



MINUTES
WEST ALLIS PLAN COMMISSION
WEDNESDAY, JULY 26, 2017
6:00 pm
ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

- PRESENT:** Jim Lisinski; Eric Torkelson; Erin Hirn; Ron Rieboldt; Jon Keckeisen
- EXCUSED:** Mayor Dan Devine; Wayne Clark, Vice Chair
- STAFF:** Steve Schaer, AICP, Manager of Planning and Zoning
Bart Griepentrog, AICP, Senior Planner
Trent Schultz, Planning Intern
- OTHERS:** Raj Patel, Keith Kerwin, Mark Natzke, Ald. Roadt, Mark Herzfeldt, Jordon O’Connor, Daniel Scardino, Mike Gallagher, Scott Zignego, Bob Zignego, Beverly Anderson, Kevin Crosby, Jervel and Tischa Williams, Bob Nicholson

The meeting was called to order at 6:00 p.m. in Room 128.

1. Approval of the minutes from the June 28, 2017 meeting.

A motion was made by Eric Torkelson and seconded by Erin Hirn to approve the minutes of the June 28, 2017 meeting.

The motion carried unanimously.

2. Site, Landscaping and Architectural Plan for Design Air, an HVAC design and distribution business, to establish their office and warehouse facility within the existing building at 1619 S. 101 St., submitted by Jordan O’Conner of Design 2 Construct Development Corporation and Dan Scardino, Point Real Estate, broker. (Tax Key No. 449-9999-012)

Discussion ensued with questions being answered by staff.

Erin Hirn questioned who would see the proposed addition. Staff informed that the addition could be seen by the neighboring industrial property to the north, via their parking lot, as well as the mobile home park to the west.

Jim Lisinski stated that the Plan Commission has consistently asked applicants for 4-sided architecture.

Ron Rieboldt inquired on what the addition would be used for, and the applicant stated that it would primarily be for staging and wouldn’t have any racks.

Ron Rieboldt questioned if additional daylighting will be provided, and was advised by the applicant that this will not be the case.

Jim Lisinski asked the applicant for their thoughts on a proposed canopy. The applicant advised that a canopy was not preferred. A canvas option would not be able to stand up to potential wind gusts, and a more substantial canopy would require reinforcements to the building and foundation, perhaps costing up to \$25,000.

Jon Keckeisen suggested that their proposed snow storage area could be an issue. The applicant indicated that drainage currently flows to the west, but they would talk with neighbors to confirm, as they want to be good neighbors and make the area look nice.

Erin Hirn stated that the north facade appears very long without being broken up by windows. However, Jon Keckeisen did not have issues with the north facade, but asked for windows to be installed on the west.

Jim Lisinski encouraged the applicant to continue working with staff on the window issue.

Ron Rieboldt stated item 1(g) shouldn't include windows on the north side, and suggested that 1(f) would be nice, but not practical.

Jon Keckeisen suggested that a nice paint scheme would make the building look nice and create some desired relief.

A motion was made by Ron Rieboldt to modify the staff recommendation by removing the windows on the north facade in 1(g) and removing 1(f), and seconded by Erin Hirn.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plan for Design Air, an HVAC design and distribution business, to establish their office and warehouse facility within the existing building at 1619 S. 101 St., submitted by Jordan O'Conner of Design 2 Construct Development Corporation and Dan Scardino, Point Real Estate, broker. (Tax Key No. 449-9999-012), subject to the following conditions:

(Items 1–3 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the 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) perimeter landscaping along the eastern edge of the parking areas; (b) modification of rear-yard perimeter landscaping, if deemed necessary once existing vegetation has been cleared; (c) keeping the four existing honey locust trees in the front yard; (d) drainage information for proposed snow storage shown to not impact neighboring property; (e) paint samples and colored elevations, including some level of architectural variation; ~~(f) a canopy or awning over the front facing loading docks;~~ (g) upper windows within the ~~north and west facades~~ of the loading dock addition; and, (h) full "cut-off" lighting fixture details and locations. Contact Bart Griepentrog, Senior Planner at (414) 302-8469 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Bart Griepentrog, Senior Planner at (414) 302-8469 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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at 414-302-8466.

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

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.

The motion carried unanimously.

- 3A. **Special Use Permit for Mister-Bar-B-Que, a proposed food truck business, to be located at 8322 W. Lincoln Ave.**
- 3B. **Site, Landscaping and Architectural Plans for Mister Bar-B-Que, a proposed food truck business, to be located at 8322 W. Lincoln Ave., submitted by Jervel Williams, d/b/a Mister Bar-B-Que LLC. (Tax Key No. 477-0660-000)**

Items 3A and 3B were considered together.

Discussion ensued with questions being answered by staff.

Eric Torkelson questioned if the restroom to be improved in Phase 3 would be ADA compliant, and was informed it would be. He also asked if the use would be year-round or seasonal, and was informed it would eventually be year-round.

Eric Torkelson asked whether or not any pedestrian bump outs were considered at the intersection of 84th and Lincoln, and staff informed him that the Engineering Department would need to be on board with those.

The applicant confirmed that Phase 1 will occur this year.

Jim Lisinski questioned if the truck would need to be moved around during the phases to accommodate construction. The applicant's designer said that the contractors would need to develop a staging plan during construction.

Erin Hirn questioned what months the truck would be operational, and the applicant informed that they didn't exactly know.

Ron Rieboldt reminded the applicant that they have 24 months to get it done.

Jon Keckeisen asked if there were any plans to handle the kids from West Allis Central. The applicant indicated that he was aware of the location of the school and has already contacted the Police Department to work with them.

Ald. Roadt questioned if they were purchasing the building, and the applicant indicated that they already had. Ald. Roadt also questioned whether or not the project could get done sooner, and the applicant said they would move as quickly as they could, but need to start cash flowing first.

A motion was made by Erin Hirn and seconded by Jon Keckeisen to accept the staff recommendations.

Recommendation: Recommend Common Council approval of the Special Use Permit for Mister-Bar-B-Que, a proposed food truck business, to be located at 8322 W. Lincoln Ave. and approval of the Site, Landscaping and Architectural Plans for Mister Bar-B-Que, a proposed food truck business, to be located at 8322 W. Lincoln Ave., submitted by Jervel Williams, d/b/a Mister Bar-B-Que LLC. (Tax Key No. 477-0660-000) subject to the following conditions:

(Items 1–5 are required to be satisfied prior to the commencing the use on site and/or any building permits associated with the proposed work reviewed by the 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) details to address the location, number of dumpsters and/or trash receptacles, screening method and frequency of pick up; (b) quantity, location and style/type of outdoor seating/furniture; (c) customer parking configuration; (d) landscape planters being located on site; (e) specific landscape and screening details; (f) additional landscaping areas being added per the recommendations by the City Forester (as were noted in the staff report); (g) details of the screen wall and landscaping area along the north side of the proposed food truck location; (h) details of proposed architectural materials on renderings, including exterior materials, color and window transparency; (i) notation of any existing or proposed easements; (j) parking requirement notation, per code; and, (k) bike parking, location via inverted-u or bike dock. Contact Steven Schaer, Manager of Planning and Zoning 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 Steven Schaer, Manager of Planning and Zoning 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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at 414-302-8466.
4. Common Council approval of the Special Use Permit and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. (A public hearing may be scheduled for August 1, 2017.)
5. Permit application and approved plans being submitted by applicant to the Engineering Dept. for necessary driveway permit to be granted by the Board of Public Works for SW driveway closure and SE driveway modification (narrowing). Contact Greg Bartelme, City Engineering at 414-302-8367.

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

6. An exterior lighting plan being submitted for Department of Development review and approval.
7. Sign Plan details via a Sign Permit Application to be submitted to the Department of Development for review and approval.
8. 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.

The motion carried unanimously.

- 4A. **Special Use Permit for Ka-Bob's Bistro to add outdoor dining to their existing restaurant located at 6807 W. Becher St.**
- 4B. **Site, Landscaping and Architectural Plans for Ka-Bob's Bistro, an existing restaurant located at 6807 W. Becher St., submitted by Bob Nicholson, d/b/a Ka-Bob's. (Tax Key No. 476-0154-000)**

Items 4A and 4B were considered together.

Discussion ensued with questions being answered by staff.

Applicant stated the fence type can be worked out, as long as it looks good he's happy with it. In terms of landscaping, he indicated that he wants to keep the parking lot asphalt with only summer planters.

Jim Lisinski questioned where the refuse will be located, and the applicant indicated it would be located offsite in an enclosure. Staff reminded him that the enclosure must be used.

Ron Rieboldt stated the West Allis Cheese and Sausage fence looks good. The applicant agreed, but mentioned he also had a need to screen the parking lot, which West Allis Cheese and Sausage does not have to deal with.

A motion was made by Erin Hirn and seconded by Eric Torkelson to accept the staff recommendations.

Recommendation: Recommend Common Council approval of the Special Use Permit for Ka-Bob's Bistro to add outdoor dining to their existing restaurant located at 6807 W. Becher St. and approval of the Site, Landscaping and Architectural Plans for Ka-Bob's Bistro, an existing restaurant located at 6807 W. Becher St., submitted by Bob Nicholson, d/b/a Ka-Bob's. (Tax Key No. 476-0154-000)

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

1. A revised Site and Landscaping Plan being submitted to the Department of Development to show the following: (a) specifying the fence types and heights; (b) utilizing a decorative metal fence along the west side of the outdoor dining area (in place of the proposed wood fence along the west side); (c) addressing any void areas in the parking lot with planters; (d) details on the location of and type of planters and plants to be approved by staff; (e) if the dumpster for this property is going to be kept on another site, a notation that, if/when the dumpster is placed back on this site that prior to that, a 4-sided board on board refuse enclosure with a personnel door will be put in place; (f) a site plan indicating where the dumpster for this property is located off-site and a four-sided board on board refuse enclosure with a personnel door for it and the other dumpsters (an expansion of the existing enclosure is needed); and, (g) details of the proposed table, chair and umbrellas to be approved by staff. Contact Shaun Mueller, Senior Planner, at (414) 302-8470 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
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 landscaping and Screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at 414-302-8466.

4. Common Council approval of the Special Use Permit, and applicant's and owner's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. (A Public Hearing has been scheduled for August 1, 2017).

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

5. 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.

The motion carried unanimously.

5A. Special Use Permit for VJ's Food Mart, for a proposed Class A Liquor License at 9206-10 W. Schlinger Ave.

5B. Site, Landscaping and Architectural Plans for VJ's Food Mart, an existing convenience store, located at 9206 W. Schlinger Ave., submitted by Raj Patel, d/b/a VJ's Food Mart. (Tax Key No. 416-0041-001)

Items 5A and 5B were considered together.

Discussion ensued with questions being answered by staff.

Eric Torkelson questioned if the pole sign would be removed. Staff indicated that the removal of the pole sign was already shown on the plans. Eric Torkelson wanted that to be confirmed within a revised recommendation: (h) removal of sign.

Erin Hirn questioned if there will be another monument sign, and the applicant said not at this time.

Jim Lisinski indicated that he was in agreement with staff's recommendation to include an additional sidewalk to the driveway.

A motion was made by Eric Torkelson to include a revised recommendation confirming removal of the pole sign, and seconded by Erin Hirn.

Recommendation: Recommend Common Council approval of the Special Use Permit for a proposed Class A Liquor License for VJ's Food Mart, at 9206 W. Schlinger Ave., and approval of the Site, Landscaping and Architectural Plans for an existing convenience store located at 9206 W. Schlinger Ave., submitted by Raj Patel, d/b/a VJ's Food Mart (Tax Key No. 416-0041-001), subject to the following conditions:

(Items 1-7 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the 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) additional landscaping along two areas proposed along the southern portion of the site; (b) wheel stops to be anchored in the pavement; (c) landscaping recommendations from the City Forester to be followed (adding ornamental trees to the landscaped area along S. 92nd St.); (d) the color of the front façade, to be finalized by the architect and staff; (e) adding a sidewalk along W. Schlinger Ave., terminating at the beginning of the driveway approach; (f)

removal of the floodlights which are mounted to the building; (g) if the applicant chooses to add lighting to the parking lot, a lighting plan to include height, lighting type, and fixture style to be approved by staff; and (h) confirmation of pole sign removal. Contact Trent Schultz, Planning Intern, at (414) 302-8465 with any questions.

2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Trent Schultz, Planning Intern, at (414) 302-8465.
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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at 414-302-8466.
4. Permit application and approved plans being submitted by applicant to the Engineering Dept. for necessary driveway permit to be granted by the Board of Public Works. Contact Michael Lewis, City Engineer at (414) 302-8372.
5. Common Council approval of the Special Use Permit and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. (A public hearing is scheduled for August 1, 2017.)

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

6. Sign Plan details via a Sign Permit Application to be submitted to the Department of Development for review and approval (for confirmation of the current signage and its conformance to the Sign Code).
7. 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.

The motion carried unanimously.

- 6A. Special Use Permit for Ebenezer Childcare, to amend the terms of the previously approved Special Use Permit for a daycare facility, to be located at 1126-38 S. 108 St.**
- 6B. Revised Site, Landscaping and Architectural Plans for Ebenezer Childcare, a proposed child daycare facility, to be located at 1126-38 S. 108 St., submitted by Beverly Anderson, d/b/a Ebenezer Child Care Centers, Inc. (Tax Key Nos. 444-0460-001 and 444-0463-001)**

Items 6A and 6B were considered together.

Discussion ensued with questions being answered by staff.

Erin Hirn questioned and received confirmation from the applicant that they are moving from Wauwatosa to West Allis.

Jim Lisinski questioned if staff was ok with wheel stops, and staff confirmed that wheel stops are acceptable, as long as not placed along city right-of-way. However, enforcement could ultimately become an issue.

Jim Lisinski questioned if Ebenezer Childcare was ok with the staff recommendation, and no objections were received.

A motion was made by Erin Hirn and seconded by Jon Keckeisen to accept the staff recommendations.

Recommendation: Recommend Common Council approval of the Special Use Permit for Ebenezer Childcare, to amend the terms of the previously approved Special Use Permit for a daycare facility, to be located at 1126-38 S. 108 St. and approval of the Revised Site, Landscaping and Architectural Plans for Ebenezer Childcare, a proposed child daycare facility, to be located at 1126-38 S. 108 St., submitted by Beverly Anderson, d/b/a Ebenezer Child Care Centers, Inc. (Tax Key Nos. 444-0460-001 and 444-0463-001), subject to the following conditions:

(Items 1- 6 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, Screening and Architectural Plans being submitted to and approved by the Department of Development to show; (a) a landscaped area being created/expanded on the southwest corner of the site to line up with the front yard area to the north of the driveway; (b) a landscape key and schedule; (c) the following landscape species being eliminated from the plan and replaced with a species that is already included in the plan; autumn sunset maple, Muscledwood, Ironwood, Gro-low Fragrant Sumoc and Sea Green Juniper; and, (d) a parking schedule indicating required parking stalls and the parking stalls provided. Contact Shaun Mueller, Senior Planner, at (414) 302-8470 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Shaun Mueller, City Planner at 414-302-8470.
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 landscaping and Screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at 414-302-8466.
4. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Engineering Department by a registered Civil Engineer. Contact Joseph Burtch, Assistant City Engineer, at 414-302-8379.
5. Permit application and approved plans being submitted by applicant to the Engineering Dept. for necessary driveway permit to be granted by the Board of Public Works and the Wisconsin Department of Transportation. Contact Michael Lewis, City Engineer at 414-302-8372.
6. Common Council approval of the Special Use Permit, the Public Hearing is scheduled for August 1, 2017.

(Remaining condition of approval to be satisfied within one year of Plan Commission approval:)

7. 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.

The motion carried unanimously.

- 7A. Special Use Permit for Zignego Ready Mix, an existing ready mix concrete business, to amend the terms of their existing Special Use Permit for the overall premise, and to make various site changes on properties located at 4** S. Curtis Rd., 5** S. Curtis Rd., 521 S. Curtis Rd., 551 S. Curtis Rd. and 571 S. Curtis Rd.
- 7B. Site, Landscaping and Architectural Plan Amendment for Zignego Ready Mix, an existing ready mix concrete business, to amend the terms of their Special Use Permit for the overall premise, and to make various site changes on properties located at 4** S. Curtis Rd., 5** S. Curtis Rd., 521 S. Curtis Rd., 551 S. Curtis Rd. and 571 S. Curtis Rd., submitted by Bob Zignego, on behalf of Zignego Ready Mix. (Tax Key Nos. 413-9992-001, 413-9990-008, 413-9990-007, 413-9990-003 and 413-9990-002)

Items 7A and 7B were considered together.

Discussion ensued with questions being answered by staff.

Erin Hirn questioned if the light pole will be removed, and was informed that it would be moved to the center of the landscaping bed. The applicant also noted that both trees in that area would be removed, primarily because they are Ash trees.

Applicant indicated that the Special Use Permit should be updated to indicate an opening hour of 8:00 am on Saturday.

Jim Lisinski noted that he was glad to see that everyone is finally in agreement.

A motion was made by Jim Lisinski and seconded by Ron Rieboldt to accept the staff recommendations.

Recommendation: Recommend Common Council approval of the Special Use Permit for Zignego Ready Mix, an existing ready mix concrete business, to amend the terms of their existing Special Use Permit for the overall premise, and to make various site changes on properties located at 4** S. Curtis Rd., 5** S. Curtis Rd., 521 S. Curtis Rd., 551 S. Curtis Rd. and 571 S. Curtis Rd. and approval of the Site, Landscaping and Architectural Plan Amendment for Zignego Ready Mix, an existing ready mix concrete business, to amend the terms of their Special Use Permit for the overall premise, and to make various site changes on properties located at 4** S. Curtis Rd., 5** S. Curtis Rd., 521 S. Curtis Rd., 551 S. Curtis Rd. and 571 S. Curtis Rd., submitted by Bob Zignego, on behalf of Zignego Ready Mix. (Tax Key Nos. 413-9992-001, 413-9990-008, 413-9990-007, 413-9990-003 and 413-9990-002), subject to the following conditions:

(Items 1-5 are required to be satisfied prior to the issuance of permits associated with the proposed work and occupancy 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 Department of Development to show: (a) an updated site/landscaping plan to delineate the overall dimensions of parking areas (stall width, depth and aisle width) should be noted; (b) update the parking layout on site. Some of the employee parking stalls within the SE parking lot are not feasible (over parked) for what can realistically fit in that space; (c) landscaping details for existing and proposed landscape areas on the overall property (species/key and locations referenced on the site plan); (d) additional landscaping including at least two trees, grass and perennial ground cover in the area labeled "greenspace" along S. Curtis Rd. (around monument sign); (e) close existing remnant driveway north of main entrances (east of parcel tax id 413-9992-001, as it is non-functional. Contact Steve Schaer, City Planner at 414-302-8466.

2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, Manager of Planning and Zoning 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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at (414) 302-8466 with any questions.
4. Permit application and approved plans being submitted by applicant to the Engineering Dept. for necessary driveway permit to be granted by the Board of Public Works for driveway modifications and closures along S. Curtis Rd. Contact Greg Bartelme, City Engineering at 414-302-8367.
5. Common Council approval of the Special Use Permit and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. (A public hearing may be scheduled for August 1, 2017.)

The motion carried unanimously.

- 8A. Special Use Permit amendment for CWT/Elite Environmental, an existing business proposing to amend the terms of their special use as an industrial wastewater treatment facility within existing building located at 360 S. Curtis Rd.**
- 8B. Site, Landscaping and Architectural Plans for CWT/Elite Environmental, an existing business proposing to amend the terms of their special use as an industrial wastewater treatment facility within existing building located at 360 S. Curtis Rd., submitted by Kevin Crosby, Elite Environmental. (Tax Key No. 413-9999-038)**

Items 8A and 8B were considered together.

Discussion ensued with questions being answered by staff.

Staff noted a revised recommendation to include Common Council approval of the Special Use, which was accidentally omitted.

Applicant questioned if he should plan a curbed and mounded landscape bed with year-round foliage.

Steve Schaer indicated that would be preferred, and will talk with the City Forester to confirm preferred species.

Ron Rieboldt suggested that moon glow juniper could possibly be considered.

Jim Lisinski questioned if the previous odor issues were resolved, and the applicant indicated that they were. He suggested that maintenance was the previous issue and offered additional inspections or reporting, if desired.

Eric Torkelson suggested replacing yearly inspections with quarterly compliance in the Special Use Permit, if staff was capable of performing or reviewing that frequently.

A motion was made by Eric Torkelson and seconded by Erin Hirn to accept the staff recommendations.

Recommendation: Approval of the Site, Landscaping and Architectural Plan Amendment for Elite Environmental Corporation for an outdoor storage and warehousing use at 356 S. Curtis Rd. submitted by Kevin Crosby, Elite Environmental Corporation (Tax Key No. 413-9999-038) subject to the following conditions:

(Items 1 through 3 are required to be satisfied prior to any work being done that is associated with the proposal 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 Department of Development to show the following: (a) infill landscaping along S. Curtis Rd. per the City Forester's comments; (b) a landscaping island is recommended to replace an existing damaged 6-ft tall x 50-ft long fence and dead evergreen potted planters within the west lot (west of the building); (c) dumpster locations being delineated and being enclosed with a four-sided refuse enclosure; (d) details of the proposed exterior paint color of the building; (e) repair damaged curbing along S. Curtis Rd. landscaping area; (f) specify commercial parking on SW corner of the site. 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 Steven Schaer, City Planner at 414-302-8466.
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 landscaping and Screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at 414-302-8466.

The motion carried unanimously.

9. **Certified Survey Map for Aurora West Allis, to consolidate 5 parcels located at 9005-9029 W. Lincoln Ave. and 2307-2331 S. 90th St. and 2320-2330 S. 91 St., into one lot of record submitted by Michael Ratzburg, Graef Inc. (Tax Key Nos. 487-0096-000, 487-0100-000, 487-0099-000, 487-0098-000 and 487-0097-000)**

Discussion ensued with questions being answered by staff.

A motion was made by Eric Torkelson and seconded by Jim Lisinski to accept the staff recommendations.

Recommendation: Recommend Common Council approval of the Certified Survey Map for Aurora West Allis, to consolidate 5 parcels located at 9005-9029 W. Lincoln Ave. and 2307-2331 S. 90th St. and 2320-2330 S. 91 St., into one lot of record submitted by Michael Ratzburg, Graef Inc. (Tax Key Nos. 487-0096-000, 487-0100-000, 487-0099-000, 487-0098-000 and 487-0097-000).

The motion carried unanimously.

There being no other business, a motion was made by Erin Hirn and seconded by Jim Lisinski to adjourn.

The motion carried unanimously.

The Plan Commission meeting was adjourned at 7:36 p.m.