



# City of West Allis

## Meeting Minutes

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

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Wednesday, September 27, 2023

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING (draft minutes)

#### A. CALL TO ORDER

*The meeting was called to order at 6:00 p.m.*

#### B. ROLL CALL

**Present** 8 - Wayne Clark, Brian Frank, Eric Torkelson, Jessica Katzenmeyer, Dan Devine,  
Brandon Reinke, Kathleen Dagenhardt, Lisa Coons  
**Excused** 1 - David Raschka

#### Others Attending

Ald. Stefanski  
Shelly Strasser, Director of Recreation and Community Services  
Patrick Schloss, Economic Development Executive Director  
Emily Cialdini, Brian Strandt, Ian Martin, Nathan Rennitz, Lisa Coons

#### Staff

Steve Schaer, AICP, Manager of Planning and Zoning  
Zac Roder, AICP, Lead Planner  
Jack Kovnesky, Planner

#### C. APPROVAL OF MINUTES

1. [23-0632](#) August 23, 2023

**Attachments:** [August 23, 2023 \(draft minutes\)](#)

**Katzenmeyer moved to approve this matter, Frank seconded, motion carried.**

#### D. NEW AND PREVIOUS MATTERS

2. [23-0633](#) Ordinance to Amend Section 19.01 of the West Allis Revised Municipal Code, relative to rezoning the former Lane Intermediate School at 1300 S. 109 St. from RA-3 residence to C-3 commercial district (Tax Key No. 445-0715-002).

**Attachments:** [\(ORD\) Rezone 1300 S 109 St](#)

*Steve Schaer presented.*

*Recommendation: Common Council approval of Ordinance to Amend Section 19.01 of the West Allis Revised Municipal Code, relative to rezoning the former Lane Intermediate School at 1300 S. 109th St. from RA-3 to C-3 commercial district (Tax Key No. 445-0715-002).*

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

**3A. [23-0622](#)**

Conditional Use Permit for Allis Yards, a proposed 5+ Unit Dwelling, at 1100 S. 70th St.

Frank moved to approved Agenda, items #3A - #3B, Katzenmeyer seconded, motion carried.

**3B. [23-0623](#)**

Site, Landscaping, and Architectural Design Review for Allis Yards, a proposed 5+ Unit Dwelling, at 1100 S. 70th St. (Tax Key No. 439-9002-000)

**Attachments:** [\(CUP-SLA\) Allis Yards - 1100 S 70 St.](#)

Zac Roder presented.

*Recommendation: Approve the Site, Landscaping, and Architectural Design Review for Allis Yards, a proposed 5+ Unit Dwelling, at 1100 S. 70th St. (Tax Key No. 439-9002-000) subject to the following conditions:*

1. *Revised Site, Landscaping, and Architectural plans submitted to show the following: a) at least 8 outdoor bicycle parking spaces and 49 indoor bicycle parking spaces to comply with Sec. 19.44 Vehicle Parking; b) building shifted 1-3 feet South and/or East to create additional visibility at NW corner; c) additional sidewalk on N side of internal driveway connecting plaza to S. 70th St.; d) Type II curb cuts along driveway entrance; e) North and East elevations approved by staff; f) work with city to include mural on North concrete base; g) landscaping and species plan approved by City Forestry; h) lighting plan approved by Planning & Zoning staff.*
2. *Submission and approval of a Traffic Impact Analysis memo. If plan revisions are required to accommodate needs for additional right-of-way along S. 70th St., Plan Commission re-approval will be required for design amendments.*
3. *Submission and approval of a Certified Survey Map. Easement or dedication may be required for sidewalk and bus stop features on NW corner of site. Easement may also be required for internal driveway along south property line.*
4. *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.*
5. *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.*
6. *Planned work or modifications within City right-of-way shall be coordinated with City Engineering. Driveway permits being applied for and obtained through City Engineering for any modifications. Contact Greg Bartelme (414) 302-8367.*
7. *Common Council approval of the Conditional Use permit.*

Frank moved to approve Agenda, items #3A - #3B, Katzenmeyer seconded, motion carried.

4A. [23-0624](#)

Conditional Use Permit for Wedgewood Motor Works, a proposed Light Motor Vehicle Service use, at 5110 W. Lincoln Ave.

Torkelson moved to approve Agenda, items #4A - #4B, Frank seconded, motion carried.

4B. [23-0625](#)

Site, Landscaping, and Architectural Design Review for Wedgewood Motor Works, a proposed Light Motor Vehicle Service use, at 5110 W. Lincoln Ave. (Tax Key No. 474-0007-003)

**Attachments:** [\(CUP-SLA\) Wedgewood Motor Works - 5110 W Lincoln Ave](#)

*Jack Kovnesky presented.*

*Recommendation: Approve the Site, Landscaping, and Architectural Design Review for Wedgewood Motor Works, a proposed Light Motor Vehicle Service use, at 5110 W. Lincoln Ave. (Tax Key No. 474-007-003) subject to the following:*

1. *Common Council approval of the Conditional Use Permit (Scheduled for October 3, 2023).*
2. *Regular property maintenance of existing landscaping areas and refuse screening is an expectation and staff will note any areas needing improvement.*
3. *Signage and lighting alterations subject to permitting and design approval.*

Torkelson moved to approve Agenda, items #4A - #4B, Frank seconded, motion carried.

5. [23-0626](#)

Site, Landscaping, and Architectural Design Review for Dunn's Sporting Goods, an existing Neighborhood Retail use, at 6034 W. National Ave. (Tax Key No. 439-0350-000)

**Attachments:** [\(SLA\) Dunn's addition - 6034 W Nat'l Ave.](#)

*Jack Kovnesky presented.*

*Recommendation: Approval of the Site, Landscaping, and Architectural Design Review for Dunn's Sporting Goods, an existing Neighborhood Retail use, at 6034 W. National Ave. subject to the following conditions:*

*(Items 1-3 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. *Submittal of a certified survey map to combine the parcels at 6034 W. National Ave. and 6026 W. National Ave.*
2. *Revised Architectural plans being submitted to the Department of Development to show decorative elements on the south façade of the proposed addition.*
3. *A Grant of Privilege obtained for obstructions projecting onto City right-of-way.*

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

- 6. [23-0627](#) Site, Landscaping, and Architectural Amendment for Su Plus Two, an existing Restaurant use, at 7335 W. Greenfield Ave. (Tax Key No. 453-0118-000)

**Attachments:** [\(SLA\) Su Plus Two - 7335 W Greenfield Ave.](#)

*Zac Roder presented.*

*Recommendation: Approval of the Site, Landscaping, and Architectural Amendment for Su Plus Two, an existing Restaurant use, at 7335 W. Greenfield Ave. (Tax Key No. 453-0118-000) subject to the following conditions:*

1. *Work with staff on placement and orientation of panels on the building and incorporate additional articulation (such as a trim work layer) in the lower panels, below storefront windows, and in the area above the storefront windows.*

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

- 7. [23-0628](#) Ordinance to Amend Section 19 of the West Allis Revised Municipal Code, relative to updating regulations for Child Care Centers, Nicotine Sales, and other minor changes.

**Attachments:** [\(ORD\) Zoning Code Edits](#)

*Steve Schaer presented.*

*Recommendation: Common Council approval of the Ordinance to Amend Section 19 of the West Allis Revised Municipal Code, relative to updating regulations for Child Care Centers, Nicotine Sales, and other minor changes (Council hearing scheduled for October 3, 2023).*

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

- 8. [23-0629](#) Horace Mann Elementary School green infrastructure project.

*Steve Schaer presented.*

**This matter was Discussed.**

- 9. [23-0630](#) Comprehensive Plan update.

*Zac Roder presented.*

**This matter was Discussed.**

- 10. [23-0631](#) Project Tracking update.

*Zac Roder presented.*

**This matter was Discussed.**

**E. ADJOURNMENT**

*There being no other business, a motion was made by Katzenmeyer, seconded by Dagenhardt to adjourn at 7:12 p.m.*



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.