



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, June 22, 2022

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

- Present** 6 - Wayne Clark, Brian Frank, Rossi Manka, Eric Torkelson, Jessica Katzenmeyer, and Kathleen Dagenhardt
- Excused** 3 - Dan Devine, Brandon Reinke (PC Alternate), and David Raschka

Others Attending

Ald. Roadt, Reina Takamura-Kohl, John Gall-Garc, Gabriela Perez Ignacio, Tim Kabara, Maplegrove, Ben Vogelander, Mike Colton, Luis Barahena

Staff

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

C. APPROVAL OF MINUTES

1. [22-0337](#) May 25, 2022 Draft Minutes

Attachments: [May 25, 2022 Draft Minutes](#)

Katzenmeyer moved to approve this matter, Torkelson seconded, motion carried.

D. NEW AND PREVIOUS MATTERS

- S1 [22-0356](#) Revised 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 revised plans](#)

Steve Schaer presented.

Recommendation: *Approval of the revised architectural (brick restoration) option or the porcelain tile option (as approved at the April 27 Plan Commission meeting) for the Deco, a proposed event space located at 7140 W. Greenfield, Ave. subject to applicable building permits.*

Frank moved to approve this matter, Torkelson seconded, motion carried.

2. [22-0340](#) Site, Landscaping and Architectural Plans for Dollar General, an existing General Retail use, located at 1715 S. 76 St., submitted by Ben Voigtlander, d/b/a Kahl LLC. (Tax Key No. 453-0433-002)

Attachments: [\(SLA\) 1715 S 76 St - Dollar General Building](#)

Zac Roder presented.

Discussion ensued with the applicant and questions were answered by staff.

Recommendation: Deny the Site, Landscaping and Architectural Plans for Dollar General, an existing General Retail use, located at 1715 S. 76 St., submitted by Ben Voigtlander, d/b/a Kahll LLC. (Tax Key No. 453-0433-002). The applicant has the option to appeal the Planning Commission decision to the Common Council.

Torkelson moved to deny this matter, Katzenmeyer seconded, motion carried.

3. [22-0341](#)

Certified Survey Map to combine the existing parcels located at 8404 W. Greenfield Ave. and 1359 S. 84 St. into 1 parcel, submitted by Gurinder Nagra, d/b/a SF Petro Mart, Inc. (Tax Key Nos. 442-0635-000 and 442-0604-000)

Attachments: [CSM - 8404 W Greenfield Ave- SF Petro Mart](#)

Steve Schaer presented.

Recommendation: Common Council approval of the Certified Survey Map to combine the existing parcels located at 8404 W. Greenfield Ave. and 1359 S. 84 St. into 1 parcel, submitted by Gurinder Nagra d/b/a State Fair Petro Mart, Inc. (Tax Key Nos. 442-0635-000 and 442-0604-000).

Torkelson moved to approve this matter, Frank seconded, motion carried.

4. [22-0342](#)

Site, Landscaping, and Architectural Plan amendment for Cleveland Liquor, an existing liquor store located at 9131 W. Cleveland Ave. submitted by Hemant Khultan d/b/a Cleveland Liquor. (Tax Key 517-0184-000).

Attachments: [\(SLA\) 9131 W Cleveland Ave - Cleveland Liquor](#)

Steve Schaer presented. The Plan Commission indicated that the new material is not in keeping with the other siding materials on the building and since code enforcement indicated that it's not installed property shall be removed.

Katzenmeyer moved to deny this matter on the basis that the new metal siding material installed on the north elevation is contrary to the original design intent (another material on the building) and installed incorrectly per code enforcement department, Manka seconded, motion carried.

5. [22-0343](#)

Ordinance to amend section 19.01, the Official West Allis Zoning Map, for property located at 1455 S. 97 St. (tax key no. 450-9968-003).

Attachments: [\(ORD\) - 1455 S 97 St - Maplegrove Treatment Center](#)

Zac Roder presented.

Recommendation: Recommend Common Council approval of the Ordinance to amend section 19.01, the Official West Allis Zoning Map, for property located at 1455 S. 97 St. (Tax key no. 450-9968-003). Public hearing being scheduled for July 12, 2022.

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

6. [22-0344](#) Signage Plan appeal for a new freestanding sign at Taqueria El Toro located at 8322 W. Lincoln Ave. (Tax Key No. 477-0660-000).

Attachments: [\(SIGN\) 8322 W Lincoln Ave - Tacqueria El Toro](#)

Steve Schaer presented.

Recommendation: Approval of a new freestanding sign at Taqueria El Toro located at 8322 W. Lincoln Ave., subject to the following conditions:

(Items 1-2 below 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 Signage Plan being submitted to and approved by the Planning Office to show the following: (a) site/landscaping plan to show specific sign location, height, landscaping and meet the sign ordinance requirements and approval of City Engineering; (b) internally illuminated sign - sign faces being opaque in accordance with signage ordinance, (c) masonry base details and dimensions. Contact Steve Schaer at 414-302-8466 or planning@westalliswi.gov <<mailto:planning@westalliswi.gov>> with further questions.

2. Driveway permit being applied for with the city to close the W. Lincoln Ave. driveway nearest intersection

Manka moved to approve this matter,. Katzenmeyer seconded, motion carried.

7. [22-0345](#) Discussion regarding eliminating split-zoned properties

Zac Roder presented.

This matter was Discussed.

8. [22-0346](#) Plan Commission project tracking update

Zac Roder presented.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Jessica Katzenmeyer and seconded by Brian Frank to adjourn at 6:47pm.

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.