



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, January 23, 2019

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [19-0051](#) November 28, 2018 Regular Meeting and December 12, 2018 Special Meeting Draft Minutes

Attachments: [November 28, 2018 \(draft minutes\)](#)
[December 12, 2018 \(draft minutes\)](#)

D. NEW AND PREVIOUS MATTERS

- 2A. [2019-0027](#) Special Use Permit for a proposed hotel to be located at 1010, 1040 & 1126 S. 70 St.

Attachments: [Application - Hotel \(S. 70 St.\)](#)
[Home2 Suites Hotel \(SUP & SLA\)](#)

- 2B. [19-0052](#) Site, Landscaping and Architectural Plans for a proposed hotel to be located at 1010, 1040 & 1126 S. 70 St., submitted by Kraig Sadownikow, d/b/a 70th Street Hotel Associates, LLC. (Tax Key No. 439-0001-026)

Attachments: [Home2 Suites Hotel \(SUP & SLA\)](#)

- 3A. [2019-0031](#) Special Use Permit for a proposed butcher shop, which includes converting the existing mixed use building to commercial and expanding the existing building, to be located at 2079 S. 69 St.

Attachments: [Application - Butcher Shop](#)
[Butcher Shop 2079 S 69 St \(SUP & SLA\)](#)

- 3B. [19-0053](#) Site, Landscaping and Architectural Plans for a proposed butcher shop, which includes converting the existing mixed use building to commercial and expanding the existing building, to be located at 2079 S. 69 St., submitted by Mark Lutz (Tax Key No. 476-0085-000).

Attachments: [Butcher Shop 2079 S 69 St \(SUP & SLA\)](#)

4. [19-0054](#) Site, Landscaping and Architectural Plans for building renovations to the former John's Shoe Service property located at 7506-08 W. Greenfield Avenue, submitted by Nate Maier, d/b/a West Allis Assets LLC. (Tax Key No. 440-0445-000)
- Attachments:* [John's Shoe Remodel 7506-08 W Greenfield Ave \(SLA\)](#)
- 5A. [2019-0032](#) Special Use Permit for the expansion of Tall Guy and a Grill an existing catering business at 6733 W. Lincoln Avenue.
- Attachments:* [Application - Tall Guy & A Grill](#)
[Tall Guy 6733 W Lincoln Ave \(SUP - SLA\)](#)
- 5B. [19-0055](#) Site, Landscaping and Architectural Plans for building improvements at Tall Guy and a Grill, an existing catering business, located at 6733 W. Lincoln Avenue submitted by Dan Nowak, (Tax Key No. 490-0368-000)
- Attachments:* [Tall Guy 6733 W Lincoln Ave \(SUP - SLA\)](#)
6. [19-0056](#) Site, Landscaping and Architectural Plans for site improvements and a new storage garage at Roger's Hospital located at 11101 W. Lincoln Ave. submitted by John Curran of Quorum Architects on behalf of Jack Collier of Rogers Memorial Hospital (Tax Key No. 484-9999-017).
- Attachments:* [Rogers Hospital 11101 W Lincoln Ave \(SLA\)](#)
- 7A. [2019-0033](#) Special Use Permit for a proposed commercial parking lot to replace existing building located at 9422-30 National Ave.
- Attachments:* [Application - Pkg Lot - 9422-30 Nat'l](#)
[Parking Lot 9422-30 W National Ave \(SUP - SLA\)](#)
- 7B. [19-0057](#) Site, Landscaping, and Architectural Plans for a proposed commercial parking lot to replace existing building located at 9422-30 National Ave. submitted by John Fuchs (479-0674-003).
- Attachments:* [Parking Lot 9422-30 W. National Ave \(SUP - SLA\)](#)
8. [19-0058](#) Certified Survey Map to consolidate 2 lots into 1 lot, submitted by Tu Tan Nguyen d/b/a Ilura LLC, on behalf of Chau Vo. (Tax Key Nos. 444-0511-001 and 444-0513-000).
- Attachments:* [Pho Saigon 10534 W Greenfield Ave \(CSM\)](#)
- 9A. [2019-0034](#) Special Use Permit for Uniko, a proposed entertainment venue, to be located at 1900 S. 60 St.
- Attachments:* [Application - Uniko](#)
[Uniko 1900 S 60 St \(SUP-SLA\)](#)

- 9B. [19-0059](#) Site, Landscaping and Architectural Plans for Uniko, a proposed entertainment venue, to be located at 1900 S. 60 St., submitted by Jonathan De Leon. (Tax Key No. 455-0023-000)

Attachments: [Uniko 1960 S 60 St \(SUP-SLA\)](#)

- 10A. [19-0060](#) Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) from "High Density Residential" and "Low Density Residential" to "Commercial" land use classification for property located at 1828 S. 76 St., submitted by John and Chris Ranson, property owners, d/b/a Start Ups R Us LLC (Tax Key No. 453-0418-001).

Attachments: [Rezone of 1828 S 76 St - \(ORD\)](#)

- 10B. [19-0061](#) Ordinance to amend the Official West Allis Zoning Map by rezoning the property located at 1828 S. 76 St. from RB-2, Residence District to C-2, Neighborhood Commercial District, submitted by John and Chris Ranson, property owners, d/b/a Start Ups R Us LLC (Tax Key No. 453-0418-001).

Attachments: [Rezone of 1828 S 76 St - \(ORD\)](#)

11. [19-0062](#) Sign Plan Appeal to modify an existing freestanding sign for MAAS, an existing gas station, located at 5930 W Greenfield Ave. submitted by Drew Jenson of Poblocki Sign Company on behalf of Jeff Maas, property owner (Tax Key No. 438-0397-001)

Attachments: [MAAS 5930 W Greenfield Ave \(SIGN\)](#)

12. [19-0063](#) Updates and coming events:
- a. Hobby Lobby, 6900 W. Greenfield Ave., Grand Opening January 21, 2019 at 9am
 - b. Blaze Pizza, 10730 W. National Ave., to open this March
 - c. Zoning Ordinance update (RFP), consultant proposals due January 25, 2019
 - d. American Planning Conference April 13-16, 2019.

E. ADJOURNMENT



All meetings of the Plan Commission are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

NOTICE OF POSSIBLE QUOROM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.