



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, September 22, 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. [21-0407](#) August 25, 2021 Draft Minutes

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

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](#)
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](#)
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](#)
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](#)

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](#)

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](#)

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

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, August 25, 2021

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

Present 8 - Wayne Clark, Kathleen Dagenhardt, Brian Frank, Rossi Manka, Amanda Nowak,
David Raschka, Eric Torkelson, and Jessica Katzenmeyer
Excused 1 - Ben Holt

Others Attending

Ald. Roadt, Keisha Jefferson, Koz Architecture, Mike Blaeser, Paul George

Staff

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

C. APPROVAL OF MINUTES

1. [21-0339](#) July 28, 2021 Draft Minutes

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

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

D. NEW AND PREVIOUS MATTERS

- 2A. [21-0348](#) Special Use Permit for a proposed daycare, within a portion of the existing multi-tenant shopping center, located at 11112 W. National Ave.

Attachments: [\(SUP-SLA\) Daycare Center - 11112 W National Ave](#)

This matter was Approved on a Block Vote.

- 2B. [21-0349](#) Site, Landscaping, and Architectural Plans for a proposed daycare, within a portion of the existing multi-tenant shopping center, located at 11112 W. National Ave., submitted by Keisha Jefferson, d/b/a West Allis Center for Early Education. (Tax Key No. 520-9999-003).

Attachments: [\(SUP-SLA\) Daycare Center - 11112 W National Ave](#)

Items 2A & 2B were taken together.

Tony Giron presented.

Discussion ensued with questions being answered by staff and the applicant. Plan Commission was concerned about outdoor play area and traffic safety.

Recommendation: Recommend Common Council approval of the Special Use Permit for Daycare Center, a proposed education facility, to be located at 11112 W. National Ave., and approval of the Site, Landscaping, and Architectural Plans for Daycare Center, a proposed education facility, to be located at 11112 W. National Ave., submitted by Keisha Jefferson, d/b/a West Allis Center for Early Education. (Tax Key No. 520-9999-003), subject to the following conditions:

(Items 1 through 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) removal of the angled parking stall west/behind the children's play area; (b) landscaped barrier being added around the new outdoor children's play area; (c) reevaluate quantity of ADA stalls needed for entire property; (d) color details of the repaint; and (d) indication that the fencing on the refuse enclosures will be repaired or replaced. Contact Tony Giron, Planner at 414-302-8469.
2. Common Council approval of the Special Use (scheduled for September 7, 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)

3. Sign permit being applied for with Planning and Zoning for compliance review in accordance with the signage ordinance.
4. 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 Frank, to approve all the actions on item nos. 2A & 2B on a Block Vote. The motion carried unanimously.

- 3A. [21-0350](#)** Special Use Amendment for a proposed kitchen addition to the Bake Sale, an existing café, located at 6923 W. Becher St.

Attachments: [\(SUP-SLA\) The Bake Sale - 6923 W Becher St](#)

This matter was Approved on a Block Vote.

- 3B. [21-0351](#)** Site, Landscaping, and Architectural Plans for a proposed kitchen addition to the Bake Sale, an existing café, located at 6923 W. Becher St., located at 6923 W. Becher St., submitted by Mark Lutz, d/b/a Lutz Land Management, LLC (Tax Key No. 476-0203-900).

Attachments: [\(SUP-SLA\) The Bake Sale - 6923 W Becher St](#)

Items 3A & 3B were taken together.

Steve Schaer presented.

Discussion ensued regarding the variance and setback requirements and whether the neighbors have been reached out to prior to the Public Hearing.

Recommendation: Common Council approval of the Special Use Permit for a proposed kitchen addition to the Bake Sale, an existing café, located at 6923 W. Becher St. and approval of the Site, Landscaping, and Architectural Plans submitted by Mark Lutz d/b/a Lutz Land Management (Tax Key No. 476-0203-900), subject to the following conditions:

(Items 1 through 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 Department of Development to show the following: (a) ~~permit application being made for an ADA accessible street parking stall along W. Becher St.;~~ (b) ~~updated addition floor plans to indicate equipment and fixture layouts.~~ Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
2. Common Council approval of the Special Use (scheduled for September 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 Clark, seconded by Katzenmeyer, to approve all the actions on item nos. 3A & 3B on a Block Vote. The motion carried unanimously.

4. [21-0352](#)

Site, Landscaping, and Architectural Plans for Wendy's, an existing restaurant, located at 10933 W. Greenfield Ave., submitted by Michael Blaeser, d/b/a Blaeser Construction. (Tax Key No. 448-9993-005)

Attachments: [\(SLA\) Wendy's - 10933 W Greenfield Ave.](#)

Tony Giron presented.

Discussion ensued. The applicant requested Plan Commission strike the staff recommendation for added landscaping due to cost and maintenance concerns. Staff advocated for the recommended landscaping as it is in line with site, landscaping and architectural guidelines, the Hwy 100 study and the Comp plan.

Recommendation: Approve the Site, Landscaping, and Architectural Plans for Wendy's, an existing restaurant, located at 10933 W. Greenfield Ave., and submitted by Michael Blaeser, d/b/a Blaeser Construction. (Tax Key No. 448-9993-005) 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) a pedestrian connection to Festival Foods on the west side of their property; (b) shrubs and/or perennials be planted along the west side of the building; (c) a reduction in parking stalls in exchange for added landscaping; (d) railing repair/replacement on west entry; and (e) schedule for implementing final Plan Commission recommendations. 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.

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

5. [21-0353](#) Signage plan for Wisconsin Vision to accept the proposed monument sign location on site at 2262 W. Lincoln Ave. submitted by Wisconsin Vision (Tax Key No. 480-027-0000).

Attachments: [\(SIGN\) Wisconsin Vision - 2262 W Lincoln Ave](#)

Tony Giron presented.

Discussion ensued regarding traffic and the remaining right turn lane.

Recommendation: Approve the signage plan appeal for Wisconsin Vision to accept the proposed monument sign location on site at 2262 S. 108 St.. submitted by Wisconsin Vision (Tax Key No. 480-027-0000)

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

6. [21-0354](#) Discussion item relative to August 18, 2021 public informational meeting relative to existing and proposed rezoning of certain properties along the Hwy 100 corridor.

Tony Giron provided an update to the committee.

This matter was Discussed.

- 7. [21-0355](#) Completed project updates:
 - a. Festival Foods, 11111 W. Greenfield Ave.
 - b. Aspen Dental, 10757 W. Cleveland Ave.
 - c. UHS/Granite Hills Hospital, 1706 S. 68 St.
 - d. Meinerz office building, 7020 W. National Ave.
 - e. The Gage event space, 1135-39 S. 70 St.
 - f. Wrestling-Taco restaurant, 1606 S. 84 St.
 - g. Piece of Love flowers, coffee and cake, 6768 W. Lincoln Ave.
 - h. Petes Pops 1977 S. 71 St.

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 6:55 p.m.

The motion carried unanimously.



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STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 22, 2021
6:00 PM
City Hall – Room 128

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

- 2A. Special Use Permit for a proposed restaurant expansion to Camino, an existing restaurant, located at 7211-13 W. Greenfield Ave.**
- 2B. Site, Landscaping, and Architectural Plans for a proposed restaurant expansion to 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).**

Items 2A and 2B may be considered together.

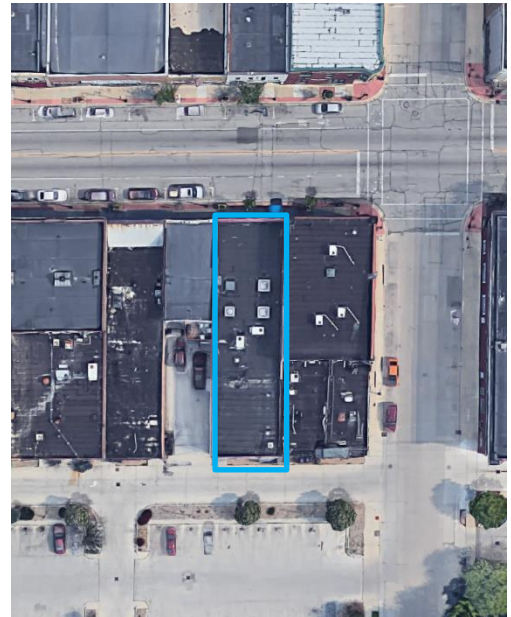
Overview & Zoning

The owner of Camino is proposing to update the property located at 7211-13 W. Greenfield Ave. The applicant is proposing to expand the existing restaurant (located at 7211 W. Greenfield Ave.) into the adjacent space in the same building. A vape shop was formerly in this tenant space at 7213 W. Greenfield Ave. In this 1,221 SF space, the applicant will expand the restaurant’s prep kitchen and dining area. This will create room for overflow seating and special event space to host holiday parties or private groups. The business will be hiring 4-5 new employees to help staff the expanded restaurant.

The business is a restaurant use and is considered a special use in the C-1 Central Business District.

The existing hours of operation are not changing:

- Monday – Thursday: 11am – 10pm
- Friday: 11am – 11 pm
- Saturday: 10 am – 11 pm
- Sunday: 10 am – 10 pm

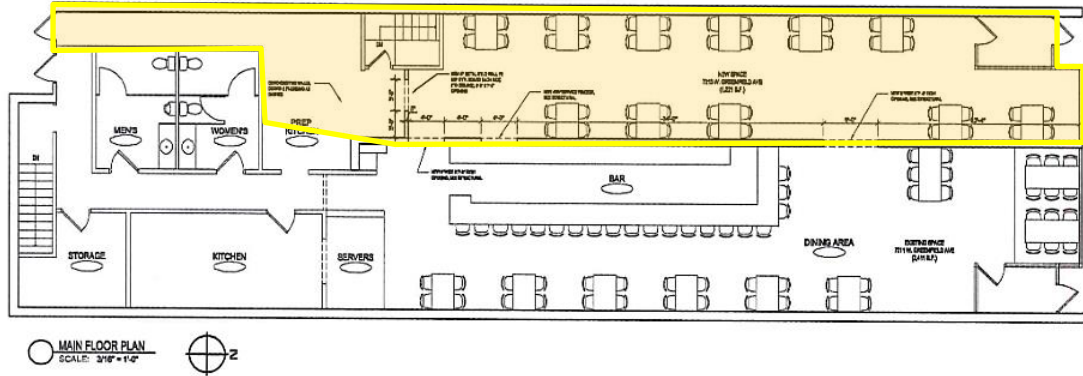


A public hearing regarding the Special Use Permit application for the proposed restaurant expansion into 7213 W. Greenfield Ave. will be scheduled for October 19, 2021.

Floor Plan

The proposed 1,221 SF restaurant expansion will bring the restaurant into the Western portion of the existing building. The applicant will create 2 new doorways to connect the spaces. The applicant will also install new flooring, update electrical and plumbing, remove several existing walls, and remove a small bathroom to create space for the prep kitchen and dining area. The new dining area will seat 44 additional patrons.

Proposed Restaurant Expansion



Site, Landscaping and Architectural Plans

The existing building at 7211-13 W. Greenfield Ave. takes up the entirety of the property. There are no proposed changes to the exterior of the property.

The zoning ordinance requires 25 parking stalls, and they are providing 0 stalls. There is ample parking in the municipal lot behind the property, on the street in front of the building, and on streets throughout the surrounding neighborhood. Staff will recommend Common Council waive the parking requirement for this property.



Staff does not recommend requiring a surety bond for this project.

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.



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WEST ALLIS PLAN COMMISSION
Wednesday, September 22, 2021
6:00 PM
City Hall – Room 128**

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- 2A. Special Use Permit for a proposed restaurant expansion to Camino, an existing restaurant, located at 7211-13 W. Greenfield Ave.**
- 2B. Site, Landscaping, and Architectural Plans for a proposed restaurant expansion to 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).**

Items 2A and 2B may be considered together.

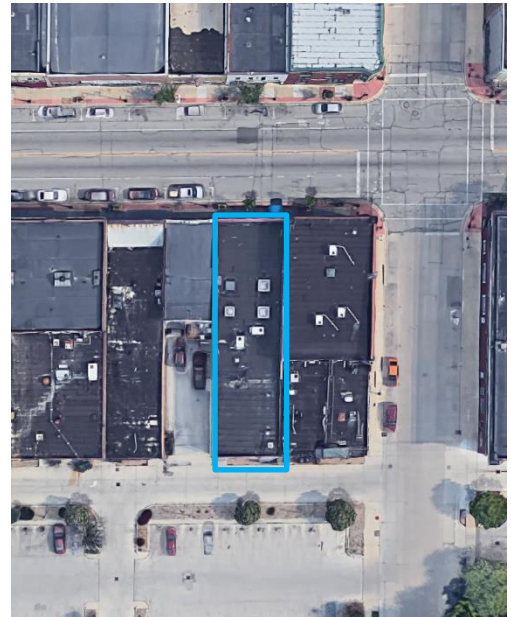
Overview & Zoning

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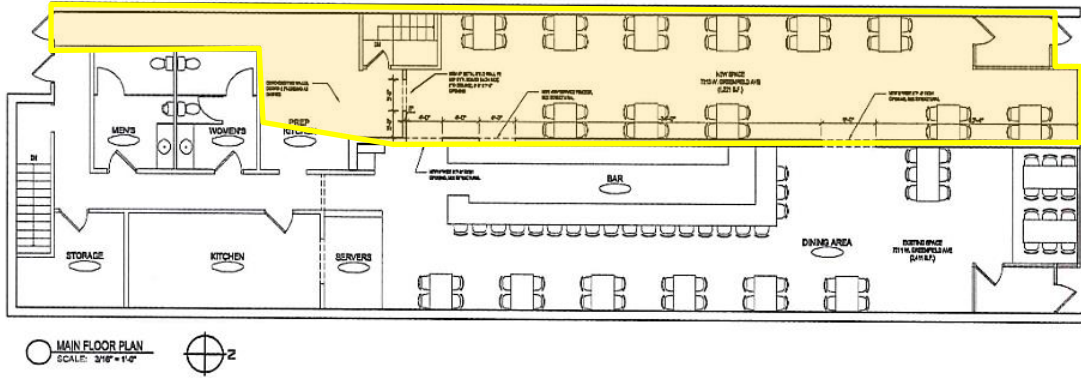


A public hearing regarding the Special Use Permit application for the proposed restaurant expansion into 7213 W. Greenfield Ave. will be scheduled for October 19, 2021.

Floor Plan

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Proposed Restaurant Expansion



Site, Landscaping and Architectural Plans

The existing building at 7211-13 W. Greenfield Ave. takes up the entirety of the property. There are no proposed changes to the exterior of the property.

The zoning ordinance requires 25 parking stalls, and they are providing 0 stalls. There is ample parking in the municipal lot behind the property, on the street in front of the building, and on streets throughout the surrounding neighborhood. Staff will recommend Common Council waive the parking requirement for this property.



Staff does not recommend requiring a surety bond for this project.

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.



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WEST ALLIS PLAN COMMISSION
 Wednesday, September 22, 2021
 6:00 PM
 City Hall – Room 128

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3. **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)**

Overview and Zoning

The Lincoln Contractor Supply owner is proposing to update the property located at 11111 W. Hayes Ave. The applicant is proposing to add a 12,000 SF storage building to store mid-to-large sized equipment currently being stored outdoors in the rear yard. The business is a commercial use and is considered a permitted use in the M-1, Light Industrial District.

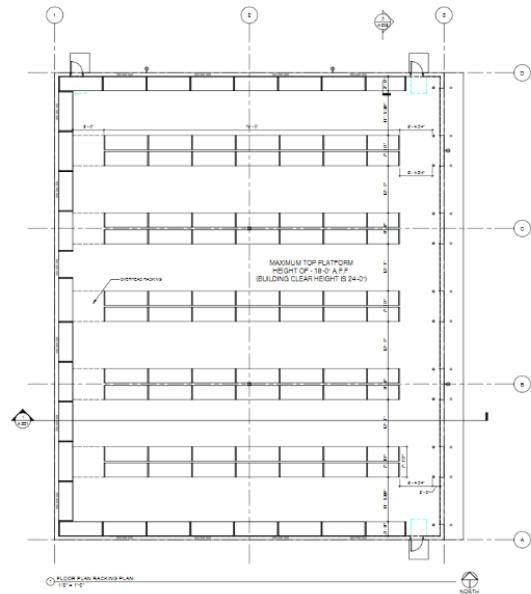
Existing hours of operation for Lincoln Contractor Supply are:

Monday – Friday	6:30 am – 5:30 pm
Saturday	6:30 am – 12 pm
Sunday	Closed



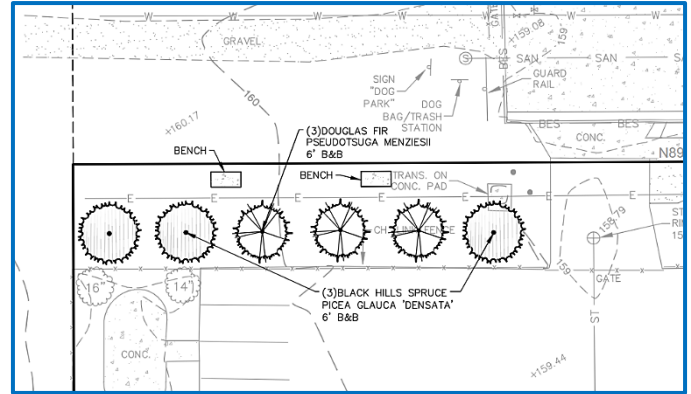
Floor Plan

The proposed warehouse will be added to the Southwest corner of the property. The proposed building will use racking systems to maximize its storage capacity. These storage racks will be aligned to be easily accessible from the series of garage doors on the building's Eastern face. This building will provide a secure space for equipment, protected from seasonal elements.

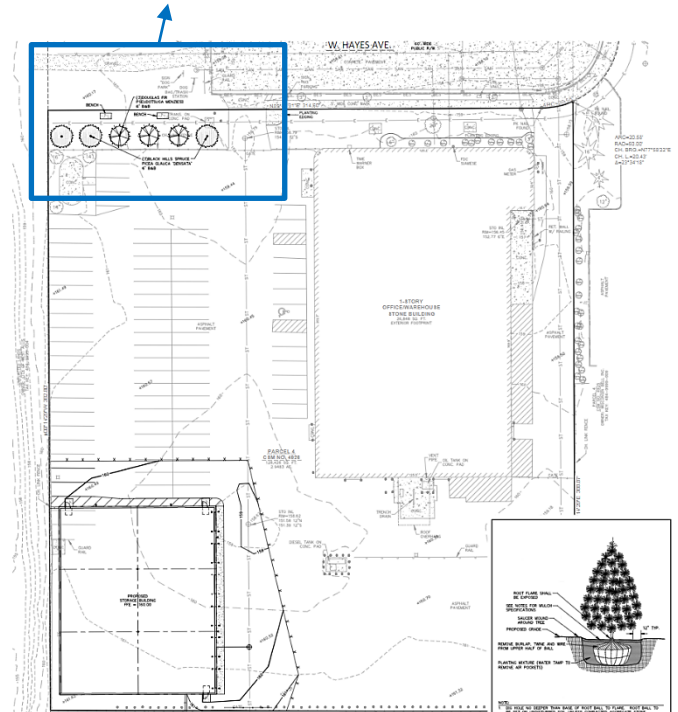


Site and Landscaping Plan

Staff asked for landscaping to be included at the Northwest corner of the property, near the property's Western driveway. Specifically, staff asked for benches to accommodate users of the West Allis Dog Park, and trees to shield the property's parking and yard from view. The applicant revised their plan to include those suggestions. The plan includes 2 benches set on concrete pads and 6 evergreen trees, including 3 Douglas Fir and 3 Black Hills Spruce.



Staff also asked for the existing refuse containers to be moved. Refuse containers are currently situated at the rear of the property, directly in line with the Western driveway and in sight from W. Hayes Ave. The applicant accommodated this request and plans to shift the refuse containers East, at the rear of the yard and blocked from sight by the existing building.

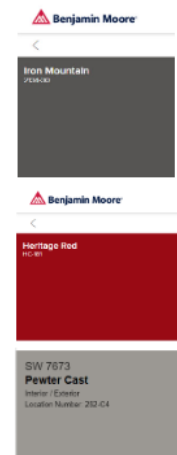


The zoning ordinance requires 26 stalls, that are currently provided on site for customers and employees. The outdoor yard area also functions as storage area for staging of rental equipment and trucks.

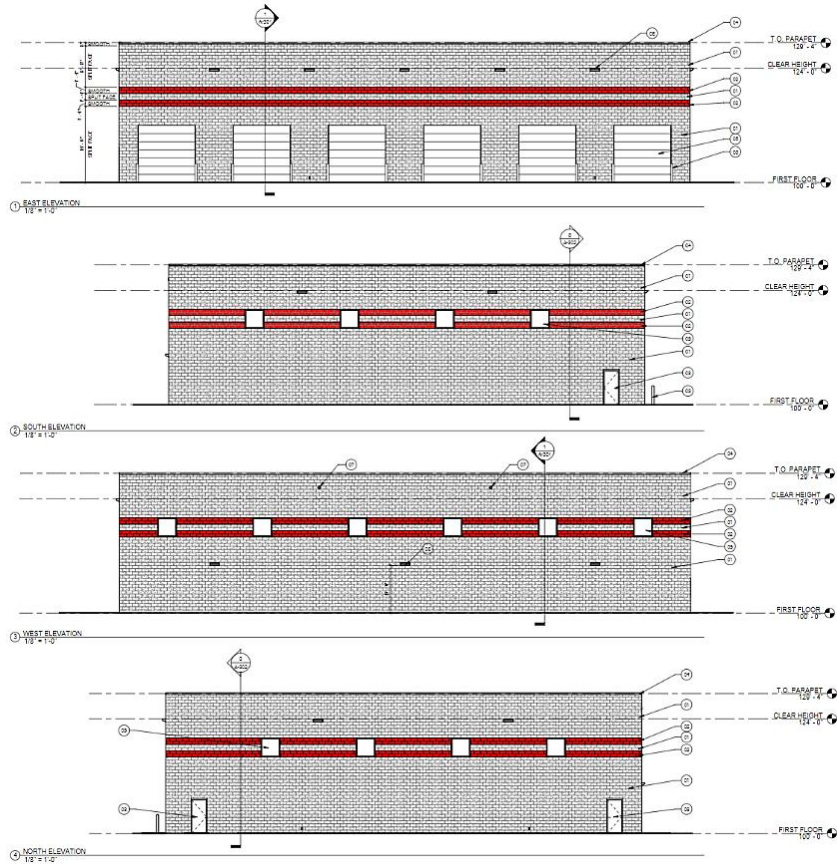
Staff is not recommending a surety bond for this project as the applicant has worked with staff on the integration of additional landscaping and relocation of refuse dumpster on site.

Architecture

The warehouse exterior will primarily consist of painted split faced CMU blocks.



Plans include 6 garage doors on the East side of the building and 3 service doors on the South and North sides of the building to provide internal access. The exterior also includes aluminum frame windows on the building's North, South, and West faces. The rooftop will drain from spouts situated near the top of the structure.



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.



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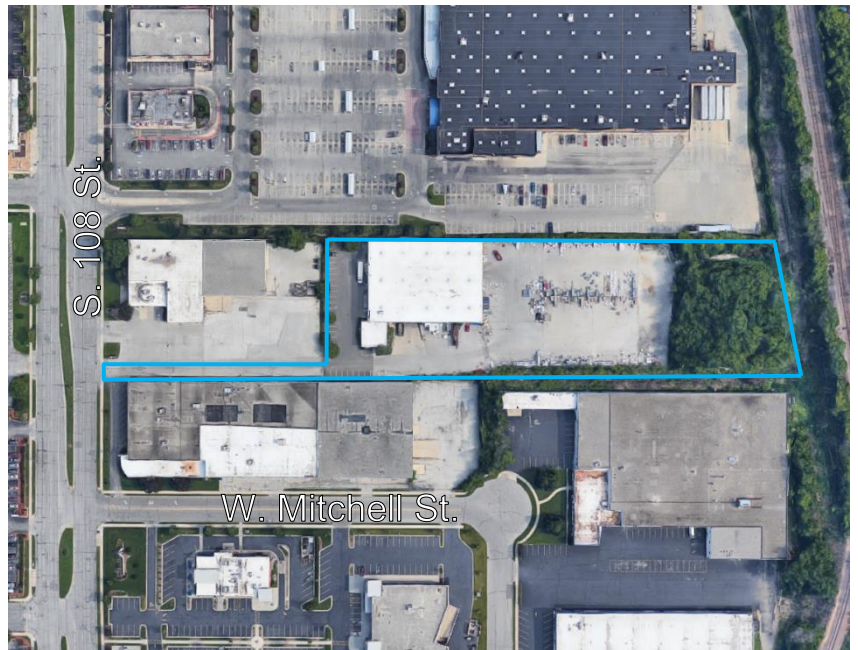
4. **Site, Landscaping, and Architectural Plans for Mattox Plumbing, an existing commercial improvement business, located at 1634 S. 108 St., submitted by Robert Arend, d/b/a Mattox Plumbing. (Tax Key No. 449-9981-015)**

Overview and Zoning

The Mattox Plumbing owner is proposing to update the property located at 1634 S. 108 St. The applicant is proposing a 30,030 SF addition. The business is a commercial use and is considered a permitted use in the M-1, Light Industrial District.

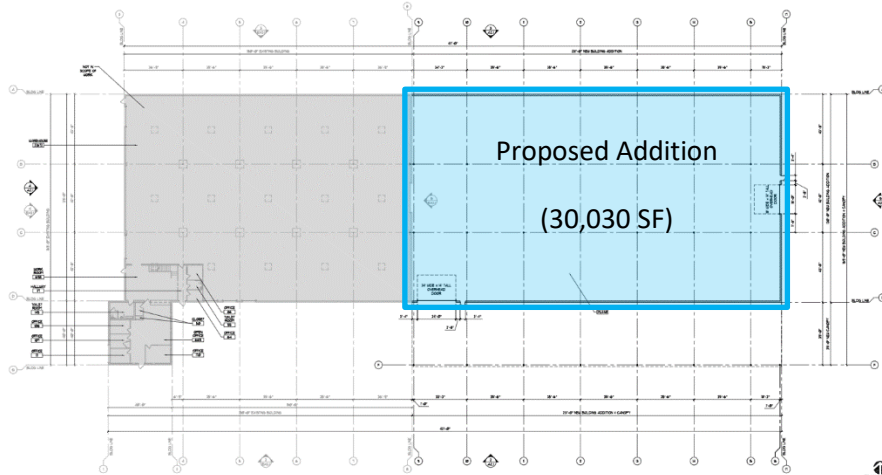
Existing hours of operation for Mattox Plumbing are:
Sunday – Friday: 24 hours
Saturday: Open until evening

Employees need access at any time in case of plumbing emergency.



Floor Plan

The proposed warehouse will be added to the East side of the property's existing building, corner of the property. The proposed warehouse will have an open floor with unfinished features and will provide protection and security for materials currently stored outdoors.



Site and Landscaping Plan

The applicant is proposing several landscaping changes. The existing rear of the property is a small, forested area, consisting primarily of Boxelder trees. The applicant is proposing clearing these trees to add both paving and a stormwater pond to manage runoff from the property. The stormwater pond and berm to the East will include landscaping consisting of turf grass, native grasses, perennial grasses, shrubs, and trees. The applicant will also shift an existing fence towards the rear property line.

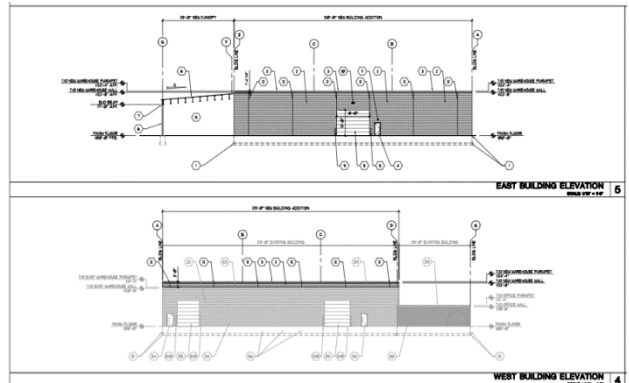
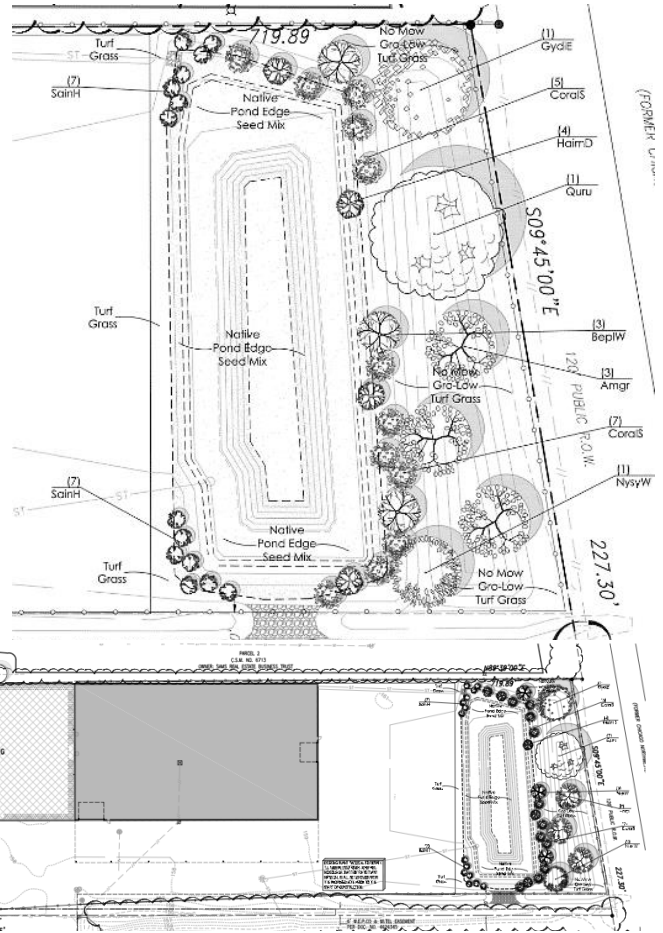
The applicant is also proposing landscaping improvements to the building entrance. This includes adding a variety of shrubs and perennial grasses at the Southwest corner of the existing building.

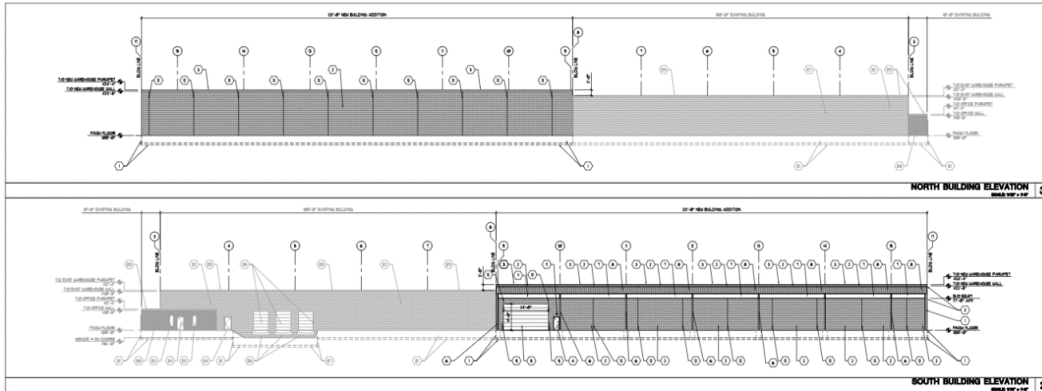
The zoning ordinance requires 37 stalls, and they are providing 26 stalls. Mattox Plumbing does not need that many stalls for their employees who need access to the property. Staff recommends waiving the parking requirement for this property.

Staff does not recommend requiring a surety bond for this project.

Architecture

The proposed warehouse addition exterior will consist of painted split face CMU block. The applicant did not provide a color sample. The proposed addition will be 3' taller than the existing structure. It will also include a 39' wide open air canopy area on the South face of the building addition. The addition does not include any windows. It does include a garage door for loading paired with a service door on both the East and South faces of the warehouse.





Frontage Road Easement

One of the recommendations of the City of West Allis Comprehensive Plan 2040 is to seek opportunities to reshape the Highway 100 corridor through redevelopment. Part of this vision includes developing a modified “frontage road” or “cross access” linkage to ease traffic and create a safer transportation corridor, particularly for people walking.

This property is situated in an area where a potential corridor for a Highway 100 cross access connector across private property could be extended. The existing system of cross access linkages (depicted in blue) in this area is fairly extensive but lacks key connections.

One such connection that currently exists is south of W. Greenfield Ave. at about S. 107 St. This existing cross access extends through/past Empower Credit Union, then south, across the Beyond Vision (former Sam’s Club) property, to the north property line of the subject property.

What’s been developed to date has been done as a cooperative effort with a few retail private property owners who benefit from the cross traffic connection.



While the existing cross access could be extended south to W. Mitchell St., it would require the interest of other private property owners to the south like Mattox Plumbing, Lexco Tile, Able Distributing or Amalga Composites. Existing businesses/buildings and their respective parking and yard areas to the south are configured in a manner that presents a practical difficulty to make a reasonable connection without impeding normal operation of business.

While the City will continue to explore redevelopment opportunities and better cross access linkages along the Hwy 100 corridor, staff does not see a clear opportunity with the Mattox proposal, nor have private property owners (Mattox Plumbing, Lexco Tile, Able Distributing or Amalga Composites) expressed an interest in pursuing a linkage to the north.

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.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 22, 2020
6:00 PM
City Hall – Room 128

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

- 5. 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)**

Overview & Zoning

Allstate is an insurance company branch moving into the commercial space, located at 1545 S. 84 St. The property is zoned C-2 Neighborhood Commercial District. Their use is a business office, which is a permitted use in the C-2 district.

Sign Plan Appeal

The business would prefer to reuse a sign from their previous location, but the only viable place to install the sign is on the roof of the building.

According to the sign code, " No part of a wall sign shall extend more than four (4) feet above the plate line nor shall a wall sign extend above a parapet wall, fascia or roofline. A wall sign may be allowed on a roof surface only if the roof surface is within twenty-five degrees (25°) of vertical, such as a mansard roof."



The proposed wall sign is within the allowed square footage. The sign is also within 4 feet of the plate line and is within the roof line. However, the roof of their building is less than 25 degrees of vertical. Precedent has been set with a few other properties. An example includes Waterstone Bank at 10296 W. National Ave. Staff believes that this wall sign is not in an objectionable location.



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).



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 22, 2019
6:00 PM

Room 128 – City Hall – 7525 W. Greenfield Ave.

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

- 6. 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)**

Overview & Zoning

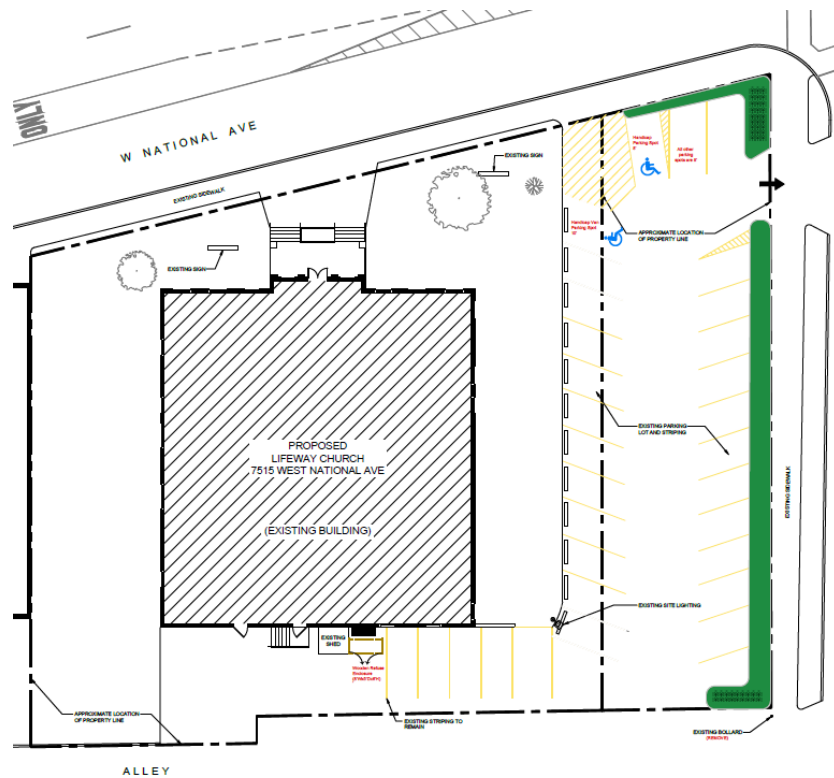
The Lifeway Church, located at the former Masonic Temple at 7515 W. National Ave. is requesting a one-year extension of time to complete their Site, Landscaping, and Architectural updates with minor alterations that were approved by the Plan Commission



on September 25, 2019.

The applicant is requesting an extension of time due to the uncertainty that COVID-19 brought as well as having to deal with an unexpected roof liner failing from the heavy snow falls this past winter. The roof replacement was an unbudgeted expense costing \$50,000.

The following are their updates to date along with proposed changes:



PROPOSED SITE PLAN IMPROVEMENT NOTES

1. Power wash exterior face of the building removing black fungal growth.
Completed 7/2020
2. Erect wooden refuse enclosure adjacent to the shed on the south side of the building. (Approx Dimensions: 8'W x 5'D x 6'H) **UPDATE: Location Change necessary due to snow removal. (Formerly presented on the southwest corner of the parking lot. This is one of the few place to put snow.)**
3. Parking lot will be sealed and re-striped.
4. Green areas indicate proposed location of buffer zones along with poured curb. Buffer zone will be mulched. (Concrete parking wheel stops on the northern and eastern boundaries of the parking lot will be removed.)
5. Plant flowers in the buffer zones. **UPDATE: Because the buffer areas are one of the few places on the property to place snow, shrubs would never survive. For example, the zone located on the north part of the parking zone had about 10' of snow piled up this past winter.**

PROPOSED SITE PLAN IMPROVEMENT COST ESTIMATES

1. Powerwashing Facade: N/C (Self Improved)
2. Refuse Enclosure: \$1,000
3. Parking Lot Sealing & Restriping: \$3,850
4. Poured Curb & Buffer Zones: \$8,150
5. Landscaping: \$2000

PROPOSED SITE PLAN DATE ESTIMATES

1. Refuse Enclosure: 2nd Quarter of 2022
2. Parking Lot Sealing & Re-striping: 3rd Quarter 2022
3. Poured Curb & Buffer Zones: 3rd Quarter 2022
4. Landscaping: 3rd Quarter 2022

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.



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 22, 2020
6:00 PM
City Hall – Room 128**

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7. **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).**

Background

The City of West Allis Artscape Committee aims to positively increase the visual character of the city through a variety of artistic endeavors. Most recently, the Artscape Committee has partnered with Kasten Mural Co., led by Katie Stensburg who used to work with Stacey Williams of Wall Papered City. This is the same team of local mural artists and curators that helped kick-start the West Allis Living Streets (WALS) mural project in 2020.



Three buildings/walls along Burnham/Becher St. have been selected as part of the Living Streets project. Two artists have been selected under an open Call for Artists. The third artist was requested via a special artist invitation, due to the large scale of the mural and the level of expertise required for such a project.

5901 W. Burnham St. – Gold Coast Subs

The southwest corner of S. 59 St. and W. Burnham St. is home to Gold Coast Subs. The eastern façade is where the mural is proposed.



6012 W. Burnham St. – Burnham Bowl

Just west of S. 58 St. and W. Burnham St. is Burnham Bowl. The mural is proposed to be located on the southern façade and wrap around to a portion of the eastern façade. The billboard on the eastern façade will be removed. This mural will be across the street from the newly built Burnham Pointe Park.



S. 65 St. and W. Becher St. (north of the railroad on the west side of the street) – City owned retaining wall

As we move further west, W. Burnham St. becomes W. Becher St. and curves towards the south. Before reaching the railroad track is a City owned retaining wall with lots of overgrowth. The trees and shrubs will be cleared to make way for the largest of the three murals.



Plan Commission Role

Under the Creative Sign section of City Code, Plan Commission has an established process for approving exterior murals intended to be used as business signage. However, strictly artistic murals seem to fall into a grey area under existing formal approval processes.

Staff does not wish to over-regulate artistic programs or place the responsibility of approving artistic designs upon the Plan Commission. However, staff also recognizes that

adding large murals to the exterior of buildings represents a significant change in the urban landscape and the visual character of structures.

Staff is working to establish a more formal process for approving large-scale murals that are not considered signage, whether that request come internally from a City body or externally from a private building owner. In the meantime, staff is requesting Plan Commission's support of the proposed locations for the West Allis Living Streets program, assuming there are no major concerns related to proposed walls. Of note each of the property owners are participating in the Living Streets project.

Under the City's Living Streets project, actual design proposals are not expected to come before Plan Commission. A jury of City staff and local residents review the call for artists responses and select the winning mural designs. Kasten Mural Co. helps facilitate the jury selection process.

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).