



MINUTES
WEST ALLIS PLAN COMMISSION
WEDNESDAY, MAY 25, 2016
6:00 pm
ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

- PRESENT:** Mayor Dan Devine; Ron Rieboldt; Jim Lisinski; Jean Wolfgang; Jon Keckeisen; Eric Torkelson; Wayne Clark; Erin Hirn
- EXCUSED:** None
- STAFF:** John Stibal, Director of Development (Mandel items)
Steve Schaer, AICP, Manager of Planning and Zoning
Shaun Mueller, Senior Planner
Bart Griepentrog, AICP, Planner II
Ben Rohr, Planning Intern
- OTHERS:** Eric Huberty, Jonathan Ross, Mark Ernst, Diane Brandt, Ian B. Martin, Darrell Jack, Ramona Marena, Robert Monnat, Erik Madisen, Sixto Villegas and Tom Dexter.

The meeting was called to order at 6:04 p.m. in Room 128.

1. Approval of the April 27, 2016 minutes.

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

The motion carried unanimously.

2. Ordinance to amend the Official West Allis Zoning Map by rezoning 15 S. 83 St., 1525-27 S. 83 St. 1529-31 S. 83 St. and 1533-35 S. 83 St. from RB-2 Residence District to C-3 Community Commercial District. (Tax Key Nos. 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000)**

Discussion ensued with questions being answered by staff.

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

Recommendation: Recommend Common Council approval of the Ordinance to amend the Official West Allis Zoning Map by rezoning 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St. and 1533-35 S. 83 St. from RB-2 Residence District to C-3 Community Commercial District. (Tax Key Nos. 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000)

The motion carried unanimously.

3. Determination of surplus Community Development Authority owned property located at 82 W. Orchard St. and 1515 S. 83 St. (Tax Key Nos. 452-0711-000 and 452-0712-000)**

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 determination of surplus Public/City-owned surplus property located at 82** W. Orchard St. and 1515 S. 83 St. (Tax Key Nos. 452-0711-000 and 452-0712-000) on the basis that the proposed redevelopment would satisfy the City's public purpose in conformance of the 2030 comprehensive land use plan for said land; and, and the sale of this land would result in taxable property and relieve the City of maintenance of the property.

The motion carried unanimously.

4. **Certified Survey Map to combine seven parcels located at 82** W. Greenfield Ave., 1515 S. 83 St. 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St., and 1470-78 & 1480-88 S. 84 St. in order to recreate two new parcels for the development of "Element 84" within the 84th and Greenfield Redevelopment Area, submitted by Jon Ross, d/b/a Ogden Real Estate, Inc., (Tax Key Nos. 452-0711-000, 452-0712-000, 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000 and 451-0642-006)**

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 Certified Survey Map to combine seven parcels located at 82** W. Greenfield Ave., 1515 S. 83 St., 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St., and 1470-78 & 1480-88 S. 84 St. in order to recreate two new parcels for the development of "Element 84" within the 84th and Greenfield Redevelopment Area, submitted by Jon Ross, d/b/a Ogden Real Estate, Inc., (Tax Key Nos. 452-0711-000, 452-0712-000, 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000 and 451-0642-006) subject to the following conditions: 1. Inclusion of all necessary access, utility and storm water easements; and, 2. Any technical corrections as requested by the City or County. Contact Shaun Mueller, Planner II, at (414) 302-8470 with any questions.

The motion carried unanimously.

- 5A. **Special Use Permit for Element 84 (building B), a proposed multi-family residential building, to be located at 8426 W. Orchard St.**
- 5B. **Site, Landscaping and Architectural Plans for Element 84 (building B), a proposed multi-family residential building, to be located at 8426 W. Orchard St., submitted by Jon Ross, d/b/a Ogden Real Estate, Inc. (Existing Tax Key No. 452-0711-000)**
- 5C. **Special Use Permit for Element 84 (building A), a proposed mixed-use multi-family residential and commercial building, to be located at 1468 and 1482 S. 84 St.**
- 5D. **Site, Landscaping and Architectural Plans for Element 84 (building A), a proposed mixed use multi-family residential and commercial building, to be located at 1468 and 1482 S. 84 St., submitted by Jon Ross, d/b/a Ogden Real Estate, Inc. (Existing Tax Key No. 452-0712-000, 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000 and 451-0642-006)**

Items 5A through 5D were considered together.

Discussion ensued with questions being answered by staff.

Jim Lisinski asked about some discrepancies between plans and Mark Ernst informed that they will catch up with each other.

Ron Rieboldt indicated that he liked the plans with more trees in the eastern lot.

Jim Lisinski asked for fencing details and was informed that a 10 ft. "green wall" is being planned to separate the apartments from the drive-thru restaurant. Vines and other plantings will be installed to absorb noise and block light.

Jonathan Ross informed the Plan Commission that many popular amenities are being planned within the development, including fire pits, grilling stations and cabanas at the pool.

Jim Lisinski questioned if these amenities were for certain, or if they could possibly be removed based on cost. Jonathan Ross said that they were 90-95% certain they would stay, since they help sell the development.

In terms of architecture, Steve Schaer stated there additional brick is recommended in the courtyard.

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 Element 84 (building B), a proposed multi-family residential building, to be located at 8426 W. Orchard St.; and, approval of the Special Use Permit for a Special Use Permit for Element 84 (building A), a proposed mixed-use multi-family residential and commercial building, to be located at 1468 and 1482 S. 84 St.; and, approval of the Site, Landscaping and Architectural Plans for Element 84 (building B), a proposed multi-family residential building, to be located at 8426 W. Orchard St., (Existing Tax Key No. 452-0711-000); and, approval of the Site, Landscaping and Architectural Plans for Element 84 (building A), a proposed mixed use multi-family residential and commercial building, to be located at 1468 and 1482 S. 84 St., all submitted by Jon Ross, d/b/a Ogden Real Estate, Inc. (Existing Tax Key No. 452-0712-000, 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000 and 451-0642-006), subject to the following conditions:

1. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show the following:
 - (a) Architecture: i.) Color elevations and material samples; ii.) Additional brick is recommended within portions of the courtyard area. Building A – east wall of courtyard Building B – west wall of courtyard; iii.) Window types, framing, mullion patterns and transparency of glass should be indicated/detailed on plans; iv.) Balcony details are being identified (material explanation of rail, underside, decking); v.) rooftop plan to identify the location and method of screening roof top utilities and patio areas. Contact Steven Schaer, Manager of Planning and Zoning, at (414) 302-8466.
 - (b) Site and Landscaping: i) Property lines being shown on the site and landscaping plans; ii.) alternative access point to Lot 1/Building B being shown from W. Greenfield Ave. (along the west side of the Hotel site); iii.) Detailed Landscape plan and key/details referenced to

- the plan. Of note mulch beds should be hardwood vs. stone. The courtyard surface areas should also be delineated grass, decorative gravel, pavement areas; iv.) Indicate the dimensions of parking lot stalls and aisles on the plan; v.) Indicate the pavement surface types on site (walkways, parking lots, patio areas). Any unique pavement coloring should also be noted; vi.) Site and Landscaping details being provided for the proposed green space amenity Lot 1; vii.) removal of existing chain-link fencing should be removed. Fence and screen wall details (location, materials, color, height) being provided; viii.) Delineate all curb and retaining wall locations and details on plan; ix.) A personnel door or opening being provided on the refuse area outside of the building; x.) Any on site utilities (transformers) should be shown and properly screened from view. Contact Steven Schaer, Manager of Planning and Zoning, at (414) 302-8466.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8460.
 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 Department of Development, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer, Planning Manager at (414) 302-8466.
 4. 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.
 5. 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.
 6. A grading plan, to include existing and proposed grades, being submitted to and approved by the Building Inspection and Neighborhood Services Department. Contact Ed Lisinski, Director, Building Inspection and Neighborhood Services Department at 414-302-8415.
 7. 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, 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 414-302-8415.
 8. Developer's submission of Easement agreements for ingress/egress, storm water, and cross traffic being provided to the Department of Development for review and approval.
 9. Common Council approval of the Special Use Permits, and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. (A Public Hearing has been scheduled for June 7, 2016.)

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

10. Signage plans being submitted to and approved by the Department of Development.
11. Lighting and Photometric plan being submitted to the Department of Development for review.
12. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

The motion carried unanimously.

6. **Determination of surplus Community Development Authority owned property located at 14** S. Six Points Crossing, 66** W. National Ave., 15** S. 66 St., 66** W. National Ave., 66** W. Mitchell St. and 66** W. Mitchell St. (Tax Key Nos. 454-0647-000, 454-0641-000, 454-0643-000, 454-0642-000, 454-0644-000, 454-0254-003)**

Discussion ensued with questions being answered by staff.

Jim Lisinski asked about the use of the spur track, and staff indicated that several businesses north of Greenfield Ave. still use the spur track sporadically.

A motion was made by Wayne Clark and seconded by Eric Torkelson to accept the staff recommendations.

Recommendation: Recommend Common Council approval of the determination of surplus Community Development Authority owned property located at 14** S. Six Points Crossing, 66** W. National Ave., 15** S. 66 St., 66** W. National Ave., and 66** W. Mitchell St. . (Tax Key Nos. 454-0647-000, 454-0641-000, 454-0643-000, 454-0642-000 454-0644-000 and 454-0254-003)) on the basis that the proposed redevelopment would satisfy the City's public purpose in conformance of the 2030 comprehensive land use plan for said land; and, and the sale of this land would result in taxable property and relieve the City of maintenance of the property.

The motion carried unanimously.

- 7A. **Certified Survey Map to create two new parcels from the parcel currently located at 14** S. Six Points Crossing, for the development of the NoNa portion of The Market at Six Points redevelopment, submitted by Ian Martin, d/b/a Mandel Group, Inc., on behalf of the Community Development Authority of the City of West Allis (Tax Key No. 454-0647-000)**
- 7B. **Certified Survey Map to combine five parcels located at 66** W. National Ave., 15** S. 66 St., 66** W. National Ave., 66** W. Mitchell St. and 66** W. Mitchell St., and recreate three parcels for the development of the SoNa portion of The Market at Six Points redevelopment, submitted by Ian Martin, d/b/a Mandel Group, Inc., on behalf of the Community Development Authority of the City of West Allis. (Tax Key Nos. 454-0641-000, 454-0642-000, 454-0643-000, 454-0644-000 and 454-0254-003)**

Items 7A and 7B were considered together.

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 Certified Survey Map to create two new parcels from the parcel currently located at 14** S. Six Points Crossing, for the development of the NoNa portion of The Market at Six Points redevelopment, submitted by Ian Martin, d/b/a Mandel Group, Inc., on behalf of the Community Development Authority of the City of West Allis (Tax Key No. 454-0647-000); and approval of the Certified Survey Map to combine five parcels located at 66** W. National Ave., 15** S. 66 St., 66** W. National Ave., 66** W. Mitchell St. and 66** W. Mitchell St., and recreate three parcels for the development of the SoNa portion of The Market at Six Points redevelopment, submitted by Ian Martin, d/b/a Mandel Group, Inc., on behalf of the Community Development Authority of the City of West Allis (Tax Key Nos. 454-0641-000, 454-0642-000, 454-0643-000, 454-0644-000 and 454-0254-003), subject to the following conditions: 1. Inclusion of all necessary access, utility and storm water easements; and, 2. Any technical corrections as requested by the City or County. Contact Bart Griepentrog, Planner II, at (414) 302-8469 with any questions.

The motion carried unanimously.

8. **Ordinance to amend the official West Allis Zoning Map by repealing the existing PDD-1 Planned Development District Residential overlay on 14** S. Six Points Crossing, 66** W. National Ave., 15** S. 66 St., 66** W. National Ave., 66** W. Mitchell St. and 65** W. Lapham St. (Tax Key Nos. 454-0647-000, 454-0641-000, 454-0642-000, 454-0643-000, 454-0644-000 and 454-0269-000)**

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 Ordinance to amend the official West Allis Zoning Map by repealing the existing PDD-1 Planned Development District Residential overlay on 14** S. Six Points Crossing, 66** W. National Ave., 15** S. 66 St., 66** W. National Ave., 66** W. Mitchell St. and 65** W. Lapham St. (Tax Key Nos. 454-0647-000, 454-0641-000, 454-0642-000, 454-0643-000, 454-0644-000 and 454-0269-000).

The motion carried unanimously.

9. **Ordinance to amend the official West Allis Zoning Map by creating a PDD-2 Planned Development District Commercial overlay on properties located at 66** W. National Ave., 15** S. 66 St., 66** W. National Ave., 66** W. Mitchell St. and 6501 W. National Ave. (Tax Key Nos. 454-0641-000, 454-0642-000, 454-0643-000, 454-0644-000 and 454-0256-000)**

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Jon Keckeisen to accept the staff recommendations.

Recommendation: Recommend Common Council approval of the Ordinance to amend the official West Allis Zoning Map by creating a PDD-2 Planned Development District Commercial overlay on properties located at 66** W. National Ave., 15** S. 66 St., 66** W. National Ave., 66** W. Mitchell St. and 6501 W. National Ave. (Tax Key Nos. 454-0641-000, 454-0642-000, 454-0643-000, 454-0644-000 and 454-0256-000).

The motion carried unanimously.

- 10A. **Special Use Permit for International Autos of Milwaukee, an existing business, to establish a vehicle repair/auto body shop at 10221 W. Arthur Ave.**
- 10B. **Site, Landscaping and Architectural Plans for International Autos of Milwaukee, an existing business, to establish a vehicle repair/auto body shop at 10221 W. Arthur Ave., submitted by Erik Madisen, Madisen Maher Architects on behalf of International Autos, property owner. (Tax Key No. 485-9990-007)**

Items 10A and 10B were considered together.

Discussion ensued with questions being answered by staff.

Jim Lisinski questioned the flat walls on the eastern and western elevations. Staff responded that this is an existing condition of the building, but that future plans would likely address that condition.

Erik Madison confirmed that a future addition is expected, but would be open to more, if required.

A motion was made by Jean Wolfgang and seconded by Ron Rieboldt to accept the staff recommendations.

Recommendation: Recommend Common Council approval of the Special Use Permit for International Autos of Milwaukee, an existing vehicle dealership, located at 10221 W. Arthur Ave. and approval of the Site, Landscaping and Architectural Plan proposed showroom remodeling for a proposed car dealership for Maserati/Alfa Romeo to be located at 10221 W. Arthur Ave., submitted by Eric Madisen, Madisen Maher Architects and Tom Dexter of International Autos, subject to the following conditions:

(Items 1-5 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the 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) parking requirements table schedule for all uses; (b) increasing the level of internal landscaping within the parking field. Landscaping islands at the end caps of parking rows along W. Arthur Ave. and S. 102 St.; (c) additional infill in the landscaping species along the north and east property lines; 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.
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 Department of Development, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer, Planning Manager at (414) 302-8466.
4. 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 stormwater permit must be obtained from the City

Engineering Department. Contact Joseph Burtch, Assistant City Engineer, at 414-302-8379.

5. 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.

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

6. A signage plan being submitted to and approved by the Department of Development.
7. 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.

11A. Special Use Permit for Fast Forward Fitness, to establish a personal training company, to be located at 9730 W. Greenfield Ave.

11B. Site, Landscaping and Architectural Plans for Fast Forward Fitness, to establish a personal fitness training business, to be located within the existing building at 9730 W. Greenfield Ave., submitted by Darrell Jack, d/b/a Fast Forward Fitness LLC. (Tax Key No. 443-0359-000)

Items 11A and 11B were considered together.

Discussion ensued with questions being answered by staff.

Jon Keckeisen indicated that street parking is difficult in this area, due to a neighboring business whose customers prefer street parking.

Darrell Jack indicated that he was aware of the parking situation, and believed it would work for his business.

Erin Hirn questioned where employees would be directed to park. Darrell Jack responded that employees would be very limited and would likely park on the street, reserving the lot for his customers.

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

Recommendation: Recommended Common Council approval of the Special Use Permit and approval of the Site, Landscaping and Architectural Plans for Fast Forward Fitness, to establish a personal fitness training business, to be located within the existing building at 9730 W. Greenfield Ave., submitted by Darrell Jack, d/b/a Fast Forward Fitness LLC. (Tax Key No. 443-0359-000), subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to occupancy and 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: (a) a landscape plan for the site, (b) the color and location of paint on the façade, (c) replace the existing chain link fence preferably with a wood board on board fence along the north side of property, and (d) if a commercial refuse dumpster is needed, it shall be shown on the site plan and located within a four-sided board on board refuse enclosure with personnel door. Contact Steve Schaer, Manager of Planning and Zoning at (414) 302-8466 with 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.
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 (Public Hearing June 7, 2016).

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

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

12. Monument Signage plan for the Industries for the Blind an existing business located at 445 S Curtis Rd. (Tax Key No. 413-9993-013) submitted by Ramona Marena d/b/a Lemberg Electric Co. (Tax Key No. 413-9993-013)

Discussion ensued with questions being answered by staff.

Jim Lisinski questioned if the City Engineer was ok with the location of the sign.

Steve Schaer stated this is on private property and doesn't need engineering approval, but that the vision triangle seemed acceptable.

A motion was made by Jean Wolfgang and seconded by Jon Keckeisen to accept the staff recommendations.

Recommendation: Approval of the Monument Signage plan for the Industries for the Blind an existing business located at 445 S Curtis Rd. (Tax Key No. 413-9993-013) submitted by Ramona Marena d/b/a Lemberg Electric Co. (Tax Key No. 413-9993-013), subject to vision angels being indicated on the site plan and additional landscaping infill at the base of the sign.

The motion carried unanimously.

13. Community Outdoor Parks and Recreation Plan

Discussion ensued with questions being answered by staff.

Eric Torkelson stated parks are valuable, but funding needs to be found, make them “go to” with potential revenue generation.

Jean Wolfgang indicated that ADA requirements need to be addressed. She further noted that the City should consider hiring a specialist to review plans, to ensure compliance. Staff noted that a professional parks planner was involved with the plan and review of newly proposed equipment.

Jean Wolfgang also concurred that generating revenue from parks should be looked at and offered Green Bay as an example.

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

Recommendation: Adoption of the Comprehensive Park and Outdoor Recreation Plan

The motion carried unanimously.

14. Site and Landscaping Plans for Liberty Heights, an existing park, located at 6101 W. Orchard St.

Discussion ensued with questions being answered by staff.

Ron Rieboldt asked if a professional had already drawn up plans and specifications for the park, and staff confirmed that one had.

Jean Wolfgang questioned if all equipment, including port-o-johns, were looked at for accessibility issues.

Jim Lisinski noted that a Plan Examiner within the Building Inspections and Neighborhood Services Department should be reviewing these plans for ADA compliance.

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

Recommendation: Approval of the Site and Landscaping Plans for Liberty Heights, an existing park, located at 6101 W. Orchard St.

The motion carried unanimously.

15. Site and Landscaping Plans for Veterans Park, an existing park, located at 6900 W. National Ave.

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: Approval of the Site and Landscaping Plans for Veterans Park, an existing park, located at 6900 W. National Ave.

The motion carried unanimously.

16. **Ordinance to amend 12.06 and 12.43 of the Revised Municipal Code relative to defining and permitting Tobacco Retailers.**

Discussion ensued with questions being answered by staff.

This item was suggested to be held, in order to prepare and present maps detailing the proposed separation clauses.

A motion was made by Jim Lisinski and seconded by Jean Wolfgang to hold the Ordinance to amend 12.06 and 12.43 of the Revised Municipal Code relative to defining and permitting Tobacco Retailers.

~~**Recommendation:** Recommend Common Council approval of the Ordinance to amend subsections 12.06 and 12.40 and 12.42 of the Revised Municipal Code relative to Tobacco Retailers definitions and requirements, subject to the following conditions: 1. Confirmation of wording and separation clause dimensions by the City Attorney; 2. Aldermanic or committee sponsorship; and, 3. The scheduling and holding of a Public Hearing before the Common Council. Contact Bart Griepentrog, Planner II, at (414) 302-8469 with any questions.~~

The motion carried unanimously.

The Mayor indicated that with the recent term expiration of Jim Hoerig, the Plan Commission needed to vote on a new Vice Chair.

Jim Lisinski nominated Wayne Clark, and Jean Wolfgang seconded the nomination.

The motion carried unanimously.

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

The motion carried unanimously.

The Plan Commission meeting was adjourned at 8:04 p.m.