



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, April 25, 2018

6:02 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

The meet was called to order at 6:03 p.m.

B. ROLL CALL

- Present** 7 - Mayor Dan Devine, Mr. Wayne Clark, Ms. Erin Hirn, Mr. Jon Keckeisen, Mr. Jim Lisinski, Ms. Amanda Nowak, and Mr. Tom Rebstock
- Excused** 1 - Mr. Eric Torkelson

Staff

Shaun Mueller, Senior Planner
Steve Schaer, AICP, Manager of Planning and Zoning

Others Attending

Scott Starks, Earl Schurbusch, Paul Hornung, Mike Klumb, Mike Long, Carl Thiesen, Corinne Thiesen, Dave Ferron, Bronce Adam, John Roots, Nate Postma, Mary Carpenter

C. APPROVAL OF MINUTES

1. [18-00246](#) March 28, 2018 Draft Minutes

Attachments: [March 28, 2018 Draft Minutes](#)

A motion was made by Mr. Lisinski, seconded by Ms. Hirn, that this matter be Approved. The motion carried unanimously.

D. NEW AND PREVIOUS MATTERS

- 2A. [2018-0318](#) Special Use Permit for Natty Oaks to create an outdoor recreational and dining area at 11505 W. National Ave. and 115** W. National Ave. (Tax Key Numbers 520-9974-001 and 520-1008-000).

Attachments: [Application - Natty Oaks](#)
[Natty Oaks \(SUP-SLA\)](#)
[Natty Oaks PH letter in favor 5-1-18](#)

- 2B. [18-00247](#) Site, Landscaping and Architectural Plans for Natty Oaks Pub and Eatery an existing restaurant and bar located at 11505 W. National Ave., submitted by John Roots d/b/a Natty Oaks Pub and Eatery. (Tax Key No. 520-9974-001 and 520-1008-000)

Attachments: [Natty Oaks \(SUP-SLA\)](#)

Items 2A and 2B were considered together.

Discussion ensued with questions being answered by staff.

Jon Keckeisen questioned the impact of noise and proximity to residential areas.

Mr. Roots advised there are many area residents that are currently patrons and they want an expanded outdoor area to host leagues (bags, horseshoes, etc.) The hours will end at 9 p.m. or 10 p.m. nightly. The landscaping bordering and framing the area will be a green wall approximately 3-4' tall. A bike rack will also be provided.

Recommendation: Recommend Common Council approval of the Special Use Permit for Natty Oaks to create an outdoor recreational and dining area at 11505 W. National Ave. and 115** W. National Ave. (Tax Key Numbers 520-9974-001 and 520-1008-000) and approval of the Site, Landscaping and Architectural Plans for Natty Oaks Pub and Eatery an existing restaurant and bar located at 11505 W. National Ave., submitted by John Roots d/b/a Natty Oaks Pub and Eatery. (Tax Key No. 520-9974-001 and 520-1008-000)

(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, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) more details, include, proposed refuse areas, dog waste station, picnic table areas, areas where bags leagues would take place, etc....(b) hatching an area between the main entrance and the new outdoor area to provide a safe route for pedestrians to the new area (this may require the elimination of 1 parking stall); and, (c) approval of the landscape plans by the City Forester. Contact Shaun Mueller, Senior Planner at 414-302-8470 with further questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Shaun Mueller, Senior Planner at 414-302-8470 with further 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 landscaping and Screening shall be executed by the applicant prior to the issuing of a building permit. Contact Shaun Mueller, Senior Planner at 414-302-8470 with further questions.
4. Common Council approval of the Special Use Permit for outdoor dining / extension of premise at Natty Oaks, an existing restaurant/tavern (scheduled for May 1). Applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

5. A Certified Survey Map to combine the 2 tax key numbers.
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 Mr. Clark, seconded by Mr. Lisinski, to approve all the actions on the preceding items on a Block Vote. The motion carried unanimously.

3. [18-00248](#) Site, Landscaping and Architectural Plans for McDonald's Restaurant, an existing fast food restaurant located at 8301 W. Greenfield Ave., submitted by Bronce Adam, d/b/a Schroeder & Hold Architects. (Tax Key No. 451-0644-004)

Attachments: [McDonalds \(SLA\)](#)

Discussion ensued with questions being answered by staff.

Jim Lisinski questioned the approval from years ago.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for McDonald's Restaurant, an existing fast food restaurant located at 8301 W. Greenfield Ave., submitted by Bronce Adam, d/b/a Schroeder & Hold Architects. (Tax Key No. 451-0644-004) subject to the following conditions being satisfied:

(Items 1-3 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, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) one additional inverted U bike rack, and; (b) approval of the landscape plan by the City Forester. Contact Shaun Mueller, Senior Planner at 414-302-8470 with further questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Shaun Mueller, Senior Planner at 414-302-8470 with further 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 landscaping and Screening shall be executed by the applicant prior to the issuing of a building permit. Contact Shaun Mueller, Senior Planner at 414-302-8470 with further questions.

(Remaining conditions of approval to be satisfied within one year of Plan

Commission approval;)

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.

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

Aye: 6 - Mr. Clark, Mr. Keckeisen, Mr. Lisinski, Ms. Nowak, Mr. Rebstock, and Mr. Torkelson

No: 0

- 4A.** [2018-0342](#) Special Use Permit for an outdoor extension of premise at Kegel's Inn, an existing restaurant located at 59** and 5901 W. National Ave.

Attachments: [Application - Kegel's Inn](#)

[Kegel's Inn \(SUP-SLA\)](#)

This matter was Recommended for Approval as Amended on a Block Vote.

- 4B.** [18-00249](#) Site, Landscaping and Architectural Plans for an outdoor extension of premise at Kegel's Inn, an existing restaurant located at 59** and 5901 W. National Ave., submitted by Julian Lukic-Kegel, d/b/a Kegel's Inn. (Tax Key No. 438-0393-000)

Attachments: [Kegel's Inn \(SUP-SLA\)](#)

Items 4A and 4B were considered together.

Discussion ensued with questions being answered by staff.

Erin Hirn inquired if there was any way to get no parking on the side street of S. 59 St., as this would improve the dining experience and was advised that this is a possibility and would need to go through the Engineering and the Board of Public Works.

Jim Lisinski questioned if the sidewalk offers enough space, and was advised that there is only 10' between the building and curb along with some signs that create obstacles that need to be worked out, but aren't infeasible.

Jon Keckeisen stated the required maintenance for nightly tear down/set up is an added element to their existing operation.

Wayne Clark suggested requiring smaller tables to address everyone's concerns regarding space, requesting 4-ft of space between the tables and the street.

Recommendation: Recommend Common Council approval for the Special Use Permit for an outdoor extension of premise at Kegel's Inn, an existing restaurant located at 59** and 5901 W. National Ave. and approval of the Site, Landscaping and Architectural Plans for an outdoor extension of premise at Kegel's Inn, an existing restaurant located at 59** and 5901 W. National Ave., submitted by Julian Lukic-Kegel, d/b/a Kegel's Inn. (Tax Key No. 438-0393-000) subject to the following conditions being satisfied:

(Items 1-3 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, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) a detailed plan to show the entire sidewalk width from the restaurant to the curb, picnic table locations and dimension and any other permanent objects in the right of way, a minimum of 4.0 ft. of clearance must be maintained on the sidewalk for pedestrians. Contact Shaun Mueller, Senior Planner at 414-302-8470 with further questions.
2. Common Council approval of the Special Use Permit for outdoor dining / extension of premise at Kegel's Inn, an existing restaurant/tavern (scheduled for May 15). Applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office.
3. Request for a Grant of Privilege with approved plans being submitted by applicant to the City Attorney's Office, for issuance of a grant of Privilege for furniture. Contact Margaret Jutz, Attorney's Office, at 414-302-8445.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

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.

A motion was made by Wayne Clark and seconded by Jim Lisinski to accept the staff recommendations, but with the minimum amount of sidewalk clearance being increased from 3-ft to 4-ft.

This matter was Approved on a Block Vote.

Passed The Block Vote

A motion was made by Mr. Clark, seconded by Mr. Lisinski, to approve all the actions on the preceding items on a Block Vote. The motion carried unanimously.

5A. [2018-0343](#)

Certified Survey Map to consolidate and re-divide the former AMF Bowling properties located at 10901 W Lapham St. and the 1600 Block of S. 108 St. (Tax Key Nos. 448-9979-005 & 448-9979-004)

Attachments: [Coast \(CSM, SUP, SLA\)](#)
[CSM Application - Coast Car Wash](#)

This matter was Recommended For Approval on a Block Vote.

5B. [2018-0187](#)

Special Use Permit for Coast Car Wash, LLC to establish a vehicle wash facility on vacant property (formerly AMF Bowling) located at 10901 W Lapham St.

Attachments: [Application - Coast Car Wash](#)
[Coast \(CSM, SUP, SLA\)](#)

This matter was Recommended For Approval on a Block Vote.

- 5C. [18-00250](#) Site, Landscaping and Architectural Plans for Coast Car Wash, LLC to establish a vehicle wash facility on vacant property (formerly AMF Bowling) located at 10901 W Lapham St., submitted by Mike Klumb, applicant for Coast Car Wash, LLC (Tax Key No. 448-9979-005)

Attachments: [Coast \(CSM, SUP, SLA\)](#)

Items 5A, 5B and 5C were considered together.

Discussion ensued with questions being answered by staff.

Erin Hirn questioned if traffic will be allowed to make a right turn into the property off of Hwy 100, and was advised not if it is truncated with a directional exit only driveway.

Erin Hirn further questioned if people will be able to use the vacuum area without purchasing a car wash. Mike Klumb stated they will not as there will be a control gate to get into the vacuum area.

Steve Schaer stated this will be added to the conditions along with compliance with stormwater ordinance.

Wayne Clark inquired on the completion date and was advised from Mike Klumb that the target date is for December.

Wayne Clark also questioned if the applicant had spoken with the Fire Department about potential traffic conflicts.

Steve Schaer explained the Fire Department gets about 10-15 runs/day and their concern is to ensure that vehicles don't back up onto W. Lapham St.

The site plan shows stacking for up to 70 vehicles on the property.

Jim Lisinski stated he likes the plan.

Recommendation: Recommend Common Council approval of the Certified Survey Map and Special Use Permit for Coast Car Wash, LLC to establish a vehicle wash facility on vacant property (formerly AMF Bowling) located at 10901 W. Lapham St. and approval of the Site, Landscaping and Architectural Plans for Coast Car Wash, LLC to establish a vehicle wash facility on vacant property (formerly AMF Bowling) located at 10901 W Lapham St., submitted by Mike Klumb, applicant for Coast Car Wash, LLC (Tax Key No. 448-9979-005 and 448-9979-004), subject to the following conditions:

(Items 1-7 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 and Landscaping Plans being submitted to the Department of Development to show the following: (a) Additional landscaping is recommended internally and around the perimeter of the car wash site including perennial landscaping and trees (north, south, east and west); On the south side of the site a solid evergreen landscaping area, combined with that of a screen fence. Along the frontage of Hwy 100 a

larger massing of perennial landscaping and trees is recommended around the sign and at the northeast and southeast corners of the property (b) Hwy 100 driveway being modified directionally to right turn exit only; (c) on the south end of the site, reduce lane widths of the proposed (40-ft) wide internal east-west queuing/stacking drive lanes (as proposed 13-ft wide - reduce to 11-ft wide); (d) site plan to show queuing/stacking on site; (e) vacuum operational and design details being noted (sound level, pay per use, free, central vacuum or dual on board canister, lighting); (f) architectural details and color specifics being provided on an updated set of elevations. 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. A finalized Traffic Impact Analysis being submitted to and accepted by the Wisconsin Department of Transportation.
5. The Developer's schedule for implementation of the recommended improvements being provided to the Common Council.
6. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance. Contact Ed Lisinski, Director, Building Inspection and Neighborhood Services Department, at (414) 302-8414.
7. Permit application for driveway modification/concrete work within Hwy 100 right-of-way contact Wisconsin Department of Transportation.
8. Common Council approval of the Certified Survey Map and Special use (scheduled for May 1, 2018). 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)

9. Signage and updated lighting plan being provided for staff review and approval.
10. 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 Ms. Hirn, seconded by Mr. Lisinski, to approve all the actions on the preceding items on a Block Vote. The motion carried unanimously.

- 6A. [2018-0317](#) Special Use Permit for All About Learning, to establish a daycare facility at 11575 W. Theo Trecker Way.

Attachments: [Application - All About Learning](#)
[All About Learning](#)

This matter was Recommended For Approval on a Block Vote.

- 6B. [18-00251](#) Site, Landscaping and Architectural Plans for All About Learning, a proposed day care facility located at 11575 W. Theodore Trecker Way, submitted by Corinne Thiesen and Tracy Aslin, d/b/a All About Learning. (Tax Key No. 445-0756-001)

Attachments: [All About Learning](#)

Items 6A and 6B were considered together.

Discussion ensued with questions being answered by staff.

Recommendation: Common Council approval of the Special Use Permit for All About Learning, to establish a daycare facility at 11575 W. Theo Trecker Way, and approval of the Site, Landscaping and Architectural Plans for All About Learning, a proposed day care facility located at 11575 W. Theodore Trecker Way, submitted by Corinne Thiesen and Tracy Aslin, d/b/a All About Learning (Tax Key No. 445-0756-001), 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, Screening and Architectural Plans being submitted to and approved by the Department of Development to show; (a) ADA parking on plan; (b) additional separation between the outdoor play area; (c) adjusted wheel stops; (d) increased landscaping on the north and west side of the play area and surrounding the monument sign; (e) fencing details; (f) four-sided dumpster enclosure. Contact Steven Schaer, Manager of Planning and Zoning 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 Steven Schaer, City Planner at 414-302-8466.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and Screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at 414-302-8466.
4. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance. Contact Ed Lisinski, Director, Building Inspection and Neighborhood Services Department, at (414) 302-8414.

5. Common Council approval of the Special Use Permit. The Public Hearing is scheduled for May 1, 2018. Applicant's acknowledgement signature on the Special Use Permit Resolution.

This matter was Approved on a Block Vote.

Passed The Block Vote

A motion was made by Mr. Clark, seconded by Mr. Rebstock, to approve all the actions on the preceding items on a Block Vote. The motion carried unanimously.

7. [18-00252](#) Site, Landscaping and Architectural Plans for American Transmission Company LLC, for a proposed wall around an existing electrical substation located at 220 S. 116 St., submitted by Kevin Lynch, d/b/a American Transmission Company LLC. (Tax Key No 414-999-3004)

Attachments: [American Transmission Co \(SLA\)](#)

Discussion ensued with questions being answered by staff.

Wayne Clark inquired if there is any increased lighting as part of this plan.

Nate Postma confirmed there is but explained that it will only be activated if perpetrators are detected.

Recommendation: Approve the Site, Landscaping and Architectural Plans for American Transmission Company LLC, for a proposed wall around an existing electrical substation located at 220 S. 116 St., submitted by Kevin Lynch, d/b/a American Transmission Company LLC. (Tax Key No 414-999-3004), 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 Plan being submitted to and approved by the Department of Development to show landscaping areas being added around the exterior of the proposed wall area (species/key and locations referenced on the site plan). Contact Steve Schaer, City Planner at 414-302-8466.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and Screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at 414-302-8466.
4. Contact the Mark Dombrowski of the West Allis Fire Department (414) 302-8905 relative to accessing the site.

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

E. ADJOURNMENT

There being no other business, a motion was made by Amanda Nowak and seconded by Erin Hirn to adjourn the Plan Commission meeting at 7:00 p.m.

The motion carried unanimously.