



# City of West Allis

## Meeting Minutes

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

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Wednesday, September 22, 2021

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

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

#### Others Attending

Bill Conine, Jacob Clark, Casey Rataczak

#### Staff

Steve Schaer, AICP, Manager of Planning and Zoning  
Tony Giron, AICP, Planner  
Zac Roder, Planner

#### C. APPROVAL OF MINUTES

1. [21-0407](#) August 25, 2021 Draft Minutes

**Attachments:** [August 25, 2021 Draft Minutes](#)

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

#### D. NEW AND PREVIOUS MATTERS

- 2A. [21-0426](#) Special Use Permit for a proposed restaurant expansion for Camino, an existing restaurant, located at 7211-13 W. Greenfield Ave.

**Attachments:** [\(SUP-SLA\) Camino - 7211-13 W Greenfield Ave](#)

- 2B. [21-0427](#) Site, Landscaping, and Architectural Plans for a proposed restaurant expansion for Camino, an existing restaurant, located at 7211-13 W. Greenfield Ave., submitted by Casey Rataczak d/b/a Caminobarwestallis LLC (Tax Key No. 453-0089-000).

**Attachments:** [\(SUP-SLA\) Camino - 7211-13 W Greenfield Ave](#)

This matter was Approved on a Block Vote.

#### Passed The Block Vote

Items 2A & 2B were taken together.

Tony Giron presented.

**Recommendation:** Common Council approval of the Special Use Permit for a proposed addition to Camino, an existing restaurant, located at 7211-13 W. Greenfield Ave. and approval of the Site, Landscaping, and Architectural Plans submitted by Casey Rataczak d/b/a Caminobarwestallis LLC (Tax Key No. 453-0089-000), 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. Common Council approval of the Special Use (scheduled for October 19, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.

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

3. [21-0408](#)

Site, Landscaping and Architectural Plans for Lincoln Contractors, an existing equipment rental business, located at 11111 W. Hayes Ave., submitted by Jacob Clark, d/b/a Lincoln Contractors. (Tax Key No. 484-9999-013)

**Attachments:** [\(SLA\) Lincoln Contractors - 11111 W Hayes Ave](#)

Zac Roder presented.

**Recommendation:** Approve the Site, Landscaping and Architectural Plans for Lincoln Contractors, an existing equipment rental business, located at 11111 W. Hayes Ave., submitted by Jacob Clark, d/b/a Lincoln Contractors. (Tax Key No. 484-9999-013) 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. Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, per Building Inspections and Neighborhood Services Department. Contact Mike Romans, Plumbing Inspector at 414-302-8413.

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

4. [21-0409](#)

Site, Landscaping and Architectural Plans for Mattox Plumbing, an existing commercial improvement business, located at 1634 S. 108 St., submitted by Robert Arend, d/b/a Mattox Plumbing. (Tax Key No. 449-9981-015)

**Attachments:** [\(SLA\) Mattox Plumbing - 1634 S 108 St](#)

Zac Roder presented.

**Recommendation:** Approve the Site, Landscaping, and Architectural Plans for Mattox Plumbing, an existing commercial improvement business, located at 1634 S. 108 St., submitted by Robert Arend, d/b/a Mattox Plumbing. (Tax Key No. 449-9981-015) 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 and approved by the Planning & Zoning program to show the following: a) color of exterior paint; b) landscaping plan approved by Forestry. Contact Tony Giron, at 414-302-8460 with any questions.
2. 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.

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

5. [21-0410](#) Signage Plan Appeal for All State, a proposed business office, to be located at 1545 S. 84 St., submitted by Melissa Cataldo, d/b/a All State. (Tax Key No. 451-0521-000)

**Attachments:** [\(SIGN\) Allstate - 1545 S 84 St](#)

*Tony Giron presented.*

*Recommendation: Recommend approval of the Signage plan appeal for Allstate, a proposed business office, to be located at 1545 S. 84 St., submitted by Melissa Cataldo, d/b/a Allstate. (Tax Key No. 451-0521-000).*

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

6. [21-0428](#) Extension of time for The Lifeway Church, an existing religious institution, located at 7515 W. National Ave., submitted by Andrew McLean, d/b/a The Lifeway Church. (Tax Key No. 453-0408-001)

**Attachments:** [\(Ext\) The LifeWay Church - 7515 W National Ave](#)

*Tony Giron presented.*

*The committee requested a progress schedule be presented at the next schedule Plan Commission Meeting.*

*Recommendation: Approve the extension of time for The Lifeway Church, an existing religious institution, located at 7515 W. National Ave., submitted by Andrew McLean, d/b/a The Lifeway Church. (Tax Key No. 453-0408-001) subject to the following:*

- (a) Landscaping buffered areas around the perimeter of the parking lot and coordinating with our City Forester on an appropriate salt/snow tolerant landscaping species within the landscaping areas (buffer zones); (b) a schedule indicating the proposed start and completion date of the scope of site, landscaping and architectural

*improvements.*

*(b) Applicant and/or staff to report back to the Plan Commission on item 1(a)&(b) above.*

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

7. [21-0429](#) Architectural Plan Amendments for murals of original artwork on existing buildings located at 5901 W. Burnham St., 6012 W. Burnham St., and S. 65 St. and W. Becher St. (north of the railroad on the west side of the street), submitted on behalf of the West Allis Artscape Committee, the West Allis Living Streets project, and Kasten Mural Co. (Tax Key No. 455-0094-000, 454-0618-001).

**Attachments:** [Living Streets Mural Locations](#)

*Tony Giron presented.*

***Recommendation:*** *Approval of the Architectural Plan Amendments for murals of original artwork on existing buildings located at 5901 W. Burnham St., 6012 W. Burnham St., and S. 65 St. and W. Becher St. (north of the railroad on the west side of the street), submitted on behalf of the West Allis Artscape Committee, the West Allis Living Streets project, and Kasten Mural Co. (Tax Key No. 455-0094-000, 454-0618-001).*

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

8. [21-0411](#) Discussion item relative to existing and proposed rezoning of certain properties along the HWY 100 corridor.

*Discussion ensued with questions being answered by staff.*

*No action as this is a discussion item.*

*An ordinance will be presented to Plan Commission at the next meeting date and then followed by a Common Council public hearing.*

**This matter was Discussed.**

## **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 6:40 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.