



# City of West Allis

## Meeting Minutes

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

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Wednesday, December 2, 2020

6:00 PM

City Hall - Virtual  
7525 W. Greenfield Ave.

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#### REGULAR MEETING

#### A. CALL TO ORDER

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

#### B. ROLL CALL

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

#### Staff

Steve Schaer, AICP, Manager of Planning and Zoning  
Katie Bennett, Lead Planner  
Tony Giron, Planner

#### Others Attending

*Jason Luther, Bob Monat, John Naus, Anita Gonzalez, Jim Kerlin, Nick Pope, Kyle Hitchcock, Bob Jewel and representative property owner of Brightview Properties LLC.*

#### C. APPROVAL OF MINUTES

1. [20-0535](#) October 28, 2020 Draft Minutes

**Attachments:** [October 28, 2020 Draft Minutes](#)

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

#### D. NEW AND PREVIOUS MATTERS

- 2A. [20-0542](#) Certified Survey Map to re-divide three existing properties into four lots of record located at 66\*\* W. National Ave. submitted by Robert Monnat d/b/a Mandel Group (Tax Key Nos. 454-0648-000, 454-0649-000, and 454-0650-000)

**Attachments:** [CSM, Rezone, PDD-2 Removal - 66\\*\\* W. National](#)

**Recommendation:** *Common Council approval of the Certified Survey Map to re-divide three existing properties into four lots of record located at 66\*\* W. National Ave. submitted by Robert Monnat, developer (Tax Key Nos. 454-0648-000, 454-0649-000, and 454-0650-000).*

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

- 2B.** [20-0543](#) Ordinance to amend the official West Allis Zoning Map by rezoning property located at 66\*\* W. Mitchell St. from M-1, Manufacturing District to C-3, Community Commercial submitted by City of West Allis (Tax Key No. 454-0650-000)

**Attachments:** [CSM, Rezone, PDD-2 Removal - 66\\*\\* W. National](#)

**Recommendation:** *Common Council Approval of ordinance to amend the official West Allis Zoning Map by rezoning property located at 66\*\* W. Mitchell St. from M-1, Manufacturing District to C-3, Community Commercial submitted by City of West Allis (Tax Key No. 454-0650-000).*

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

- 2C.** [20-0544](#) Ordinance to amend the official West Allis Zoning Map by removing the PDD-2, Planned Development District, Commercial and Industrial Districts Overlay Zone located at 66\*\* W. National Ave. submitted by Robert Monnat d/b/a Mandel Group (Tax Key No. 454-0648-000)

**Attachments:** [CSM, Rezone, PDD-2 Removal - 66\\*\\* W. National](#)

**Recommendation:** *Common Council Approval of ordinance to amend the official West Allis Zoning Map by removing the PDD-2, Planned Development District, Commercial and Industrial Districts Overlay Zone located at 66\*\* W. National Ave. submitted by Robert Monnat d/b/a Mandel Group (Tax Key No. 454-0648-000).*

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

- 3A.** [20-0545](#) Special Use Permit for a mixed, residential and commercial use, to be located at 66\*\* W. National Ave. (Lot 2)

**Attachments:** [Mixed Use - 66\\*\\* W. National Ave. \(SUP-SLA\)](#)

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

- 3B.** [20-0546](#) Site, Landscaping, and Architectural Plans for a mixed, residential and commercial use, to be located at 66\*\* W. National Ave. (Lot 2) submitted by Robert Monnat d/b/a Mandel Group (Tax Key No. 454-0648-000)

**Attachments:** [Mixed Use - 66\\*\\* W. National Ave. \(SUP-SLA\)](#)

*Items 3A & 3B were considered together.*

**Recommendation:** *Recommend Common Council approval of the Special Use Permit for a proposed mixed, residential and commercial use, located at 66\*\* W. National Ave. and approval of the Site, Landscaping, and Architectural Plans for a proposed mixed, residential and commercial use, located at 66\*\* W. National Ave. submitted by Robert Monnat d/b/a Mandel Group. (Tax Key No. 454-0648-000., subject to the following:*

*(Items 1 through 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 the*

*Department of Development to show the following: (a) architectural variation on the lower level of the south facing commercial space; (b) additional landscaping details on the retaining walls; (c) City Forester approval of the landscaping species and number; (d) outdoor bicycle parking; (e) further clarification of outdoor patio space for northern commercial tenant; (f) alternative plans for pool area if financing does not include pool; (g) location and screening considerations of proposed rooftop units (h) exterior lighting plan being provided; and (i) a schedule for timing of proposed improvements. Contact Tony Giron, City Planner at 414-302-8469.*

2. *An estimated cost of paving, landscaping, and screening being submitted to the Department of Development for approval. Contact Tony Giron, City 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, City Planner at 414-302-8469.*
4. *Utility plan to indicate transformer locations and coordination with existing overhead lines (along the west property line) being provided to the Department of Development approval. Contact Tony Giron, City Planner at 414-302-8469.*
5. *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.*
6. *Permit application and approved plans being submitted by applicant to the Engineering Dept. for necessary driveway permit to be granted by the Board of Public Works. Contact Greg Bartelme, Engineering Department at 414-302-8367.*
7. *Common Council approval of the special use (scheduled for January 5, 2021) and applicant's acknowledgement of the special use resolution.*

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

8. *A signage plan being submitted for permit review and approved by the Department of Development.*
9. *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 Clark, to approve all the actions on item nos. 3A & 3B on a Block Vote. The motion carried unanimously.**

#### **4A. [20-0547](#)**

Special Use Permit for a limited food production and restaurant use, to be located at 66\*\* W. National Ave. (Lot 1)

**Attachments:** [Food Production & Restaurant Use - 66\\*\\* W. National Ave. \(SUP-SLA\)](#)

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

**4B. [20-0548](#)**

Site, Landscaping, and Architectural Plans for a limited food production and restaurant use, to be located at 66\*\* W. National Ave. (Lot 1) submitted by Robert Monnat d/b/a Mandel Group (Tax Key No. 454-0648-000)

**Attachments:** [Food Production & Restaurant Use - 66\\*\\* W. National Ave. \(SUP-SLA\)](#)

*Items 4A and 4B were considered together.*

**Recommendation:** *Recommend Common Council approval of the Special Use Permit for a limited food production and restaurant use, to be located at 66\*\* W. National Ave. (Lot 1) and approval of the Site, Landscaping, and Architectural Plans for a limited food production and restaurant use, to be located at 66\*\* W. National Ave. (Lot 1) submitted by Robert Monnat d/b/a Mandel Group (Tax Key No. 454-0648-000), subject to the following:*

*(Items 1 through 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 the Department of Development to show the following: (a) generally delineate floor areas within the building A and C relative to parking calculations and parking ratios; (b) location and details of a four-sided refuse enclosure; and (c) location and screening considerations of proposed rooftop units (d) exterior lighting plan being provided; and (e) a schedule for timing of proposed improvements; (f) outdoor bicycle parking. Contact Tony Giron, City Planner at 414-302-8469.*
2. *An estimated cost of paving, landscaping, and screening being submitted to the Department of Development for approval. Contact Tony Giron, City 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, City Planner at 414-302-8469.*
4. *Utility plan to indicate transformer locations and coordination with existing overhead lines (along the west property line) being provided to the Department of Development approval. Contact Tony Giron, City Planner at 414-302-8469.*
5. *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.*
6. *Permit application and approved plans being submitted by applicant to the Engineering Dept. for necessary driveway permit to be granted by the Board of Public*

*Works. Contact Greg Bartelme, Engineering Department at 414-302-8367.*

7. *Common Council approval of the special use (scheduled for January 5, 2021) and applicant's acknowledgement of the special use resolution.*

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

8. *A signage plan being submitted for permit review and approved by the Department of Development.*
9. *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 Clark, seconded by Frank, to approve all the actions on item nos. 4A & 4B on a Block Vote. The motion carried unanimously.**

- 5A. [20-0549](#) Special Use Permit for Perspective Brewing Company, a proposed microbrewery, to be located at 7506-7508 W. Greenfield Ave.

**Attachments:** [Perspective Brewing Co. - 7506-08 W. Greenfield \(SUP-SLA\)](#)

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

- 5B. [20-0550](#) Site, Landscaping, and Architectural Plans for Perspective Brewing Company, a proposed microbrewery, to be located at 7506-7508 W. Greenfield Ave., submitted by Naus Brewing LLC d/b/a Perspective Brewing Company (Tax Key No. 440-0445-000)

**Attachments:** [Perspective Brewing Co. - 7506-08 W. Greenfield \(SUP-SLA\)](#)

*Items 5A and 5B were considered together.*

***Recommendation:*** *Recommend Common Council approval of the Special Use Permit for Perspective Brewing Company, a proposed microbrewery, to be located at 7506-7508 W. Greenfield Ave., and approval of the Site, Landscaping, and Architectural Plans for Perspective Brewing Company, a proposed microbrewery, to be located at 7506-7508 W. Greenfield Ave., submitted by Naus Brewing LLC d/b/a Perspective Brewing Company. (Tax Key No. 440-0445-000), subject to the following conditions*

*(Items 1 through 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 the Department of Development to show the following: (a) City Forester approval of the*

landscaping species and number; (b) building paint color. Contact Katie Bennett, Lead Planner at 414-302-8463.

2. 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 Katie Bennett, Lead Planner at 414-302-8463.
3. Common Council approval of the Special Use (scheduled for January 5, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.

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

### Passed The Block Vote

**A motion was made by Raschka, seconded by Frank, to approve all the actions on item nos. 5A & 5B on a Block Vote. The motion carried unanimously.**

- 6A. [20-0551](#)** Special Use Permit for Piece of Love, a proposed bakery, to be located at 6768 W. Lincoln Ave.

**Attachments:** [Piece of Love - 6768 W. Lincoln \(SUP-SLA\)](#)

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

- 6B. [20-0552](#)** Site, Landscaping, and Architectural Plans for Piece of Love, a proposed bakery, to be located at 6768 W. Lincoln Ave., submitted by Ana Gonzalez (Tax Key No. 475-0220-000)

**Attachments:** [Piece of Love - 6768 W. Lincoln \(SUP-SLA\)](#)

Items 6A and 6B were considered together.

**Recommendation:** Recommend Common Council approval of the Special Use Permit for Piece of Love, a proposed bakery, to be located at 6768 W. Lincoln Ave., and approval of the Site, Landscaping, and Architectural Plans for Piece of Love, a proposed bakery, to be located at 6768 W. Lincoln Ave., submitted by Ana Gonzalez (Tax Key No. 475-0220-000), 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) Proposed façade improvements including: tuck-pointing of the brick as needed, addressing the exposed insulating foam on the front façade, painting or power-washing the mansard roof on the rear of the building and the removal of any debris (old chairs and windows, etc.) from site; (b) removal of the site's non-conforming projecting sign within 1 year of approval; (c) detailed information regarding dimensions on rear of site, to verify there is enough space for the proposed refuse enclosure and parking area to properly function together; (d) improvements to existing landscape/parking stall area. Contact Katie Bennett, Lead Planner at 414-302-8463.
2. An estimated cost of landscaping and screening, if any, being submitted to the

Department of Development for approval. Contact Katie Bennett, Lead Planner at 414-302-8463.

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 Katie Bennett, Lead Planner at 414-302-8463.
4. Common Council approval of the Special Use (scheduled for January 5, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.

**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. 6A & 6B on a Block Vote. The motion carried unanimously.**

#### 7A. [20-0553](#)

Special Use Permit for VisABILITY Center, for a proposed training, counseling or workforce development facilities operated by a not for-profit social service organization, for the purposes of enabling jobs and career opportunities for persons with sensory or physical disabilities, to be located at 1540 S. 108 St.

**Attachments:** [VisABILITY - 1540 S. 108 St. \(SUP-SLA\)](#)

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

#### 7B. [20-0554](#)

Site, Landscaping, and Architectural Plans for VisABILITY Center, for a proposed training, counseling or workforce development facilities operated by a not for-profit social service organization, for the purposes of enabling jobs and career opportunities for persons with sensory or physical disabilities, to be located at 1540 S. 108 St. submitted by Jim Kerlin of Beyond Vision (Tax Key No. 449-9981-019)

**Attachments:** [VisABILITY - 1540 S. 108 St. \(SUP-SLA\)](#)

*Items 7A and 7B were considered together.*

**Recommendation:** Common Council approval of the Special Use Permit and approval of the Site, Landscaping and Architectural plans for VisABILITY Center, for a proposed training, counseling or workforce development facilities operated by a not for-profit social service organization, for the purposes of enabling jobs and career opportunities for persons with sensory or physical disabilities, to be located at 1540 S. 108 St. submitted by Jim Kerlin of Beyond Vision, subject to the following conditions:

*(Items 1 through 5 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) updated exterior elevations to reflect future changes to the south elevation (replacement of select overhead doors for windows); (b) sidewalk connection along the south side of the property from the

MCTS bus stop along Hwy 100 to the main entrance; (c) driveway approach and/or crosswalk modifications inclusive of signage cues adjacent to the sidewalk and driveway intersect at W. Orchard St. and at the drive aisle intersects near the main entrance; (d) contingency plan for possibility of route modification in coordination with MCTS (Milwaukee Co Transit System) and WisDOT; (e) construction schedule being provided to indicate key dates for start and completion of Phase 1 and Phase 2 floor plan build outs; (f) schedule for site and landscaping implementation and completion; (g) City Forester approval of landscaping species and number; (h) chain-link fence around the dog area being lowered below 6-ft and an ornamental style being indicated on plans.

2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval.
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.
4. Documentation and approval showing compliance with the City of West Allis storm water Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A storm water permit must be obtained from the City.
5. Common Council approval of the special use (scheduled for January 5, 2021) and applicant's acknowledgement of the special use resolution.

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

6. Contingency plans for pedestrian connections from public right-of-way to the main entrance as approved by staff and in coordination with MCTS (Milwaukee Co Transit System) and WisDOT
7. Lighting and photometric plan being submitted to the Department of Development for approval.

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

### Passed The Block Vote

A motion was made by Frank, seconded by Nowak, to approve all the actions on item nos. 7A & 7B on a Block Vote. The motion carried unanimously.

#### 8A. [20-0555](#)

Special Use Permit for a proposed cafe, within a former office building, to be located at 6923 W. Becher St.

**Attachments:** [Proposed Cafe - 6923 W. Becher St. \(SUP-SLA\)](#)

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

#### 8B. [20-0556](#)

Site, Landscaping, and Architectural Plans for a proposed cafe, within a former office building, to be located at 6923 W. Becher St. submitted by Mark Lutz d/b/a Lutz Land Management (Tax Key No. 476-0203-900)



**Attachments:** [Proposed Cafe - 6923 W. Becher St. \(SUP-SLA\)](#)

*Items 8A and 8B were considered together.*

**Recommendation:** *Recommend Common Council approval of the Special Use Permit for a proposed cafe, within a former office building, to be located at 6923 W. Becher St. and approval of the Site, Landscaping, and Architectural Plans for a proposed cafe, within a former office building, to be located at 6923 W. Becher St. submitted by Mark Lutz d/b/a Lutz Land Management (Tax Key No. 476-0203-900)., subject to the following conditions:*

*(Items 1 through 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 the Department of Development to show the following: (a) window, door and awning details of proposed exterior improvements; (b) updated floor plans to indicate furniture and fixture layout and seating; (c) determination by City Engineer relative to need for a grant of privilege relative to front property line location and outdoor seating area; (d) cooler area being enclosed within masonry walls to complement building color and roof covering as required per building code; (e) City Forester approval of the landscaping species and number; (f) refuse location and 4-sided screening method being noted on plans. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.*
- 2. 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 Steven Schaer, Manager of Planning and Zoning at 414-302-8466.*
- 3. Common Council approval of the Special Use (scheduled for January 5, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.*

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

### Passed The Block Vote

**A motion was made by Frank, seconded by Dagenhardt, to approve all the actions on item nos.8A & 8B on a Block Vote .The motion carried unanimously.**

- 9A. [20-0557](#)** Special Use Permit for Pope Auto Worx, an existing vehicle repair business, to amend their special use permit to include indoor auto sales at 10214 W. Greenfield Ave.

**Attachments:** [Pope Auto Worx - 10214 W. Greenfield \(SUP-SLA\)](#)

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

- 9B. [20-0558](#)** Site, Landscaping and Architectural Plans for Pope Auto Worx, an existing vehicle repair business, to amend their special use permit to include indoor auto sales at 10214 W. Greenfield Ave., submitted by Nick Pope d/b/a Pope Auto Worx, LLC. (Tax Key No. 444-0392-000)

**Attachments:** [Pope Auto Worx - 10214 W. Greenfield \(SUP-SLA\)](#)

*Items 9A and 9B were considered together.*

**Recommendation:** Recommend Common Council approval of the Special Use Permit for Pope Auto Worx, an existing vehicle repair business, to amend their special use permit to include indoor auto sales and approval of the Site, Landscaping and Architectural Plans for Pope Auto Worx, an existing vehicle repair business, to amend their special use permit to include indoor auto sales at 10214 W. Greenfield Ave., submitted by Nick Pope d/b/a Pope Auto Worx, LLC. (Tax Key No. 444-0392-000), subject to the following conditions:

*(Items 1 through 2 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. Common Council approval of the Special Use (scheduled for January 5, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.
2. A certified survey map being submitted to combine the 2 lots at 10214 and 102\*\* W. Greenfield Ave. into one lot of record within one year.

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

### Passed The Block Vote

A motion was made by Clark, seconded by Torkelson, to approve all the actions on item nos. 9A & 9B on a Block Vote. The motion carried unanimously.

#### 10. [20-0559](#)

Site, Landscaping and Architectural Plans amendment for Winter Services, an existing maintenance contractor business, to amend their site plan at 2100 S. 116 St., submitted by Kyle Hitchcock of, Winter Services, LLC. (Tax Key No. 481-9993-015)

**Attachments:** [Winter Services - 2100 S. 116 St. \(SLA\)](#)

**Recommendation:** Approve the Site, Landscaping and Architectural Site, Landscaping and Architectural Plans amendment for Winter Services, an existing maintenance contractor business, to amend their site plan at 2100 S. 116 St., submitted by Kyle Hitchcock of, Winter Services, LLC. (Tax Key No. 481-9993-015). subject to the following conditions:

*(Items 1 through 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 Department of Development to show the following: (a) replace evergreen arborvitae along the frontage of S. 116 St. in accordance with the City Foresters recommendation as to species and spacing; (b) an updated site and landscaping plan to delineate outdoor storage on site, commercial vehicle parking and other structures on site. Contact Steve Schaer, 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 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 414-302-8466.

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

11. [20-0560](#) Sign Plan Appeal for Weather Pro Exteriors, an existing business, located at 12200 W. Adler Ln., submitted by Bob Jewell (Tax Key No. 413-9994-011)

**Attachments:** [Weather Pro Exteriors - 12200 W. Adler Ln. \(Sign Plan Appeal\)](#)

**Recommendation:** Denial of the Sign Plan Appeal for Weather Pro Exteriors, an existing business, located at 12200 W. Adler Ln., submitted by Bob Jewell (Tax Key No. 413-9994-011) on the basis that the signage exceeds the allowances within the signage ordinance. The Plan Commission is the final decision-making body in sign variance appeal cases, see sec.13.21(9)(b). The Plan Commission's final determination may be appealed to circuit court per Wis. Stat. 68.14 of the State Statutes.

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

12. [20-0561](#) Certified Survey Map to consolidate properties into one lot of record located at 67\*\* W. National Ave., 6749-51 W. National Ave. and a portion of 67\*\* W. Mitchell St. submitted by John Onopa (Tax Key Nos. 454-0252-000, 454-0251-001, and 453-0564-002)

**Attachments:** [John Onopa - 6749-51 W National Ave. \(CSM\)](#)

**Recommendation:** Recommend Common Council approval of the Certified Survey Map to consolidate properties into one lot of record located at 67\*\* W. National Ave., 6749-51 W. National Ave. and a portion of 67\*\* W. Mitchell St. submitted by John Onopa (Tax Key Nos. 454-0252-000, 454-0251-001, and 453-0564-002).

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

13. [20-0562](#) Ordinance to amend the Official West Allis Zoning Map section 12.05 to rezone certain properties zoned M-1, Light Industrial to M-2, Heavy Industrial

**Attachments:** [Rezone M-1 to M-2 Mapping](#)

**Recommendation:** Recommend Common Council Ordinance to amend the Official West Allis Zoning Map section 12.05 to rezone certain properties zoned M-1, Light Industrial to M-2, Heavy Industrial.

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

- 14. [20-0563](#) Ordinance to amend the Official West Allis Zoning Map section 12.05 to rezone property located at 19\*\* S. 76 St. from M-1, Light Industrial to C-2, Neighborhood Commercial District (Tax Key No. 453-0464-003)

**Attachments:** [Rezone M-1 to C-2 - 19\\*\\* S. 76 St.](#)

**Recommendation:** Approval of ordinance to amend the official West Allis Zoning Map by rezoning property located at 19\*\* S. 76 St. from M-1, Manufacturing District to C-2, Neighborhood Commercial submitted by City of West Allis. (Tax Key No. 453-0464-003)

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

**E. ADJOURNMENT**

*There being no other business, a motion was made by Wayne Clark and seconded by Brian Frank to adjourn the Plan Commission meeting at 8:17 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.