



# City of West Allis

## Meeting Agenda

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

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Wednesday, April 27, 2022

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

1. [22-0224](#) March 23, 2022 Draft Minutes

**Attachments:** [March 23, 2022 Draft Minutes](#)

#### D. NEW AND PREVIOUS MATTERS

- 2A. [22-0225](#) Special Use Permit for Urban Pioneer, a proposed multifamily dwelling, to be located at 8001 W. National Ave. and 80\*\* W. National Ave.

- 2B. [22-0226](#) Site, Landscaping and Architectural Plans for Urban Pioneer, a proposed multifamily dwelling, to be located at 8001 W. National Ave. and 80\*\* W. National Ave., submitted by Jaqulynn Honl, d/b/a/ Urban Pioneer Condo, LLC. (Tax Key Nos. 452-0703-001 and 452-0603-000)

**Attachments:** [\(SUP-SLA\) 8001 W National Ave - Urban Pioneer Condos](#)

- 3A. [22-0233](#) Special Use Permit for The Deco, a proposed event space, to be located at 7140 W. Greenfield Ave.

- 3B. [22-0234](#) Site, Landscaping and Architectural Plans for The Deco, a proposed event space, to be located at 7140 W. Greenfield Ave., submitted by Rich Pipek, d/b/a The Deco. (Tax Key No. 440-0310-000)

**Attachments:** [\(SUP-SLA\) 7140 W Greenfield Ave - The Deco](#)

4. [22-0227](#) Site, Landscaping and Architectural Plans for Higgins Tower, an existing Light Industrial use, located at 6620 W. Mitchell St., submitted by Ryan Spott, d/b/a Higgins Tower Service, Inc. (Tax Key No. 454-0254-002)

**Attachments:** [\(SLA\) 6620 W Mitchell St - Higgins Tower](#)

5. [22-0228](#) Site, Landscaping and Architectural Plans for Masonry Restoration Inc., an existing warehouse and office, located at 9522 W. Schlinger Ave., submitted by Steve Ketterhagen, d/b/a MRI Leasing. (Tax Key No. 416-2001-000)

**Attachments:** [\(SLA\) 9522 W Schlinger Ave - Masonry Restoration Inc](#)

6. [22-0229](#) Ordinance to repeal and recreate the City Zoning Code as amended by the Safety & Development Committee on March 29, 2022. (O-2022-0024)  
Attachments: [Ord\\_O-2022-0024 \(as amended by S&D on 3-29\) \(1\)](#)
7. [22-0232](#) Ordinance to repeal and recreate the City Zoning Map. (O-2022-0040)  
Attachments: [ZoningMapv2 \(3\) \(O-2022-0040\)](#)
8. [22-0230](#) Plan Commission project tracking update.

## 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.