



MINUTES
WEST ALLIS PLAN COMMISSION
WEDNESDAY, APRIL 26, 2017
6:00 PM
ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

- PRESENT:** Mayor Dan Devine; Wayne Clark, Vice Chair; Ron Rieboldt; Jon Keckeisen; Jean Wolfgang; Jim Lisinski; Erin Hirn
- EXCUSED:** Eric Torkelson
- STAFF:** Steve Schaer, AICP, Manager of Planning and Zoning
- OTHERS:** Mario Valentini, Tawan J. Bowling, son/family of Migdalia M. Smith, Lisa Lewis, Jeff Krueger, Melissa (Esterly Scheider)

The meeting was called to order at 6:00 p.m. in Room 128.

Wayne Clark was acting chair for items 1-3.

1. Approval of the minutes from the March 22, 2017 meeting.

A motion was made by Ron Rieboldt and seconded by Jim Lisinski to approve the minutes of the February 22, 2017 meeting as amended.

The motion carried unanimously.

2A. Special Use Permit for Kater 2 Kidz, a proposed salon spa, retail boutique and child party service, to be located at 6129 W. Greenfield Ave.

2B. Site, Landscaping and Architectural Plans for Kater 2 Kidz, a proposed salon spa, retail boutique and child party service, to be located at 6129 W. Greenfield Ave., submitted by Migdalia M. Smith, d/b/a Kater 2 Kidz. (Tax Key No. 454-0062-000)

Items 2A and 2B were considered together.

Discussion ensued with questions being answered by staff.

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

Recommendation: Recommend Common Council approval of the Special Use Permit for Kater 2 Kidz, a proposed salon spa, retail boutique and child party service, to be located at 6129 W. Greenfield Ave. and approval of the Site, Landscaping and Architectural Plans for Kater 2 Kidz, a proposed salon spa, retail boutique and child party service, to be located at 6129 W. Greenfield Ave., submitted by Migdalia M. Smith, d/b/a Kater 2 Kidz (Tax Key No. 454-0062-000), subject to the following conditions:

(Items 1–2 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) awning details, including shape, material and color. Contact Bart Griepentrog, Planner II at (414) 302-8469 with any questions.
2. 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 may be scheduled for May 2, 2017.)

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

3. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

The motion carried unanimously.

3. Site, Landscaping and Architectural Plans for Taco Bell, an existing restaurant located at 1361 S. 60 St., submitted by Mario Valentini, d/b/a MRV Architects, Inc. on behalf of Albor Restaurants and NJB Operations LLC.(Tax Key No. 439-0359-004)

Discussion ensued with questions being answered by staff.

A motion was made by Jean Wolfgang and seconded by Erin Hirn to accept the staff recommendations.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for Taco Bell, an existing restaurant at 1361 S. 60th St, submitted by Mario Valentini, d/b/a MRV Architects (Tax Key No. 439-0359-004), subject to:

Item 1 being submitted within 60 days from Plan Commission approval:

1. Submittal of the updated scope of work and site plan for site changes being indicated: the conversion of the outdoor patio area to a bicycle rack location (minimum of 2 racks - inverted U type), decorative fence repair and any landscape infill and/or maintenance updates.

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

2. Revised Signage Plan being submitted to the Department of Development for review and approval, for new signage or any alterations to existing exterior signage.
3. 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.

Mayor arrived at this point of the meeting.

- 4A. Special Use Permit for Joycie's Angels, a proposed child daycare and education center, to be located at 3117 S. 108 St.
- 4B Site, Landscaping and Architectural Plans for Joycie's Angels, a proposed child daycare and education center, to be located at 3117 S. 108 St., submitted by Tawan J. Bowling, d/b/a Joycie's Angels. (Tax Key No. 523-9997-000)

Items 4A and 4B were considered together.

Discussion ensued with questions being answered by staff.

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

Recommendation: Recommend Common Council approval of the Special Use Permit for Special Use Permit for Joycie's Angels, a proposed child daycare and education center, to be located at 3117 S. 108 St. and approval of the Site, Landscaping and Architectural Plans for Joycie's Angels, a proposed child daycare and education center, to be at 3117 S. 108 St., submitted by Tawan J. Bowling, d/b/a Joycie's Angels (Tax Key No. 523-9997-000), 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) new landscaping areas per the staff comments being incorporated into a revised site/landscaping plan between the parking lot and street frontage, along Hwy 100, on the north and south sides of the building. The drive-aisle side of new landscaping islands should feature poured curbing or a raised decorative landscaping block edging; (b) additional perennial and freshening up of the existing landscaping area within the front yard. The City Forester has also requested additional information about providing details of existing landscaping, including the species type and quantity of current plantings; (c) relocate the ADA stall, shown at the front of the property, will need to be moved and reconfigured to allow for the required access aisle; (d) the site plan shall show the scope of pavement repair and/or replacement to the parking area on premise; (e) poured curbing at the perimeter of the parking lot is preferred, as opposed to wheel stops, but at a minimum wheel stops being re-anchored; (f) exterior building façade updates (painting details and possible added windows) being clarified within the architectural plans/elevations; (g) lighting details being included in the scope of work; (h) an alternate to wooden timber border being utilized around the outdoor play area; (i) a bicycle rack being incorporated into the site plan and details being provided. 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 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 Bart Griepentrog, Planner II at (414) 302-8469 with any questions.

4. Property owner's acknowledgement signature that the non-conforming pole signs will be removed within two years 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 may be scheduled for May 2, 2017.)

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

6. A revised Signage Plan being submitted to the Department of Development for review and approval, if exterior signage is desired.
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.

- 5A. **Special Use Permit for The Crimson Club, a proposed bar/restaurant, to be located at 7211 W. Greenfield Ave.**
- 5B. **Site, Landscaping and Architectural Plan Amendment for The Crimson Club, a proposed bar/restaurant, to be located at 7211 W. Greenfield Ave., submitted by Lisa Lewis, d/b/a Crimson Entertainment LLC (Tax Key No. 453-0089-000)**

Items 5A and 5B were considered together.

Discussion ensued with questions being answered by staff.

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

Recommendation: Recommend Common Council approval of the Special Use Permit for The Crimson Club, a proposed bar/restaurant, to be located at 7211 W. Greenfield Ave., and approval of the Site, Landscaping and Architectural Plans for The Crimson Club, a proposed bar/restaurant, to be located at 7211 W. Greenfield Ave., submitted by Lisa Lewis, d/b/a Crimson Entertainment LLC (Tax Key No. 453-0089-000), subject to the following conditions:

(Items 1-2 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) awning details, including shape, material and color. (b) site plan update and details of any outdoor seating (extent, number of tables, chairs, furniture material details); (c) exterior paint color (rear/south side of building); (d) removal of non-conforming rope lighting and projecting signage from the building. Contact Steven Schaer, Manager of Planning and Zoning (414) 302-8466 with any questions;

2. 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 may be scheduled for May 2, 2017.)

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

3. Signage and lighting plans being submitted to the Department of Development for approval.
4. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

The motion carried unanimously.

6. Site, Landscaping and Architectural Plans for O'Reilly Automotive Stores, Inc., an existing automotive store located at 1357 S. 108 St, submitted by Tom Mitchell, d/b/a O'Reilly Automotive Stores, Inc. (Tax Key No. 445-0732-002)

Discussion ensued with questions being answered by staff.

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

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for O'Reilly Automotive Stores, Inc., an existing automotive store located at 1357 S. 108 St, submitted by Tom Mitchell, d/b/a O'Reilly Automotive Stores, Inc. (Tax Key No. 445-0732-002), 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. Revised Site, Landscaping and Architectural Plans being submitted to the Department of Development to show the following:
 - (a) Painting and color details being provided for the exterior of the building and a schedule for compliance. Of note, the Plan Commission required earth tone colors be utilized on the exterior of the building. The recently repainted storefront should be changed from red to an earth tone color;
 - (b) A note on plans that window signage not exceed 20% of the window area;
 - (c) Pavement repairs, resealing and restriping of the asphalt parking lot;
 - (d) Infill landscaping within the existing landscaping areas, specifically along the frontage of W. Greenfield Ave. and other spot locations on site and around the building;
 - (e) Confirmation on plans that dumpsters shall be kept within a four sided enclosure;
 - (f) A bicycle rack (inverted u) being added on the east side of the building and shown on plan.

(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.

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

The motion carried unanimously.

The Plan Commission meeting was adjourned at 6:26 p.m.