



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, May 26, 2021

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [21-0210](#) April 28, 2021 Draft Minutes

Attachments: [April 28, 2021 Draft Minutes](#)

D. NEW AND PREVIOUS MATTERS

- 2A. [21-0227](#) Special Use Permit for 9242 W. National Ave. Renovation, a proposed mixed, residential and commercial use, to be located at 9242 W. National Ave.

Attachments: [\(SUP-SLA\) 9242 W National Ave.](#)

- 2B. [21-0228](#) Site, Landscaping, and Architectural Plans for 9242 W. National Ave. Renovation, a proposed mixed, residential and commercial use, to be located at 9242 W. National Ave., submitted by Michelle Rothschild, d/b/a National Properties. (Tax Key No. 479-0601-000)

Attachments: [\(SUP-SLA\) 9242 W National Ave.](#)

3. [21-0229](#) Site, Landscaping, and Architectural Plans for Station No. 06 Beer Garden, an existing tavern, located at 6800 W. Becher St., submitted by Mark Lutz, d/b/a Station No. 06. (Tax Key No. 476-0105-000)

Attachments: [Station No. 06. \(SLA\) 6800 W Becher St.](#)

4. [21-0230](#) Site, Landscaping, and Architectural Plans for Element 84 Fenced Dog Space, an existing multi-tenant building, located at 1482 S. 84 St., submitted by Ogden & Company, d/b/a Element 84 Apartments. (Tax Key No. 452-0713-000)

Attachments: [Element 84 Fenced Dog Space \(SLA\) 1482 S 84 St.](#)

5. [21-0231](#) Site, Landscaping, and Architectural Plans for Two (2) - New Construction Duplexes, located at 1938-40 S 55th St and 1942-44 S 55th St, submitted by Ogden & Company, d/b/a Jim Cisco of AMCS, Incorporated (Tax Key No. 474-0024-002 and 474-0025-000)

Attachments: [1938-40 S 55 St & 1942-44 S 55 St \(SLA\) Duplexes](#)

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, April 28, 2021

6:00 PM

City Hall - Virtual
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

- Present** 6 - Wayne Clark, Kathleen Dagenhardt, Brian Frank, Rossi Manka, David Raschka, and Eric Torkelson
Excused 2 - Amanda Nowak, and Ben Holt

Others Attending

Ald. Roadt, Samantha Schneider, Sammy Mahmood, Imran Mahmood, Gary Nagra, Luis Barbosa

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. [21-0182](#) March 24, 2021 Draft Minutes

Attachments: [March 24, 2021 Draft Minutes](#)

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

D. NEW AND PREVIOUS MATTERS

- 2A. [21-0174](#) Special Use Permit for Bread Pedalers, a proposed restaurant, to be located at 1436 S. 92 St.

Attachments: [Bread Pedalers \(SUP-SLA\) 1436 S 92 St.](#)

This matter was Approved on a Block Vote.

- 2B. [21-0175](#) Site, Landscaping, and Architectural Plans for Bread Pedalers, a proposed restaurant, to be located at 1436 S. 92 St., submitted by Andy Lopac, d/b/a Bread Pedalers. (Tax Key No. 451-0228-002)

Attachments: [Bread Pedalers \(SUP-SLA\) 1436 S 92 St.](#)

Items 2A & 2B were taken together.

Tony Giron presented.

Recommendation:

Recommend Common Council approval of the Special Use Permit for Bread Pedalers, a proposed restaurant, to be located at 1436 S. 92 St., and approval of the Site, Landscaping, and Architectural Plans for Bread Pedalers, a proposed restaurant, to be located at 1436 S. 92 St., submitted by Andy Lopac, d/b/a Bread Pedalers. (Tax Key No. 451-0228-002), 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) an updated site and landscaping plan to show the overall property and proposed site features including dimensions, landscape quantities, the size of the beds, location of plants; (b) landscaping in accordance with the City Forester recommendation.. 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 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, Planner at 414-302-8469.*
- 4. Common Council approval of the Special Use (scheduled for May 4, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.*

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

- 5. Sign permit being applied for with Planning and Zoning for compliance review in accordance with the signage ordinance.*
- 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.*

This matter was Approved on a Block Vote.

Passed The Block Vote

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

3A. [21-0176](#)

Special Use Permit for Taqueria El Toro, a proposed restaurant, to be located at 8322 W. Lincoln Ave.

Attachments: [Taqueria El Toro \(SUP-SLA\) 8322 W Lincoln Ave.](#)

This matter was Approved on a Block Vote.

3B. [21-0177](#)

Site, Landscaping, and Architectural Plans for Taqueria El Toro, a proposed restaurant, to be located at 8322 W. Lincoln Ave., submitted by Toribio Perez, d/b/a Taqueria El Toro. (Tax Key No. 477-0660-000)

Attachments: [Taqueria El Toro \(SUP-SLA\) 8322 W Lincoln Ave.](#)

Items 3A & 3B were taken together.

Tony Giron presented.

Plan Commissioners sought confirmation that staff would follow up with the applicant's and their design team on window glazing instead of a masonry infill per item 1(a).

Recommendation:

Recommend Common Council approval of the Special Use Permit for Taqueria El Toro, a proposed restaurant, to be located at 8322 W. Lincoln Ave., and approval of the Site, Landscaping, and Architectural Plans for Taqueria El Toro, a proposed restaurant, to be located at 8322 W. Lincoln Ave., submitted by Toribio Perez, d/b/a Taqueria El Toro. (Tax Key No. 477-0660-000), 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) window glazing alternate to the proposed stone veneer window covering on east and west elevations (Planning recommends glass for consistency in keeping with the original design intent). Details being provided; (b) uncover the upper transom windows on south elevation (for transparency); (c) removal of damaged awning. If a replacement is proposed, details being provided; (d) exterior material and color details being supplied; (e) delineate site surface treatments south of the building (example, outdoor dining area, additional landscaping); (f) parking lot aisle and stall dimensions, food truck staging area location (if applicable), outdoor seating areas, type of seating; (g) edge treatments around proposed landscaping areas (poured curbing is recommended); (h) exterior lighting details. 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 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, Planner at 414-302-8469.*

4. *Common Council approval of the Special Use (scheduled for May 4, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.*

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

5. *Sign permit being applied for with Planning and Zoning for compliance review in accordance with the signage ordinance.*
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.*

This matter was Approved on a Block Vote.

Passed The Block Vote

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

4A. [21-0178](#)

Special Use Permit for State Fair Petro Mart, a proposed automobile convenience store and gas station, to be located at 8404 W. Greenfield Ave.

Attachments: [State Fair Petro Mart \(SUP-SLA\) 8404 W Greenfield Ave.](#)

This matter was Approved on a Block Vote.

4B. [21-0179](#)

Site, Landscaping, and Architectural Plans for State Fair Petro Mart, a proposed automobile convenience store and gas station, to be located at 8404 W. Greenfield Ave., submitted by Gurinder Nagra, d/b/a State Fair Petro Mart. (Tax Key No. 442-0635-000)

Attachments: [State Fair Petro Mart \(SUP-SLA\) 8404 W Greenfield Ave.](#)

Items 4A & 4B were taken together.

Steve Schaer presented.

Plan Commissioners recommended that staff follow up with the City Engineer relative to the new sign's location/orientation on S. 84 St. and W. Greenfield Ave., but otherwise were not opposed to the sign being located within the 20x20-ft vision area.

Recommendation: *Common Council approval of the Special Use Permit for State Fair Petro Mart, a proposed automobile convenience store and gas station and the Site, Landscaping, and Architectural Plans for State Fair Petro Mart, to be located at 8404 W. Greenfield Ave., submitted by Gurinder Nagra, d/b/a State Fair Petro Mart. (Tax Key No. 442-0635-000) subject to the following conditions:*

(Items 1-4 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 revisions in accordance with the City Forester's recommendations; (b) fabric awning sample being provided (plastic awnings not permitted); (c) exterior lighting details being provided. 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 Steve Schaer, City Planner 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 demolition, potential driveway closure, and landscaping be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.*
4. *Common Council approval of the Special use (scheduled for May 4, 2020). Applicant's acknowledgement signature on the Special Use Permit Resolution.*

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

5. *Sign permit being applied for with Planning and Zoning for compliance review in accordance with the signage ordinance. Freestanding sign location being reviewed by the City Engineer.*
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.*

This matter was Approved on a Block Vote.

Passed The Block Vote

A motion was made by Frank, seconded by Manka, to approve all the actions on item nos. 4A & 4B on a Block Vote. The motion carried unanimously.

5. [21-0180](#) Certified Survey Map to split the existing parcel located at 1323 S. 65 St. into two parcels, submitted by Donald Chaput (Tax Key No. 439-0139-002)

Attachments: [Motor Castings \(CSM\) 1323 S 65 St.](#)

Recommendation: *Common Council approval of the Certified Survey Map to split the existing parcel located at 1323 S. 65 St. into two parcels, submitted by Donald Chaput (Tax Key No. 439-0139-002)*

A motion was made by Clark, seconded by Frank, that this matter was Approved. The motion carried by the following vote:

Aye: 6 - Clark, Dagenhardt, Frank, Manka, Raschka, and Torkelson

No: 0

- 6. 21-0181 Presentation on planning and zoning process – application, permit, implementation and compliance.

Attachments: Planning Value Stream

Plan Commissioners requested updates via an email or similar link to progress on projects.

Commissioners also questioned if the new My-Government-Online (MGO) platform would offer a read only viewing capability to monitor progress.

E. ADJOURNMENT

There being no other business, a motion was made by Wayne Clark and seconded by Brian Frank to adjourn the Plan Commission meeting at 7:24 p.m.

The motion carried unanimously.



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**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, May 26, 2021
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- 2A. Special Use Permit for 9242 W. National Ave. Renovation, a proposed mixed, residential and commercial use, to be located at 9242 W. National Ave.**
- 2B. Site, Landscaping, and Architectural Plans for 9242 W. National Ave. Renovation, a proposed mixed, residential and commercial use, to be located at 9242 W. National Ave., submitted by Michelle Rothschild, d/b/a National Properties. (Tax Key No. 479-0601-000)**

Items 2A and 2B may be considered together.

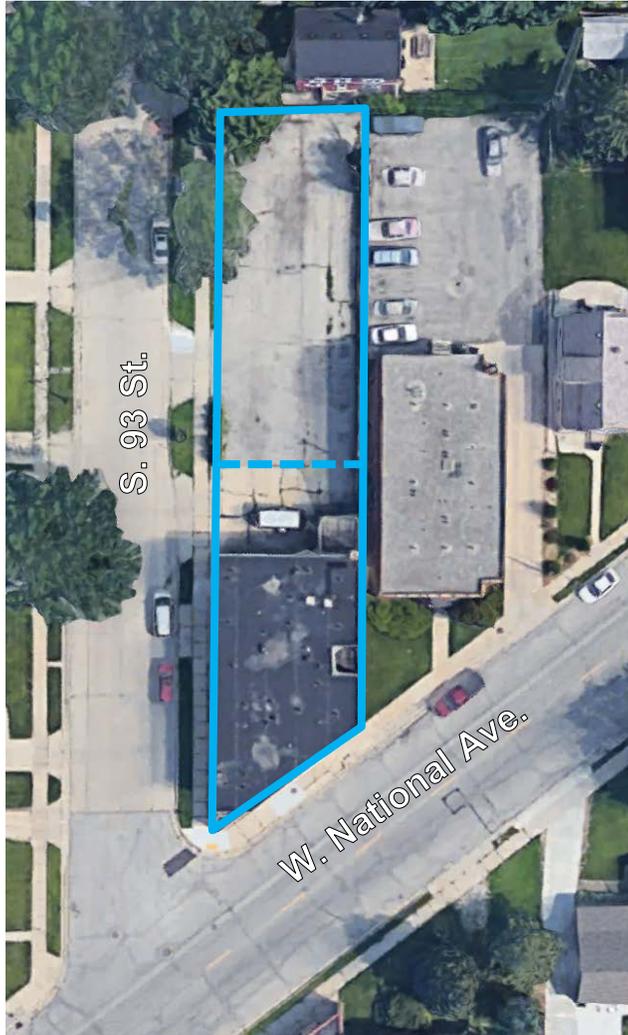
Overview & Zoning

The applicant, Michelle Rothschild, has an offer to purchase the property located at 9242 W. National Ave. pending City approvals and is proposing to renovate the building by converting the second-floor office space back into its original use of a four-unit residential use. The owner intends to occupy a portion of the first-floor commercial space with her real estate office and the other portion will be leased out to a commercial tenant. Once the residential upgrades are made, the new owners will shift their focus upon updating the first-floor area for a commercial tenant.



The site is currently zoned C-2 Neighborhood Commercial District. Changing the commercial use to a mixed-use in the C-2 district requires a Special Use Permit.

History repeats - Although a one-story concrete block building was erected at this location in 1949, it was added onto in 1959-60, which resulted in the building's current appearance. Jerome "Red" Jacomet, was responsible for both the initial construction and the later addition/alteration, which included four apartments on the second floor. It was in this building that he operated "Red's Novelty Company," a firm in the business of distribution and the servicing of "amusement machines," which included juke boxes. As of 1954, the business added cigarette vending and, by no later than 1967, it expanded to include the distribution of "photo machines." The building was then converted by Malott Investments Inc. for commercial office space.



Future use and operations – The proposed use of one of the two vacant commercial space is unknown at this time, but the new owners have indicated that they are seeking a tenant that would support the community's needs. The other commercial space will be the new home of the applicant's real estate company, National Properties. The four office spaces on the second floor will be converted to four market rate apartment units.

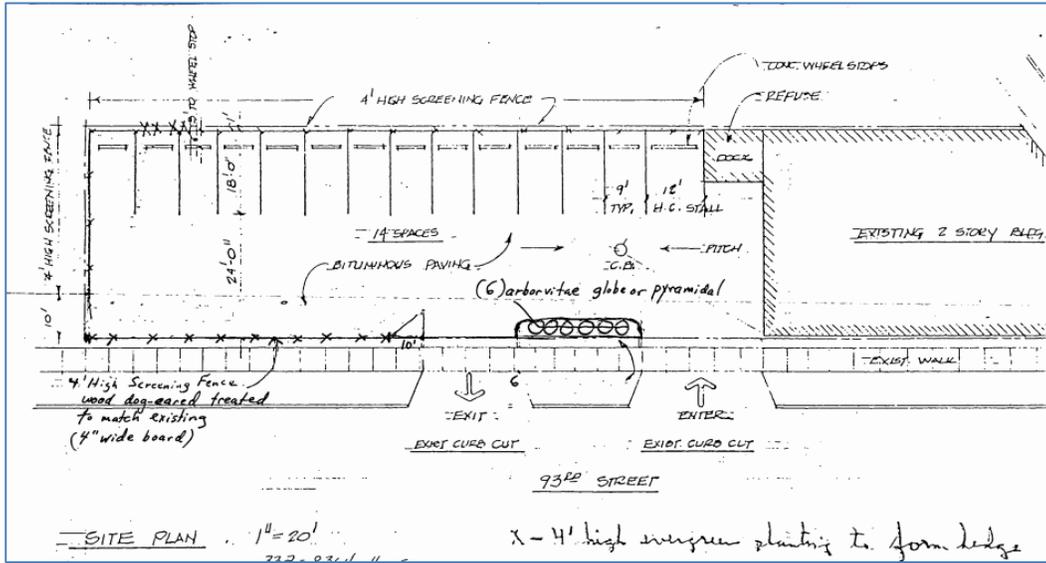
Site Plan

- The applicant is not proposing any changes to the site.
- Staff recommends the creation of a site plan.
- Staff recommends combining the two properties (building and parking lot) with a Certified Survey Map. The applicant has indicated that she plans on doing so.
- Staff recommends the closure of one of the driveway entrances.
- Staff recommends a four-sided refuse enclosure.

Landscaping Plan

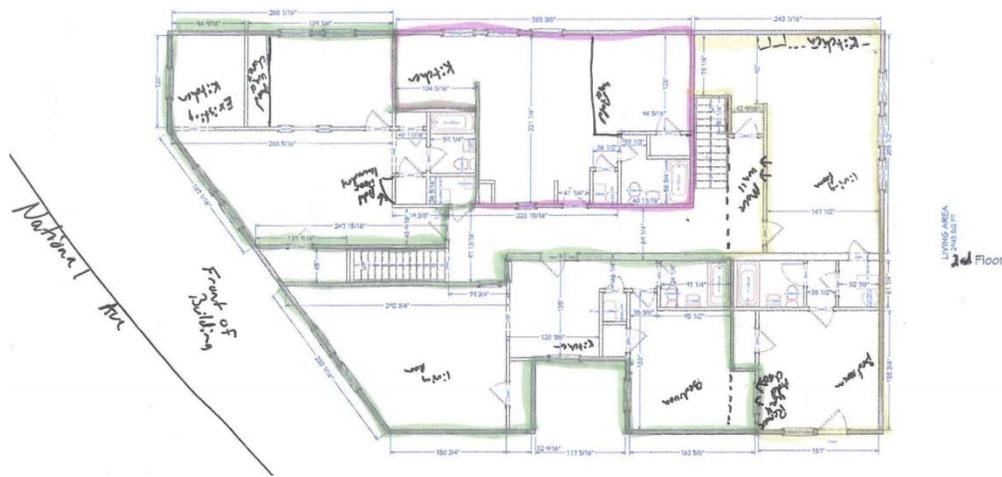
- No new landscaping is proposed. Existing landscaping and wood screen fence will be maintained.
- Staff recommends the creation of a landscaping plan.

Parking – Per zoning code Chapter 12.19, is required to have 10 parking stalls for the general office use on the first floor and 6 parking stalls for four one-bedroom residential dwellings for a total of 16 off-street parking stalls required. Based on a previous site plan for the same property, the parking lot has 14 parking stalls.



Second Level Floor Plan

- 2,943 square feet
- 4 one-bedroom units, each unit will have one bathroom, kitchen, and living room
- Applicant will submit a full detailed floor plan once the property is approved for mixed-use.
- One unit needs very little development as the kitchen and bathroom remained in place and will require minor updating. The other three units remain with the bathroom intact with a full tub and shower. These three units will require a kitchen to be put back in.



Exterior Elevations

- No exterior elevation changes are proposed at this time.
- Applicant has indicated interest in the City's façade improvement program.
- This two-story, flat-roofed building is constructed of concrete block and sheathed with brick. Two angled and inset entrances, each trimmed with small, square tile, are located along the W. National Avenue elevation, along with a band of floor-to-ceiling, plate-glass windows outlined with concrete. The second-floor, one-over-one-light, sash windows are trimmed both above and below with a continuous band of concrete. The elevation along S. 93rd Street originally included two additional entrances; one of which has since been infilled with a window. The east elevation is "notched" at the center, providing for a window well to the interior of the building.



Recommendation: Recommend Common Council approval of the Special use and approval of the Site, Landscaping, and Architectural Plans for 9242 W. National Ave. Renovation, a proposed mixed use (residential and commercial), to be located at 9242 W. National Ave., submitted by Michelle Rothschild, d/b/a National Properties. (Tax Key No. 479-0601-000), subject to the following:

(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 the Department of Development to show the following: (a) a detailed floor plan for both floors; (b) a detailed site and landscaping plan; (c) closure of one of the existing driveways; and (d) location and details of a four-sided refuse enclosure being shown on the site plan. Contact Tony Giron, City Planner at 414-302-8469.
2. A driveway permit being applied for with the City Engineering Department for closure/modification of an existing driveway. Contact Greg Bartelme at (414) 302-8367.
3. Common Council approval of the special use (scheduled for June 15, 2021) and applicant's acknowledgement of the special use resolution.

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

4. Common Council approval of a Certified Survey Map identifying the property as one individual property.
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.



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WEST ALLIS PLAN COMMISSION
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6:00 PM
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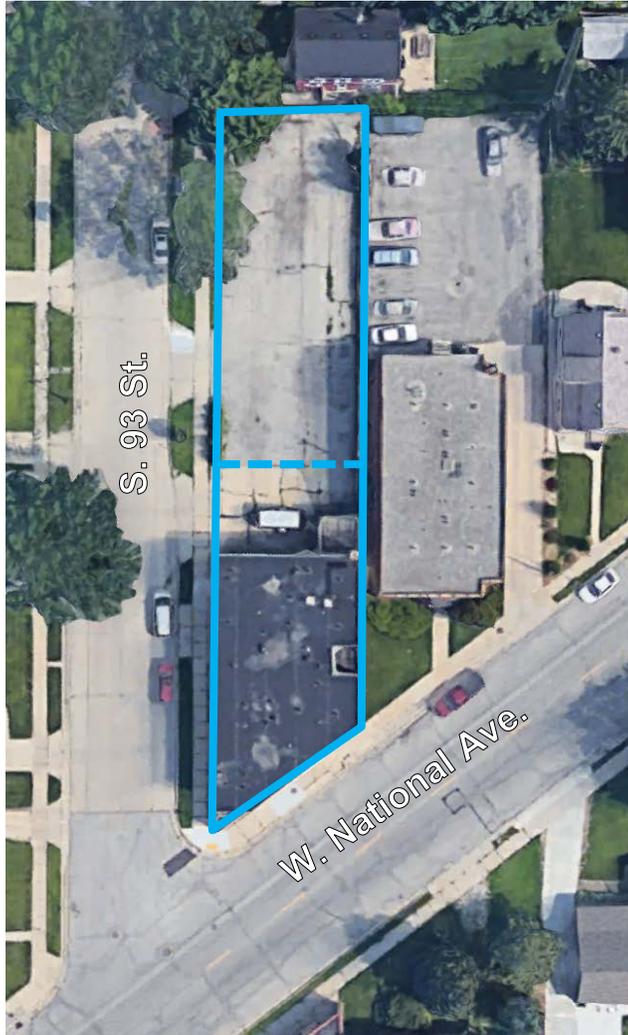
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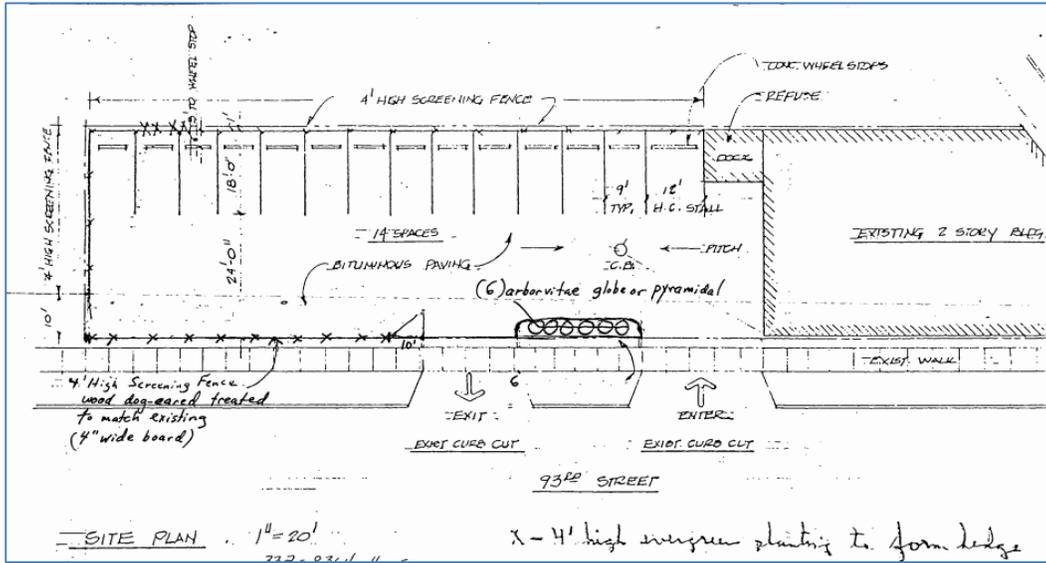
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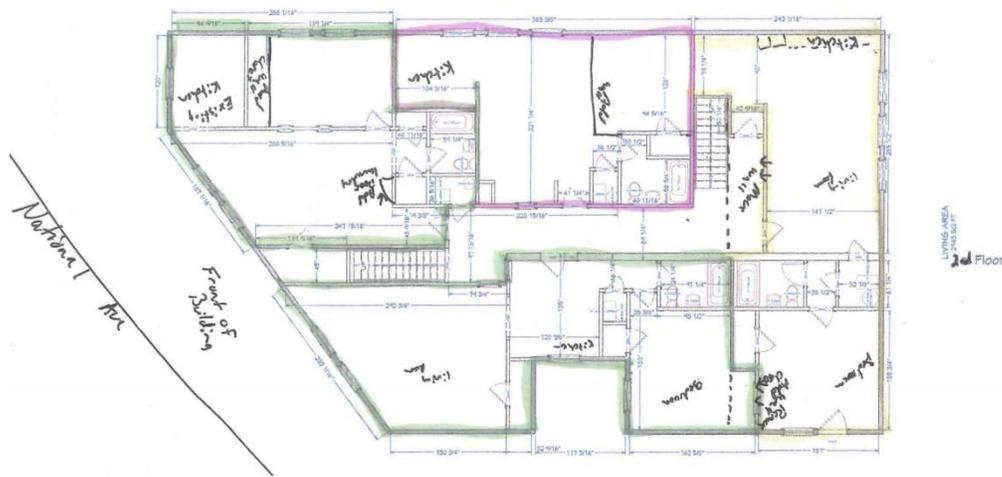
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Exterior Elevations

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- Applicant has indicated interest in the City's façade improvement program.
- This two-story, flat-roofed building is constructed of concrete block and sheathed with brick. Two angled and inset entrances, each trimmed with small, square tile, are located along the W. National Avenue elevation, along with a band of floor-to-ceiling, plate-glass windows outlined with concrete. The second-floor, one-over-one-light, sash windows are trimmed both above and below with a continuous band of concrete. The elevation along S. 93rd Street originally included two additional entrances; one of which has since been infilled with a window. The east elevation is "notched" at the center, providing for a window well to the interior of the building.



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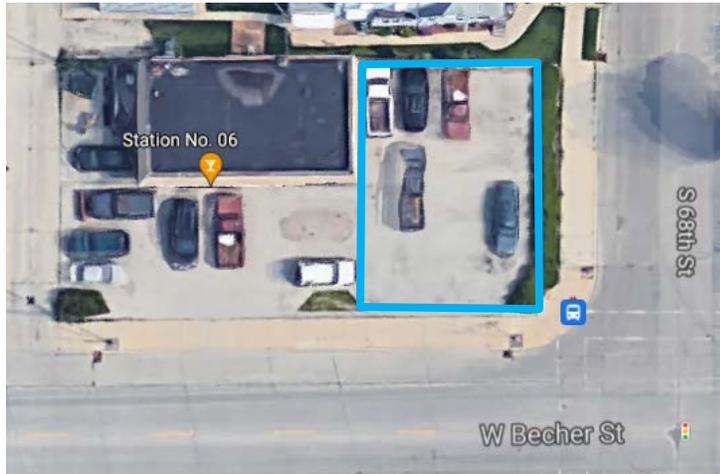
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3. **Site, Landscaping, and Architectural Plans for Station No. 06 Beer Garden, an existing tavern, located at 6800 W. Becher St., submitted by Mark Lutz, d/b/a Station No. 06. (Tax Key No. 476-0105-000)**

Overview and Zoning

Station No. 06 is a four-seasons beer garden on W. Becher St. located just to the east of the West Allis Cheese & Sausage Shoppe, both owned by Mark Lutz.

An existing cedar pergola provides shade over the stone patio and gas fire pits. Last year, an outdoor grill was approved and located just northeast of the building.



Beer Garden

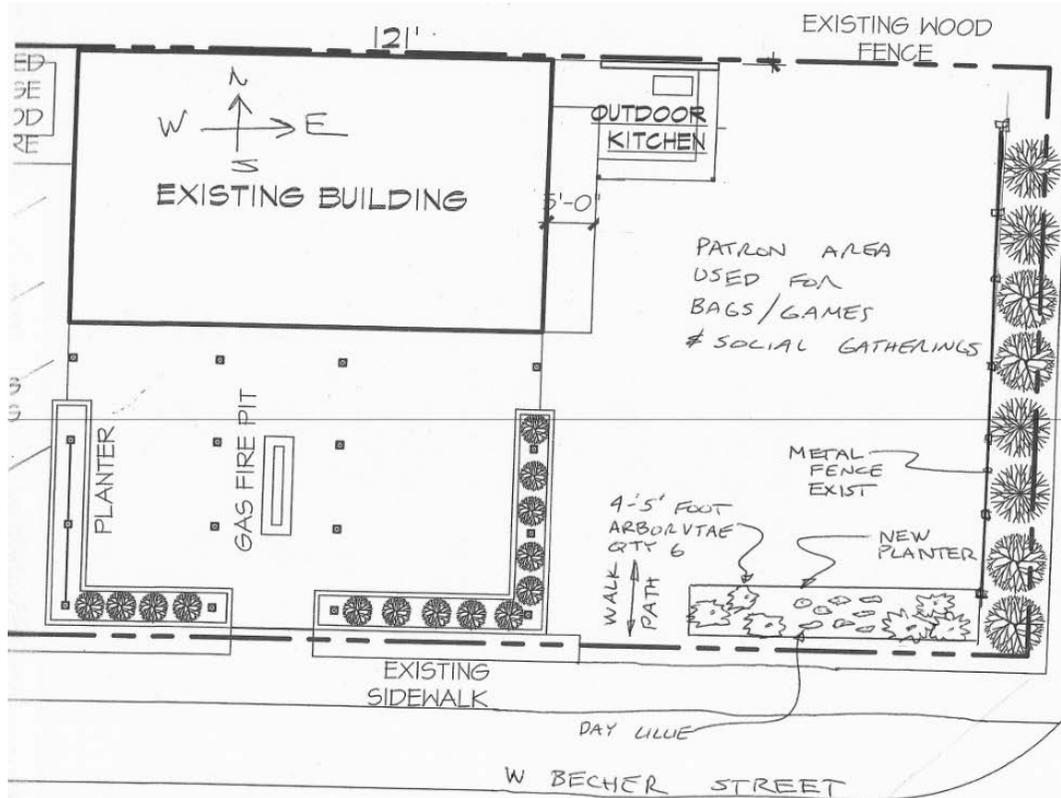
This site plan amendment to the existing paved surface east of the building will encompass use of the entire existing parking lot. Currently there are three difficult to navigate parking stalls that the applicant would like to remove, so that he may extend the entire lot for patron use. The two existing driveways will be closed and thus create four more parking spaces on the street.



The additional space will be used as space for socializing, games like bag toss, space for dogs and bicycles, and any events or small gatherings. There is no plan for additional permanent seating.

Landscaping

A four-foot-wide planter will be installed (saw cut asphalt w/ soil amendments) across the south entrance of the lot parallel to W. Becher St. with a five-foot-wide walk through for customers. Several perennial plants will be installed along with 5-8 shrubs to compliment the existing landscaping. Landscaping plants near the intersection will be lower growing varieties.



Mr. Lutz is aware that he will need to apply for the necessary extension of licensed premise with the City Clerk's Office.

Recommendation: Approve the Site, Landscaping, and Architectural Plans for Station No. 06 Beer Garden, an existing tavern, located at 6800 W. Becher St., submitted by Mark Lutz, d/b/a Station No. 06. (Tax Key No. 476-0105-000) subject to the following conditions:

(Items 1 through 5 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) updated landscaping plan (species subject to City Foresters recommendation); (b) specify edging around new landscaping area; (c) ADA stall being shown within the parking area on the west side of the building. 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.
4. Driveway permit being applied for with the City Engineering Department for closure/modifications to existing driveway openings. Contact Greg Bartleme at (414) 302-8367.
5. Application being made with the City Clerk's Office for necessary licensed extension of premise.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, May 26, 2021
6:00 PM
City Hall – Room 128

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

4. **Site, Landscaping, and Architectural Plans for Element 84 Fenced Dog Space, an existing multi-tenant building, located at 1482 S. 84 St., submitted by Ogden & Company, d/b/a Element 84 Apartments. (Tax Key No. 452-0713-000)**

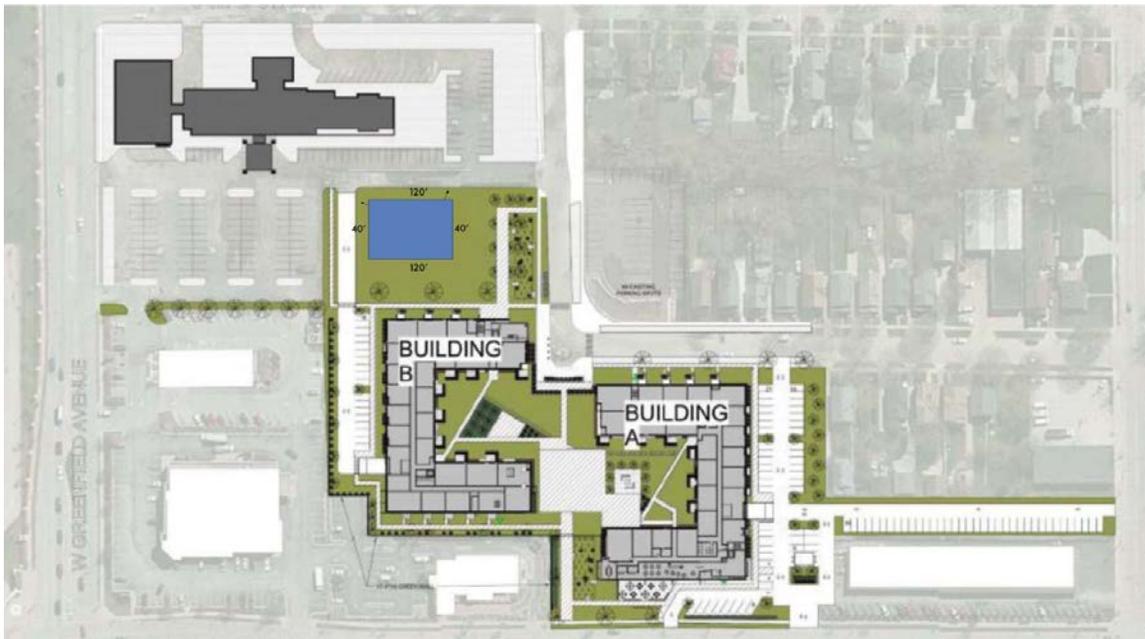
Overview and Zoning

The Element 84 upscale apartment development was approved by the City in 2016 and features a pair of four-story buildings with a combined 203 apartments and 3,500 square feet of street-level commercial space. Ogden & Co. have developed it on about 5 acres east of S. 84 St. and south of W. Greenfield Ave.

Community amenities include a fitness center, bike storage, car wash, pet washing station, clubhouse, and a community courtyard with pool and grill stations. They are now proposing to add a fenced dog area in the northeast corner of their property.

Fenced Dog Area

The existing use of this part of the property is green space. The proposed fenced in area is 4,800 square feet (40-ft x 120-ft). The 5-foot-high fence will be a black aluminum four-rail style. The fence will match the pool fence that they currently use (pictured below). A wire mech will be installed on the lower two feet of the fence for smaller dogs to not fit through. The dog park will only be allowed to be used by residents only. Hours of operation will be every day from 7 am to 8 pm.





Recommendation: Approve the Site, Landscaping, and Architectural Plans for Element 84 Fenced Dog Space, an existing multi-tenant building, located at 1482 S. 84 St., submitted by Ogden & Company, d/b/a Element 84 Apartments. (Tax Key No. 452-0713-000) subject to a revised Site, Landscaping, and Architectural details/plans being submitted to and approved by the Planning & Zoning office to show the following: (a) a detail of proposed fence type; and (b) indication of hours of operation. Contact Tony Giron, at 414-302-8460 with any questions.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, May 26, 2021
6:00 PM
City Hall – Room 128

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

5. Site, Landscaping, and Architectural Plans for Two (2) - New Construction Duplexes, located at 1938-40 S 55th St and 1942-44 S 55th St, submitted by Ogden & Company, d/b/a Jim Cisco of AMCS, Incorporated (Tax Key No. 474-0024-002 and 474-0025-000)



Overview and Zoning

The applicant is proposing to construct a two-bedroom, one-bathroom duplex on a 30-ft. x 120-ft. lot on the east side of S. 55 St. The development will also include the construction of a two-car garage (18-ft. x 20-ft.) with an outdoor concrete slab located just off the alley. The property is zoned RB-2 Residence District, which permits duplexes upon approval of a site, landscaping and architectural review.

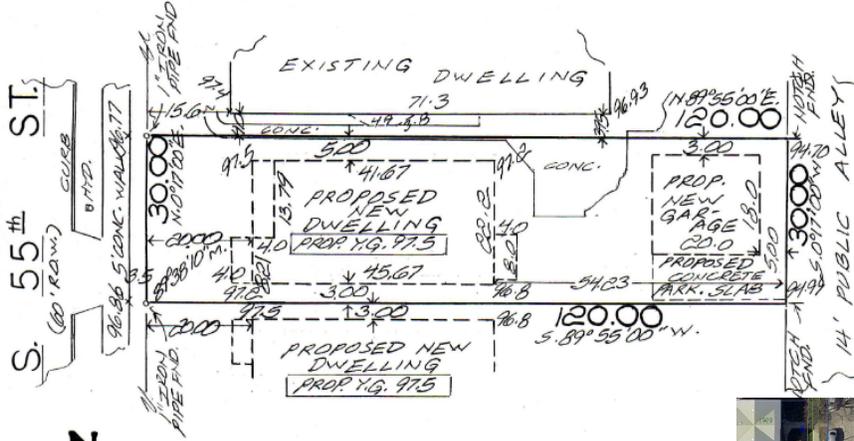
Site Landscaping and Architecture

The architectural features of each home include off-set gabled roof designs, a front porch and a detached garage with alley access typical of similar homes in the neighborhood. The front elevation of the homes will feature a stone veneer on the front porch columns and cedar supports. The building will be clad with either vinyl siding or an cementitious siding. In addition to lawn areas an ornamental tree and perennial landscaping area will be integrated into the front yard of each duplex. Each duplex has a contrasting color scheme (see samples below).

Location of Property 1938-40 South 55th Street, West Allis, WI

Description of Property

Lot 14 in Block 1 in McGEACH MEADOWS, being a part of the Southwest ¼ of Section 2, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

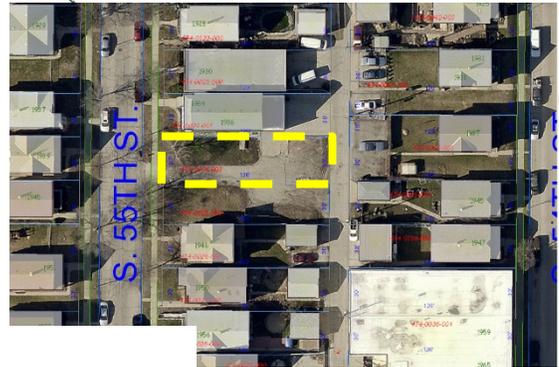


SCALE: 1" = 20'

91.5 - INDICATES EXISTING SPOT GRADES, ELEVATIONS TO TENTHS ARE GROUND ELEV.

PROPOSED YARD GRADE IS SUGGESTED ONLY & IS SUBJECT TO THE APPROVAL OF THE OWNER/BUILDER & THE CITY OF WEST ALLIS

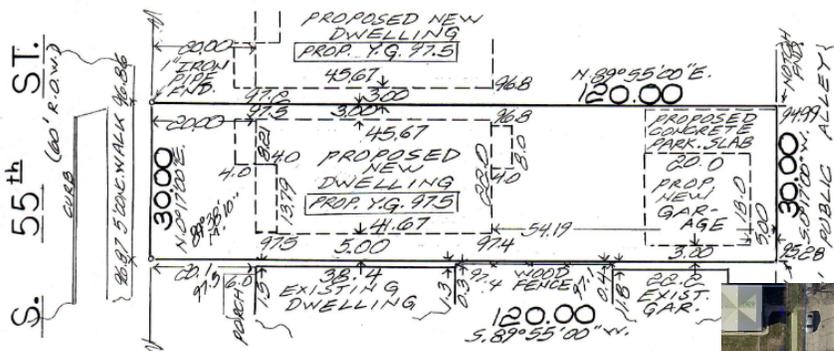
PROP. DWELLING NOT STAKED IN FIELD



Location of Property 1942-44 South 55th Street, West Allis, WI

Description of Property

Lot 15 in Block 1 in McGEACH MEADOWS, being a part of the Southwest ¼ of Section 2, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.



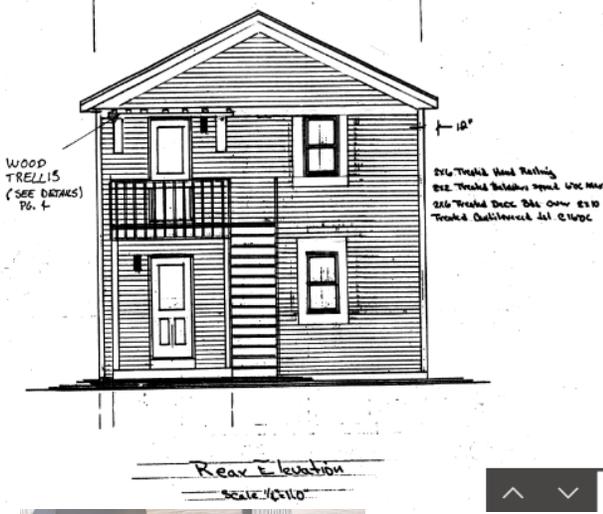
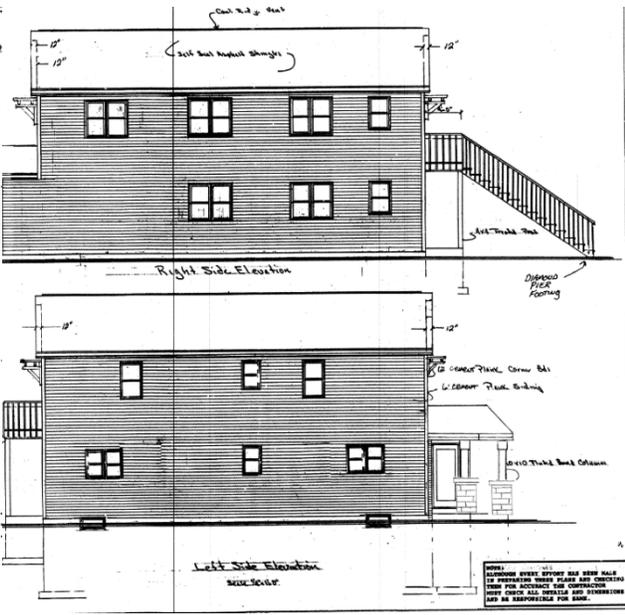
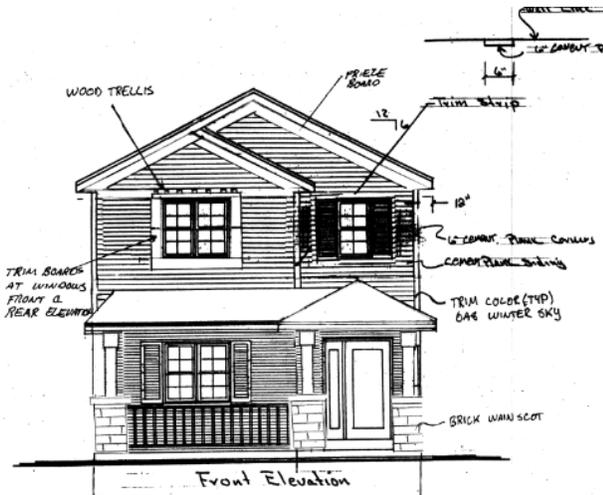
SCALE: 1" = 20'

91.5 - INDICATES EXISTING SPOT GRADES, ELEVATIONS TO TENTHS ARE GROUND ELEV.

PROPOSED YARD GRADE IS SUGGESTED ONLY & IS SUBJECT TO THE APPROVAL OF THE OWNER/BUILDER & THE CITY OF WEST ALLIS

PROP. DWELLING NOT STAKED IN FIELD





Recommendation: Approve the Site, Landscaping and Architectural Plans Site, Landscaping, and Architectural Plans for Two (2) - New Construction Duplexes, located at 1938-40 S 55th St and 1942-44 S 55th St, submitted by Ogden & Company, d/b/a Jim Cisco of AMCS, Incorporated (Tax Key No. 474-0024-002 and 474-0025-000) subject to the following conditions being submitted to the Planning and Zoning office: (a) window trim being consistently applied around all four sides of the building (windows and doors); (b) confirmation that exterior materials on garage are consistent with main building (house) materials; (c) walkways on sites being shown (from city sidewalk to front porch & garage to house); (d) landscaping details (tree and perennial plantings) being provided. Contact Steven Schaer at 414-302-8460 with any questions.