



MINUTES  
WEST ALLIS PLAN COMMISSION  
WEDNESDAY, FEBRUARY 24, 2016  
6:00 PM

ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

**PRESENT:** Mayor Dan Devine; Jim Hoerig, Chair; Ron Rieboldt; Jim Lisinski; Jean Wolfgang; Jon Keckeisen; Eric Torkelson

**EXCUSED:** Wayne Clark

**STAFF:** Steve Schaer, AICP, Manager of Planning and Zoning  
Bart Griepentrog, AICP, Planner II  
Ben Rohr, Planning Intern

**OTHERS:** Ald. Roadt, Rick Kellar, Russ Legg, Michael Pabich, Dan Davis, Jason Gross, Sandy Banfield, Leslie Walther, Mike Walther, Dave Weiss, Don Spielman, Curt Hoffmann, Patrick O'Hara, Linda O'Hara, Dave Hazenfield, Colin Hough, Christian Hlavinka, Steve Anderson

The meeting was called to order at 6:02 p.m. in Room 128.

**1. Approval of the January 27, 2016 minutes.**

A motion was made by Jean Wolfgang and seconded by Jim Lisinski to approve the minutes of the January 27, 2016 meeting.

The motion carried unanimously.

**2A. Ordinance to amend the Official West Allis Zoning Map by rezoning the properties located at 9005-9029 W. Lincoln Ave., 2307-2331 S. 90th St. and 2320-2330 S. 91 St., from C-2 Neighborhood Commercial District and RB-2 Residential District to RC-1 Residential District.**

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 the Ordinance to amend the Official West Allis Zoning Map by rezoning the properties located at 9005-9029 W. Lincoln Ave., 2307-2331 S. 90th St. and 2320-2330 S. 91 St., from C-2 Neighborhood Commercial District and RB-2 Residential District to RC-1 Residential District.

The motion carried unanimously.

**2B. Special Use Permit for Aurora West Allis Medical Center for a proposed addition to the existing parking structure, to be located at 9005-9029 W. Lincoln Ave., 2307-2331 S. 90th St., 2320-2330 S. 91 St., 8901 W. Lincoln Ave. and 2349 and 2400 S. 90 St.**

**2C. Site, Landscaping and Architectural Plans for Aurora West Allis Medical Center for a proposed addition to the existing parking structure, to be located at 9005-9029 W. Lincoln Ave. and 2307-2330 S. 90th St., submitted by Richard Kellar, d/b/a Aurora Health Care. (Tax Key Nos. 487-0096-000, 487-0100-000, 487-0099-000, 487-0098-000, and 487-0097-000)**

**2D. Certified Survey Map by Aurora West Allis Medical Center, to consolidate 5 parcels located at 9005-9029 W. Lincoln Ave. and 2307-2331 S. 90th St. and 2320-2330 S. 91 St., into one lot of record submitted by Richard Kellar, of Aurora Health Care. (Tax Key Nos. 487-0096-000, 487-0100-000, 487-0099-000, 487-0098-000 and 487-0097-000)**

Items 2B, 2C and 2D were considered together.

Discussion ensued with questions being answered by staff.

Jim Lisinski questioned whether the proposal includes additional elevators to be located within the parking structure. The applicant indicated that the proposal meets code requirements for distance, so no additional elevators would be installed. They would be upgrading the existing elevators for faster operational speeds.

Jim Hoerig questioned the material and finish of the window mullions. The applicant indicated that they would match the existing finish as seen on the Pavilion structure.

Eric Torkelson inquired if a stormwater management plan has been created, and the applicant confirmed.

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

**Recommendation:** Recommend Common Council approval of the Special Use Permit and the Certified Survey Map for Aurora West Allis Medical Center, for a proposed addition to the existing parking structure, to be located at 9005-9029 W. Lincoln Ave., 2307-2331 S. 90th St., 2320-2330 S. 91 St., 8901 W. Lincoln Ave. and 2349 and 2400 S. 90 St., approval of the Site, Landscaping and Architectural Plans for Aurora West Allis Medical Center for a proposed addition to the existing parking structure, to be located at 9005-9029 W. Lincoln Ave. and 2307-2330 S. 90th St., submitted by Richard Kellar, d/b/a Aurora Health Care. (Tax Key Nos. 487-0096-000, 487-0100-000, 487-0099-000, 487-0098-000, and 487-0097-000), and Common Council approval of the Certified Survey Map by Aurora West Allis Medical Center, to consolidate 5 parcels located at 9005-9029 W. Lincoln Ave. and 2307-2331 S. 90th St. and 2320-2330 S. 91 St., into one lot of record submitted by Richard Kellar, of Aurora Health Care. (Tax Key Nos. 487-0096-000, 487-0100-000, 487-0099-000, 487-0098-000, and 487-0097-000), subject to the following conditions:

(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. Common Council approval of the, Rezoning, Special Use Permit and the Certified Survey Map.
2. A revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) a clear reference to property lines on the landscaping plans; (b) hardwood mulch being specified; (c) species and placement of landscaping are subject to the City Foresters review; (d) planter wall details being provided and approved by Development staff; (e) extending the planting area along W. Lincoln Ave. further out towards the sidewalk; (f) creating a more curvilinear and multi-tiered planting area and planter wall along W. Lincoln Ave.; (g) approval of the stairway lighting by staff; and, (h) bike racks to be approved by staff. 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.

5. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Engineering Department by a registered Civil Engineer. A storm water permit must be obtained from the City Engineering Department. Contact Joseph Burtch, Assistant City Engineer, at 414-302-8379.
6. Permit application and approved plans being submitted by applicant to the Engineering Dept. for necessary driveway permit to be granted by the Board of Public Works (and the Wisconsin Department of Transportation if applicable). Contact Michael Lewis, City Engineer at 414-302-8372.
7. Request for Grant of Privilege with approved plans being submitted by applicant to the City Attorney's Office, for issuance of a Grant of Privilege for landscaping in the City's right of way. Contact Margaret Jutz, Attorney's Office at (414) 302-8445.

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

8. A revised signage plan being submitted to and approved by the Department of Development.
9. Lighting plan being submitted to the Department of Development for review.

The motion carried unanimously.

**3. Architectural Plans for Verizon Wireless, to locate additional antennas on the roof of the Lamp Light Inn (former West Park Place), located at 7400 West Greenfield Avenue, submitted by Sandy Banfield, d/b/a Buell Consulting. (Tax Key No. 440-0415-001)**

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 Plan for the proposed antennas and associated equipment to be located at 7400 W. Greenfield Ave., submitted by Sandy Banfield, d/b/a Buell Consulting (Tax Key No. 440-0415-001) with no additional conditions.

The motion carried unanimously.

**4. Site, Landscaping and Architectural Plans for Verizon Wireless, to place additional antennas on the City's water tower, located at 11515 West Rogers St., submitted by Sandy Banfield d/b/a Buell Consulting. (Tax Key No. 481-9993-028)**

Discussion ensued with questions being answered by staff.

Jim Lisinski inquired if the new antennas are going to be lower than the existing ones. The applicant confirmed that the antennas would be installed in the same location as the existing with reinforced mounting equipment.

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 Plan for the proposed antennas and associated equipment to be located at 11515 W. Rogers St., submitted by Sandy Banfield, d/b/a Buell Consulting (Tax Key No. 481-9993-028), with no additional conditions.

The motion carried unanimously.

**5. Site, Landscaping, and Architectural Plans for Precision Concrete Cutting to establish a new business within the existing building at W. Adler Ln., submitted by Leslie Walther, d/b/a JCRW Holdings, LLC. (Tax Key No. 413-9994-012)**

Discussion ensued with questions being answered by staff.

A motion was made by Ron Rieboldt and seconded by Eric Torkelson to accept the staff recommendations.

**Recommendation:** Recommend approval of the Site, Landscaping, and Architectural Plans for Precision Concrete Cutting to establish a new business within the existing building at W. Adler Ln., submitted by Leslie Walther, d/b/a JCRW Holdings, LLC. (Tax Key Nos. 413-9994-012), subject to the following:

(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 plan being submitted to the Department of Development to show the following: (a) specific landscaping improvements including the planting quantities and species list being indicated on a landscaping plan (subject to the City Foresters review); (b) existing grade details being updated to reference abutting properties. Surface runoff shall be maintained on site so as to avoid runoff to abutting properties east and west; (c) a grass slope being noted on plan to mitigate grade difference between the subject property and the property to the west; (d) Any areas not specifically noted as paved shall be noted as grass or landscaped; (e) parking areas being striped; (f) any outdoor storage being noted/delineated on the site plan and properly screened from view. Include the type, area and height; and, (g) details of any exterior changes to the building being noted. Contact Steven Schaer 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 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 attached security form shall be submitted to and approved by the Building Inspection and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Steven Schaer at 414-302-8466.

The motion carried unanimously.

**6A. Special Use Permit for Cross Point Church, a proposed religious institution, to be located within the existing building at 11000 W. Oklahoma Ave.**

**6B. Site, Landscaping and Architectural Plans for Cross Point Church, a proposed religious institution, to be located within the existing building at 11000 W. Oklahoma Ave., submitted by Dave Weiss, on behalf of Cross Point Church of West Allis. (Tax Key No. 520-0153-001)**

Items 6A and 6B were considered together.

Discussion ensued with questions being answered by staff.

Staff noted that the non-conforming pole sign would be removed within one year.

Jim Lisinski questioned if a refuse enclosure was going to be maintained, and the applicant confirmed.

A motion was made by Jim Lisinski and seconded by Ron Rieboldt to accept the staff recommendations.

**Recommendation:** Recommend Common Council approval of the Special Use Permit for Cross Point Church, a proposed religious institution, to be located within the existing building at 11000 W. Oklahoma Ave., and approval of the Site, Landscaping and Architectural Plans for Cross Point Church, a proposed religious institution, to be located within the existing building at 11000 W. Oklahoma Ave., submitted by Dave Weiss, on behalf of Cross Point Church of West Allis. (Tax Key Nos. 520-0153-001), subject to the following conditions:

(Items 1 through 6 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) an awning or canopy over the main entrance with landscape planters; (b) consistent paint coloring on eastern façade's garage door; (c) inclusion of an interior landscaping island at the southeast corner of the building with plant species and quantities; (d) restoration of the missing eastern chain link fencing OR a formalized connection with landscape islands on either side of the approach; and, (e) inclusion of a bike rack near the entrance. Contact Bart Griepentrog, Planner II at 414-302-8469 with any questions.
2. Property owner's acknowledgement signature that the non-conforming pole sign will be removed within one year of the granting of the Special Use Permit.
3. Developer's submission of Easement agreements for ingress/egress and cross traffic being provided to the Department of Building Inspections and Neighborhood Services for review and approval, if sought under condition 1(d).
4. An estimated cost of landscaping, screening and pole sign removal costs being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
5. 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 #4. Contact Steve Schaer at (414) 302-8466.
6. 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 March 1, 2016.)

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

7. A revised signage plan being submitted to and approved by the Department of Development, if desired.
8. 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.

7. **Site, Landscaping and Architectural Plans for proposed site improvements to the property located at 5708 W. Lincoln Ave., submitted by Tim Brennan of Brennan and Associates, property owner. (Tax Key No. 474-0430-001)**

Discussion ensued with questions being answered by staff.

Ron Rieboldt stated it is good to see an occupant in this location.

Jim Lisinski questioned how the second floor office area was accessed. The applicant confirmed that it was accessed internally, but did have an exterior fire escape for exit only, in emergencies.

Jim Lisinski also questioned where refuse would be stored, and Steve Schaer indicated that it would be kept inside. The applicant added that refuse is typically not kept on site, but if a dumpster was needed, it would be screened.

The applicant also indicated that signage was not being planned at this time.

A motion was made by Jim Lisinski and seconded by Ron Rieboldt to accept the staff recommendations.

**Recommendation:** Recommend approval of the Site, Landscaping and Architectural Plans for proposed site improvements to the property located at 5708 W. Lincoln Ave., submitted by Tim Brennan of Brennan and Associates, property owner. (Tax Key No. 474-0430-001), 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 plan being submitted to the Department of Development to show the following: (a) specific landscaping improvements including the planting quantities and species list being indicated on a landscaping plan (subject to the City Foresters review); (b) parking areas being striped; (c) Commercial vehicle parking being noted on plans. Outdoor storage of equipment and/or materials is not permitted within the C-2/Neighborhood Commercial Zoning District (d) details of any exterior changes to the building being noted; (e) the proposed wood fence being stained an earth tone color; and, (f) if a refuse dumpster is to be kept outside on site it shall be screened within a 4-sided enclosure. Details of the enclosure to be provided. Contact Steven Schaer 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 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 attached security form shall be submitted to and approved by the Building Inspection and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Steven Schaer at 414-302-8466.

The motion carried unanimously.

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

The motion carried unanimously.

The Plan Commission meeting was adjourned at 6:41 p.m.