



MINUTES
WEST ALLIS PLAN COMMISSION
WEDNESDAY, APRIL 27, 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; Eric Torkelson; Wayne Clark; Jon Keckeisen

EXCUSED: None

STAFF: Steve Schaer, AICP, Manager of Planning and Zoning
Bart Griepentrog, AICP, Planner II

OTHERS: Tammy Dopp, Mark Kuzniewicz, Michael Nau

1. Approval of the March 23, 2016 minutes.

A motion was made by Jim Lisinski and seconded by Jean Wolfgang to approve the minutes of the March 23, 2016 meeting.

The motion carried unanimously.

2. Site, Landscaping and Architectural Plans for Dopp's Bar & Grill, an existing tavern located at 1753 S. 68 St., submitted by Tammy Dopp, d/b/a Dopp's Bar and Grill. (Tax Key No. 753-0752-002)

Jim Hoerig recused himself for this item.

Discussion ensued with questions being answered by staff.

Eric Torkelson questioned and received confirmation from Bart Griepentrog that any potential outdoor dining options would come back to Plan Commission for approval.

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 Dopp's Bar & Grill, an existing tavern located at 1753 S. 68 St., submitted by Tammy Dopp, d/b/a Dopp's Bar and Grill. (Tax Key No. 753-0752-002), 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. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) window and kickplate details, including material, color and transparency levels; (b) window sills and enlargement on south/left section; (c) paint scheme and color for south/left section; (d) lighting details of all exterior fixtures to complement the building and shield splay from neighboring properties; (e) planter details and grants of privilege, if required; (f) details of interior parking island landscaping; and, (g) inclusion of an ADA stall within parking lot. Contact Bart Griepentrog, Planner II at 414-302-8469 with any questions.
2. 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.
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 #3. Contact Bart Griepentrog, Planner II at (414) 302-8469.

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

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

3. **Site, Landscaping and Architectural Plans for Hillside Properties, a proposed tearing down of an existing garage and constructing of a new garage on the existing site, to be located at 10211 W. Greenfield Ave., submitted by Michael Nau, d/b/a Hillside Properties. (Tax Key No. 449-9995-004)**

Jim Hoerig recused himself for this item.

Discussion ensued with questions being answered by staff.

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

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for Hillside Properties, a proposed tearing down of an existing garage and constructing of a new garage on the existing site, to be located at 10211 W. Greenfield Ave., submitted by Michael Nau, d/b/a Hillside Properties. (Tax Key No. 449-9995-004), 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. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) construction schedule being provided to indicate scope and timing of completion of improvements; (b) expand the proposed landscaping bed along W. Greenfield Ave. to the west and incorporating an additional ornamental tree and landscaping species modifications subject to the City Forester's recommendation (staff recommends taller landscaping species selections to buffer the parking lot); (c) proposed wood fencing being double sided (board on board); (d) delineate the ground surface material along the east side of the parking lot (between building and parking lot); (e) any exterior lighting being noted on plans along with a photometric plan; (f) proposed refuse areas being screened within a 4-sided enclosure. Contact Steve Schaer at 414-302-8460 with further questions.
2. Submission of agreements for off-site shared parking and cross access being provided to the Department of Development for review and approval.
3. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8460.
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 414-302-8460.

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

5. Existing signage being brought into compliance with the sign ordinance. A signage plan being submitted to and approved by the Department of Development.
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.

The motion carried unanimously.

4. **Overview and discussion relative to upcoming Redevelopment projects:**
 - a. **Six Points Farmers Market**
 - b. **84th and Greenfield Redevelopment**

Jim Hoerig returned to the meeting.

Discussion ensued with questions being answered by staff.

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

The motion carried unanimously.

The Plan Commission meeting was adjourned at 6:46 p.m.