



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, October 27, 2021

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [21-0531](#) September 22, 2021 Draft Minutes

Attachments: [September 22, 2021 Draft Minutes](#)

D. NEW AND PREVIOUS MATTERS

2. [21-0513](#) Ordinance to amend the official West Allis Zoning Map by rezoning property located at 8530-56 W. National Ave. from M-1, Manufacturing District and C-2, Neighborhood Commercial to C-2 Neighborhood Commercial submitted by John Pechan, Bethesda Lutheran Communities (Tax Key No. 478-9998-003).

Attachments: [ORD - Rezone - 8530-56 W National Ave](#)

- 3A. [21-0514](#) Special Use Permit for a playground use to be located at 2320-34 S. 79 St.

Attachments: [\(SUP-SLA\) St Paul Lutheran playground - 2320-34 S 79 St](#)

- 3B. [21-0515](#) Site, Landscaping, and Architectural Plans for a proposed playground to be located at 2320-34 S. 79 St. submitted by Michael Berry d/b/a St. Paul's Lutheran Church and School. (Tax Key Nos. 488-0125-001, 488-0126-000, 488-0127-000).

Attachments: [\(SUP-SLA\) - St Paul Lutheran playground - 2320-34 S 70 St](#)

4. [21-0516](#) Ordinance to amend the official West Allis Zoning Map by rezoning property located at 1359 S. 84 St. from RB-2 Residence District to C-2 Neighborhood Commercial submitted by Gurinder Nagra d/b/a State Fair Petro Mart, Inc. (Tax Key 442-0604-000).

Attachments: [ORD - Rezone - 1359 S 84 St - State Fair Petro Mart, Inc](#)

- 5A. [21-0517](#) Special Use Permit for an automobile convenience store and gas station use to be located at 8404 W. Greenfield Ave. and 1359 S. 84 St.

Attachments: [\(SUP-SLA\) - SF Petro - 8404 W Greenfield Ave & 1359 S 84 St](#)

- 5B. [21-0518](#) Site, Landscaping, and Architectural Plans for a proposed convenience store and gas station to be located at 8404 W. Greenfield Ave. and 1359 S. 84 St. submitted by Luis Barbosa d/b/a State Fair Petro Mart Inc. (Tax Key Nos. 442-0635-000 and 442-0604-000).

Attachments: [\(SUP-SLA\) - SF Petro - 8404 W Greenfield Ave & 1359 S 84 St.](#)

- 6A. [21-0519](#) Special Use Permit for an automobile convenience store and gas station use to be located at 2904 S. 84 St.

Attachments: [\(SUP-SLA\) SF Petro Mart - 2904 S 84 St](#)

- 6B. [21-0520](#) Site, Landscaping, and Architectural Plans for a proposed convenience store and gas station to be located at 2904 S. 84 St. submitted by Luis Barbosa d/b/a/ State Fair Petro Mart Inc. (Tax Key 516-9988-001).

Attachments: [\(SUP-SLA\) - SF Petro Mart - 2904 S 84 St](#)

- 7A. [21-0521](#) Special Use Permit for a community-based residential facility to be located at 8410 W. Cleveland Ave.

Attachments: [\(SUP-SLA\) - CBRF - 8410 W Cleveland Ave](#)

- 7B. [21-0522](#) Site, Landscaping, and Architectural Plans for a proposed community-based residential facility to be located at 8410 W. Cleveland Ave. submitted by David Koscielniak d/b/a Midwest Commercial Funding LLC. (Tax Key 487-0250-002).

Attachments: [7 - \(SUP-SLA\) 8410 W Cleveland Ave CBRF](#)

8. [21-0523](#) Site, Landscaping, and Architectural Plans for a proposed three-unit multi-family residential facility to be located at 1518 S. 92 St. submitted by Adolfo Alejandro d/b/a Romo Salvador (Tax Key 451-0246-000).

Attachments: [\(SLA\) - 3 Family - 1518 S 92 St](#)

9. [21-0524](#) Site, Landscaping, and Architectural Plans for renovations to an existing bar and restaurant located at 8911 W. National Ave. submitted by Michael Lange d/b/a Fourth-N-Long (Tax Key 478-0085-000).

Attachments: [\(SLA\) - Fourth N Long - 8911 W National Ave](#)

10. [21-0525](#) Site, Landscaping and Architectural Plan for planned site improvements for a proposed new class B tavern license application for DHV Enterprises, LLC, d/b/a The G Spot, 7534 W. Beloit Rd. submitted by Glenn Schrubbe, agent (Tax Key No. 488-0512-005).

Attachments: [\(SLA\) - Schrubbe's - 7534 W Beloit Rd](#)

11. [21-0526](#) Ordinance to amend the Official West Allis Zoning Map amending section 12.05 for certain properties along the Hwy 100 corridor in alignment with the 2040 Comprehensive Plan.
- Attachments:** [ORD - Rezone - HWY 100](#)
12. [21-0527](#) Signage Plan appeal for The Reunion, an existing restaurant, located at 6610 W. Greenfield Ave., submitted by Chris Paul, d/b/a The Reunion. (Tax Key No. 439-0001-032)
- Attachments:** [\(SIGN\) - Reunion - 6610 W Greenfield Ave](#)
13. [21-0528](#) Creative Signage Plan for Perspective Brewing, a new restaurant, to be located at 7506 W. Greenfield Ave., submitted by Daniel Naus, d/b/a Perspective Brewing. (Tax Key No. 440-0445-000).
- Attachments:** [\(SIGN\) - Perspective Brewing - 7506 W Greenfield Ave](#)
14. [21-0529](#) Report back to Plan Commission on the 414 Church project schedule. The 414 Church is an existing religious institution, located at 7515 W. National Ave. (Tax Key No. 453-0408-001).
15. [21-0530](#) Reschedule November Plan Commission meeting date to either December 1 or 8, 2021.

E. ADJOURNMENT



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.

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

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, September 22, 2021

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

Present 6 - Wayne Clark, Brian Frank, Rossi Manka, David Raschka, Eric Torkelson, and Jessica Katzenmeyer

Excused 3 - Kathleen Dagenhardt, Amanda Nowak, and Ben Holt

Others Attending

Bill Conine, Jacob Clark, Casey Rataczak

Staff

Steve Schaer, AICP, Manager of Planning and Zoning
Tony Giron, AICP, Planner
Zac Roder, Planner

C. APPROVAL OF MINUTES

1. [21-0407](#) August 25, 2021 Draft Minutes

Attachments: [August 25, 2021 Draft Minutes](#)

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

D. NEW AND PREVIOUS MATTERS

- 2A. [21-0426](#) Special Use Permit for a proposed restaurant expansion for Camino, an existing restaurant, located at 7211-13 W. Greenfield Ave.

Attachments: [\(SUP-SLA\) Camino - 7211-13 W Greenfield Ave](#)

- 2B. [21-0427](#) Site, Landscaping, and Architectural Plans for a proposed restaurant expansion for Camino, an existing restaurant, located at 7211-13 W. Greenfield Ave., submitted by Casey Rataczak d/b/a Caminobarwestallis LLC (Tax Key No. 453-0089-000).

Attachments: [\(SUP-SLA\) Camino - 7211-13 W Greenfield Ave](#)

This matter was Approved on a Block Vote.

Passed The Block Vote

Items 2A & 2B were taken together.

Tony Giron presented.

Recommendation: Common Council approval of the Special Use Permit for a proposed addition to Camino, an existing restaurant, located at 7211-13 W. Greenfield Ave. and approval of the Site, Landscaping, and Architectural Plans submitted by Casey Rataczak d/b/a Caminobarwestallis LLC (Tax Key No. 453-0089-000), 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 Special Use (scheduled for October 19, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.

A motion was made by Frank, seconded by Clark, to approve all the actions on items 2A & 2B on a Block Vote. The motion carried unanimously.

3. [21-0408](#)

Site, Landscaping and Architectural Plans for Lincoln Contractors, an existing equipment rental business, located at 11111 W. Hayes Ave., submitted by Jacob Clark, d/b/a Lincoln Contractors. (Tax Key No. 484-9999-013)

Attachments: [\(SLA\) Lincoln Contractors - 11111 W Hayes Ave](#)

Zac Roder presented.

Recommendation: Approve the Site, Landscaping and Architectural Plans for Lincoln Contractors, an existing equipment rental business, located at 11111 W. Hayes Ave., submitted by Jacob Clark, d/b/a Lincoln Contractors. (Tax Key No. 484-9999-013) 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. Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, per Building Inspections and Neighborhood Services Department. Contact Mike Romans, Plumbing Inspector at 414-302-8413.

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

4. [21-0409](#)

Site, Landscaping and Architectural Plans for Mattox Plumbing, an existing commercial improvement business, located at 1634 S. 108 St., submitted by Robert Arend, d/b/a Mattox Plumbing. (Tax Key No. 449-9981-015)

Attachments: [\(SLA\) Mattox Plumbing - 1634 S 108 St](#)

Zac Roder presented.

Recommendation: Approve the Site, Landscaping, and Architectural Plans for Mattox Plumbing, an existing commercial improvement business, located at 1634 S. 108 St., submitted by Robert Arend, d/b/a Mattox Plumbing. (Tax Key No. 449-9981-015) subject

to the following conditions:

(Items 1 and 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. Revised Site, Landscaping, and Architectural Plans being submitted to and approved by the Planning & Zoning program to show the following: a) color of exterior paint; b) landscaping plan approved by Forestry. Contact Tony Giron, at 414-302-8460 with any questions.
2. 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.

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

5. [21-0410](#)

Signage Plan Appeal for All State, a proposed business office, to be located at 1545 S. 84 St., submitted by Melissa Cataldo, d/b/a All State. (Tax Key No. 451-0521-000)

Attachments: [\(SIGN\) Allstate - 1545 S 84 St](#)

Tony Giron presented.

Recommendation: Recommend approval of the Signage plan appeal for Allstate, a proposed business office, to be located at 1545 S. 84 St., submitted by Melissa Cataldo, d/b/a Allstate. (Tax Key No. 451-0521-000).

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

6. [21-0428](#)

Extension of time for The Lifeway Church, an existing religious institution, located at 7515 W. National Ave., submitted by Andrew McLean, d/b/a The Lifeway Church. (Tax Key No. 453-0408-001)

Attachments: [\(Ext\) The LifeWay Church - 7515 W National Ave](#)

Tony Giron presented.

The committee requested a progress schedule be presented at the next schedule Plan Commission Meeting.

Recommendation: Approve the extension of time for The Lifeway Church, an existing religious institution, located at 7515 W. National Ave., submitted by Andrew McLean, d/b/a The Lifeway Church. (Tax Key No. 453-0408-001) subject to the following:

- (a) Landscaping buffered areas around the perimeter of the parking lot and coordinating with our City Forester on an appropriate salt/snow tolerant landscaping species within the landscaping areas (buffer zones); (b) a schedule indicating the proposed start and completion date of the scope of site, landscaping and architectural

improvements.

(b) Applicant and/or staff to report back to the Plan Commission on item 1(a)&(b) above.

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

7. [21-0429](#) Architectural Plan Amendments for murals of original artwork on existing buildings located at 5901 W. Burnham St., 6012 W. Burnham St., and S. 65 St. and W. Becher St. (north of the railroad on the west side of the street), submitted on behalf of the West Allis Artscape Committee, the West Allis Living Streets project, and Kasten Mural Co. (Tax Key No. 455-0094-000, 454-0618-001).

Attachments: [Living Streets Mural Locations](#)

Tony Giron presented.

Recommendation: Approval of the Architectural Plan Amendments for murals of original artwork on existing buildings located at 5901 W. Burnham St., 6012 W. Burnham St., and S. 65 St. and W. Becher St. (north of the railroad on the west side of the street), submitted on behalf of the West Allis Artscape Committee, the West Allis Living Streets project, and Kasten Mural Co. (Tax Key No. 455-0094-000, 454-0618-001).

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

8. [21-0411](#) Discussion item relative to existing and proposed rezoning of certain properties along the HWY 100 corridor.

Discussion ensued with questions being answered by staff.

No action as this is a discussion item.

An ordinance will be presented to Plan Commission at the next meeting date and then followed by a Common Council public hearing.

This matter was Discussed.

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 6:40 p.m.

The motion carried unanimously.



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.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 27, 2021
6:00 PM
City Hall – Room 128

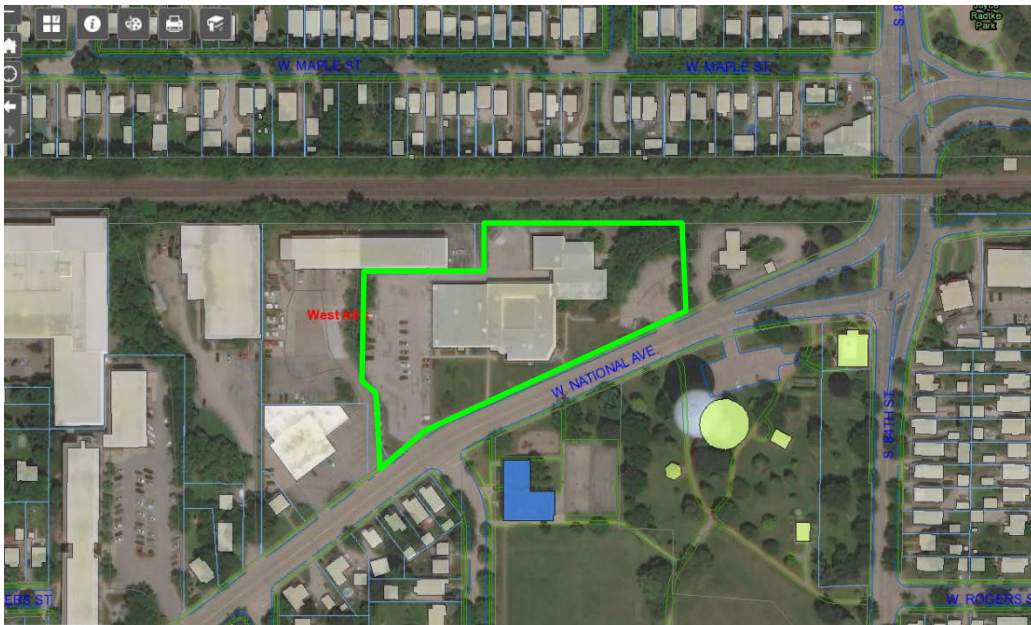
Watch: <https://www.youtube.com/user/westalliscitychannel>

2. **Ordinance to amend the official West Allis Zoning Map by rezoning property located at 8530-56 W. National Ave. from M-1, Manufacturing District and C-2, Neighborhood Commercial to C-2 Neighborhood Commercial submitted by John Pechan, Bethesda Lutheran Communities (Tax Key No. 478-9998-003).**

Rezoning Request

In conformance with the 2040 Land Use Plan, Planning & Zoning is presenting an ordinance to amend the official zoning map to the Planning Commission and Common Council. The property located at 8530-56 W. National Ave. is proposed to be rezoned from M-1, Light Manufacturing and C-2, Neighborhood Commercial to C-2, Neighborhood Commercial. The parcel under consideration is located across the street from Honey Creek Park and in between a counseling office to the east and a hydraulic equipment company to the west. This amendment is consistent with the 2040 Comprehensive Plan's Future Land Use Map which recommends a change to a mixed-use land use.

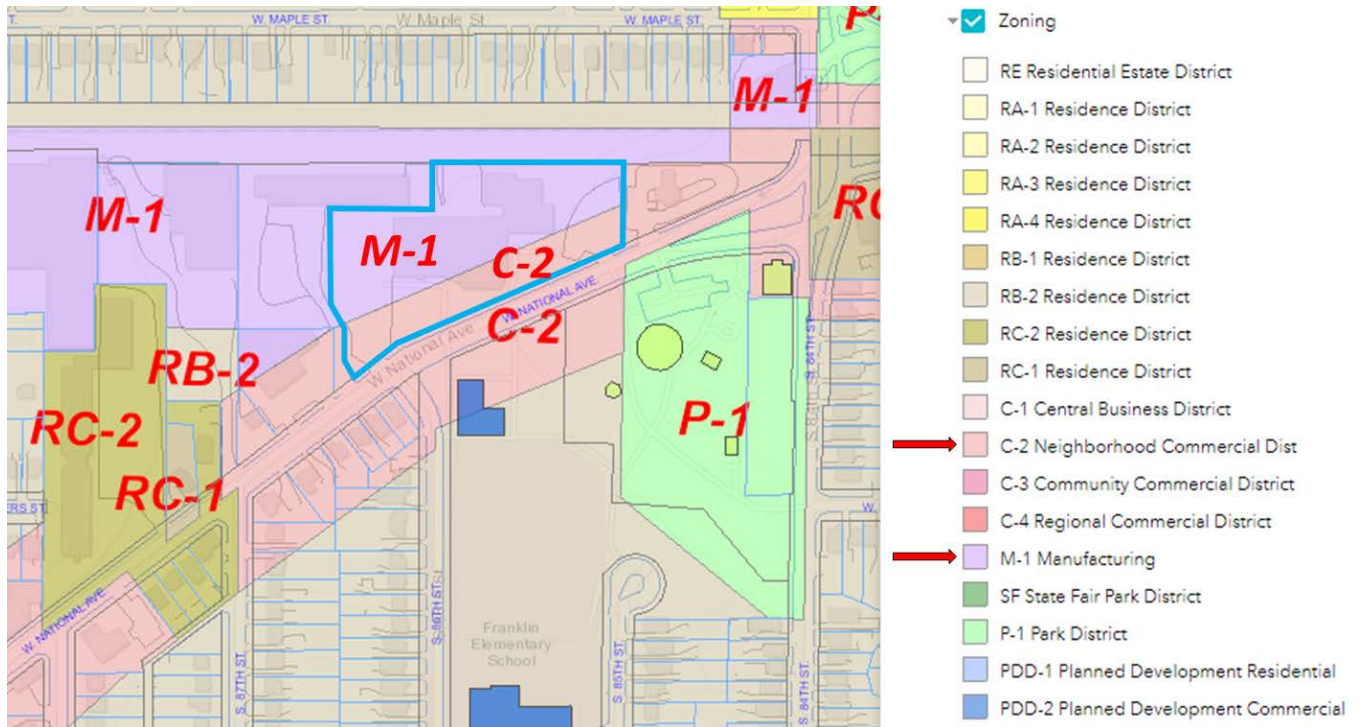
The intent of the ordinance is also to remove the split zoning of this property from two zoning districts to one to prevent confusion of allowable uses and regulations at this property.



The applicant is a nonprofit called Bethesda Lutheran that is interested in developing the lot for a multi-family development. Staff is currently in the preliminary stages of discussions with a developer and as plans, a traffic study and other economic development terms are obtained they will be presented to the Plan Commission and Common Council for consideration as part of a future submittal.

The C-2, Neighborhood Commercial District will allow multi-family development with a special use permit. Design review and a public hearing would apply.

Current Zoning Map



Future Land Use Map



Recommendation: Common Council approval of ordinance to amend the official West Allis Zoning Map by rezoning property located at 8530-56 W. National Ave. from M-1, Manufacturing District and C-2, Neighborhood Commercial to C-2 Neighborhood Commercial submitted by John Pechan, Bethesda Lutheran Communities (Tax Key No. 478-9998-003).



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 27, 2021
6:00 PM
City Hall – Room 128

Watch: <https://www.youtube.com/user/westalliscitychannel>

- 3A. Special Use Permit for a playground use to be located at 2320-34 S. 79 St.**
- 3B. Site, Landscaping, and Architectural Plans for a proposed playground to be located at 2320-34 S. 79 St. submitted by Michael Barry d/b/a St. Paul's Lutheran Church and School. (Tax Key Nos. 488-0125-001, 488-0126-000, 488-0127-000).**

Items 3A and 3B may be considered together.

Overview & Zoning

The applicant, Michael Barry, president of St. Paul's Lutheran Church and School is proposing to install a playground at 2320-34 S. 79 St. in place of three duplexes that they own. The properties at 2320-34 S. 79 St. are zoned RB-2 Residential District. Under the City's Zoning Code, a religious institution requires a Special Use Permit. A public hearing regarding the Special Use Permit application for St. Paul's Lutheran Church and School is scheduled for November 16, 2021.

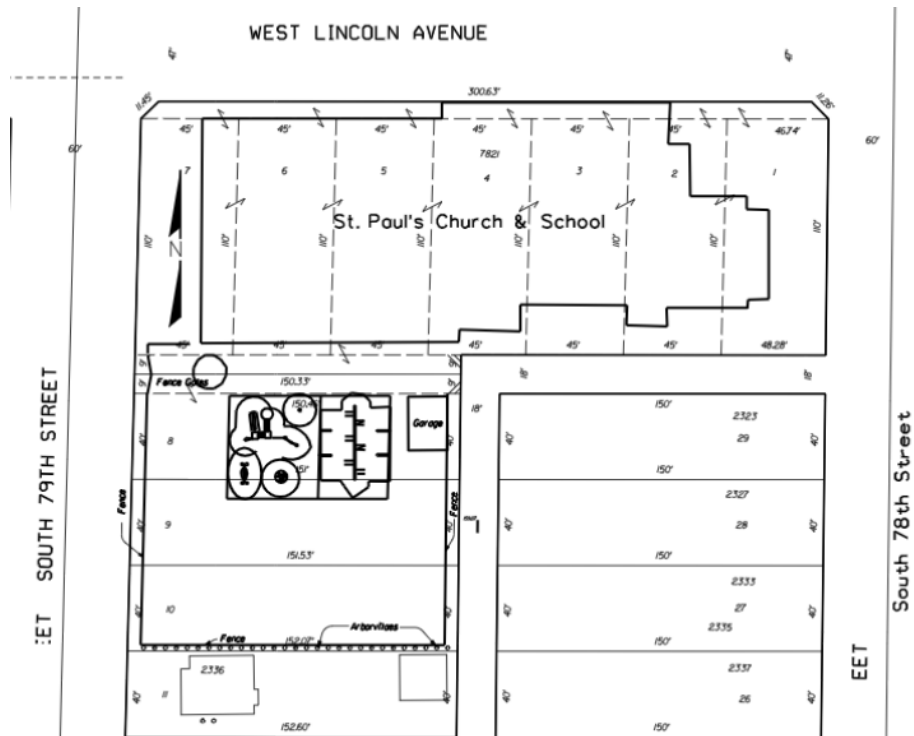
The playground will be in the northern portion of the 19,000 sq. ft. space closest to St. Paul's main building. The playground equipment is suited for children ages 5-14 years. The surfaces of the playground will be blacktop in the alleyway, woodchips in the swing set area, under the play area will be a rubberized, cushioned surface like at McCarty Park. The remaining areas will be grass. The fence will be a 4-foot-tall decorative chain link fence with rubber coating. The fence will surround the entire playground with a 5-foot setback from the property boundaries. Tall shrubs will be installed on the south side of the property to reduce noise for the benefit of the neighbors to the south. The playground will be available for public use when it is not in use by St. Paul's school. Due to the age of the kids that this is intended for, the playground will not be open after dark. A sign will be posted at the entrance indicating when the park is closed.



Neighborhood Meeting

St. Paul's Lutheran School hosted a neighborhood meeting in August. The City then hosted another neighborhood meeting on October 20th. The City meeting was attended by a mix of 20 neighbors and parishioners. The property owner immediately to the south asked for a 5-foot buffer between his property and the fence as well as adequate landscaping. Several neighbors brought up property maintenance issues. Two neighbors

were concerned about noise from children playing. The Alders of that district asked for the taxable value of the homes that will come off the tax roll, and any police service calls to the existing homes owned by the church versus the homes further south.



Recommendation

Recommend Common Council approval of the Special Use Permit for a playground use to be located at 2320-34 S. 79 St., and approval of the Site, Landscaping, and Architectural Plans for a proposed playground to be located at 2320-34 S. 79 St. submitted by Michael Barry d/b/a St. Paul's Lutheran Church and School. (Tax Key Nos. 488-0125-001, 488-0126-000, 488-0127-000), 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 Special Use (scheduled for November 16, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.

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

2. 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.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 27, 2021
6:00 PM
City Hall – Room 128

Watch: <https://www.youtube.com/user/westalliscitychannel>

- 3A. Special Use Permit for a playground use to be located at 2320-34 S. 79 St.**
- 3B. Site, Landscaping, and Architectural Plans for a proposed playground to be located at 2320-34 S. 79 St. submitted by Michael Barry d/b/a St. Paul's Lutheran Church and School. (Tax Key Nos. 488-0125-001, 488-0126-000, 488-0127-000).**

Items 3A and 3B may be considered together.

Overview & Zoning

The applicant, Michael Barry, president of St. Paul's Lutheran Church and School is proposing to install a playground at 2320-34 S. 79 St. in place of three duplexes that they own. The properties at 2320-34 S. 79 St. are zoned RB-2 Residential District. Under the City's Zoning Code, a religious institution requires a Special Use Permit. A public hearing regarding the Special Use Permit application for St. Paul's Lutheran Church and School is scheduled for November 16, 2021.

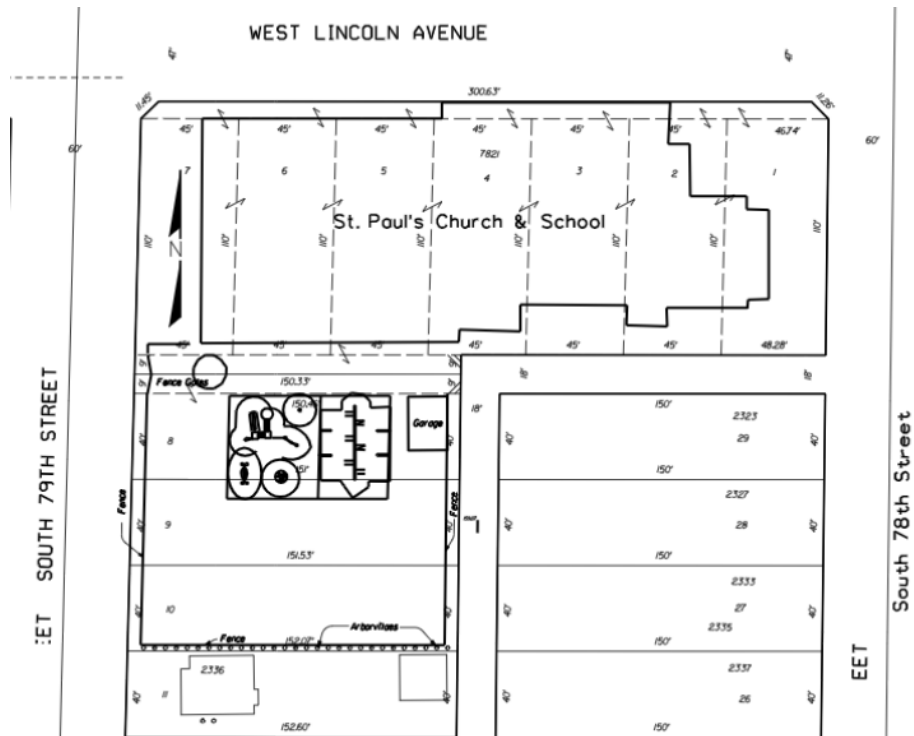
The playground will be in the northern portion of the 19,000 sq. ft. space closest to St. Paul's main building. The playground equipment is suited for children ages 5-14 years. The surfaces of the playground will be blacktop in the alleyway, woodchips in the swing set area, under the play area will be a rubberized, cushioned surface like at McCarty Park. The remaining areas will be grass. The fence will be a 4-foot-tall decorative chain link fence with rubber coating. The fence will surround the entire playground with a 5-foot setback from the property boundaries. Tall shrubs will be installed on the south side of the property to reduce noise for the benefit of the neighbors to the south. The playground will be available for public use when it is not in use by St. Paul's school. Due to the age of the kids that this is intended for, the playground will not be open after dark. A sign will be posted at the entrance indicating when the park is closed.



Neighborhood Meeting

St. Paul's Lutheran School hosted a neighborhood meeting in August. The City then hosted another neighborhood meeting on October 20th. The City meeting was attended by a mix of 20 neighbors and parishioners. The property owner immediately to the south asked for a 5-foot buffer between his property and the fence as well as adequate landscaping. Several neighbors brought up property maintenance issues. Two neighbors

were concerned about noise from children playing. The Alders of that district asked for the taxable value of the homes that will come off the tax roll, and any police service calls to the existing homes owned by the church versus the homes further south.



Recommendation

Recommend Common Council approval of the Special Use Permit for a playground use to be located at 2320-34 S. 79 St., and approval of the Site, Landscaping, and Architectural Plans for a proposed playground to be located at 2320-34 S. 79 St. submitted by Michael Barry d/b/a St. Paul's Lutheran Church and School. (Tax Key Nos. 488-0125-001, 488-0126-000, 488-0127-000), 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 Special Use (scheduled for November 16, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.

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

2. 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.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 27, 2021
6:00 PM
City Hall – Room 128

Watch: <https://www.youtube.com/user/westalliscitychannel>

4. **Ordinance to amend the official West Allis Zoning Map by rezoning property located at 1359 S. 84 St. from RB-2 Residence District to C-2 Neighborhood Commercial submitted by Gurinder Nagra d/b/a State Fair Petro Mart, Inc. (Tax Key 442-0604-000).**

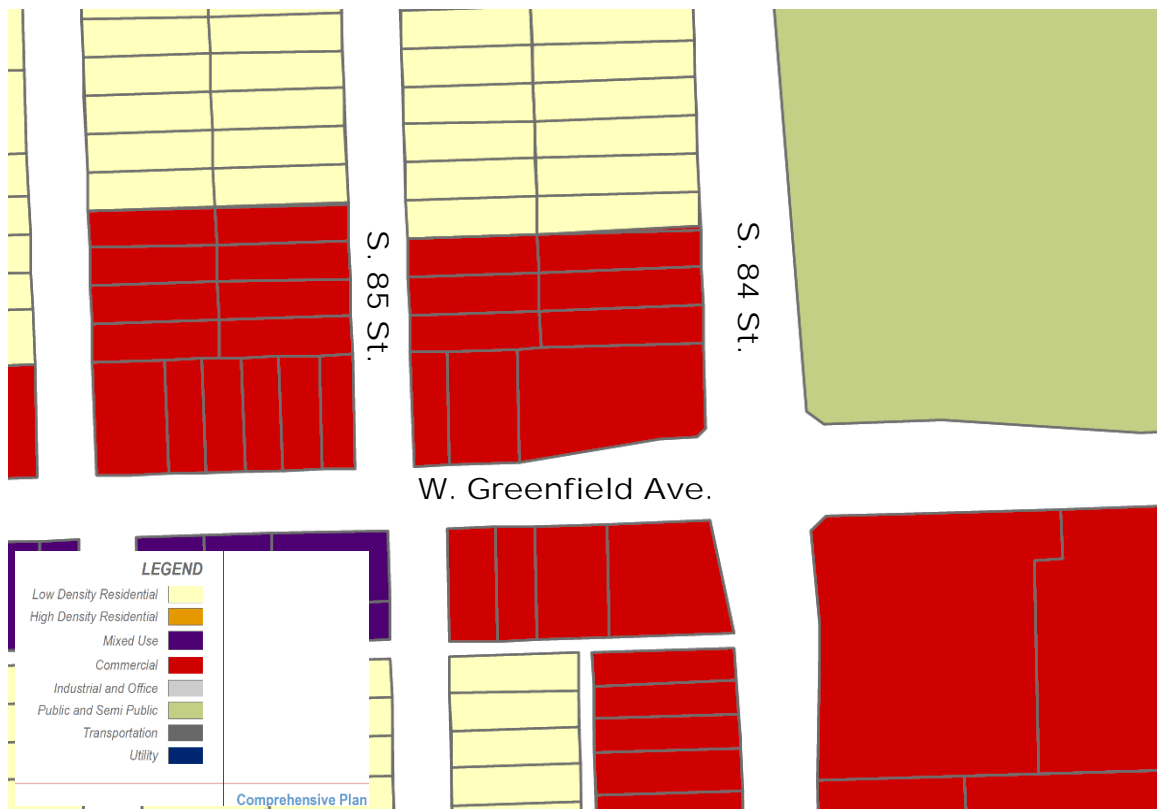
Overview & Zoning

The property owner of 8404 W. Greenfield Ave. (former Auto Analyzers) has a valid offer to purchase a residentially zoned property at 1359 S. 84 St. The subject property includes a single-family home just north of 8404 W. Greenfield Ave. That property was brought before Plan Commission and the Common Council earlier this year in Spring for the proposed development of a gas station and convenience store.



The 1359 S. 84 St. property is zoned residential but based on the guidance provided from the 2040 Land Use Plan, the underlying land use of the residential property is classified as commercial, so rezoning the parcel from RB-2 to C-2 would be consistent with the future land use plan.

The applicant will be submitting a certified survey map to combine the two properties (8404 W. Greenfield Ave and 1359 S. 84 St) into one lot of record. The CSM is provided as a requirement in the staff recommendation as a condition of approval. Mr. Nagra has a valid offer to purchase the property at 1359 S. 84 St. and it may be rezoned in alignment with the future land use plan.



The larger scope of work will include demo of the residential home and also the former 2,500-sf Auto Analyzer vehicle repair shop for a new fuel station with convenience store and additional commercial tenant space. Site, landscaping, architectural and signage improvements to the property are also part of the scope of work. The overall scope of work and development plan is explained in more detail in the following item.



Recommendation: Common Council approval of the Ordinance to amend the official West Allis Zoning Map by rezoning property located at 1359 S. 84 St. from RB-2 Residence District to C-2 Neighborhood Commercial submitted by Gurinder Nagra d/b/a State Fair Petro Mart, Inc. (Tax Key 442-0604-000) subject to Common Council approval of a Special use.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 27, 2021
6:00 PM
City Hall – Room 128

Watch: <https://www.youtube.com/user/westalliscitychannel>

5A. Special Use Permit for an automobile convenience store and gas station use to be located at 8404 W. Greenfield Ave. and 1359 S. 84 St.

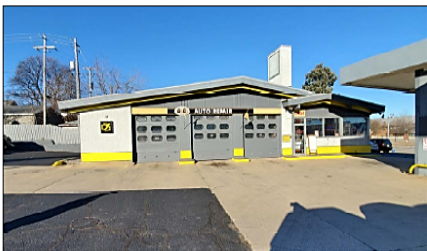
5B. Site, Landscaping, and Architectural Plans for a proposed convenience store and gas station to be located at 8404 W. Greenfield Ave. and 1359 S. 84 St. submitted by Luis Barbosa d/b/a State Fair Petro Mart Inc. (Tax Key Nos. 442-0635-000 and 442-0604-000). Items 4A and 4B may be considered together.

Overview & Zoning

This is a revision to the SF Petro Mart proposal at 8404 W Greenfield Ave. that was brought before Plan Commission and the Common Council earlier this year in Spring.

It's coming back to Plan Commission and the Common Council as a new project (Special use and, site, landscaping, and architectural review application), because the property owner of 8404 W Greenfield Ave. (Gary Nagara) is interested in purchasing the single-family home property at 1359 S 84 St (just north of the vacant Auto Analyzers site). While the real estate closing is expected to be November 30, 2021, the project area including the former Auto Analyzer site (at 8404 W. Greenfield Ave.) and additional residential home property (to the north at 1359 S. 84 St.) being acquired requires zoning/use and site, landscaping, and architectural approval. The previous item noted the requested rezoning of the 1359 S 84 St property from RB-2 to C-2 Commercial.

EXISTING FRONT FACADE



PROPOSED NEW FRONT FACADE



There are four related parts to the proposal overall project: A) CSM, B) Rezoning Ordinance, C) Special use, D) Site, landscaping, and architectural review. The certified survey map is forthcoming and will combine the two lots (8404 W. Greenfield Ave and 1359 S. 84 St) into one lot of record. The CSM is provided in the staff recommendation as a condition of approval. Mr. Nagara has a valid offer to purchase the property at 1359 S. 84 St. and it may be rezoned in alignment with the future land use plan.

The scope of work will include demo of the residential home and also the former 2,500-sf Auto Analyzer vehicle repair shop for a new fuel station with convenience store and additional commercial tenant space. Site, landscaping, architectural and signage improvements to the property are also part of the scope of work.

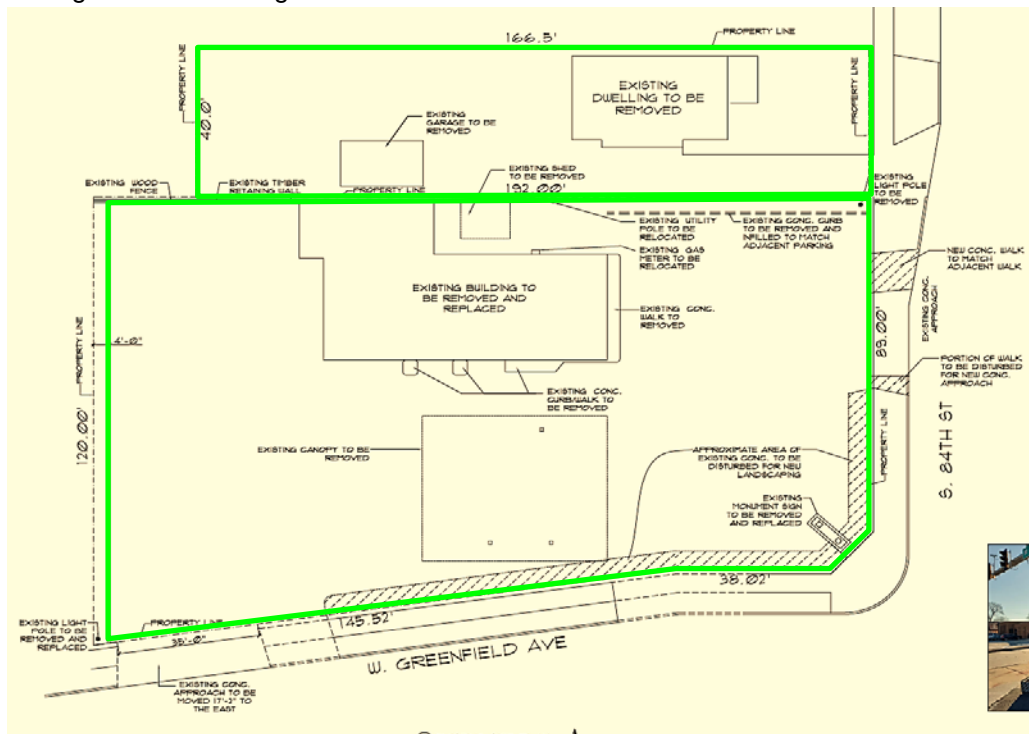
Operational plan:

- Hours of operation as 24 hours per day and 7 days/week for the gas station and convenience store.
- Convenience store will sell general groceries, cigarettes a coffee and prepared food area. No alcohol sales will take place.
- The gas station is named State Fair Petro and the estimated project cost is \$1.65 million.

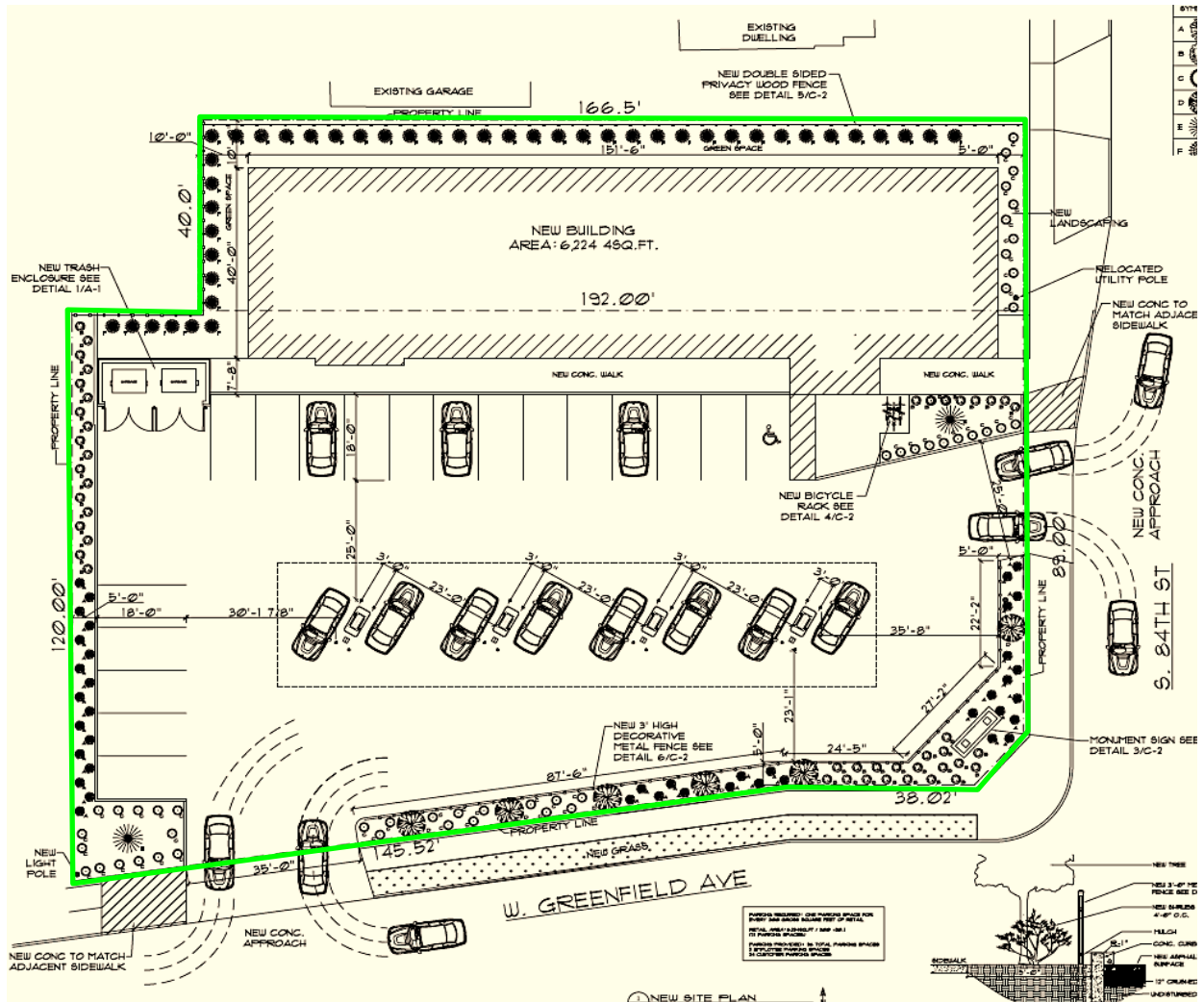


- Construct a new one-story slab on grade building to be occupied by a gas station and convenience store with two mercantile spaces. Total building area proposed 6,224-sf (gas station and convenience store 4,009-sf and mercantile space of 2,215-sf). The new building will be setback 10-ft from adjacent property lines.
- New pavement surfaces, a new 4 station pump island with new canopy and columns to match the main building.
- New freestanding monument sign
- Combining lots via Certified Survey Map

Parking - 6,224-sf building area @ 1 space/300-sf = 20 parking stalls required
18 parking stalls are provided on site (includes 1 ADA)
8 spaces are provided at the pump islands

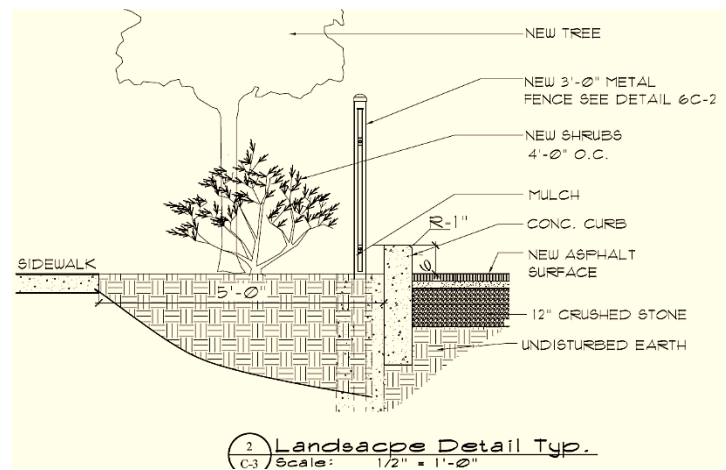
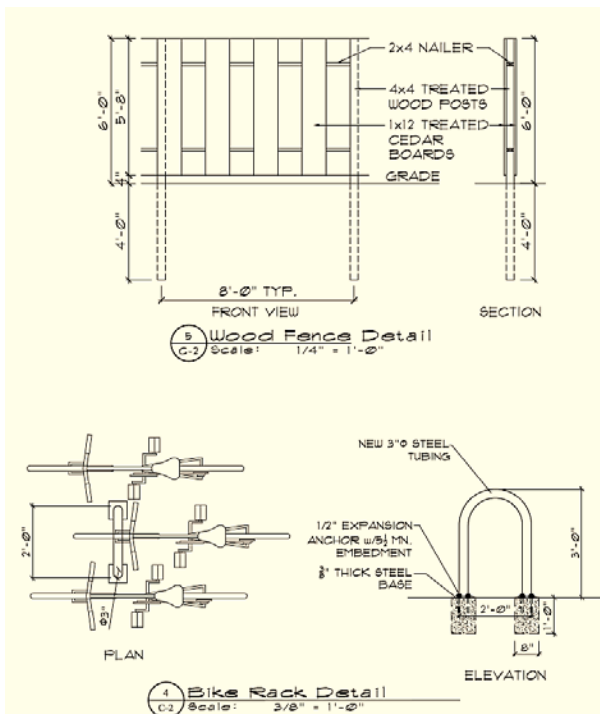
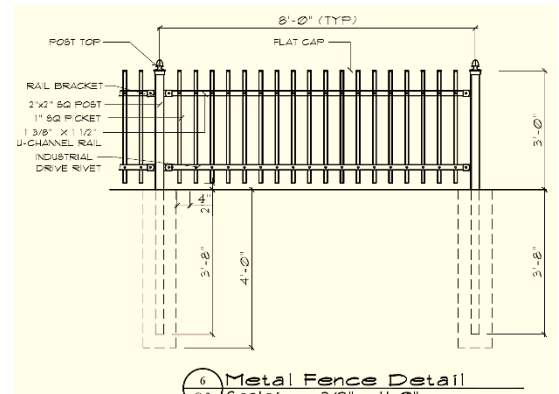


NE side of the site to help buffer the residence to the north. The existing wood fence and retaining wall on the NW side of the site will remain.



Site/Landscaping Details and Parking Requirements

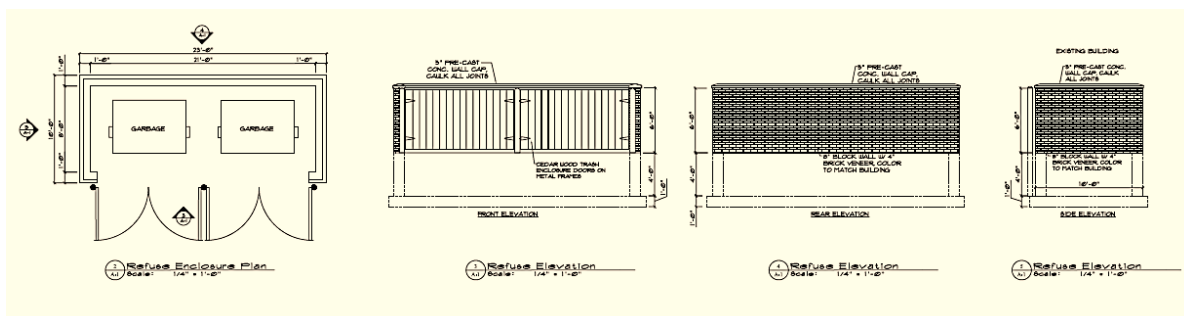
| LANDSCAPE PLANTING SCHEDULE | | | | |
|-----------------------------|-----|------------------------------|----------------------------|-------|
| SYMBOL | QTY | BOTANIC NAME | COMMON NAME | SIZE |
| A | 41 | SYRINGA MEYERI | DWARF KOREAN LILAC | 36" |
| B | 37 | HYDRANGEA PANICULATA 'JANE' | LITTLE LIME HYDRANGEA | 36" |
| C | 38 | ROSA RUGOSA | BEACH ROSE | 36" |
| D | 6 | GINGKO BILOBA (MALE) | GINGKO (MALE) | 8 Ft. |
| E | 2 | MALUS RASPBERRY SPEAR | RASPBERRY SPEAR CRABAPPLE | 8 Ft. |
| F | | TRILLIA OCCIDENTALIS EMERALD | EMERALD GREEN ABBOT'S KISS | 8 Ft. |



PARKING REQUIRED: ONE PARKING SPACE FOR EVERY 300 GROSS SQUARE FEET OF RETAIL

RETAIL AREA: 6,224 SQ. FT / 300 = 20.1
(21 PARKING SPACES)

PARKING PROVIDED: 26 TOTAL PARKING SPACES
2 EMPLOYEE PARKING SPACES
24 CUSTOMER PARKING SPACES



Architectural Plans



Highlights:

- Exterior wall finishes (modular brick veneer, nichiha (fiber cement wood grain panels), concrete block, stone band, awnings and glass)
- Roof will be a standing seam metal roofing system
- New building lighting

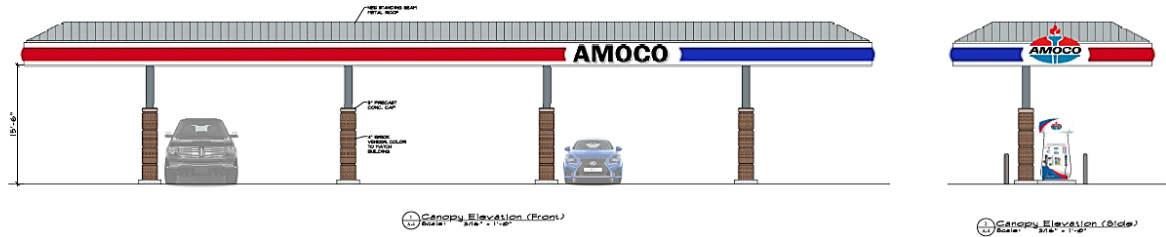
Interior renovations and alterations

- Cashier area, office, kitchen, bathrooms, storage and mechanical rooms.
- Adding coolers (soft drinks – soda, juice and milk)

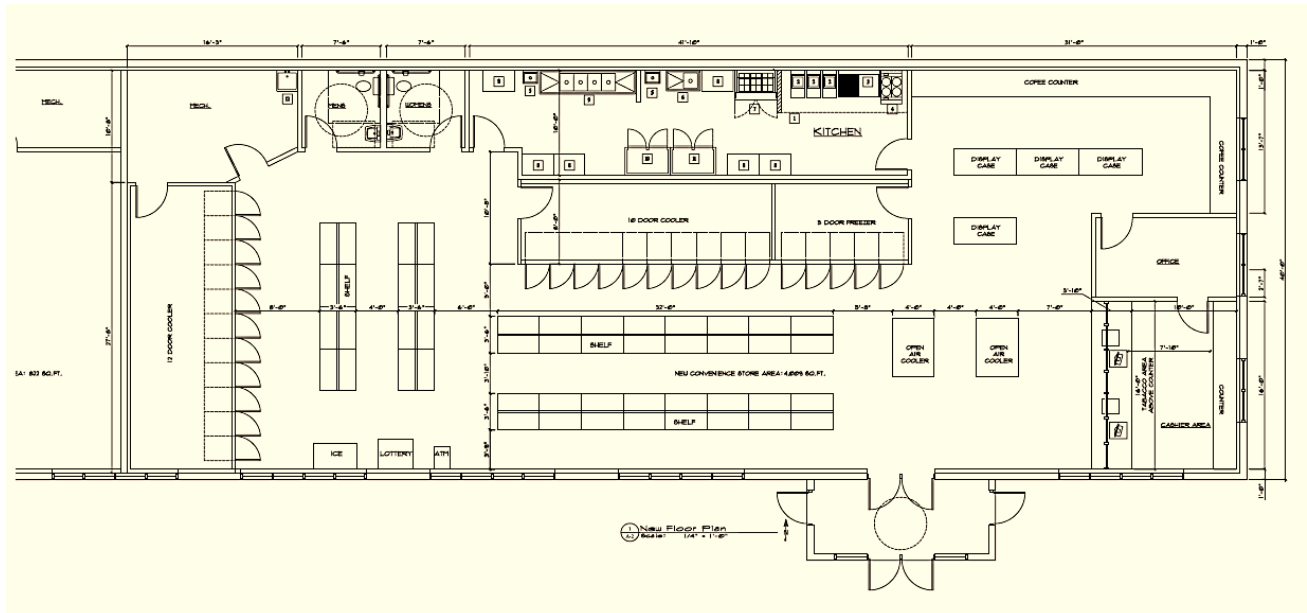
The new building will feature two different color types of exterior brick (nutmeg and pebble gray), nichiha wood grain panels (cedar color), new split faced block, stone windowsills, new storefront windows (east and south sides) and two spandrel glass windows (south side retail tenant space). An overhanging roof eaves around the building and two points of entry on the south side of the building.

Staff has worked with the applicant on increasing the extent of brick around all four sides of the building and increasing the number of windows and providing some additional roof overhang. The original plans also didn't include a more decorative pump canopy that matches the building.

In addition, to the above reference exterior updates to the main building, brick canopy columns to match the main building have also been included on the plans being presented to the Plan Commission.



Floor Plans (Gas/Convenience portion)

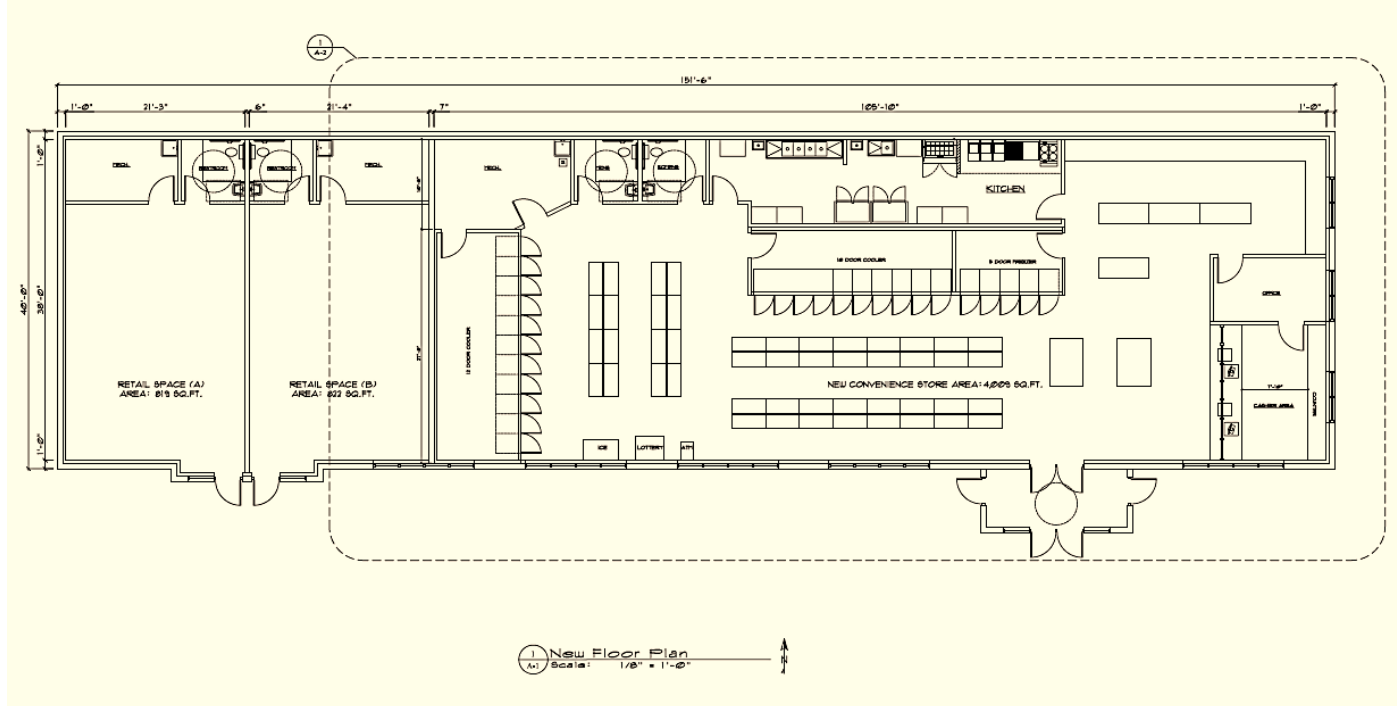


TOBACCO SALE AREA CALCULATION.

| NEW BUILDING GROSS AREA: 6,225 SQ.FT. | | |
|---|------------|-----------------|
| INTERIOR CONVENIENCE STORE GROSS AREA: 4,009.FT | | |
| AREA NAME | AREA SQ.FT | % OF STORE AREA |
| TOBACCO SALE AREA (ABOVE CASHIER COUNTER) | 35 SQ.FT. | 0.87 % |
| 35 SQ.FT. / 4,009 SQ.FT. = 0.87% | | |

| NEW EQUIPMENT LIST | |
|--------------------|-------------------------------------|
| 1 | 12'-0" EXHAUST HOOD |
| 2 | FRYER |
| 3 | GRIDDLE/ GRILL 4'-0" X 2'-6" |
| 4 | 4 BURNER RANGE |
| 5 | HAND SINK |
| 6 | VEGETABLE SINK |
| 7 | PREP- TABLE |
| 8 | STAINLESS STEEL TABLE 3'-0" X 2'-0" |
| 9 | 4 COMPARTMENT SINK |
| 10 | 2 DOOR FREEZER |
| 11 | 2 DOOR COOLER |
| 12 | JANITOR SINK |

Overall Floor Plan (two retail tenant spaces on the west)



Signage and Lighting

New lighting is planned for the property. There are two existing light poles on the property (NE and SW corner of the site). The SW light pole will be replaced, and the NE pole will be removed.

Other lighting updates include new wall mounted fixtures on the exterior of the building and within under the new pump canopy.

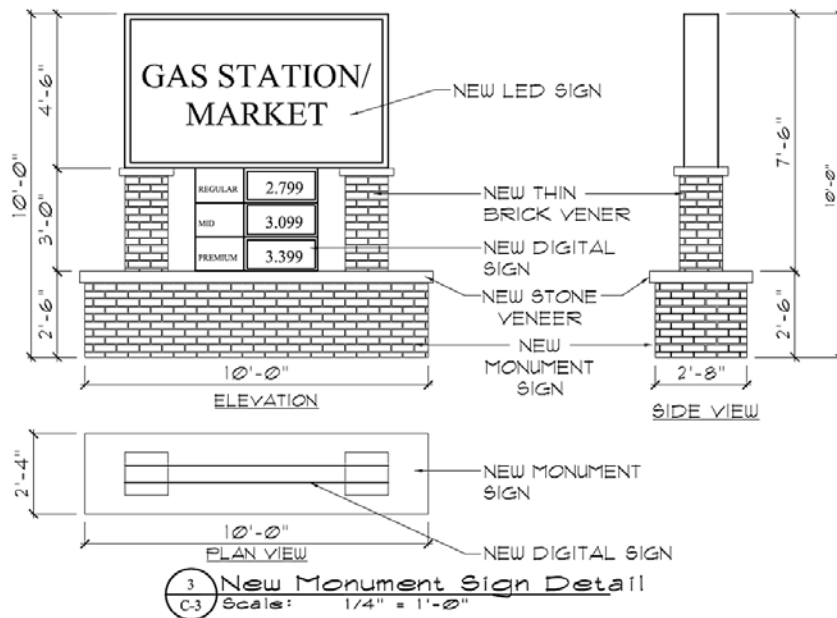
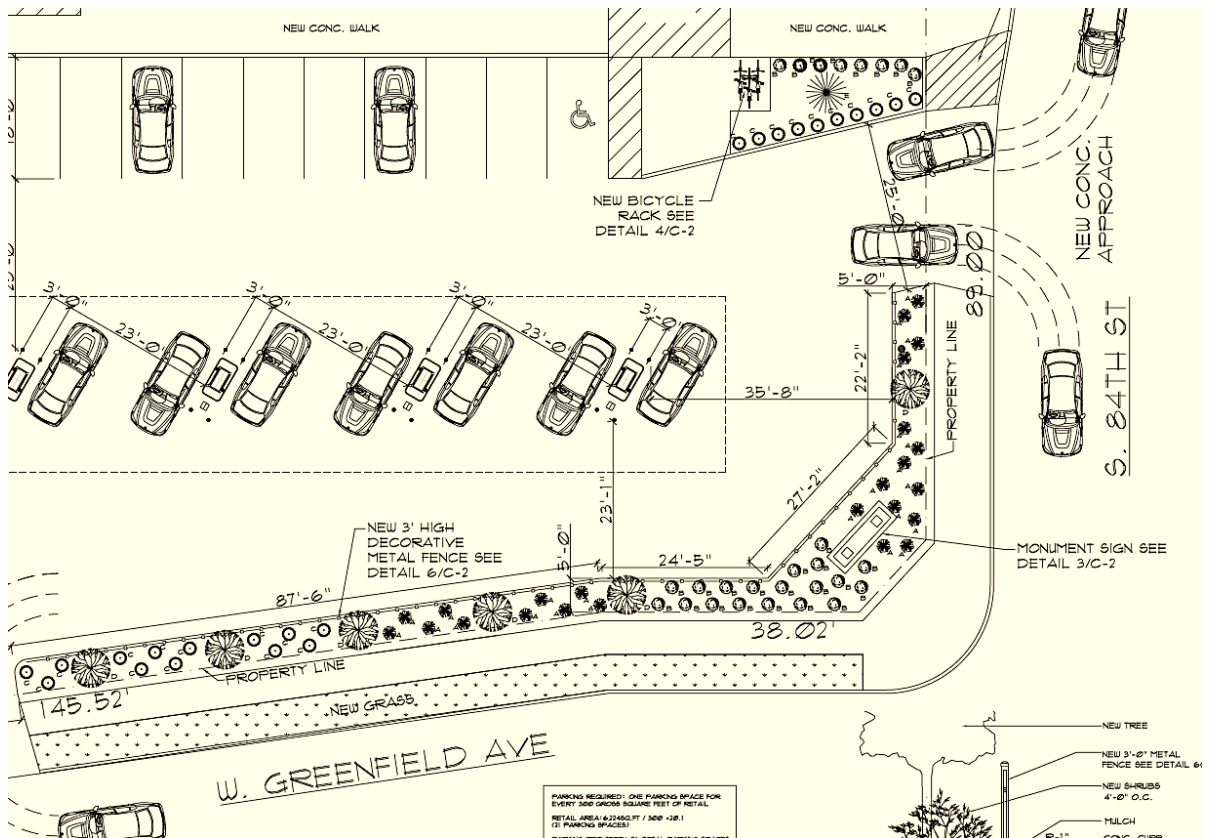
The signage plans presented include the replacement of an existing 12-ft tall freestanding sign with a new compliant 10-ft tall freestanding sign at the corner of S. 84 St. and W. Greenfield Ave. Like the existing sign, it's located within the vision angle.

- The existing monument sign is 12-ft high, our ordinance allows a 10-ft tall sign @ up to 50-sf.
- The Plan Commission granted an appeal 15 years ago to raise the sign up to 12-ft because it was within the 20x20-ft vision triangle at the corner of S. 84 and W. Greenfield Ave. The added height was to allow visibility under the sign between the columns. Not a perfect solution, but one that worked at the time. More recently in 2020 Plan Commission has been recommending signs within the vision angle to be placed diagonally (like the BP at 60 and National).

With the changes proposed a sign permit will be required. Signage plans will require the submittal of a signage permit and may be approved administratively (The Plan Commission has previously approved the sign location at the April meeting).

Staff would recommend approval of the new freestanding sign location as it is consistent with more recent 2020 approvals and promotes improved visibility than the existing monument sign

(located within the vision angle). Our Engineering Department has indicated that its new location will not obstruct visibility.



Recommendation: Common Council approval of the Special Use Permit for an automobile convenience store and gas station use to be located at 8404 W. Greenfield Ave. and 1359 S. 84 St. and approval of the Site, Landscaping, and Architectural Plans for a proposed convenience store and gas station to be located at 8404 W. Greenfield Ave. and 1359 S. 84 St. submitted by Luis Barbosa d/b/a State Fair Petro Mart Inc. (Tax Key Nos. 442-0635-000 and 442-0604-000).

(Items 1-4 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) Landscaping revisions in accordance with the City Forester's recommendations; (b) paving and drainage/stormwater management details being shown on a civil engineering plan; (c) exterior lighting details (fixture types and photometrics) being provided. Contact Steve Schaer, City Planner 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 Steve Schaer, City Planner at (414) 302-8466 with any questions.
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 demolition, potential driveway closure, and landscaping be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
4. Common Council approval of the Special use (scheduled for November 16, 2021). Applicant's acknowledgement signature on the Special Use Permit Resolution.

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

5. Sign permit being applied for with Planning and Zoning for compliance review in accordance with the signage ordinance.
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.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 27, 2021
6:00 PM
City Hall – Room 128

Watch: <https://www.youtube.com/user/westalliscitychannel>

5A. Special Use Permit for an automobile convenience store and gas station use to be located at 8404 W. Greenfield Ave. and 1359 S. 84 St.

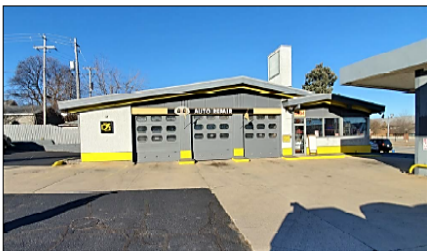
5B. Site, Landscaping, and Architectural Plans for a proposed convenience store and gas station to be located at 8404 W. Greenfield Ave. and 1359 S. 84 St. submitted by Luis Barbosa d/b/a State Fair Petro Mart Inc. (Tax Key Nos. 442-0635-000 and 442-0604-000). Items 4A and 4B may be considered together.

Overview & Zoning

This is a revision to the SF Petro Mart proposal at 8404 W Greenfield Ave. that was brought before Plan Commission and the Common Council earlier this year in Spring.

It's coming back to Plan Commission and the Common Council as a new project (Special use and, site, landscaping, and architectural review application), because the property owner of 8404 W Greenfield Ave. (Gary Nagara) is interested in purchasing the single-family home property at 1359 S 84 St (just north of the vacant Auto Analyzers site). While the real estate closing is expected to be November 30, 2021, the project area including the former Auto Analyzer site (at 8404 W. Greenfield Ave.) and additional residential home property (to the north at 1359 S. 84 St.) being acquired requires zoning/use and site, landscaping, and architectural approval. The previous item noted the requested rezoning of the 1359 S 84 St property from RB-2 to C-2 Commercial.

EXISTING FRONT FACADE



PROPOSED NEW FRONT FACADE



There are four related parts to the proposal overall project: A) CSM, B) Rezoning Ordinance, C) Special use, D) Site, landscaping, and architectural review. The certified survey map is forthcoming and will combine the two lots (8404 W. Greenfield Ave and 1359 S. 84 St) into one lot of record. The CSM is provided in the staff recommendation as a condition of approval. Mr. Nagara has a valid offer to purchase the property at 1359 S. 84 St. and it may be rezoned in alignment with the future land use plan.

The scope of work will include demo of the residential home and also the former 2,500-sf Auto Analyzer vehicle repair shop for a new fuel station with convenience store and additional commercial tenant space. Site, landscaping, architectural and signage improvements to the property are also part of the scope of work.

Operational plan:

- Hours of operation as 24 hours per day and 7 days/week for the gas station and convenience store.
- Convenience store will sell general groceries, cigarettes a coffee and prepared food area. No alcohol sales will take place.
- The gas station is named State Fair Petro and the estimated project cost is \$1.65 million.



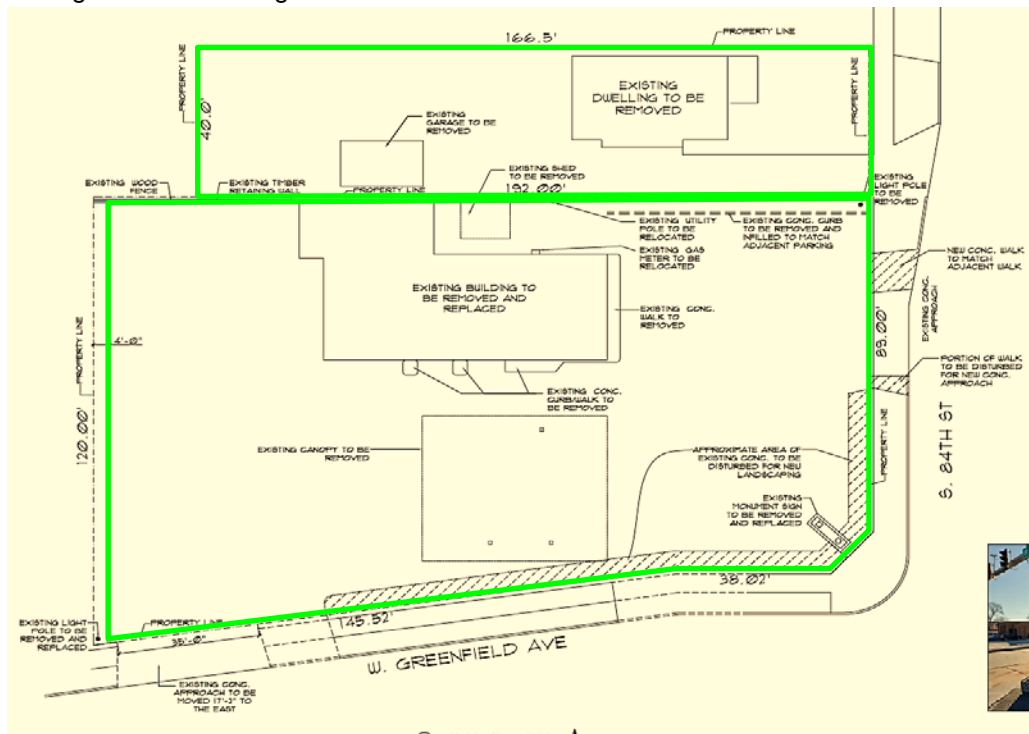
Site, Landscaping Plans

Highlights:

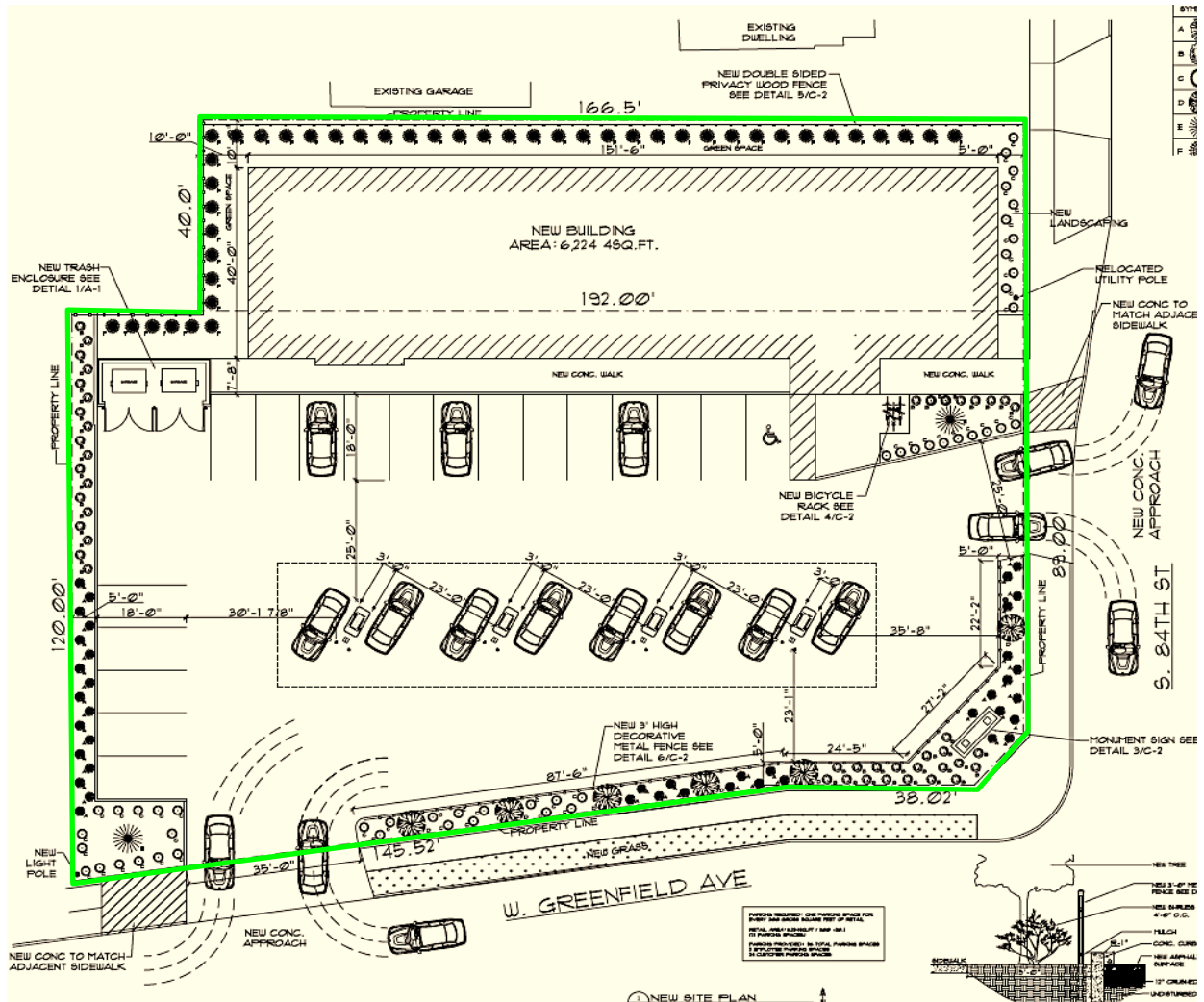
- 8404 W. Greenfield Ave. - Demolish building and pump canopy.
- 1359 S. 84 St. – purchase and demolish residential property.

- The property is located on the NW corner of the intersection of S. 84 St and W. Greenfield Ave. State Fair Petro will be accessible via 2 driveways (one on S. 84 St. and one on W. Greenfield Ave.). The applicant had originally proposed a third driveway on W. Greenfield Ave closer to the intersection, but staff recommended against that for safety reasons and the applicant has since removed that from further consideration. Instead, the existing W. Greenfield Ave. driveway will be modified and shifted slightly east to promote additional parking and landscaping on the west side of the site. Four (4) new fuel pumps are proposed under a new pump canopy.

New landscaping is proposed at the SE corner of the site and along the west side of the property. A decorative 3-ft tall ornamental fence is planned as a backdrop to the new landscaping area on the SE corner of the site. Landscaping species include 3 ornamental raspberry spear crabapple and ivory silk Japanese lilacs trees and 4 ginkgo trees. Smaller ground shrub plantings are also planned per the landscaping key. Surrounding land uses include an apartment to the west, and lower density homes to the north. Commercial development to the south and State Fair Park to the east. There currently isn't any buffer to the apartment building located to the west of the existing site, but the new plan calls for a 5-ft wide landscaping bed and plantings to help soften the edges of the property and provide some screening. A new 4-sided refuse enclosure is planned on the west side of the building. The enclosure will include masonry walls to match the building's look. A wood gate will be added too. A double-sided wood fence will be installed on the

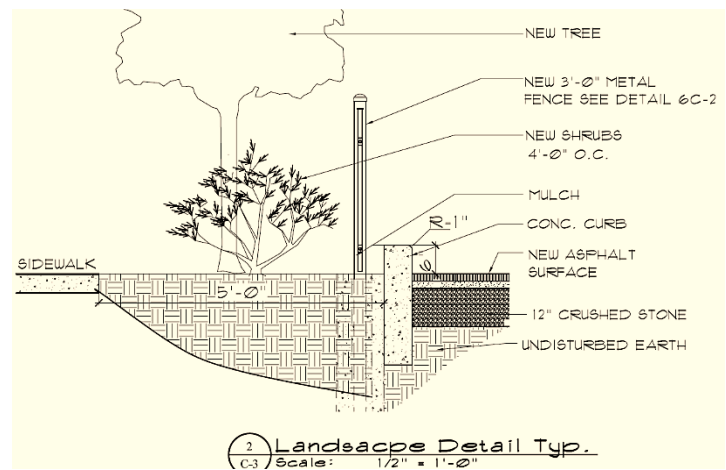
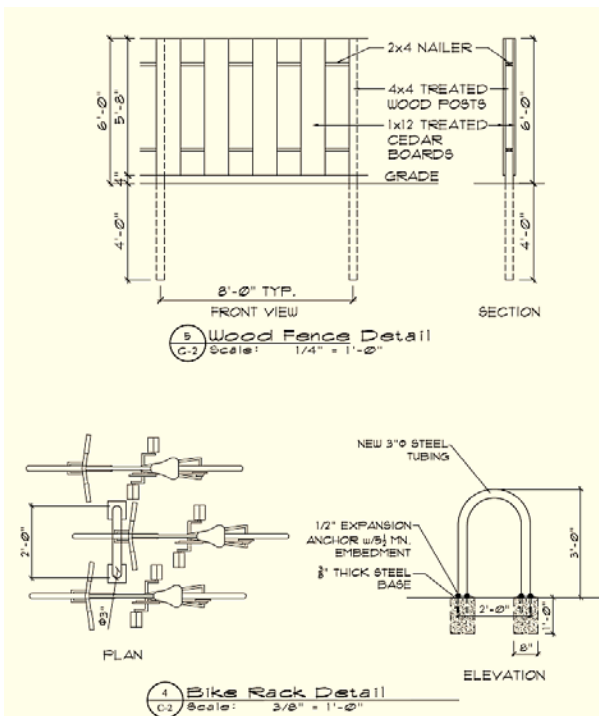
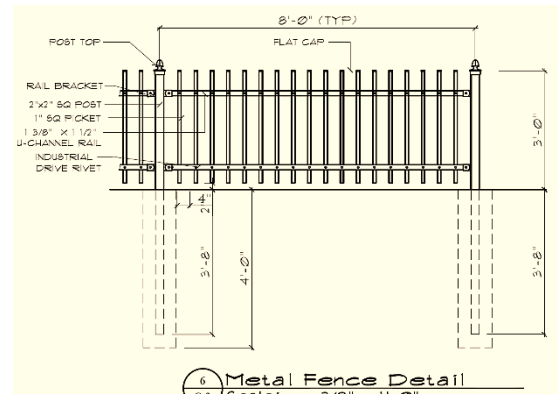


NE side of the site to help buffer the residence to the north. The existing wood fence and retaining wall on the NW side of the site will remain.



Site/Landscaping Details and Parking Requirements

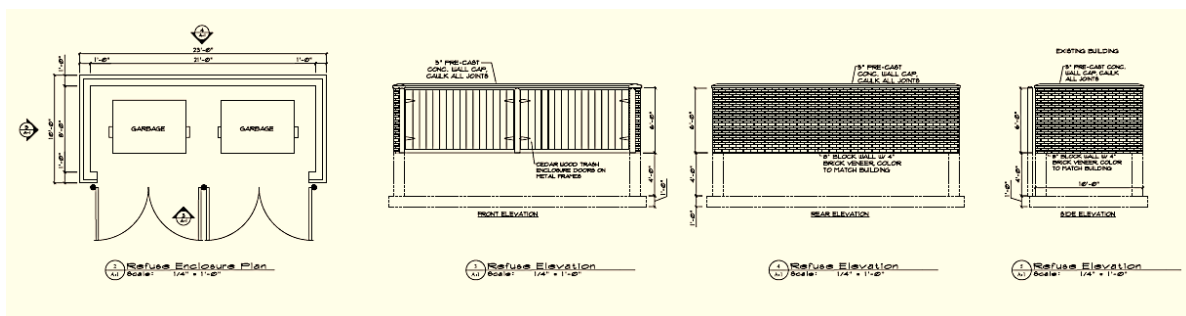
| LANDSCAPE PLANTING SCHEDULE | | | | |
|-----------------------------|-----|------------------------------|----------------------------|-------|
| SYMBOL | QTY | BOTANIC NAME | COMMON NAME | SIZE |
| A | 41 | SYRINGA MEYERI | DWARF KOREAN LILAC | 36" |
| B | 37 | HYDRANGEA PANICULATA 'JANE' | LITTLE LIME HYDRANGEA | 36" |
| C | 38 | ROSA RUGOSA | BEACH ROSE | 36" |
| D | 6 | GINGKO BILOBA (MALE) | GINGKO (MALE) | 8 Ft. |
| E | 2 | MALUS RASPBERRY SPEAR | RASPBERRY SPEAR CRABAPPLE | 8 Ft. |
| F | | TRILLIA OCCIDENTALIS EMERALD | EMERALD GREEN ABBOT'S ROSE | 8 Ft. |



PARKING REQUIRED: ONE PARKING SPACE FOR EVERY 300 GROSS SQUARE FEET OF RETAIL

RETAIL AREA: 6,224 SQ. FT / 300 = 20.1
(21 PARKING SPACES)

PARKING PROVIDED: 26 TOTAL PARKING SPACES
2 EMPLOYEE PARKING SPACES
24 CUSTOMER PARKING SPACES



Architectural Plans



Highlights:

- Exterior wall finishes (modular brick veneer, nichiha (fiber cement wood grain panels), concrete block, stone band, awnings and glass)
- Roof will be a standing seam metal roofing system
- New building lighting

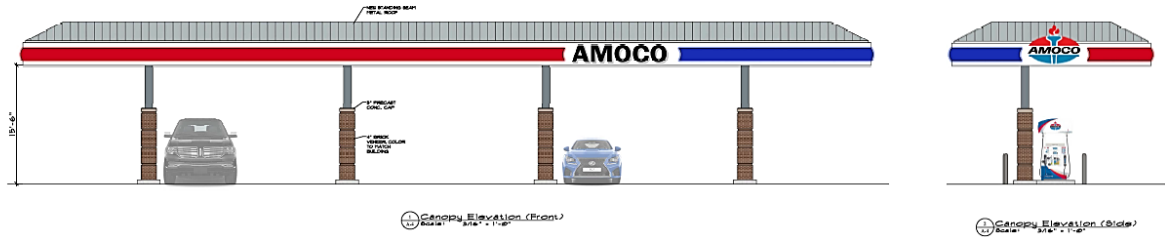
Interior renovations and alterations

- Cashier area, office, kitchen, bathrooms, storage and mechanical rooms.
- Adding coolers (soft drinks – soda, juice and milk)

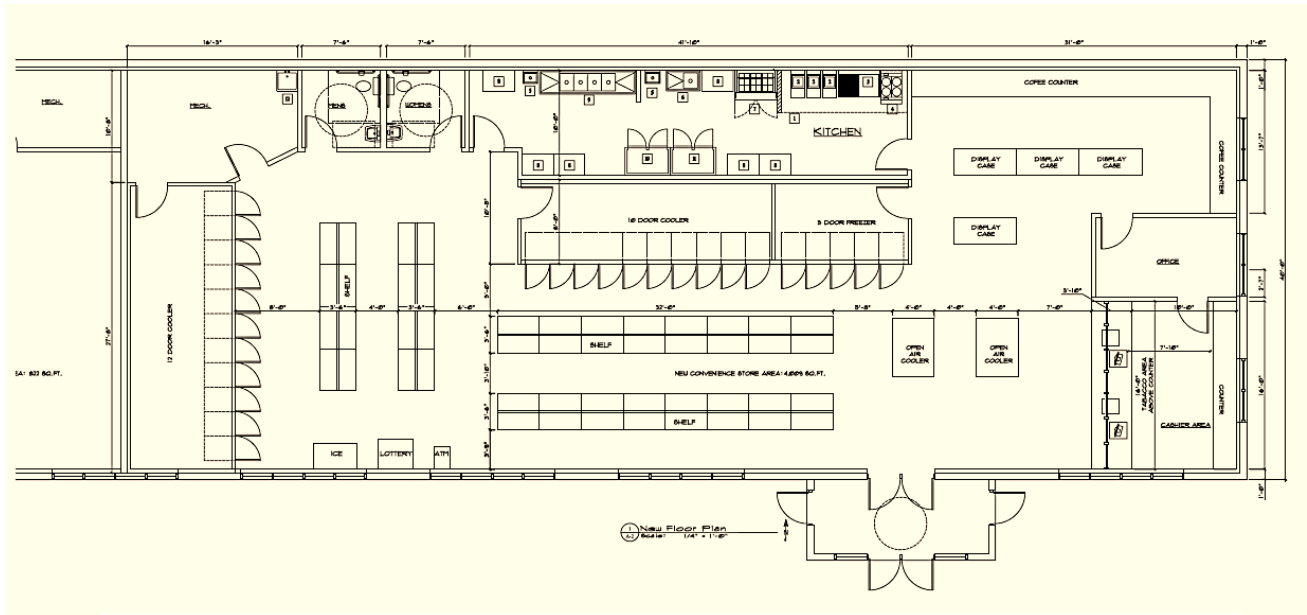
The new building will feature two different color types of exterior brick (nutmeg and pebble gray), nichiha wood grain panels (cedar color), new split faced block, stone windowsills, new storefront windows (east and south sides) and two spandrel glass windows (south side retail tenant space). An overhanging roof eaves around the building and two points of entry on the south side of the building.

Staff has worked with the applicant on increasing the extent of brick around all four sides of the building and increasing the number of windows and providing some additional roof overhang. The original plans also didn't include a more decorative pump canopy that matches the building.

In addition, to the above reference exterior updates to the main building, brick canopy columns to match the main building have also been included on the plans being presented to the Plan Commission.



Floor Plans (Gas/Convenience portion)

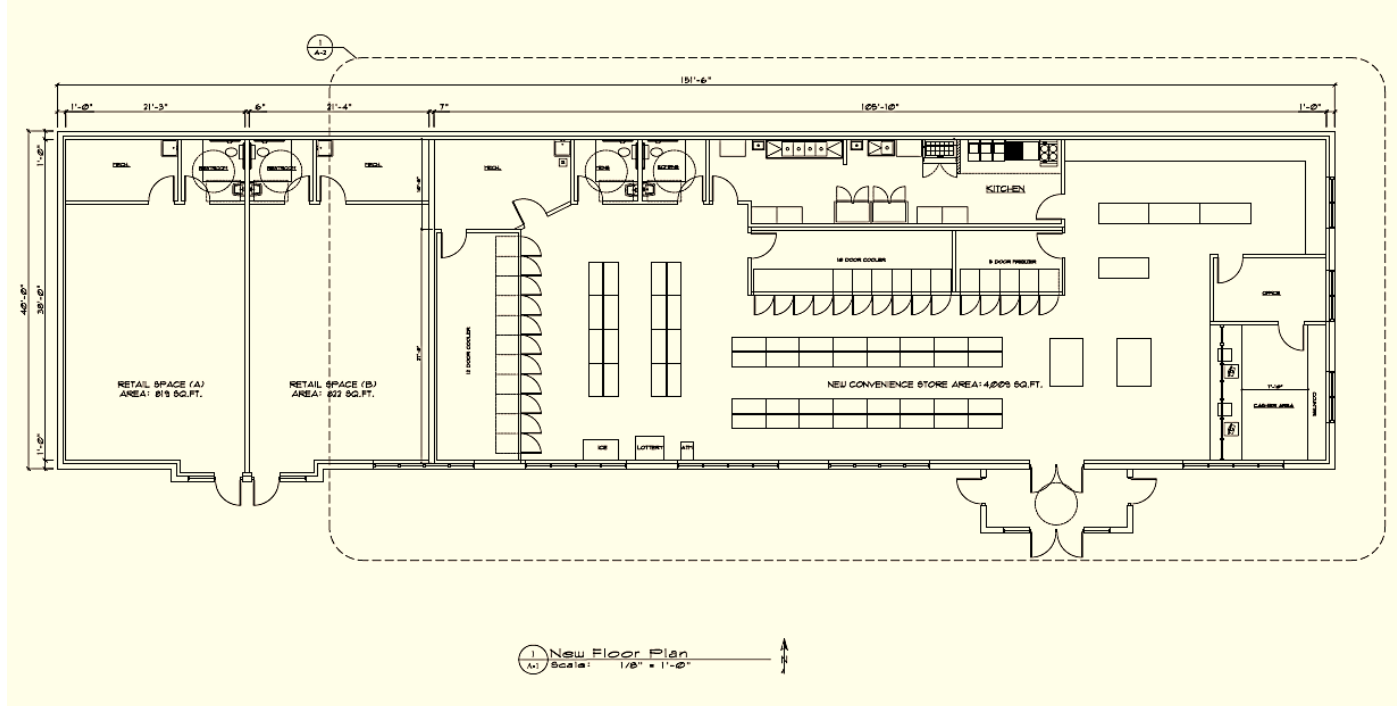


TOBACCO SALE AREA CALCULATION.

| NEW BUILDING GROSS AREA: 6,225 SQ.FT. | | |
|---|------------|-----------------|
| INTERIOR CONVENIENCE STORE GROSS AREA: 4,009.FT | | |
| AREA NAME | AREA SQ.FT | % OF STORE AREA |
| TOBACCO SALE AREA (ABOVE CASHIER COUNTER) | 35 SQ.FT. | 0.87 % |
| 35 SQ.FT. / 4,009 SQ.FT. = 0.87% | | |

| NEW EQUIPMENT LIST | |
|--------------------|-------------------------------------|
| 1 | 12'-0" EXHAUST HOOD |
| 2 | FRYER |
| 3 | GRIDDLE/ GRILL 4'-0" X 2'-6" |
| 4 | 4 BURNER RANGE |
| 5 | HAND SINK |
| 6 | VEGETABLE SINK |
| 7 | PREP. TABLE |
| 8 | STAINLESS STEEL TABLE 3'-0" X 2'-0" |
| 9 | 4 COMPARTMENT SINK |
| 10 | 2 DOOR FREEZER |
| 11 | 2 DOOR COOLER |
| 12 | JANITOR SINK |

Overall Floor Plan (two retail tenant spaces on the west)



Signage and Lighting

New lighting is planned for the property. There are two existing light poles on the property (NE and SW corner of the site). The SW light pole will be replaced, and the NE pole will be removed.

Other lighting updates include new wall mounted fixtures on the exterior of the building and within under the new pump canopy.

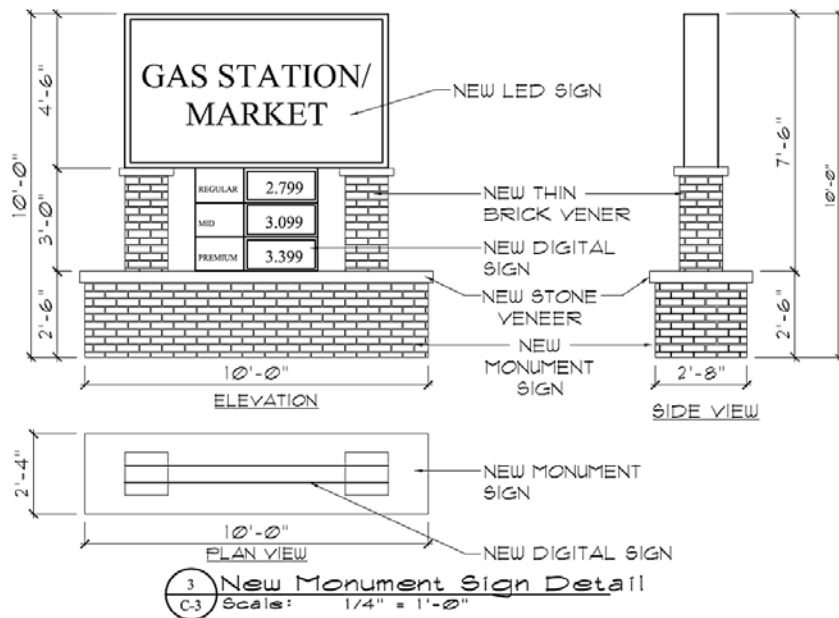
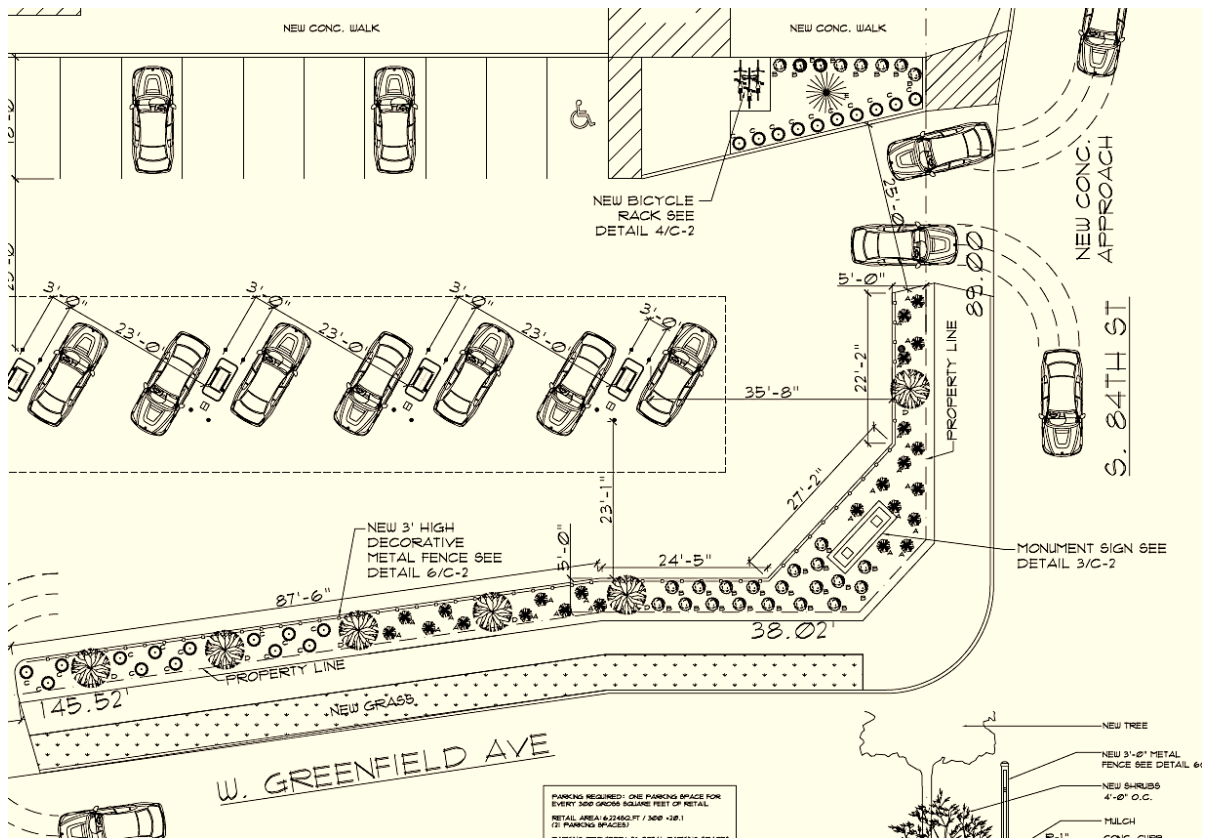
The signage plans presented include the replacement of an existing 12-ft tall freestanding sign with a new compliant 10-ft tall freestanding sign at the corner of S. 84 St. and W. Greenfield Ave. Like the existing sign, it's located within the vision angle.

- The existing monument sign is 12-ft high, our ordinance allows a 10-ft tall sign @ up to 50-sf.
- The Plan Commission granted an appeal 15 years ago to raise the sign up to 12-ft because it was within the 20x20-ft vision triangle at the corner of S. 84 and W. Greenfield Ave. The added height was to allow visibility under the sign between the columns. Not a perfect solution, but one that worked at the time. More recently in 2020 Plan Commission has been recommending signs within the vision angle to be placed diagonally (like the BP at 60 and National).

With the changes proposed a sign permit will be required. Signage plans will require the submittal of a signage permit and may be approved administratively (The Plan Commission has previously approved the sign location at the April meeting).

Staff would recommend approval of the new freestanding sign location as it is consistent with more recent 2020 approvals and promotes improved visibility than the existing monument sign

(located within the vision angle). Our Engineering Department has indicated that its new location will not obstruct visibility.



Recommendation: Common Council approval of the Special Use Permit for an automobile convenience store and gas station use to be located at 8404 W. Greenfield Ave. and 1359 S. 84 St. and approval of the Site, Landscaping, and Architectural Plans for a proposed convenience store and gas station to be located at 8404 W. Greenfield Ave. and 1359 S. 84 St. submitted by Luis Barbosa d/b/a State Fair Petro Mart Inc. (Tax Key Nos. 442-0635-000 and 442-0604-000).

(Items 1-4 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) Landscaping revisions in accordance with the City Forester's recommendations; (b) paving and drainage/stormwater management details being shown on a civil engineering plan; (c) exterior lighting details (fixture types and photometrics) being provided. Contact Steve Schaer, City Planner 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 Steve Schaer, City Planner at (414) 302-8466 with any questions.
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 demolition, potential driveway closure, and landscaping be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
4. Common Council approval of the Special use (scheduled for November 16, 2021). Applicant's acknowledgement signature on the Special Use Permit Resolution.

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

5. Sign permit being applied for with Planning and Zoning for compliance review in accordance with the signage ordinance.
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.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 27, 2021
6:00 PM
City Hall – Room 128

Watch: <https://www.youtube.com/user/westalliscitychannel>

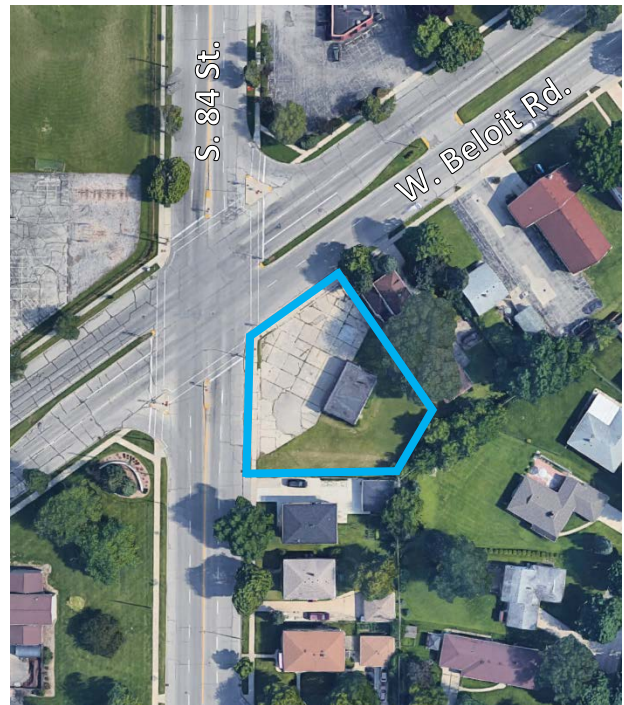
- 6A. **Special Use Permit for an automobile convenience store and gas station use to be located at 2904 S. 84 St.**
- 6B. **Site, Landscaping, and Architectural Plans for a proposed convenience store and gas station to be located at 2904 S. 84 St. submitted by Luis Barbosa d/b/a State Fair Petro Mart Inc. (Tax Key Nos. 516-9988-001).**

Overview and Zoning

The State Fair Petro Mart owner is proposing to clear a vacant site located at 2904 S. 84 St. and construct a new gas station & convenience store. This site has been vacant for over 25 years. The applicant is proposing to add a 4 new gas pumps beneath a canopy and a one-story, 3,900 SF building to be occupied as a gas station – convenience store. This store will include hot food & deli take-out. No alcohol will be sold. The business is a commercial use and is considered a special use in the C-3, Community Commercial District.

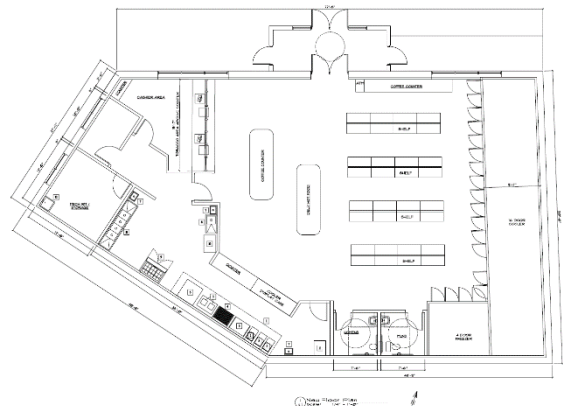
Proposed hours of operation for State Fair Petro Mart are:

| | |
|-------------------|--------------------|
| Monday – Saturday | 5:00 am – 11:00 pm |
| Sunday | 6:00 am – 10:00 pm |



Floor Plan

The proposed gas station – convenience store building will be added to the Southeast corner of the property. The convenience store area will be open to the public and includes a coffee counter, hot food station, shelving, coolers, bathrooms, and an over-the-counter deli. The rest of the building will be for staff only. This includes an office, cashier area, storage, and a kitchen for preparing food.



Staff made a variety of requests pertaining to the proposed site plan and landscaping, all of which the applicant accommodated. One significant request was to add landscaping to help screen the site from neighboring residential properties. The applicant more than satisfied the request by adding continuous arborvitae plantings across the South and East property lines. Plantings include a 34 flowering bushes (includes 3 different species), 3 Ginkgo trees, and 97 arborvitaes.

The applicant further modified plans at request of City Engineering to make the driveway onto S. 84 St. right-in right-out only. Specifically, the applicant plans to extend the existing median 50' South to block potential left turns into or out of the driveway.

The zoning ordinance requires 26 parking stalls but plans only include 17. Staff recommends waiving the parking requirement because there is not sufficient space for additional parking on the site.

[illegible]

Architecture



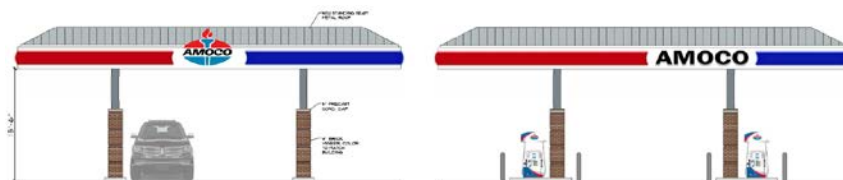
The gas station – convenience store exterior will primarily consist of brick veneer. This includes “cedar ridge” colored brick along the building base, and “pebble gray” colored brick above. The façade will be broken up by 2 decorative CMU stone bands that run horizontally across the building. These are situated above and below the aluminum frame windows. Upon staff request, the applicant modified the design to wrap these elements around all 4 sides of the architecture.

Other decorative elements include a metal cornice along the top of the structure and acrylic/polyester awnings above the windows. The visual centerpiece of the building will be the decorative Nichiha wood grain panels encasing the entrance.



The refuse enclosure will be covered on 3 sides by brick veneer matching the primary structure’s base. The other face will be composed of cedar wood doors on metal framing.

Plans also include a canopy to cover 4 gas pumps. The structure includes brick veneer to match the base of the site’s primary structure. This element will rise three quarters of the support beams. The canopy top will include company branding. Upon staff request, a standing seam metal roof was added to better align with the residential character of the neighborhood.



Recommendation: Approve the Site, Landscaping and Architectural Plans for a proposed convenience store and gas station, to be located at 2904 S. 84 St., submitted by Luis Barbosa, d/b/a State Fair Petro Mart. (Tax Key No. 484-9999-013) subject to the following conditions:

(Items 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. Revised Site, Landscaping, and Architectural Plans being submitted to and approved by the Planning & Zoning program to show the following: ~~a) wrap façade elements around all four sides; b) median extension on S. 84 St.; c) pedestrian connection;~~ d) exterior color samples; e) taller evergreen plantings (6-ft initial planting height) in proximity to adjacent residential use lines of sight; f) alternate to wood fence (composite fence); e) paving and drainage/stormwater management details shown on a civil engineering plan. Contact Zac Roder, City Planner at 414-302-8465 with any questions.
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 Zac Roder, City Planner at 414-302-8465.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 27, 2021
6:00 PM
City Hall – Room 128

Watch: <https://www.youtube.com/user/westalliscitychannel>

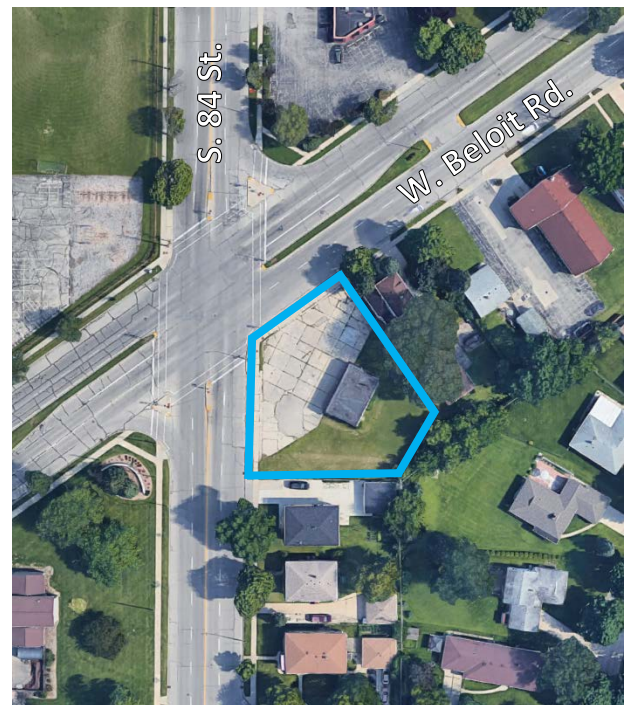
- 6A. **Special Use Permit for an automobile convenience store and gas station use to be located at 2904 S. 84 St.**
- 6B. **Site, Landscaping, and Architectural Plans for a proposed convenience store and gas station to be located at 2904 S. 84 St. submitted by Luis Barbosa d/b/a State Fair Petro Mart Inc. (Tax Key Nos. 516-9988-001).**

Overview and Zoning

The State Fair Petro Mart owner is proposing to clear a vacant site located at 2904 S. 84 St. and construct a new gas station & convenience store. This site has been vacant for over 25 years. The applicant is proposing to add a 4 new gas pumps beneath a canopy and a one-story, 3,900 SF building to be occupied as a gas station – convenience store. This store will include hot food & deli take-out. No alcohol will be sold. The business is a commercial use and is considered a special use in the C-3, Community Commercial District.

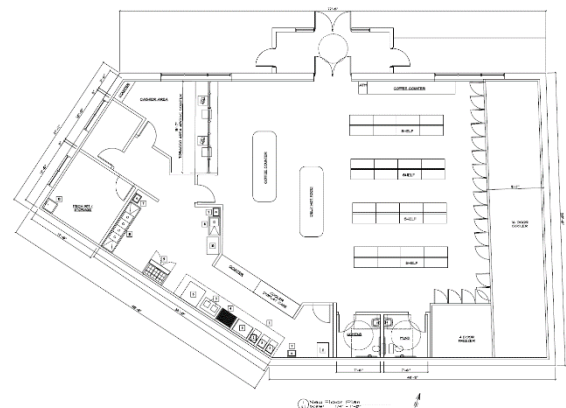
Proposed hours of operation for State Fair Petro Mart are:

| | |
|-------------------|--------------------|
| Monday – Saturday | 5:00 am – 11:00 pm |
| Sunday | 6:00 am – 10:00 pm |



Floor Plan

The proposed gas station – convenience store building will be added to the Southeast corner of the property. The convenience store area will be open to the public and includes a coffee counter, hot food station, shelving, coolers, bathrooms, and an over-the-counter deli. The rest of the building will be for staff only. This includes an office, cashier area, storage, and a kitchen for preparing food.



Staff made a variety of requests pertaining to the proposed site plan and landscaping, all of which the applicant accommodated. One significant request was to add landscaping to help screen the site from neighboring residential properties. The applicant more than satisfied the request by adding continuous arborvitae plantings across the South and East property lines. Plantings include a 34 flowering bushes (includes 3 different species), 3 Ginkgo trees, and 97 arborvitaes.

The applicant further modified plans at request of City Engineering to make the driveway onto S. 84 St. right-in right-out only. Specifically, the applicant plans to extend the existing median 50' South to block potential left turns into or out of the driveway.

The zoning ordinance requires 26 parking stalls but plans only include 17. Staff recommends waiving the parking requirement because there is not sufficient space for additional parking on the site.

[illegible]

Architecture



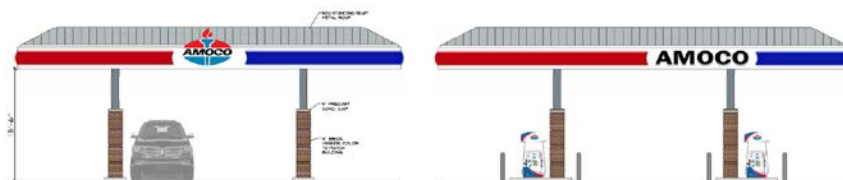
The gas station – convenience store exterior will primarily consist of brick veneer. This includes “cedar ridge” colored brick along the building base, and “pebble gray” colored brick above. The façade will be broken up by 2 decorative CMU stone bands that run horizontally across the building. These are situated above and below the aluminum frame windows. Upon staff request, the applicant modified the design to wrap these elements around all 4 sides of the architecture.

Other decorative elements include a metal cornice along the top of the structure and acrylic/polyester awnings above the windows. The visual centerpiece of the building will be the decorative Nichiha wood grain panels encasing the entrance.



The refuse enclosure will be covered on 3 sides by brick veneer matching the primary structure’s base. The other face will be composed of cedar wood doors on metal framing.

Plans also include a canopy to cover 4 gas pumps. The structure includes brick veneer to match the base of the site’s primary structure. This element will rise three quarters of the support beams. The canopy top will include company branding. Upon staff request, a standing seam metal roof was added to better align with the residential character of the neighborhood.



Recommendation: Approve the Site, Landscaping and Architectural Plans for a proposed convenience store and gas station, to be located at 2904 S. 84 St., submitted by Luis Barbosa, d/b/a State Fair Petro Mart. (Tax Key No. 484-9999-013) subject to the following conditions:

(Items 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. Revised Site, Landscaping, and Architectural Plans being submitted to and approved by the Planning & Zoning program to show the following: ~~a) wrap façade elements around all four sides; b) median extension on S. 84 St.; c) pedestrian connection;~~ d) exterior color samples; e) taller evergreen plantings (6-ft initial planting height) in proximity to adjacent residential use lines of sight; f) alternate to wood fence (composite fence); e) paving and drainage/stormwater management details shown on a civil engineering plan. Contact Zac Roder, City Planner at 414-302-8465 with any questions.
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 Zac Roder, City Planner at 414-302-8465.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 27, 2021
6:00 PM
City Hall – Room 128

Watch: <https://www.youtube.com/user/westalliscitychannel>

- 7A. Special Use Permit for a proposed Community Based Residential Facility to replace the existing office building located at 8410 W. Cleveland Ave.**
- 7B. Site, Landscaping and Architectural Plans for a proposed Community Based Residential Facility to replace the existing office building located at 8410 W. Cleveland Ave., submitted by Steven Hribar and Robert Chandler of Midwest Commercial Funding. (Tax Key No. 487-0250-002)**

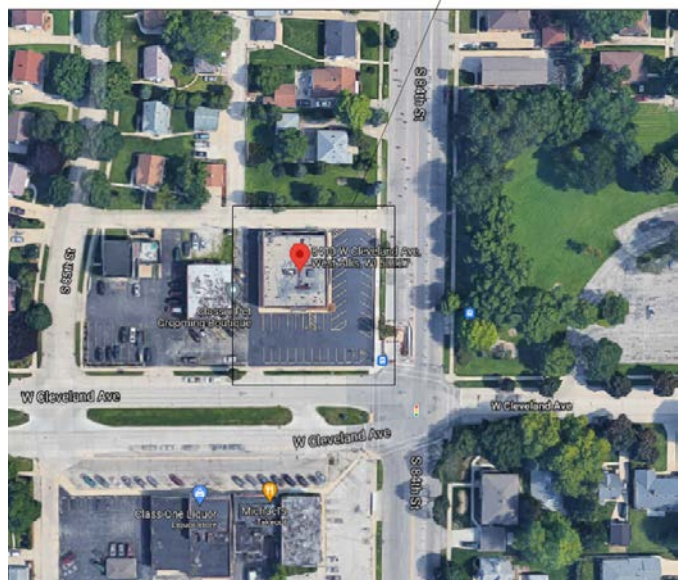
Items 7A and 7B may be considered together.



Overview and Zoning

The existing building is a two-story vacant office building with a total building area of about 17,220 sq. ft. (5,740-sf/floor including basement). The existing building will be renovated for new Community Living Arrangement development.

The property is zoned C-2, neighborhood commercial and permits multi-family and care facilities as a special use. As part of the special use permit, Plan Commission zoning and site, landscaping and architectural review are standard. Furthermore, a Common Council public hearing is scheduled for November 16, 2021.



Background & Comparison of proposals

This property and owner have come before the Plan Commission before in 2019.

In 2019, the same owner proposed a similar project that was approved by Plan Commission and Common Council:

- Demo existing building and rebuild a 3-story 24,000-sf building on the site.
- The proposed 2019 facility was to be licensed for between 42 & 48 beds and employ approximately 30 shift staff providing resident care on a 24hr basis
- Licensed as a CNA class CBRF and will serve the following resident groups: Advanced Aged, Irreversible Dementia/Alzheimer's, Terminally Ill.

2021 – Same owner, but another contractor, designer and pandemic later the proposal for your review includes:

- Adaptive reuse of the existing 2-story building
- The Cleveland Avenue facility will be licensed for 23 residential units with a residential capacity between 23 to 28 beds and will employ approximately 25 shift staff providing care on a 24-hour basis.
- A licensed facility as a CNA class CBRF which will serve the following resident groups: Advanced Age, Irreversible Dementia/Alzheimer's, and the terminally ill.

The owner of the property is Midwest Commercial Funding LLC (MCF). Health Dimensions Group (HDG) is proposed to operate the CBRF.

The proposed HDG facility will be a licensed as a CNA class CBRF and will serve the following resident groups: Advanced Aged, Irreversible Dementia/Alzheimer's, Terminally Ill. This license class is consistent with the other facilities that Platinum Communities currently operate. This license class is consistent with many of the facilities that HDG currently owns and/or operates. This license class will allow HDG to serve a broad sector of the community.

Health Dimensions Group currently owns and/or operates over 35 facilities in multiple states, with thousands of beds under management. They currently operate another facility in Mequon/Southeastern Wisconsin (Terova Senior Living) with nearly 100 beds.

- The Cleveland Avenue facility will be licensed for 23 residential units with a residential capacity between 23 to 28 beds and will employ approximately 25 shift staff providing care on a 24-hour basis.
- The need for on-site parking is expected to be minimal, as residents will not drive/require parking.
- The site amenities include new asphalt paving, covered entrances, new site lighting, landscaping, grade level patio and a tiered, landscaped window/lightwell along the west façade of the building. Building and site utilities will be upgraded as required to meet the requirements of the new facility.
- The facility will also utilize best practice safeguards for senior and memory care living residents at risk of wandering or eloping. HDG utilizes anti-wandering technology, as well as exterior doors being alarmed.

Zoning: C-2 Neighborhood Commercial District

Site Area: 0.522 Acres

Project Cost Estimate: \$4.5 m

Architecture

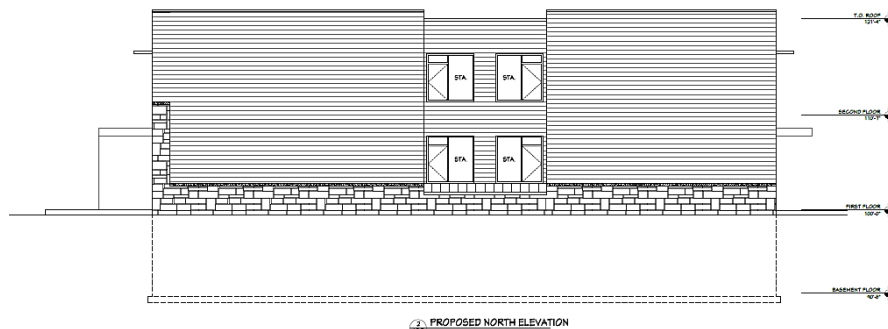
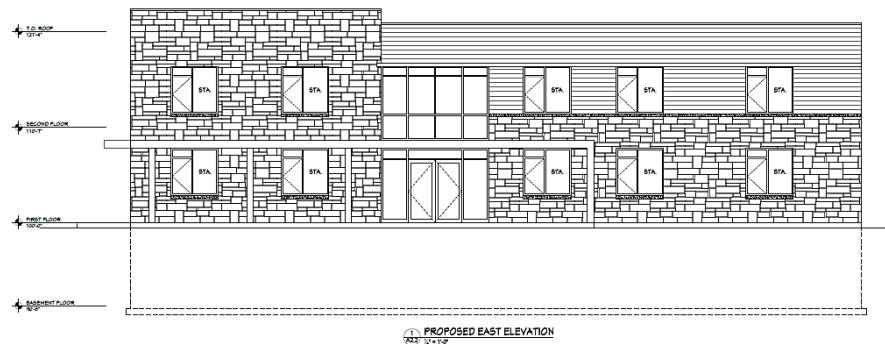
Plans for the renovated building have been submitted and include the following exterior materials: Stone, manufactured wood siding and dark bronze anodized framed windows. A portion of the windows will be operable and there will also be a canopy over the east and south entry to the building.



VIEW FROM 34th STREET & CLEVELAND AVENUE

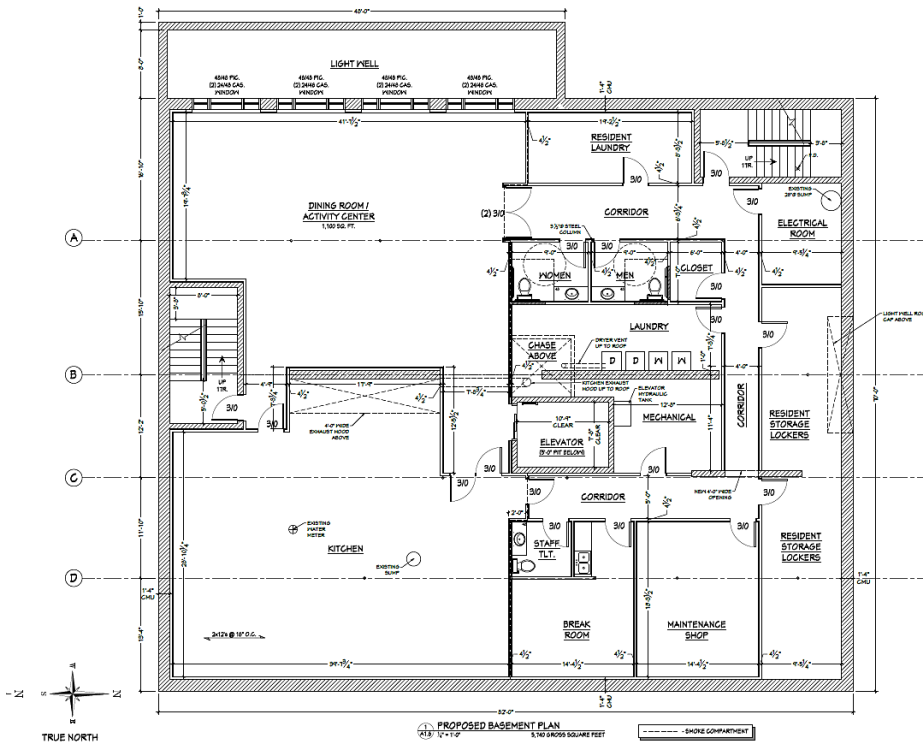


VIEW FROM SOUTHEAST CORNER

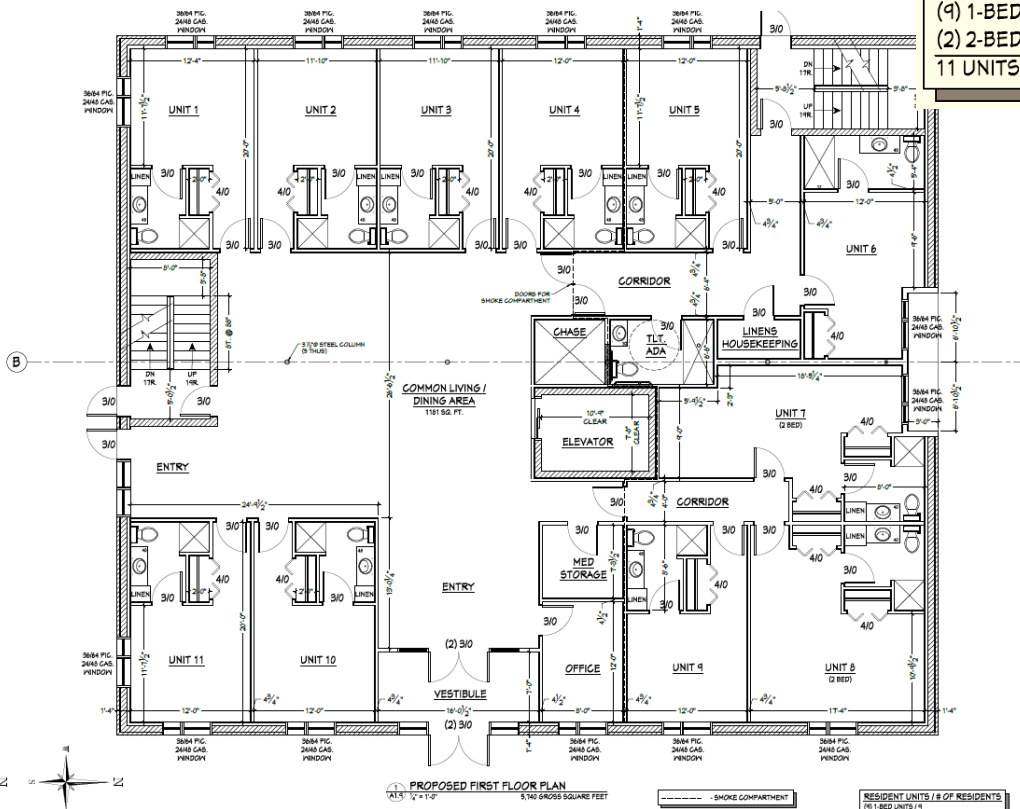




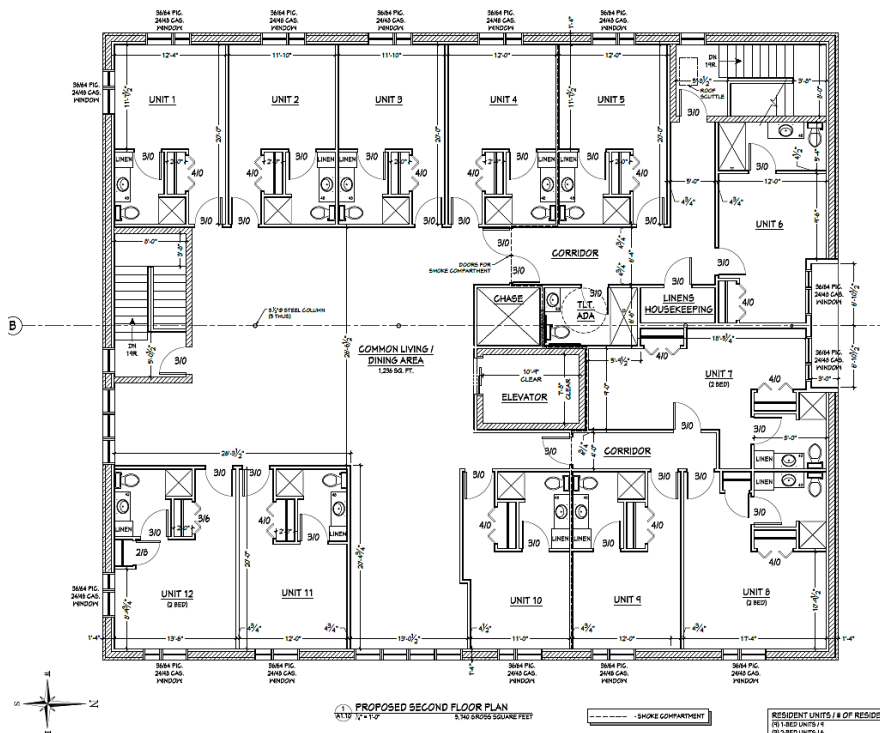
Basement Plan



First Floor Plan



Second Floor Plan



More greenspace coming soon: Currently the entire site is paved from sidewalk to sidewalk and there is no landscaping. With the new development, the plan is to place a new landscape area along the S. 84 St. and W. Cleveland Ave. perimeter of the parking lot. The site would be graded to reduce the slope along W. Cleveland Ave. on the south side of the site. In addition, the west side of the property will feature a resident patio area and additional greenspace.

Access and parking: Access to the property will be maintained at two points (S. 84 St. alleyway drive and W. Cleveland Ave. private drive).

Twenty-two (22) parking stalls will be provided for the new use. The current angled parking configuration will be replaced with 90 degree stalls that will be perpendicular to S. 84 St. and W. Cleveland Ave. The parking standard of section 12.19 of our zoning ordinance requires 23 parking spaces (one for every bedroom). The former office building was also deficient parking (required 56). Of note, none of the residents will drive and the purpose of the parking area is primarily intended to be supportive of staff, visitors and for access to the front door of the facility.



Storm Water Management

The current site doesn't have a storm water catch basin system and relies upon sheet drainage to existing catch basins in the alley and/or street.

A new storm water management system will be installed as part of this development. New catch basins will be added within the new parking lot on the northeast and southeast side of the site and also on the west side of the building.



Signage & Lighting

A signage plan has not been submitted, but if signage is proposed staff may approve administratively if the sign package meets the sign ordinance.

A lighting plan will be required as a condition of approval. As a general best practice, light fixtures will be full cut-off by design to eliminate nuisance light splay off-site.

Similarly, on the building, lighting will consist of cut-off down lighting.

Recommendation: Common Council approval of the Special Use Permit for a proposed Community Based Residential Facility, and to approve the Site, Landscaping and Architectural Plans for a proposed Community Based Residential Facility to replace the existing office building located at 8410 W. Cleveland Ave., submitted by Steven Hribar and Robert Chandler of Midwest Commercial Funding. (Tax Key No. 487-0250-002), subject to the following conditions:

(Items 1 thru 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, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) a landscaping and species plan as recommended by the City Forester; (b) material and color details of the proposed exterior materials and window transparency; (c) schedule for construction through completion being provided; (e) updated stormwater utility plans to allow for catchment of water within the proposed SE landscaping area. Ideally the new landscape area at the SE corner could be adapted to catch water where it could be naturally attenuated in the soil. For heavier rain events the proposed inlets would function as overflow measures. City Planning recommends adaptations to this end. (d) confirmation of cross access agreement considerations being submitted; (f) shifted the refuse area slightly south to prevent the door swing from encroaching into the alleyway; g) fence details (types for refuse area and around light well areas). Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460 with questions.

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 with questions.
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. Common Council approval of the Special Use Permit and applicant's acknowledgement of the special use resolution (Public Hearing scheduled for November 16, 2021).

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

5. Signage plan being provided to the Department of Development for 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.



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 27, 2021
6:00 PM
City Hall – Room 128**

Watch: <https://www.youtube.com/user/westalliscitychannel>

- 7A. Special Use Permit for a proposed Community Based Residential Facility to replace the existing office building located at 8410 W. Cleveland Ave.**
- 7B. Site, Landscaping and Architectural Plans for a proposed Community Based Residential Facility to replace the existing office building located at 8410 W. Cleveland Ave., submitted by Steven Hribar and Robert Chandler of Midwest Commercial Funding. (Tax Key No. 487-0250-002)**

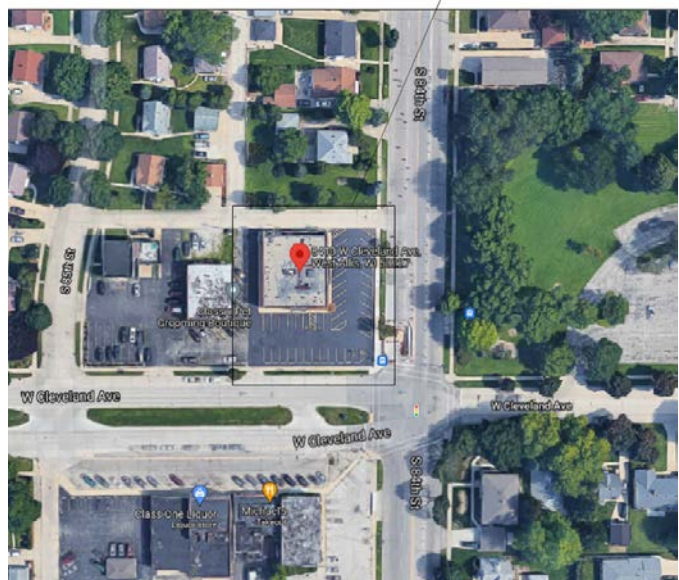
Items 7A and 7B may be considered together.



Overview and Zoning

The existing building is a two-story vacant office building with a total building area of about 17,220 sq. ft. (5,740-sf/floor including basement). The existing building will be renovated for new Community Living Arrangement development.

The property is zoned C-2, neighborhood commercial and permits multi-family and care facilities as a special use. As part of the special use permit, Plan Commission zoning and site, landscaping and architectural review are standard. Furthermore, a Common Council public hearing is scheduled for November 16, 2021.



Background & Comparison of proposals

This property and owner have come before the Plan Commission before in 2019.

In 2019, the same owner proposed a similar project that was approved by Plan Commission and Common Council:

- Demo existing building and rebuild a 3-story 24,000-sf building on the site.
- The proposed 2019 facility was to be licensed for between 42 & 48 beds and employ approximately 30 shift staff providing resident care on a 24hr basis
- Licensed as a CNA class CBRF and will serve the following resident groups: Advanced Aged, Irreversible Dementia/Alzheimer's, Terminally Ill.

2021 – Same owner, but another contractor, designer and pandemic later the proposal for your review includes:

- Adaptive reuse of the existing 2-story building
- The Cleveland Avenue facility will be licensed for 23 residential units with a residential capacity between 23 to 28 beds and will employ approximately 25 shift staff providing care on a 24-hour basis.
- A licensed facility as a CNA class CBRF which will serve the following resident groups: Advanced Age, Irreversible Dementia/Alzheimer's, and the terminally ill.

The owner of the property is Midwest Commercial Funding LLC (MCF). Health Dimensions Group (HDG) is proposed to operate the CBRF.

The proposed HDG facility will be a licensed as a CNA class CBRF and will serve the following resident groups: Advanced Aged, Irreversible Dementia/Alzheimer's, Terminally Ill. This license class is consistent with the other facilities that Platinum Communities currently operate. This license class is consistent with many of the facilities that HDG currently owns and/or operates. This license class will allow HDG to serve a broad sector of the community.

Health Dimensions Group currently owns and/or operates over 35 facilities in multiple states, with thousands of beds under management. They currently operate another facility in Mequon/Southeastern Wisconsin (Terova Senior Living) with nearly 100 beds.

- The Cleveland Avenue facility will be licensed for 23 residential units with a residential capacity between 23 to 28 beds and will employ approximately 25 shift staff providing care on a 24-hour basis.
- The need for on-site parking is expected to be minimal, as residents will not drive/require parking.
- The site amenities include new asphalt paving, covered entrances, new site lighting, landscaping, grade level patio and a tiered, landscaped window/lightwell along the west façade of the building. Building and site utilities will be upgraded as required to meet the requirements of the new facility.
- The facility will also utilize best practice safeguards for senior and memory care living residents at risk of wandering or eloping. HDG utilizes anti-wandering technology, as well as exterior doors being alarmed.

Zoning: C-2 Neighborhood Commercial District

Site Area: 0.522 Acres

Project Cost Estimate: \$4.5 m

Architecture

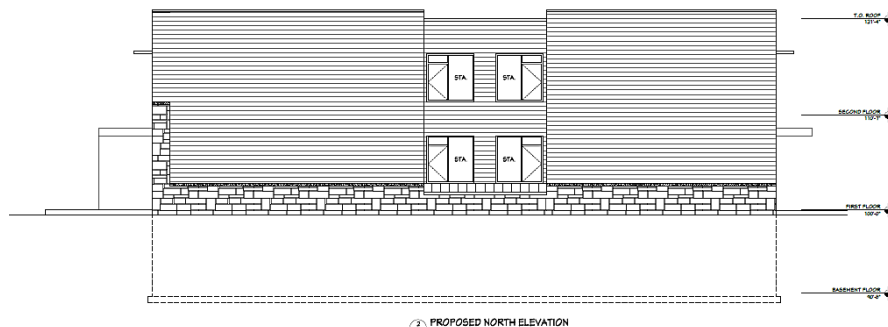
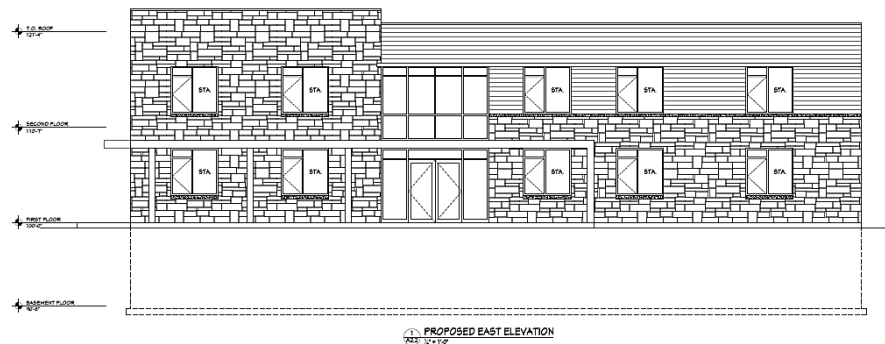
Plans for the renovated building have been submitted and include the following exterior materials: Stone, manufactured wood siding and dark bronze anodized framed windows. A portion of the windows will be operable and there will also be a canopy over the east and south entry to the building.

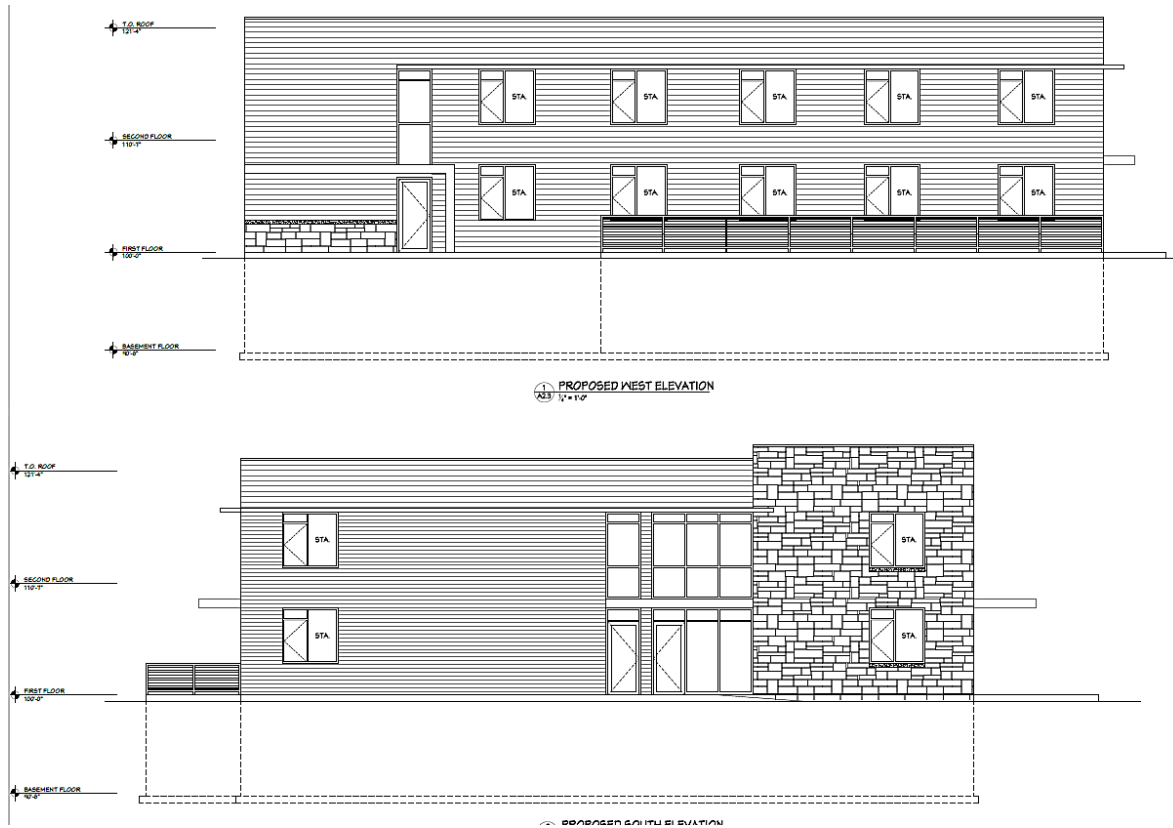


VIEW FROM 34th STREET & CLEVELAND AVENUE

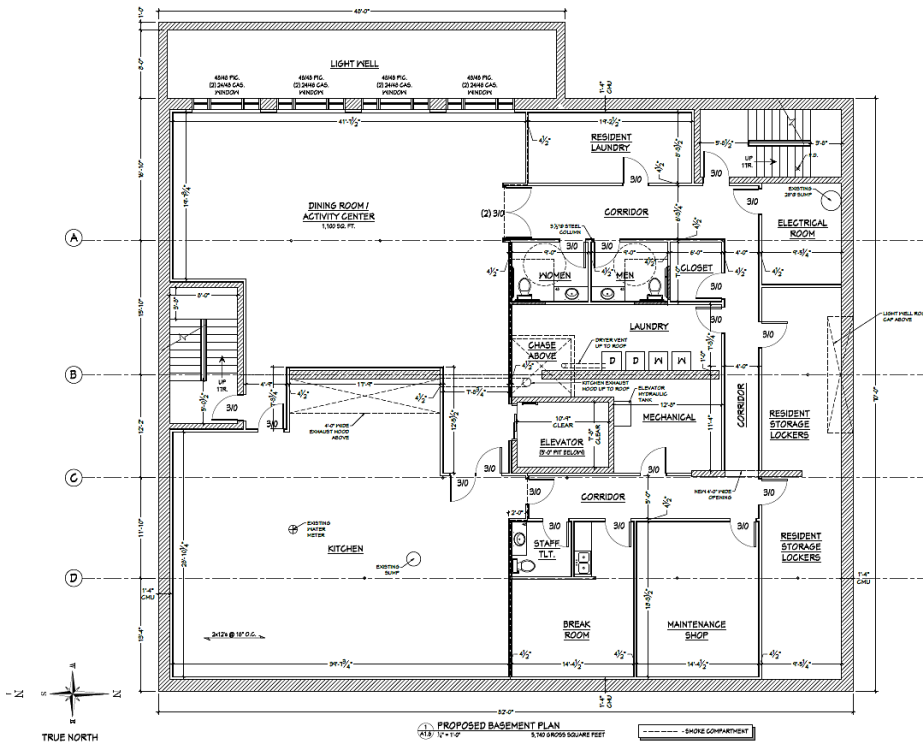


VIEW FROM SOUTHEAST CORNER

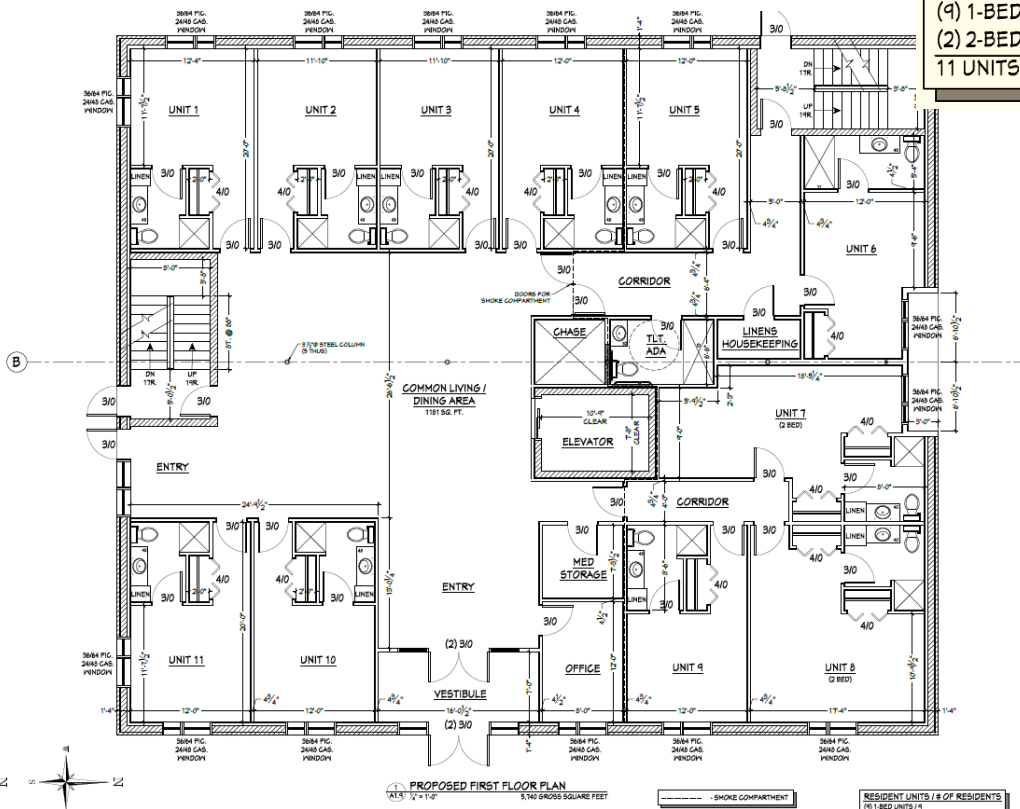




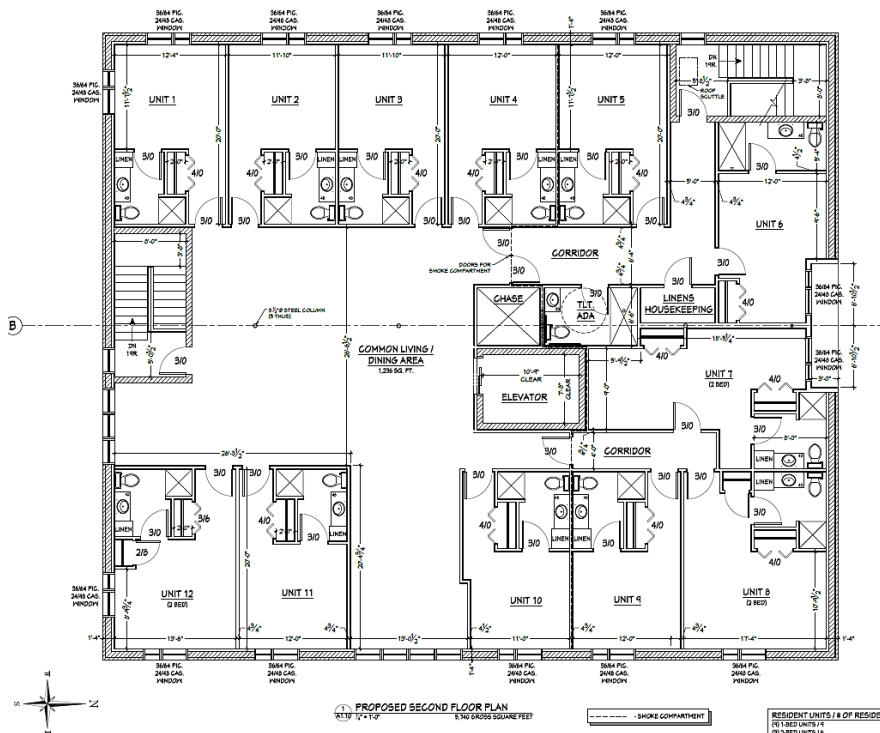
Basement Plan



First Floor Plan



Second Floor Plan



Site and Landscaping

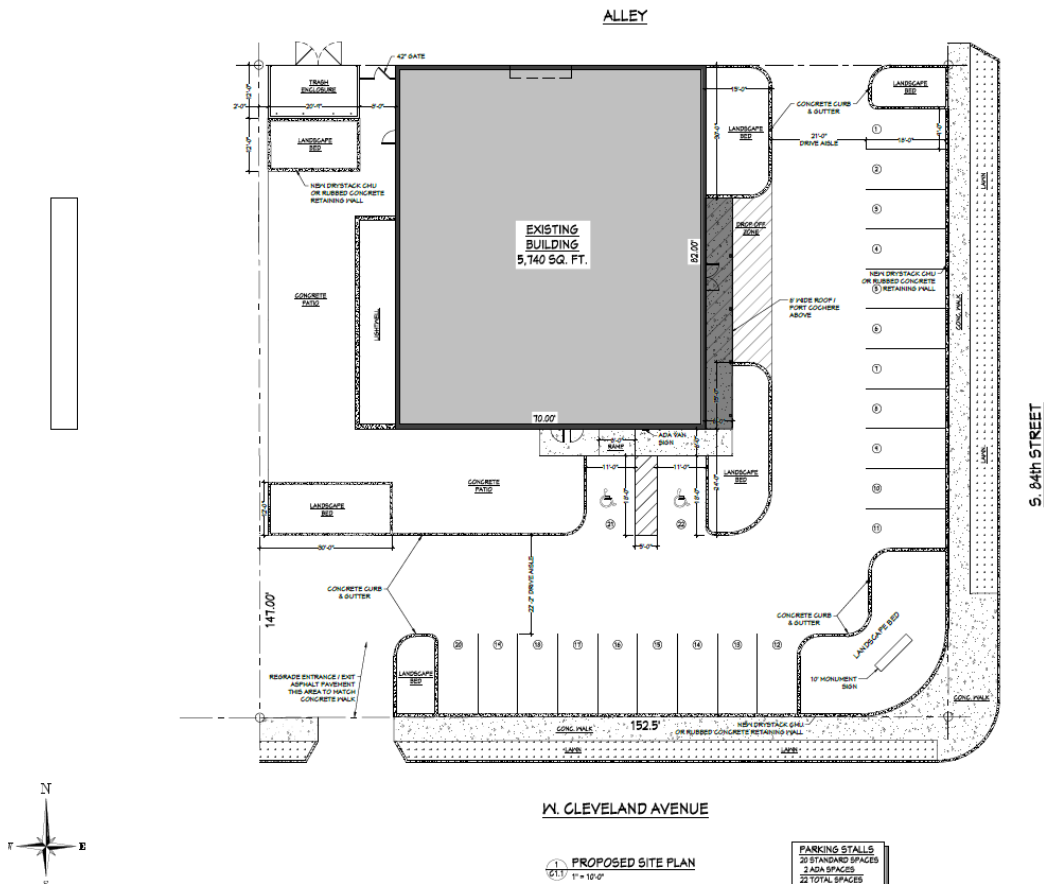
More greenspace coming soon: Currently the entire site is paved from sidewalk to sidewalk and there is no landscaping. With the new development, the plan is to place a new landscape area along the S. 84 St. and W. Cleveland Ave. perimeter of the parking lot. The site would be graded to reduce the slope along W. Cleveland Ave. on the south side of the site. In addition, the west side of the property will feature a resident patio area and additional greenspace.

Refuse area: The proposed refuse area is shown along the northwest corner of the building. The dumpster area will be screened from view within a 4-sided masonry enclosure to match the new building.

Access and parking: Access to the property will be maintained at two points (S. 84 St. alleyway drive and W. Cleveland Ave. private drive).

A drop off and pick-up area is planned on the east side of the building. Cross-access between properties will be maintained to the property just west of the 8410 W. Cleveland Ave.

Twenty-two (22) parking stalls will be provided for the new use. The current angled parking configuration will be replaced with 90 degree stalls that will be perpendicular to S. 84 St. and W. Cleveland Ave. The parking standard of section 12.19 of our zoning ordinance requires 23 parking spaces (one for every bedroom). The former office building was also deficient parking (required 56). Of note, none of the residents will drive and the purpose of the parking area is primarily intended to be supportive of staff, visitors and for access to the front door of the facility.



Storm Water Management

The current site doesn't have a storm water catch basin system and relies upon sheet drainage to existing catch basins in the alley and/or street.

A new storm water management system will be installed as part of this development. New catch basins will be added within the new parking lot on the northeast and southeast side of the site and also on the west side of the building.



Signage & Lighting

A signage plan has not been submitted, but if signage is proposed staff may approve administratively if the sign package meets the sign ordinance.

A lighting plan will be required as a condition of approval. As a general best practice, light fixtures will be full cut-off by design to eliminate nuisance light splay off-site.

Similarly, on the building, lighting will consist of cut-off down lighting.

Recommendation: Common Council approval of the Special Use Permit for a proposed Community Based Residential Facility, and to approve the Site, Landscaping and Architectural Plans for a proposed Community Based Residential Facility to replace the existing office building located at 8410 W. Cleveland Ave., submitted by Steven Hribar and Robert Chandler of Midwest Commercial Funding. (Tax Key No. 487-0250-002), subject to the following conditions:

(Items 1 thru 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, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) a landscaping and species plan as recommended by the City Forester; (b) material and color details of the proposed exterior materials and window transparency; (c) schedule for construction through completion being provided; (e) updated stormwater utility plans to allow for catchment of water within the proposed SE landscaping area. Ideally the new landscape area at the SE corner could be adapted to catch water where it could be naturally attenuated in the soil. For heavier rain events the proposed inlets would function as overflow measures. City Planning recommends adaptations to this end. (d) confirmation of cross access agreement considerations being submitted; (f) shifted the refuse area slightly south to prevent the door swing from encroaching into the alleyway; g) fence details (types for refuse area and around light well areas). Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460 with questions.

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 with questions.
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. Common Council approval of the Special Use Permit and applicant's acknowledgement of the special use resolution (Public Hearing scheduled for November 16, 2021).

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

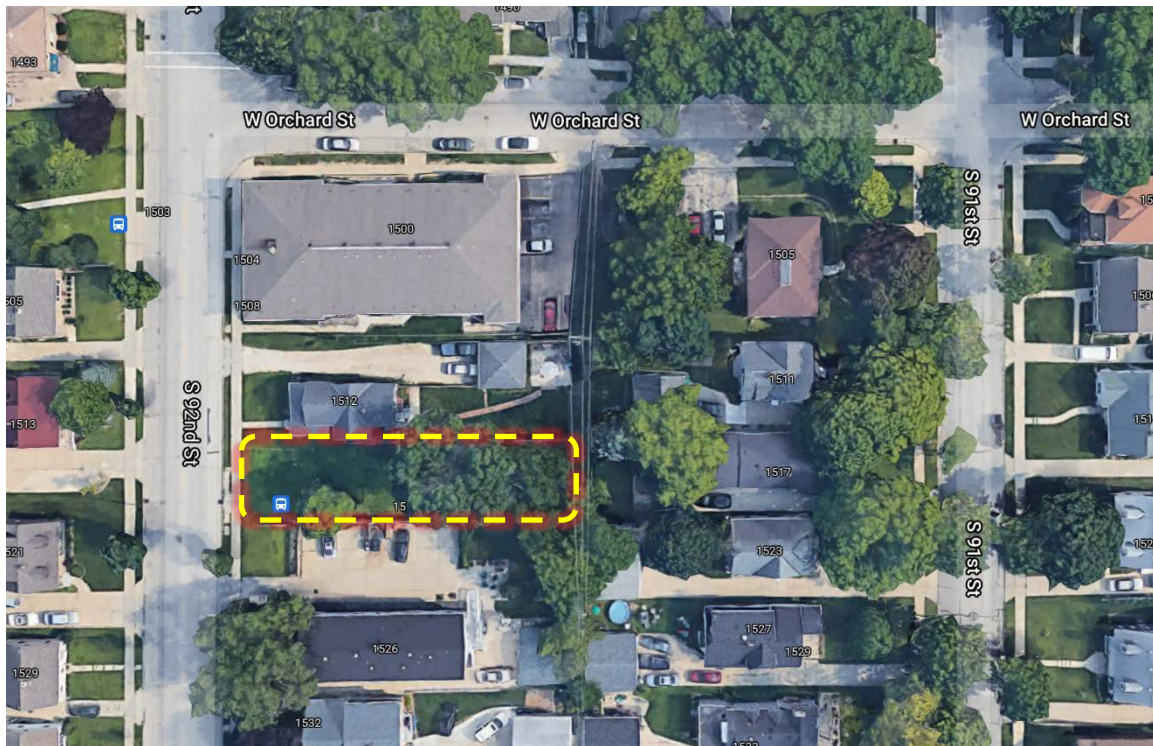
5. Signage plan being provided to the Department of Development for review and approval.
6. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 27, 2021
6:00 PM
City Hall – Room 128

Watch: <https://www.youtube.com/user/westalliscitychannel>

8. **Site, Landscaping, and Architectural Plans for a proposed three-unit multi-family residential facility to be located at 1518 S. 92 St. submitted by Adolfo Alejandro d/b/a Salvador Romo (Tax Key 451-0246-000).**



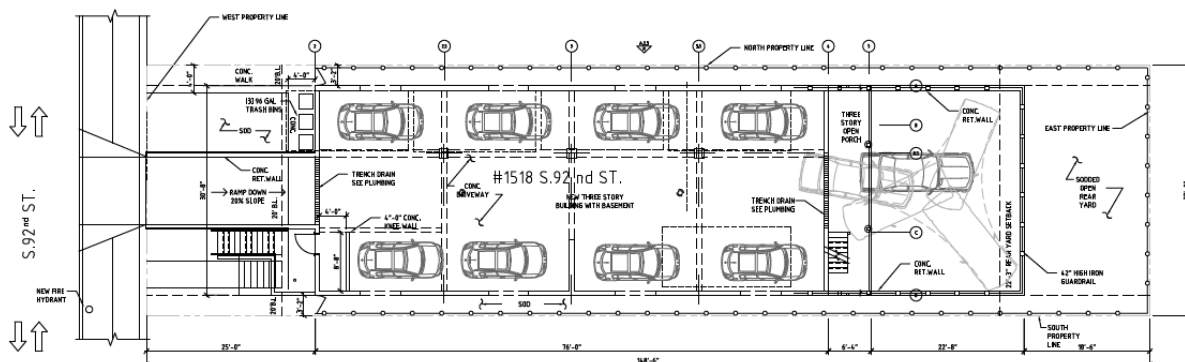
Overview and Zoning

The applicant is proposing to construct a three-unit apartment building at 1518 S. 92 St. Each unit is 2,100 sq. ft. All units are three-bedrooms and two-bathrooms with in-unit laundry, a rear yard porch, and covered basement parking. Their scheduled completion date is one year from now. The property is zoned RB-2 Residence District, which permits multi-family developments upon approval of a site, landscaping, and architectural review.

The architectural features of the building include an angled roof design, a rear porch, and a basement garage. The front elevation of the homes will feature an extruding cement board with windows. The building will be clad with hardie board siding, a cementitious siding, and brick on the first floor. The southwest corner will have an exposed but sheltered black metal staircase leading up to the front doors. Building Code requires the applicant to reduce window openings due to narrow side setbacks. Engineering standards have reduced the parking ramp from 30% grade to 20%. In addition to lawn areas an ornamental tree and perennial landscaping area will be integrated into the front yard. The building has a muted yet earthy color scheme (see samples below).

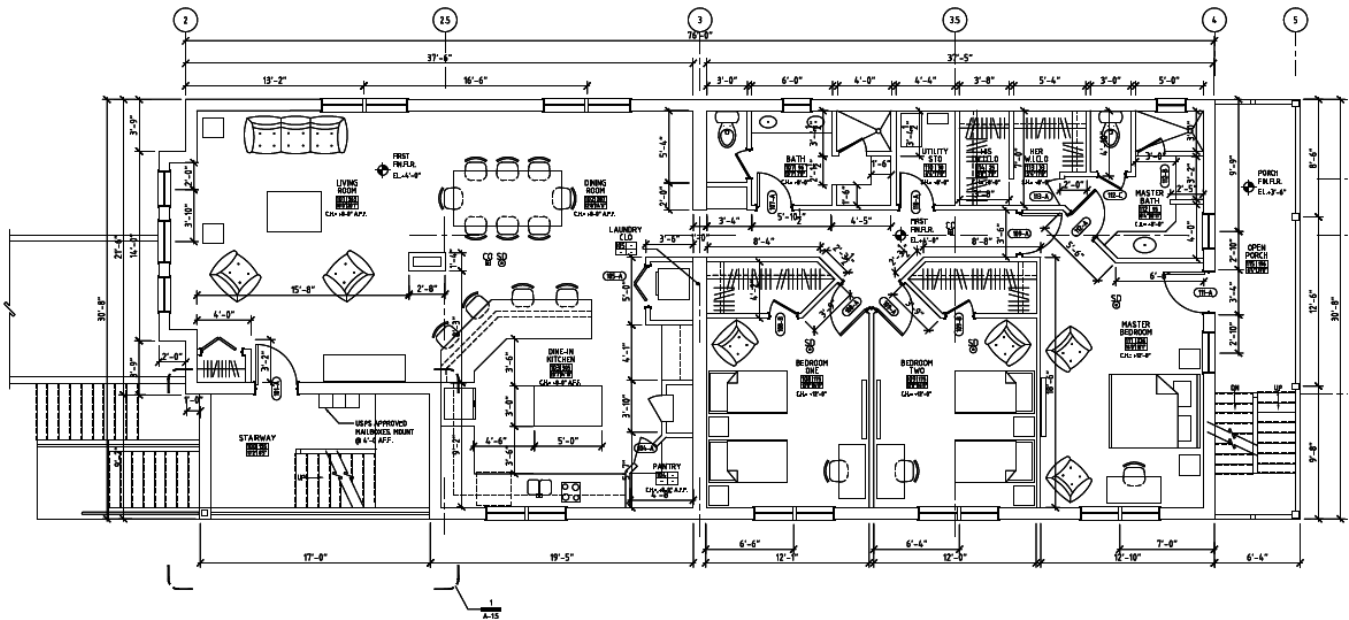


According to the parking code each three-bedroom unit requires 2.5 stalls. With three units, there are a total of 8 parking stalls required and the applicant meets that requirement with 8 parking stalls.



Floor Plan

All three units have the same floor plan. The front entrance opens up to an open concept living room, dining room, and kitchen with a bar. The hallway leads to two bedrooms and a bathroom before reaching the master bedroom and master bathroom with walk-in closet in the rear of the building. The master bedroom leads out to the rear porch.



Recommendation: Approve the Site, Landscaping, and Architectural Plans for a proposed three-unit multi-family residential facility to be located at 1518 S. 92 St. submitted by Adolfo Alejandro d/b/a Salvador Romo (Tax Key 451-0246-000). Contact Tony Giron at 414-302-8469 with any questions.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
 Wednesday, October 27, 2021
 6:00 PM
 City Hall – Room 128

Watch: <https://www.youtube.com/user/westalliscitychannel>

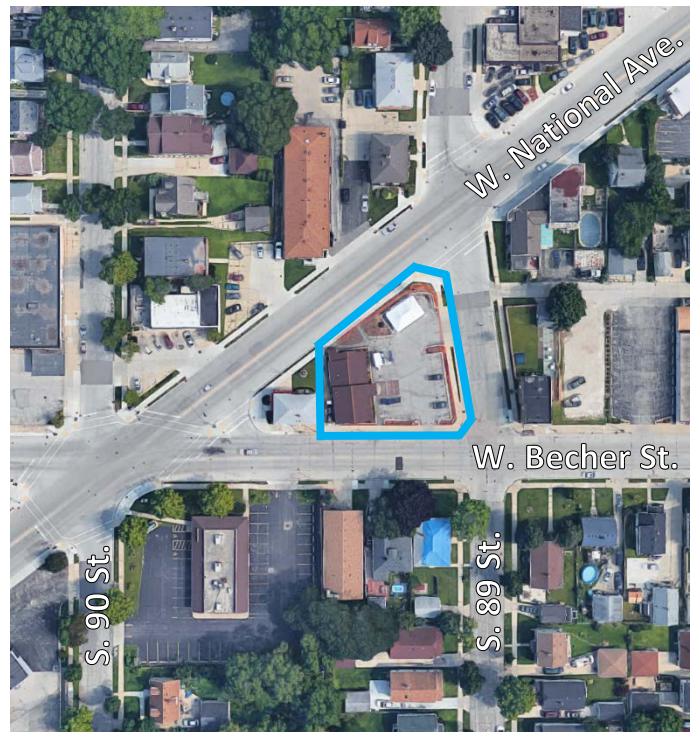
9. **Site, Landscaping, and Architectural Plans for renovations to an existing bar and restaurant located at 8911 W. National Ave. submitted by Michael Lange d/b/a Fourth-N-Long (Tax Key 478-0085-000).**

Overview and Zoning

The Fourth-N-Long owner is proposing to renovate the existing building located at 8911 W. National Ave. The applicant is proposing to conduct extensive improvements to the interior and exterior of the building. The business is a commercial use and is considered a special use in the C-2, Neighborhood Commercial District.

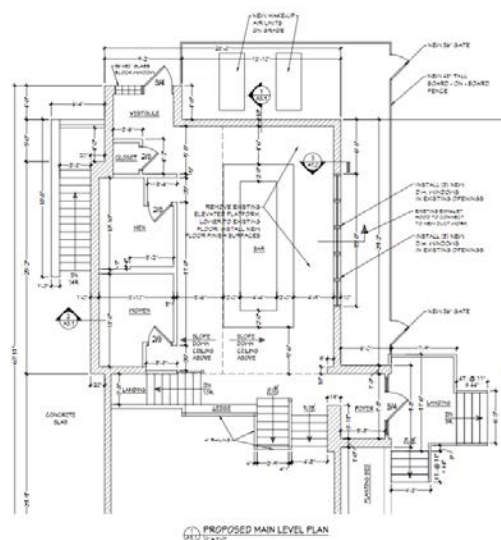
Hours of operation for Fourth N Long will be unchanged and are:

| | |
|-------------------|--------------------|
| Monday – Thursday | 4:00 pm – 2:00 am |
| Friday - Saturday | 11:00 am – 2:30 am |
| Sunday | 11:00 am – 2:00 am |



Floor Plan

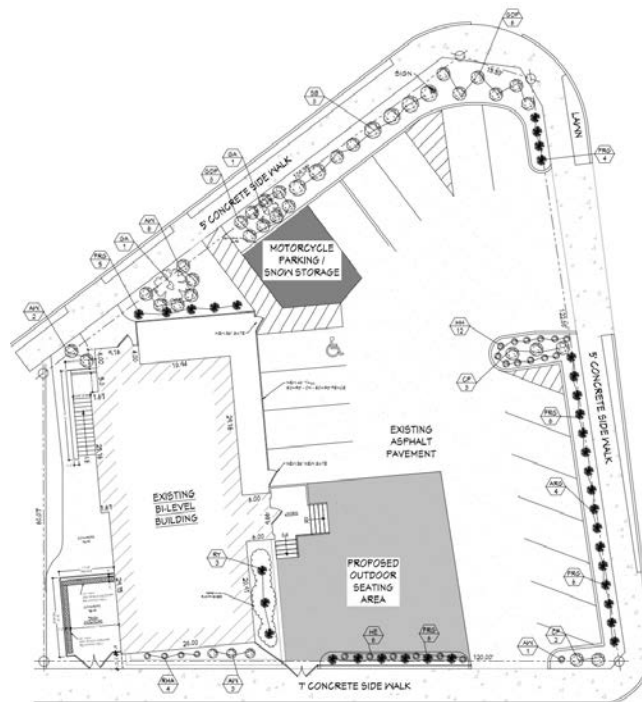
The existing building interior will undergo extensive renovations as part of this project. While the main floor layout will not change significantly, the floor will be regraded so that it is even on all sides of the bar. The bulk of interior renovations are concentrated in the kitchen, located on the lower level. This includes installing a new venting system which will also impact the exterior of the property.



Site and Landscaping Plan

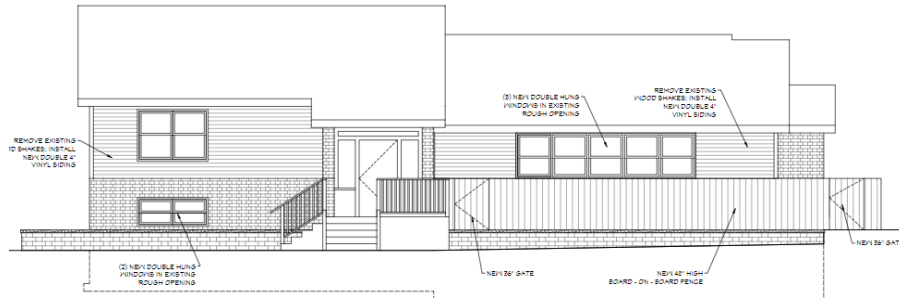
While most of the improvements are focused on the building itself, there are several proposed changes to the properties site plan. The existing nonconforming freestanding sign will be removed from the Northeast corner of the property, as previously volunteered by the applicant. The applicant is also proposing to slightly expand the outdoor seating area to wrap around the building entryway. Lastly, the applicant is proposing to remove a portion of the existing landscaping bed along W. National Ave. to create space for motorcycle parking. This space will also be used for enhanced snow storage in winter months.

Staff does not recommend requiring a surety bond because landscaping changes are relatively minor, and the business is already making significant financial commitments to the project.

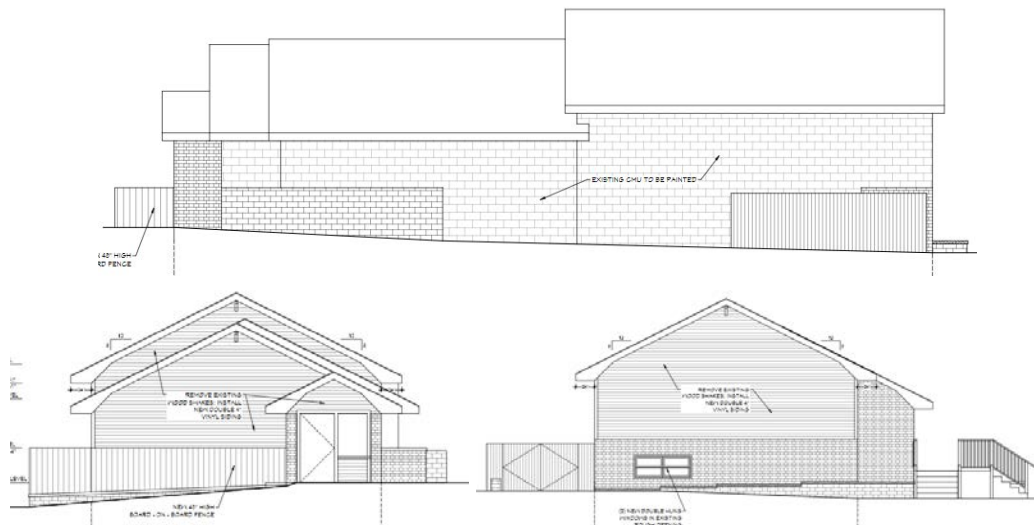


Architecture

There are several proposed exterior architectural changes. The applicant is proposing to remove the existing wood shake siding and replace it with new double 4" vinyl siding. The color will be determined in part by a vote among restaurant patrons. New double hung windows will also be installed in the existing openings.



Another significant proposed exterior modification is the installation of a new 4' high wood board fence. This fence will be installed along parts of the North and East side of the property to screen the new vents from the public view. This fenced area will replace an existing planting bed.



Recommendation: Approve the Site, Landscaping and Architectural Plans for renovations to an existing bar and restaurant located at 8911 W. National Ave. submitted by Michael Lange d/b/a Fourth-N-Long (Tax Key 478-0085-000) 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. Revised Site, Landscaping, and Architectural Plans being submitted to and approved by the Planning & Zoning program to show the following: a) color of exterior paint; b) landscaping species plan approved by Forestry; c) site plan to reflect the applicant proposal to remove freestanding sign. Contact Zac Roder, at 414-302-8465 with any questions.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 27, 2021
6:00 PM
City Hall – Room 128

Watch: <https://www.youtube.com/user/westalliscitychannel>

10. Site, landscaping and architectural plan for planned site improvements for a proposed new class B tavern license application for DHV Enterprises, LLC, d/b/a The G Spot, 7534 W. Beloit Rd. submitted by Glenn Schrubbe, agent (Tax Key No. 488-0512-005).

Overview and Zoning

The property is zoned C-2 Neighborhood Commercial District and taverns and cocktail lounges, outdoor dining and extension of premise are considered permitted uses.

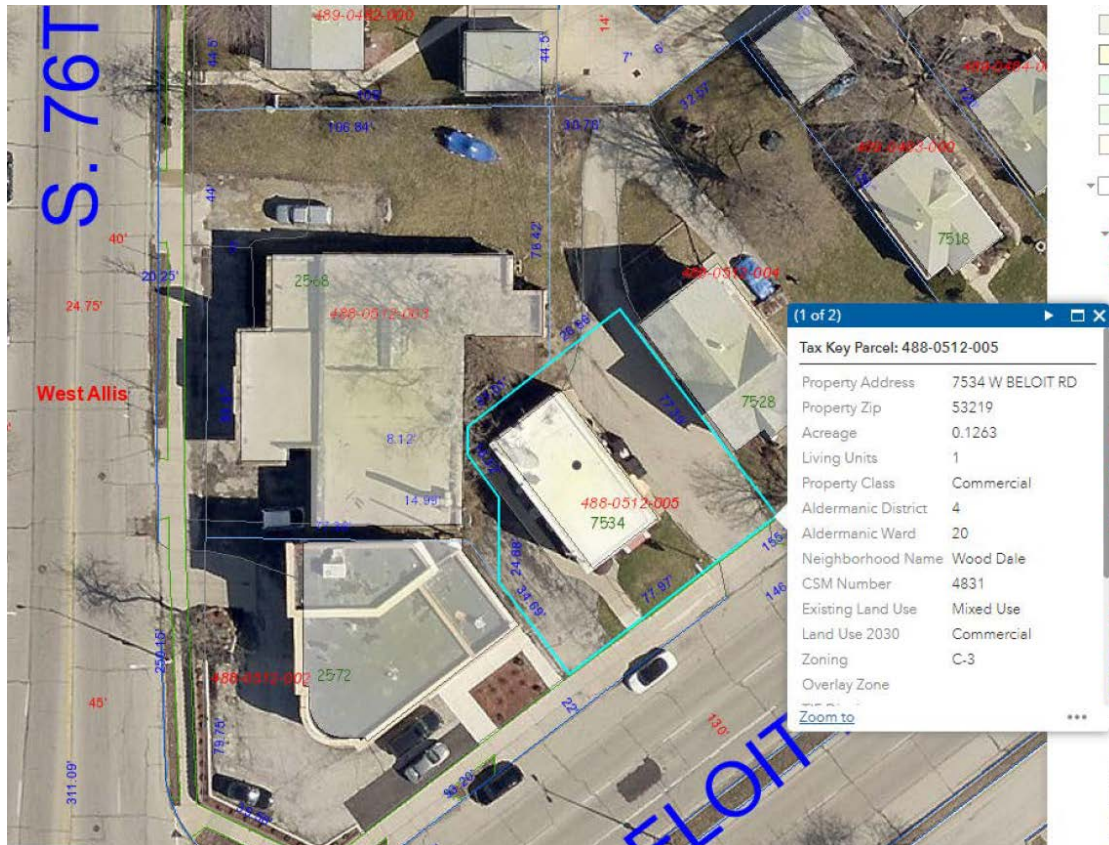
Plan Commission's role in this is simply site, landscaping and architectural review. The Common Council will make a decision on the license.



This site, landscaping and architectural review was referred to the Plan Commission by the Common Council License and Health Committee as part of a liquor license application being considered by the Council. New property owners are interested in purchasing the bar property, at 7534 W. Beloit Rd., and also the adjacent residential home at 7528 W. Beloit Rd.

- If the Council issues the liquor license, the real estate transaction will commence this year and Glenn and Melissa Schrubbe will be the new owners. They also intend to operate the bar.
- The Schrubbe's indicated that they will close/block off access to the alley along with their intended occupancy date (contingent upon obtaining licensing and business occupancy).
- The full scope of their intended improvements is shared below and would otherwise be completed within one year of opening for business.
- They also intend to move into the residential home next door, but would need to give the existing tenants notice. Their intent is to purchase both properties (bar and house).

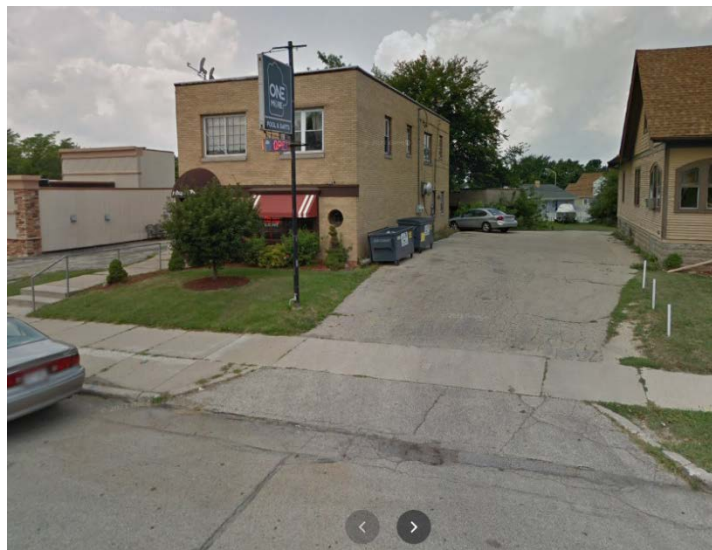
The Schrubbe's class B application was considered at the License and Health Committee on 9/6/21. The Common Council directed the license applicants to prepare a site plan for Plan Commission consideration. Neighbors of the area expressed their concerns with the past history of the property and continued commercial cross access to/from a nearby residential alley (their voices were heard at the 9/6 Council meeting).



Site, Landscaping and Architectural

The applicants have submitted a site plan and a scope of work (see next page). Highlights include:

1. Eliminating cross access with a new 6-ft fence and refuse enclosure area on part of the west and north property lines.
2. Removal of asphalt pavement (replaced with concrete patio) on the west side of the tavern property. A new concrete walkway behind the tavern.
3. A new glass doorway on the west elevation to access the west patio area directly
4. A new retaining wall system and planting beds along W. Beloit Rd.



Site and landscaping plan proposed for 7534 S. Beloit Rd.

All proposed items, with the exception of Item 1, will be completed within one year of ownership of 7534 Beloit Rd.

1. East parking lot

- The east parking lot drive to the alley will be blocked off with concrete barriers to prevent vehicle traffic. The concrete barrier will be installed within one month of licensing. Private property signage will be posted at the end of the private drive by the alley to deter foot traffic from passing through the commercial lot until the fencing is installed.

2. Wooden 6ft privacy fence

- Fencing will run from the bar property across the east parking lot to the residence on the south. The fence will run 4 feet south of the northeast corner of the bar property to 4ft south of the northwest corner of the residential property.
- The dumpster enclosure will be 15' x 4' centered behind the east parking lot fence, dumpster access doors will open on the south side of the fence on the east parking lot toward Beloit Rd.
- Fencing will run 2ft east of the property line on the west side of the property. Fencing will begin 20 feet north of the sidewalk and follow the property line north 38ft. Fencing will then run east to the bar property. A gate will be placed in the center of this section of the fence.

3. Asphalt

- All asphalt will be removed on the west side of the building

4. Retaining wall

- A two-tiered retaining wall, located on the west side of the property, will run 2 ft from the western property line, east to the stairway and sidewalk. The retaining wall will be set back 3 feet from the sidewalk on Beloit Rd.
- A retaining wall will run 2ft east of the property line north and meet with the western privacy fence.
- A retaining wall will run from the east end of the retaining wall parallel to Beloit road, north following the walkway to the southwestern corner of the building.
- A two-tiered retaining wall will run the length of the building from the left of the front entrance to the east end of the building.
- All retaining walls will have plants, wild grasses, and flowers.

5. Grass areas

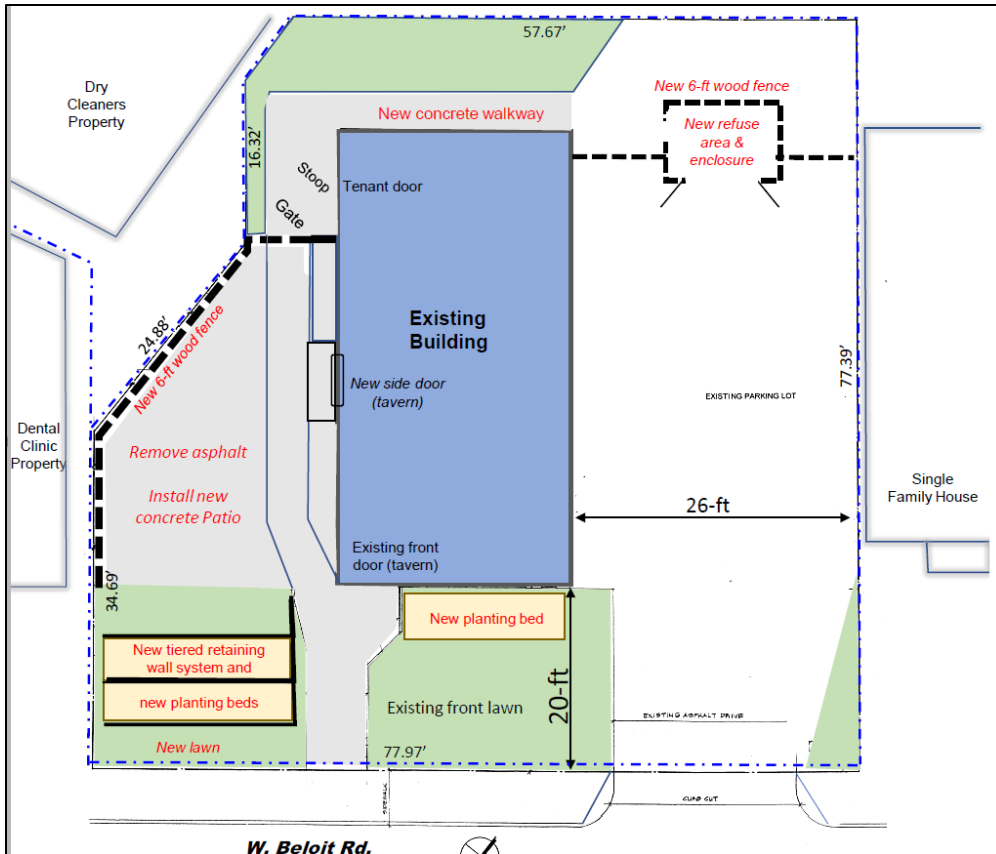
- The eastern side of the building will be grass from the sidewalk on Beloit Rd to the retaining wall on the front of the building.
- The 3-foot area in front of the retaining wall running on the western side of the building along Beloit Rd will be grass.

6. East parking lot

- The east parking lot will be private parking only.

7. Entrance to patio

- Glass doors will be installed on the west side of the building to access the patio area.



Plan Commission's role in this is simply site, landscaping and architectural review. The Common Council will make a decision on the license.

Recommendation: Approval of the site, landscaping and architectural plan for planned site improvements for a proposed new class B tavern license application for DHV Enterprises, LLC, d/b/a The G Spot, 7534 W. Beloit Rd. submitted by Glenn Schrubbe, agent (Tax Key No. 488-0512-005). subject to the following conditions:

1. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) landscaping details (species and quantity); (b) door type on west elevation; (c) schedule completion being provided. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460 with questions.



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 27, 2021
6:00 PM
City Hall – Room 128**

Watch: <https://www.youtube.com/user/westalliscitychannel>

11. Ordinance to amend the Official West Allis Zoning Map amending section 12.05 for certain properties along the Hwy 100 corridor in alignment with the 2040 Comprehensive Plan.

Rezoning Request

In conformance with the 2040 Land Use Plan, Planning & Zoning is presenting an ordinance to amend the official zoning map to the Planning Commission and Common Council. Select properties located along the HWY 100 corridor between W. Greenfield Ave. and just south of W. Oklahoma Ave. are proposed to be rezoned. The proposed rezoning seeks to change the existing zoning as follows: from the existing zoning of M-1, Light Manufacturing District (which permits light industrial uses in accordance with Sec. 12.45 of the Revised Municipal Code) and C-4, Regional Commercial District (which permits commercial uses in accordance with Sec. 12.43 of the Revised Municipal Code) to a proposed zoning of C-3, Community Commercial District (which permits commercial, mixed use, retail and office uses in accordance with Sec. 12.42 of the Revised Municipal Code). This amendment is consistent with the 2040 Comprehensive Plan and Future Land Use Map to guide development towards commercial land use in accordance with the long-term vision of the Hwy 100 corridor.

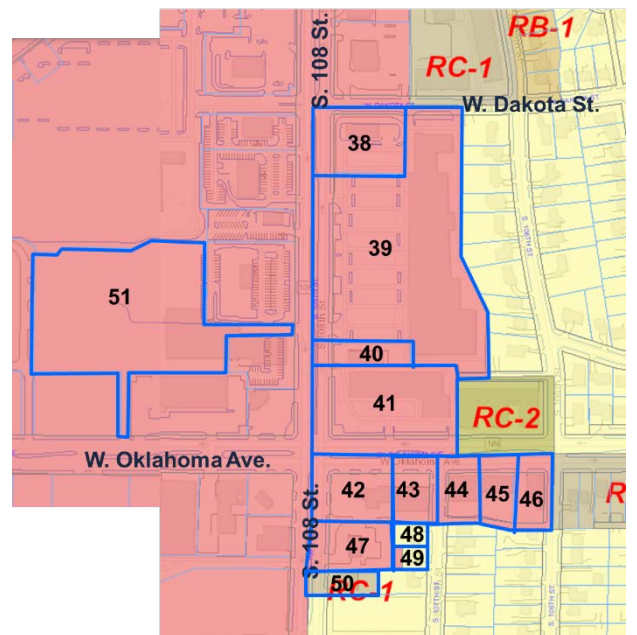
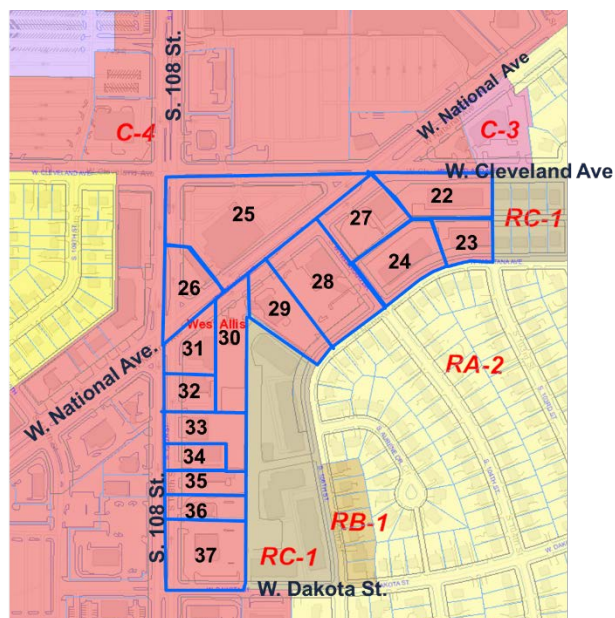
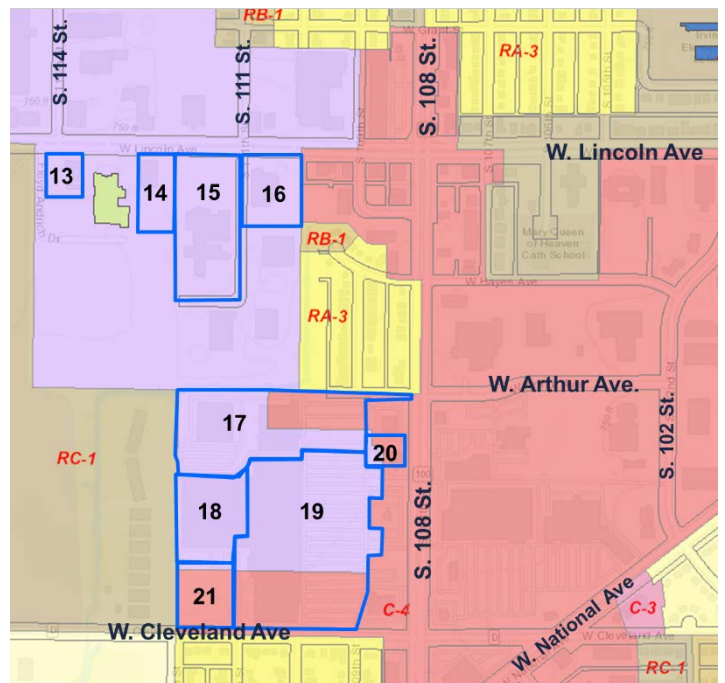
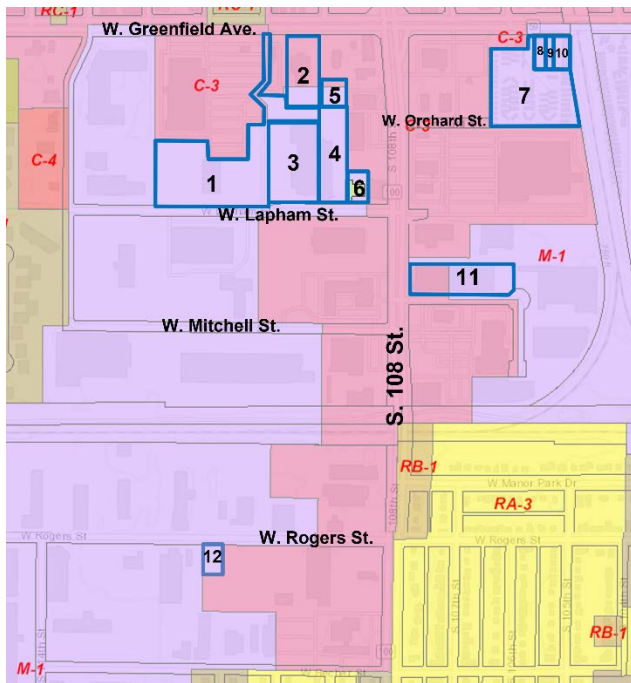
The purpose of rezoning would be to initiate a more diverse and dynamic mix of new uses including mixed use, high density residential, office, retail, event space and hospitality destinations along the commercial corridor toward creating the highest and best use, an increase in taxable value and alignment with the strategic vision to improve the image of the city.

The rationale of this proposed change in zoning is based on the following:

1. Conformance with the City's long-range vision for Hwy 100
2. Long term marketability and image of the Hwy 100 corridor in accordance with the Highway 100 study
3. The HWY 100 study calls for a dynamic range of uses.
4. Allow for denser developments with lower required building setbacks and encourage a walkable environment with connectivity between properties.
5. Remove split zoned properties (a property with more than one zoning designation) to avoid confusion.

While the zoning may change, a business may continue to operate. Any existing uses listed in the M-1/Manufacturing and C-4 Regional Commercial Districts, if rezoned, would be allowed to continue to operate as legal non-conforming uses. Rezoning to the C-3, Community Commercial District will guide future development toward the City's vision for Hwy 100 as a vibrant, active, and major commercial and mixed-use corridor.

Proposed Rezoning Maps



List of Properties to be Rezoned

| HWY 100 Rezoning of Select Properties | | | | | |
|---------------------------------------|--------------------------------|---------------|--|----------------|-----------------|
| Map ID | Property Address | Parcel Number | Business / Use Name | Existing Zone | Proposed change |
| 1 | 11108 W LAPHAM ST | 448-9993-010 | E-Z Self Storage | M-1 | C-3 |
| 2 | 10909 W GREENFIELD AVE | 448-9996-002 | Multiple offices (Tri City Bank) | M-1 | C-3 |
| 3 | 10930 W LAPHAM ST | 448-9996-005 | Milw County shops (electric, HVAC) | M-1 | C-3 |
| 4 | 10910 W LAPHAM ST | 448-9997-003 | "Price Erecting" - warehouse | M-1 | C-3 |
| 5 | 108** W GREENFIELD AVE | 448-9997-005 | Outdoor storage / Parking lot for Price Erecting | M-1 | C-3 |
| 6 | 10830 W LAPHAM ST | 448-9998-001 | WA Fire Station #3 | M-1 | C-3 |
| 7 | 10525 W GREENFIELD AVE | 449-9989-002 | Greenfield Terrace Mobile Homes | M-1 | C-3 |
| 8 | 10521-23 W GREENFIELD AVE | 449-9987-003 | Transitional Living Services | M-1 | C-3 |
| 9 | 10519 W GREENFIELD AVE | 449-9987-004 | Residential Triplex | M-1 | C-3 |
| 10 | 10501-03R W GREENFIELD AVE | 449-9987-002 | NOAH Associates (Medical Lab) | M-1 | C-3 |
| 11 | 1650 S 108 ST | 449-9981-009 | Able Distributing | C-3, M-1 | C-3 |
| 12 | 110** W ROGERS ST | 481-9997-005 | Undeveloped half acre lot | M-1 | C-3 |
| 13 | 11327 W LINCOLN AVE | 484-9996-000 | Multi-tenant (medical, professional offices, | M-1 | C-3 |
| 14 | 11211 W LINCOLN AVE | 484-9998-004 | Medical office (Froedert) | M-1 | C-3 |
| 15 | 11101 W LINCOLN AVE | 484-9999-017 | Rogers Memorial Hospital | M-1 | C-3 |
| 16 | 11021 W LINCOLN AVE | 484-9999-014 | Gordon Flesch office equipment | M-1 | C-3 |
| 17 | 2535 S 108 ST | 484-9986-011 | Menards | M-1, C-4, RA-3 | C-4 |
| 18 | 11100-11106 W CLEVELAND AVE | 484-9986-013 | Wisconsin Self-Storage | M-1 | C-4 |
| 19 | 2563-2601-25-65-73-75 S 108 ST | 484-9986-012 | West Allis Center (Home Goods, Pick n Save, | M-1, C-4 | C-4 |
| 20 | 2555 S 108 ST | 484-9986-003 | M&I Bank | M-1 | C-4 |
| 21 | 111** W CLEVELAND AVE | 484-9986-014 | Undeveloped 2 acre lot | M-1 | C-3 |
| 22 | 10253 W CLEVELAND AVE | 519-0002-004 | Apartments | C-4 | C-3 |
| 23 | 10310 W MONTANA AVE | 519-0002-003 | Apartments | C-4 | C-3 |
| 24 | 10330 W MONTANA AVE | 519-0002-005 | Apartments | C-4 | C-3 |
| 25 | 10707-57 W CLEVELAND AVE | 519-9996-003 | Office Max and Aspen Dental | C-4 | C-3 |
| 26 | 10730 W NATIONAL AVE | 519-9996-004 | Spectrum | C-4 | C-3 |
| 27 | 10533 W NATIONAL AVE | 519-0002-006 | North Shore Bank | C-4 | C-3 |
| 28 | 10701 W NATIONAL AVE | 519-0001-013 | Associated Bank | C-4 | C-3 |
| 29 | 10725 W NATIONAL AVE | 519-0001-014 | People's State Bank | C-4 | C-3 |
| 30 | 10743 W NATIONAL AVE | 519-9995-004 | Arby's | C-4 | C-3 |
| 31 | 10757 W NATIONAL AVE | 519-9995-002 | Goodyear Auto Service | C-4 | C-3 |
| 32 | 2812-14 S 108 ST | 519-9995-003 | Check Cashing and Medical Service facility | C-4 | C-3 |
| 33 | 2830 S 108 ST | 519-9995-011 | New China Buffet | C-4 | C-3 |
| 34 | 2840 S 108 ST | 519-9995-009 | Verizon | C-4 | C-3 |
| 35 | 2850 S 108 ST | 519-0001-015 | West Allis Full Service Car Wash | C-4 | C-3 |
| 36 | 2860 S 108 ST | 519-0001-016 | KFC | C-4 | C-3 |
| 37 | 2878 S 108 ST | 519-0001-012 | Bull Dog Ale House (restaurant/pub) | C-4 | C-3 |
| 38 | 2900 S 108 ST | 519-0339-019 | Krispy Kreme | C-4 | C-3 |
| 39 | 2906-90 S 108 ST | 519-0339-020 | Southtown Tire & Auto, Fujiyama Pro Tan, Cosmoprof, Buffalo Wild Wings, UPS, Advance Auto Parts, Pet World, Dollar Tree, ID Spot, Chuck E Cheese | C-4 | C-3 |
| 40 | 3008-20 S 108 ST | 519-0339-007 | Coins & Quilts | C-4 | C-3 |
| 41 | 10700-28 W OKLAHOMA AVE | 519-9994-000 | Liberty Tax, JJ Chen's, Domino's Bambu, New Asian Supermarket, D&E Nail Supply, Check N' Go | C-4 | C-3 |
| 42 | 10731 W OKLAHOMA AVE | 524-0008-003 | BP, Car Wash | C-4 | C-3 |
| 43 | 10711 W OKLAHOMA AVE | 524-0009-001 | OK Liquor | C-4 | C-3 |
| 44 | 10629-33-37 W OKLAHOMA AVE | 524-0001-001 | Piano sales, lessons, Therapeutic massage | C-4 | C-3 |
| 45 | 10617 W OKLAHOMA AVE | 524-0003-002 | Offices | C-4 | C-3 |
| 46 | 10601-07 W OKLAHOMA AVE | 524-9990-001 | Sales Office | C-4 | C-3 |
| 47 | 3130 S 108 ST | 524-0011-003 | Take 5 Oil Change | C-4 | C-3 |
| 48 | 3127 S 107 ST | 524-0011-002 | House | RA-2, C-4 | RA-2 |
| 49 | 3139 S 107 ST | 524-0013-001 | House | RA-2, C-4 | RA-2 |
| 50 | 3148 S 108 ST | 524-9994-001 | Apartments | RC-1, C-4 | RC-1 |
| 51 | 30** S 108 ST | 520-1011-000 | Undeveloped/Vacant (former HUB Chrysler site) | C-4 | C-3 |

Recommendation: Common Council approval of ordinance to amend the Official West Allis Zoning Map amending section 12.05 for certain properties along the Hwy 100 corridor in alignment with the 2040 Comprehensive Plan.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 27, 2021
6:00 PM
City Hall – Room 128

Watch: <https://www.youtube.com/user/westalliscitychannel>

12. Signage Plan for The Reunion, an existing restaurant, located at 6610 W. Greenfield Ave., submitted by Chris Paul, d/b/a The Reunion. (Tax Key No. 439-0001-032)

Overview & Zoning

The Reunion is a restaurant moving into a commercial space, located at 6610 W. Greenfield Ave. The property is zoned C-3 Community Commercial District. A restaurant is a special use in the C-3 district. The Common Council granted The Reunion a Special Use Permit in October 2019.

Sign Plan Appeal

The business would like to display their sign in a prominent location on the front façade of the new restaurant.

According to the sign code, "No part of a wall sign shall extend more than four (4) feet above the plate line, nor shall a wall sign extend above a parapet wall, fascia or roofline. A wall sign may be allowed on a roof surface only if the roof surface is within twenty-five degrees (25°) of vertical, such as a mansard roof."

The proposed wall sign is within the allowed square footage. The sign is also within 4 feet of the plate line and is within the roof line. However, the roof of their building is less than 25 degrees of vertical. Precedent has been set with a few other properties. An example includes Waterstone Bank at 10296 W. National Ave. as well as Allstate at 1545 S. 84 St. Staff believes that this wall sign is not in an objectionable location and is of quality material.





Recommendation: Recommend approval of the signage Plan for The Reunion, an existing restaurant, located at 6610 W. Greenfield Ave., submitted by Chris Paul, d/b/a The Reunion. (Tax Key No. 439-0001-032)



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 27, 2021
6:00 PM
City Hall – Room 128

13. **Signage plan appeal for Perspective Brewing, a new restaurant, to be located at 7508 W. Greenfield Ave., submitted by Daniel Naus, d/b/a Perspective Brewing. (Tax Key No. 440-0445-000).**

Overview & Zoning

Perspective Brewing is a new restaurant which will brew unique craft beverages in-house and features an outdoor beer garden space. This restaurant will be located at 7508 W. Greenfield Ave. The property is zoned C-1 Central Business District.

To match the style of the building, appeal to the design of the neighborhood, and enhance their property, the owner would like to paint a sign onto the front façade of their building. The applicant was advised to apply for a sign plan appeal when they presented their updated sign plan as it does not conform to the code.

Sign Plan Appeal

Under the Sign Code, the property is permitted up to two wall signs totaling no more than 24 square feet of wall signage (30 ft. building frontage x 0.8). The proposed sign is the only wall sign on site, but is 62.5 square feet, which does not meet the Sign Code. The sign is also painted directly onto the façade, which does not meet the code. The applicant is requesting a sign plan appeal to allow this painted wall sign under the Sign Code's Creative Sign subsection.



PERSPECTIVE BREWING CO.

Creative Signs Criteria

The Creative Sign subsection was created to “establish standards and procedures for the design, review and approval of creative signs” that do not otherwise conform to the existing code. The Plan Commission has the authority to approve creative signs.

In order to qualify as a creative sign, “the sign shall: (a) Constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area. (b) Be of unique design, and exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit. (c) Provide strong graphic character through the imaginative use of graphics, color, texture, quality material, scale and proportion.”

The sign shall also conform to contextual criteria by including “one of the following elements: (a) Classic historic design style. (b) Creative image reflecting the current or historic character of the City. (c) Symbols or imagery relating to the entertainment or design industry. (d) Inventive representation of the use, name or logo of the structure or business.”

Staff finds the painted wall sign to be in alignment with the Creative Signs criteria. The design constitutes a substantial aesthetic improvement to the site and positively impacts the surrounding area by being designed specifically for the signage space built into the façade. The design is also unique to the location, being inspired by the historic “ghost” signs painted on other brick façades throughout the Milwaukee area. Third, the design uses a classic palette of simple colors and uses the naturally appealing brick texture to positive effect. This classical style signage is tasteful and thoughtfully designed to fit the context of the building and community.

Below is an example of a West Allis “ghost” sign at 6780 W Lincoln Ave for ‘Sealtest Ice Cream’



Recommendation: Recommend approval of the Signage plan appeal for Perspective Brewing, a new restaurant, to be located at 7508 W. Greenfield Ave., submitted by Daniel Naus, d/b/a Perspective Brewing. (Tax Key No. 440-0445-000)