



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, February 28, 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. [24-0106](#) January 24, 2024 (draft minutes)

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

D. NEW AND PREVIOUS MATTERS

2. [24-0107](#) Site, Landscaping, and Architectural Design Review for an accessory parking facility, at 9422-30 W. National Ave. submitted by Atty. John Fuchs of on behalf of Milwaukee Entertainment, LLC (Tax Key No. 479-0674-003).

Attachments: [\(SLA\) 9422 W National Ave PC](#)

3. [24-0108](#) Sign appeal for Lucky 7 Daily Food Pantry, an existing Neighborhood Retail use, located at 9127 W. Lincoln Ave. (Tax Key No. 487-0091-000).

Attachments: [\(SIGN\) 9127 W Lincoln Ave - Lucky 7 Daily Food Pantry](#)

4. [24-0109](#) Certified Survey Map to combine properties located at 8443 W. Cleveland Ave. & 84** W. Cleveland Ave. (Tax Key Nos. 517-0346-000 & 517-0345-000), by Sam Speaker and Lee Gonzales/KLO Holdings, LLC, property owners.

Attachments: [\(CSM\) West Allis Food Truck Park](#)

5. [24-0110](#) Ordinance to Adopt the City of West Allis 2045 Comprehensive Plan.

Attachments: [\(ORD\) 2045 Comp Plan](#)

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.



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, January 24, 2024

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

Present 7 - Wayne Clark, Brian Frank, Eric Torkelson, Jessica Katzenmeyer, Dan Devine,
Brandon Reinke, David Raschka

Excused 2 - Kathleen Dagenhardt, Lisa Coons

Others Attending

Ald. Roadt, Dave Wepking, Melinda Dejewski, John Wellencamp, AmyRose Murphy,
Emily Cialdini

Staff

Steve Schaer, AICP, Manager of Planning and Zoning
Jack Kovnesky, Planner

C. APPROVAL OF MINUTES

1. [24-0037](#) December 14, 2023 (draft minutes)

Attachments: [December 14, 2023 \(draft minutes\)](#)

Frank moved to approve this matter, Katzenmeyer seconded, motion carried.

D. NEW AND PREVIOUS MATTERS

- 2A. [24-0039](#) Site, Landscaping, and Architectural Design Review for City of West Allis Department of Public Works Facility, a proposed Light Industrial use, at 52** W. Burnham St. & 5032 W. Rogers St. (Tax Key Nos. 474-0002-001 & 474-0003-000).

Attachments: [\(SLA-Ord-CSM\) DPW](#)

2A, 2B & 2C were taken together.

- 2B. [24-0051](#) Ordinance to rezone property at 5032 W. Rogers St. from I-2 to I-1 Industrial (tax key no. 474-0003-000).

- 2C. [24-0052](#) Certified Survey Map to combine properties located at 52** W. Burnham St. & 5032 W. Rogers St. (Tax Key Nos. 474-0002-001 & 474-0003-000), submitted by the City Engineering Department.

Steve Schaer presented.

Recommendation (2A): Approve (**as amended**) the Site, Landscaping, and Architectural Design Review for City of West Allis Department of Public Works Facility, a proposed

Light Industrial use, at 52** W. Burnham St. & 5032 W. Rogers St. (Tax Key Nos. 474-0002-001 & 474-0003-000), subject to the following conditions:

1. Revised Site, Landscaping, and Architectural plans being submitted to the Planning and Zoning Office **and** to show the following: (a) delineate fencing (material types, height and location) on plans; (b) Additional landscaping on the SE ~~and E~~ side of the site. Additional infill landscaping within proposed green spaces per City Forester recommendation; (c) a photometric plan being submitted. Full cut-off fixtures and light directed downward to avoid splay beyond property limits; (d) canopy elevation being provided.
2. Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A storm water permit must be obtained from the City.

Recommendation (2B): Council approval of an Ordinance to rezone property located at 5032 W. Burnham St. from I-2 to I-1 Industrial (Tax Key No. 474-0003-000).

Recommendation (2C): Council approval of a certified survey map to combine 52** W. Burnham St. & 5032 W. Rogers St. (Tax Key Nos. 474-0002-001 & 474-0003-000), subject to submittal and technical corrections.

3. [24-0040](#) Certified Survey Map to split the existing parcel at 11** block S. 70 ST into two parcels, submitted by Emily Cialdini of Land by Label (Tax Key No. 439-9002-000).

Attachments: [\(CSM\) 1100 S 70th St](#)

Jack Kovinesky presented.

Recommendation: Approve the Certified Survey Map to split the existing parcel at 11** Block S. 70th St into two parcels. (Tax Key No. 439-9002-000) subject to the following conditions:

1. Common Council approval of the Certified Survey Map.
2. Staff review and technical corrections being made to the Certified Survey Map. Easements and cross-access agreements related to sanitary sewer main, storm mains, storm water retention, traffic/driveways, parking, etc. by the Engineering Department.

Frank moved to approve this matter, Katzenmeyer seconded, motion carried.

4. [24-0041](#) Site, Landscaping, and Architectural Design Review for 9700 W. National Ave. submitted by Andy Lopac of Best-In-Class Remodeling (Tax Key No. 479-0457-001).

Attachments: [\(SLA\) Best-In-Class Remodeling](#)

Jack Kovnesky presented.

Recommendation: Approval of the Architectural plan for Best-In-Class Remodeling, a proposed Neighborhood Service use, at 9700 W. National Ave. (Tax Key No. 479-0457-001) subject to working with City staff toward a phased approach for paving and landscape improvements.

Frank moved to approve this matter, Torkelson seconded, motion carried.

5. [24-0042](#) Ordinance to amend zoning code related to certain animal services, rummage sales, and separation distance for narcotic treatment services.

Attachments: [\(ORD\) Zoning Code Updates v2](#)

Steve Schaer presented.

Recommendation: Council approval Ordinance to amend zoning code related to certain animal Services, rummage sales, and separation distance for narcotic treatment services.

Clark moved to approve this matter, Torkelson seconded, motion carried.

6. [24-0044](#) Discussion item on the 2045 Comprehensive Plan.

Attachments: [Comprehensive Plan](#)

This matter was Discussed.

7. [24-0043](#) Discussion on 2023 Planning and Zoning Annual Report.

Attachments: [Annual Report](#)

This matter was Discussed.

8. [24-0045](#) Project Tracking update.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Clark, seconded by Frank to adjourn at 6:49 p.m.



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STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, February 28, 2024
6:00 PM
West Allis City Hall – Room 128

2. **Site, Landscaping, and Architectural Design Review for an accessory parking facility, at 9422-30 W. National Ave. submitted by John Fuchs and Nick Fuchs on behalf of Milwaukee Entertainment, LLC (Tax Key No. 479-0674-003).**

Overview and Zoning

The property at 9422-30 W. National Avenue is currently a 0.2-acre parcel with a vacant multi-tenant building along the street frontage. There is a narrow driveway leading to a small parking area in the rear of the building. The approximate 7,000-sf building is in a neglected condition and has been vacant for several years. The proposal is to demolish the existing building and construct an accessory parking lot for the Heartbreakers bar & entertainment club. Estimated project cost is around \$150,000. The current assessed value of the land is \$57,300 and improvements at \$222,000. This property is zoned a C-2 and accessory parking lots are allowed in the C-2 district. A certified Survey Map will be a condition of the approval prior to constructing a new parking lot. Tax Key 479-0676-004, 9440 W National Ave, is owned by Source One Enterprise LLC, and tax key 479-0674-003, 9422-30 W. National Ave., is owned by Milwaukee Entertainment, LLC. Common ownership will be needed to combine the properties into one lot of record.



The intent of the applicant is to demolish the existing building, and construct a parking lot. The street frontage of that lot would be shielded by a decorative fence and landscaping, blending in with the fencing running from north to south on the northside of the Heartbreakers structure.



Phase 1 - Demo Plan

The applicant has applied for a demolition permit to demolish the existing building, shore up the north side of the site with a large temporary retaining wall system during demo. Demo permits are issued by the Code Enforcement Department, in review of the planned scope an interim retaining wall is planned as there is a grade difference between the residential property to the north and the subject commercial property. A permanent wall will eventually be built but cannot be constructed until the building is out of the way. The interim and permanent solution being necessary to protect/support the soils once the building is removed.

Phase 2 - Parking lot Site Plan

This plan was presented to the Plan Commission and Common Council in the first quarter of 2019, and conditionally approved, but the property owner didn't proceed with the project due to cost. The new paved lot proposes 23 parking spots including 1 ADA spot. A pedestrian walkway that safely connects the parking lot to the sidewalk on National Ave. There is a 6' tall decorative brick and iron fence along the National Avenue street frontage with a landscaping island that features trees and bushes. Three additional planting areas are proposed within the lot. A new 6' wood fence will be built along the North and East lot lines. Once the building is demolished, the owner will make repairs as needed to the now exposed East wall of Heartbreakers. This wall will also have two new wall mounted light fixtures.



Staff comments:

Retaining wall(s) –

- Temporary fence/wall needs more clarity/detail. Actual plans of what the wall is going to be made from how it will be constructed, and its location need to be submitted for review. The original plan calls for 2'x2'x4' blocks and the new plans call for 6" blocks. The plans should match. Appears that the existing retaining wall will be removed for a temporary one and in the same approximate location.
- What is the term of the interim wall, and when will the permanent wall be completed?
- There is a large "landscape" area between the retaining wall and the property line. This adds stability to the garage. Removing it and moving the retaining wall closer will have a different loading. Even though the wall is less than 5 feet tall, Engineering is recommending that a structural engineer review and stamp the permanent retaining wall plans.
- Drainage and grading details - The retaining wall plan indicates the drain tile will outlet at the end of the wall or at 40' centers. It will be the end of the wall since the wall is supposed to be only 32' long. Show where the drain outlet is and the drainage flow with grades to ensure proper run-off. Clarify "impervious fill" is as well as what the rest of the fill behind the wall will be. What are the "geosynthetic reinforcements" being anchored into. Lastly, the new plan calls out a profile drawing. That drawing should also be submitted so we can see all the details about this wall.
- The retaining wall plans show a drain tile being added on the north side of the wall. Where is it draining (the outlet) shall be shown on the plans. A grading plan is recommended to be submitted as part of the project to understand where the drainage is going. No spot grades are on any plan. Sheet C-3 states there is a detail on C-4 for an existing catch basin, but not seeing it.

Recommendation: Approval of the Site, landscaping, and architectural approval of for a proposed accessory parking lot to replace the existing building located at 9422-30 W. National Avenue (479-0674-003) submitted by John Fuchs, and subject to the following:

Item 1-3 being provided as part of the demo permit:

1. An estimated cost of construction and surety bond or other form of security as required under Sec. 19.13 of the Revised Municipal Code in the amount of 125% of the estimated cost of site stabilization and retaining wall shall be executed by the applicant prior to the issuing of a building permit.
2. Revised retaining wall plans being submitted for Engineering review. The plan details conflict and require more detail the revised cross-sectional detail plan shows different retaining methods/materials than the site plan. Location of interim wall and future/permanent wall need to be understood.
3. Interim wall location, term of use, and construction schedule indicating the start and completion of the permanent wall.

(Item 4-8 to be completed prior to issuance of any building permits to construct a parking lot).

4. Common Council approval of a Certified Survey Map.
5. Revised retaining wall plans as follows: (a) structural engineer review and stamp the permanent retaining wall plans, (b) drainage and grading details, (c) clarify "impervious fill," any other fill material behind the wall, and confirm "geosynthetic reinforcements" anchoring method, (d) Submit a profile drawing to show all the details about the wall.

6. A revised Site and Architectural Plan being submitted to the Department of Development to show the following: (a) traffic pattern to be right in/out at National Avenue driveway. Driveway modifications and directional signage per City Engineer (no left turns in/out); (b) exterior building wall details post-demo (Heartbreakers) and accessory parking lot lighting plan; (c) confirm pervious surface material along National Avenue frontage between landscape area and sidewalk – recommend grass/greenspace. Contact Steve Schaer, Manager of Planning and Zoning at 414-302-8466.
7. A [Street excavation permit](#) being applied for in OpenGov prior to work beginning. Any concrete work in the street right of way needs to be completed by a licensed and pre-qualified contractor within the City of West Allis. Contact Greg Bartelme at (414) 302-8367.
8. Documentation and approval showing compliance that existing catch basin on site is designed to accommodate storm water for new parking area.



Wrayburn Consulting, LLC

info@wrayburnconsulting.com

2000 Fairhaven Boulevard

Elm Grove, WI 53122

262-442-4327

February 17, 2024

Project Narrative: Site, Landscaping & Architectural Design Review, 9422 West National Avenue

Please find the attached plans detailing a proposed new parking lot upon property located at 9422 West National Avenue. The property owners intend to raze the existing building and construct a parking lot consisting of twenty-three parking spaces, including one ADA accessible space.

The project will also include a new decorative fence, a retaining wall and fence, and landscaping.

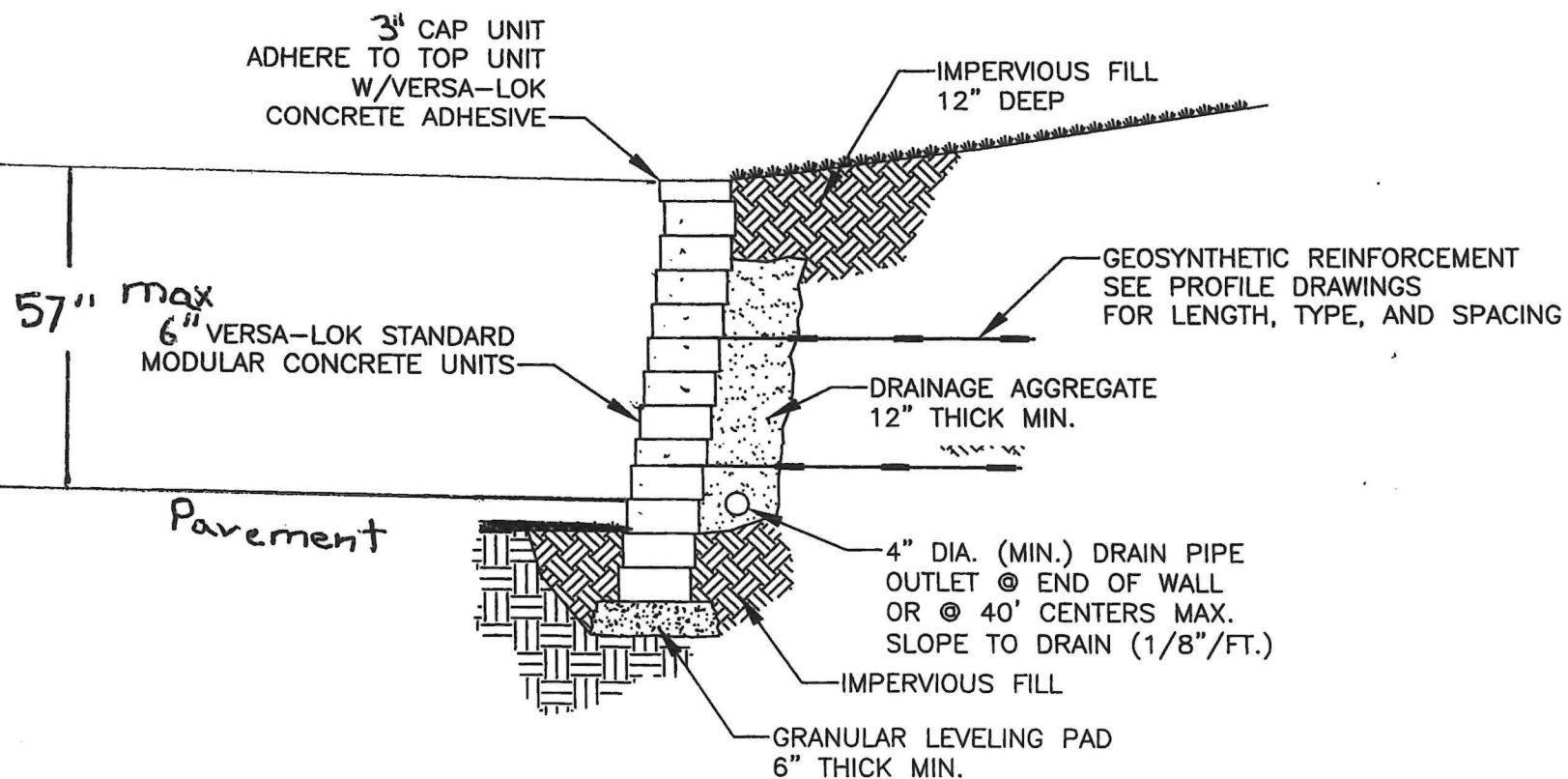
The project is planned to begin in April 2024 with completion of the improvements by August 2024.

Please let me know if you have any questions or comments.

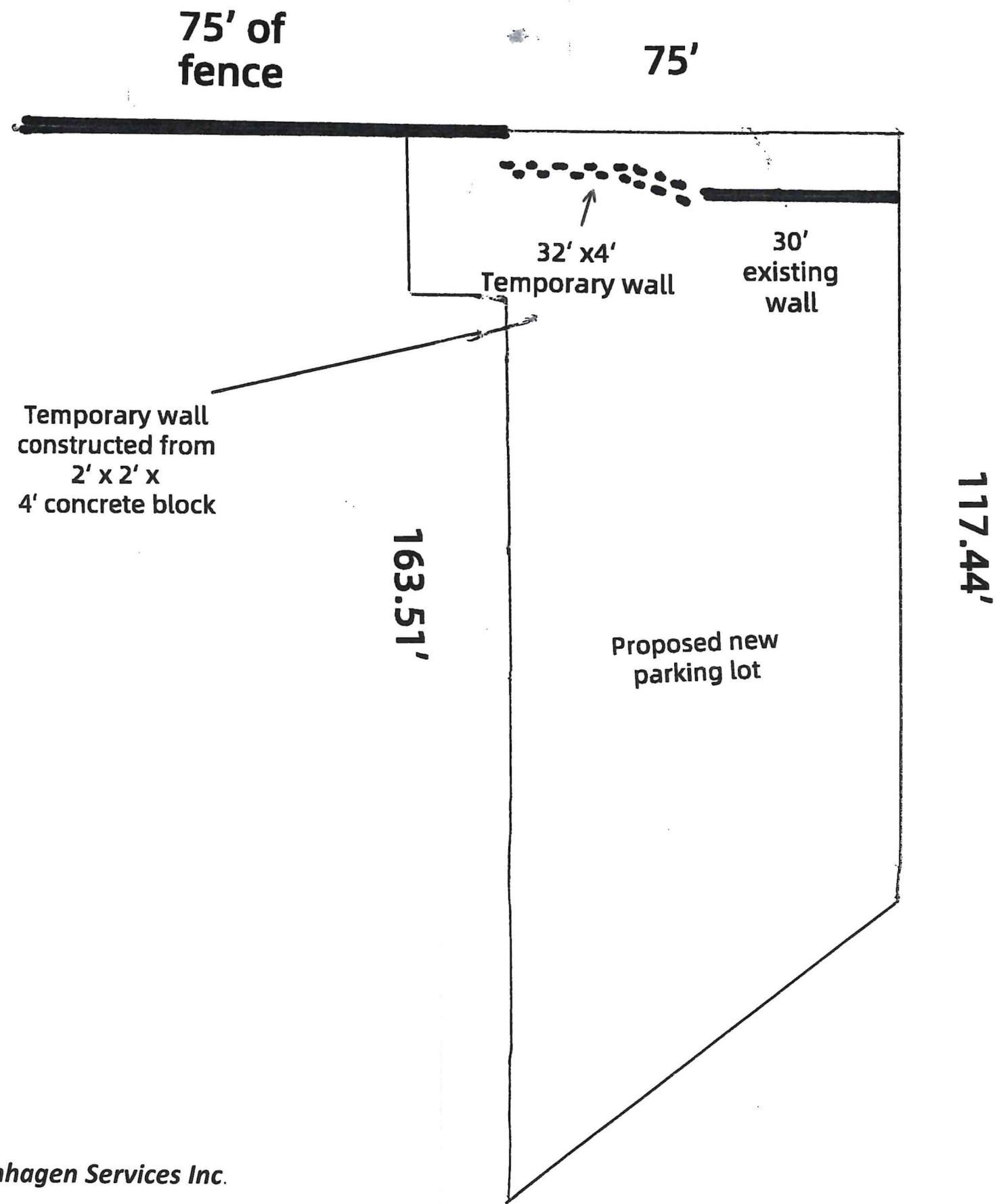
Sincerely,

Nicholas Fuchs

Nicholas Fuchs



Temporary wall proposal provided by Achtenhagen Services Inc.

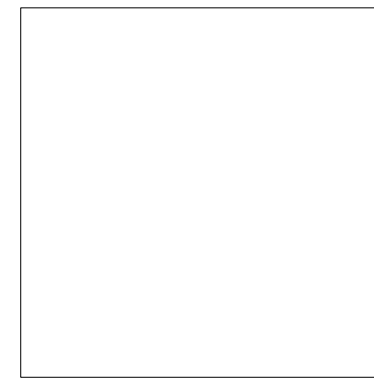


Temporary wall proposal provided by Achtenhagen Services Inc.

Scale 1 inch
equals 20 feet

SCOPE OF WORK

Consultants

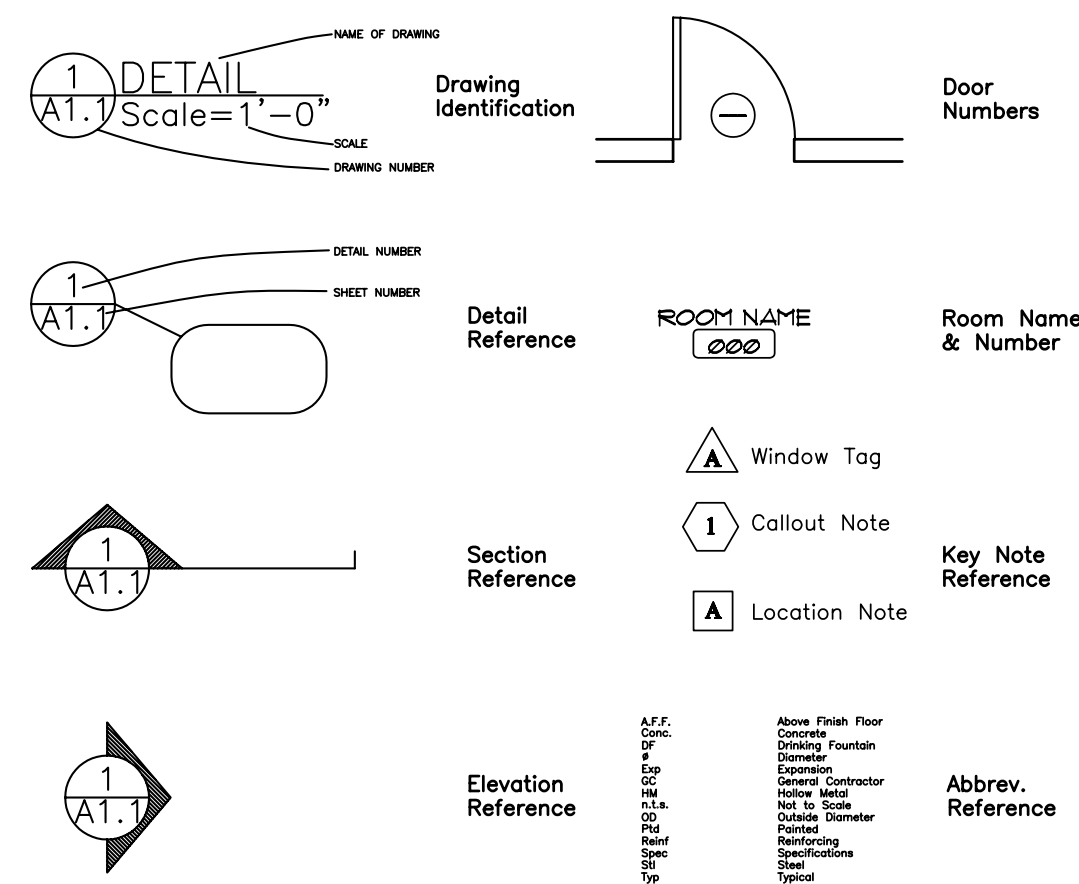


ARCHITECT
BMR Design Group, Inc.
503 West Lincoln Avenue
Milwaukee, Wisconsin 53207
(414) 384-2996

SHEET INDEX

<u>ARCHITECTURAL</u>	
P-1	Existing Aerial Views
C-1	Existing Site Plan
C-2	New Site Plan, Trash Enclosure Detail, Fence Detail
C-3	New Site Plan, Partial Landscape Plans, Details
C-4	Fence Elevation, Fence Section, Retaining Wall Details

SYMBOLS



General Notes

Mechanical, Electrical & Plumbing design are not the responsibility of the Architect. The M.E.P. to be handled on a design-build basis through the Developer and Construction Manager. The design-build contractor is responsible for code compliance with their work.

All work shall be done in accordance with all State and Local coded and ordinances.

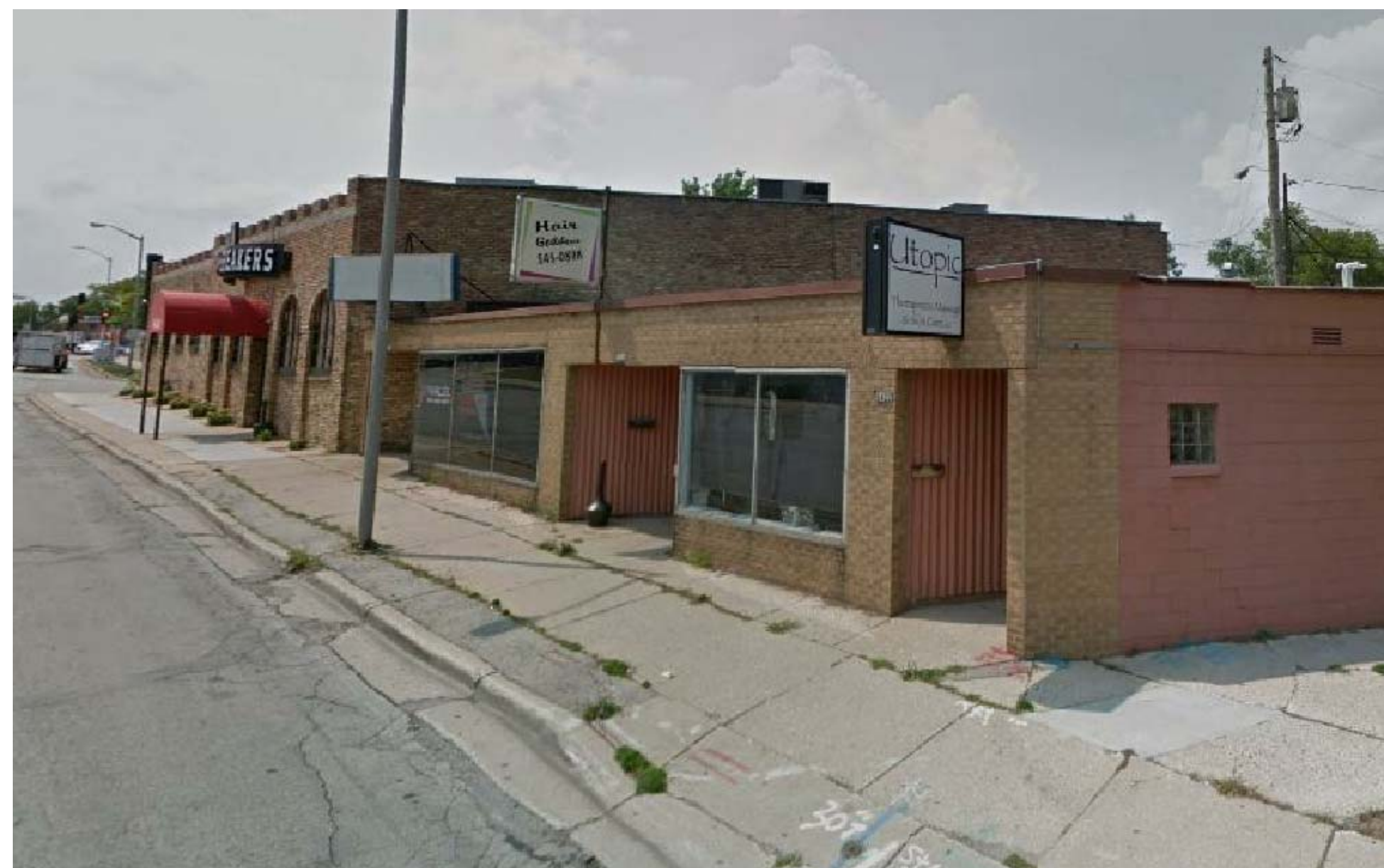
Field verify all existing conditions and dimensions.

Do NOT scale drawings

The locations of the existing utility installations as shown on the plans are approximate. There may be other underground utility installation within the project area that are not shown. Contractor Must contact diggers hotline.

All building components requiring analysis and design by Professional Engineer being submitted to Architect/Owner for approval must be sealed and signed by the manufacturer's or fabricator's Professional Engineer, registered in the state where the project is being constructed. Shop Drawings, manufacturer's literature, etc., will not be reviewed without Engineer's Seal and signature appearing on submittals.

SITE



Building Information

Proposed New Parking Lot

At: 9440 W. National Ave
Milwaukee, WI

DATE: January 19, 2018

BMR PROJECT NO.: 2018-89

PROJECT INFORMATION

PROJECT OWNER:

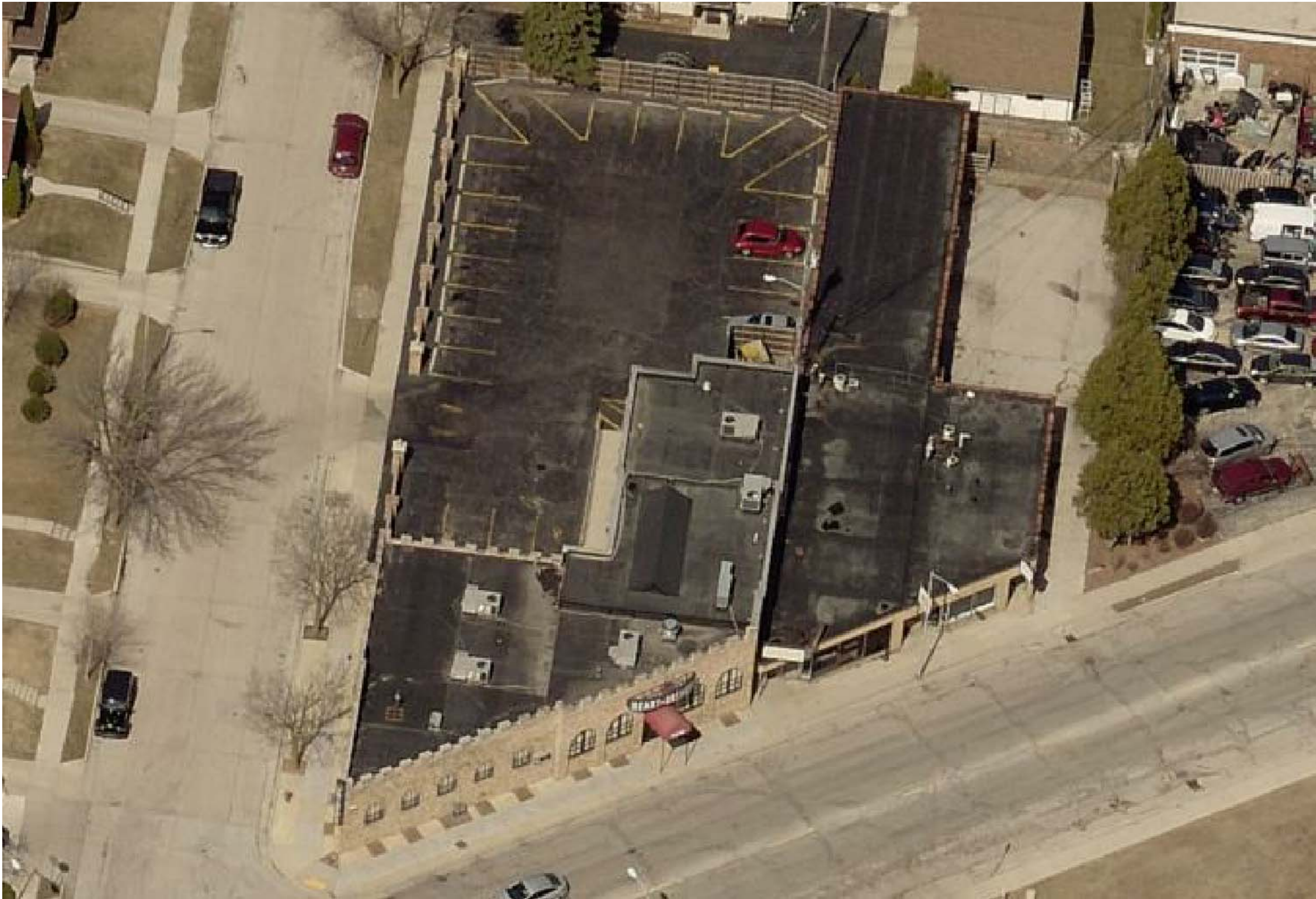
PROJECT ADDRESS: 9440 W. National Ave
Milwaukee, WI

PRINCIPAL IN CHARGE: Luis Barbosa Perches

PROJECT ARCHITECT: Raul Arteaga

BMR
DESIGN GROUP, INC.
Architects - Engineers

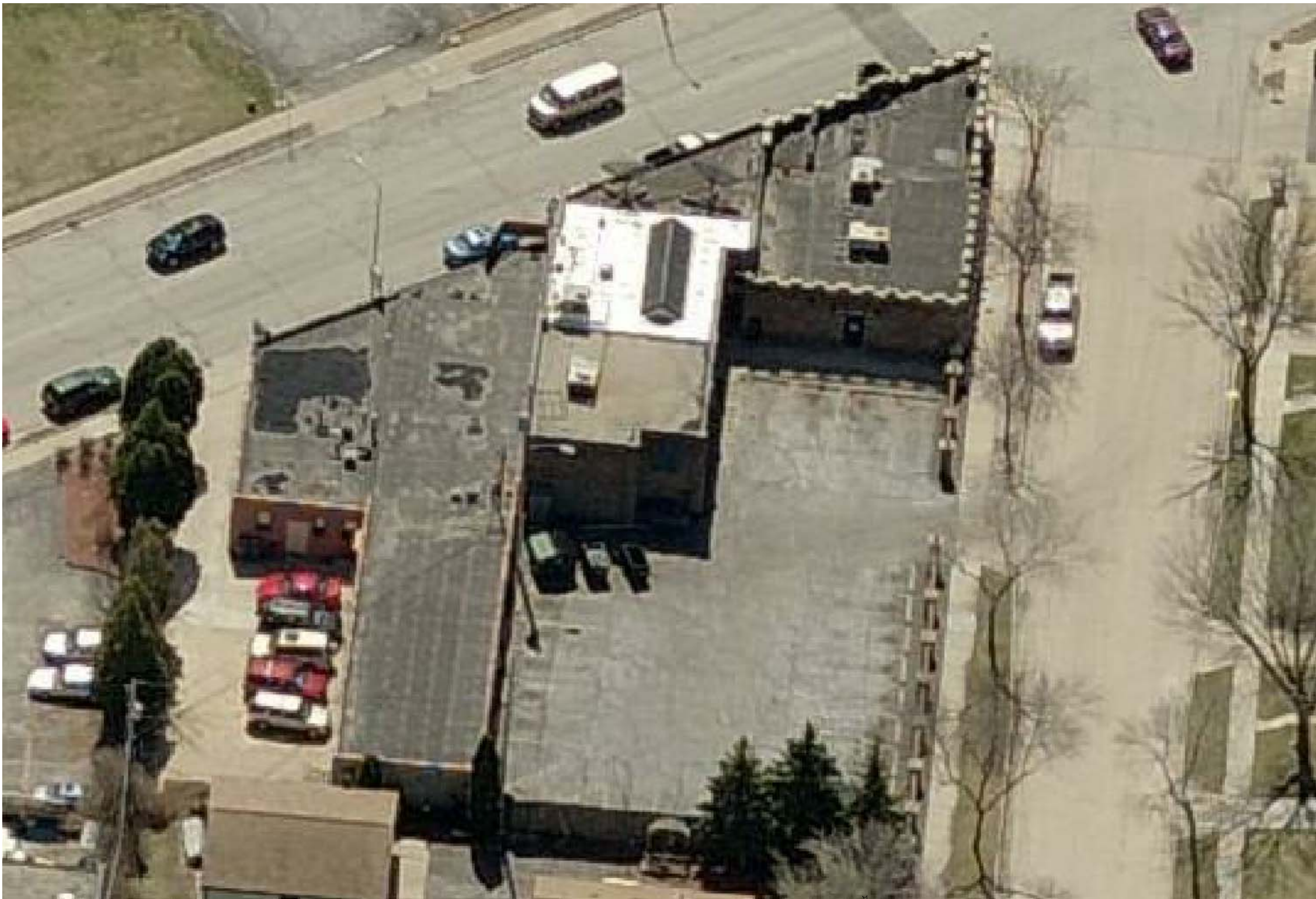
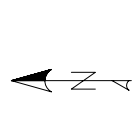
503 West Lincoln Avenue
Milwaukee, Wisconsin 53207
Phone - (414) 384-2996
Fax - (414) 384-3904



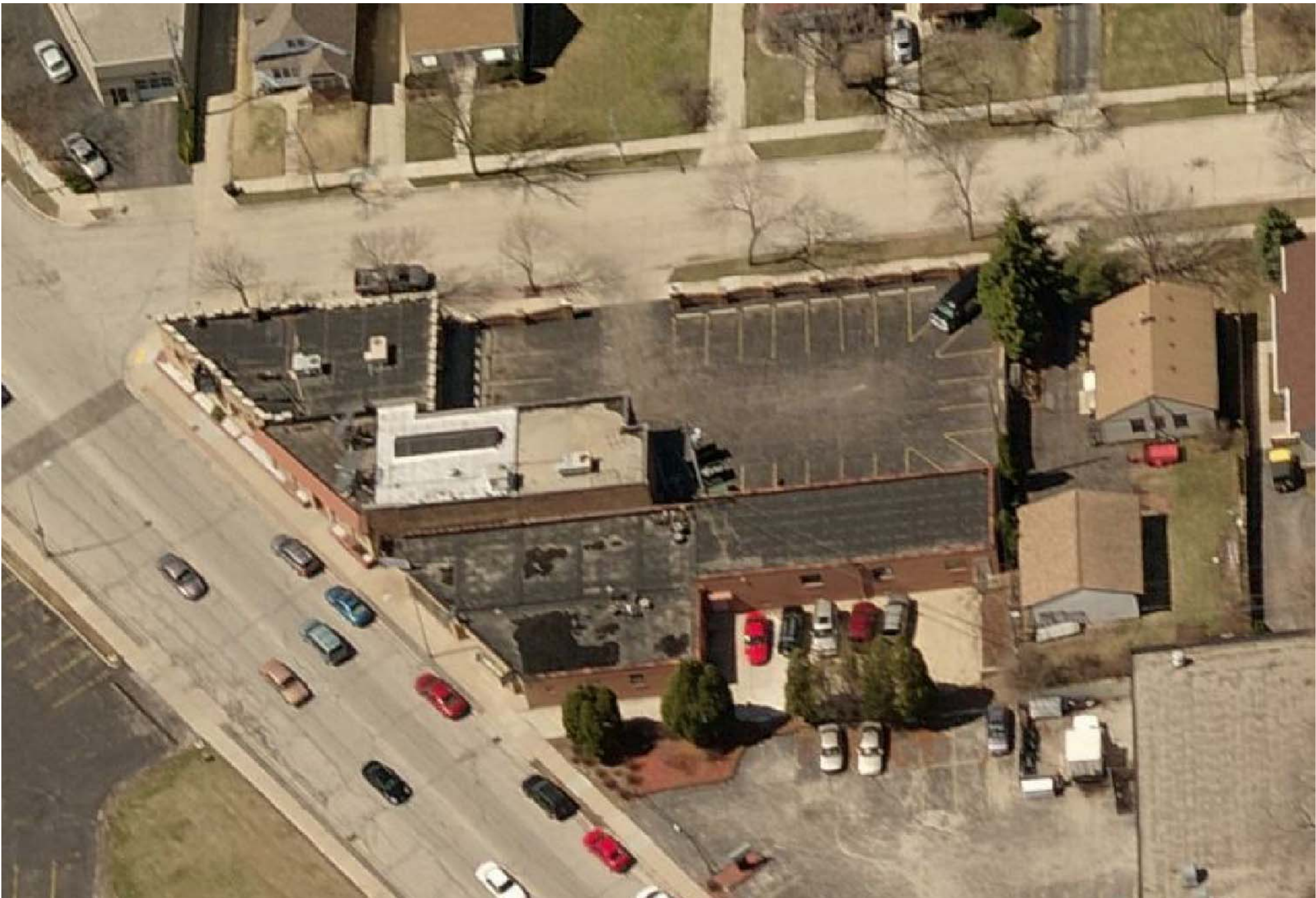
EXISTING AERIAL VIEW



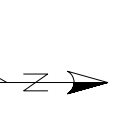
EXISTING AERIAL VIEW



EXISTING AERIAL VIEW



EXISTING AERIAL VIEW



PROJECT
Proposed New
Parking Lot

At:
9440 W National Av
West Allis, WI

PROJECT NO. 2018-89

DATE 1/18/2019

REVISIONS	

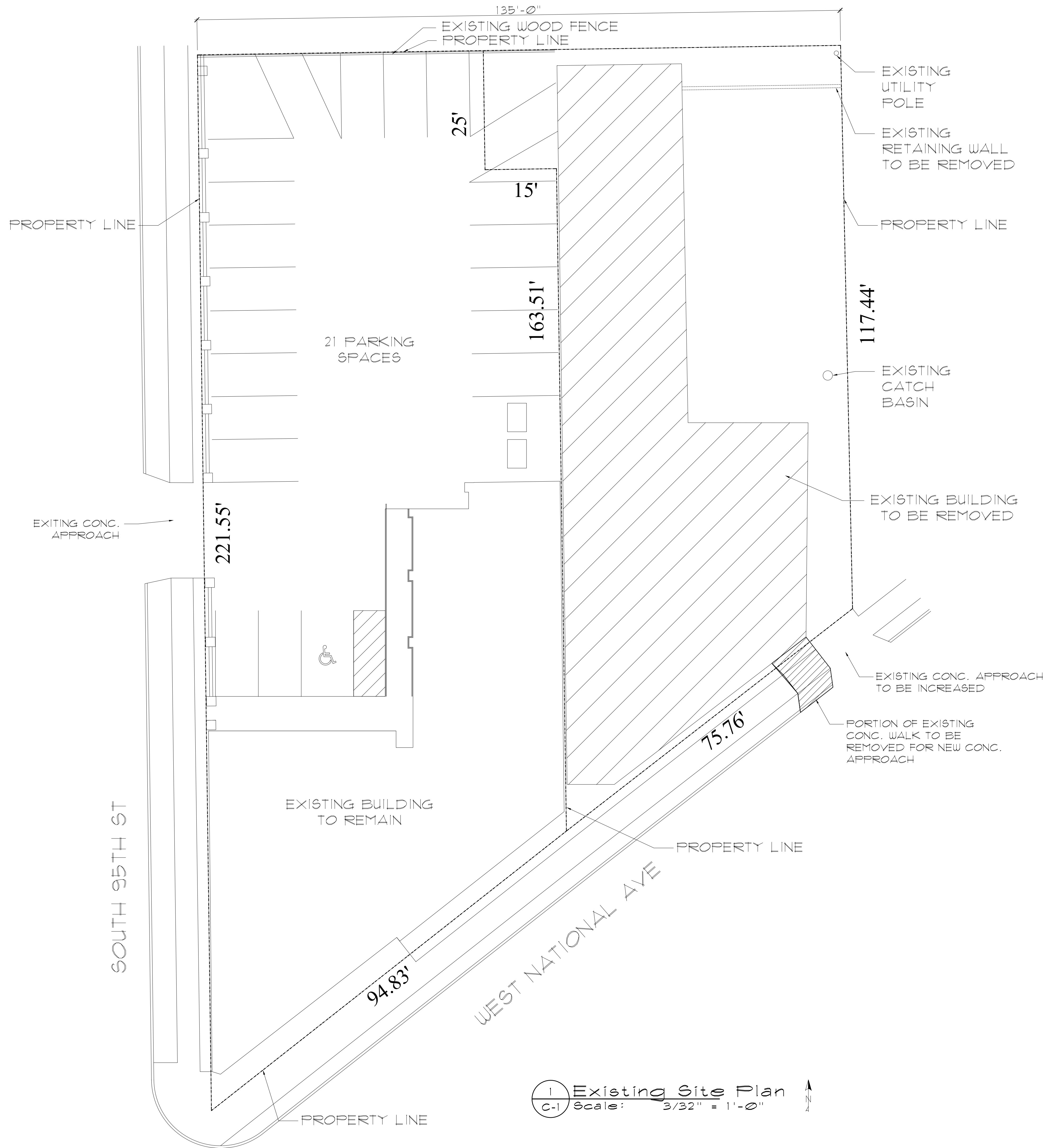
CHECKED BY L.B.

DRAWN BY R.A.

SCALE as noted

SHEET NO. P-1

SHEET TITLE



Existing Site Plan
Scale: 3/32" = 1'-0"

BMR
DESIGN GROUP, INC.
Architects - Engineers
503 West Lincoln Avenue
Milwaukee, Wisconsin 53207
Phone - (414) 384-2996
Fax - (414) 384-3904

PROJECT
Proposed New
Parking Lot

At:
9440 W National Av
West Allis, WI

PROJECT NO. 2018-89

DATE 1/18/2019

REVISIONS	

CHECKED BY L.B.

DRAWN BY R.A.

SCALE as noted

SHEET NO. C-1

SHEET TITLE

PROJECT

Proposed New
Parking Lot

At:
9440 W National Av
West Allis, WI

PROJECT NO. 2018-89

DATE 1/18/2019

REVISIONS

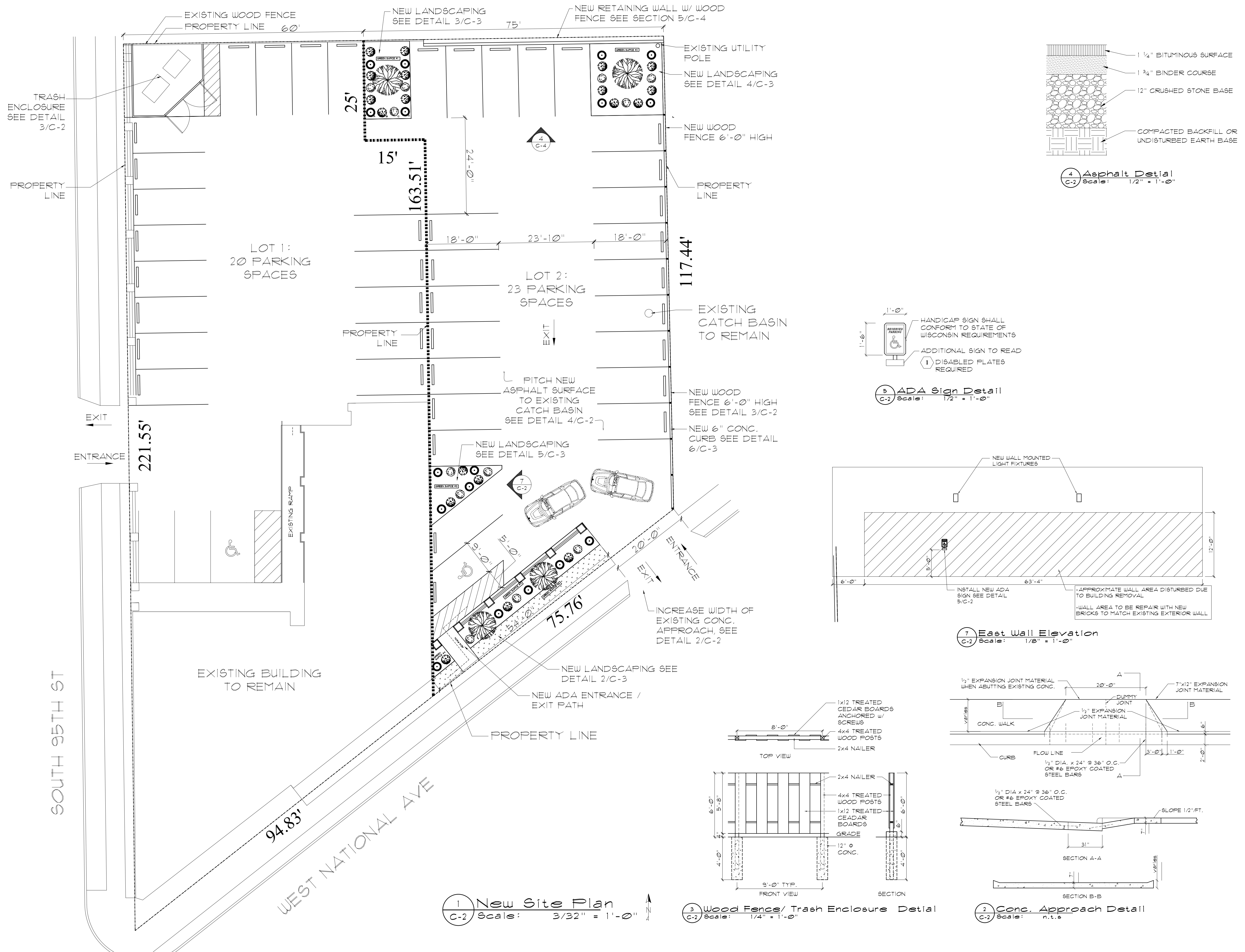
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DRAWN BY R.A.

SCALE as noted

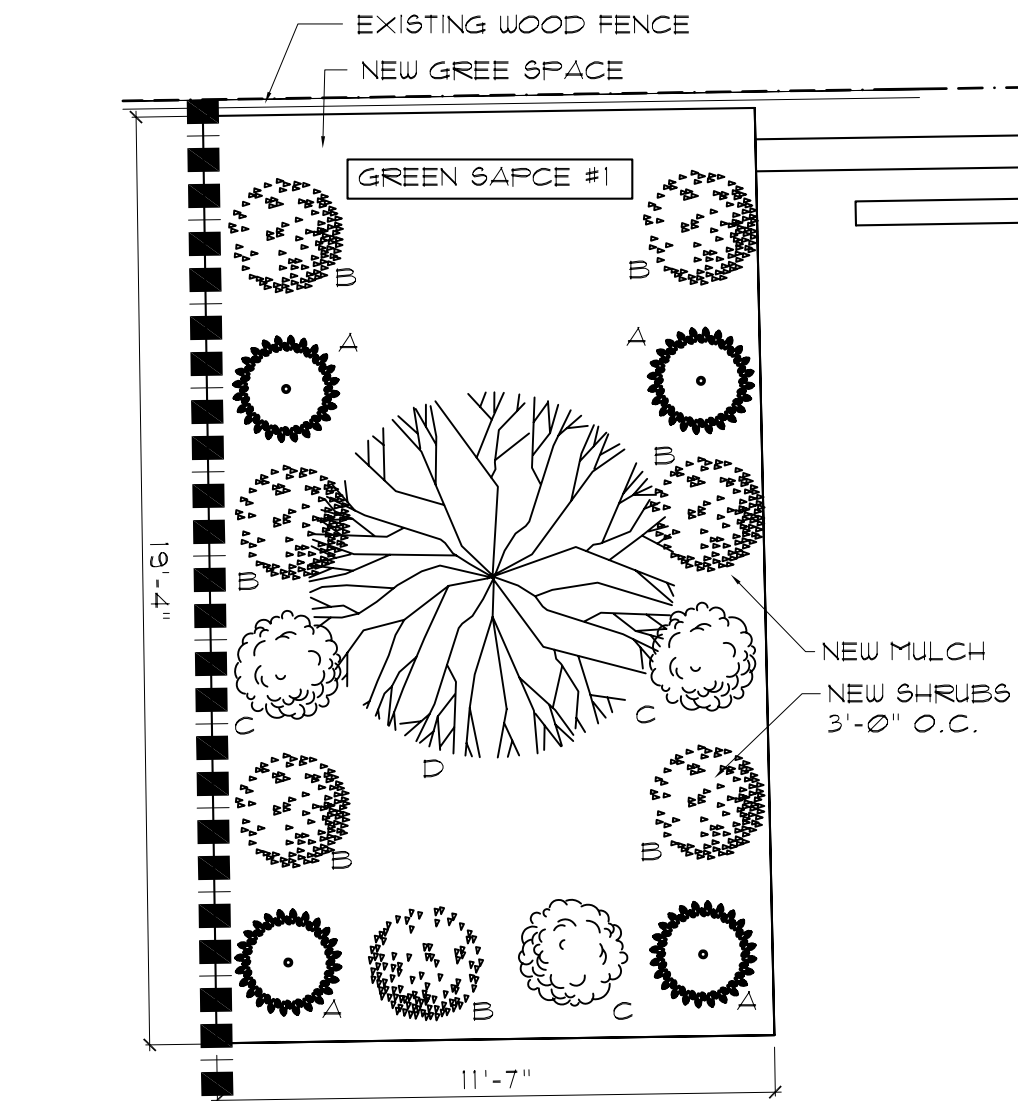
SHEET NO. C-2

SHEET TITLE

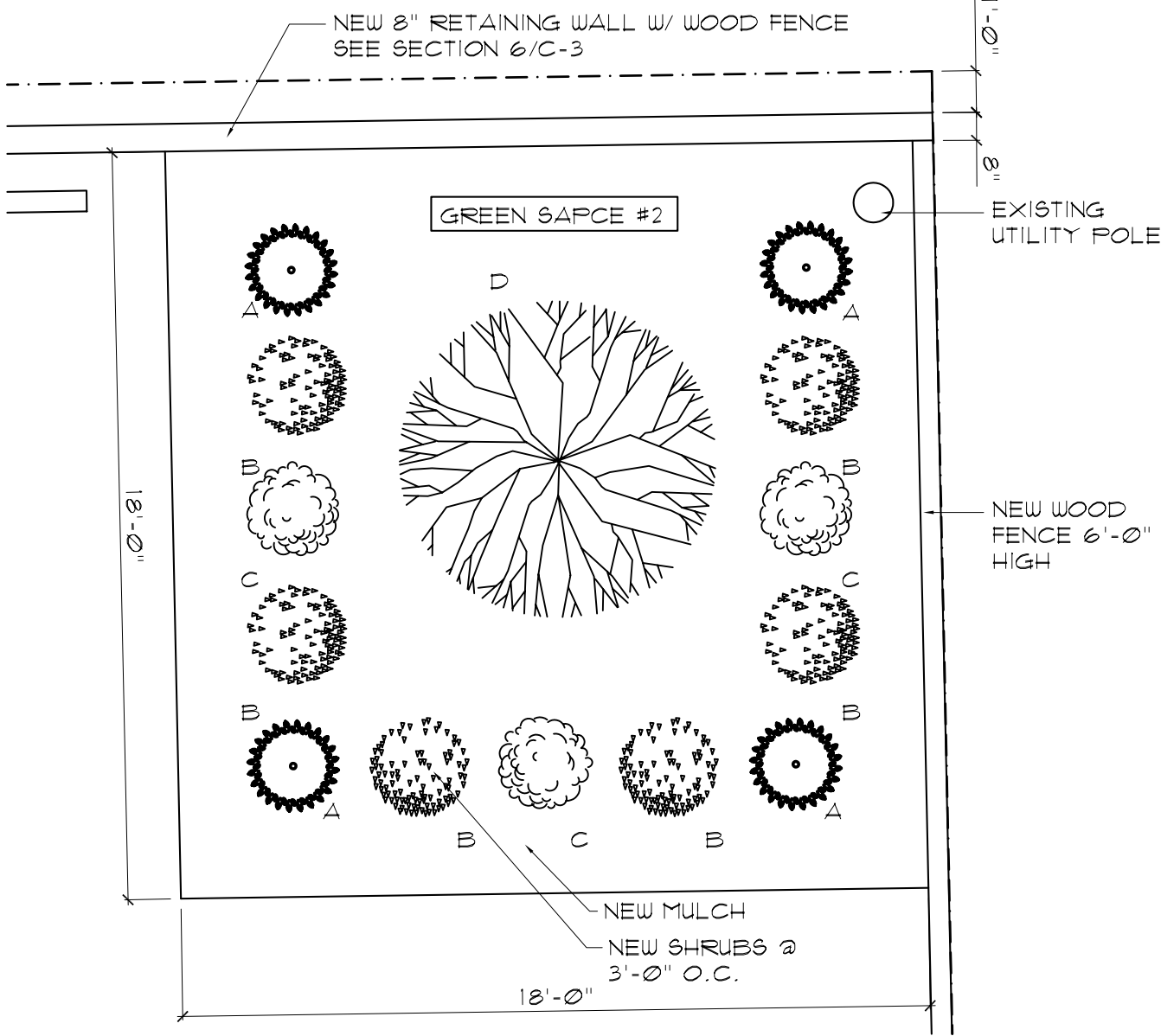


LANDSCAPE PLANTING SCHEDULE				
SYMBOL	QTY	BOTANIC NAME	COMMON NAME	SIZE
A 	17	BERBERIS THUNBERG "AUROPURPUREA"	RED BARBERRY	24"
B 	19	SPIREA JAPONICA	GOLDFLAME SPIREA	24"
C 	12	BERBERIS THUNBERG "AUREA"	GOLDEN BARBERRY	24"
D 	4	GINKGO BILOBA	GINKGO	8 ft.

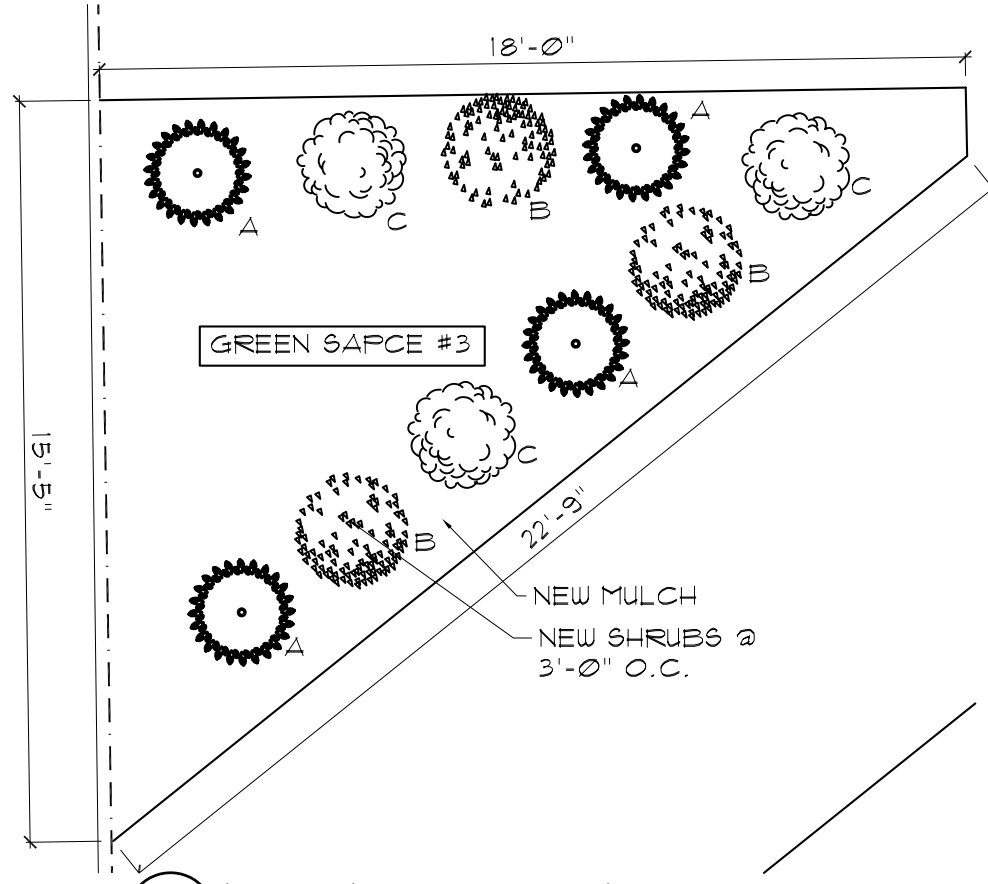
GREEN SPACE REQUIRED	
SITE SQFT:	8302 SQ.FT.
10% OF SITE:	830 SQ.FT.
GREEN SPACE SQ.FT. PROVIDED	
GREEN SPACE #1:	223 SQ.FT.
GREEN SPACE #2:	324 SQ.FT.
GREEN SPACE #3:	142 SQ.FT.
GREEN SPACE #4:	257 SQ.FT.
TOTAL GREEN SPACE:	946 SQ.FT.



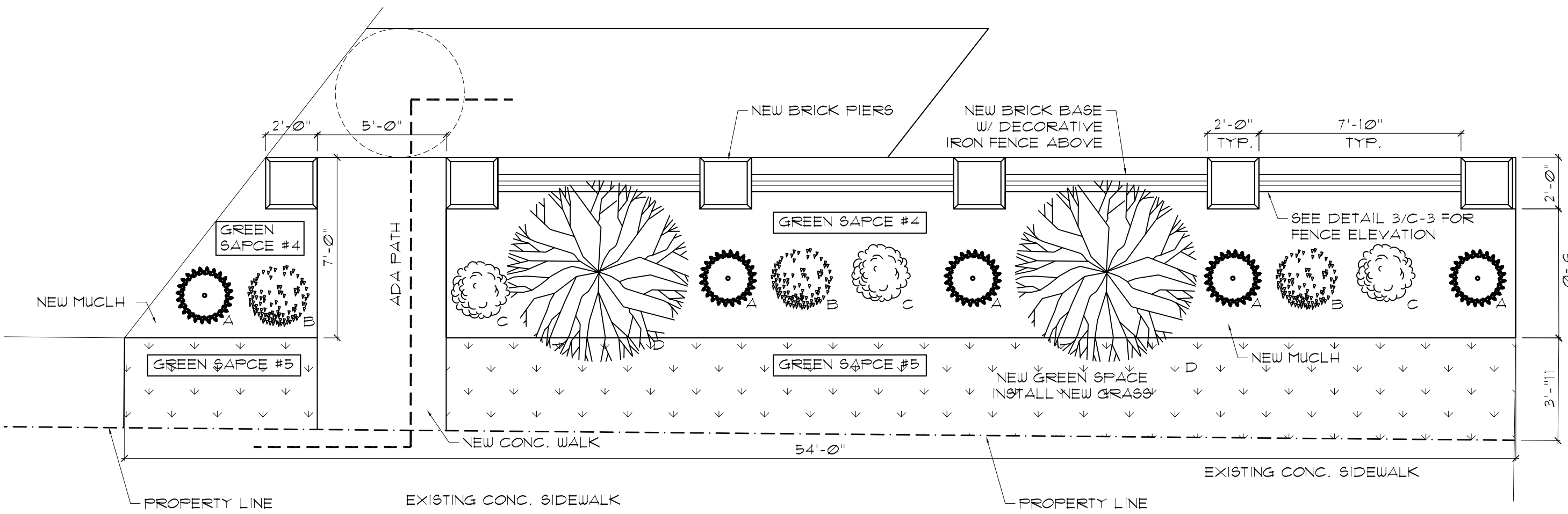
3 Landscape Plan View
C-3 Scale: 1/4" = 1'-0"



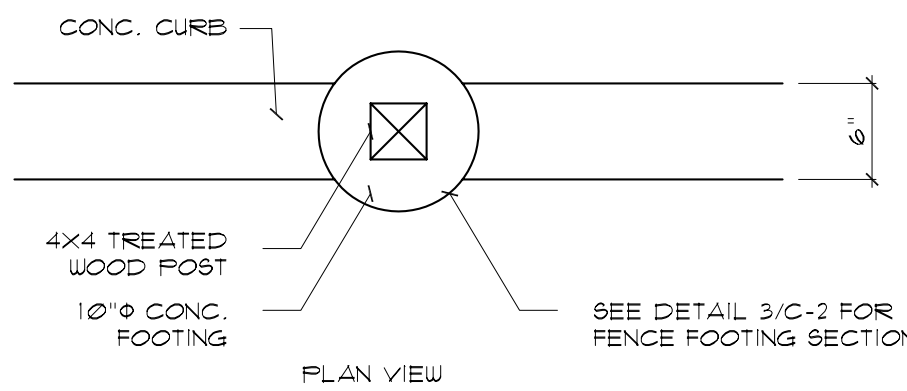
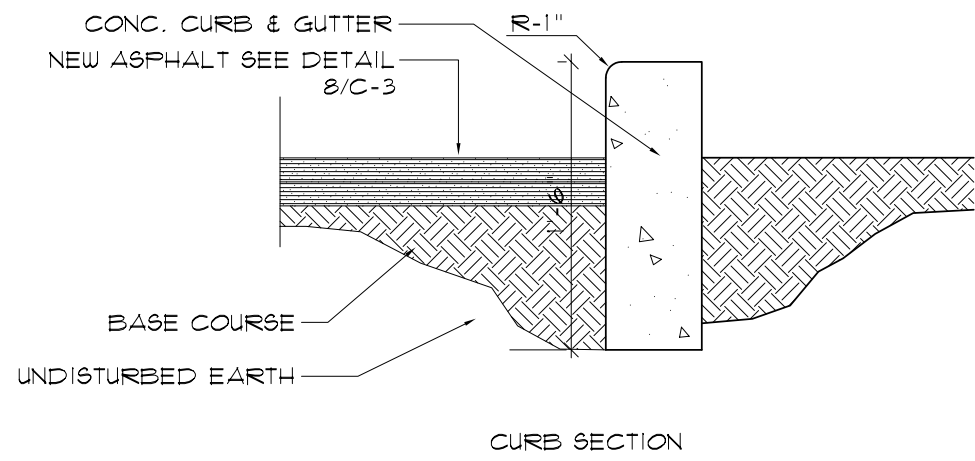
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C-3 Scale: 1/4" = 1'-0"



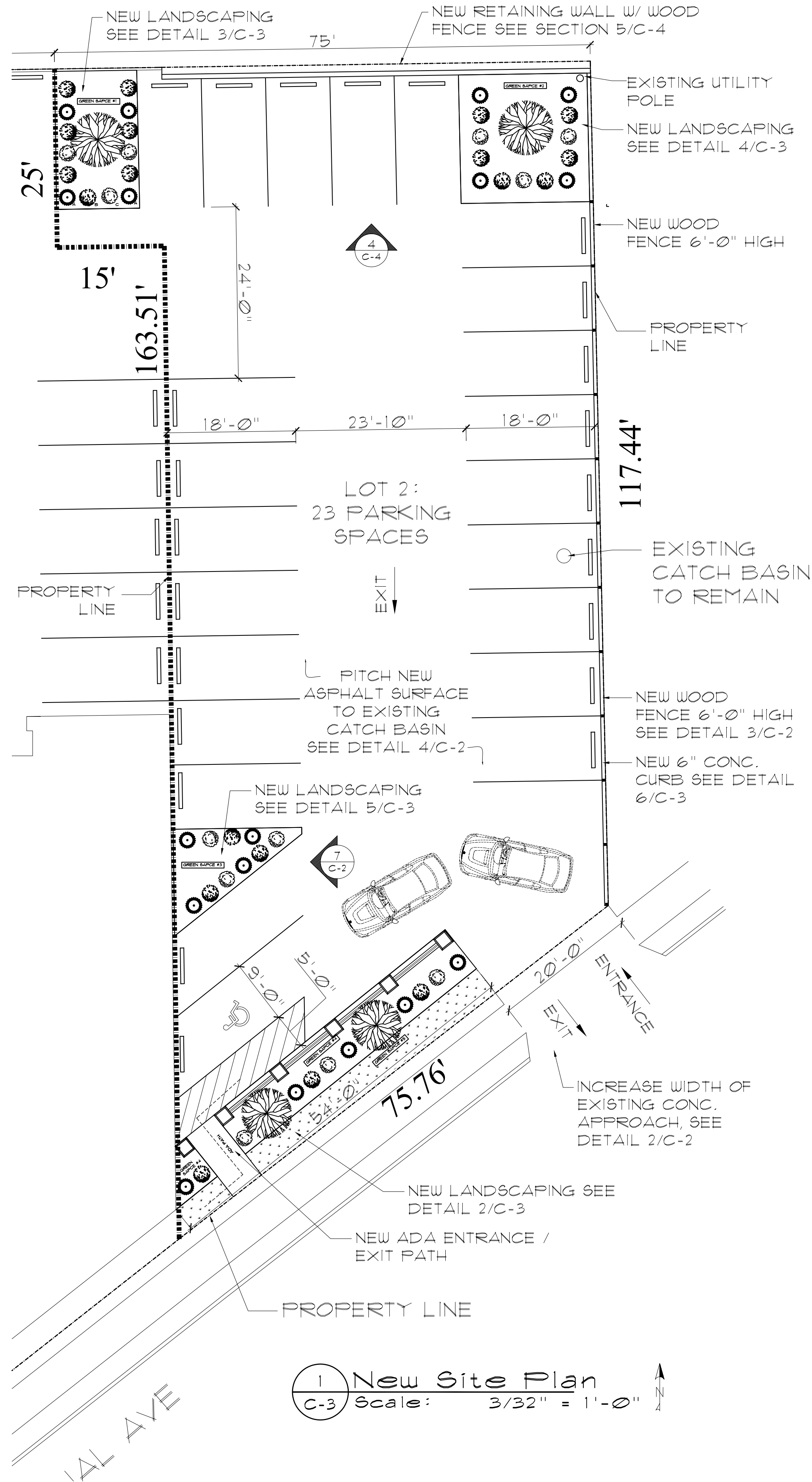
5 Landscape Plan View
C-3 Scale: 1/4" = 1'-0"



2 Landscape Plan View
C-3 Scale: 1/4" = 1'-0"



6 New Conc. Curb
C-3 Scale: 1" = 1'-0"



1 New Site Plan
C-3 Scale: 3/32" = 1'-0"

BMR
DESIGN GROUP, INC.
Architects - Engineers
503 West Lincoln Avenue
Milwaukee, Wisconsin 53207
Phone - (414) 384-2996
Fax - (414) 384-3904

PROJECT
Proposed New
Parking Lot

At:
9440 W National Av
West Allis, WI

PROJECT NO. 2018-89

DATE 1/18/2019

REVISIONS

CHECKED BY L.B.

DRAWN BY R.A.

SCALE as noted

SHEET NO. C-3

SHEET TITLE

PROJECT
Proposed New
Parking Lot

At:
9440 W National Av
West Allis, WI

PROJECT NO. 2018-89

DATE 1/18/2019

REVISIONS	

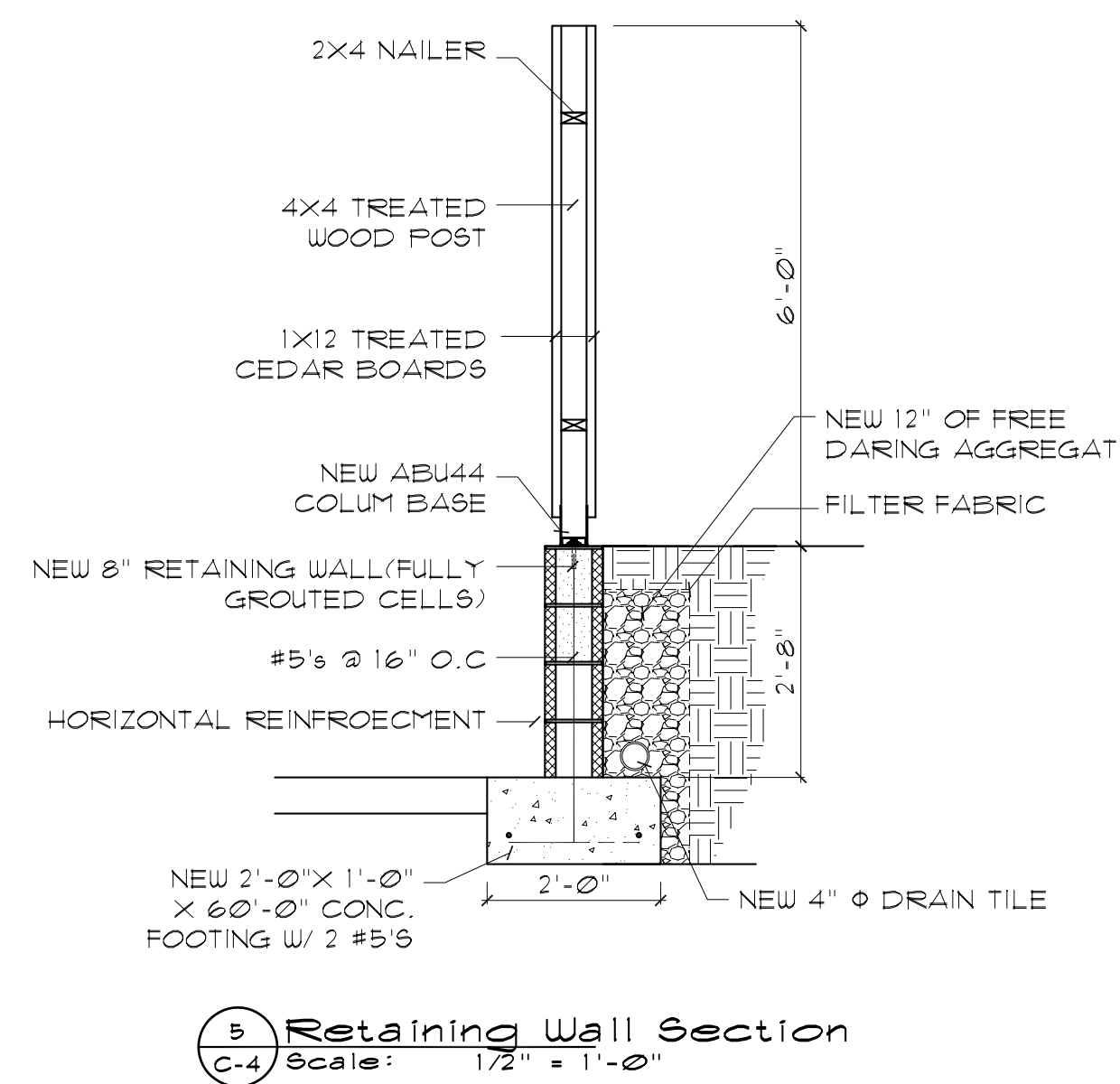
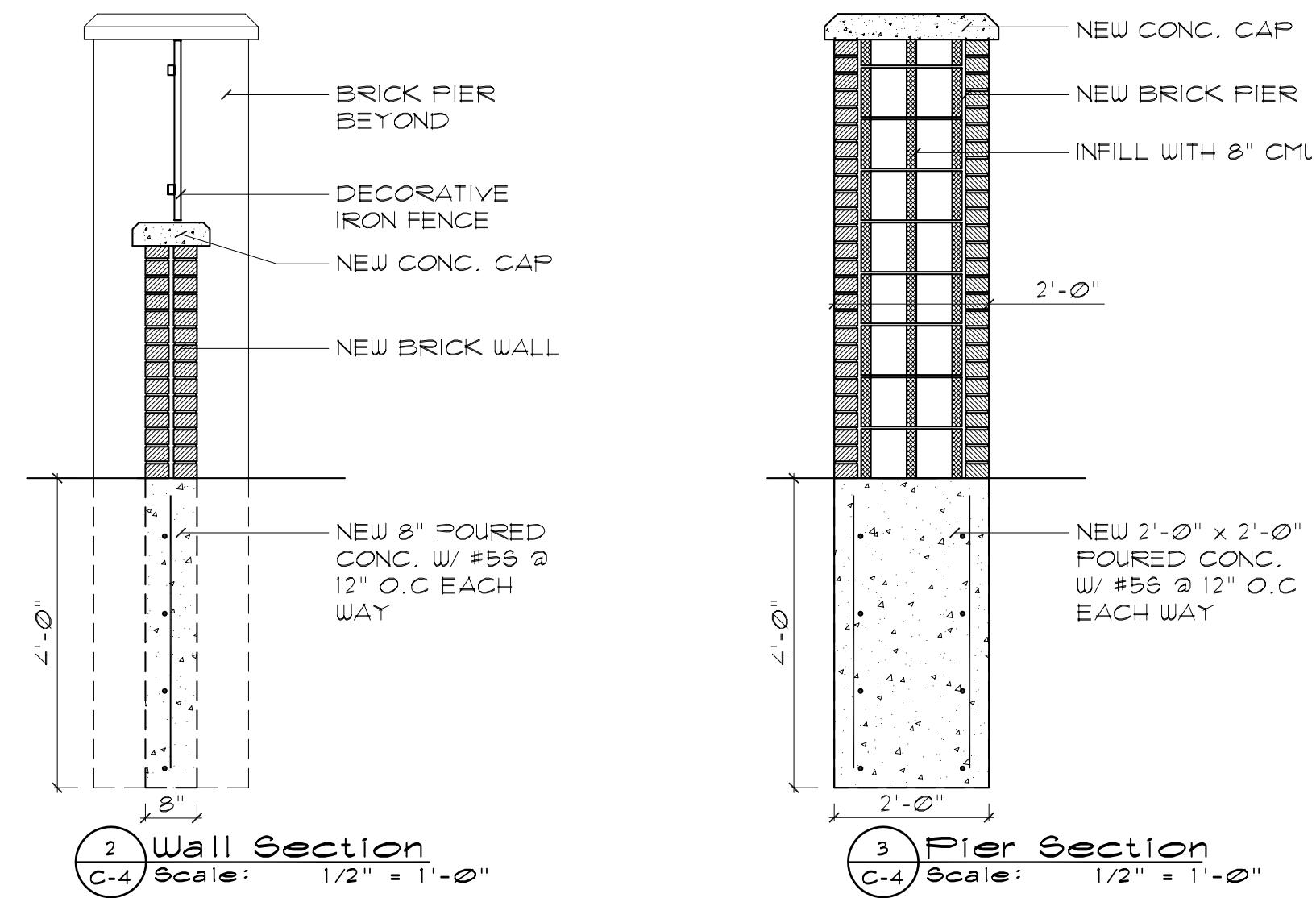
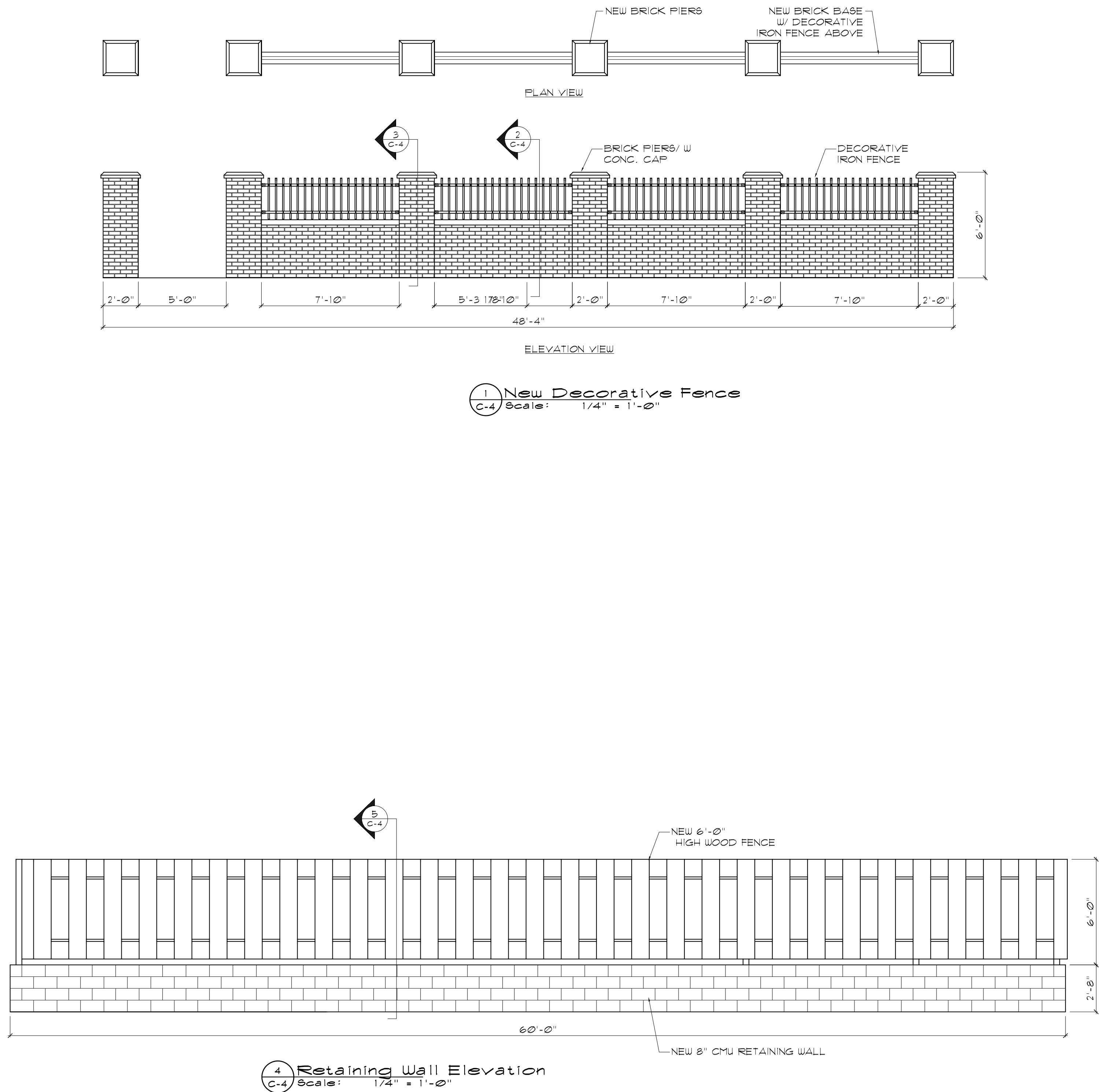
CHECKED BY L.B.

DRAWN BY R.A.

SCALE as noted

SHEET NO. C-4

SHEET TITLE





STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, February 28, 2024
6:00 PM
West Allis City Hall – Room 128

3. Sign appeal for Lucky 7 Daily Food Pantry, an existing Neighborhood Retail use, located at 9127 W. Lincoln Ave. (Tax Key No. 487-0091-000)

The property owner is proposing to install a freestanding sign at the northwest corner of the site. New signage requires a signage permit, and while one has been submitted for review, Planning has noted that the proposed new sign will be within the 20x20-ft vision area. The site is compact and the installation of a freestanding ground sign at the corner must be evaluated by the Plan Commission when such fixtures are placed within the vision area.

The signage area/size otherwise appears to conform to the sign ordinance as proposed the new sign will have an overall height of 9.5-ft tall. The actual signage area being approximately 3.5-ft tall x 6.3-ft wide (Approximately 22-sf in area). The purpose of this sign appeal is to evaluate the location of the sign on site. The proposed location will be in an area within the vision area..

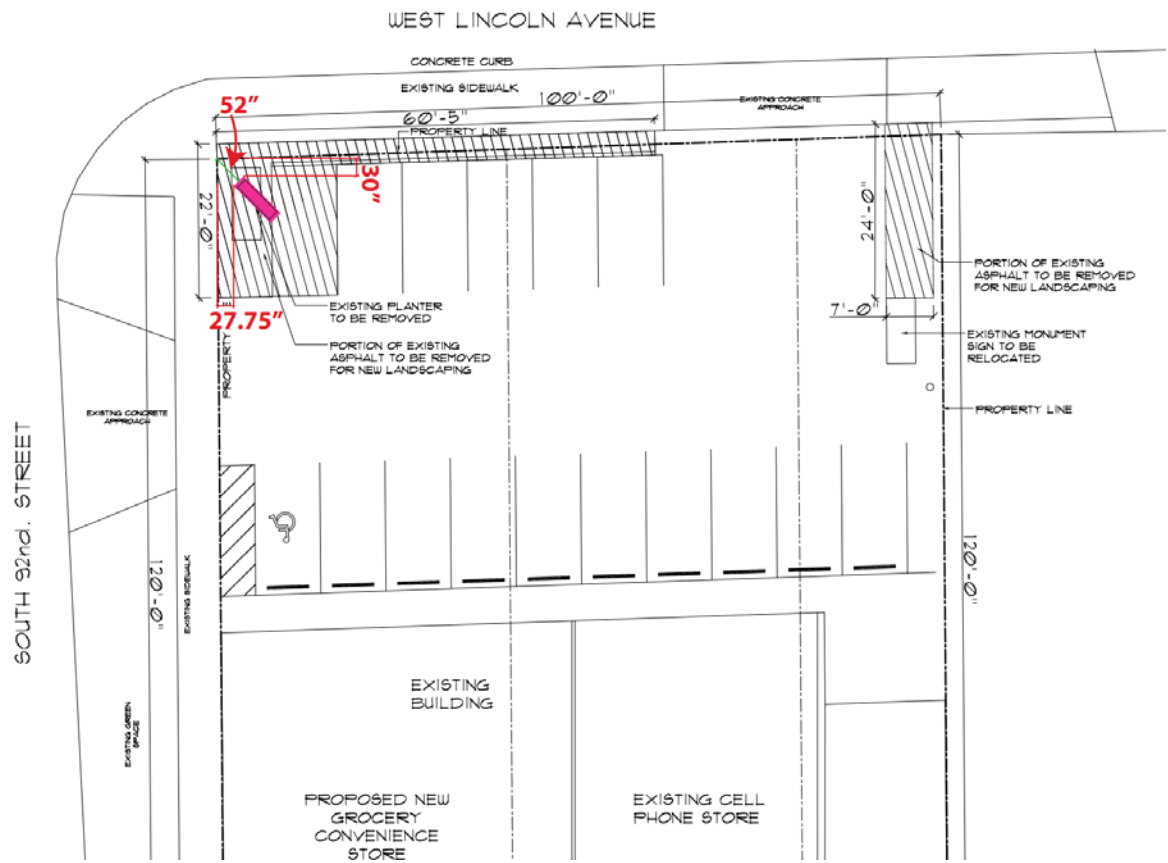
There is precedent for Plan Commission granting a sign variance for a sign in the vision area: in 2018 Plan Commission granted approval of a freestanding BP gas sign at S. 60 and W. National Ave. and more recently for the Shell gas station sign at S. 76 St and W. Lincoln Ave. and the Taqueria sign for the restaurant at 84th and Lincoln Ave. Each of these examples as well as the proposed are on similar 45-deg angles to promote visibility for motorists and pedestrians. Additionally, this signage is designed like-for-like to the freestanding sign located at 9131 W. Cleveland Ave which was approved by Plan Commission.

Like other vision angle variance requests, staff has shared the signage concept with City Engineering for comment to seek their feedback prior to the Plan Commission meeting.

Recommendation: Approve the signage plan appeal for Lucky 7 Daily Food Pantry, an existing Neighborhood Retail use, located at 9127 W. Lincoln Ave. (Tax Key No. 487-0091-000) subject to the following conditions:

1. City Engineering review of the location within the vision angle.
2. Removal of any non-conforming signage on the property before installation of additional signage.
3. Landscaping plan being provided.







STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, February 28, 2024
6:00 PM

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

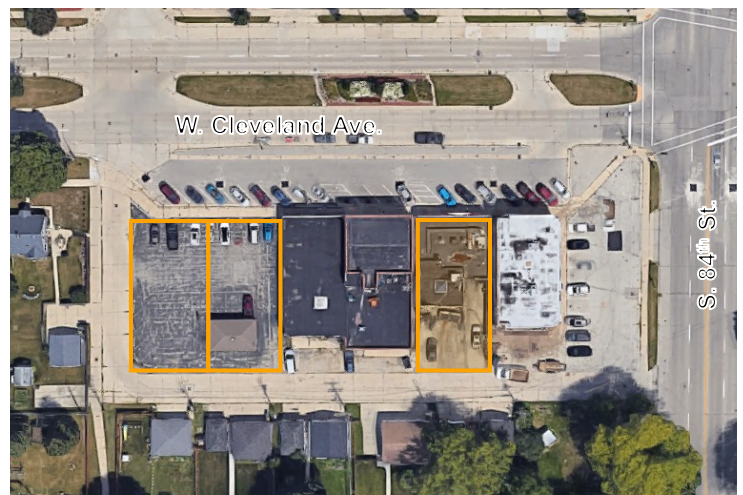
4. **Certified Survey Map to combine properties located at 8443 W. Cleveland Ave. & 84** W. Cleveland Ave. (Tax Key Nos. 517-0346-000 & 517-0345-000), by Sam Speaker and Lee Gonzales/KLO Holdings, LLC, property owners.**

Overview and Zoning

The owners of Michael's Family Restaurant are proposing a food truck park on a vacant parking lot just west of the existing Michael's restaurant on the parcels at 8443 & 84** W. Cleveland Ave.

The property is zoned C-2 commercial district. The use received Conditional Use approval in December.

The purpose of Plan Commission review is to consider the combination of two lots as in conformance with the zoning ordinance and comprehensive plan, and recommend to Common Council per the conditions noted below in the staff recommendation.



Recommendation: Common Council approval of Certified Survey Map to combine properties located at 8443 W. Cleveland Ave. & 84** W. Cleveland Ave. (Tax Key Nos. 517-0346-000 & 517-0345-000), by Sam Speaker and Lee Gonzales/KLO Holdings, LLC, property owners subject to the following conditions:

(Item 1-2 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)



1. Submittal of a certified survey map to combine the parcels at 8443 W. Cleveland Ave. and 84** W. Cleveland Ave.
2. Common Council approval of Certified Survey Map.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, February 28, 2024
6:00 PM
West Allis City Hall – Room 128

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5. Ordinance to Adopt the City of West Allis 2045 Comprehensive Plan.

City of West Allis 2045 Comprehensive Plan Wisconsin State Comprehensive Planning Law (Statute 66.1001) requires cities, counties, and other local units of government to enact a Comprehensive Plan every 10 years. The Comprehensive Plan, which covers a 20-year planning period, is intended to act as a guide for development and decision making related to land use, housing, transportation, utilities, economic development, agriculture, and intergovernmental relationships. The City of West Allis adopted the last version of its plan, the 2040 Comprehensive Plan in February of 2021.

The 2045 Comprehensive Plan will replace the 2040 Plan. The update to the Comprehensive Plan was conducted in multiple phases.



1. Kick-off
 - a. The 2045 Comprehensive Plan update was announced to the public and the first phase of public engagement launched on April 10th, 2023.
2. Public Engagement: Issues & Opportunities
 - a. The first phase of public engagement focused on the issues West Allis needs to address and the opportunities it can build on. This phase took place from April 10th through May 31st.
3. Public Engagement: Visioning
 - a. The second phase of public engagement focused on learning what community members want West Allis to be like in the future. This phase took place from June 1st through June 30th.
4. Public Engagement: Plan Recommendations
 - a. The third phase of public engagement focused on the specific actions community members would like the City to take to make West Allis a better place to live. This phase took place from July 5th through September 30th.
5. Draft Plan
 - a. Following public engagement, City Planning staff created a draft plan. Supplementary internal working group meetings helped to develop recommendations.
6. Public Engagement: Draft Plan Feedback
 - a. On January 16th, 2024, an executive summary and the draft plan was shared with the public.

7. Finalize Plan
 - a. Following this period of public outreach, City staff made modifications and released a final version of the Comprehensive Plan on February 23rd, 2024.
8. Adoption
 - a. Following review and approval by the Plan Commission and Common Council, the Comprehensive Plan may be formally adopted March 19, 2024.

This multi-phased approach allowed the City to fully engage the public in the planning process and provided for the use of more current Census data as each plan section was reevaluated. Throughout months of public engagement at community events, workshops, and online, over a thousand community members shared their thoughts and perspectives. Their ideas directly informed the 2045 Comprehensive Plan.

The Comprehensive Plan is an important document to help guide policy decisions. It's used in conjunction with other city plans and goals – strategic plan, annual budget and capital improvement funding.

Schedule for the adoption phase:

- The latest draft version of the [Comprehensive Plan is available to inspect/review](#) online and a hard copy may be viewed in the City Library and City Hall – Customer Service Center within business hours.
- The Comprehensive Plan is presented to Plan Commission on February 28, 2024.
- A public hearing on the 2045 Comprehensive Plan will be held at the March 19, 2024 Common Council Meeting. The Plan may be approved on the same night if Council chooses.

Recommendation: Plan Commission approval and recommending Common Council pass the Ordinance to Adopt the City of West Allis 2045 Comprehensive Plan. Hearing March 19, 2024.