



City of West Allis

Meeting Agenda

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

*To reduce health risks associated with the COVID-19 virus, we are encouraging the Public to monitor the Plan Commission meeting remotely using the following Live Stream option:
<https://www.youtube.com/user/westalliscitychannel/live>*

Plan Commissioners and Applicants will receive further instructions on accessing a virtual Zoom meeting to organize a quorum and to participate in the meeting's agenda items.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [21-0139](#) February 24, 2021 Draft Minutes

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

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](#)

- 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](#)

- 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](#)

- 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](#)

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](#)

5. [21-0138](#) 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](#)

E. ADJOURNMENT



All meetings of the Plan Commission 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.

NOTICE OF POSSIBLE QUORUM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

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.



City of West Allis Meeting Minutes Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, February 24, 2021

6:00 PM

City Hall, Room - Virtual
7525 W. Greenfield Ave.

REGULAR MEETING - draft minutes

A. CALL TO ORDER

The meeting was called to order at 6:06 p.m.

B. ROLL CALL

- Present** 6 - Wayne Clark, Kathleen Dagenhardt, Brian Frank, Amanda Nowak, Eric Torkelson, and Rossi Manka
- Excused** 3 - Jon Keckeisen, David Raschka, and Ben Holt

Others Attending

John and Diane Knecht, Aaron Aspenson, Ron Reinowski, Fred Finch and Don Nummerdor

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. [21-0063](#) January 27, 2021 Draft Minutes of Regular & Supplemental Agendas

Attachments: [PC Draft Minutes of 1-27-21 \(Supplemental Agenda Item\)](#)
[PC Draft Minutes 1-27-21 \(Regular Agenda\)](#)

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

D. NEW AND PREVIOUS MATTERS

2. [21-0083](#) Site, Landscaping, and Architectural Plans for 5801 W. National Ave. Renovation, to be located at 5801 W. National Ave., submitted by John and Diane Knecht. (Tax Key No. 438-0448-000).

Attachments: [5801 - W National Ave \(SLA\)](#)

Recommendation: Recommend Common Council approval of the Site, Landscaping, and Architectural Plans for 5801 W. National Ave. Renovation, to be located at 5801 W. National Ave., submitted by John and Diane Knecht. (Tax Key No. 438-0448-000), subject to the following:

(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 Department of Development to show the following: (a) landscaping details of area to the east of building; and (b) details of a four-sided refuse enclosure being shown on the site plan; (c) Contact Tony Giron, City Planner at 414-302-8469.*
2. *A grant of privilege being submitted for proposed steps leading up to the new east door (plans should address the footings under the subject area). Contact Tony Giron, City Planner at 414-302-8469 to coordinate.*
3. *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.*
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. Contact Tony Giron, City Planner at 414-302-8469.*

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

5. *Signage and exterior lighting plan being provided for staff review and approval.*
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.*

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

3. [21-0084](#) Ordinance to amend the official zoning map with the removal of a PPD-2 Overlay, Planned Development District (PDD-2 Commercial), at 11013 and 11111-17 W. Greenfield Ave. submitted by Aaron Aspenson of Festival Foods (Tax Key No. 448-9993-009 and 448-9993-006)

Attachments: [Festival Foods - Remove PDD-2 11111 W Greenfield Ave \(REZONE\)](#)

Recommendation: *Common Council approval of the Ordinance to amend the official zoning map with the removal of a PPD-2 Overlay, Planned Development District (PDD-2 Commercial), at 11013 and 11111 W. Greenfield Ave. submitted by Aaron Aspenson of Festival Foods (Tax Key No. 448-9993-009 and 448-9993-006). The public hearing is scheduled for March 16, 2021*

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

4. [21-0085](#) Master Sign Plan for Festival Foods, a proposed large retail development grocery store, to be located at 11111-17 W. Greenfield Ave., submitted by Aaron Aspenson on behalf of Festival Foods (Tax Key No. 448-9993-006).

Attachments: [Festival Foods - 11111 W Greenfield Ave Master Signage \(SIGN\)](#)

Staff noted that the existing Club Self Storage sign is within an easement and Festival cannot remove it without consent of the Club Self Storage property owner. Staff will

ensure that the existing non-conforming sign be maintained, or it could be removed if it falls into disrepair. Staff will also encourage the property owners to work together toward consolidating signage on site.

Wayne Clark requested follow up report to Plan Commission on the signage maintenance item.

Recommendation: Staff recommends approval of the Master Signage plan for Festival Foods located at 11111-17 W Greenfield Ave. submitted by Aaron Aspenson (Tax Key No. 488-9993-006). The signage is proportional to the building's setbacks and orientation on site relative to the street frontage and number of tenants. The proposed signage design also includes architectural features, offsets and individually mounted letters, versus using raceways which is a more appealing/quality design standard.

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

5. [21-0086](#)

Site, Landscaping and Architectural Plan for a proposed storage structure for Hein Electric, an existing business, located at 2030 S. 116 St. submitted by Ron Reinowski, vice president, Hein Electric (Tax Key No 481-9993-033)

Attachments: [Hein Electric - 2030 S 116 St \(SLA\)](#)

Recommendation: Recommend approval of site, landscaping and architectural plan for a proposed storage structure for Hein Electric, an existing business, located at 2030 S. 116 St. submitted by Ron Reinowski, vice president, Hein Electric (Tax Key No 481-9993-033), subject to the following conditions:

(Item 1 is 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) infill landscaping being installed this spring in accordance with the City Forester's recommendation; (b) refuse enclosure details being provided to Planning and Zoning; (c) the fabric color being indicated on plans. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466 with any questions.

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

6. [21-0087](#)

Signage Plan for Aspen Dental, a proposed dental office, to be located at 10757 W. Cleveland Ave., submitted by Sign Effectz, Inc. on behalf of Aspen Dental Management, Inc. (Tax Key No. 519-9996-003)

Attachments: [Aspen Dental - 10757 W Cleveland Ave - Aspen Dental \(SIGN\)](#)

Wayne Clark clarified that Aspen Dental knew of the non-conforming signage issue when they came before Plan Commission to seek approval of the site, landscaping and architectural plans to construct the building.

Recommendation: Approval of the Signage Plan Appeal for Aspen Dental, a proposed dental office, to be located at 10757 W. Cleveland Ave., submitted by Sign Effectz, Inc.

on behalf of Aspen Dental Management, Inc. (Tax Key No. 519-9996-003).

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

E. ADJOURNMENT

There being no other business, a motion was made by Wayne Clark and seconded by Kathleen Dagenhardt to adjourn the Plan Commission meeting at 6:32 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.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 24, 2021
6:00 PM

Virtual Meeting

Watch: <https://www.youtube.com/user/westalliscitychannel>

- 2A. **Special Use Permit for Wing Stop, a proposed restaurant, to be located at 10244 W. National Ave.**
- 2B. **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)**

Items 2A and 2B may be considered together.

Overview & Zoning

Steven Kolber, architect for Wing Stop, applied on behalf of Asif Rajabali to open a restaurant at 10244 W. National Ave. This tenant space is the former site of GNC, which is within a multi-tenant commercial building anchored by Piggly Wiggly. Wing Stop, a restaurant franchise, is considered a special use in the C-4, Regional Commercial District and requires a Special Use Permit. The franchise owner's architect has submitted standard floor plans for this type of restaurant. Since the review is for the entire property, the property owner has submitted a site and landscaping plan to accompany Wing Stop's application. They are proposing a landscaped median at their main entrance, an ADA ramp from W. National Ave. sidewalk, and landscaped endcaps within their parking lot, as well as benches and bike racks near business entrances.

A public hearing regarding the Special Use Permit application for Wing Stop is scheduled for April 7, 2021.



Operations

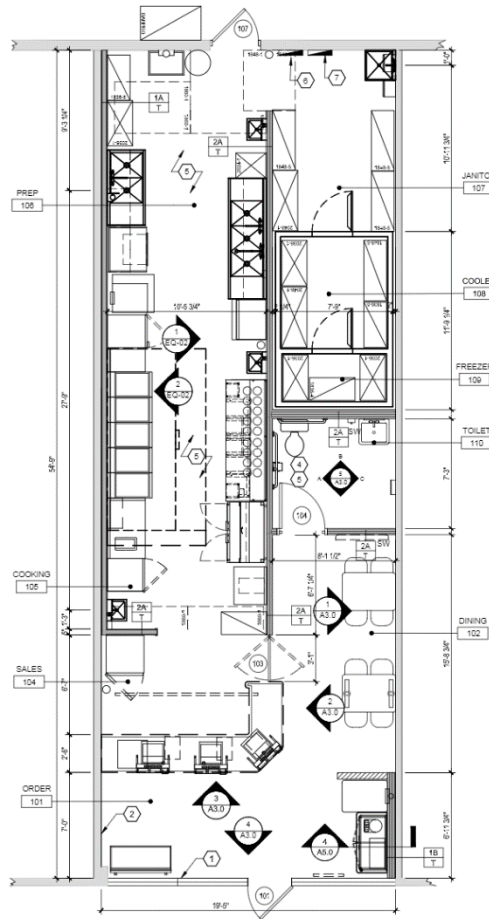
Wing Stop is a quick serve restaurant offering chicken wings with various flavored dips and classic sides. During normal “non-covid” times they expect 80% of their business to be carryout and 20% to be dine-in. They expect up to 5 employees during peak times. Total project cost is estimated at \$150,000.



Hours of operation are Monday – Sunday, 11 am - Midnight

Floor Plan

Roughly 70% of the space is dedicated to food prep and storage. 30% is dedicated to dining. The dine-in area has two tables, each with four chairs. Minimal structural changes are proposed.



Architectural Plans

With the exception of proposed signage, no architectural changes will be made to the building. The exterior of the building is in fine shape and does not require any updates.

Recommendation

Recommend 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) a shorter timeline for the phase 2 update and (b) a decision on where the handicap stall and crosswalk will be located after discussion with a City Building Inspector. 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 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 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.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 24, 2021
6:00 PM

Virtual Meeting

Watch: <https://www.youtube.com/user/westalliscitychannel>

- 2A. **Special Use Permit for Wing Stop, a proposed restaurant, to be located at 10244 W. National Ave.**
- 2B. **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)**

Items 2A and 2B may be considered together.

Overview & Zoning

Steven Kolber, architect for Wing Stop, applied on behalf of Asif Rajabali to open a restaurant at 10244 W. National Ave. This tenant space is the former site of GNC, which is within a multi-tenant commercial building anchored by Piggly Wiggly. Wing Stop, a restaurant franchise, is considered a special use in the C-4, Regional Commercial District and requires a Special Use Permit. The franchise owner's architect has submitted standard floor plans for this type of restaurant. Since the review is for the entire property, the property owner has submitted a site and landscaping plan to accompany Wing Stop's application. They are proposing a landscaped median at their main entrance, an ADA ramp from W. National Ave. sidewalk, and landscaped endcaps within their parking lot, as well as benches and bike racks near business entrances.

A public hearing regarding the Special Use Permit application for Wing Stop is scheduled for April 7, 2021.



Operations

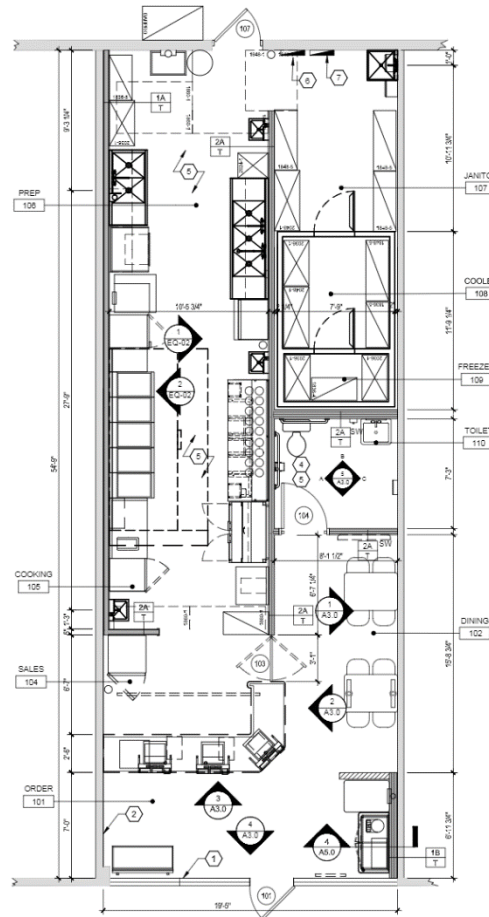
Wing Stop is a quick serve restaurant offering chicken wings with various flavored dips and classic sides. During normal “non-covid” times they expect 80% of their business to be carryout and 20% to be dine-in. They expect up to 5 employees during peak times. Total project cost is estimated at \$150,000.



Hours of operation are Monday – Sunday, 11 am - Midnight

Floor Plan

Roughly 70% of the space is dedicated to food prep and storage. 30% is dedicated to dining. The dine-in area has two tables, each with four chairs. Minimal structural changes are proposed.



Architectural Plans

With the exception of proposed signage, no architectural changes will be made to the building. The exterior of the building is in fine shape and does not require any updates.

Recommendation

Recommend 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) a shorter timeline for the phase 2 update and (b) a decision on where the handicap stall and crosswalk will be located after discussion with a City Building Inspector. 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 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 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.



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 24, 2021
6:00 PM**

Virtual Meeting

Watch: <https://www.youtube.com/user/westalliscitychannel>

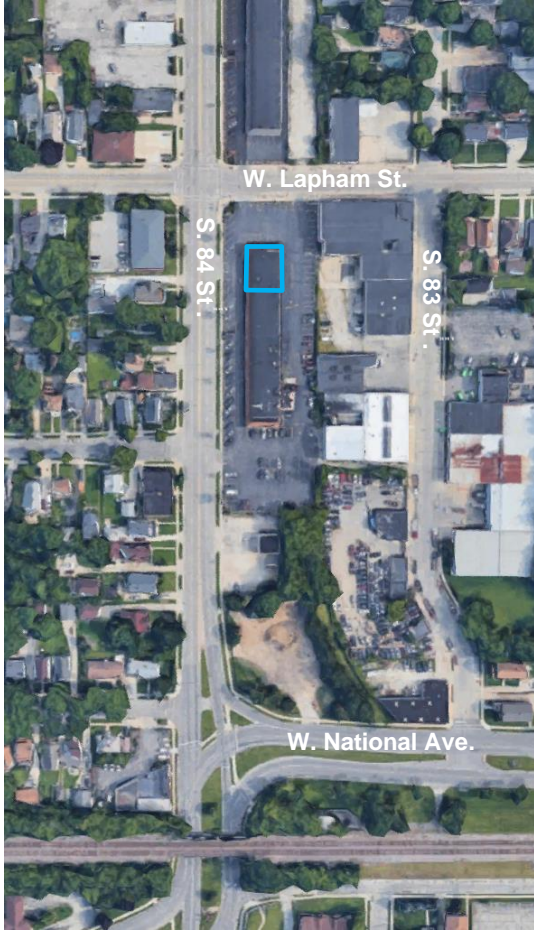
- 3A. Special Use Permit for Wrestling Taco, a proposed restaurant, to be located at 1606 S. 84 St.**
- 3B. Site, Landscaping, and Architectural Plans for Wrestling Taco, a proposed restaurant, to be located at 1606 S. 84 St., submitted by Nicole Deback, d/b/a Wrestling Taco. (Tax Key No. 452-0431-001)**

Items 3A and 3B may be considered together.

Overview & Zoning

Nicole DeBack, owner of Wrestling Taco, applied to open a restaurant at 1606 S. 84 St. Wrestling Taco is a full-service Mexican style restaurant with a bar. They have applied for a Class B Liquor License. The property at 1606 S. 84 St. is zoned C-2 Neighborhood Commercial District. Under the City's Zoning Code, restaurants require a Special Use Permit. The previous tenant, Wisconsin Pizza Authority, was approved for a Special Use Permit in May 2019, but since they have not been in operation for over one year, their special use lapsed, and Wrestling Taco had to apply for a new one. A public hearing regarding the Special Use Permit application for Wrestling Taco is scheduled for April 7, 2021.





1606 S. 84 St. is the former site of Wisconsin Pizza Authority, which is within a multi-tenant commercial building, which was anchored by the former Johnny V's and is now Cafe 84. The former tenant recently built out a kitchen and dining area that is ideal for the new restaurant. The applicant will be adding a bar to the dining room area. The property owner submitted an updated site and landscaping plan within the past two years. The same architects were hired to draft the site and landscaping plan for this submittal.

Hours of operation:

Monday - Friday: 11 am – 11 pm

Saturday: 8 am – 1 am

Sunday: 8 am – 10 pm

The Deback family has previous experience with running a tavern. Wrestling Taco expects dine-in sales to be 80% of the total sales and carry-out to be 20% of sales. Over time, they expect to employ 6-7 people.

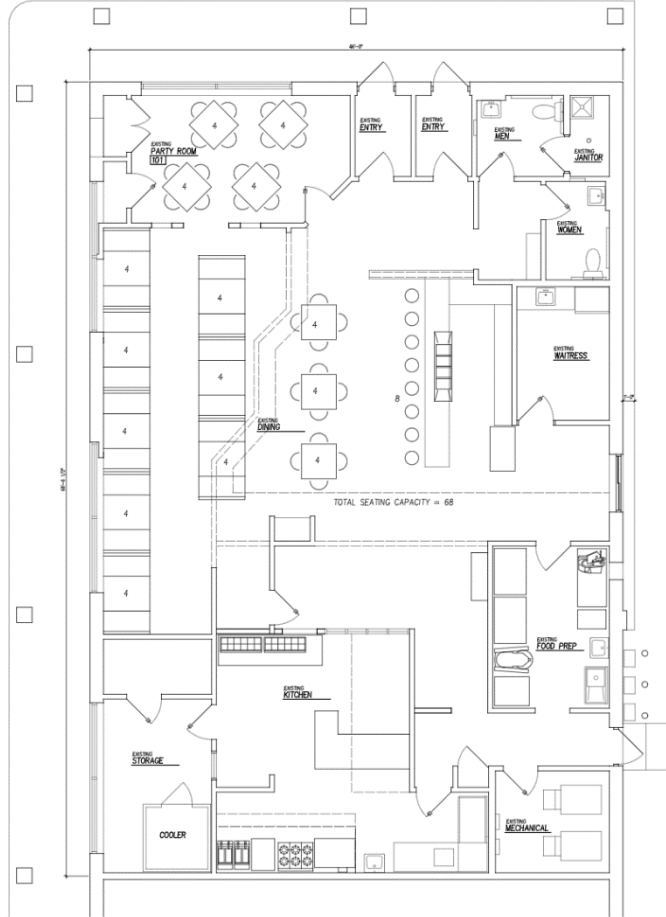
Architectural Plans

With the exception of proposed signage, no architectural changes will be made to the building. The exterior of the building is in fine shape and does not require any updates.



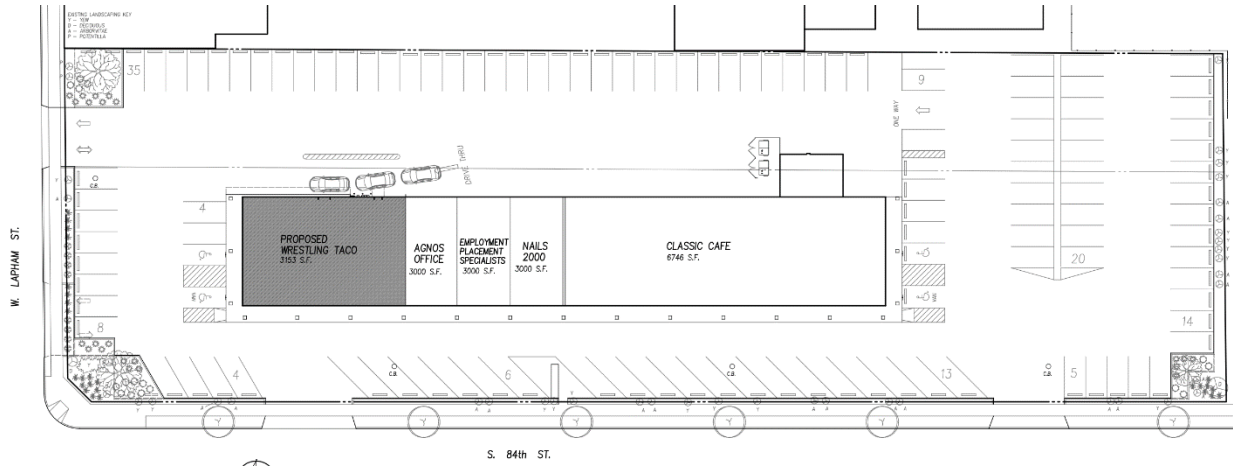
Floor Plan

Wrestling Taco is proposing to remove a few interior walls and a service counter to open the space up. They will also be adding a new bar in the middle of the dining area. Seating capacity is 68 with 8 booths, 7 tables, and 8 spaces at the bar. They will have a separate party room. The space is 3,153 square feet.



Site and Landscaping Plans

There are no proposed site or landscaping improvements. This plan is based on a previous plan that was approved by the Plan Commission two years ago. The landscaping was installed last year. Based on the existing uses parking code requires 76 off-street parking stalls. The property provides 118 stalls, exceeding the parking requirement by 42 stalls.



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.



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 24, 2021
6:00 PM**

Virtual Meeting

Watch: <https://www.youtube.com/user/westalliscitychannel>

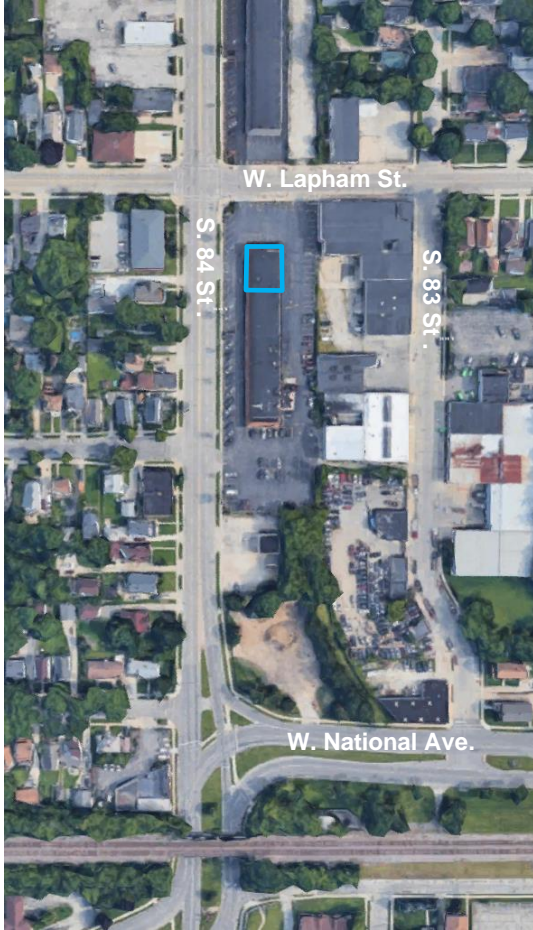
- 3A. Special Use Permit for Wrestling Taco, a proposed restaurant, to be located at 1606 S. 84 St.**
- 3B. Site, Landscaping, and Architectural Plans for Wrestling Taco, a proposed restaurant, to be located at 1606 S. 84 St., submitted by Nicole Deback, d/b/a Wrestling Taco. (Tax Key No. 452-0431-001)**

Items 3A and 3B may be considered together.

Overview & Zoning

Nicole DeBack, owner of Wrestling Taco, applied to open a restaurant at 1606 S. 84 St. Wrestling Taco is a full-service Mexican style restaurant with a bar. They have applied for a Class B Liquor License. The property at 1606 S. 84 St. is zoned C-2 Neighborhood Commercial District. Under the City's Zoning Code, restaurants require a Special Use Permit. The previous tenant, Wisconsin Pizza Authority, was approved for a Special Use Permit in May 2019, but since they have not been in operation for over one year, their special use lapsed, and Wrestling Taco had to apply for a new one. A public hearing regarding the Special Use Permit application for Wrestling Taco is scheduled for April 7, 2021.





1606 S. 84 St. is the former site of Wisconsin Pizza Authority, which is within a multi-tenant commercial building, which was anchored by the former Johnny V's and is now Cafe 84. The former tenant recently built out a kitchen and dining area that is ideal for the new restaurant. The applicant will be adding a bar to the dining room area. The property owner submitted an updated site and landscaping plan within the past two years. The same architects were hired to draft the site and landscaping plan for this submittal.

Hours of operation:

Monday - Friday: 11 am – 11 pm

Saturday: 8 am – 1 am

Sunday: 8 am – 10 pm

The Deback family has previous experience with running a tavern. Wrestling Taco expects dine-in sales to be 80% of the total sales and carry-out to be 20% of sales. Over time, they expect to employ 6-7 people.

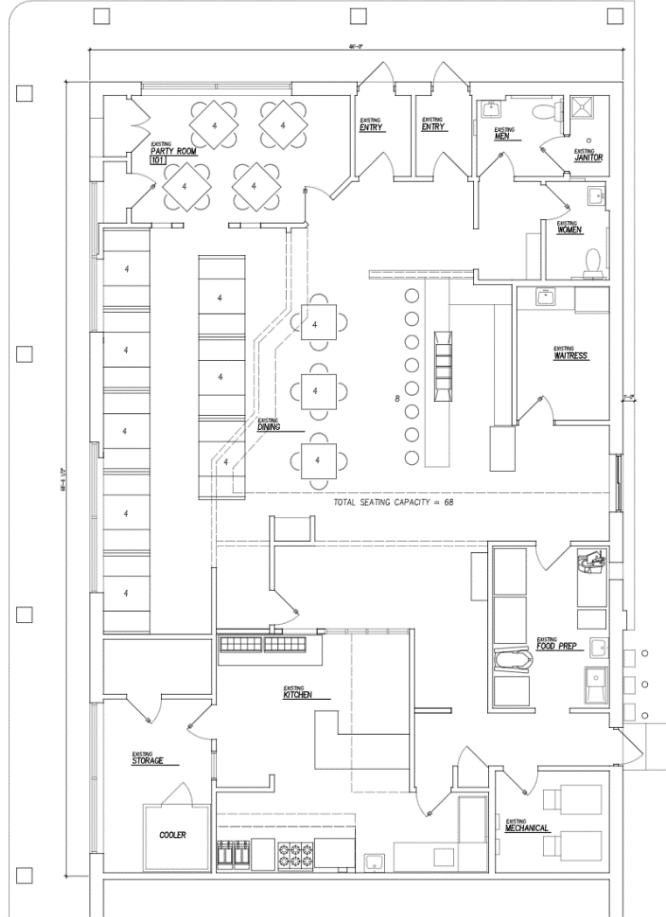
Architectural Plans

With the exception of proposed signage, no architectural changes will be made to the building. The exterior of the building is in fine shape and does not require any updates.



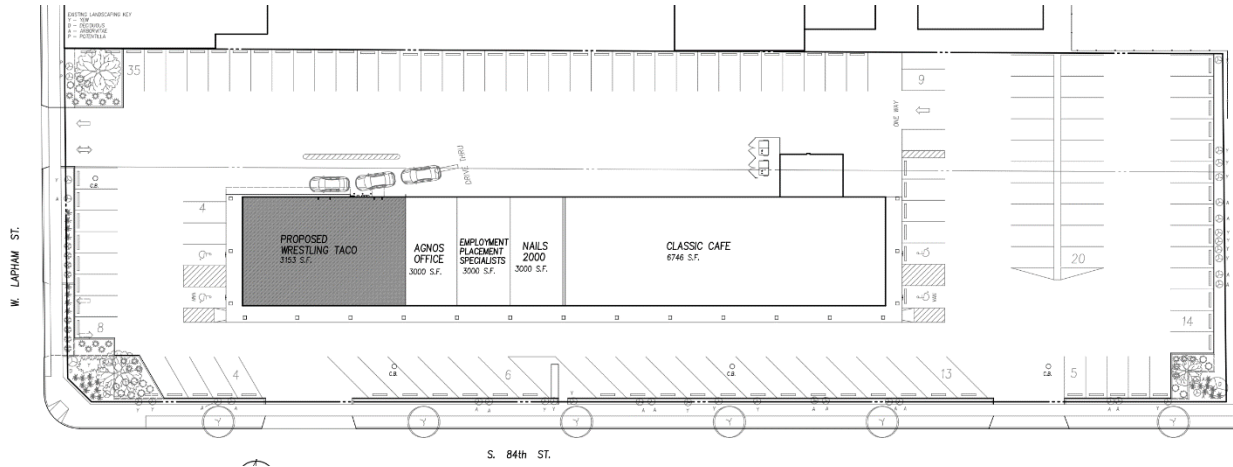
Floor Plan

Wrestling Taco is proposing to remove a few interior walls and a service counter to open the space up. They will also be adding a new bar in the middle of the dining area. Seating capacity is 68 with 8 booths, 7 tables, and 8 spaces at the bar. They will have a separate party room. The space is 3,153 square feet.



Site and Landscaping Plans

There are no proposed site or landscaping improvements. This plan is based on a previous plan that was approved by the Plan Commission two years ago. The landscaping was installed last year. Based on the existing uses parking code requires 76 off-street parking stalls. The property provides 118 stalls, exceeding the parking requirement by 42 stalls.



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.



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 24, 2021
6:00 PM**

Virtual Meeting

Watch: <https://www.youtube.com/user/westalliscitychannel>

4. **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)**

Overview and Zoning

The property owner has an offer to purchase and plans on closing on the property located at 2262 S. 108 St. in mid-April pending City approval. 2262 S. 108 St. is the former site of One Hour Martinizing dry cleaning. The applicant is proposing to operate Wisconsin Vision in the larger of the two commercial spaces. Wisconsin Vision provides eye exams and sells eyeglasses and contact lenses. They plan to have 3-4 employees. The business is considered General Retail and is considered a permitted use in the C-4, Regional Commercial District. They plan to complete work on the property this summer. They plan to demolish the former drive-thru canopy and will close one of the driveways on S. 108 St. Wisconsin DOT has expressed approval of this closure. The applicant will also be removing the old Martinizing sign and replacing it with a conforming freestanding sign.

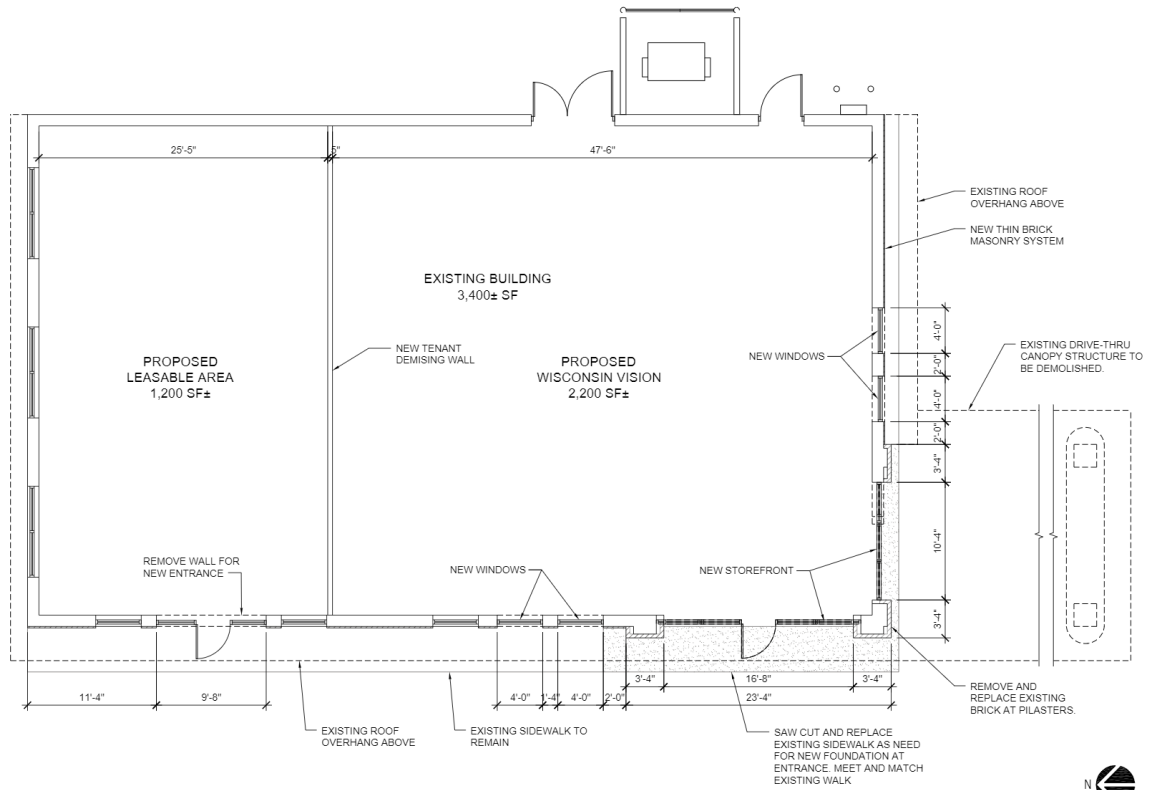


Hours of operation for Wisconsin Vision are:

Monday – Friday	9 am – 7 pm
Saturday	9 am – 3 pm
Sunday	Closed

Floor Plan

Wisconsin Vision is 2,200 square feet and the leasable tenant area is 1,200 square feet. A new wall will be built to divide the two spaces. The existing drive-thru canopy will be demolished. The storefront entrances will be replaced.

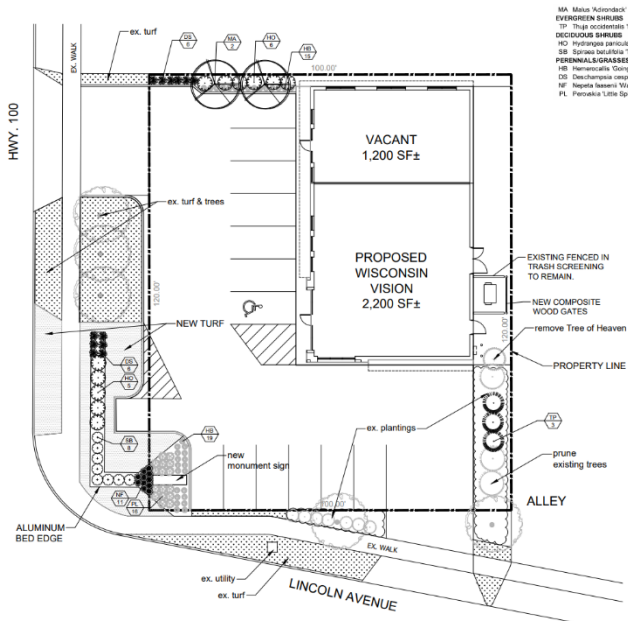


Site and Landscaping Plan

Staff has asked for the closed driveway on S. 108 St. to be landscaped, as well as the area that borders the parking lot on the west side of the property and the applicant has complied. Forestry suggested planting more resistant plants throughout the property. The applicant revised their plan to include those suggestions.

The plan includes a four-sided wooden refuse enclosure. They will be applying for a new freestanding sign to be located at the southwest corner of the property.

The plan includes a four-sided wooden refuse enclosure. They will be applying for a new freestanding sign to be located at the southwest corner of the property.



Parking code requires 11 stalls, and they are providing 14 stalls.

Architecture

The exterior will be covered with two different colors of thin brick veneer. Thin brick is prone to popping off. The manufacturer has assured us saying that their new metal fastening system locks the thin brick into place prior to a thin set mortar being applied. The pop off problem has been essentially eliminated. A new gray asphalt shingle roof will be installed.



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; (c) either enlarging or adding a second refuse enclosure; and (d) indication that a professional

arborist will be hired to prune the existing trees. Contact Tony Giron, at 414-302-8460 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 414-302-8460.
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 414-302-8460.



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 24, 2021
6:00 PM**

Virtual Meeting

Watch: <https://www.youtube.com/user/westalliscitychannel>

- 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)**

Overview

America's Best is an existing eyeglass retail business at 6822 W. Greenfield Ave. in the Towne Centre Shopping Center. is requesting to exceed the Sign Code by 67.65 square feet. This business has a recently approved sign plan for one sign on their east elevation that is 40 square feet. When they first applied, they asked for two signs, but the two signs combined exceeded the maximum square footage allowed, so they decided to use their allowable square footage on one larger 40 square foot sign. Since the business is within a multi-tenant commercial building, we take 1.5 times the measurement of their tenant frontage (30 ft.), which amounts to 45 square feet of maximum square footage allowed.

Signage Plan Appeal Request

America's Best is proposing to install a second sign to the north elevation that is 72.65 square feet. Meaning this proposal is 67.65 square feet over their allowable limit permitted by code.

The applicant's reasoning for the appeal is as follows: "This tenant space has two visible facades that warrant signage to properly identify this space to the vehicular traffic seeking to locate this destination. The sign in question is intended to be a wayfinding device that will assist the motoring public in locating their desired destination in a safe and controlled manner. Without a sign on this elevation, motorists that are arriving to the center from the South 70th Street frontage or the West Washington Street frontage, would have no idea where the America's Best Contacts and Eyeglasses is located within this shopping center. This lack of available information is what leads to motorists focusing less on their primary responsibility of control of their vehicle and more time scanning the environment seeking the information that they need to locate their desired destination. This breakdown in the driver's focus is what often leads to frustrated drivers, erratic driving decisions, and traffic accidents."



Existing and approved sign at east elevation, main entrance



Proposed sign at north elevation



STOREFRONT HEADING SOUTH (FROM W. GREENFIELD AVENUE)

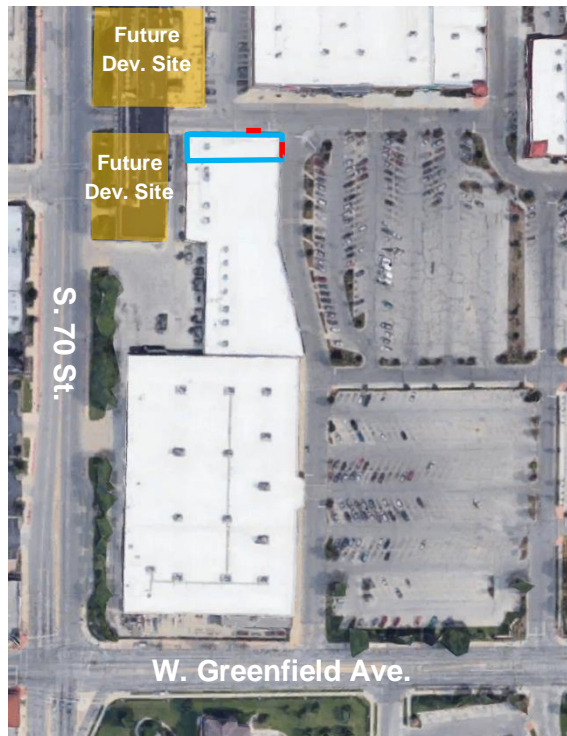


STOREFRONT HEADING EAST (FROM S. 70TH ST. AFTER GOING THRU BUILDING)

Considerations

The Sign Code identifies three criteria to be considered when Plan Commission reviews a request for a sign variance. The criteria and staff's considerations of those criteria (*italicized*) are as follows:

- 1) The sign as proposed will not result in an undue concentration of signage, which renders it difficult or confusing to read existing signs.
 - *The two signs are on different elevations. Staff does not find this to be an undue concentration of signage.*
- 2) The proposed sign is unique and of exceptional design or style so as to enhance the area.
 - *The sign's design and style are favorable to our Code (channel lettering) but is not of a unique or exceptional design that makes it stand apart from other channel letter signage.*
- 3) Site difficulties: unusual site factors preclude the construction of a sign in accordance with this section, which would be visible to the roadway adjacent to the site frontage.
 - *The existing sign is clearly visible from within the Towne Center. The private drive north of America's Best is not considered the roadway adjacent to the site frontage. America's Best does not have an entrance or parking along the north elevation.*



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)