actions on item nos. 4A & 4B on a Block Vote. The motion carried unanimously.

5. [21-0180](#) Certified Survey Map to split the existing parcel located at 1323 S. 65 St. into two parcels, submitted by Donald Chaput (Tax Key No. 439-0139-002)

Attachments: [Motor Castings \(CSM\) 1323 S 65 St.](#)

Recommendation: *Common Council approval of the Certified Survey Map to split the existing parcel located at 1323 S. 65 St. into two parcels, submitted by Donald Chaput (Tax Key No. 439-0139-002)*

A motion was made by Clark, seconded by Frank, that this matter was Approved. The motion carried by the following vote:

Aye: 6 - Clark, Dagenhardt, Frank, Manka, Raschka, and Torkelson

No: 0

6. [21-0181](#) Presentation on planning and zoning process – application, permit, implementation and compliance.

Attachments: [Planning Value Stream](#)

Plan Commissioners requested updates via an email or similar link to progress on projects.

Commissioners also questioned if the new My-Government-Online (MGO) platform would offer a read only viewing capability to monitor progress.

E. ADJOURNMENT

There being no other business, a motion was made by Wayne Clark and seconded by Brian Frank to adjourn the Plan Commission meeting at 7:24 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.