



MINUTES  
WEST ALLIS PLAN COMMISSION  
WEDNESDAY, AUGUST 24, 2016  
6:00 pm  
ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

- PRESENT:** Wayne Clark, Vice Chair; Ron Rieboldt; Erin Hirn; Jon Keckeisen; Jean Wolfgang; Eric Torkelson; Jim Lisinski
- EXCUSED:** Mayor Dan Devine
- STAFF:** Steve Schaer, AICP, Manager of Planning and Zoning  
Shaun Mueller, Senior Planner  
Bart Griepentrog, AICP, Planner II
- OTHERS:** Ald. Roadt, Ald. Barczak, Neal Steffek, Tom Dexter, Michael Peine, John Peine, Ben Marjamaa, Tim Zignego, Scott Zignego, Bob Zignego, Darrell Eisenhardt and Danny Sarandos

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

**1. Approval of the minutes of the July 27, 2016 meeting.**

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

The motion carried unanimously.

- 2A. Special Use Permit to establish Expert Car Care, a proposed auto repair facility, to be located at 7030 W. National Ave.**
- 2B. Transitional Use Permit to establish a parking lot at 15\*\* S. 71 St. for Expert Car Care, a proposed auto repair facility, to be located at 7030 W. National Ave.**
- 2C. Site, Landscaping and Architectural Plans for Expert Car Care, a proposed auto repair facility, to be located at 7030 W. National Ave. and 15\*\* S. 71 St., submitted by Benjamin Marjamaa of Expert Car Care. (Tax Key No. 453-0272-000 AND 453-0270-001)**

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

Discussion ensued with questions being answered by staff.

Ron Rieboldt asked staff to confirm the recommendation for 5 ft. landscape beds, and staff informed that it will provide adequate space for the plantings to grow.

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

**Recommendation:** Recommend Common Council Approval of the Special Use Permit and Transitional Use Permit and approval of the Site, Landscaping and Architectural Plans for Expert Car Care, a proposed auto repair facility, to be located at 7030 W. National Ave., and 15\*\* S. 71 St., 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) color samples for any proposed exterior color changes to the building; (b) window details for the proposed replacement windows; (c) specifications of the proposed exterior lighting; (d) widening/expanding the landscape bed along the S. 71 St. parking lot frontage from 3' wide to 5' wide and landscaping plan details for the proposed front planter area. All planting areas being specified as utilizing wood mulch; (e) finish details for all of the awnings; (f) a neutral color privacy slat being installed within the fence along the alley; (g) a note of "no barb wire" being indicated on the plans; (h) raised asphalt curb being changed to raised concrete curb; (i) elevations to indicate brick and block areas to be tuck-pointed; (j) removal of the remnant former sign post in front of the building; (k) removal and replacement of the concrete between the building and the sidewalk along the south and west elevations of the building; (l) screening the existing exposed gas line area with a chain link fence with slats; and, (m) a bike rack. Contact Shaun Mueller 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 Shaun Mueller, City Planner at 414-302-8470.
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.
4. Common Council approval of the Special Use Permit and Transitional Use Permit. A Public Hearing is scheduled for September 6, 2016.

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

5. Signage plan being submitted to the Department of Development for review and consideration.
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.

3. **Site, Landscaping and Architectural Plan Amendment for International Maserati/Alfa Romeo, a proposed vehicle dealership, located within an existing building (formerly Fiat) at 2400 S. 108 St., submitted by Ralph Mauro and Tom Dexter d/b/a International Autos. (Tax Key No. 485-0054-004)**

Discussion ensued with questions being answered by staff.

Color samples were presented for consideration, and the applicant informed that the proposal would utilize the same white color currently present on the BMW building.

Wayne Clark inquired, and received an update from, Tom Dexter, regarding the status of the Metropolitan Cadillac lot.

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 Plan Amendment for International Maserati/Alfa Romeo, a proposed vehicle dealership, located within an existing building (formerly Fiat) at 2400 S. 108 St., submitted by Ralph Mauro and Tom Dexter d/b/a International Autos (Tax Key No. 485-0054-004), 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 the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Color samples, including a possible alternative, less stark color (other than white), in conjunction with the design concept. Contact Bart Griepentrog, Planner II at (414) 302-8469 with any questions.

(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.

The motion carried unanimously.

5. **Site, Landscaping and Architectural Plan Amendment for Zignego Ready Mix, an existing ready mix concrete business, to construct two new storage buildings and a screening wall extension at 551 S. Curtis Rd., submitted by Bob Zignego, on behalf of Zignego Ready Mix. (Tax Key No. 413-9990-003)**

Discussion ensued with questions being answered by staff.

Zignego is proposing to construct 2 storage buildings and a sound wall extension. The scope of this project will require a building permit and has triggered site, landscaping and architectural review.

Staff's original staff recommendation that was sent to the Plan Commission was modified by staff at the meeting. Zignego was informed prior to the meeting. Staff's modified recommendation for conditional approval was in light of feedback from the City Attorney's office. The staff recommendation was modified by adding **bold item 1** as follows:

*Recommend approval of the Site, Landscaping and Architectural Plan Amendment for Zignego Ready Mix, an existing ready mix concrete business, to construct two new storage buildings and a screening wall extension at 551 S. Curtis Rd., submitted by Bob Zignego, on behalf of Zignego Ready Mix. (Tax Key No. 413-9990-003), subject to the following conditions:*

1. **Common Council approval of all 5 parcels being combined together under one CSM or a special use permit.**
2. *Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Plan Commission.*
3. *An estimated cost of landscaping and screening being submitted to the Department of Development for approval.*

4. *A surety bond or other form of security as required under Secs. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening.*

The basis for the change is due to Zignego's continued non-compliance on the other parcels (dust, noise, violation of site/landscaping plan). Allowing a business to expand its operations when it can't follow City ordinances on the other parcels would be detrimental to the health, safety, and zoning principles (cleanliness, aesthetics) of the City. The PC would have a basis for wanting all of the other parcels together under one CSM or a special use permit and would be within its parameters to recommend conditional approval or deny the site plan amendment for that reason.

*Jean Wolfgang abstained from this item.*

Ron Rieboldt stated plans are required before the committee is able to make a determination.

The applicant indicated they are very concerned with giving up property rights. They sometimes need to operate nights and odd hours to accommodate State project requirements. The proposed buildings are intended to store equipment and a new water filtration pump that separates suspended solids from the water they use on site. The sound wall is proposed to reduce noise from spilling into the surrounding area.

Jim Lisinski noted that discussion regarding the height of the debris pile has been going on for years.

Jon Keckeisen asked the applicant why, if he knew he was doing something non-compliant, he chose to wait to fix the problem. The applicant indicated that he did not know or believe what he was doing was non-compliant.

Ald. Barczak stated that for decades there have been continuous complaints issued against this property and building a second wall won't make them disappear. Constant violations reflect disrespect.

A motion was made by Jim Lisinski and seconded by Erin Hirn to deny the Zignego proposal rather than conditional approval based on violations amounting to too much for Plan Commission-level approval.

Appeal is possible before Common Council. The motion carried unanimously, with Jean Wolfgang abstaining.

**6. Site, Landscaping and Architectural Plan Amendment to construct a staircase addition for the existing mixed use building at 6531-33 W. Mitchell St., submitted by Mark Lutz, property owner. (Tax Key No. 454-0295-001)**

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 Plan Amendment to construct a staircase addition for the existing mixed use building at 6531-33 W. Mitchell St., submitted by Mark Lutz, property owner. (Tax Key No. 454-0295-001) subject to the following:

1. Color details being provided of the proposed staircase materials; and,

2. Style of the 2 new entry doors on the south side of the building being submitted to the Department of Development.

The motion carried unanimously.

**7. Site, Landscaping and Architectural Plans for proposed improvements to Parthenon Foods, a proposed grocery store, to be located at 8415 W. Greenfield Ave., submitted by John Peine, Peine Design, LLC. (Tax Key No. 451-0611-001)**

Discussion ensued with questions being answered by staff.

Jim Lisinski asked if there was enough parking on the site for the proposed use. Staff confirmed that per code, the site technically is not sufficient to code, but that such deficiency was not atypical. The applicant confirmed that he believed the property, with 22 spaces, had enough parking for his needs as a specialty grocer.

Jean Wolfgang asked the applicant if this would be a second location or a replacement location for their existing store. The applicant confirmed that this would be a second location.

Erin Hirn asked about the applicant's plans for the existing back offices, and the applicant indicated that they might rent them out if the right tenant were found, but didn't expect a real need to do so.

A motion was made by Eric Torkelson and seconded by Erin Hirn to accept the staff recommendations.

**Recommendation:** Recommend approval of the Site, Landscaping and Architectural Plans for proposed improvements to Parthenon Foods, a proposed grocery store, to be located at 8415 W. Greenfield Ave., submitted by John Peine, Peine Design, LLC. (Tax Key No. 451-0611-001), 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. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) replacement of the 3 major window areas and the main entrance on the north and east portion of the building with translucent glass windows and doors; (b) cut sheets and details of the proposed lighting sconces; (c) consideration of a treatment of the blank brick areas along the east elevation of the building; (d) cut sheets and details to replace the bench and trash can on the northeast corner of the site and removing the proposed enclosure around the existing trash can from the plan; (e) additional details on the proposed entrance canopies; (f) additional landscaping within the landscape bed along S. 84 St, landscaping to be approved by the City Forester; and, (g) a bike rack. Contact Shaun Mueller 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 Shaun Mueller, City Planner at 414-302-8470.
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. Signage plan being submitted to the Department of Development for review and consideration.
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.

**8. Site, Landscaping and Architectural Plans for North Shore Bank, an existing bank with drive-thru facilities, located at 10533 W. National Ave., submitted by Mike Peine, d/b/a Michael Peine Architects. (Tax Key No. 519-0001-013)**

Discussion ensued with questions being answered by staff.

Wayne Clark asked if the applicant was willing to take care of the non-conforming signage. The applicant indicated that they would like to keep them as is.

Jon Keckeisen questioned how the tenant panels could be managed, and staff reiterated the example provided had numerous spaces for tenant panels.

Ron Rieboldt questioned how many tenants were in the building, and whether or not they would all be able to fit on the tenant panel sign. The applicant indicated that not all tenants had panels, and was unsure the exact number of tenants who did.

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 North Shore Bank, an existing bank with drive-thru facilities, located at 10533 W. National Ave., submitted by Mike Peine, d/b/a Michael Peine Architects (Tax Key No. 519-0001-013), subject to the following conditions:

(Items 1-4 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. Revised Site, Landscaping and Architectural Plans being submitted to the Department of Development to show the following: (a) color sample of the proposed awning, and details/confirmation of signage, if any; (b) four-sided board-on-board refuse enclosure; (c) detailed plans for parking lot islands, to include trees, flowering perennials, ornamental grasses and mulch bedding; (d) confirmation of screening mechanism for rear lot utilities; and, (e) location and style of bike rack. Contact Bart Griepentrog, Planner II at (414) 302-8469 with any questions.
2. An estimated cost of landscaping and screening, including re-installation of missing landscaping, 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. Property owner's acknowledgement signature that the non-conforming pole signs will be removed within two years of plan approval.

(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 passed 6-1 (Ron Rieboldt voted for denial).

**9. Creative Sign Plan and Sign Plan Appeal for The Drunk Uncle, an existing bar, located at 1902 S. 68 St., submitted by Neal Steffek, d/b/a The Drunk Uncle. (Tax Key No. 476-0001-000)**

Discussion ensued with questions being answered by staff.

Staff indicated that complete details of the proposal were still unknown. The applicant responded with a brief history of the project. Staff agreed to work with the applicant on attaining the required details for review and approval.

A motion was made by Jim Lisinski and second by Jean Wolfgang to table the Creative Sign Plan and Sign Plan Appeal for The Drunk Uncle, an existing bar, located at 1902 S. 68 St., submitted by Neal Steffek, d/b/a The Drunk Uncle.

The motion carried unanimously.

**4. Site, Landscaping and Architectural Plans for proposed site and building improvements to the former restaurant property located at 3411 S. 108 St., submitted by Donald Kurkowski, Architects/Planners, S.C. and Bill Alfahel, property owner. (Tax Key No. 523-9951-002)**

Discussion ensued with questions being answered by staff.

A motion was made by Jim Lisinski and seconded by Jean Wolfgang to table the Site, Landscaping and Architectural Plans for proposed site and building improvements to the former restaurant property located at 3411 S. 108 St., submitted by Donald Kurkowski, Architects/Planners, S.C. and Bill Alfahel, property owner. (Tax Key No. 523-9951-002)

The motion carried unanimously.

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

The motion carried unanimously.

The Plan Commission meeting was adjourned at 7:16 p.m.