



STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
WEDNESDAY, NOVEMBER 9, 2016  
6:00 PM

Department of Development Conference Room 220 (second floor)  
CITY HALL – 7525 W. GREENFIELD AVE.

- 1. Approval of the minutes of the September 28, 2016 meeting.
- 2A. Special Use Permit for Gill Automotive, a proposed auto repair business, to be located at 9435 W. Lincoln Ave.
- 2B. Site, Landscaping and Architectural Plans for Gill Automotive, a proposed auto repair business, to be located at 9435 W. Lincoln Ave., submitted by Baljeet Gill, d/b/a Gill Automotive. (Tax Key No. 486-0053-000).

Items 2A and 2B may be considered together.

**Overview and Zoning**

The applicant, Mr. Baljeet Gill, who intends to purchase the property, has applied to operate an auto repair business to be called Gill Automotive at 9435 W. Lincoln Ave. The property is zoned C-2 Neighborhood Commercial District, which permits auto repair as a Special Use. The property has historically operated as an auto repair facility; however, the previous use has lapsed for more than one year, which then requires a new full review.

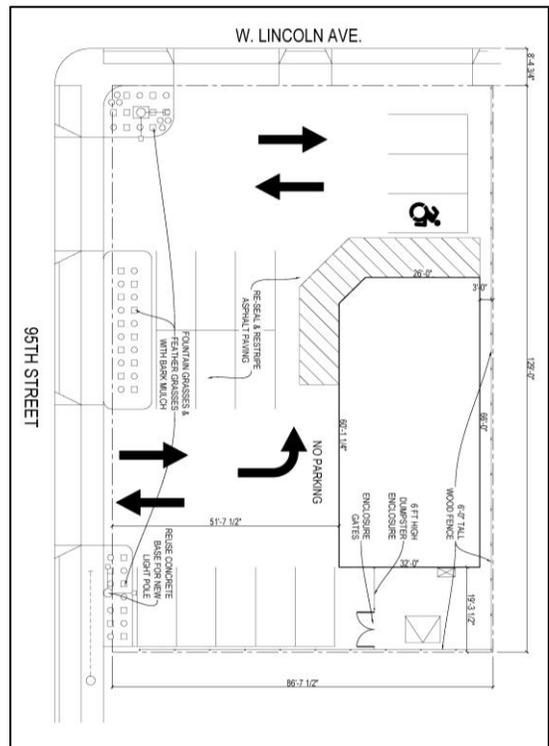
Mr. Gill is proposing approximately \$10,000 of site, landscaping and architectural improvements to the property.

Mr. Gill's plan of operations includes performing full auto repair on personal vehicles and small trucks from 8:00 am to 5:00 pm Monday thru Friday, and 8:00 am to 12:00 pm on Saturday. The business will be closed on Sundays. Up to 3 employees will be working on site.

**Site and Landscaping**

The site is currently comprised of an asphalt parking lot from property line to property line. The proposed plans include a new landscape buffer to be planted with fountain and feather grasses along S. 95 St. and at the corner, where an existing pole sign is located. Staff is recommending that additional landscaping be installed along the W. Lincoln Ave. frontage, in front of the north façade and on the eastern property line, fronting the residential neighbor.

The parking lot itself is in rough shape in several areas and is proposed to be resealed. Of particular note,



new asphalt is required along the eastern portion of the parking lot, where landscaping improvements are not suggested. Curbing has also been suggested along the south of the parking lot, to halt drainage and provide assurance that cars will not go over the edge.

Drainage has been known to be an issue with this site and was discussed at this project's public hearing. The property currently sheet drains to S. 95 St., which then drains downhill to the residential properties to the south. This becomes especially problematic in the winter, when ice forms from the drainage. Assurance that the property will not sheet drain onto the residential property to the south (directly or via public right-of-way) is required, and may likely require the installation of a catch basin connected to the City's storm water system or adequate landscaped area.

This property is served by four (4) driveways, two (2) on S. 95 St. and two (2) on W. Lincoln Ave. The two driveways on S. 95 St. were recently improved as part of a street construction project. As part of this review, staff is recommending that the easternmost driveway on W. Lincoln Ave. be removed to allow for a greater landscape buffer and parking functionality.

Perimeter fencing is proposed as a future improvement. The fence is detailed to be a 6 ft. wooden fence. Staff would like to see the fencing reduced to 4 ft. in height when located along a residential front yard, as fences are not permitted in front yards. Staff would also like to see a timeframe provided for this improvement, as well as a project cost and inclusion within the required surety bond. Fencing is also detailed to enclose the refuse area on the south of the building. Staff is requesting that the area be shrunk down, so as to not allow for the accumulation of miscellaneous junk. (Outdoor storage is not permitted in the C-2 District.)

## Architecture



(existing)

“Experimental” demolition was approved earlier in the year to remove a former mansard roof and faux stone. Based on what was found underneath, the building is proposed to have all structural cracks filled, and an existing doorway and window would be also filled in on the northern façade, prior to painting and sealing with the proposed color scheme. New glass block windows are proposed along the eastern façade.

Staff was in general agreement with the applicant's proposal, but would also like to see the original window opening on the northern façade utilized to provide a better street frontage along W. Lincoln Ave. and greater balance the façade. (Floor plans have been requested to confirm this possibility.) Staff would also like to confirm plans for the existing chimney, with a preference to work it into the design scheme.

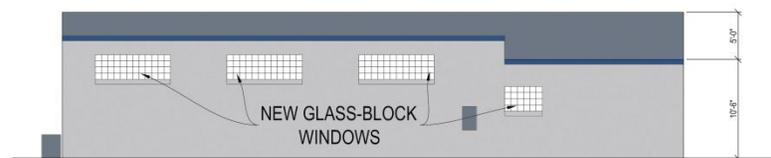
Additionally, the applicant's future plans within the project description noted siding or brick to clad the building. Based on feedback gained at the public hearing, staff is requesting that these improvements be included within the initial project plans.



2.3 NORTH ELEVATION



2.4 SOUTH ELEVATION



2.2 EAST ELEVATION

**PAINT COLOR NOTES**

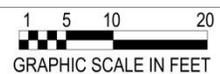
WALLS: "SILVER MINE"  
BEHR PAINT

DOORS & WALL FLASHING:  
"FLASHY SAPPHIRE"  
BEHR PAINT

SIGNS: "STILETTO LOVE"



2.1 WEST ELEVATION



**Parking**

Based on the approximate 2,100 sq. ft. building foot print, the site is required to have 13 parking stalls, including 1 ADA compliant. Fourteen (14) are shown to be provided. The applicant has identified that the six stalls in front of the building will be used for customer drop off. No vehicles are expected to be left overnight, unless the customer is unable to pick them up. Employees will park along the southern edge of the lot.

**Signage**

The property currently has a non-conforming pole sign on the corner, which staff is recommending be removed as part of this review. Future signage at this location would need to take the vision triangle and landscaping requirements into consideration.

Additionally, the renderings provided include a painted wall sign, which would technically require a variance from the Plan Commission, as it does not contain the required dimensional characteristics of wall signage. Staff is preliminarily in favor of the variance, since the style matches the building type and the proposed letters feature an off set design, which mimics dimension. A sign permit would ultimately need to be applied for via a Sign Permit application, prior to installation.

**Lighting**

The lot is currently lit via an overhead light attached to the building. Per the City's design guidelines, site lighting shall not be attached to the building. Plans confirming the removal of this fixture are being requested.

No detailed lighting plans have been provided with this review, however, future plans indicate light poles within the parking lot. Any new light poles would need to feature cut-off fixtures to ensure that light does not splay onto neighboring properties. Staff is willing to consider approval of the future installation, if that condition can be met.

If any architectural lighting is required on the building, plans shall be provided to the Department of Development for review.

**Recommendation:** Recommend Common Council approval of the Special Use Permit for Gill Automotive, a proposed auto repair business, to be located at 9435 W. Lincoln Ave. and approval of the Site, Landscaping and Architectural Plans for Gill Automotive, a proposed auto repair business, to be located at 9435 W. Lincoln Ave., submitted by Baijeet Gill, d/b/a Gill Automotive. (Tax Key No. 486-0053-000), 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. Revised Site, Landscaping and Architectural Plans being submitted to the Department of Development to show the following: (a) closure of the easternmost driveway on W. Lincoln Ave.; (b) additional landscaping fronting W. Lincoln Ave., the eastern property line and at the base of the northern façade; (c) location of asphalt replacement; (d) curbing along the southern property line; (e) drainage plans to disallow sheet draining that impacts neighboring residential properties and connects to the City's storm water system, likely via a new catch basin or landscaped area; (f) fencing details, including fencing no higher than 4 ft. abutting neighboring front yards, along with time frames for installation; (g) reduction in the proposed refuse area so as to disallow unapproved outdoor storage; (h) confirmation of plans for keeping/improving the chimney; (i) architectural siding or brick being added to the building; and, (j) lighting details for the lot and building, if any. Contact Bart Griepentrog, Planner II at (414) 302-8469 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Bart Griepentrog, Planner II at 414-302-8469.
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 refuse screening shall be executed by the applicant prior to the issuing of a building permit. Contact Bart Griepentrog, Planner II at 414-302-8469.
4. Property owner's acknowledgement signature that the non-conforming pole sign will be removed within one year of plan approval.
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. (A public hearing was held November 1, 2016.)

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

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.

- 3A. **Special Use Permit for Si-Chuan Cuisine, a proposed restaurant, to be located at 11102 W. National Ave.**
- 3B. **Site, Landscaping and Architectural Plans for Si-Chuan Cuisine, a proposed restaurant, to be located at 11102 W. National Ave., submitted by Barry Yang, AIA, d/b/a Barry C. Yang Architect. (Tax Key No. 520-9999-003)**



Items 3A and 3B may be considered together.

**Overview and Zoning**

The applicant, Barry Yang, on behalf of the proposed business operator of Si-Chuan Cuisine, has applied to convert the former “Good Feet” retail store within the Asian Food Market (formerly known as National Plaza) into a restaurant. The multi-tenant commercial building is zoned C-4 Regional Commercial District, which permits restaurants as a Special Use.

The total project costs are estimated to be \$100,000.

The total restaurant space, including kitchen and accessory spaces, will be approximately 2,200 sq. ft. The dining area will encompass approximately 750 sq. ft. and accommodate up to 74 people. A new restroom will also be added to the existing 2 restrooms.

The restaurant, which is independently operated (not part of a chain), is proposed to be open from 10:30 am to 9:30 pm Monday thru Thursday, 10:30 am to 10:00 pm Friday and Saturday, and 11:00 am to 9:00 pm on Sunday. It is expected that 50% of customers will dine-in and 50% of customers will take-out or have delivery. As a requested condition of approval, the location of delivery vehicle(s) shall be shown on a site plan in a location not directly fronting the public right-of-way.

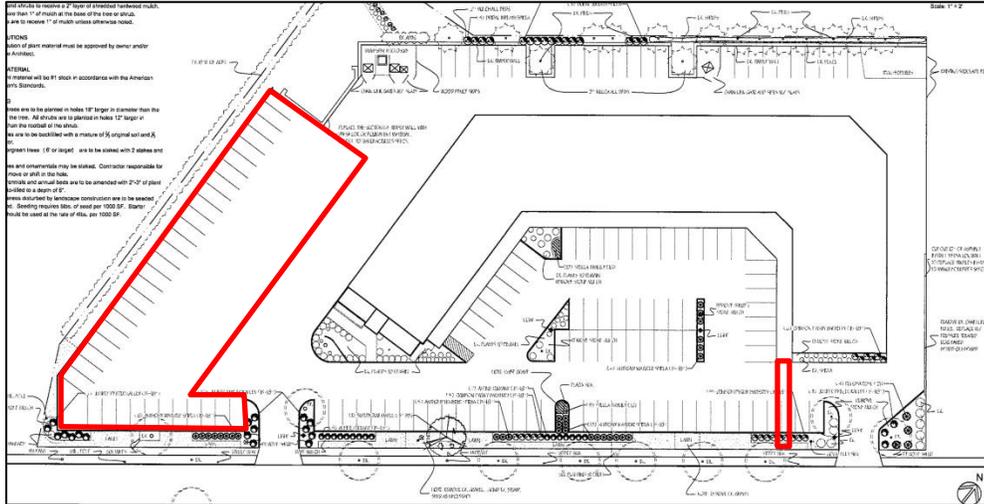
**Site and Landscaping**

No exterior site or landscaping improvements are proposed with this application. However, staff has taken an incremental approach to improvements on this site during past reviews, in order to bring it better into compliance. In general, the landscaping fronting the center is in decent shape and the fencing along the eastern property line has been successfully addressed.



The property has a very large parking field on the west side of the building that is largely unused and is void of landscaping. At this time, staff would like to see landscaping islands (and/or removal of perimeter asphalt in certain areas) installed within this area, to green up the site and better align with the City's adopted guidelines of 10% interior landscape coverage. It is understood that trees might not be practical in this area, as overhead power lines are present, but lower landscaping is possible (to be confirmed with ATC).

The site, which has sidewalks fronting every business, also has an opportunity for better pedestrian



access directly to the public right-of-way. A striped crosswalk and formal sidewalk connection can be made on the eastern side of the property. This would provide greater walkability to the site, which is served by public transportation along W. National Ave. Landscaping may need to be altered to accommodate the sidewalk, but staff believes that modifications could be practical.

Staff would like to remind the applicant and property owner that all refuse shall be kept in approved refuse enclosures and that gates to those enclosures shall be closed, unless being serviced. If this cannot be complied with, enforcement will be sought in the future.

### Architecture

No architectural improvements are proposed or recommended with this application.

### Parking

Per code, this use is required to have 15 parking spaces available for its use. The overall retail center has 160 parking stalls, which is well over required minimums. One (1) new ADA stall is being proposed with this application, bringing the total to five.

No bike parking facilities are located on site. However, during a recent site inspection, it was noted that bikes were present at the rear of the property, likely an employee. Staff is recommending that bike facilities be added to the center for both customers and employees.

### Signage

No signage is proposed with this application and the site's previously non-conforming pole signs have been removed and replaced with an approved freestanding sign. If/when wall signage is sought; an application may be made directly through the Department of Development, via a Sign Permit Application.

**Recommendation:** Recommend Common Council approval of the Special Use Permit for Si-Chuan Cuisine, a proposed restaurant, to be located at 11102 W. National Ave. and approval of the Site, Landscaping and Architectural Plans for Si-Chuan Cuisine, a proposed restaurant, to be located at 11102 W. National Ave., submitted by Barry Yang, AIA, d/b/a Barry C. Yang Architect. (Tax Key No. 520-9999-003), 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) landscape island endcaps and/or increased perimeter landscaping within the westernmost parking area; (b) pedestrian accessible route from the sidewalk to the building's east tenant spaces; and, (c) bike racks for employees and customers; and, (d) location of delivery vehicles. Contact Bart Griepentrog, Planner II at (414) 302-8469 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Bart Griepentrog, Planner II at 414-302-8469.
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 refuse screening shall be executed by the applicant prior to the issuing of a building permit. Contact Bart Griepentrog, Planner II at 414-302-8469.
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 November 15, 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.

**4A. Special Use Permit for Curtis Ambulance, a proposed ambulance service facility, to be located at 5100 W. Lincoln Ave.**

**4B. Site, Landscaping and Architectural Plans for Curtis Ambulance, a proposed ambulance service facility, to be located at 5100 W. Lincoln Ave., submitted by Daniel Robakowski d/b/a Curtis Universal Ambulance, Inc. (Tax Key No. 474-0007-003)**



Items 4A and 4B may be considered together.

## Overview and Zoning

A proposed Special Use Permit and Site, Landscaping and Architectural Plan for Curtis Ambulance at 5100 W. Lincoln Ave. was reviewed and conditionally approved in July and September of 2015. The conditions of that approval were not met, so the applicant has restarted their application, with the hopes of gaining formal occupancy.

As proposed, Curtis Ambulance would like to operate a 24-hour ambulance substation at 5100 W. Lincoln Ave. The facility would also be used for routine maintenance and repairs of the ambulance fleet. The operation may have from two to six employees on site, including mechanics and EMTs, 24-hours a day, seven days a week.

The property, which contains a multi-tenant building of which 4,800 sq. ft. of tenant space would be leased to Curtis Ambulance, is zoned M-1 Manufacturing. This district permits "ambulance service facilities" as a Special Use, subject to Plan Commission site review and Common Council approval.

Located on the city of West Allis' eastern-most parcel, the proposed ambulance service area for this facility is the southwest portion of the city of Milwaukee. The specific purpose of this station is to respond to the southern portion of that service area from W. Greenfield Ave. on the north to the city of Milwaukee's southern limits.

To mitigate the potential negative impacts of the facility (i.e. sirens at 3:00 am), Curtis Ambulance operates under a "Good Neighbor" policy that provides a two block radius exempting siren use, providing that traffic safely allows access without audible warning. Ambulance traffic leaving the facility would directly access the site/street via a clear, unobstructed location onto W. Lincoln Ave. No parking is permitted on either side of the garage entrance to accommodate this situation.

No improvements are proposed by Curtis Ambulance, but the application triggers a full site review.

## Site and Landscaping

The site has been operating under an approved Site and Landscaping Plan from October 2004. No additional site or landscaping improvements have been proposed with this application.

Since the last review in July 2015, the property owner was reminded several times of non-compliant landscaping issues. Those issues were largely attended to this fall, but staff would like to confirm the applicant and property owner that routine maintenance will be expected.

One item that has not been attended to is the location of an unscreened refuse container within the property's front parking lot. The locations and details of screening for all refuse containers are being requested as a condition of approval.

Additionally, should any commercial vehicles be kept on site, they shall be detailed on a site plan, and located with proper screening or in a location not visibly intrusive to the public right-of-way.





**Architecture**

No exterior changes are proposed with this occupancy. However, upon its most recent site inspection, staff has noted that the front personnel and garage doors of the tenant spaces visible and accessible from the public right of way do not match in color. In order to provide a more uniform appearance to the façade, staff is requesting that they all be painted to match.

**Parking**

The occupancy of this business requires four (4) parking spaces, based on the 1:1,000 sq. ft. requirement of transportation facilities within the City's code. The site maintains 42 parking spaces for all tenants. Confirmation of parking allocation per tenant is being requested as a condition of approval.

The applicant has indicated that parking is available in front of their tenant space for the mechanic staff and that any on-duty ambulances will be parked in the garage bay of the building. They have also indicated that there is no need for ambulance crews' personal vehicles at the site.



**Signage**

Signage has not been applied for with this application and may be approved in-house by staff, if desired. However, the site maintains a non-conforming pole sign for a different tenant (Wasco) that should be brought into conformance, as a condition of this site and Special Use review. Confirmation of that conformance is being requested from the property owner as a condition of approval.

**Recommendation:** Recommend Common Council approval of the Special Use Permit for Curtis Ambulance, a proposed ambulance service facility, to be located at 5100 W. Lincoln Ave. and approval of the Site, Landscaping and Architectural Plans for Curtis Ambulance, a proposed ambulance service facility, to be located at 5100 W. Lincoln Ave., submitted by Daniel Robakowski d/b/a Curtis Universal Ambulance, Inc. (Tax Key No. 474-0007-003), 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.)

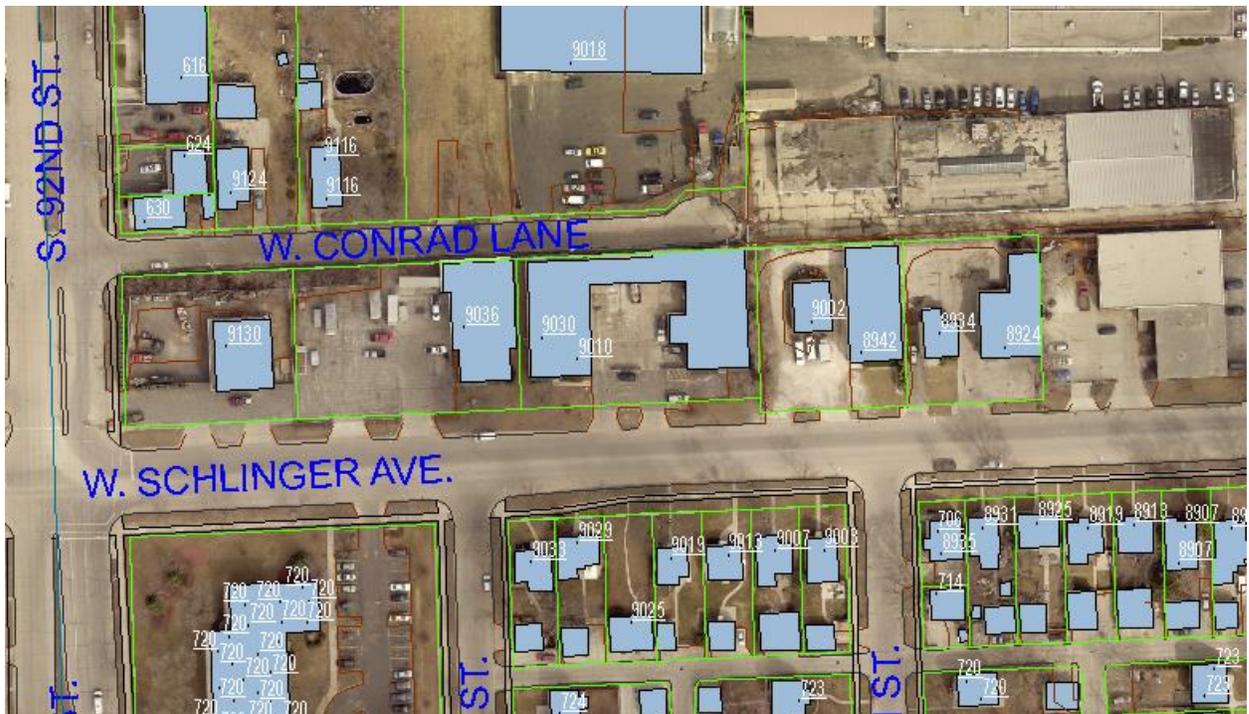
1. Revised Site, Landscaping and Architectural Plans being submitted to the Department of Development to show the following: (a) location and screening of all refuse and commercial vehicle areas; and, (b) uniform painting of doorways throughout the building. Contact Bart Griepentrog, Planner II at (414) 302-8469 with any questions.

2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Bart Griepentrog, Planner II at 414-302-8469.
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 refuse screening shall be executed by the applicant prior to the issuing of a building permit. Contact Bart Griepentrog, Planner II at 414-302-8469.
4. Property owner's acknowledgement signature that the non-conforming pole signs will be removed within one year of plan approval.
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. (A public hearing is scheduled for December 6, 2016.)

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

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.

**5. Site, Landscaping and Architectural Plans for Master Kleen an existing business proposing to demolish an existing building and make site improvements to the property located at 8942 - 9002 W. Schlinger Ave., submitted by Brian and Shannon Murray, d/b/a Master Kleen. (Tax Key No. 417-0004-002)**



**Overview and Zoning**

The property is owned by Master Kleen a commercial cleaning business. The property is zoned M-1/Manufacturing District, which permits such uses. The property consists of two buildings (8942 W.

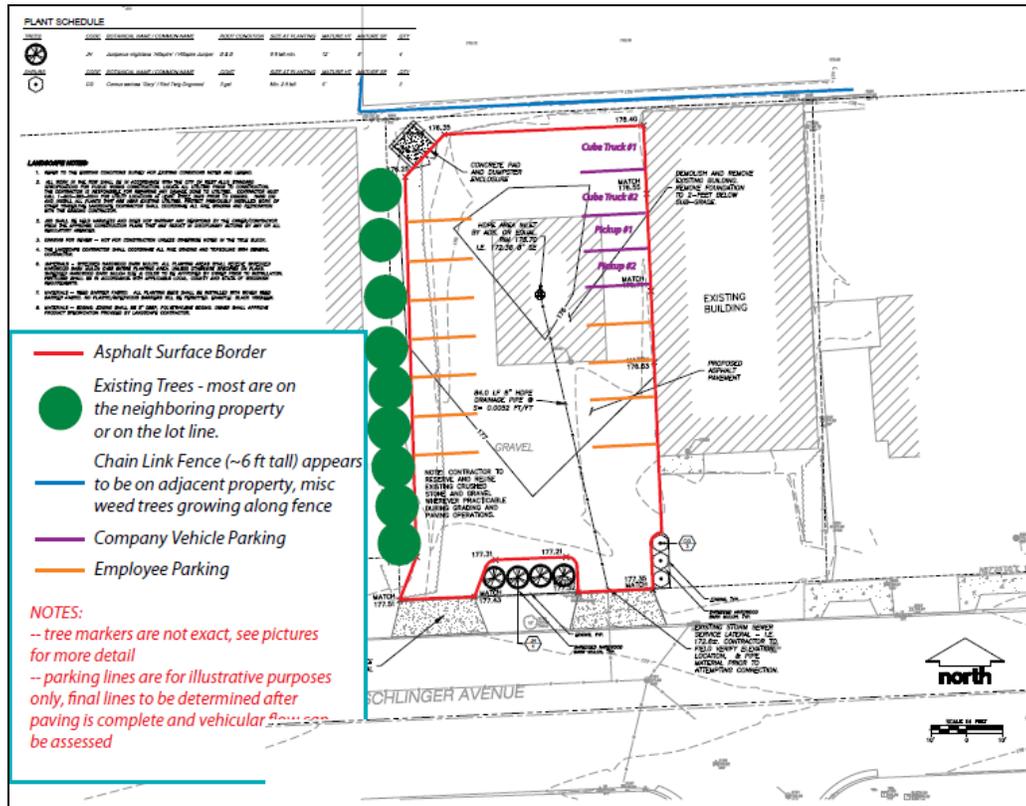
Schlinger Ave. a 4,000sf building and 9002 W. Schlinger Ave. a 1,200sf building). Master Kleen is proposing to demolish the 9002 W. Schlinger Ave. building, as it is obsolete. They are also proposing to pave a portion of the property, which currently consists of a gravel lot.

This proposal is before the Plan Commission because the applicant has applied for a demolition permit, and such alterations requiring a building permit trigger Plan Commission review prior to issuance of the permit.

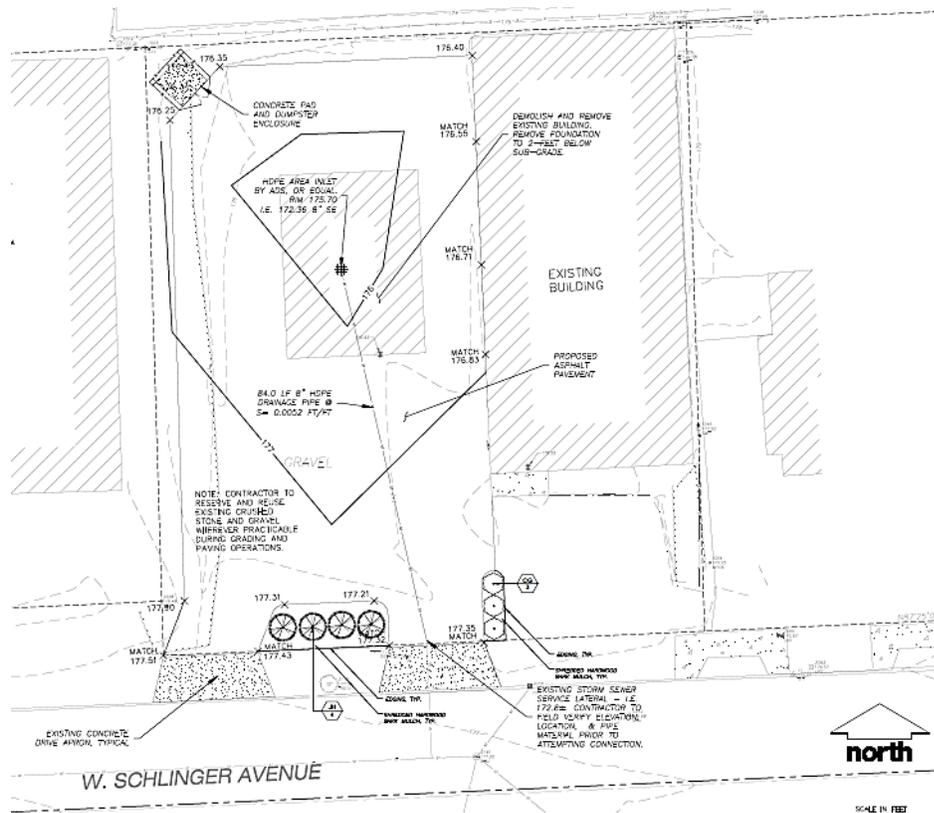
### Site, Landscaping and Architecture

The proposed site improvements include:

1. The property owner is proposing to demolish one of two buildings on site,
2. Pave and drain via a new catch basin on site connected to the City storm sewer. The new parking lot (currently a gravel surface the will be paved with asphalt).
3. The parking lot will consist of 14 total parking stalls. Four of the stalls are assigned to commercial vehicles (2 pick-ups and 2 cube trucks).
4. A landscaping bed is proposed along a portion of the W. Schlinger Ave. frontage between 2 existing driveways. Landscaping includes 4 evergreen junipers and dogwood.
5. The applicant has indicated that the above referenced improvements would be implemented in the Spring of 2017.



Staff comment - The property is located on the north side of W. Schlinger Ave. and features two driveways. From a safety, traffic engineering and neighborhood aesthetic perspective, staff is recommending that one of the two driveways be closed to reduce conflict points onto W. Schlinger Ave. and to extend a proposed landscaping bed across the closed portion. A residential neighborhood exists south of W. Greenfield Ave. and increased landscaping would help improve curb appeal between industrial and residential uses.



### Parking

Based on the approximate 4,000 sq. ft. (3,000sf shop and 1,000sf office) building foot print, the site is required to have 5 parking stalls, including 1 ADA compliant. Fourteen (14) are provided on site. Employees will park on site.

### Signage

A sign permit would ultimately need to be applied for via a Sign Permit application, prior to installation.

### Lighting

No detailed lighting plans have been proposed with this review. Any new lighting would need to feature cut-off fixtures to ensure that light does not splay onto neighboring properties. Lighting plans shall be provided to the Department of Development for review.

**Recommendation:** Approval of the Site, Landscaping and Architectural Plans for Master Kleen an existing business proposing to demolish an existing building and make site improvements to the property located at 8942 - 9002 W. Schlinger Ave., submitted by Brian and Shannon Murray, d/b/a Master Kleen. (Tax Key No. 417-0004-002), subject to the following conditions:

(Items 1–3 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) Remove one of the two driveways along W. Schlinger Ave. Install curb and a grass terrace in place. A continuation of the proposed landscaping bed is also recommended along the frontage of the new parking lot; (b) curb or landscape block border/edge is recommended around the parking lot side of the new landscaping area (south side of parking lot); (c) additional diversity of landscaping (as

proposed only junipers and dogwood are shown); (d) clean up/trimming of brush along the west property line and north fence line; (e) install turf/grass along the north side of the new parking lot; (f) show dimensions of the proposed parking lot, parking stalls, aisle width, distance from building to edge of pavement west; and, (g) a detail of proposed fence enclosure around the dumpster location. Contact Steven Schaer, Manager of Planning and Zoning 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, Manager of Planning and Zoning at (414) 302-8466 with any questions.
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 refuse 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 with any questions.

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

4. A sign plan and lighting/photometric plan if new signage and/or exterior lighting are proposed.

**6. Site, Landscaping and Architectural Plans for Milwaukee Plumbing, located at 11800 W. Greenfield Ave., submitted by Al Holtz d/b/a Milwaukee Plumbing. (Tax Key No. 446-0525-001)**

**Overview and Zoning**

The applicant, who operates Milwaukee Plumbing, a plumbing contractor has applied to place an overhead door on the rear of its recently purchased building. Additionally, the applicant proposes to place a handicap entrance ramp on the front of the building, and to repaint the parking stalls in the parking lot.



The property is zoned C-3 Community Commercial District, which permits office/home improvement contractors as a permitted use. The exterior alterations proposed trigger a full site and landscape review of the site to get it into conformance with the City's Design Review Requirements.



a portion of the rear property line be landscaped and screened to buffer the commercial parking lot and loading areas from the adjacent residential neighborhood on the north side of the alley.

2. *"In areas adjacent to residential developments, solid visual screening, such as walls, fences, and berms shall be required with a minimum height of four feet. In addition, a semi-transparent vegetative screen shall create 50% opacity of the developed area above the solid man-made screen to a height of six feet"*.
  - Recommendation – Typically, staff would recommend a fence screen; however, appropriate and tasteful screening can likely take place without the need for a fence screen, a fence screen may actually seem a bit obtrusive in the areas where a buffer is needed on this site.
3. *"All surface parking is to be visually screened from the roadway and adjacent residential developments. The screen is to be a minimum of four feet above the existing elevation adjacent to residential properties and four feet along road frontages and constructed of materials compatible with any adjacent structure. Acceptable materials include but are not limited to masonry walls and wood fences. Also acceptable are densely planted hedges and earthen berms. All walls and fences shall be aligned or set back from the face of the adjacent structure."*
  - Recommendation: Per recommendation #1, staff recommends a buffer between the residential areas to the north and the west. This would simply consist of plantings along the west property line. Along the north side, staff recommends it takes the form of large, curbed landscape island(s).
4. *"As noted in the previous section, all loading and utility areas, including dumpsters and trash bins, shall be screened from public view with a solid screen. The screen shall be at least one foot higher than the top of the dumpster or similar receptacle. Loading areas shall be screened from view from adjacent properties. The appropriate screening method will depend on the extent and layout of loading areas and shall be approved by the Plan Commission."*
  - Recommendation - The applicant is proposing to add an overhead door for loading pipes and equipment on the north side of the property which faces a residential neighborhood. Staff had recommended to the applicant that they consider adding this overhead door and loading area to the east elevation, near the back corner of the building, however the applicant has indicated that it would cost more money to do so and the preferred location is where proposed. Staff does not know how at its current proposed location the applicant will be able to screen the new loading area from the adjacent residential uses to the north. Staff again recommends that the applicant consider the overhead door be placed on the east elevation of the building and that the interior remodeling proposed takes into account this change and floor plan is altered to allow it.



Additionally, the "Landscaping and Green Space" Section of the Design Guidelines state that:

5. "Parking areas shall additionally have visual screening between all parking and loading areas and adjacent residential developments."
  - Recommendation – The recommendations above that ask for the overhead door and loading area to be moved to the east and to screen the parking area to the north with landscape reinforce this guideline.

### **Architecture**

An overhead door is proposed on the north (rear) elevation of the building and a proposed handicap accessible ramp is proposed on the (south) elevation of the building. Staff would again like to encourage the applicant to consider placing the overhead door on the east elevation and adjusting the proposed floor plan as needed so that all loading takes place in a way that does not face the adjacent residential neighborhood to the north. Staff also recommends the applicant submit a view of what the proposed overhead door and the proposed handicap ramp will look like. They both should be designed in a way to fit into the style of the building.

### **Parking**

15 parking stalls are required and 15 parking stalls are indicated on the plan. Staff would also like to remind the applicant that if commercial vehicles are part of the proposed operations, those vehicles shall be noted on the site plan and screened accordingly.

### **Signage**

There has been no sign plan submitted at this point, the applicant indicates on the plans it plans to upgrade the existing monument sign. If the proposed upgrades meet the sign code requirements staff can approve them in-house.

**Recommendation:** Approval of the Site, Landscaping and Architectural Plans for Milwaukee Plumbing, located at 11800 W. Greenfield Ave., submitted by Al Holtz d/b/a Milwaukee Plumbing. (Tax Key No. 446-0525-001) subject to the following conditions:

(Items 1–3 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.)

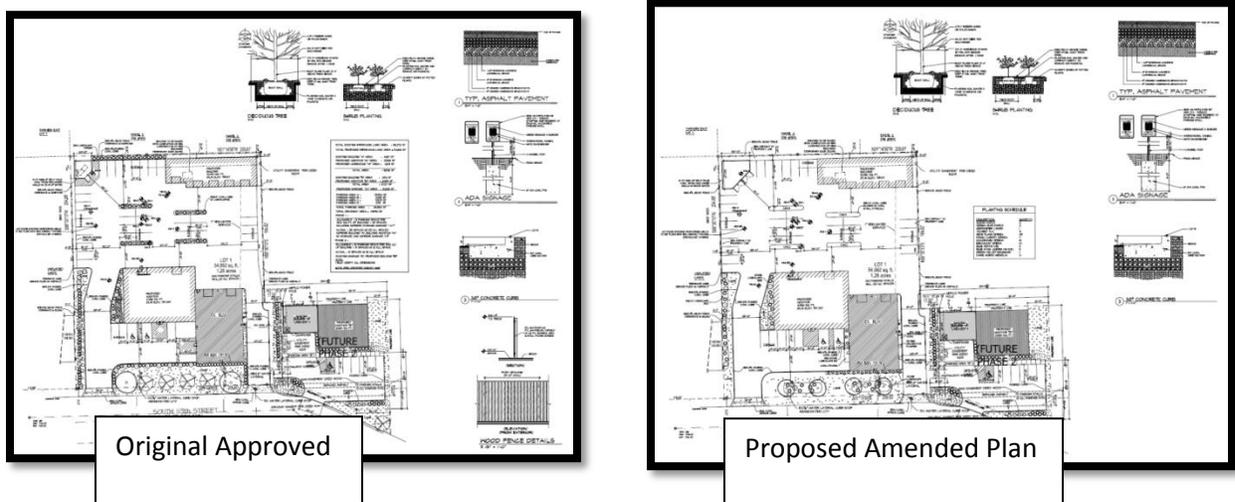
1. Site, Landscaping and Architectural improvements to include the following: (a) screening the parking lot from the residential area to the north with a curbed landscape area similar to the one at the front of the parking lot; (b) including the required ADA stall and associated sign; (c) landscaping along the west property line; (d) a view of the proposed overhead door; (e) a view of the proposed ADA ramp railings; (f) refuse enclosure details, include personnel door, type of fencing, and height of fencing; (g) approval of all landscape species and number with the City Forester; and, (h) location and screening of any proposed commercial vehicles. Contact Shaun Mueller, Senior Planner at (414) 302-8470 with any questions.
2. An estimated cost of refuse screening being submitted to the Department of Development for approval. Contact Shaun Mueller, Senior 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 refuse screening shall be executed by the applicant prior to the issuing of a building permit. Contact Shaun Mueller, Senior Planner at 414-302-8470.

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

5. A sign plan to address the abandoned monument sign.
  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.
7. **Site, Landscaping and Architectural Plan Amendment for proposed building improvements to the existing Supreme Builders Office property located at 1445 S. 113 St., submitted by Robert J. Baiert, d/b/a Supreme Builders Inc. (Tax Key No. 448-9989-005)**

### Overview

Construction and site work at the above referenced project are now complete and the applicant has requested an Occupancy Permit, however upon inspection as part of the Occupancy Permit review it was noted that the some of the site improvements did not match the approved plans. Staff notified the applicant of the discrepancies and the applicant is applying to amend the approved plan to reflect the work that was done. The applicant's request is below with staff comment below each request for change. The applicant has also submitted a revised plan to reflect the changes to the plans. Here is an overview of the modified items:



- Curb eliminated along north, west, and south property lines starting behind the buildings. This was done to better encapsulate the site from the contaminated soils below. Now there is a hard, impermeable surface to protect the site, from property line to property line. Curb and landscaping has been maintained from the building to the street.
  - o Staff has no issue with this change. This change is minimally impactful and curbing is not required by the City's Design Requirements and Guidelines.
- The board on board wood fence now surrounds the north, west, and south property lines starting behind the buildings.

- o Staff has no issue with this change to the plan, it is viewed as a positive additional screening of the site.
- Landscaping has been eliminated in the islands and in-filled with concrete. The minimal size of these islands, combined with the hardship of trying to keep plants living in a confined area, along with contaminated soils below drove the necessity to encapsulate these areas with concrete paving.
  - o Staff cannot support this change and the applicant was notified in September of 2015 that we could not support the change or approve the change at the administrative level, the applicant responded with the following email:

**From:** nathan remitz [<mailto:nathan@paterallc.com>]  
**Sent:** Tuesday, September 29, 2015 1:59 PM  
**To:** Shaun Mueller  
**Cc:** [supremebuilders@gmail.com](mailto:supremebuilders@gmail.com)  
**Subject:** RE: supreme builders

Shaun

After discussing with the owner, they want to keep per the originally approved landscape drawings to avoid updated approval meetings. We will do what is needed to work with the contaminated soils, per the environmental company. Attached is my updated plan reflecting this.

So in a nutshell, I only eliminated some concrete curbing along the north and south property lines.

Thanks,  
 Nathan

The above is where this issue was left until the applicant applied for an Occupancy Permit and staff did a site inspection and noted that the landscape islands were not landscaped. The applicant is choosing to ask for an amendment to the existing approved plan, in order to allow for the parking lot islands not to be landscaped.

The reason staff cannot recommend approval of this change is that the City's Design Requirements and Guidelines state that:

*"Parking lots shall be designed to include landscaped islands with vegetation providing shade and aesthetically tying the area into the rest of the site. Screening requirements for parking lots are found below. Islands should be of a size and configuration to ensure the viability of the plant materials used."*

- Landscaping along the north side of the building has been eliminated. The owner has installed a tinted concrete in-fill, along with planter box areas. This was done again due to minimal landscape clearances and the difficulty of keeping plants living in such a tight space.
  - o Staff has no issue with this change.

**Recommendation:** Approval of the Site, Landscaping and Architectural Plan Amendment for proposed building improvements to the existing Supreme Builders Office property located at 1445 S. 113 St., submitted by Robert J. Baiertl, d/b/a Supreme Builders Inc. (Tax Key No. 448-9989-005)

with the exception of the item requesting that the applicant be allowed to not landscape within the parking lot islands.

8. **Sign Plan Appeal for Lucky Chance Bar and Grill, located at 6139 W. Beloit Rd. (Tax Key No. 475-0328-000)**



The applicant is seeking approval for a sign that is larger than what is allowed by the Sign Code. 28.2 sq. ft. of signage is allowed for this site and 64 sq. ft. is proposed. Staff notes that within the sign code there is a Creative Sign section which states that:

“(a) Purpose. The purpose of the creative sign subsection is to establish standards and procedures for the design, review and approval of creative signs, such that consideration may be obtained from the Plan Commission to:

1. Encourage signs of unique design, and that exhibit a high degree of thoughtfulness, imagination, inventiveness and spirit; and

2. Provide a process for the application of sign regulations in ways that will allow for creatively designed signs that make a positive visual contribution to the overall image of the City, and in certain instances, a creatively designed sign may be permitted even though it is larger or unusual in design.”

Staff rarely has recommended approval of signage which simply exceeds the maximum allowed amount of sign area, however, in this case staff believes there is a high degree of thoughtfulness with the sign, that proportionally this size sign actually looks better than a smaller version at 28 sq. ft. in that because it is a high quality sign it actually makes a positive visual contribution to what is otherwise a forgettable looking building from an architectural standpoint.

**Recommendation:** Approval of the Sign Plan Appeal for Lucky Chance Bar and Grill, located at 6139 W. Beloit Rd. (Tax Key No. 475-0328-000).

9. **Ordinance to amend the official West Allis Zoning Map by rezoning properties located at 1451 S. 108 St. (448-9999-010), 1461-1511 S. 108 St. (448-9999-011), 1540 S. 108 St. (448-9981-017), 1540 S. 108 St. (449-9981-019), 1551 S. 108 St. (448-9998-002), 10901 W. Lapham St. (448-9979-005), 16\*\* S. 108 St. (448-9979-004), 1616 S. 108 St. (449-9981-014), 1650 S. 108 St. (449-9981-009), 109\*\* W. Mitchell St. (448-9979-006), 1657 S. 108 St. & 10900 W. Mitchell St. (448-9979-007), 1701-1729 S. 108 St. (448-9981-003), 108\*\* W. Mitchell St (448-9981-004), 1800 S. 108 St. (449-9980-007), 1815 S. 108 St. (448-9982-000), 1919 S. 108 St. (481-9999-002), 1939 S. 108 St. & 10840 W. Rogers St. (481-9997-014), 10915 W. Rogers St. (481-9997-004), 2021 S. 108 St. (481-9996-000), 109\*\* W. Becher St. (481-**

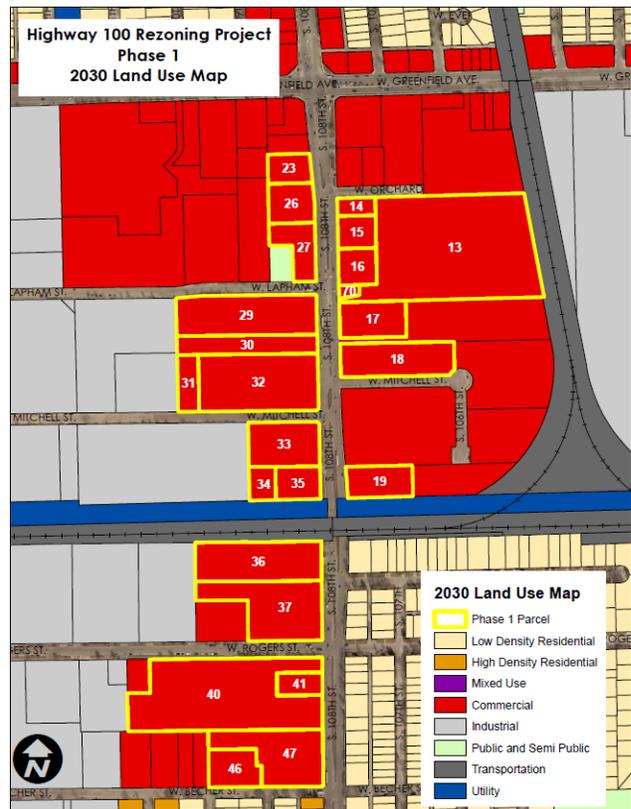
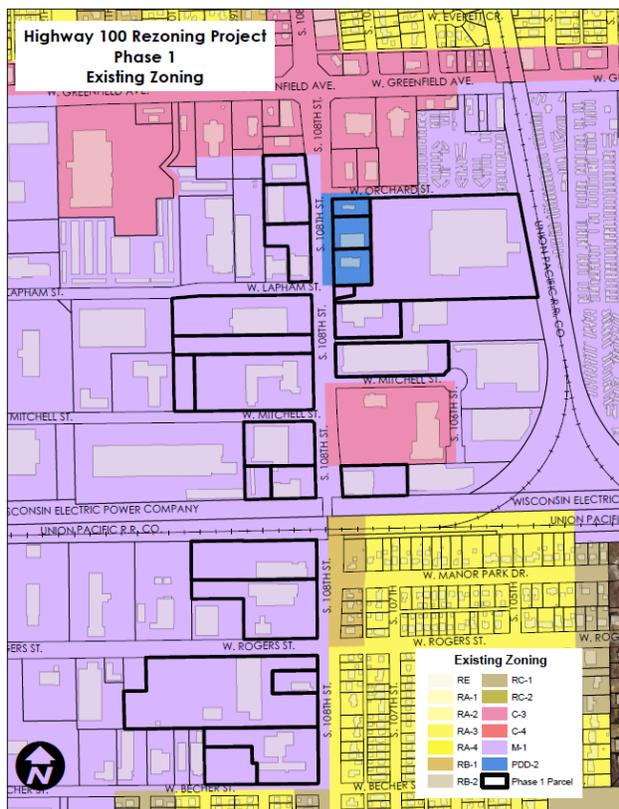
9995-014), 2055-2069 S. 108 St. (481-9995-017), and their respective rights-of-way from M-1 Manufacturing District to C-3 Community Commercial District.



**Project Overview and Purpose**

The City of West Allis is witnessing increasing interest in the Highway 100 corridor and has a desire to guide development towards the City's adopted Future Land Use Map. That map, as adopted through the City's Comprehensive Planning efforts, details a long-term vision of a retail and office commercial corridor.

The [current Zoning](#) of the corridor is largely Manufacturing, which does not conform to the [Future Land Use](#) map, which is adopted as Commercial.



In order to align these policy documents, the City is embarking upon a [phased effort](#) to consider rezoning properties currently zoned M-1/Manufacturing to more compatible Commercial zoning.

The [first phase](#) of the proposed rezoning will include properties that generally front or have common ownership with properties that front the Hwy 100 corridor between W. Greenfield Ave.

and W. Becher St. The project scope seeks to rezone these properties from M-1/Manufacturing District to C-3/Community Commercial District, in accordance with the 2030 Comprehensive Land Use Plan.

**Proposed Schedule**

**Phase 1 Public Informational Meeting**

Conducted - October 19, 2016 - 4:00 pm - 7:00 pm (City Hall Art Gallery)

**Phase 1 Plan Commission Consideration and Recommendation**

November 9, 2016 - 6:00 pm  
(Development Department Conference Room)

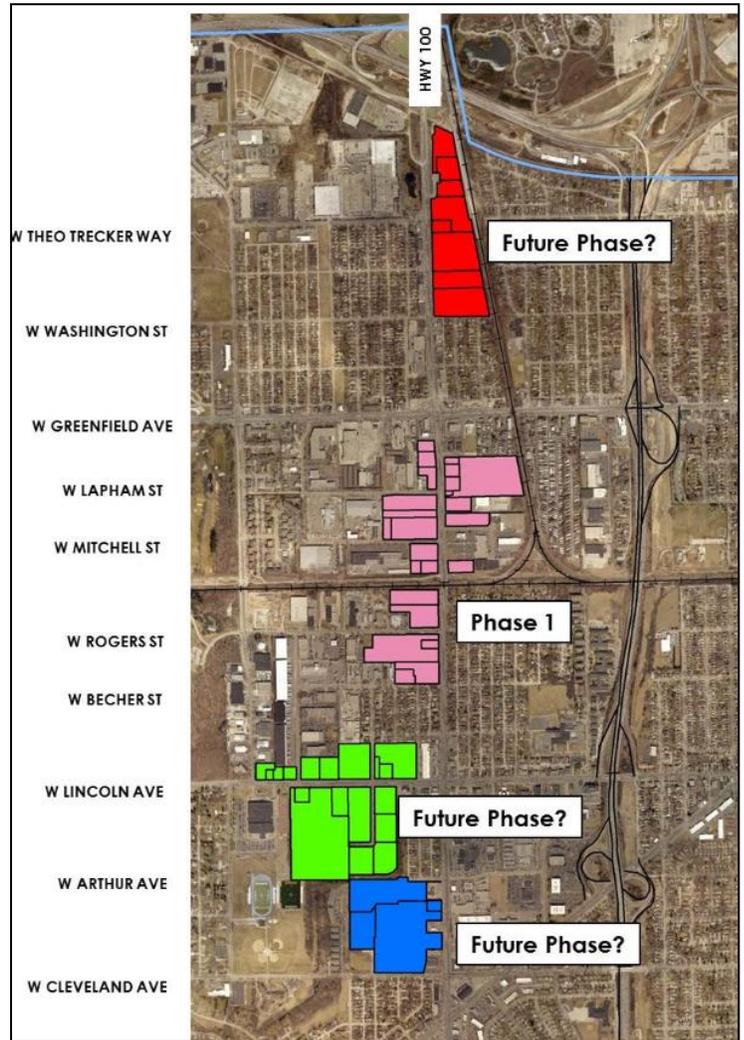
**Phase 1 Common Council Public Hearing**

November 15, 2016 - 7:00 pm (City Hall Common Council Chambers)

**Zoning Districts and Uses**

Permitted business uses for respective zoning districts may be found within the City's Revised Municipal Code (links below):

- [C-3 Community Commercial District](#)
- [C-4 Regional Commercial District](#)
- [M-1 Manufacturing District](#)



**Non-conforming Uses**

Existing uses may continue to operate as previously approved; however, future uses would be required to conform to the new zoning standards, unless the new use is "grandfathered in" as a similar use within 12 months of the previous occupant.

A total of 24 properties are included in the first phase of the proposed rezonings.

One (1) property is currently considered legal non-conforming, the Days Inn Hotel (hotels are not permitted in manufacturing zoning districts) would become a conforming use.

Seven (7) properties would become legal non-conforming (grandfathered uses):

1. 1616 S. 108 St. current use Lexco Stone and Tile (over 2,000sf of warehouse)
2. 1650 S. 108 St. current use Able/KBS (Kohler)
3. 108\*\* W Mitchell St. current use vacant lot no current occupancy (behind Tile Shop, Rockler and Universal Windows Direct property)
4. 1919 S. 108 St. current use Budget Car and Truck rental (private passenger vehicle rental permitted via special use in C-4)
5. 10915 W. Rogers St. current use Badger Truck (commercial vehicle sales permitted via special use in M-1/Manufacturing)

6. 2055-2069 S. 108 St. current uses American State Equipment (commercial vehicle rental and outdoor storage permitted via Special use in M-1/Manufacturing) and Derzon Coin (second hand jewelry dealers not permitted until C-4/Regional Commercial)
7. 109\*\* W Becher St current use outdoor storage lot (outdoor storage permitted in M-1/Manufacturing)



While some property owners have indicated they are not opposed to the changes, only one property owner has expressed concern of the change to date. The property owner of 1650 S. 108 St. Able/Kohler, an existing 55,000 sf. Building, has expressed concerns with the proposed rezoning to C-3/Community Commercial:

- a. Proposed commercial zoning allows the office/showroom area, but would limit their warehouse area to 2,000-sf.
- b. Ability to rebuild a legal non-conforming property.
- c. Concern with the timing of re-occupancy should the property become vacant (lapse of occupancy).

Staff is considering various options posed by this property owner in hopes of coming to a mutually agreeable solution. They have requested to be removed from the scheduled list of zoning changes at this juncture to give additional time to meet again, and establish a modified approach to rezoning of this parcel.

Rezoning of property is a policy decision of the Common Council, and while the Department of Development recommends rezoning the phase one properties to Commercial per the 2030 Land Use Plan, will continue to further discuss any concerns with property owners, the Plan Commission and Common Council.

**Recommendation:** Common Council Approval of an Ordinance to amend the official West Allis Zoning Map by rezoning properties located at 1451 S. 108 St. (448-9999-010), 1461-1511 S. 108 St. (448-9999-011), 1540 S. 108 St. (448-9981-017), 1540 S. 108 St. (449-9981-019), 1551 S. 108 St. (448-9998-002), 10901 W. Lapham St. (448-9979-005), 16\*\* S. 108 St. (448-9979-004), 1616 S. 108 St. (449-

9981-014), 1650 S. 108 St. (449-9981-009), 109\*\* W. Mitchell St. (448-9979-006), 1657 S. 108 St. & 10900 W. Mitchell St. (448-9979-007), 1701-1729 S. 108 St. (448-9981-003), 108\*\* W. Mitchell St (448-9981-004), 1800 S. 108 St. (449-9980-007), 1815 S. 108 St. (448-9982-000), 1919 S. 108 St. (481-9999-002), 1939 S. 108 St. & 10840 W. Rogers St. (481-9997-014), 10915 W. Rogers St. (481-9997-004), 2021 S. 108 St. (481-9996-000), 109\*\* W. Becher St. (481-9995-014), 2055-2069 S. 108 St. (481-9995-017), and their respective rights-of-way from M-1 Manufacturing District to C-3 Community Commercial District (public hearing scheduled for November 15, 2016).

**9. Ordinance to amend the official West Allis Zoning Map by rezoning properties located at 1500 S. 108 St. (449-0032-000), 1520-1528 S. 108 St. (449-0033-000), 1550 S. 108 St. (449-0034-000), and their respective rights-of-way from PDD-2 Planned Development District Commercial overlay to C-3 Community Commercial District.**

**Overview and Zoning**

The subject area includes the 3 properties along the frontage of Hwy 100, and just west of the Sam's Club property, which are zoned Planned Development Overlay District (PDD-2/Commercial). Uses on the subject properties include McDonald's, Starbucks and a third retail commercial building. Given the Planned Development overlay District, a separate ordinance is being proposed to rezone this existing 2.1 acre area from PDD-2/Commercial to C-3/Community Commercial District.

The former use of these properties and the Sam's Club property was once a single property upon which Borden's Dairy production plant operated. In the early 1990's Borden's Dairy plant was one of about ten plants in the US that were closed as part of a reorganization effort in attempt to better compete in the global market and streamline operations. In the late 1990's, the property was sold to Boulder Venture (a local real estate developer), who in about 1999 started to develop the overall 13 acre former Borden's site for a Sam's Club retail use. As part of the redevelopment plan a single 2.1 acre commercial outlot along the frontage of Hwy 100 was carved out of the overall 13 acre redevelopment area via CSM.



At the time the outlot was developed, the developer planned for 3 buildings on one lot which necessitated a Planned Development District zoning. Later the lot was further subdivided via CSM for each of the current buildings and uses (McDonald's, Starbucks and a third retail commercial building).

As part of the proposed rezoning to Commercial, staff is recommending the PDD overlay district be replaced with conventional C-3 Commercial zoning. As currently developed all existing uses are retail and would be allowed as permitted or special uses within the proposed C-3/Community Commercial District. If rezoned, uses in this area would be subject to C-3 zoning requirements.

**Recommendation:** Common Council approval of the Ordinance to amend the official West Allis Zoning Map by rezoning properties located at 1500 S. 108 St. (449-0032-000), 1520-1528 S. 108 St. (449-0033-000), 1550 S. 108 St. (449-0034-000), and their respective rights-of-way from PDD-2 Planned Development District Commercial overlay to C-3 Community Commercial District (public hearing scheduled for November 15, 2016).