



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, March 24, 2021

6:00 PM

City Hall - Virtual
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

- Present** 7 - Wayne Clark, Kathleen Dagenhardt, Brian Frank, Amanda Nowak, David Raschka, Eric Torkelson, and Rossi Manka
Excused 2 - Jon Keckeisen, and Ben Holt

Others Attending

David Israel, Diane Israel, Brian Deckow, Paul George, Nicole DeBack, Jeff Stowe, D. Thorndasch, Steve Kolber, Charley Schalliol

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. [21-0139](#) February 24, 2021 Draft Minutes

Attachments: [PC Draft Minutes- 2-24-21](#)

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

D. NEW AND PREVIOUS MATTERS

- 2A. [21-0134](#) Special Use Permit for Wing Stop, a proposed restaurant, to be located at 10244 W. National Ave.

Attachments: [Wing Stop \(SUP-SLA\)10244 W National Ave](#)

This matter was Approved on a Block Vote.

- 2B. [21-0133](#) Site, Landscaping, and Architectural Plans for Wing Stop, a proposed restaurant, to be located at 10244 W. National Ave., submitted by Steven Kolber, d/b/a Wing Stop. (Tax Key No. 485-9990-011)

Attachments: [Wing Stop \(SUP-SLA\) 10244 W National Ave](#)

Items 2A & 2B were taken together.

Tony Giron presented.

Wayne Clark & Eric Torkelson questioned the rationale of the five-year plan. Tony Giron, shared that both Ald. Haass and Ald. Reinke have proposed a two year time frame. The landlord was not expecting this accelerated time frame and does not have funds in reserve to address full implementation of all site improvements in the first year. The property owner is willing to work with the City on a phased site improvement approach to improve safety, ADA accessibility, promote traffic calming and install additional landscaping and bike rack/accommodations.

David Israel, property owner, stated the a phased plan was originally proposed to them by the planning staff (as Mr. Israel had indicated financial constraints).

Wayne Clark is concerned about the lengthy time frame (5 years), and feels the phases need to be completed quickly to ensure neighbor safety.

Brian Frank inquired if the median could be implemented sooner, and/or speed bumps installed to slow the traffic, while a temporary fix it would help to slow the traffic.

David Israel proposed a three year plan of benches and bike racks this summer, followed by the median island, and other landscaping improvements be addressed within the third year. They weren't expecting these requirements to be requirements for this small tenant lease.

Diane Israel shared her willingness to investigate the cost and timeframe of the speed bumps, and proposed an additional two years to fulfill these requirements, emphasizing they agree with the actual improvements but need time to space out improvements to budget their money to cover all of the requirements.

Wayne Clark suggested the speed bumps need to be addressed with the Planning & Engineering staff in Phase 1 followed by the remaining requirements within two years.

Tony Giron summarized the items reviewed and stated Phase 1 will include the median and speed bumps will be completed this summer, followed by Phase 2, bike racks and benches, handicap stall and landscaping within two years.

Steve Schaer commented that ADA accessibility should meet code.

Brian Deckow, of Perspective Design, commented temporary speed bumps could be installed and these will be a visibility feature for drivers, regarding the ADA requirements, there are accessible spots that could be utilized in the current time, but extensive work would be needed for permanent changes.

A motion was made by Brian Frank and seconded by Kathleen Dagenhardt, to approve the modified recommendation Special Use Permit for Wing Stop, a proposed restaurant, to be located at 10244 W. National Ave. and the Site, Landscaping, and Architectural Plans for Wing Stop, a proposed restaurant, to be located at 10244 W. National Ave., submitted by Steven Kolber, d/b/a Wing Stop. (Tax Key No. 485-9990-011)

Recommendation: Common Council approval of the Special Use Permit for Wing Stop, a proposed restaurant, to be located at 10244 W. National Ave., and approval of the Site, Landscaping, and Architectural Plans for Wing Stop, a proposed restaurant, to be located at 10244 W. National Ave., submitted by Steven Kolber, d/b/a Wing Stop. (Tax Key No. 485-9990-011), 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) Phase 1 to be completed in 2021. The property owners of 10244 W. National Ave. will install speed bumps, 2 benches, 2 bike racks, and move a handicap space to the northern end of the easternmost row of parking and include a crosswalk connecting the stall to the sidewalk, and b) phase 2 to be completed by June 1, 2023. The property owners at 10244 W. National Ave. will install a landscaped median at the entrance along W. National Ave.; install landscaped end caps on two of their parking rows, and a ramp and landing connecting the sidewalk along W. National Ave. to the interior sidewalk.*
- 2. An estimated cost of paving, landscaping, and screening being submitted to the Department of Development for approval. Contact Steven Schaefer, 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 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 April 7, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.*

This matter was Approved on a Block Vote.

Passed The Block Vote

A motion was made by Frank, seconded by Dagenhardt, to approve all the actions on item 2A & 2B on a Block Vote. The motion carried unanimously.

- 3A. [21-0135](#)** Special Use Permit for Wrestling Taco, a proposed restaurant, to be located at 1606 S. 84 St.

Attachments: [Wrestling Taco \(SUP-SLA\) 1606 S 84 St](#)

This matter was Approved on a Block Vote.

- 3B. [21-0136](#)** Site, Landscaping, and Architectural Plans for Wrestling Taco, a proposed restaurant, to be located at 1606 S. 84 St., submitted by Nicole Deback, d/b/a Wrestling Taco. (Tax Key No. 452-0431-001)

Attachments: [Wrestling Taco \(SUP-SLA\) 1606 S 84 St](#)

Mayor is now present.

Items 3A & 3B were taken together.

Tony Giron presented.

Recommendation: *Recommend Common Council approval of the Special Use Permit for Wrestling Taco, a proposed restaurant, to be located at 1606 S. 84 St., and approval of the Site, Landscaping, and Architectural Plans for Wrestling Taco, a proposed restaurant, to be located at 1606 S. 84 St., submitted by Nicole Deback, d/b/a Wrestling Taco. (Tax Key No. 452-0431-001), subject to the following conditions:*

(Items 1 and 2 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) repair of the dislodged wheel stop at the northwest corner of the property; and (b) removal of the RV at the southeast corner of the property. Contact Tony Giron, Planner at 414-302-8469.*
- 2. Common Council approval of the Special Use (scheduled for April 7, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.*

This matter was Approved on a Block Vote.

Passed The Block Vote

A motion was made by Frank, seconded by Torkelson, to approve all the actions on item 3A & 3B on a Block Vote. The motion carried unanimously.

- 4. [21-0137](#)** Site, Landscaping, and Architectural Plans for Wisconsin Vision, a proposed retail business, to be located at 2262 S. 108 St., submitted by Jeff Stowe, d/b/a Wisconsin Vision. (Tax Key No. 480-027-0000)

Attachments: [Wisconsin Vision \(SLA\) 2262 S 108 St](#)

The Mayor is now chairing the meeting.

Tony Giron presented.

Paul George, property owner, shared his thoughts on the refuse requirements and questioned if it actually needed to be enlarged. Tony Giron shared that we aren't sure of other tenant usage down the road and feel this could be addressed with additional pickups. Mr. George also inquired on staff's thoughts regarding keeping the existing brick vs installing the newer brick on the entire building. Tony stated the original proposal was to paint the brick, which was later followed by a thin brick replacement, and shared that staff would prefer to have the older brick remain. Steve Schaer clarified the difference between the 2 sided vs 4 sided architectural changes.

Recommendation: *Approve the Site, Landscaping, and Architectural Plans for*

Wisconsin Vision, a proposed retail business, to be located at 2262 S. 108 St., submitted by Jeff Stowe, d/b/a Wisconsin Vision. (Tax Key No. 480-027-0000) subject to the following conditions:

(Items 1 through 3 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) alternate architectural elevation maintaining the existing brick and changing the corner architectural element to a contrasting brick; ~~(b) removal of black insulated glazing from windows;~~ (b) ~~either enlarging or adding a second refuse enclosure;~~ and a **4-sided refuse enclosure on site or increasing frequency of refuse pickup** (d) indication that a professional arborist will be hired to prune the existing trees. Contact Tony Giron, 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 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, City Planner at 414-302-8469.*

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

[21-0138](#)

5.

Sign Plan Appeal for America's Best, an existing business, located at 6822 W. Greenfield Ave. submitted by Charley Schalliol. (Tax Key No. 439-0001-007)

Attachments: [America's Best \(Sign\) 6822 W Greenfield Ave](#)

Tony Giron presented.

Charlie Schalliol explained the need for the additional sign, for both visibility and driver safety in this commercial center and emphasized there will be zero impact for residents.

Rossi Manka suggested a smaller sign area, or a more artistic variety.

Discussion ensued regarding other options and a potential mural to have as a wayfinding source which would indicate a retail establishment.

Recommendation: *Denial of the Sign Plan Appeal for America's Best, an existing business, located at 6822 W. Greenfield Ave. submitted by Charley Schalliol. (Tax Key No. 439-0001-007)*

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

E. ADJOURNMENT

There being no other business, a motion was made by Wayne Clark and seconded by Eric Torkelson to adjourn the Plan Commission meeting at 7:00 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.