



MINUTES
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.

- PRESENT:** Mayor Dan Devine; Wayne Clark, Vice Chair; Ron Rieboldt; Erin Hirn; Jon Keckeisen; Eric Torkelson
- EXCUSED:** Jean Wolfgang; Jim Lisinski
- STAFF:** Steve Schaer, AICP, Manager of Planning and Zoning
Shaun Mueller, Senior Planner
Bart Griepentrog, AICP, Planner II
- OTHERS:** Brian & Shannon Murray, David Robakowski, Allan Schimel, Ald. Roadt, Michael Julius, David Rehfeld, Bill Newbury, Steve Rudesiu, Robert J. Baierl, Jack Reichl, John DeLuca, Ed Prusak, Al Holtz, Dan Rivera

Vice Chair, Wayne Clark, called the meeting to order at 6:00 p.m. in the Department of Development Conference Room 220.

1. Approval of the minutes of the September 28, 2016 meeting.

A motion was made by Eric Torkelson and seconded by Ron Rieboldt to approve the minutes of the September 28, 2016 meeting.

The motion carried unanimously.

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 were considered together.

Discussion ensued with questions being answered by staff.

Alderman Roadt questioned the timeframe for completion.

Eric Torkelson questioned the extent of siding the Common Council recommended at the November 1 hearing.

A motion was made by Eric Torkelson to modify the recommendation to include a six month completion date and seconded by Erin Hirn to accept the staff recommendations.

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 Bajjeet 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. All work to be completed within 6 months of Plan Commission approval.
2. 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.
3. 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.
4. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of 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.
5. Property owner's acknowledgement signature that the non-conforming pole sign will be removed within one year of plan approval.
6. Common Council approval of the Special Use Permit and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. (A public hearing was held November 1, 2016.)

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

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.

- 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 were considered together.

Discussion ensued with questions being answered by staff.

A motion was made by Erin Hirn and seconded by Jon Keckeisen and to accept the staff recommendations.

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.

The motion carried unanimously.

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 were considered together.

Discussion ensued with questions being answered by staff.

The Plan Commission expressed concern that the previous approval was not carried out and asked for some assurance that this application would move forward. Staff responded that agreement from the property owner and a form of surety was being requested to help insure compliance.

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

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.

The motion carried unanimously.

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)

Mayor Devine present at this time.

Discussion ensued with questions being answered by staff.

Applicant stated they will work with the adjoining property owner to clean up the landscaping, but cautioned that grass might be hard to establish in the area due to grade differences.

A motion was made by Ron Rieboldt and seconded by Wayne Clark to accept the staff recommendations.

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.

The motion carried unanimously.

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)**

Discussion ensued with questions being answered by staff.

The applicant did not agree with all of the landscape screening requests, and explained issues with snow removal, salt, sunlight and an existing catch basin in the back area that would make landscaping there problematic. He did generally agree with other conditions.

Wayne Clark motioned to forego screening and landscaping in the back, but did not receive a second on his motion.

Erin Hirn inquired on hours of deliveries and was advised they would be from 7:00 a.m. – 3:00 p.m., but not a large part of the business' daily operations.

Ron Rieboldt stated it did appear to be difficult to landscape the area around the catch basin.

Dan Devine questioned whether or not a rain garden or bioswale would work in the area.

Erin Hirn believed that working within or around the catch basin seemed possible and that the landscaping didn't need to be huge.

Ron Rieboldt questioned if fencing could replace the recommendation for landscaping.

Steve Schaer explained the intent of the buffer is similar for all properties under review and represents a bigger picture vision for a "greener" city that is being accomplished on a case by case basis.

Ron Rieboldt inquired what kind of plants would be expected.

Shaun Mueller stated that ornamental grasses or arbor vitae often work in areas such as this.

Ron Rieboldt mentioned that perhaps a raised planter box could be installed that wouldn't interrupt the flow.

Eric Torkelson suggesting staying with the required standards and wanted staff to work out the details with the applicant.

Shaun Mueller advised that staff was seeking greater direction from the Plan Commission, since an agreement was not reachable with the applicant before the meeting.

Steve Schaer stated we are just asking commercial properties to do their part, but asked if the Plan Commission would be agreeable to locating the additional landscaping in the front of the property as option.

A motion was made by Wayne Clark and seconded by Ron Rieboldt to accept the staff recommendations with increased landscaping in the front of the property instead of the rear.

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) increased landscaping at the front of the property by removing one parking stall; (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.

The motion carried, with Erin Hirn opposed.

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. Baierl, d/b/a Supreme Builders Inc. (Tax Key No. 448-9989-005)

Discussion ensued with questions being answered by staff.

The Plan Commission asked the applicant to explain why he filled in the area with concrete and how much it would cost him to remove.

The applicant explained that he did it as part of an environmental cap, and that 3 ft. of concrete was installed in this area, which would be prohibitive to remove.

Staff confirmed that an environmental consultant indicated that a clay cap with landscaping would've been acceptable.

Jon Keckeisen questioned why the applicant didn't ask before modifying the approved plan and installing concrete.

A motion was made by Wayne Clark to leave the concrete as is and seconded by and Ron Rieboldt.

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. Baierl, d/b/a Supreme Builders Inc. (Tax Key No. 448-9989-005).

The motion carried with a 3-2 vote, Eric Torkelson and Jon Keckeisen opposed.

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

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark seconded by and Erin Hirn to accept the staff recommendations.

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).

The motion carried unanimously.

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.**

Discussion ensued with questions being answered by staff.

Representatives for the property located at 1650 S. 108 St. discussed their concerns with the proposal, indicating a preference to not be considered at this time or to modify the current recommendation and allow their property to be split zoned.

Wayne Clark suggested that we remove 1650 S. 108 St. from consideration.

Ron Rieboldt indicated that he would be in favor of splitting it between M-1 & C-3.

A motion was made by Wayne Clark to remove 1650 S. 108 St. from consideration with this item and seconded by and Eric Torkelson.

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), 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).

The motion carried unanimously.

10. **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.**

This item was not discussed as it was reworded per supplemental agenda item S1 below.

- S1. **Ordinance to amend the official West Allis Zoning Map by rezoning the underlying zoning of the 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 M-1 Manufacturing District to C-3 Community Commercial District, while maintaining the existing Planned Development District-Commercial (PDD-2) overlay.**

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark seconded by and Erin Hirn to accept the staff recommendations.

Recommendation: Common Council approval of the Ordinance to amend the official West Allis Zoning Map by rezoning the underlying zoning of the 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 M-1 Manufacturing District to C-3 Community Commercial District, while maintaining the existing Planned Development District-Commercial (PDD-2) overlay.

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

The motion carried unanimously.

The Plan Commission meeting was adjourned at 8:05 p.m. .