



# City of West Allis

## Meeting Minutes

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

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Thursday, April 23, 2020

6:00 PM

City Hall - Virtual Meeting  
7525 W. Greenfield Ave.

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#### REMOTE MEETING

#### A. CALL TO ORDER

*The meeting was called to order at 6:00 p.m.*

#### B. ROLL CALL

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

#### Staff

Steve Schaer, AICP, Manager of Planning and Zoning  
Tony Giron, Planner, Katie Bennett, Lead Planner, John Stibal, Director of Development

#### Others Attending Remotely:

John and Chris Albanese, Jeremy Bartlett (item 2), Thomas Rasmussen (item 3)

#### C. APPROVAL OF MINUTES

1. [20-0203](#) March 25, 2020 Draft Minutes

**Attachments:** [March 25, 2020 Draft Minutes](#)

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

#### D. NEW AND PREVIOUS MATTERS

2. [20-0205](#) Site, Landscaping and Architectural Plans for Advance Welding, an existing Welding Supply business, to construct a showroom addition to their existing building at 9036 W. Schlinger Ave. submitted by John and Chris Albanese, AWS Holdings, LLC, property owner (Tax Key No. 417-0002-006).

**Attachments:** [Advanced Welding - \(SLA\)](#)

**Recommendation:** Recommend approval of the Site, Landscaping and Architectural Plans for Advance Welding, an existing Welding Supply business, to construct a showroom addition to their existing building at 9036 W. Schlinger Ave. submitted by John and Chris Albanese, AWS Holdings, LLC, property owner (Tax Key No. 417-0002-006), subject to the following conditions:

*(Items 1 through 3 are required to be satisfied prior to any work being done that is associated with the proposal 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) color details of the exterior finishes; (b) plans confirming ornamental fence placement and height; (c) revised landscaping plan to reference rolling gate type per the site plan (d) outdoor storage areas being noted on plan. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460.*

2. *An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, Manager of Planning and Zoning 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 the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460.*

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

*Signage permit for alterations to be in conformance with the signage ordinance.*

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

**Aye:** 6 - Clark, Dagenhardt, Frank, Nowak, Torkelson, and Manka

**No:** 0

**Abstain:** 1 - Raschka

3. [20-0206](#) Site, Landscaping and Architectural Plans for CHR Hansen, an existing bio-science company, that is proposing to install additional liquid nitrogen tanks on the north side of their existing building at 9015 W. Maple St., submitted by Thomas Rasmussen on behalf of CHR Hansen (Tax Key No. 451-1006-000)

**Attachments:** [Chr Hansen LN2 - \(SLA\)](#)

*The Plan Commission questioned the construction schedule for the project (nitrogen tanks and phase one). Both projects will begin in June. Mobilization for the phase one expansion has already begun according to Thomas Rasmussen (Chr Hansen).*

***Recommendation:*** *Recommend approval of the Site, Landscaping and Architectural Plans for CHR Hansen, an existing bio-science company, that is proposing to install additional liquid nitrogen tanks on the north side of their existing building at 9015 W. Maple St., submitted by Thomas Rasmussen on behalf of CHR Hansen (Tax Key No. 451-1006-000), subject to the following condition:*

*Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) additional acoustical sound wall being installed around the existing LN2 tanks; (b) final drawing and specifications of the sound walls being provided. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460.*

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

- 4A. [20-0207](#) Special Use Permit for Brainiac's Academy 2 LLC, a proposed education facility, to be located at 5806 W. National Ave.

**Attachments:** [Brainiac's Academy at 5806 W. National Ave- \(SUP-SLA\)](#)

- 4B. [20-0208](#) Site, Landscaping and Architectural Plans for Brainiac's Academy 2 LLC, a proposed education facility, to be located at 5806 W. National Ave., submitted by Siabrian Turner Sr., d/b/a Brainiac's Academy LLC. (Tax Key No. 438-0298-000)

**Attachments:** [Brainiac's Academy at 5806 W. National Ave - \(SUP-SLA\)](#)

**Recommendation:** *Recommend Common Council approval of the Application for a Special Use Permit for Brainiac's Academy 2 LLC, a proposed education facility, to be located at 5806 W. National Ave., and approval of the Site, Landscape and Architectural Plans for Brainiac's Academy 2 LLC, a proposed daycare, to be located at 5806 W. National Ave., submitted by Siabrian Turner. (Tax Key No. 438-0298-000), 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 Department of Development to show the following: (a) fencing details for the playground area; (b) striped walkway in the parking lot connecting the day care to the playground; (c) lighting plan -confirmation of existing and proposed exterior lighting of the property. Contact Tony Giron, Planner at 414-302-8469.*
2. *An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Tony Giron, 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 Permit (scheduled for May 19, 2020) and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office.*

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

5. *Signage 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.*

**This matter was Approved on a Block Vote.**

**Passed The Block Vote**

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

5 [20-0209](#)

Certified Survey Map to combine two properties into one lot of record located at 1606-1650 S. 84 St. and 8300 Block W. Lapham St. submitted by Peter Agnos, property owner (Tax Key Nos. 452-0431-001 and 452-9999-010).

**Attachments:** [1606-1650 S 84 St and 8300 block W Lapham St - \(CSM\)](#)

**Recommendation:** Recommend Common Council approval of the Certified Survey Map to combine the existing parcels located at 1606-1650 S. 84 St. and 8300 Block W. Lapham St. into 1 parcel, submitted by Peter Agnos. (Tax Key Nos. 452-0431-001 and 452-9999-010)

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

**E. ADJOURNMENT**

*There being no other business, a motion was made by Kathleen Dagenhardt and seconded by Brian Frank to adjourn the Plan Commission meeting at 6:34 p.m.*



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.