



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, December 7, 2022

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

Present 8 - Wayne Clark, Brian Frank, Rossi Manka, Eric Torkelson, Jessica Katzenmeyer, Dan Devine, Kathleen Dagenhardt, and David Raschka

Excused 1 - Brandon Reinke (PC Alternate)

Others Attending

John Katzenmeyer, Walter Holtz

Staff

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

C. APPROVAL OF MINUTES

1. [22-0688](#) October 26, 2022

Attachments: [October 26, 2022 Draft Minutes](#)

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

D. NEW AND PREVIOUS MATTERS

6. [22-0686](#) Ordinance to create a pedestrian mall in the 1300 block of S. 72 St.

Attachments: [\(ORD\) S 72 St Street Plaza](#)

Recommendation: Common Council approval of an ordinance to create a pedestrian mall in the 1300 block of S. 72 St. and a resolution granting a privilege agreement for use of the pedestrian mall between the city and Walter Holtz. The terms under which Deco may serve alcohol (extension of premise) will be handled by Council separately.

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

- 2A. [22-0680](#) Conditional Use Permit for Nubias Kouture, a proposed Massage Therapy use, to be located at 2363 S. 102 St.

Manka moved to approve the Consent Agenda, items #2A & 2B, Dagenhardt seconded,, motion carried on a consent vote.

- 2B.** [22-0681](#) Site, Landscaping, and Architectural plans for Nubias Kouture, a proposed Massage Therapy use, to be located at 2363 S. 102 St., submitted by Audryunna Tate, d/b/a Nubias Kouture LLC. (Tax Key No. 485-9995-014)

Attachments: [\(CUP-SLA\) Nubias Kouture - 2363 S 102 St](#)

Recommendation: Approve the Site, Landscaping, and Architectural plans for Nubias Kouture, a proposed Massage Therapy use, to be located at 2363 S. 102 St., submitted by Audryunna Tate, d/b/a Nubias Kouture LLC. (Tax Key No. 485-9995-014) 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. Common Council approval of the Conditional Use permit.
2. Business shall maintain records of appointments and install cameras in customer lobby area.

Manka moved to approve the Consent Agenda, items #2A & 2B, Dagenhardt seconded,, motion carried on a consent vote.

Passed The Block Vote

Manka moved to approve the Consent Agenda, items #2A & 2B, Dagenhardt seconded,, motion carried on a consent vote.

- 3A.** [22-0682](#) Conditional Use Permit for Lowe Properties, a proposed Community Living Arrangement (9 or more persons), to be located at 1467 S. 75 St.

Dagenhardt moved to approve the Consent Agenda, items #3A & #3B, Brian Frank seconded, motion carried on a consent vote.

- 3B.** [22-0683](#) Site, Landscaping, and Architectural Plans for Lowe Properties, a proposed Community Living Arrangement (9 or more persons), to be located at 1467 S. 75 St., submitted by Devon Ellis, d/b/a Lowe Properties, LLC. (Tax Key No. 453-0333-000)

Attachments: [\(CUP-SLA\) CLA Expansion - 1467 S 75 St](#)

Recommendation: Approve the Site, Landscaping, and Architectural Plans for Lowe Properties, a proposed Community Living Arrangement (9 or more persons), to be located at 1467 S. 75 St., submitted by Devon Ellis, d/b/a Lowe Properties, LLC. (Tax Key No. 453-0333-000) subject to the following conditions:

(Item 1-2 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 Conditional Use permit.
2. Site improvements including: a) fence repairs; b) 4-sided refuse enclosure

Dagenhardt moved to approve the Consent Agenda, items #3A & #3B, Brian Frank seconded, motion carried on a consent vote.

Passed The Block Vote

Dagenhardt moved to approve the Consent Agenda, items #3A & #3B, Brian Frank seconded, motion carried on a consent vote.

4. [22-0684](#) Site, Landscaping and Architectural Plans for building alterations to a contractor storage building, located at 1649 S. 83 St., submitted by Tom Vavra, d/b/a Brad Paradeis. (Tax Key No. 452-0477-000)

Attachments: [\(SLA\) Paradeis Industrial Building - 1649 S 83 St](#)

Recommendation: Approve the Site, Landscaping and Architectural Plans for building alterations to a contractor storage building, located at 1649 S. 83 St., submitted by Tom Vavra, d/b/a Brad Paradeis. (Tax Key No. 452-0477-000) 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. Site improvements including: a) provide exterior paint details; b) repave Southern side driveway.

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

5. [22-0685](#) Site, Landscaping and Architectural Plan Amendment for AS Towing, an existing Light Motor Vehicle Service Use, located at 5225 W. Electric Ave., submitted by Alejandra Sosa, d/b/a AS Towing LLC. (Tax Key No. 474-0009-000)

Attachments: [\(SLA\) AS Towing - 5225 W Electric Ave](#)

Recommendation: Approve the Site, Landscaping and Architectural Plan Amendment for AS Towing, an existing Light Motor Vehicle Service Use, located at 5225 W. Electric Ave., submitted by Alejandra Sosa, d/b/a AS Towing LLC. (Tax Key No. 474-0009-000)

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

7. [22-0687](#) Project Tracking Updates

Brief overview of recent projects completed or under construction. No action needed.

E. ADJOURNMENT

There being no other business, a motion was made by Clark, seconded by Frank to adjourn at 6:53 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.