



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, April 23, 2025**  
**City Hall, Room 128**  
**6:00 PM**

Watch: <https://www.youtube.com/user/westalliscitychannel>

**8. Ordinance to rezone property in the 6900 block of W. Orchard St. from RC Residential to C-2 Commercial (Tax Key 453-0001-010).**

**Overview & Zoning**

The subject property is a 3,600-sf lot (approx. 30-ft x 120-ft), located east of Tanner Paull Post #120 of the American Legion Memorial (property owner), and east of an existing public alley. The subject lot is zoned residential (RC, dense residential district), and the existing land use is Commercial. Surrounding uses are multi-unit residential (an apartment to the north, a senior apartment to the north and east, an apartment south of Orchard St., and both residential and commercial uses to the west of S. 70 St.

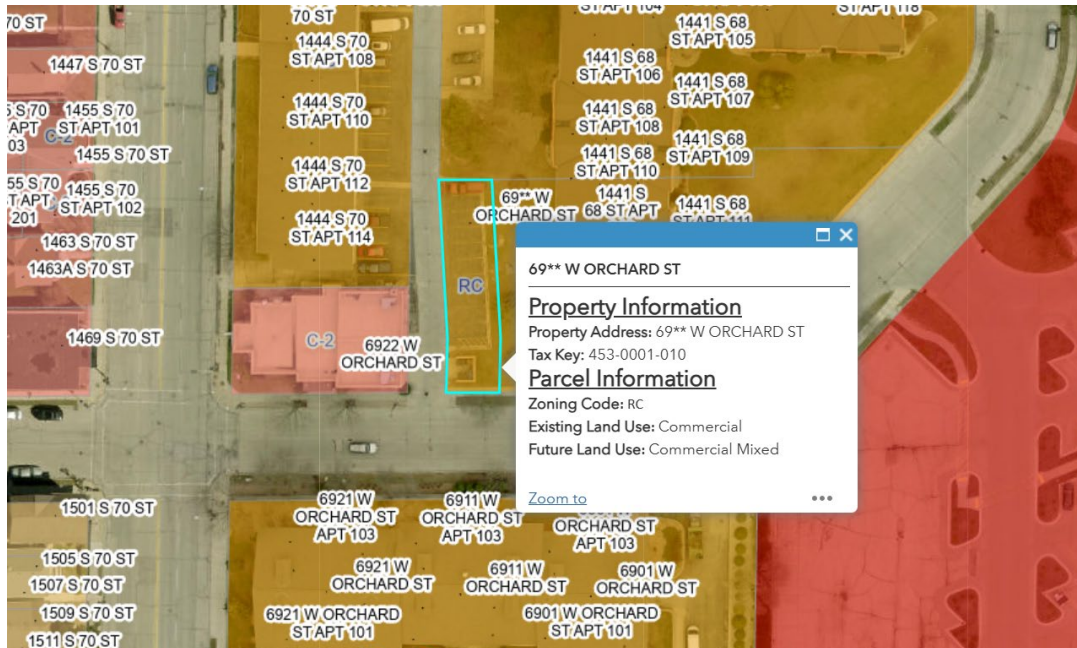
Leon Schwartz d/b/a the [Iron Pig](#) is proposing to operate a food/BBQ trailer from the lot. He has permission from the landowner Tanner Paul. Food would be stored and readied for smoking within the Tanner Paul kitchen at 6922 W Orchard St. The food process involves taking out the raw foods, cooking them in the smoker, and bringing them back inside the Tanner Paul establishment for further processing.



In order to operate a commercial business from the land, it will need to be rezoned to commercial, by the City Council. This process involves Plan Commission and Common Council public hearing for land use consideration. Property owners within 200-ft will be notified as part of the rezoning process.

On April 15 the Common Council directed Planning staff to proceed with referring to the zoning map amendment to City Plan Commission. This includes staff preparing an ordinance and scheduling a Common Council public hearing May 20 as the first available

date/option. If rezoned site is rezoned, alterations to the property will require a site/landscaping design review.



As a condition of rezoning consideration, the staff recommendation has been offered below.

**Recommendation:** Common Council approval ordinance to rezone property in the 6900 block of W. Orchard St. from RC Residential to C-2 Commercial (Tax Key 453-0001-010).

(Items 1-3 are required to be satisfied prior to making site alterations, commencing operations, or permits associated with the new use on site):

1. A Site, Landscaping, Architectural Plan being submitted to Planning & Zoning to show: (a) proposed site alterations including but not limited to location of smoker, type of smoker unit (specifications, power source, exhaust/emission filter/scrubber, paving, fencing, lighting, electrical updates, refuse area improvements, parking modifications, landscaping and screening); (b) bicycle parking on the Tanner Paul site accordance with Chapter 19.44 of the Zoning Code; (c) any lighting updates or improvements to ensure compliance with West Allis Municipal Code.
2. Details/specifications of the smoker unit (if a structure, if a trailer, or truck(s)), details should include size, exhaust emission filtration, fencing, lighting, power/electrical needs.
3. Coordination with Health Department. Contact Amy Goettmann Environmentalist Coordinator, Southwest Suburban Health Department.