



# City of West Allis

## Meeting Minutes

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

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Wednesday, March 23, 2022

6:00 PM

City Hall Art Gallery - Virtual  
7525 W. Greenfield Ave.

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#### REGULAR MEETING (draft minutes)

#### A. CALL TO ORDER

#### B. ROLL CALL

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

#### Others Attending

Ald. Weigel, Brian Kleismett, Jacquelyn Honl, Jake Chance

#### Staff

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

#### C. APPROVAL OF MINUTES

1. [22-0132](#) February 23, 2022 Draft Minutes

**Attachments:** [February 23, 2022 Draft Minutes](#)

Torkelson moved, seconded by Dagenhardt to Approve this matter, motion carried.

#### D. NEW AND PREVIOUS MATTERS

- 2A. [22-0145](#) Special Use Permit for Domino's, a proposed restaurant, to be located at 10922 W. National Ave.

**Attachments:** [\(SUP-SLA\) 10922 W National Ave - Dominos](#)

Clark moved, Torkelson seconded, to approve all the actions on item nos. #2A & #2B consent vote, motion carried on a consent vote.

- 2B. [22-0146](#) Site, Landscaping, and Architectural Plans for Domino's, a proposed restaurant, to be located at 10922 W. National Ave., submitted by Jake Chance. (Tax Key No. 520-0014-001)

*Items 2A & 2B were taken together.*

*Zac Roder presented.*

**Recommendation:** Approve the Site, Landscaping and Architectural Plans for Domino's, a proposed restaurant, to be located at 10922 W. National Ave., submitted by Jake Chance. (Tax Key No. 520-0014-001) 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. Revised Site, Landscaping, and Architectural Plans being submitted to and approved by the Planning & Zoning program to show the following: a) color details of exterior paint; b) exterior elevations to note window transparency and any roof or wall penetrations for HVAC or exterior duct work; c) any site changes being noted on a revised site/landscaping plan and proposed refuse location and screening area/method being provided; d) confirmation of a contract with a commercial waste hauler and frequency of pick-up. Contact Zac Roder, at 414-302-8465 with any questions.
2. Common Council approval of the special use permit for Domino's, a proposed restaurant, to be located at 10922 W. National Ave. (hearing tentatively set for April 19).

Clark moved, Torkelson seconded, to approve all the actions on item nos. #2A & #2B consent vote, motion carried on a consent vote.

#### Passed The Block Vote

Clark moved, Torkelson seconded, to approve all the actions on item nos. #2A & #2B consent vote, motion carried on a consent vote.

3. [22-0147](#) Master Sign Plan for Home 2 Suites to be located at 1212 S. 70 St. submitted by Eric Rohs. (Tax Key No. 439-9001-000)

**Attachments:** [\(SIGN\) 1212 S 70 St - Home 2 Suites](#)

**Recommendation:** Staff recommends approval of the Master Signage plan for Home 2 Suites located at 1212 S. 70 St. (Tax Key No. 488-9993-006). Subject to the following conditions:

Revised sign plans being submitted to and approved by the Planning & Zoning program to show the following: 1) wall sign area not to exceed area allowance of sign code 2a) detail to show articulation relief/depth of symbols on all signs; 2b) landscaping plan for the area around the base of the freestanding sign subject to City Foresters review/approval

Frank moved, seconded by Clark to Approved as Amended this matter, motion carried.

4. [22-0148](#) Conceptual plan review for Urban Pioneer, a proposed condominium, to be located at 8001 W. National Ave. and 80\*\* W. National Ave. (Tax Key Nos. 452-0703-001 and 452-0603-000)

**Attachments:** [\(PROP\) 8001 W National Ave - Urban Pioneer Condos](#)

Steve Schaer presented.

This matter was Discussed.

5. [22-0149](#) Proposed zoning code ordinance and zoning map ordinance update

**Attachments:** [\(COMM\) City Zoning Code - Status report](#)

*Steve Schaer & Zac Roder presented.*

**This matter was Discussed.**

6. [22-0150](#) Plan Commission tracking overview

**Attachments:** [\(COMM\) - Report on Tracking](#)

*Zac Roder presented.*

**This matter was Discussed.**

**E. ADJOURNMENT**

*There being no other business, a motion was made by Brian Frank and seconded by Jessica Katzenmeyer to adjourn at 6:54pm.*

*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.