



# City of West Allis

## Meeting Minutes

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

Wednesday, January 25, 2023

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

**Present** 6 - Wayne Clark, Brian Frank, Eric Torkelson, Dan Devine, Kathleen Dagenhardt, David Raschka

**Excused** 3 - Rossi Manka, Jessica Katzenmeyer, Brandon Reinke

#### Others Attending

Ald. Roadt, Patrick Schloss, Bob Monnat, Christopher Bauman, Carl Panzenhagen, Robin Lucks

#### Staff

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

#### C. APPROVAL OF MINUTES

1. [23-0027](#) December 7, 2022

**Attachments:** [December 7, 2022](#)

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

#### D. NEW AND PREVIOUS MATTERS

- 2A. [23-0028](#) Conditional Use Permit for Healium, a proposed Instruction/Training (16 or more persons at one time) use, at 6675 W. National Ave.

Clark moved to approve items #2A & #2B, Frank seconded, motion carried.

- 2B. [23-0029](#) Site, Landscaping, and Architectural Design Review for Healium, a proposed Instruction/Training (16 or more persons at one time) use, at 6675 W. National Ave. (Tax Key No. 454-0654-000)

**Attachments:** [\(CUP-SLA\) Healium - 6675 W Nat'l Ave](#)

*Items 2A & 2B taken together.*

*Recommendation: Approve the Site, Landscaping, and Architectural Design Review for Healium, a proposed Instruction/Training (16 or more persons at one time) use, at 6675 W. National Ave. (Tax Key No. 454-0654-000) 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. Common Council approval of the Conditional Use Permit.
2. New address assignment being requested of the Code Enforcement Department.

**Clark moved to approve items #2A & #2B, Frank seconded, motion carried.**

#### **Passed The Block Vote**

**Clark moved to approve items #2A & #2B, Frank seconded, motion carried.**

#### **4. [23-0032](#)**

Site, Landscaping, and Architectural Design Review for Blast Cleaning Technologies, a proposed Light Industrial use, at 404 S.116th St. (Tax Key No. 414-9992-015)

**Attachments:** [\(SLA\) Blast Cleaning Technologies - 404 S 116 St](#)

*Recommendation: Approve the Site, Landscaping, and Architectural Design Review for Blast Cleaning Technologies, a proposed Light Industrial use, at 404 S. 116th St. (Tax Key No. 414-9992-015) 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. Submit updated plans to the Planning & Zoning office to show a) bollards protecting exterior equipment; b) width of North side drive lane.
2. Certified Survey Map to combine the rear and front parcels into 1 lot. The CSM being submitted within 6 months of Planning Commission approval.
3. Replant dead or missing plants in accordance with the approved landscaping plan.

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

#### **3A. [23-0030](#)**

Conditional Use Permit for Chase Bank, a proposed Neighborhood Service with accessory drive-through service, at 2678 S.108th St.

**Clark moved to approve items #3A - #3B, Raschka seconded, motion carried.**

#### **3B. [23-0031](#)**

Site, Landscaping, and Architectural Design Review for Chase Bank, a proposed Neighborhood Service with accessory drive-through service, at 2678 S.108th St. (Tax Key No. 485-9990-009)

**Attachments:** [\(CUP-SLA\) Chase - 2678 S 108 St](#)

*Items 3A & 3B taken together.*

*Recommendation: Approve the Site, Landscaping, and Architectural Plans for Chase Bank, a proposed Neighborhood Service, to be located at 2678 S. 108th St. submitted by Terron Wright, The Architects Partnership, Ltd. d/b/a Chase Bank. (Tax Key No. 485-9990-009) 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 (I think we need to schedule a date for the public hearing yet).*
2. *Revised site and landscaping plan being submitted to the Planning and Zoning Office to indicate the following:*
  - a. *Notation on the site plan to indicate removal of the existing non-conforming pole sign*
  - b. *Updated landscaping plan being approved by the City Forester.*
3. *A surety bond or letter or other form of security as required under Sec. 19.13(2) (e) 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.*

**Clark moved to approve items #3A - #3B, Raschka seconded, motion carried.**

#### **Passed The Block Vote**

**Clark moved to approve items #3A - #3B, Raschka seconded, motion carried.**

5. [23-0033](#) Site, Landscaping, and Architectural Design Review for Storage Rentals of America, an existing Light Industrial use, at 11108 W. Lapham St. (Tax Key No. 448-9993-010)

**Attachments:** [\(SLA\) Storage Rentals of America - 11108 W Lapham St](#)

*Recommendation: Hold the Site, Landscaping, and Architectural Design Review for Storage Rentals of America, an existing Light Industrial use, at 11108 W. Lapham St. (Tax Key No. 448-9993-010).*

*Updated plans should be submitted to show the following:*

1. *Submit updated plans to the Planning & Zoning office to show (a) architectural elevations and exterior materials complementary to the existing buildings on site and adjacent area.*

**This item was held based on staff recommendation. Raschka motioned, seconded by Clark to accept staff recommendation.**

6. [23-0034](#) Vacation and discontinuance of a portion of public right-of-way near the intersection of S. 92nd St. and W. Cleveland Ave.

**Attachments:** [\(VAC\) 92nd & W. Cleveland Ave](#)

*Recommendation: Common Council approval of the Vacation and discontinuance of a portion of public right-of-way near the intersection of S. 92nd St. and W. Cleveland Ave. subject to public notice and a public hearing in accordance with State Statutes.*

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

7. [23-0035](#) Planning & Zoning 2022 Annual Report

*An annual report was presented by staff.*

8. [23-0036](#) Project Tracking Updates

*Brief overview of recent projects completed or under construction was presented by staff.*

*A request for an overview of OpenGov processes and applications be added to the February Plan Commission agenda.*

## E. ADJOURNMENT

*There being no other business, a motion was made by Frank, seconded by Clark to adjourn at 6:41 p.m.*



All meetings of the Plan Commission 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.