



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, May 29, 2024

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. [24-0257](#) April 24, 2024 (draft minutes)

Attachments: [April 24, 2024 \(draft minutes\)](#)

D. NEW AND PREVIOUS MATTERS

2. [24-0301](#) Site, Landscaping, and Architectural Design Review for new construction at Novonesis (formerly Chr. Hansen), an existing light industrial use, at 9015 W. Maple St. (Tax Key No. 451-1535-000).

Attachments: [\(SLA\) CHR Hansen freezer THOR P3](#)

- 3A. [24-0302](#) Certified Survey Map to consolidate and redivide property located at 6424-26 W. Greenfield Ave., 6414-22 W. Greenfield Ave., 6400 W. Greenfield Ave. 13** S. 65 St, and 1351 S. 64 St. part of a mixed use Planned Unit Development area (Tax Key Nos. 439-0145-002, 439-0144-001, 439-0141-001, 439-0146-000, 439-0147-001).

- 3B. [24-0303](#) Ordinance to rezone a portion of property located at 6424-26 and 6414-22 W. Greenfield Ave. from C-3 to P, Park District. Rezone 6400 W. Greenfield Ave. from P, Park to C-3 commercial, 13** S. 65 St from C-2 to C-3 Commercial, and 1351 S. 64 St. from RB to C-3 commercial and create a Planned Unit Development overlay district for a mixed-use redevelopment project (Tax Key Nos. 439-0145-002, 439-0144-001, 439-0141-001, 439-0146-000, 439-0147-001).

- 3C. [24-0304](#) Site, Landscaping, and Architectural Design Review for a mixed-use redevelopment at 6424-26 W. Greenfield Ave., 6414-22 W. Greenfield Ave., 6400 W. Greenfield Ave. 13** S. 65 St, and 1351 S. 64 St. part of a Planned Unit Redevelopment area (Tax Key Nos. 439-0145-002, 439-0144-001, 439-0141-001, 439-0146-000, 439-0147-001).

- 3D. [24-0305](#) Sale of approximately 12,547-square feet of city land on the property located at 6400 W. Greenfield Ave. (Tax Key No. 439-0141-001).
Attachments: [\(CUP-SLA\) 6400 W. Greenfield Ave. Apartments](#)
- 4A. [24-0306](#) Vacation and discontinuance of part of an alley located north of W. Hicks St. between S. 73 St. and S. 74 St.
- 4B. [24-0307](#) Certified Survey Map to combine two existing parcels at 1909 S. 73 St. and 19** S. 73 St. into one parcel (Tax Key Nos. 476-0266-002 and Tax Key 476-0266-001).
- 4C. [24-0308](#) Site and Landscaping plan Design Review for JJ Enterprises for a proposing an outdoor storage area at 1909 S 73rd St (Tax Key 476-0266-002) and 19** S 73rd St (Tax Key 476-0266-001).
Attachments: [\(VAC CSM SLA\) JJ Ent PC SR](#)
5. [24-0309](#) Site, Landscaping, and Architectural plan Design Review for site changes and building alterations to property located at 10920 W. Lincoln Ave. (Tax Key 481-9991-010) and 110** W. Lincoln Ave. (Tax Key 481-9991-005).
Attachments: [\(SLA\) Landscape Company - 10920 W. Lincoln Ave.](#)
- 6A. [24-0310](#) Certified Survey Map to consolidate two properties into one lot of record at 7225 W. National Ave. and 7235 W. National Ave. (Tax Key Nos. 453-0537-000 and 453-0538-000)
- 6B. [24-0311](#) Site, Landscaping, and Architectural plan Design Review for site and building alterations to property located at 7225 W. National Ave. and 7235 W. National Ave. (Tax Key Nos. 453-0537-000 and 453-0538-000).
Attachments: [\(CSM SLA\) The Rare - 7235 W. National Ave.](#)
7. [24-0312](#) Site, Landscaping, and Architectural plan Design Review for site and building alterations to property located 11300 W. Greenfield Ave. (Tax Key No. 445-0355-000)
Attachments: [\(SLA\) 3-unit dwelling - 11300 W. Greenfield Ave.](#)
- 8A. [24-0313](#) Conditional Use Permit for Saul's Auto, a proposed Light Motor Vehicle Service use, at 5312 W. Electric Ave.
- 8B. [24-0314](#) Site, Landscaping, and Architectural Design Review for Saul's Auto, a proposed Light Motor Vehicle Service use, at 5312 W. Electric Ave. (Tax Key No. 474-0526-000)
Attachments: [\(CUP-SLA\) Saul's Auto -5312 W. Electric Ave.](#)
9. [24-0315](#) Site, Landscaping, and Architectural plan Design Review for site and building alterations to property located 5916 W. Burnham St. (Tax Key No. 455-0065-000)
Attachments: [\(SLA\) 5916 W. Burnham St.](#)

10. [24-0316](#) Creative sign plan for a proposed wall mural at 10822 W. National Ave. (Tax Key No. 520-0010-001).

Attachments: [Paul's Jewelers Mural -10820 W. National Ave. \(revised\)](#)

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 QUORUM

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.