



# City of West Allis

## Meeting Agenda

### Board of Appeals

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Tuesday, September 8, 2020

5:30 PM

Virtually

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#### REGULAR MEETING

**NOTICE IS HEREBY GIVEN** that the Board of Appeals of the City of West Allis will conduct a hearing regarding requests for variance to the City of West Allis Revised Municipal Code (RMC), virtually on Tuesday September 8, 2020 at 5:30 P.M., or as soon thereafter as the matter may be heard, on the following. Regarding any appeal hereafter listed, any interested person(s) may express an opinion by calling (414)302-8400 or in writing prior to the meeting by sending communications to Board of Appeals, c/o Building Inspection and Neighborhood Services, 7525 West Greenfield Avenue, West Allis, WI 53214. For further information, call (414)302 8400. (Notice is posted in the “Daily Reporter” newspaper and mailed to property owners within 100 feet of each listed property.)

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. APPROVAL OF MINUTES

1. [20-0392](#) Approval of Draft Minutes from August 11, 2020

Attachments: [BOA 8-11-2020 Minutes - Draft](#)

#### E. MATTERS FOR DISCUSSION/ACTION

2. [20-0390](#) Property Address: 2450 S. 68th St., West Allis, WI  
Tax Key: 489-0088-001

Appeal of John Schwenzen to allow for a 10 foot set back from the west property line for the new garage at the Rec Center. The conceptual plan was previously approved by the Plan commission. The code requires any building to have a 40 foot setback in the P-1 Zoning District. If the garage is placed at the required setback it would take away from the green space, be near or almost in the new retention pond and block the view from the offices of the children playing, which is a security concern.

Attachments: [2450 S 68 St Informational Packet](#)

3. [20-0391](#) Property Address: 7000 Block W. National Ave. and 1500 Block S. 71st St.  
Tax Key: 453-0272-001 and 453-0270-001

Appeal of David Raschka to allow for reduced off-street parking at the above address for the new development. The current square footage of the proposed dental clinic/office building is 17,800 square feet. Section 12.19(7)(a)(8) requires 1 space for every 300sf of gross floor area, therefore, 60 parking spaces are required. The Plan Commission approved the conceptual plan with 45 spaces knowing that there is additional parking on the adjacent side streets, along with Public Parking behind the Senior Center kiddy corner/across National Ave. This is a Permitted Use and does not require Council approval where they would allow for reduced parking if it were a Special Use.

Attachments: [7000 Blk W National Ave Informational Packet](#)

## F. ADJOURNMENT



All meetings of the Board of Appeals 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.

### NOTICE OF POSSIBLE QUORUM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

### 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.



# City of West Allis

## Meeting Minutes - Draft

### Board of Appeals

---

Tuesday, August 11, 2020

5:30 PM

Virtually

---

#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

**Present** 3 - Mr. Paul Budiac, Mr. Michael Franklin, and Mr. William Johnson

**Excused** 4 - Mr. Brian Keller, Ms. Allisa Olstad, Mr. Michael Pranghofer, and Mr. Douglas Kaho

#### C. APPROVAL OF MINUTES

1. [20-0325](#) Approval of Draft Minutes from January 14, 2020

Attachments: [MeetingMinutes\(short\)14 January 2020 DRAFT](#)

A motion was made by Mr. Budiac, seconded by Mr. Franklin, that this matter be approved. The motion carried unanimously.

#### D. NEW AND PREVIOUS MATTERS

#### E. MATTERS FOR DISCUSSION/ACTION

2. [20-0335](#) Property Address: 1121 S. 58th St.  
Tax Key: 521-9922-000

Appeal of Kiara Ayala to add a section of fencing where the slope is greater downhill from the neighboring driveway. The fencing sections will range from 5' 6" to not more than 9'. The greatest point will not exceed 9' at the house corner. The code does not allow for a fence to exceed 6' in height.

Attachments: [1121 S 58 St - Informational Packet](#)

A motion was made by Mr. Budiac, seconded by Mr. Johnson, that this matter be Approved as it is not contrary to public interest and public safety and welfare would not be affected. The motion carried unanimously.

3. [20-0336](#) Property Address: 1444 S. 95th St.  
Tax Key: 450-0029-000

Appeal of Paul Kristian to replace the deteriorated garage (18' x 12') in its existing location. The garage is located 18" from the alley (5' required), 2' from the interior property line (3' required) and 10' 3" from the house (10' required). There is nowhere to move the garage due to the triangular shape of the property and its location adjacent to the alley. The garage was built in 1928.

Attachments: [1444 S 95 St - Informational Packet](#)

A motion was made by Mr. Franklin, seconded by Mr. Budiac, that this matter be Approved as it is not contrary to public interest and public safety and welfare would not be affected. The motion carried unanimously.

## F. ADJOURNMENT

A motion to adjourn was made by Mr. Budiac, seconded by Mr. Franklin. The meeting was adjourned at 5:49 pm.



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.

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August 18, 2020

**Board of Appeals Request Letter**

This form must be returned to the Department of Building Inspection and Neighborhood Services by the submittal date listed below to be placed on the Agenda for the next available meeting date. Requests submitted after this date will be moved to the following month. The Board will hear appeals based only on the current proposed plan. Any additional proposed changes to this plan must be submitted with this application. The Board cannot hear or discuss any additional changes once this request has been submitted.

Address: 2450 S 68<sup>th</sup> St

Submittal Date: 8/18/2020

Tax Key: 489-0088-001

Meeting Date: 9/8/2020

Permit Refusal #: 2020-04

Meeting Time: 5:30 pm


Amount Paid: \$150.00

Room No: Virtual-Zoom

Receipt: 67871

I hereby request a variance to allow for a 10 foot setback from the west property line for the new garage at the Rec Center. The conceptual plan was previously approved by Plan Commission. The code requires any building to have a 40 foot setback in the P-1 Zoning District. If the garage is placed at the required setback it would take away from the green space, be near or almost in the new retention pond and block the view from the offices of the children playing, which is a security concern.

Thank you for your consideration.

Signature: 

Print Name: John Schwenzen

Telephone No. 262-377-8001

Email: jschwenzen@gdg-architects.com



App No: \_\_\_\_\_

## BUILDING PERMIT APPLICATION

Complete form, print and send to this department with all applicable documentation.

Section I - Location

a. **Project Address:** \_\_\_\_\_  
☐ Single Fam. ☐ Two Family ☐ Multi-Family ☐ Comm. ☐ Industrial ☐ Tax Exempt ☐ Mobile Home

b. **Property Owner:** \_\_\_\_\_ Phone: \_\_\_\_\_  
Owner Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

c. **Business Name** \_\_\_\_\_ Phone: \_\_\_\_\_  
☐ Contact Person: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Section II - Contractor/Contacts

d. **Contractor** \_\_\_\_\_ Bus. Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
☐ Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_

The following certifications are **REQUIRED** for any work to a one- or two-family dwelling

Dwelling Contractor Certification # \_\_\_\_\_ Dwelling Contractor Qualifier # \_\_\_\_\_

e. **Architect/Eng.** \_\_\_\_\_ E-Mail: \_\_\_\_\_  
Address: \_\_\_\_\_  
☐ Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_

Check box next to main contact person above (inspector questions/permit pickup) E-Mail: \_\_\_\_\_

Section III - Project

f. **Permit for:** ☐ New Bldg ☐ Addition ☐ Alteration ☐ Demo ☐ Erosion Control ☐ Other  
☐ Garage (Required: Height of Primary Structure: \_\_\_\_\_; Garage Wall Height: \_\_\_\_\_; Total Garage Height: \_\_\_\_\_)

g. **Description** \_\_\_\_\_  
**of Project** \_\_\_\_\_  
Explain: (i.e.: New Single Family Home, Alteration to Tenant Suite, Swimming Pool Installation, 24x24 Garage, etc.) For fence use other side to draw location.

h. **Estimated Cost of Construction:** \$ \_\_\_\_\_

\*\*\* DO NOT WRITE BELOW THIS LINE \*\*\*

Req.	Approved	Req.	Approved	Req.	Approved
<input type="checkbox"/> Zoning	_____	<input type="checkbox"/> Plan Approval	_____	<input type="checkbox"/> WAFFD Plans Sent	_____
<input type="checkbox"/> Building Setbacks	_____	<input type="checkbox"/> Building No	_____	<input type="checkbox"/> Other	_____
<input type="checkbox"/> Yard Grade	_____	<input type="checkbox"/> DPW Driveway	_____		

**Building Inspector Notes:** \_\_\_\_\_

**Tax Key #** \_\_\_\_\_ **Zoning Class:** \_\_\_\_\_ **Zoning Notes:** \_\_\_\_\_

Permit Fee: \_\_\_\_\_  
Erosion Control Fee: \_\_\_\_\_  
Plan Review Fee: \_\_\_\_\_  
House # Fee: \_\_\_\_\_  
Other: \_\_\_\_\_  
Total Permit Fees: \_\_\_\_\_

Final Zoning Approval

(Inspector)

(Date)

Final Building Approval

(Inspector)

(Date)

Stamp Official Date Received

A perspective drawing of a long, single-story building, likely a warehouse or industrial structure. The building features a gabled roof with a dark, textured surface. The exterior walls are primarily dark grey with vertical lines, suggesting corrugated metal or vertical siding. A large, white, horizontally-slatted door is visible on the left side. To the right of the door is a smaller, white, rectangular window. The building sits on a light-colored, stippled base, possibly representing a concrete foundation or ground. The drawing is done in a clean, technical style with black outlines and grey shading.

G R O T H  
D e s i g n  
G r o u p

**GROTH** Design Group  
N58 W6181 Columbia Road  
Cedarburg, WI 53012  
www.gdg-architects.com  
PH (262) 377-8001

CIVIL

KAPUR &amp; ASSOCIATES

7711 N. Port Washington Road  
Milwaukee, WI 53217

STRUCTURAL

**CORE4 ENGINEERING**

12308 NORTH CORPORATE PKWY  
SUITE 300  
MEQUON, WI 53092

**MECHANICAL:**

## DESIGN-BUILD UNDER GC

STREET ADDRESS  
SUITE NUMBER  
CITY, STATE ZIP

## PLUMBING

## DESIGN-BUILD UNDER GC

STREET ADDRESS  
SUITE NUMBER  
CITY, STATE ZIP

**ELECTRICAL:**

## DESIGN-BUILD UNDER GC

STREET ADDRESS  
SUITE NUMBER  
CITY, STATE ZIP

**WAWM  
Community  
Center  
GARAGE**

**WAWM Recreation  
Center  
2450 S. 68th ST.  
West Allis, WI 53219**

# WAWM Community Center

# GARAGE

**WAWM Recreation Center**  
**2450 S. 68th ST.**  
**West Allis, WI 53219**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

## Date \_\_\_\_\_

08.18.202

Project No.

18.090.1

TITLE SHEET, SHEET INDEX, LOCATION  
MAP

# G001



GROTH  
Design  
Group

N58 W6181 COLUMBIA RD.  
P.O. BOX 332  
CEDARBURG, WISCONSIN 53012  
PH. (262) 377-8001  
FX. (262) 377-8003

PROJECT

WAWM  
Community  
Center  
GARAGE

WAWM Recreation  
Center  
2450 S. 68th ST.  
West Allis, WI 53219  
ISSUE

NO. REV. DATE DESCRIPTION

PROGRESS  
DOCUMENTS

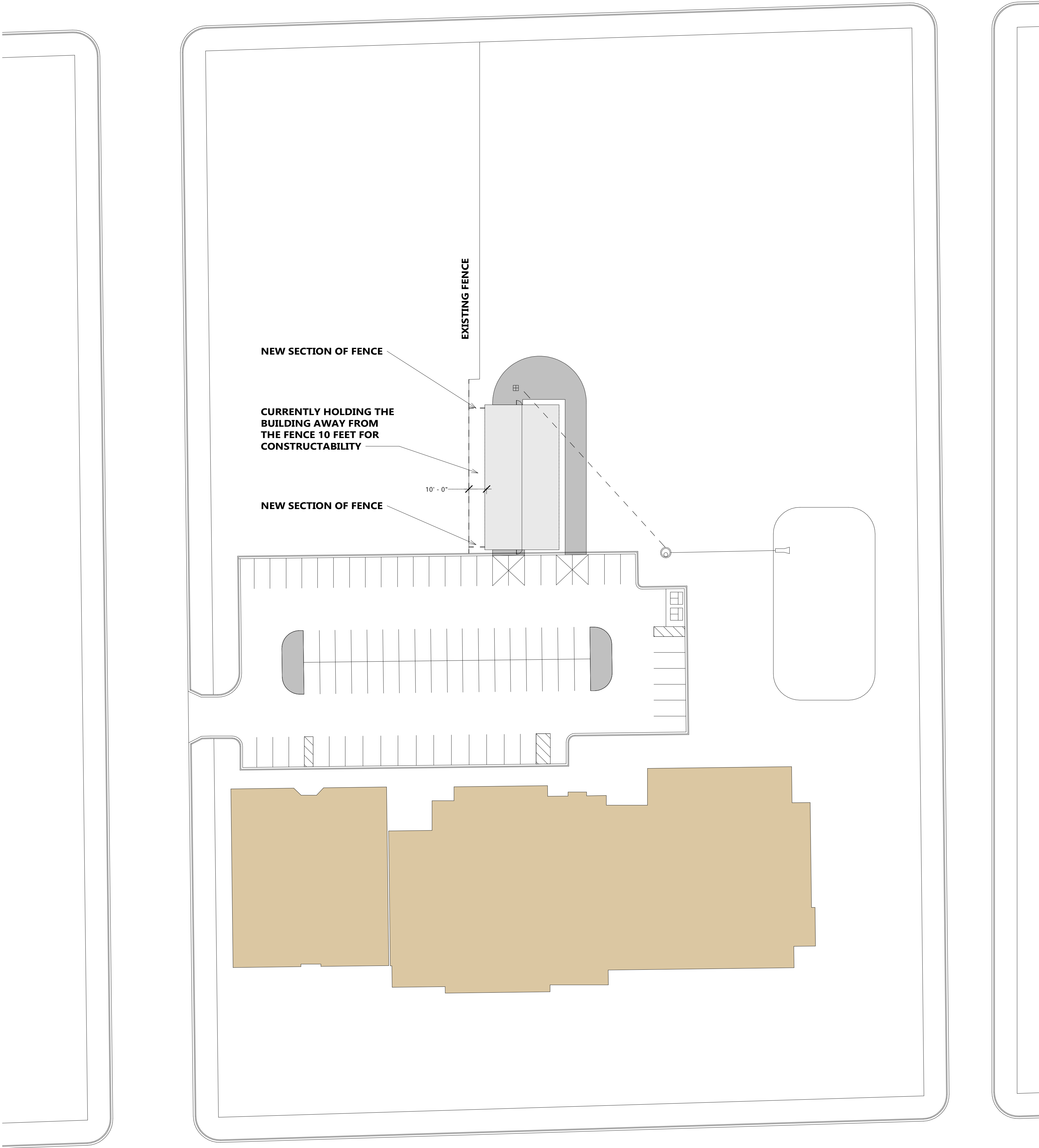
These documents reflect progress  
and intent and may be subject to  
change, including additional detail.  
These are not final construction  
documents and should not be used  
for final bidding or construction-  
related purposes.

PROJECT INFO

Date  
08.18.2020  
Project No.  
18.090.1

SHEET TITLE

SITE PLAN - OVERVIEW

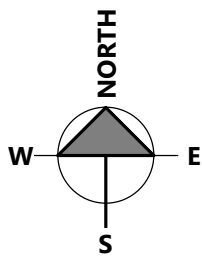


1  
AS100

SITE PLAN - OVERVIEW

1" = 30'-0"

0' 15' 30' 60' 120'





GROTH  
Design  
Group

N58 W6181 COLUMBIA RD.  
P.O. BOX 332  
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PH. (262) 377-8001  
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GARAGE

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West Allis, WI 53219  
ISSUE

NO. REV. DATE DESCRIPTION

PROJECT INFO

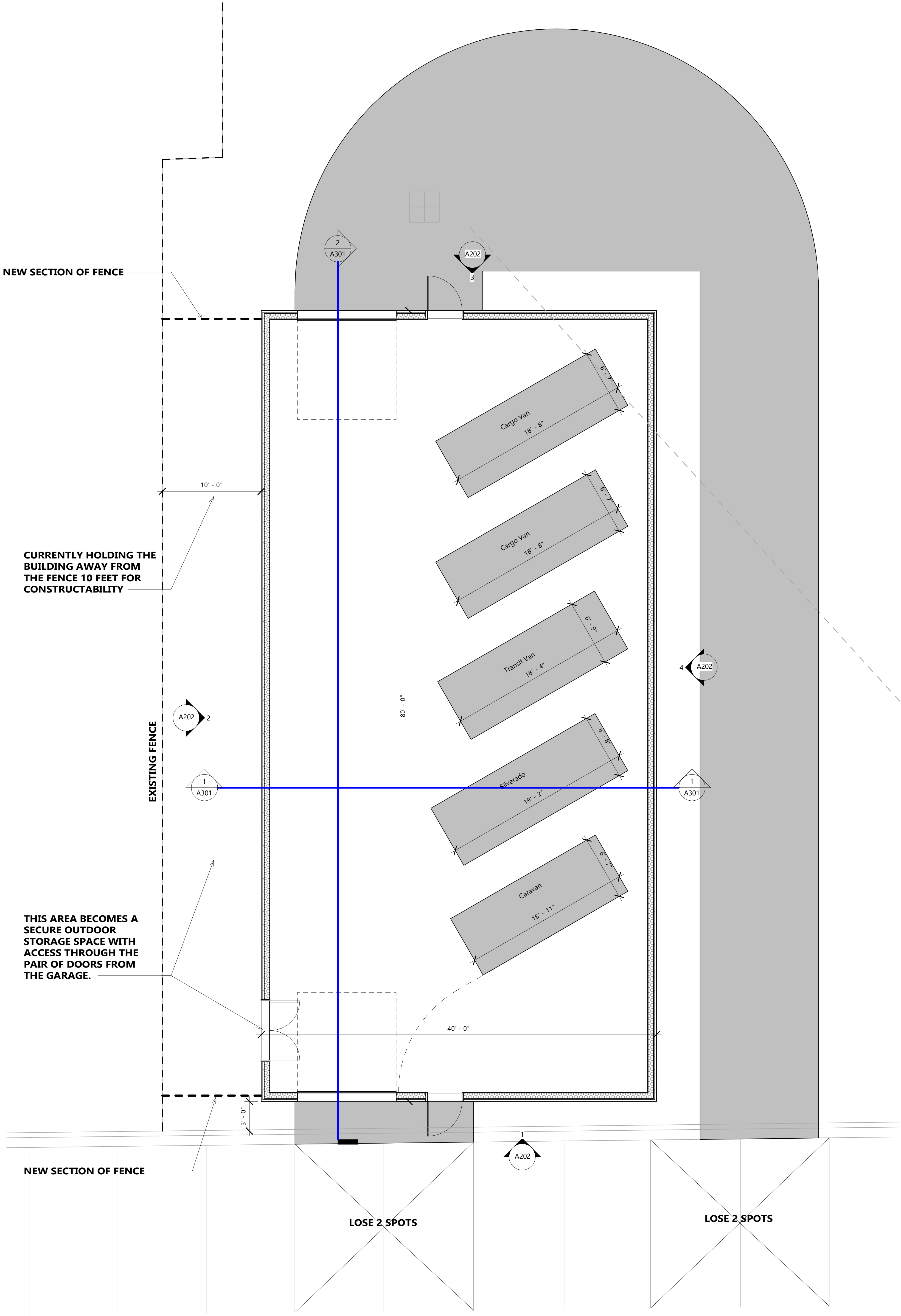
Date:  
08.18.2020  
Project No.:  
18.090.1

SHEET TITLE

GARAGE FLOOR PLANS

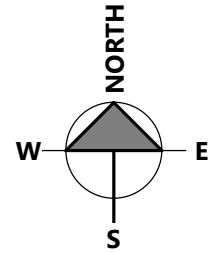
A100

© Groth Design Group, Inc.



MAINTENANCE BUILDING - FLOOR PLAN

3/16" = 1'-0"





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Design  
Group

N58 W6181 COLUMBIA RD.  
P.O. BOX 332  
CEDARBURG, WISCONSIN 53012  
PH. (262) 377-8001  
FX. (262) 377-8003

PROJECT

WAWM  
Community  
Center  
GARAGE

WAWM Recreation  
Center  
2450 S. 68th ST.  
West Allis, WI 53219  
ISSUE

NO. REV. DATE DESCRIPTION

PROJECT INFO

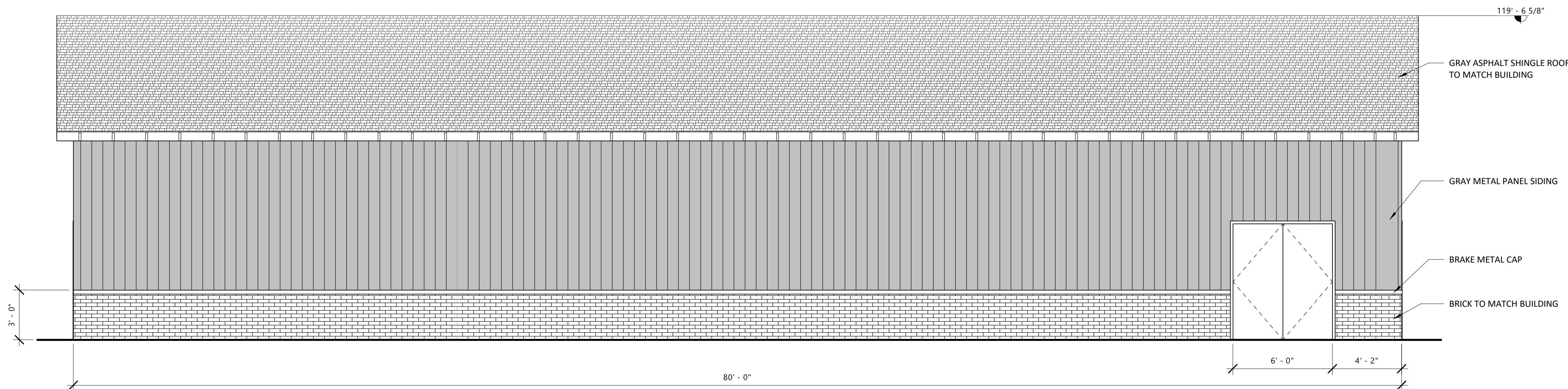
Date  
08.18.2020  
Project No.  
18.090.1

SHEET TITLE

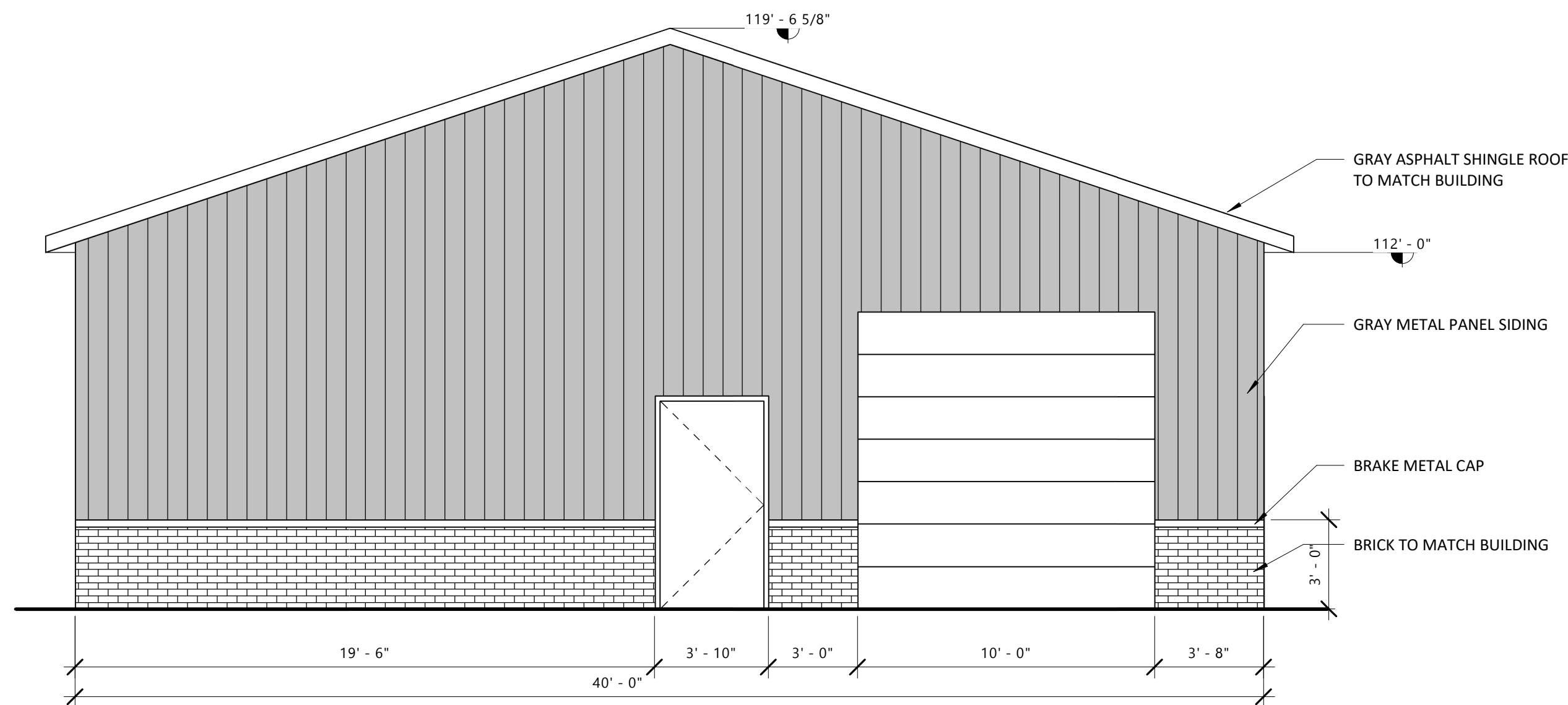
BUILDING ELEVATIONS

A202

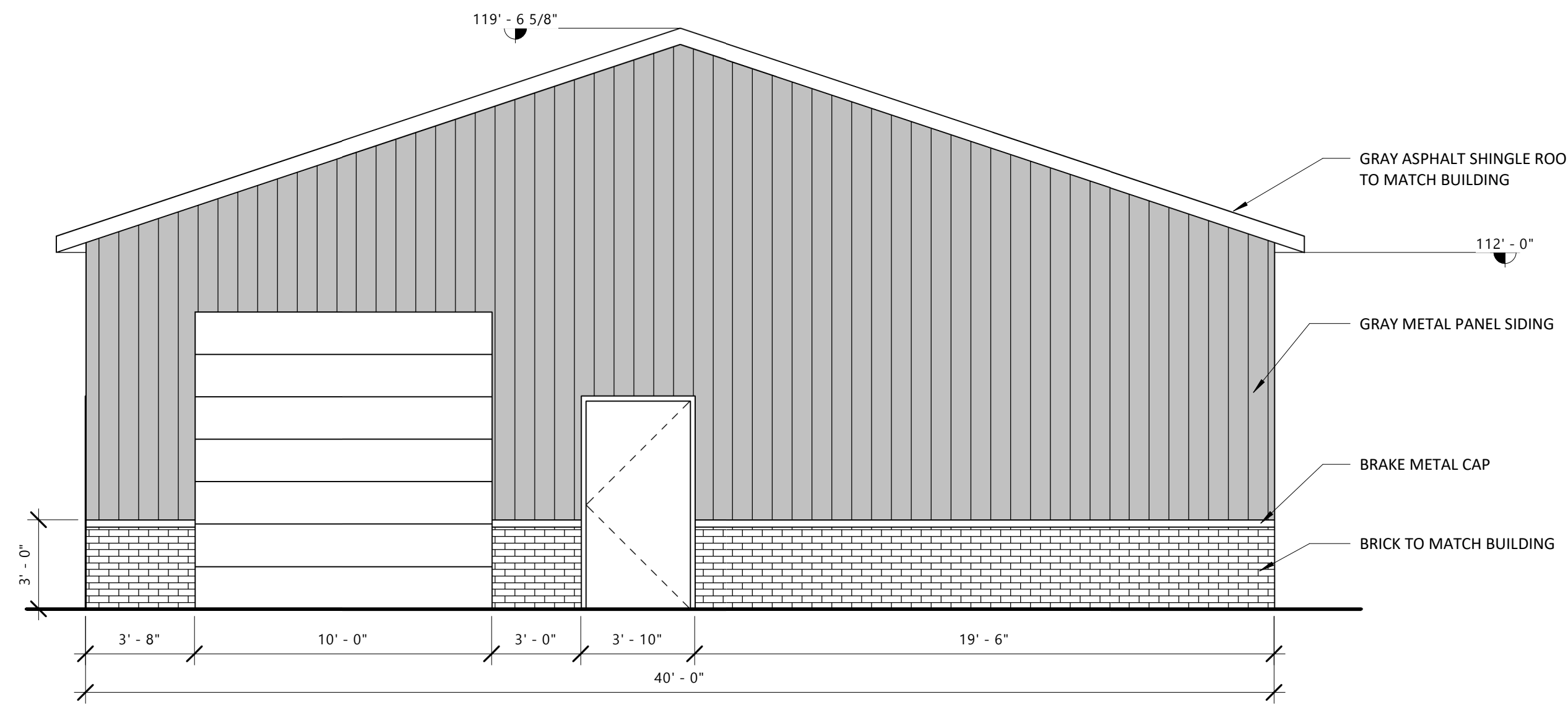
© Groth Design Group, Inc.



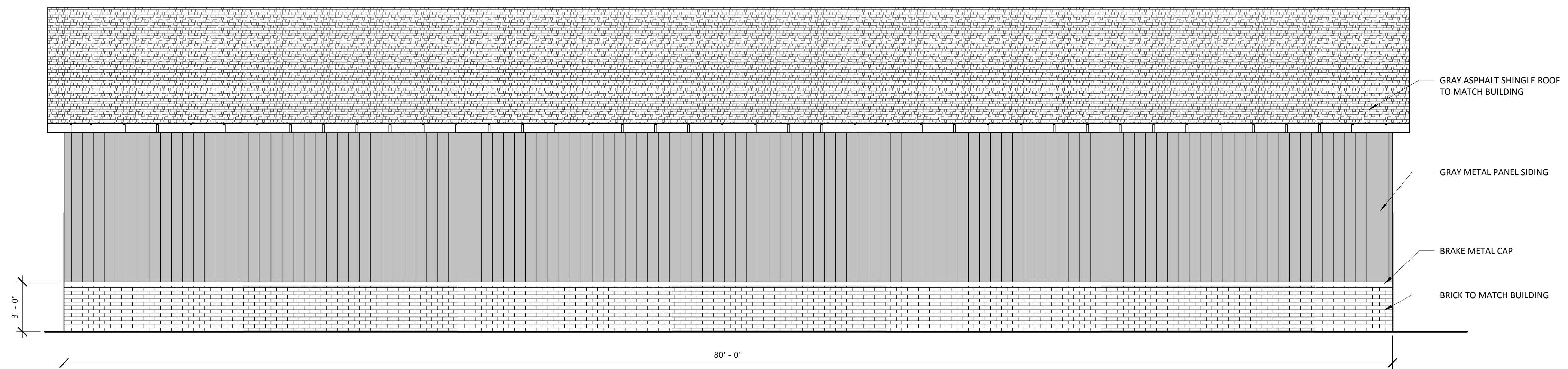
2 WEST ELEVATION  
A100 A202  
1/4" = 1'-0"



3 NORTH ELEVATION  
A100 A202  
1/4" = 1'-0"



1 SOUTH ELEVATION  
A100 A202  
1/4" = 1'-0"

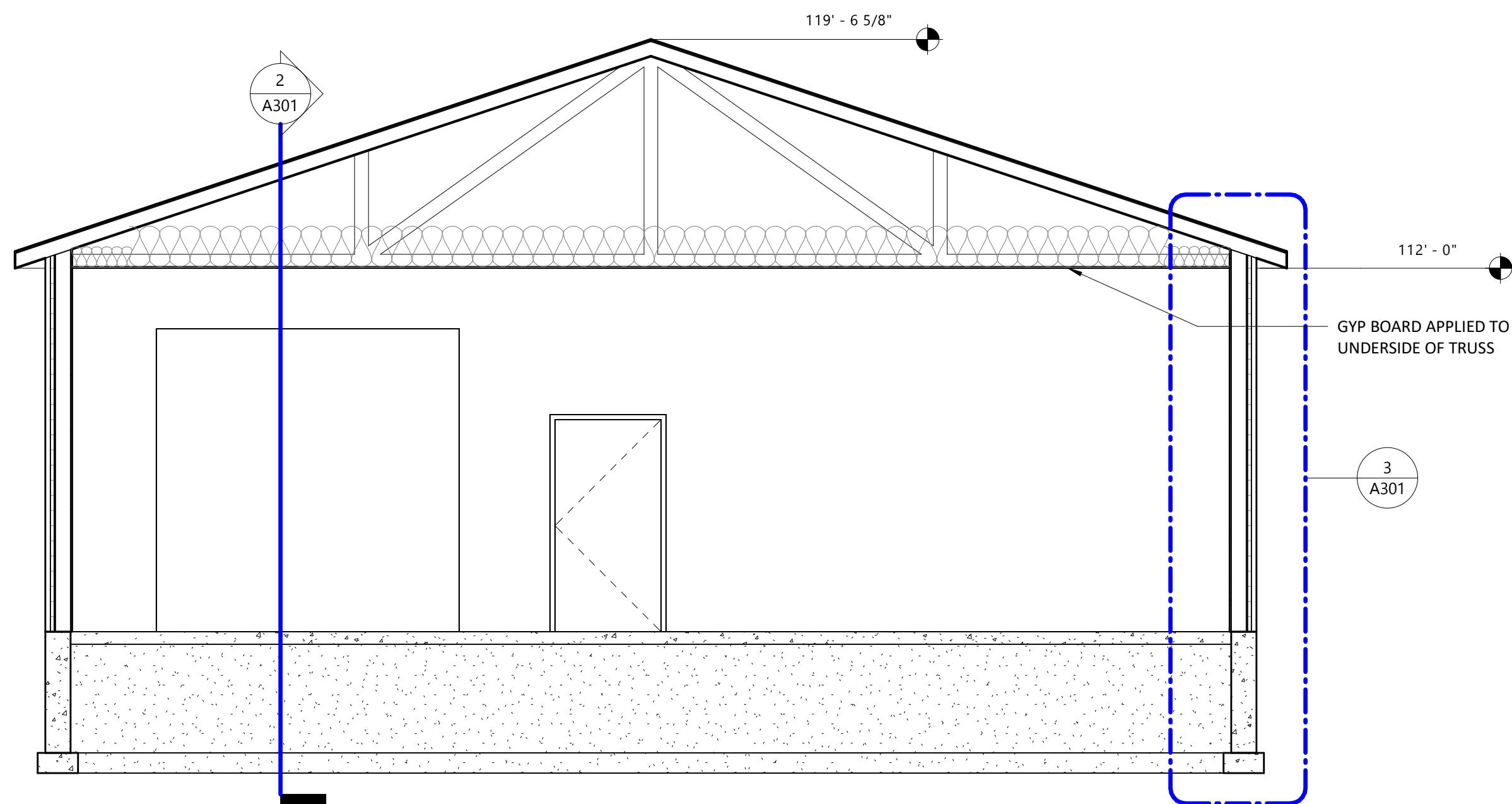


4 EAST ELEVATION  
A100 A202  
1/4" = 1'-0"

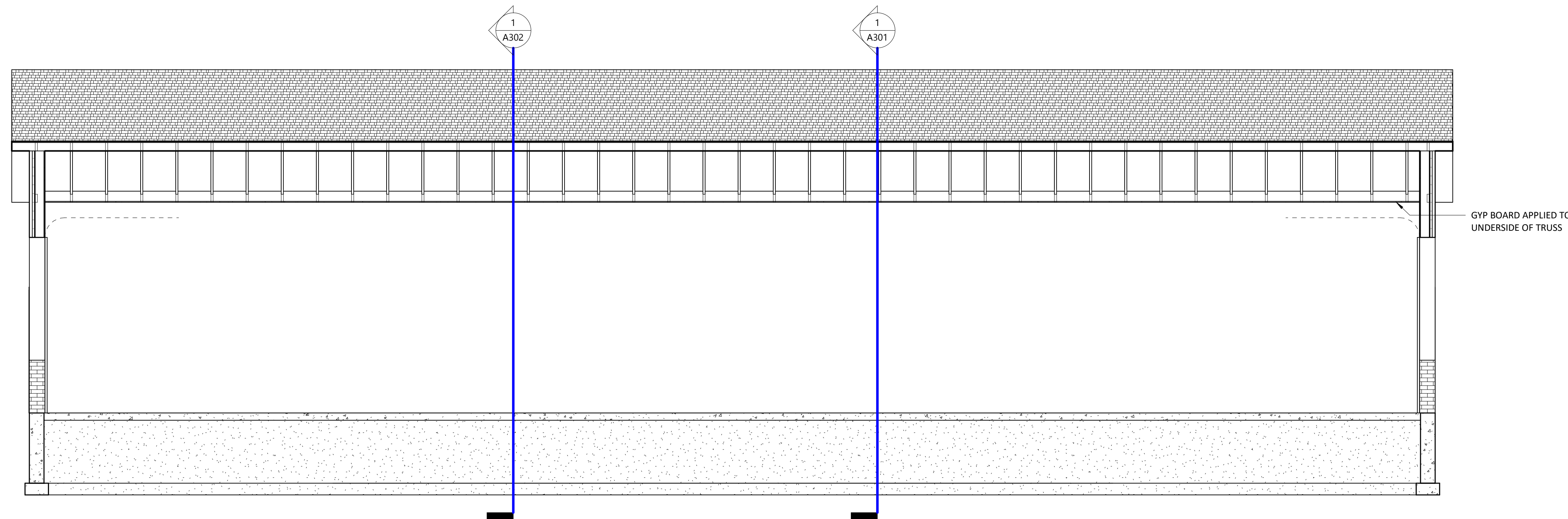


GROTH  
Design  
Group

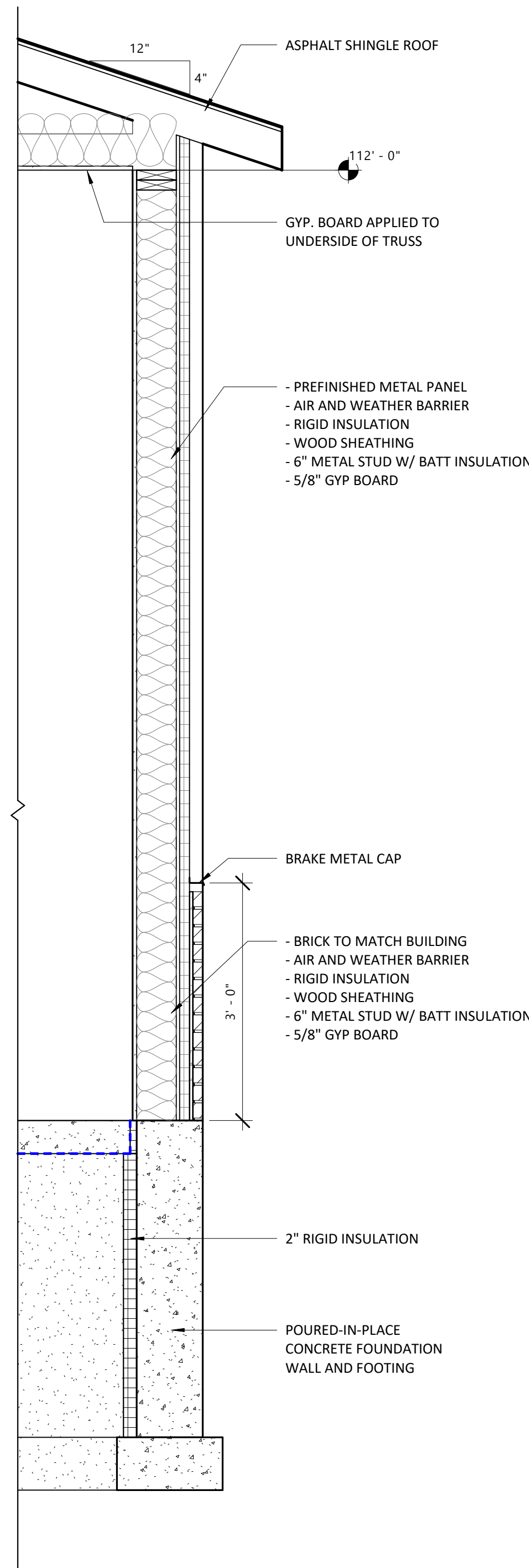
N58 W6181 COLUMBIA RD.  
P.O. BOX 332  
CEDARBURG, WISCONSIN 53012  
PH. (262) 377-8001  
FX. (262) 377-8003



1 BUILDING SECTION - E/W  
1/4" = 1'-0"



2 BUILDING SECTION - N/S  
1/4" = 1'-0"



3 WALL SECTION  
3/4" = 1'-0"

PROJECT

WAWM  
Community  
Center  
GARAGE

WAWM Recreation  
Center  
2450 S. 68th ST.  
West Allis, WI 53219  
ISSUE

NO. REV. DATE DESCRIPTION

PROGRESS  
DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date:

08.18.2020

Project No.:

18.090.1

SHEET TITLE

BUILDING SECTIONS

A301



August 19, 2020

**Board of Appeals Request Letter**

This form must be returned to the Department of Building Inspection and Neighborhood Services by the submittal date listed below to be placed on the Agenda for the next available meeting date. Requests submitted after this date will be moved to the following month. The Board will hear appeals based only on the current proposed plan. Any additional proposed changes to this plan must be submitted with this application. The Board cannot hear or discuss any additional changes once this request has been submitted.

Address: 7000 Block W National Ave

1500 Block S 71 St

Tax Key: 453-0272-001

453-0270-001

Permit Refusal #: 2020-05

Submittal Date: 8/19/2020

Meeting Date: 9/8/2020

Meeting Time: 5:30 pm

Amount Paid: \$150.00

Room No: Virtual

Receipt: \_\_\_\_\_

I hereby request a variance to allow for reduced off-street parking at the above address for the new development. The current square footage of the proposed dental clinic/office building is 17,800 square feet. Section 12.19(7)(a)(8) requires 1 space for ever 300sf of gross floor area, therefore, 60 parking spaces are required. The Plan Commission approved the conceptual plan with 45 spaces knowing that there is additional parking on the adjacent side streets, along with Public Parking behind the Senior Center kiddy corner/across National Ave. This is a Permitted Use and does not require Council approval where they would allow for reduced parking if it were a Special Use.

Thank you for your consideration.

Signature: \_\_\_\_\_

Print Name: David Raschka

Telephone No. 833-380-6180 ext 2

Email: dmr@thrive-architects.com

## Meinerz Office Development 453-0272-001 | 7000 Block W NATIONAL AVE & 453-0270-001 | 1500 Block S 71 ST

Steve Schaer <SSchaer@westalliswi.gov>

Wed 7/29/2020 12:41 PM

To: David Raschka (dmr@thrive-architects.com) <dmr@thrive-architects.com>; David Wood (david.wood@ancoats.com) <david.wood@ancoats.com>

Cc: Shelly Kerwin <SKerwin@westalliswi.gov>; Erin Scharf <EScharf@westalliswi.gov>; Greg Bartelme <GBartelme@westalliswi.gov>; Michael Romens <MRomens@westalliswi.gov>; Patrick Schloss <pschloss@westalliswi.gov>; Shaun Mueller <smueller@westalliswi.gov>; John Stibal <JStibal@westalliswi.gov>

 2 attachments (490 KB)

SUP-SLA - 7000 Blk of W National Ave & the 1500 Blk S 71 St (7-24-20).pdf; SWMP Checklist 1-16-2020.pdf;

David and David,

Thanks for meeting with Shelly and I this morning on next steps leading up to a building permit for the development of a office building (new construction) at the above referenced undeveloped site. Attached is a copy of the Planning Commission's conditional approval letter. I've also provided contact info for several persons in Building Inspections, Engineering and Plumbing to assist on some of the conditions noted.

Item 1 – majority satisfied with the 7/22 revisions. Item 1(c) & (e) need follow up.

- I am working on getting some follow up review to satisfy item 1(c) to get our City Foresters recommendation on the landscaping species.
- WeEnergies – 1(e) please contact We Energies relative to a cost estimate. We'll work on the same on our end. Pam Staford has been our contact. Pam Stafford, 500 S 116 St. West Allis, WI 53214, 414-944-5781(office), 414-840-3188(cell), [Pam.stafford@we-energies.com](mailto:Pam.stafford@we-energies.com)

Item 2 – Estimated cost of landscaping and screening being submitted to the Department of Development for approval. *Email me the estimated cost of landscaping, fencing, curb work.*

Item 3 - A surety bond or other form of security. Here's a link to the template options (surety bond from an insurance company or a letter of credit from a financial institution): [westalliswi.gov/Plan-Review-Approval](http://westalliswi.gov/Plan-Review-Approval). Scroll to the bottom under plan finalization. Please ensure that whatever entity executes the surety is authorized to sign the document on behalf of their respective organization (like a power of attorney or affidavit). *Feel free to email me the draft and I will have it reviewed to form by the City Attorney's Office. When it checks out send the original.*

Item 4 - Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance. Have your civil engineer complete the attached "SWMP checklist" form. *Mike Romens, City Plumber, is copied as a resource.*

Item 5 – Driveway permits (closures & modifications) being applied for with Engineering. *Greg Bartelme is your contact. He could also assist on the installation of a right turn only sign at the alley exit onto S. 70 St.*

Item 6 – Encroachment permit for awnings or any landscaping features: [westalliswi.gov/Grant-of-Privilege---Minor-Encroachment](http://westalliswi.gov/Grant-of-Privilege---Minor-Encroachment)

The linked fillable form offers instructions and deliverables on the second page. Margaret Jutz of the City Attorney's Office will help.

Item 7 – Board of Appeals for off-street parking shortage. While Planning Commission approved the plans, they also recommended the developer obtain Board of Appeals approval of the parking shortage. The deadline is August 18 to get on the September 8 meeting. The fee is \$150. *Erin Scharf of Building Inspections (414) 302-8418 will assist on the application process.*

Item 8 – Common Council approval of the alley vacation. To date, Planning Commission approved the vacation 7/22, Common Council will authorize us to proceed with the public notice and public hearing on 8/4. The actual Council decision (at a public hearing) will take place 9/15.

Any questions let me know.

**Steve Schaer, AICP**

Manager of Planning & Zoning

Development Department - Planning & Zoning Division | City of West Allis

7525 W. Greenfield Ave. | West Allis, WI 53214

Office: 414-302-8466 | Dept: 414-302-8460

[thatwhywestallis.com](http://thatwhywestallis.com)



Development Department  
development@westalliswi.gov  
414.302.8460

July 24, 2020

Max Meinerz  
GG 003 LLC  
7315 W. Wisconsin Ave.  
Wauwatosa, WI 53213

**RE: Site, Landscaping and Architectural plan for proposed new construction of an office building on property located in the 7000 Block W. National Ave. and the 1500 Block S. 71 St. submitted by Max Meinerz of GG 003 LLC (Tax key No. 453-0272-001 | 453-0270-001)**

**Vacation and discontinuance of a portion of public alley way between S. 71 and S. 70 St. north of W. National Ave. submitted by Max Meinerz, of GG 003 LLC**

Dear Mr. Meinerz:

This letter is to inform you that the Plan Commission, at its meeting of July 22, 2020, approved the above-referenced item, subject to the following conditions:

(Items 1 through 6 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Item 6 being satisfied prior to commencing work on any alley right-of-way work. 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) confirmation of window transparency being noted on plan, transparent glass being maximized on the new building; (b) additional window openings and brick being shown on a revised east elevation; (c) incorporate street side landscaping areas. City Forester approval of the landscaping species and number; (d) cross access considerations being delineated on the plan between parking areas and alley right of way areas; (e) overhead utility considerations being noted on plan; (f) exterior material and color samples being identified on plan; (g) include a right turn only sign at the intersection of the alley (east leg) with S. 70 St. for traffic safety; (h) bicycle racks being provided on site (behind and in front of the building). Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
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 414-302-8466.
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 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 414-302-8466.
4. 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. Contact Mike Romans, Plumbing Inspector at 414-302-8413.



5. Driveway permits being applied for through the City Engineering Department. Contact Greg Bartelme at (414) 302-8367.
6. Grant of privilege for any encroaching elements into City right-of-way. Contact Margaret Jutz (414) 302-8445 for application information and materials.
7. Board of Appeals consideration for parking deficiency of 5 spaces.
8. Common Council approval of the alley vacation (expected Common Council hearing September 1 or 15, 2020).

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

9. A certified survey map being submitted to the Department of Development for approval within 60 days of recording the alley vacation.
10. Signage plan being provided for staff review and approval.
11. Lighting plan being submitted to the Department of Development for review and approval, to include, lighting locations, cut sheets of fixtures as well as photometric plans.
12. 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.

Please contact the Building Inspection and Neighborhood Services Department at 414-302-8400 for additional requirements for permit application information.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven J. Schaer".

Steven J. Schaer, AICP  
Manager, Planning and Zoning Division

cc: David Raschka, Thrive Architects, 259 South Street, Suite A, Waukesha, WI 53186  
John F. Stibal, Director, Department of Development  
Ed Lisinski, Director, Department of Building Inspections and Neighborhood Services