

4-15-25 Common Council Consideration of an Ordinance map amendment for Council consideration 69 W. Orchard St. Tax Key 453-0001-010)**

Alderspersons Grob and Turner,

Reaching out to confirm if Shotski's or Tanner Paul has contacted you about sponsoring a zoning ordinance map amendment for a small property just east of their building and the adjacent alley. The lot is owned by Tanner Paul and is just east of the existing alley. Includes a handful of parking spaces and their refuse area. See pic below.

We've been in contact with both the owner of Shotzi's and Leon of The Iron Pig Food Truck who would like to use the lot (Tax Key Parcel 453-0001-010) east of Tanner Paul/Shotzky's for a BBQ food trailer (smoker trailer). This small parking lot with refuse area is owned Tanner Paul and zoned RC residential. The Tanner Paul property west of the alley is zoned C-2 Commercial. From the zoning perspective, before Leon may use the small parking lot to run a smoker, there are a few things we'll need to consider before he may start cooking:

1. Zoning is residential (RC, dense residential district) and in order to operate a commercial business the land will need to be rezoned commercial. This process involves Plan Commission and Common Council land use consideration.
2. Site plan – will need you to prepare a site plan showing the location of your proposed setup (structure details, smoker details, dimensions of the area, floor plan, fencing considerations to secure and screen the site, landscaping). Site review requires Plan Commission and may be bundled in the rezoning land use process above.
3. Health/Food Code compliance through our Health Department.

Our Planning, Code Enforcement, and City Attorney's Office met with Leon, about his vision which might also include vacation of part of the alley (south end near Orchard St), but at minimum just rezoning the parcel east of the alley that Tanner Paul owns.

We advised Leon that he needs an alder to sponsor the zoning change. Sponsorship would just get the matter before Council to discuss the idea, and Council would then decide on how best to direct staff to proceed (for example with a zoning change from RC to C-2 Commercial), or not. The Tanner Paul property is zoned C-2. The rest of the area is zoned RC. (see subject area image and zoning map below).

Steve Schaer, AICP

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