



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, May 25, 2022

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, Rossi Manka, Eric Torkelson, Jessica Katzenmeyer, and David Raschka
- Excused** 4 - Brian Frank, Brandon Reinke (PC Alternate), Kathleen Dagenhardt, and Ben Holt

Others Attending

Joe & Lisa Braun, Skylar Guili, Dustin Salter, Mark Lampe

Staff

Zac Roder, Lead Planner

C. APPROVAL OF MINUTES

1. [22-0276](#) April 27, 2022 Draft Minutes

Attachments: [April 27, 2022 Draft Minutes](#)

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

D. NEW AND PREVIOUS MATTERS

2. [22-0291](#) Certified Survey Map to split the existing parcel located at 6767 W. Greenfield Ave. into 2 parcels, submitted by Mark Lampe, d/b/a/ NDC LLC. (Tax Key No. 453-0001-005)

Raschka moved to approve, Manka seconded, motion carried.

- 3A. [22-0292](#) Conditional Use Permit for Taco John's, a proposed restaurant with accessory drive-through service, to be located on a new lot to be created east of 6767 W. Greenfield Ave.

Raschka moved to approve as amended, Manka seconded, motion carried.

- 3B. [22-0293](#) Site, Landscaping, and Architectural Plans for Taco John's, a proposed restaurant with accessory drive-through service, to be located on a new lot to be created east of 6767 W. Greenfield Ave., submitted by Lisa Van Handel, d/b/a Taco John's. (Tax Key No. 453-0001-005)

Attachments: [\(CSM\) and \(CUP-SLA\) 6767 W Greenfield Ave - Taco John](#)

Zac Roder presented items 2 and 3A and 3B together.

Wayne Clark inquired if staff is on board with the landscaping plan presented, and then

made a motion to approve, no second was received to this motion.

Discussion ensued as follows:

Rossie Manka asked when the construction would begin and who the contractor is for this project, and Jessica Katzenmeyer inquired on what the hours of operation will be. Zac didn't have firm information but advised that the hours of operation are within our normal parameters established for this type of business.

David Raschka stated he has issues with the drive-thru on Greenfield Ave., while he doesn't expect the applicant to redesign this project he stated he just doesn't love it. Requested landscaping should be relooked at to include shrubs to block view of cars in the queue line. He's also like to see more colored accents on the Greenfield Ave. facing side. These issues aren't enough for him to vote no for the project but would like these addressed.

David Raschka made an amended motion which requires the applicant to work with staff on landscaping, screening, and colored panels.

Rossie Manka suggested taller trees could be considered.

Applicants Representative stated they will work with staff to create screening and will talk with the architect regarding the other items mentioned.

Request for restated motion.

David Raschka agrees with the staff recommendation **but modified it to require the following adjustments to the plans:**

- a. **Additional landscaping along W. Greenfield Ave. (since drive-thru is located along W. Greenfield Ave.)**
- b. **Reorientating the location of exterior color panels to be shifted on the building to wrap around the north and east side of building elevations.**

Seconded by Rossi Manka.

Recommendation: Common Council approval of the Certified Survey Map to split the existing parcel located at 6767 W. Greenfield Ave. into 2 parcels, submitted by Mark Lampe, d/b/a/ NDC LLC. (Tax Key No. 453-0001-005), and approval of the Conditional Use permit and the Site, Landscaping and Architectural Plans for Taco John's, a proposed restaurant with accessory drive-through service, to be located on a new lot to be created east of 6767 W. Greenfield Ave., submitted by Lisa Van Handel, d/b/a Taco John's. (Tax Key No. 453-0001-005) subject to the following conditions:

(Item 1-7 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) revised landscaping plan with **additional plantings along W. Greenfield Ave. to be approved by Planning**, b) landscaping species plan approved by Forestry; c) revised exterior lighting plan, d) refuse enclosure details approved by Planning, (e) **Reorientating the location of exterior color panels to be shifted on the building to wrap around the north and east side of building elevations.** Contact Zac Roder, Lead Planner, at 414-302-8465 with any questions.

- ~~2. Submittal of a certified survey map to separate 6767 W Greenfield Ave into 2 parcels.~~
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.
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 Building Inspector. Contact Mike Romens, Building Inspector, at 414-302-8413.
5. Planned work or modifications within City right-of-way shall be coordinated with City Engineering. Contact Greg Bartelme (414) 302-8367.
6. Utility plan to indicate transformer locations on site and coordination with existing overhead lines being provided to the Department of Development approval.
7. Common Council approval of the Conditional Use and applicant's acknowledgement of the Conditional Use resolution.

Raschka moved to approve as amended, Manka seconded, motion carried.

Passed The Block Vote

Raschka moved to approve as amended, Manka seconded, motion carried.

4. [22-0294](#) Master Sign Plan for Kohl's Sephora, an existing retail business, located at 2601 S. 108 St., submitted by Steve Ignarski, d/b/a/ Kohl's Sephora. (Tax Key No. 484-9986-015)

Attachments: [\(SIGN\) 2601 S 108 St - Kohl's Sephora](#)

Recommendation: Staff recommends approval of the Master Sign plan for Kohl's Sephora, an existing retail business, located at 2601 S. 108 St., submitted by Steve Ignarski, d/b/a Kohl's Sephora. (Tax Key No. 484-9986-015).

Ald. Clark moved to approve this matter, Ald. Raschka seconded, motion carried.

5. [22-0298](#) Lighting plan for Braun's Powerhouse, an existing pub, located at 7100 W. National Ave. submitted by Joe Braun. (Tax Key No. 453-0233-000)

Attachments: [\(SLA\) 7100 W National - Braun's Lighting](#)

Zac Roder presented an overview of the project. The applicant presented a demonstration of the proposed lighting product **and indicated that ambient lighting in the vicinity of the intersection and the exterior construction of the building (existing awnings and storefront windows limit options for accenting light on building wall) are two reasons why they are seeking to the style of lighting and method of expose the lighting** as proposed. The applicant questioned if there could be a compromise as **the lighting product** is fully dimmable.

Wayne Clark asked Zac Roder if he's had adequate time to review this project. Zac

stated he's reviewed the product as presented and also viewed the supplied product on-line demonstrations, but this is the first time he's seen the option in person (**the applicant had a sample of the product in person at the PC meeting**). Wayne inquired if staff and application need more time to work through this together.

Zac would like the Plan Commission to Recommend approval in accordance **with the staff recommendation. This would require the proposed light strips to be shielded or directed downward to avoid nuisance light and achieve the intent of our architectural lighting guidelines and signage ordinance. Staff has worked successfully with other businesses to this end.**

Wayne Clark made a motion to hold this item to allow ample time for staff and application to come back with a finalized plan for the committees' review. **However, staff doesn't need more time, it seeks compliance with our guidelines and ordinance.**

David Raschka requested a better explanation of what the applicant proposed vs the staff recommendations. The applicant outlined their plan.

Zac Roder would like Plan Commission input tonight as we are at an impasse.

Rossie Manka questioned if the staff changes would work for the applicant in regard to shading the lights to meet the requirements and was advised that this option lessens the effect the applicant is trying to make.

Wayne Clark confirmed that Zac is at an impasse on design function.

Lighting angles, dimmer options and softer glow were additional items discussed.

Zac stated approval of staff and applicants to determine brightness is an option.

Rossie Manka stated the light distribution should not spill over onto other properties.

David Raschka stated the light should shine down onto the building and asked if there will be color change. Applicant the lights from the street diminish the effect they are trying to achieve.

Wayne Clark stated there is a motion on the table to Hold this item, seconded by Rossie Manka.

Eric Torkelson & David Raschka both stated we are pushing against what staff is trying to do with guidelines.

Zac stated there is the option to deny the application and the applicant **may then choose to apply to take the matter before** the Board of Appeals.

Eric Torkelson emphasized this needs to be held to a standard.

Wayne Clark withdraws original motion to hold and make a new motion to deny, seconded by Eric Torkelson. Mayor votes Aye.

Recommendation: Denial of ~~Recommend~~ ~~submittal~~ of the proposed lighting plan for Braun's, an existing pub, located at 7100 W. National Ave. as submitted by Joe Braun, proprietor. (Tax Key No.

Clark moved to deny this matter, Torkelson seconded, motion carried.

- 6. [22-0295](#) Discussion regarding Design Review Guidelines
This matter was Discussed.
- 7. [22-0296](#) Discussion regarding eliminating split-zoned properties
This matter was Discussed.
- 8. [22-0297](#) Plan Commission project tracking update
This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Katzenmeyer and seconded by Raschka to adjourn at 7:04 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

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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.