



# City of West Allis

## Meeting Agenda

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

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Wednesday, June 27, 2018

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. APPROVAL OF MINUTES

#### D. NEW AND PREVIOUS MATTERS

1. [18-00374](#) May 23, 2018 Draft Minutes

*Attachments:* [May 23, 2018 \(Draft Minutes\)](#)

2. [18-00375](#) Revised Site plan amendment for proposed site changes to North Shore Bank, an existing financial institution with a drive-through, located at 10533 W. National Ave. submitted by Mike Peine, architect and David Kane of North Shore Bank (Tax Key No. 519-0002-006).

*Attachments:* [North Shore Bank - \(SLA\)](#)

- 3A. [2018-0427](#) Special Use Permit for RSR Services LLC, an existing warehouse/distribution and commercial truck repair facility located at 6036 W. Beloit Rd.

*Attachments:* [Application - RSR Services](#)  
[RSR \(SLA\)](#)

- 3B. [18-00303](#) Site, Landscaping and Architectural Plans for RSR Services LLC an existing warehouse/distribution and commercial truck repair facility located at 6036 W. Beloit Rd., submitted by Steven Ignasiak d/b/a RSR Services LLC. (Tax Key No. 475-0034-004)

*Attachments:* [RSR \(SLA\) \(5-23-18\)](#)  
[RSR \(SLA\) 6-27-18\)](#)

4. [18-00376](#) Certified Survey Map for Riverbend Shopping Center, to separate one parcel located at 7500 W. Oklahoma Ave. into two parcels, submitted by Brad Kropp, d/b/a Perspective Design, Inc. (Tax Key No. 515-0124-000).

*Attachments:* [Riverbend - \(CSM\)](#)

- 5A.** [18-00391](#) Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) for properties, located at 9106 W. Mitchell St. (451-0395-001), 9032 W. Mitchell St. (451-0393-005), 8905 W. Mitchell St. (451-0396-001), 8917 W. Mitchell St. (451-0400-001), 1717 S. 89 St. (451-0403-002), 1721 S. 89 St. (451-0403-003), 1700 Block S. 89 St. (451-0403-005), 1700 Block S. 89 St. (451-0404-001), 8902 W. Maple St. (451-0405-000), 8908 W. Maple St. (451-0406-000) and 8914 W. Maple St. (451-0407-001) from Low Density Residential to Industrial and Office Land Use submitted by T&G Properties, LLC the current property owner.

**Attachments:** [Chr Hansen Rezone and Land Use Amendment - \(ORD\)](#)

- 5B.** [18-00392](#) Ordinance to amend the Official West Allis Zoning Map by rezoning property located at 9106 W. Mitchell St. (451-0395-001), 9032 W. Mitchell St. (451-0393-005), 8905 W. Mitchell St. (451-0396-001), 8917 W. Mitchell St. (451-0400-001), 1717 S. 89 St. (451-0403-002), 1721 S. 89 St. (451-0403-003), 1700 Block S. 89 St. (451-0403-005), 1700 Block S. 89 St. (451-0404-001), 8902 W. Maple St. (451-0405-000), 8908 W. Maple St. (451-0406-000) and 8914 W. Maple St. (451-0407-001) from RB-2, Residence District to M-1, Manufacturing District submitted by T&G Properties, LLC the current property owner.

**Attachments:** [Chr Hansen Rezone and Land Use Amendment \(ORD\)](#)

- 6A.** [18-00393](#) Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) as follows for the following properties: 1309 S. 70 St. (440-0244-001), 13\*\* S. 71 St. (440-0220-000), 13\*\* S. 71 St. (440-0219-000), 13\*\* S. 71 St. (440-0218-000), 13\*\* S. 71 St. (440-0217-000), 13\*\* S. 71 St. (440-0216-000), 13\*\* S. 71 St. (440-0215-000), 13\*\* S. 71 St. (440-0214-000) from Mixed Use to Commercial land use; 7021 W. Washington St. (440-0245-001), 10\*\* S. 72 St. (440-0213-002) from Public and Semi Public to Commercial land use; 8\*\* S. 72 St. (440-0004-001) from Commercial to Public and Semi Public land use; 865 S. 72 St. (440-0006-000) from Low Density Residential to Commercial land use; 8\*\* S. 72 St. (440-0005-000) from Low Density Residential to Commercial land use.

**Attachments:** [Cobalt Rezone, PDD and Land Use Amendment - \(ORD\)](#)

- 6B.** [18-00394](#) Ordinance to amend the Official West Allis Zoning Map by rezoning the following properties: 865 S. 72 St. (440-0006-000) from RB-2, Residence District to C-3, Community Commercial District; 8\*\* S. 72 St. (440-0004-001) from M-1, Manufacturing District to P-1, Park District; 1000 S. 72 St. (440-0213-003) from RB-2, Residence District to P-1, Park District; 10\*\* S. 72 St. (440-0213-002) from RB-2, Residence District to C-3, Community Commercial District; 71\*\* W. Washington St. (440-0213-001) from RB-2, Residence District to C-3, Community Commercial District; 1010, 1040, 1126, & 1304 S. 70 St. (439-0001-026) from M-1, Manufacturing District to C-3, Community Commercial District.

**Attachments:** [Cobalt Rezone, PDD and Land Use Amendment - \(ORD\)](#)

- 6C.** [18-00395](#) Ordinance to amend the Official West Allis Zoning Map by placing a PDD-2, Commercial Overlay District over the following properties: 1010, 1040, 1126,&1304 S 70 St. (439-0001-026, 9\*\* S 70 St. (440-0259-002),10\*\* S 70 St. (440-0259-004), 10\*\* S 70 St.(440-0259-005), 11\*\* S 70 St. (440-0257-003), 1135 S 70 St. (440-0257-002),1205 S 70 St. (440-0256-002),1309 S 70 St (440-0244-001),13\*\* S 71 St. (440-0220-000), 13\*\* S 71 St. (440-0219-000), 13\*\* S 71 St. (440-0218-000), 13\*\* S 71 St. (440-0217-000),13\*\* S 71 St. (440-0216-000), 13\*\* S 71 St. (440-0215-000),13\*\* S 71 St. (440-0214-000), 1200-16-30 S 71 St. (440-0254-001), 7021 W. Washington St. (440-0245-001), 71\*\* W. Washington St. (440-0213-001), 10\*\* S 72 St. (440-0213-002), 1000 S 72 St. (440-0213-003), 8\*\* S 72 St. (440-0004-001), 865 S. 72 St. (440-0006-000), 8\*\* S. 72 St. (440-0005-000).
- Attachments:* [Cobalt Rezone, PDD and Land Use Amendment-\(ORD\)](#)
- 7A.** [2018-0472](#) Special Use Permit for Paulie’s Pub, an existing bar and restaurant, to construct an addition to the current building located at 8031 W. Greenfield Ave.
- Attachments:* [Application - Paulie's Pub](#)
- 7B.** [18-00377](#) Site, Landscaping and Architectural Plans for Paulie’s Pub, an existing bar and restaurant, to construct an addition to the current building located at 8031 W. Greenfield Ave., submitted by Paul Budiak, d/b/a Paulie’s Pub (Tax Key No. 452-0254-001).
- Attachments:* [Paulie's-\(SLA\)](#)
- 8A.** [2018-0518](#) Special Use Permit for proposed change to a mixed use building, formerly an office/retail space, located at 7311-15 W. Greenfield Ave.
- Attachments:* [Application - 7311 W. Greenfield](#)
- 8B.** [18-00378](#) Site, Landscaping and Architectural plans for proposed change to a mixed use building and façade and site improvements to the existing building, formerly office/retail space, located at 7311-15 W. Greenfield Ave. submitted by Matt Maurice, property owner (Tax Key No. 453-0116-000).
- Attachments:* [7311-15 Mixed Use - \(SLA\)](#)
- 9.** [18-00379](#) Certified Survey Map for Paul Mantyh, to create a new lot out of the existing property located at 1567 S. 83 St. (Tax Key No. 452-0429-000)
- Attachments:* [1567 S. 83 St.-\(CSM\)](#)
- 10.** [18-00380](#) Site, Landscaping and Architectural Plans for Elliott's Ace Hardware, an existing hardware store with a proposed addition, located at 11003 W. Oklahoma Ave., submitted by Adam Reek, d/b/a MSI General Corporation. (Tax Key No. 523-9986-008).
- Attachments:* [Ace Hardware - \(SLA\)](#)

11. [18-00381](#) Ordinance to amend Subsection 2.38(1) of the Revised Municipal Code relative to allowing alternate City Plan Commissioner's to be appointed.
- Attachments:* [Alternate PC Members - \(ORD\)](#)
12. [18-00382](#) Review of proposed Project Plan for Tax Incremental District (TID) Number 16, City of West Allis, Wisconsin (S. 70th and Washington Street Corporate Office Corridor Plan), as to conformance with the General Plan of the City.
- Attachments:* [TIF 16 Conformance - \(REVIEW\)](#)
13. [18-00383](#) Signage Plan Appeal for Bustos Media Window Graphics located at 1138 S. 108 St., submitted by Stephanie Pike of FASTSIGNS (Tax Key No. 444-9001-000).
- Attachments:* [Bustos - \(Sign Appeal\)](#)

## 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.

### 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.