



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, April 27, 2022

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

Present 5 - Wayne Clark, Kathleen Dagenhardt, David Raschka, Jessica Katzenmeyer, and Dan Devine

Excused 5 - Brian Frank, Rossi Manka, Amanda Nowak, Eric Torkelson, and Ben Holt

Others Attending

Ald. Roadt, Brian Kliesmet, Jaqulynn Honl, Greg Dugan, Jim Jendusa, Walter Holtz, Rich Pipek, Brian Randall, Brad Seubert, Collette Klenz

Staff

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

C. APPROVAL OF MINUTES

1. [22-0224](#) March 23, 2022 Draft Minutes

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

Clark moved to approve this matter, Dagenhardt seconded, motion carried.

D. NEW AND PREVIOUS MATTERS

- 2A. [22-0225](#) Special Use Permit for Urban Pioneer, a proposed multifamily dwelling, to be located at 8001 W. National Ave. and 80** W. National Ave.

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

- 2B. [22-0226](#) Site, Landscaping and Architectural Plans for Urban Pioneer, a proposed multifamily dwelling, to be located at 8001 W. National Ave. and 80** W. National Ave., submitted by Jaqulynn Honl, d/b/a/ Urban Pioneer Condo, LLC. (Tax Key Nos. 452-0703-001 and 452-0603-000)

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

Items 2A & 2B were taken together.

Zac Roder presented.

Recommendation: Approve the Site, Landscaping and Architectural Plans for Urban Pioneer, a proposed multifamily dwelling, to be located at 8001 W. National Ave. and

80** W. National Ave., submitted by Jaqulynn Honl, d/b/a/ Urban Pioneer Condo, LLC.
(Tax Key Nos. 452-0703-001 and 452-0603-000) subject to the following conditions:

(Item 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, Landscaping, and Architectural Plans being submitted to and approved by the Planning & Zoning program to show the following: a) elevations showing transparent glass on lobby windows; b) landscaping species plan approved by Forestry; c) exterior lighting plan. Contact Zac Roder, Lead Planner, at 414-302-8465 with any questions.*
2. *Submittal of a certified survey map to combining Lot A and Lot B into a single parcel/project area.*
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.*
4. *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.*
5. *Planned work or modifications within City right-of-way shall be coordinated with City Engineering. Driveway permits being applied for and obtained through City Engineering for any modifications. Contact Greg Bartelme (414) 302-8367.*
6. *Utility plan to indicate transformer locations on site and coordination with existing overhead lines being provided to the Department of Development approval.*
7. *Common Council approval of the special use and applicant's acknowledgement of the special use resolution.*

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

Passed The Block Vote

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

3A. [22-0233](#)

Special Use Permit for The Deco, a proposed event space, to be located at 7140 W. Greenfield Ave.

Clark moved, Katzenmeyer seconded, to approve all the actions on items #3A & #3B, motion carried on a consent vote.

3B. [22-0234](#)

Site, Landscaping and Architectural Plans for The Deco, a proposed event space, to be located at 7140 W. Greenfield Ave., submitted by Rich Pipek, d/b/a The Deco. (Tax Key No. 440-0310-000)

Attachments: [\(SUP-SLA\) 7140 W Greenfield Ave - The Deco](#)

Items 3A & 3B were taken together.

Steve Schaer presented.

Recommendation: Common Council approval of the Special Use Permit for The Deco a proposed event space located at 7140 W. Greenfield, Ave. and approval of the Site, Landscaping and Architectural Plans subject to the following conditions:

(Items 1-3 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) dumpster location with an enclosure to be approved by staff and indicate the frequency of commercial hauler pick-up; (b) identify kitchen fixtures, equipment and sinkage on a revised set of floor plans and if a full kitchen or prep kitchen; (c) west door ideally be level with adjacent sidewalk grade; (d) exterior lighting details; (e) window transparency details and on the rear of the building share any improvements or repair details. Contact Steve Schaer, Manager of Planning and Zoning, at (414) 302-8466 with any questions.
2. A projection describing number of events per year and planned operations for the use. (please express how The Deco will manage people coming and going during events, the total occupancy at one time a low, an average and during peak, access into building at any door or just specific doors, any special parking arrangements like valet, shuttle or rideshare services, security, cameras).
3. Common Council approval of the Special Use resolution (public hearing expected May 17, 2022).

(Remaining conditions of approval to be satisfied by the property owner 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.

Clark moved, Katzenmeyer seconded, to approve all the actions on items #3A & #3B, motion carried on a consent vote.

Passed The Block Vote

Clark moved, Katzenmeyer seconded, to approve all the actions on items #3A & #3B, motion carried on a consent vote.

4. [22-0227](#) Site, Landscaping and Architectural Plans for Higgins Tower, an existing Light Industrial use, located at 6620 W. Mitchell St., submitted by Ryan Spott, d/b/a Higgins Tower Service, Inc. (Tax Key No. 454-0254-002)

Attachments: [\(SLA\) 6620 W Mitchell St - Higgins Tower](#)

Steve Schaer presented.

Brian Randall, representing Higgins Tower, outlined the additional scope would bring this

investment over budget and requested removal of items 1(a) & 1(b) and editing 1(e) to be subject to staff review.

Discussion ensued, with an agreement to amend 1(a) as noted below.

Recommendation: Approval of the Site, Landscaping and Architectural Plans for Higgins Tower, an existing Light Industrial use, located at 6620 W. Mitchell St., submitted by Ryan Spott, d/b/a Higgins Tower Service, Inc. (Tax Key No. 454-0254-002), subject to the following conditions:

(Items 1-3 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: ~~(a) an updated landscaping and screening plan to include a wood fence on the east, S. 66 St. side, of the north storage yard;~~ **(a) an updated landscaping and screening plan to include a wood fence on the east, S. 66 St. side, of the north storage yard;** (b) scale landscaping plan information, dimensions and key referencing more diversity of species, number of plants, spacing and City Forester comments; (c) a construction detail of the proposed wood fence. For safety/visibility it's recommended that the proposed wood fence be setback from W. Mitchell St. property line at least 20-ft ~~;(d) removal of barb-wire fencing;~~ (e) accessible ADA parking stall subject to staff review. Contact Steve Schaer, Manager of Planning and Zoning, at (414) 302-8466 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. Contact Mike Romens, Building Inspector, at 414-302-8413.
3. Driveway permits being obtained through the City Engineering Department.

(Remaining conditions of approval to be satisfied by the property owner 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.

Raschka moved to approve this matter, Katzenmeyer seconded, motion carried. By the following vote:

Aye: 3 - Dagenhardt, Raschka, and Katzenmeyer

No: 1 - Clark

5. [22-0228](#)

Site, Landscaping and Architectural Plans for Masonry Restoration Inc., an existing warehouse and office, located at 9522 W. Schlinger Ave., submitted by Steve Ketterhagen, d/b/a MRI Leasing. (Tax Key No. 416-2001-000)

Attachments: [\(SLA\) 9522 W Schlinger Ave - Masonry Restoration Inc](#)

Recommendation: Approve the Site, Landscaping and Architectural Plans for Masonry

Restoration Inc., an existing warehouse and office, located at 9522 W. Schlinger Ave., submitted by Steve Ketterhagen, d/b/a MRI Leasing. (Tax Key No. 416-2001-000) subject to the following conditions:

(Item 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, and Architectural Plans being submitted to and approved by the Planning & Zoning program to show the following: a) fence details; b) entrance gate details; c) updated front yard decorative fence/wall and corresponding details; d) maintain or add trees on west side of property for screening from residential site; e) landscaping species plan approved by Forestry; f) proposed outdoor storage indicated on site plans; g) site plan to reflect changes necessary for compliance with the City of West Allis Stormwater Management Ordinance. Contact Zac Roder, Lead Planner, at 414-302-8465 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.*
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.*

Ald. Raschka moved to approve this matter, Ald. Katzenmeyer seconded, motion carried. , motion carried.

6. [22-0229](#) Ordinance to repeal and recreate the City Zoning Code as amended by the Safety & Development Committee on March 29, 2022. (O-2022-0024)

Attachments: [Ord O-2022-0024 \(as amended by S&D on 3-29\) \(1\)](#)

Items 6 & 7 were taken together.

Katzenmeyer moved, Raschka seconded, to approve all the actions on items #6 & #7, motion carried on a consent vote.

7. [22-0232](#) Ordinance to repeal and recreate the City Zoning Map. (O-2022-0040)

Attachments: [ZoningMapv2 \(3\) \(O-2022-0040\)](#)

Items 6 & 7 were taken together.

Katzenmeyer moved, Raschka seconded, to approve all the actions on items #6 & #7, motion carried on a consent vote.

Passed The Block Vote

Katzenmeyer moved, Raschka seconded, to approve all the actions on items #6 & #7, motion carried on a consent vote.

8. [22-0230](#) Plan Commission project tracking update.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Raschka and seconded by Dagenhardt to adjourn at 7:35 pm.

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.