

**MINUTES
WEST ALLIS PLAN COMMISSION
WEDNESDAY, JANUARY 27, 2016
6:00 PM
ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.**

PRESENT: Mayor Dan Devine; Jim Hoerig, Chair; Wayne Clark; Ron Rieboldt; Jim Lisinski;
Jean Wolfgang; Jon Keckeisen

EXCUSED: Eric Torkelson

STAFF: Steve Schaer, AICP, Manager of Planning and Zoning
Shaun Mueller, Senior Planner
Ben Rohr, Planning Intern

OTHERS: James Haas, Russ Legg, Michael Pabich, Dan Davis, Joe Vavrina, Justin Lurk, Jason Hill,
Pat Donahue, Joe Zanelle, Brannin Gries, Mark Naber

The meeting was called to order at 6:06 p.m. in Room 128.

1. Approval of the December 17, 2015 minutes.

A motion was made by Jean Wolfgang and seconded by Jim Lisinski to approve the minutes of the December 17, 2015 meeting.

The motion carried unanimously.

2A. Special Use Permit to establish a radio antenna tower at 2241 S. 116 St.

2B. Site, Landscaping and Architectural Plans to establish a radio antenna tower at 2241 S. 116 St., submitted by James W Haas, property owner. (Tax Key No. 482-9999-024)

Items 2A and 2B were considered together.

Discussion ensued with questions being answered by staff.

Plan Commission approves erecting a 50 ft. tower and indicated that it is willing to go up to 110 ft. but conditioned upon submitting a detailed site and architectural plan to specify tower supports, support wire locations.

A motion was made by Wayne Clark and seconded by Jim Lisinski to accept the staff recommendations.

Recommendation: Recommend Common Council approval of the Special Use Permit to establish a radio antenna tower at 2241 S. 116 St. and approval of the Site, Landscaping and Architectural Plans to establish a radio antenna tower at 2241 S. 116 St., submitted by James W Haas, property owner. (Tax Key No. 482-9999-024), subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) The Plan Commission would consider a structure up to 110 ft. but subject to the location, footprint and anchoring method of the support structure (b) plantings around the base of the monument sign; and, (c) finish color details of the proposed tower. Contact Bart Griepentrog, Planner II at 414-302-8469 with any questions.
2. An estimated cost and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The security form shall be submitted to and approved by the Building Inspections and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer at (414) 302-8466.
4. Common Council approval of the Special Use Permit, and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. (A Public Hearing has been scheduled for February 2, 2016.)

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

5. 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.

The motion carried unanimously.

- 3A. Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) for properties, owned by Wilde Family Limited Partnership, located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd. from High Density Residential to Commercial Land Use submitted by Brannin Gries, of the Gries Architectural Group and Pat Donahue of Wilde Family Limited Partnership, property owner. (Tax Key No. 523-9947-000, 523-9948-001, 523-9948-002).**
- 3B. Ordinance to amend the Official West Allis Zoning Map by rezoning property located at 3312, 3300 Block S. Wollmer Rd. from a RC-1 to C-4, submitted by Brannin Gries, of the Gries Architectural Group and Pat Donahue of Wilde Family Limited Partnership, property owner. (Tax Key No. 523-9947-000, 523-9948-001, 523-9948-002).**

Items 3A and 3B were considered together.

Discussion ensued with questions being answered by staff.

A motion was made by Jim Lisinski and seconded by Jean Wolfgang to accept the staff recommendations.

Recommendation: Recommend Common Council approval of an Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) for properties, owned by Wilde Family Limited Partnership, located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd. from High Density Residential to Commercial Land Use submitted by Brannin Gries, of the Gries Architectural Group and Pat Donahue of Wilde Family Limited Partnership, property owner (Tax Key No. 523-9947-000, 523-9948-001, 523-9948-002) and Recommend Common Council approval of an Ordinance to amend the Official West Allis Zoning Map by rezoning property located at 3312, 3300 Block S. Wollmer Rd. from a RC-1 to C-4, submitted by Brannin Gries, of the Gries Architectural Group and Pat Donahue of Wilde Family

Limited Partnership, property owner (Tax Key No. 523-9947-000, 523-9948-001, 523-9948-002), subject to approval of the land use map amendment from High Density residential to Commercial land use.

The motion carried unanimously.

- 3C. **Special Use Permit for Wilde Toyota, an existing vehicle sales and vehicle repair business located at 3185-3225 S. 108 St. and the 3300 block of S. 108 St., to amend their existing Special Use Permit to construct an employee parking lot on properties currently owned by Wilde Family Limited Partnership located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd. (Tax Key Nos. 523-9947-000, 523-9948-001, 523-9948-002).**
- 3D. **Site, Landscaping and Architectural Plan Amendment for Wilde Toyota, an existing vehicle sales and vehicle repair business located at 3185-3225 S. 108 St. and the 3300 block of S. 108 St., to construct an employee parking lot on properties currently owned by Wilde Family Limited Partnership located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd. submitted by Brannin Gries, of the Gries Architectural Group and Pat Donahue of Wilde Family Limited Partnership, property owner. (Tax Key Nos. 523-9947-000, 523-9948-001, 523-9948-002).**
- 3E. **Certified Survey Map by Wilde Family Limited Partnership, property owner, to consolidate 3 properties located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd. into one lot of record submitted by Brannin Gries, of the Gries Architectural Group and Pat Donahue of Wilde Family Limited Partnership, property owner. (Tax Key Nos. 523-9947-000, 523-9948-001, 523-9948-002).**

Items 3C, 3D and 3E were considered together.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Jim Lisinski to accept the staff recommendations.

Recommendation: Recommend Common Council approval of the Special Use Permit for Wilde Toyota, an existing vehicle sales and vehicle repair business located at 3185-3225 S. 108 St. and the 3300 block of S. 108 St., to amend their existing Special Use Permit to construct an employee parking lot on properties currently owned by Wilde Family Limited Partnership and approval of the Site, Landscaping and Architectural Plan Amendment for Wilde Toyota, submitted by Brannin Gries, of the Gries Architectural Group and Pat Donahue of Wilde Family Limited Partnership, property owner (Tax Key Nos. 523-9947-000, 523-9948-001, 523-9948-002), subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Common Council approval of the Land Use Map amendment, Rezoning, Special Use and Certified Survey Map.
2. A Revised Site, landscaping and Architectural plan being submitted to the Department of Development to show the following: (a) reference property lines on the landscaping plans. Hardwood mulch being specified. Species and placement of landscaping are subject to the City Foresters review; (b) percentage of landscaping being included on plans; (c) Fence details being provided; (d) accurate notation of light poles on both site and photometric plans; (e) identify any proposed curbing within the employee parking area; (f) parking areas for customer, service/repair, employee parking and inventory being designated on the plans. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.

3. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
4. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

5. 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.

The motion carried unanimously.

4. Vacation and Discontinuance of a T-shaped alley between S. 90 St. and S. 91 St. south of W. Lincoln Ave., as well as the remaining approximately 291' of S. 90 St. south of W. Lincoln Ave., which leads into the Aurora West Allis Medical Center.

Discussion ensued with questions being answered by staff.

Jon Keckeisen inquired if the applicant owned other buildings on S. 92 St.

A motion was made by Jim Lisinski and seconded by Wayne Clark to accept the staff recommendations.

Recommendation: Recommend Common Council approval of the Vacation and Discontinuance of a T-shaped alley between S. 90 St. and S 91 St. south of W. Lincoln Ave. as well as the remaining approximately 291' of S. 90 St. south of W. Lincoln Ave. which leads into the Aurora West Allis Medical Center.

The motion carried unanimously.

5. Site, Landscaping and Architectural Plans for proposed demolition of multi-family residential properties located at 2307-09 S. 90 St., 9005-29 W. Lincoln Ave., 2323 S. 90 St., 2331 S. 90 St., 2320 S. 91 St., and 2330 S. 91 St. for a proposed parking structure expansion at 2349 S. 90 St., for Aurora West Allis Medical Center, located at 8901 W. Lincoln Ave., submitted by Richard Kellar, Aurora Health Care.

Discussion ensued with questions being answered by staff.

A motion was made by Jim Lisinski and seconded by Jean Wolfgang to accept the staff recommendations.

Recommendation: Recommend approval of the Site, Landscaping and Architectural plans for proposed demolition of multi-family residential properties located at 2307-09 S. 90 St., 9005-29 W. Lincoln Ave., 2323 S. 90 St., 2331 S. 90 St., 2320 S. 91 St., and 2330 S. 91 St. for a proposed parking structure expansion at 2349 S. 90 St., for Aurora West Allis Medical Center, located at 8901 W. Lincoln Ave.

The motion carried unanimously.

6. Signage Plan Appeal for West Allis Blue, an existing business located at 2063 S. 116 St., submitted by Mark Naber, d/b/a West Allis Blue. (Tax Key No. 482-9999-1422)

Discussion ensued with questions being answered by staff.

Mark Naber clarified the membrane is a breathable product but a temporary one.

Jim Hoerig stated approving this appeal would set a precedent and he's not sold on the product.

Wayne Clark suggested finding a more creative solution.

Jim Lisinski agrees with the staff recommendation, and isn't fond of product durability.

Ron Rieboldt is more concerned with durability rather than the area but would consider as a temporary sign with review of install and fading after 18 months.

Jon Keckeisen stated this would be opening a can of worms for future precedent.

Ron Rieboldt questioned and was advised that the oldest application of this material by West Allis Blueprint was in 2013.

Jim Hoerig inquired if they had considered any other material, such as ACM panel, to attach to and hang on the building.

Jean Wolfgang asked and was advised that the existing sign is approximately 82 sq. ft.

A motion was made by Jim Lisinski and seconded by Jim Hoerig to accept the staff recommendation of denial.

Recommendation: Recommend **denial** of the Signage Plan Appeal for West Allis Blue, an existing business located at 2063 S. 116 St., submitted by Mark Naber, d/b/a West Allis Blue. (Tax Key No. 482-9999-1422) due to the following reasons: (1) the proposed size is too large and no hardship has been shown as to why a larger sign is needed on this property; and, (2) the proposed product is designed for temporary application.

The motion carried by the following vote:

Aye: Jim Hoerig, Jim Lisinski, Jon Keckeisen

No: Ron Rieboldt, Wayne Clark, Jean Wolfgang

Mayor Devine broke the tie and voted in favor of the Plan Commission recommendation of denial of the Signage Plan Appeal.

- 7A. Ordinance to amend the Official West Allis Zoning Map by rezoning a portion of the properties located at 2563-2601-25-65-73-75 S. 108 St. and 2677 S 108 St. (future outlot for Chick-fil-A) from M-1 Manufacturing District to C-4 Regional Commercial District. (Tax Key Nos. 484-9986-012 and 484-9986-005).**
- 7B. Special Use Permit for Chick-fil-A, Inc., a proposed restaurant with drive-thru facilities, to be located at 2677 S. 108 St.**
- 7C. Site, Landscaping and Architectural Plan for Chick-fil-A, Inc., a proposed restaurant with drive-thru facilities, to be located at 2677 S. 108 St., submitted by Joe Vavrina, d/b/a HR Green, Inc.**
- 7D. Signage Plan Appeal for Chick-fil-A, Inc., a proposed restaurant with drive-thru facilities, to be located at 2677 S. 108 St., submitted by Joe Vavrina, d/b/a HR Green, Inc.**
- 7E. Certified Survey Map to create an outlot from portions of two existing lots located at 2563-2601-25-65-73-75 S. 108 St. and 2677 S 108 St., in order to develop a Chick-fil-A restaurant, submitted by HR Green, Inc. (Tax Key Nos. 484-9986-012 and 484-9986-005).**

Items 7A, 7B, 7C, 7D and 7E were considered together.

Discussion ensued with questions being answered by staff.

Chick-fil-A will look into additional trees on site and along Hwy 100 and will need to evaluate underground facilities indicated on item 1(a) and advised 1(b) the sidewalk requirement will be difficult given existing landscape bed.

A motion was made by Jean Wolfgang and seconded by Jim Hoerig to accept the staff recommendations.

Recommendation: Recommend Common Council approval to amend the Official West Allis Zoning Map by rezoning a portion of the properties located at 2563-2601-25-65-73-75 S. 108 St. and 2677 S 108 St. (future outlot for Chick-fil-A) from M-1 Manufacturing District to C-4 Regional Commercial District; recommend Common Council approval of the Special Use Permit for Chick-fil-A, Inc., a proposed restaurant with drive-thru facilities, to be located on portions of 2563-2601-25-65-73-75 S. 108 St. and 2677 S 108 St.; and, to approve the Site, Landscaping, Architectural Plan, the Signage Plan appeal and the Certified Survey Map for Chick-fil-A, Inc., a proposed restaurant with drive-thru facilities, to be located on portions of 2563-2601-25-65-73-75 S. 108 St. and 2677 S. 108 St.

(Items 1 through 7 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 Department of Development to show the following: (a) full landscape details to be confirmed by the City Forester, confirmation in regards to what can be planted over the existing easements, if trees are allowed, then trees should be planted, in a similar pattern to the Panda Express development to the north; ~~(b) a sidewalk along the drive immediately to the north of the site which would connect pedestrians from S. 108 St. and connect them to the existing pedestrian connection to Pick n' Save;~~ (c) ~~revisions to the outdoor dining area to feature a pergola with neutral tones;~~ and, (c) confirmation of parking provision for entire shopping center. Contact Shaun Mueller, Senior Planner at (414) 302-8470 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaeer, City Planner at 414-302-8466.
3. A surety bond or other form of security as required under Secs. 12.58(6) and 12.55(2) 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. The security form shall be submitted to and approved by the Building Inspections and Zoning Department, relative to the cost estimate as determined in Condition #2. Contact Steve Schaeer, City Planner, (414) 302-8466.
4. A paving and drainage plan being submitted for approval. For off-site drainage to the City's right-of-way or street, please submit the plan to the Engineering Department for review. Contact Michael Lewis, Director of Public Works/City Engineer at (414) 302-8372. For on-site drainage, please submit the plan to the Building Inspection and Neighborhood Services Department. Contact Ed Lisinski, Director at (414) 302-8414.
5. Developer's submission of Easement agreements for ingress/egress, storm water and cross traffic being provided to the Building Inspection and Neighborhood Services Department for review and approval.

6. Common Council approval of the Special Use, CSM and Rezoning.
(A Public Hearing is scheduled for February 2, 2016.)
7. The total signage area proposed being reduced to an agreeable total to staff, close to the required maximum of 94.2 sf.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

8. A lighting plan being submitted to the Department of Development for review and approval.
9. Compliance with Section 2314 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.

The motion carried unanimously.

8. Site, Landscaping and Architectural Plans to establish a self-storage business within an existing building located at 232 S. Curtis, submitted by David R. Murray, d/b/a Wisconsin Storage Corp. (Tax Key No. 413-9999-035)

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Jean Wolfgang to accept the staff recommendations.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans to establish a self-storage business within an existing building located at 232 S. Curtis, submitted by David R. Murray, d/b/a Wisconsin Storage Corp. (Tax Key No. 413-9999-035), subject to the following conditions:

(Items 1 through 3 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A Revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) additional landscaping along the west (near drive entry from S. Curtis Rd. and NW corner of site). Also additional landscaping along the south property line (within side yard); (b) fence details being provided; (c) lighting details of fixtures and all locations of any exterior lighting on plan. Include photometric and lighting style (full cut-off fixtures recommended); (d) any outdoor storage should be delineated on the site plan. Include the type, area and height and method of screening. Contact Steve Schaer, City Planner at (414) 302-8466.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

4. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

The motion carried unanimously.

9. **Review of proposed Amendment to the project plan for Tax Incremental District (TID) Number Eleven, City of West Allis, Wisconsin (84th & Greenfield), as to conformance with the general plan of the City.**

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Jean Wolfgang to accept the staff recommendations.

Recommendation: Recommend Common Council approval of the proposed Amendment to the project plan for Tax Incremental District (TID) Number Eleven, City of West Allis, Wisconsin (84th & Greenfield), as to conformance with the general plan of the City.

There being no other business, a motion was made by Wayne Clark and seconded by Jean Wolfgang to adjourn.

The motion carried unanimously.

The Plan Commission meeting was adjourned at 7:50 p.m.