



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, February 26, 2020

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

The meeting was called to order at 6:04 p.m. in Room 128

B. ROLL CALL

- Present** 7 - Wayne Clark, Kathleen Dagenhardt, Brian Frank, Jon Keckeisen, David Raschka, Eric Torkelson, and Ben Holt
- Excused** 2 - Amanda Nowak, and Rossi Manka

Staff

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

Others Attending

Stephanie (no last name provided), Dan Boskopf, Carrie Cieslak, Brian Cieslak, John Ford, Wesley Borden, Nathan Remitz,
Bob Kraus, Debby Tomczyk, Ron Weber, Thomas Rasmussen, Curt Smith

C. APPROVAL OF MINUTES

1. [20-0112](#) January 22, 2020 Draft Minutes

Attachments: [January 22, 2020 Draft Minutes](#)

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

D. NEW AND PREVIOUS MATTERS

2. [20-0113](#) Site, Landscaping and Architectural Plans for Aspen Dental, a proposed dental office, to be located at 10707 W. Cleveland Ave. submitted by Boulder Venture (Tax Key No. 519-9996-001)

Attachments: [Aspen Dental \(SLA\)](#)

Recommendation: Plan Commission chose option 2 (deny the request as submitted)

Plan Commission Options

As submitted, staff does not support the proposal which the applicant is requesting be considered for approval. Staff sees five potential options for

moving forward on this proposal.

1. *Plan Commission approves the applicant's request as submitted.(Not recommended)*
2. *Plan Commission denies the request as submitted. Plan Commission approves the request as submitted with conditions of approval.*
3. *Plan Commission approves the revised design with conditional of approval.*
4. *Plan Commission holds the item.*

Conclusions

The applicant and the City have not been able to reach a compromise on this proposal. Staff understands that the current contractual agreements of the applicant present challenges. Each of those contractual agreements has a monetary value at the negotiation table (likely much higher than the additional costs the applicant would incur under staff's proposed plan). Staff believes it is the responsibility of the developer to balance the needs of their contractual agreements with the needs of the City, and to do their due diligence to meet City standards and establish a quality project for the public at large. Staff does not believe this balance is being met under the current proposal and does not recommend approval of this plan as submitted.

A motion was made by Wayne Clark and seconded by Brian Frank to deny the proposal as submitted as the Site, Landscaping and Architectural Plans as submitted did not meet the expectations or requirements of the City's Zoning Code or Design Guidelines as it relates to building location, landscaping requirements, signage building materials and architectural design. The applicant may appeal the Plan Commission's decision before the Common Council.

The motion carried unanimously.

- 3A. [20-0114](#) Special Use Permit for a proposed event space within an existing building located at 1139 S. 70 St.

Attachments: [1139 S 70th St - Event Space - \(SUP\)](#)

This matter was Approved on a Block Vote.

- 3B. [20-0115](#) Site, Landscaping and Architectural Plans for a proposed event space within an existing building located at 1139 S. 70 St. submitted by Scott Yauck, West Quarter West, LLC c/o Cobalt Partners, LLC (Tax Key No. 440-0257-002)

Attachments: [1139 S 70th St - Event Space \(SUP\)](#)

Items 3A & 3B were considered together.

Recommendation:

Approval of the Special Use Permit for a proposed event space within an existing building located at 1139 S. 70 St., and approval of the Site, Landscaping and Architectural Plans for a proposed event space within an existing building located

at 1139 S. 70 St., submitted by Scott Yauck, West Quarter West, LLC c/o Cobalt Partners, LLC. (Tax Key No. 440-0257-002), subject to the following conditions:

(Items 1 through 2 are required to be satisfied prior to any work being done that is associated with the proposal 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) colored rendering of building exterior, detailing the materials and style/design of the new balcony for staff approval. Contact Katie Bennett, Lead Planner at 414-302-8463.~~

2. Submittal of application to vacate a portion of the right of way along S. 70th St. to the Department of Development.

3. Common Council approval of the Special Use (scheduled for March 03, 2020) 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)

4. Signage plan being provided for staff review and approval

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. 3A & 3B on a Block Vote. The motion carried unanimously.

4. [20-0116](#)

Site, Landscaping and Architectural Plans for CHR Hansen, an existing bio-science company, located at 9015 W. Maple St. and 1800 S 92 St., submitted by Thomas Rasmussen on behalf of CHR Hansen (Tax Key No. 451-1006-000 and 451-1002-000)

Attachments: [CHR Hansen P1 \(SLA\)](#)

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for CHR Hansen, an existing bio-science company, located at 9015 W. Maple St. and 1800 S 92 St., submitted by Thomas Rasmussen on behalf of CHR Hansen. (Tax Key No. 451-1006-000 and 451-1002-000). subject to the following conditions

(Items 1 through 4 are required to be satisfied prior to any work being done that is associated with the proposal 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 and color details of the exterior finishes; (b) site plan confirming traffic study signage recommendations relative to north and south driveways; (c) revised landscaping plan to include and reference the north end of the property and additional landscaping and tree infill on lands on the either side of S. 91 St. and near the current gated entry to the site; (d) exterior lighting plan details

(parking lot and building) if applicable; (e) bicycle rack accommodations being indicated on plan. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460.

2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460.
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 Steven Schaer, Manager of Planning and Zoning at 414-302-8460.
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. Contact Mike Romans, Plumbing Inspector at 414-302-8413

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

5. Signage plans being provided for staff review and approval.
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.

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

- 5A. [20-0117](#)** Special Use Permit for Carrie's Crispies, a proposed limited food production facility, to be located at 7133 W. Becher St.

Attachments: [Carrie's Crispies \(SUP-SLA\)](#)

This matter was Approved on a Block Vote.

- 5B. [20-0118](#)** Site, Landscaping and Architectural Plan for Carrie's Crispies, a proposed limited food production facility, to be located at 7133 W. Becher St. submitted by Carrie Cieslak (Tax Key No. 453-1057-000)

Attachments: [Carrie's Crispies \(SUP-SLA\)](#)

Items 5A & 5B were considered together.

Plan Commission modified the staff recommendations to strike conditions 1-3 as the applicant will comply with the previously approve Site, Landscaping plan. No updates planned at this time.

Recommendation: Recommend approval of the Application for a Special Use Permit for Carrie's Crispies, a proposed limited food production company, to be located at 7133 W. Becher St., and approval of the Site, Landscaping and Architectural Plans for Carrie's Crispies, a proposed limited food production

company, to be located at 7133 W. Becher St., 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) Planned landscaping and identification of number and species of plantings; (b) City Forester approval of the landscaping species and number. Contact Tony Giron, City Planner at 414-302-8469.~~

~~2. An estimated cost of 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. Common Council approval of the special use (scheduled for March 3, 2020) 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)

5. Signage and exterior lighting plan being provided for staff review and approval.

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 Clark, seconded by Torkelson, to approve all the actions on item nos. 5A & 5B on a Block Vote. The motion carried unanimously.

6A. [20-0119](#)

Certified Survey Map to consolidate two lots into one lot of record located at 6034 W. National Ave. and 6026 W. National Ave. submitted by Steve Dunn property owner (Tax Key No. 439-0350-000 & 439-0349-000)

Attachments: [6026-6034 W National Ave \(CSM-SLA\)](#)

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

6B. [20-0120](#)

Site, Landscaping and Architectural Plans for Dunn's Sporting Goods, an existing business, for a proposed building addition to property located at 6034 and 6026 W. National Ave. submitted by Steve Dunn property owner and Nathan Remitz architect of Patera (Tax Key No. 439-0350-000 & 439-0349-000)

Attachments: [6026-6034 W National Ave \(CSM-SLA\)](#)

Recommendation: Recommend Council approval of the Certified Survey Map to consolidate two lots into one lot of record located at 6034 W. National Ave. and 6026 W. National Ave., and approval of the Site, Landscaping and Architectural Plans for Dunn's Sporting Goods, an existing business, for a proposed building addition to property located at 6034 and 6026 W. National Ave. submitted by Steve Dunn property owner and Nathan Remitz architect of Patera (Tax Key No. 439-0350-000 & 439-0349-000), 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, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) a landscaping plan being submitted to show landscaping/green space improvements along the south side of the new addition; (b) confirm refuse location within the existing enclosure area; (c) a wood fence being extended along the north side of the property behind the new addition; (d) any exterior lighting being noted on plan. Contact Steve Schaer at 414-302-8460 with further questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8460.
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 Steve Schaer, City Planner at 414-302-8460.

(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 Torkelson, seconded by Frank, that this matter be Approved. The motion carried unanimously.

7. [20-0121](#) Site, Landscaping and Architectural Plan amendment for West Allis-West Milwaukee Community Recreation Center, located at 2450 S. 68 St., submitted by the West Allis-West Milwaukee Recreation Department (Tax Key No. 489-0088-001)

This item was withdrawn by the applicant.

8. [20-0122](#) Master Signage Plan for Holiday Inn Express, a new hotel, to be located at 10201 W. Lincoln Ave., submitted by Catalyst Partners (Tax Key No. 485-9996-021)

Attachments: [Holiday Inn Express \(SIGN\)](#)

Recommendation: Approval of the Signage Plan for Holiday Inn Express, a new hotel, located at 10201 W. Lincoln Ave., submitted by Catalyst Partners. (Tax Key No. 485-9996-021)

A motion was made by Kathleen Dagenhardt and seconded by Jon Keckeisen to accept the staff recommendation to allow four wall signs on the building located at 10201 W. Lincoln Ave., with the understanding that all other sign code regulations will be adhered to.

The motion carried unanimously.

9. [20-0123](#) Signage Plan Appeal for Apostles Presbyterian Church, an existing religious institution, located at 1509 S. 76 St., submitted by Deb Burton and Blair Benes of Poblocki Sign Company (Tax Key No. 452-0082-001)

Attachments: [1509 S 76 St Apostles appeal \(SIGN\)](#)

Recommendation: Approval of the updated signage plan appeal for Apostles Presbyterian Church, an existing religious institution, located at 1509 S. 76 St., submitted by Deb Burton and Blair Benes of Poblocki Sign Company. (Tax Key No. 452-0082-001)

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

10. [20-0124](#) Signage Plan Appeal to replace existing freestanding sign at an existing gas station, located at 2310 S. 76 St. submitted by Bob Kraus of Bauer Sign Company on behalf of Ikram Chaudry/BP (Chaudry Oil), property owner (Tax Key No. 489-0362-001)

Attachments: [2310 S 76 St - \(SIGN\)](#)

Staff will work with the property owner and signage contractor on consistency between new and existing signage, and providing additional infill landscape details around the base of the new sign.

Recommendation: Approval of the Signage Plan Appeal to replace existing freestanding sign at an existing gas station, located at 2310 S. 76 St. submitted by Bob Kraus of Bauer Sign Company on behalf of Ikram Chaudry/BP (Chaudry Oil), property owner (Tax Key No. 489-0362-001), subject to a revised Site, Landscaping, Screening Plan being submitted to and approved by the Department of Development to show additional infill landscaping around the base of the sign to meet the sign ordinance requirement 2x the sign face. Contact Steve Schaer at 414-302-8460 with further questions.

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

11. [20-0125](#) Signage Plan Appeal for a Creative Sign for Crawdaddy's on Greenfield located at 9427 W. Greenfield Ave. submitted by Troy Meyer, business owner and Michael Ortiz artist (Tax Key No. 450-0022-001)

Attachments: [9427 W Greenfield Ave \(SIGN\)](#)

Recommendation: Recommend approval of the Signage Plan Appeal for a Creative Sign for Crawdaddy’s on Greenfield located at 9427 W. Greenfield Ave. submitted by Troy Meyer, business owner and Michael Ortiz artist (Tax Key No. 450-0022-001), based on the sign’s positive visual impact, unique design and imagination, strong graphic character, inventive representation of the business and logical placement, which comprehensively satisfy the requirements of the City’s Sign Code Creative Sign Subsection.

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

12. [20-0126](#) April meeting to be held on April 23, 2020

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Wayne Clark and seconded by Jon Keckeisen to adjourn the Plan Commission meeting at 7:29 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.