



CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Sch Dist of Wa Wm Et Al
1205 S 70 St
West Allis, WI 53214

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a public hearing on Tuesday October 18, 2022, at 7:00 P.M., or soon thereafter in the Common Council Chambers of West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the:

Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan.

Additional project information, comments or questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414-302-8460.

You may express your opinion in writing to the clerk@westalliswi.gov, prior to the meeting, or in person at the public hearing at the above date, time and location.

Dated at West Allis, Wisconsin, this September 16
City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
O-2022-0145

NONDISCRIMINATION STATEMENT

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Planning & Zoning
planning@westalliswi.gov
414.302.8460

September 16, 2022

RE: Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan

Dear property owner,

This letter is an invitation to attend the public hearing regarding rezoning properties along the Lincoln Ave corridor. Your property has been identified as a potential candidate for rezoning by the City of West Allis Common Council.

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2. Align the corridor's zoning with the 2040 Comprehensive Plan and Future Land Use Map
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Time: 7:00 pm

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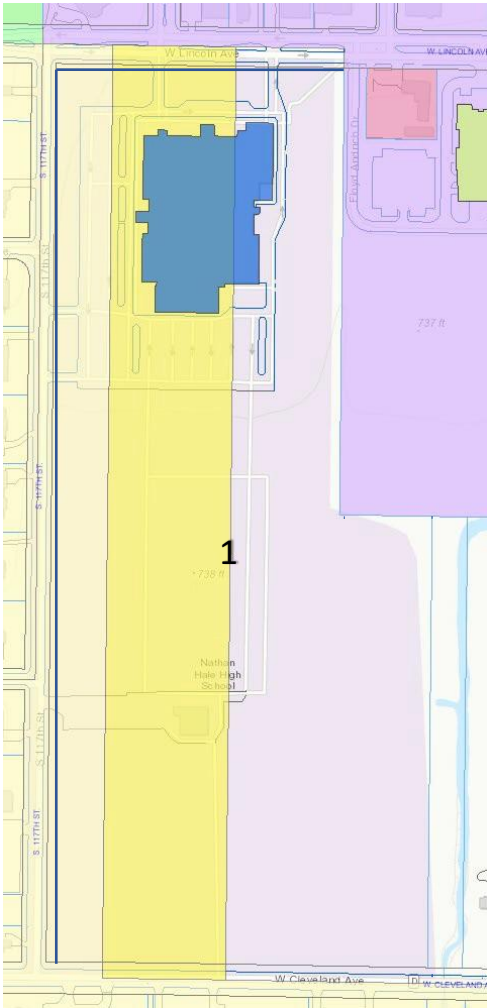
Steven J. Schaer, AICP
Manager, Planning & Zoning Office
City of West Allis

Lincoln Ave Corridor Rezoning

Map ID	Address	Taxkey	Existing Zoning	Proposed Zoning
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50	2318 S 75 St	489-0330-000	C-2, RB	RB
51	2319 S 74 St	489-0307-000	C-2, RB	RB
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55	2319 S 72 St	489-0246-000	C-2, RB	RB
56	2307-2353 S 60 St & 6021- 6023 W Lincoln Ave	490-0001-001	C-2, RB	RC
57	5923 W Lincoln Ave	491-0148-000	C-2, RB	C-2
58	5909 W Lincoln Ave	491-0147-000	C-2, RB	C-2
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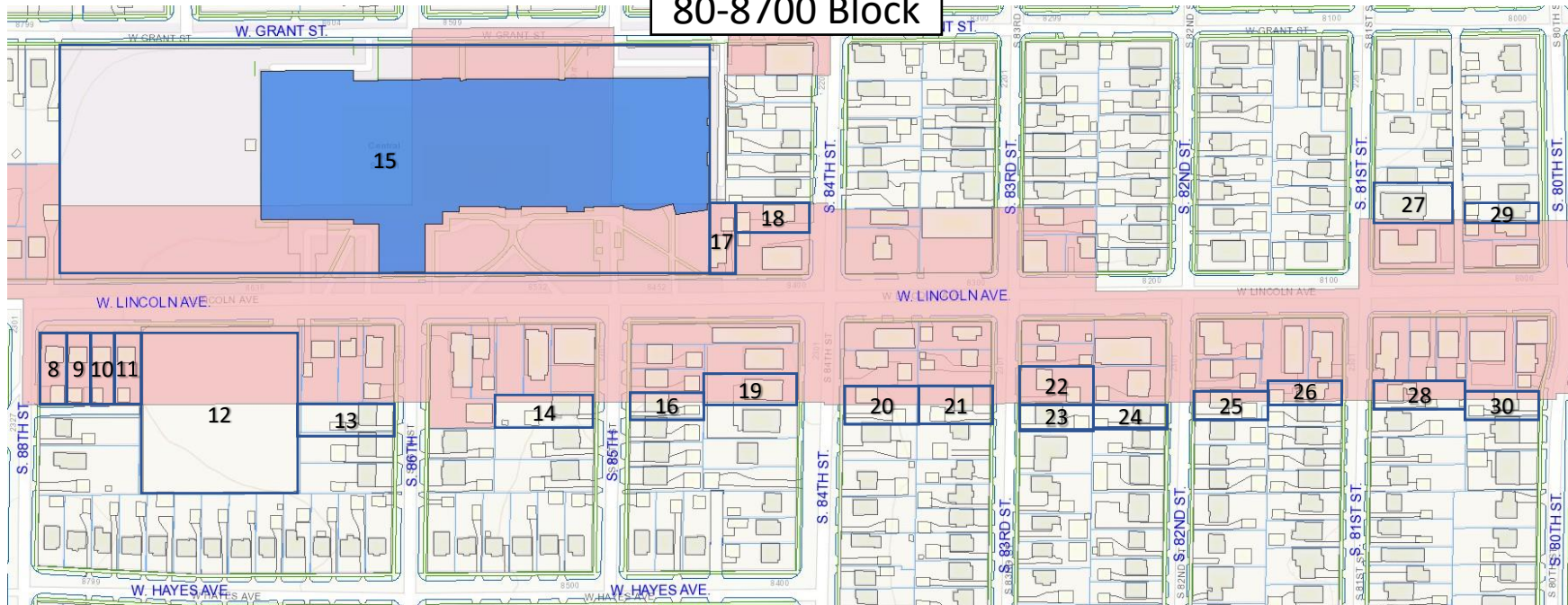
Nathan Hale



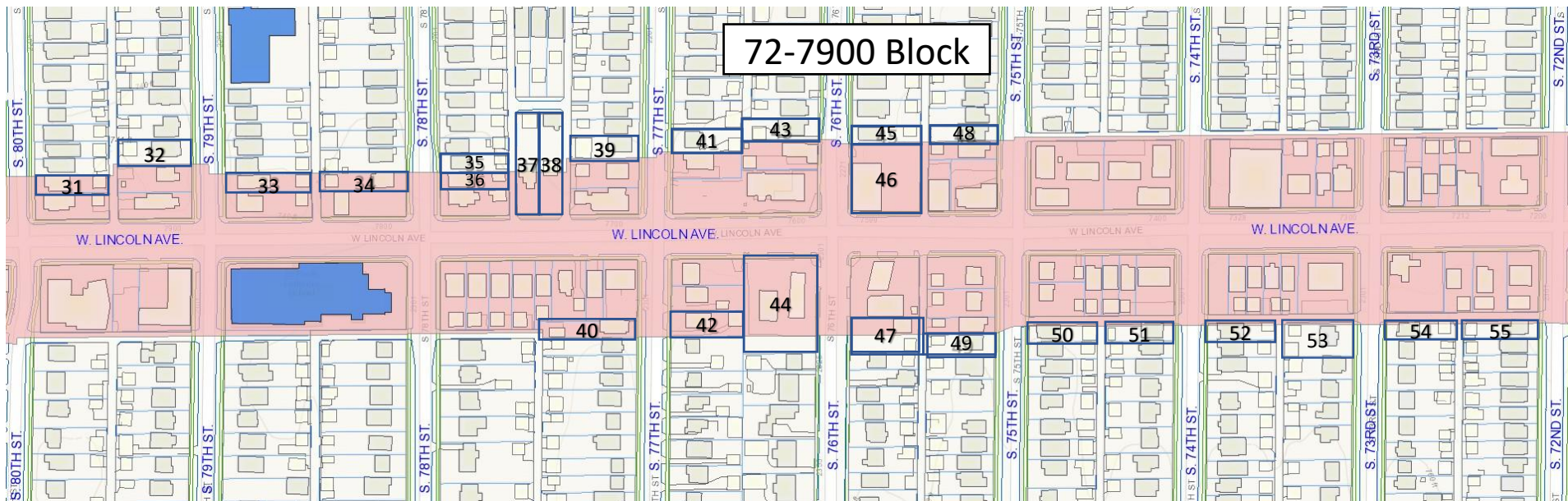
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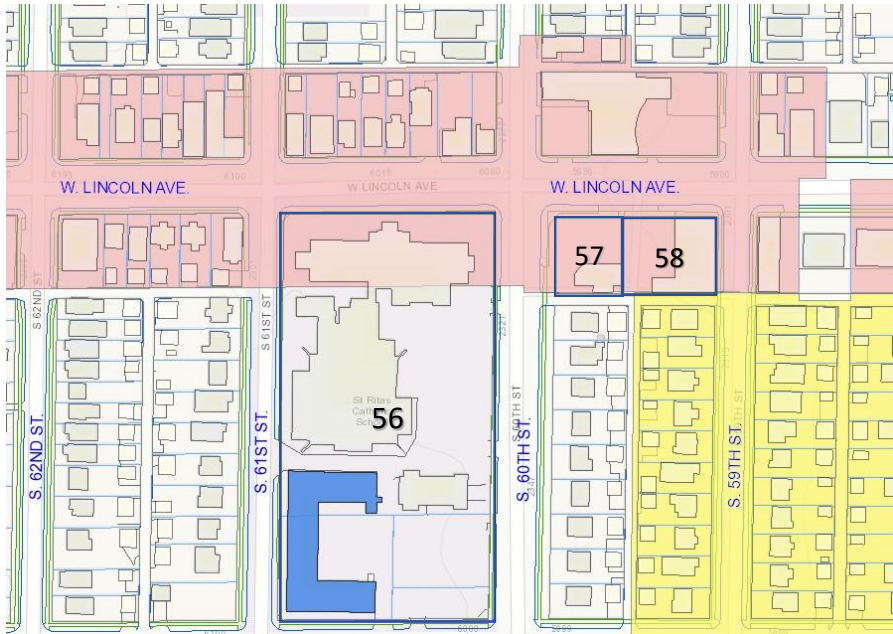
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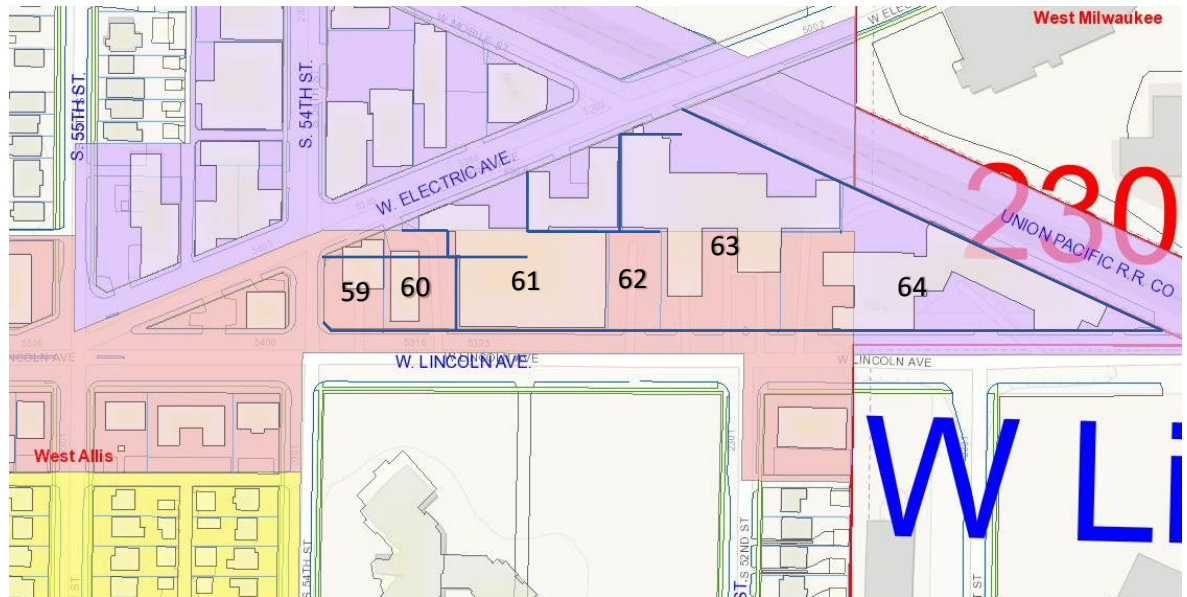
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59-6000 Block



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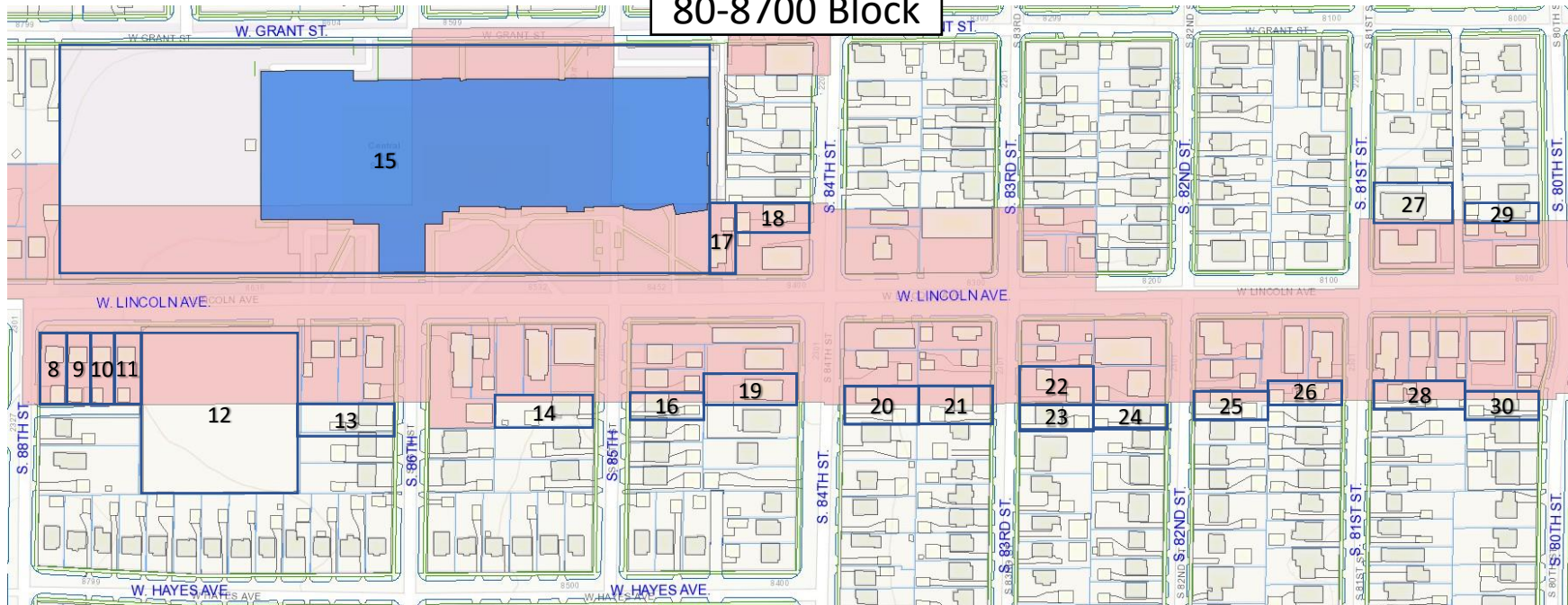
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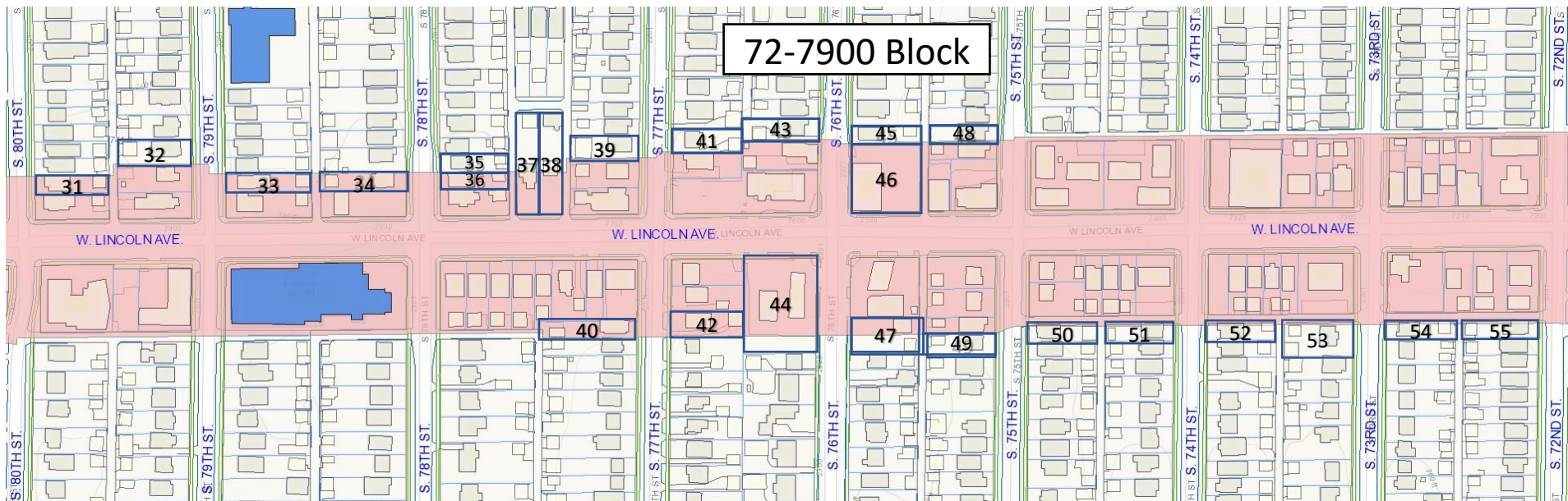
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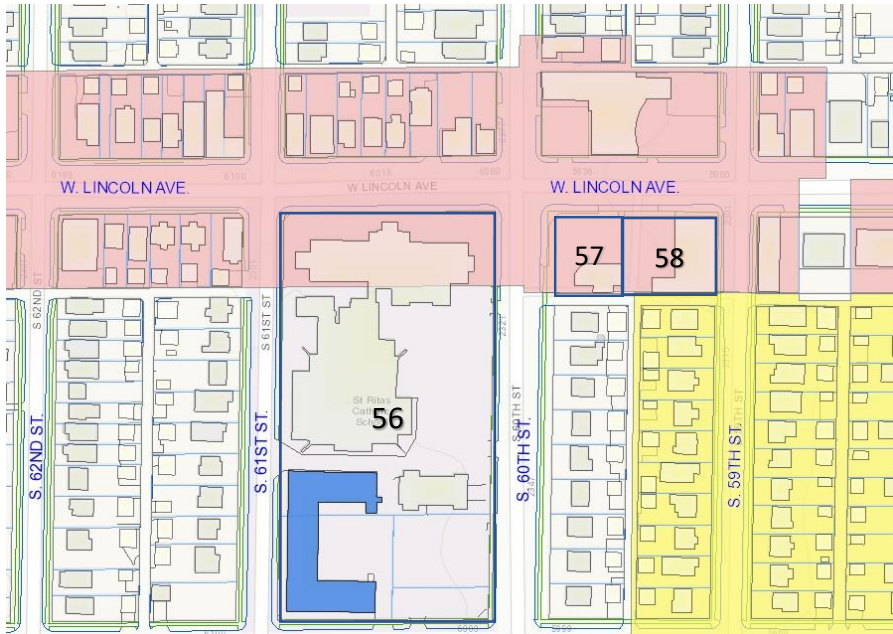
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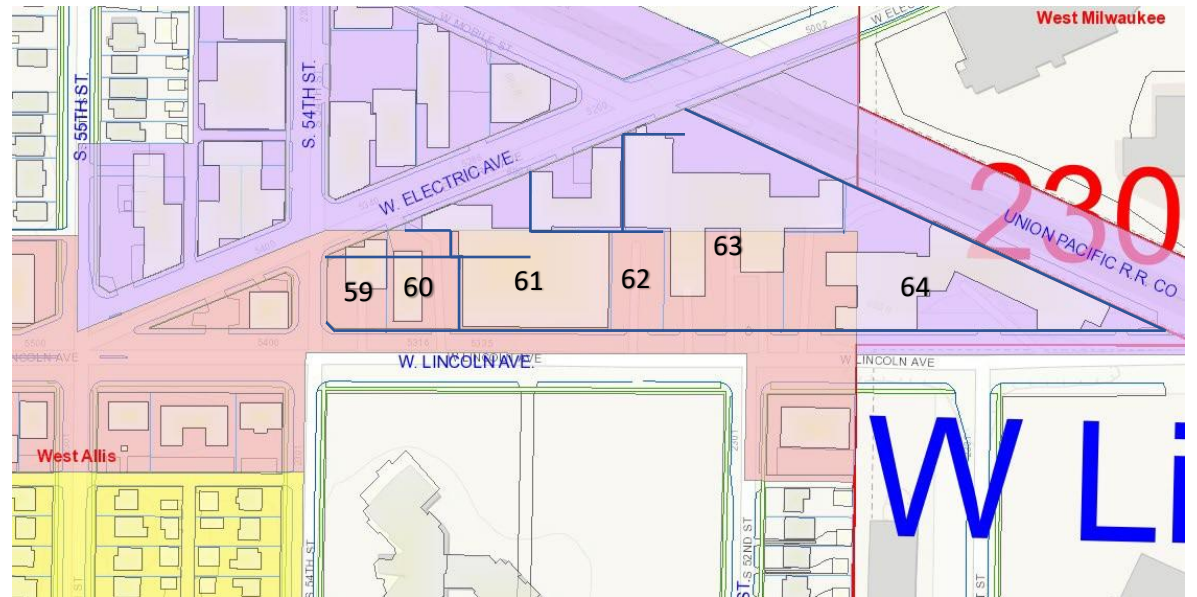
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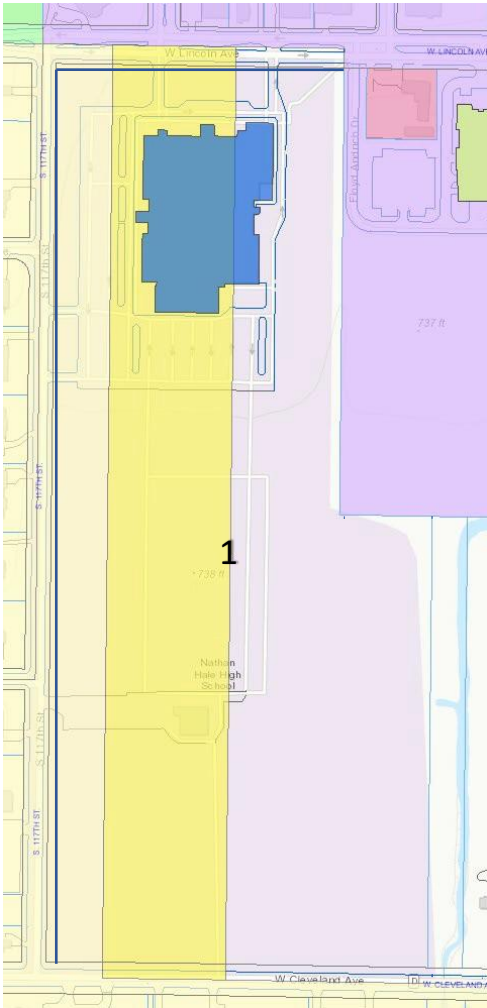
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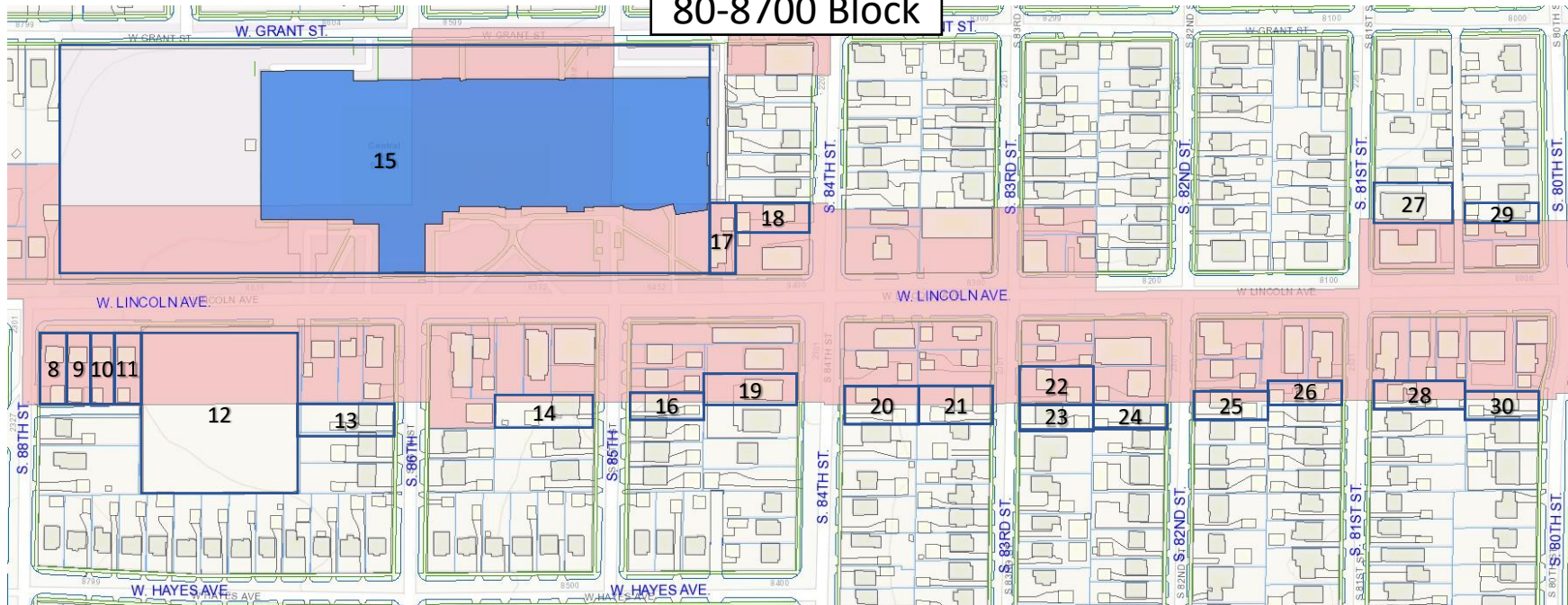
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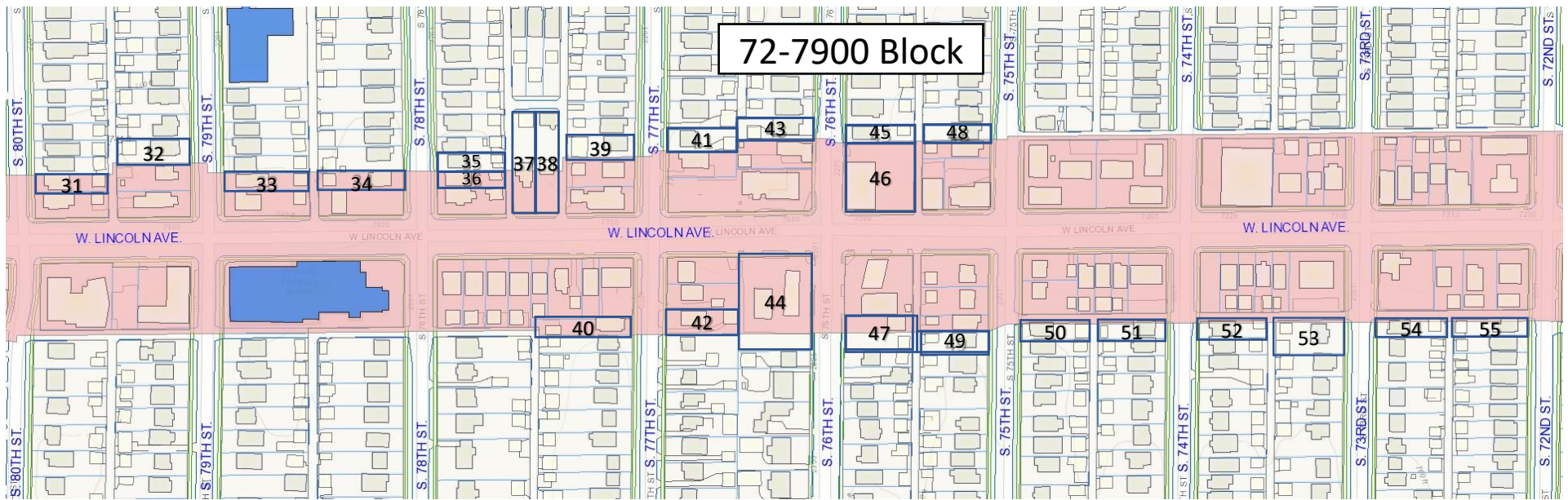
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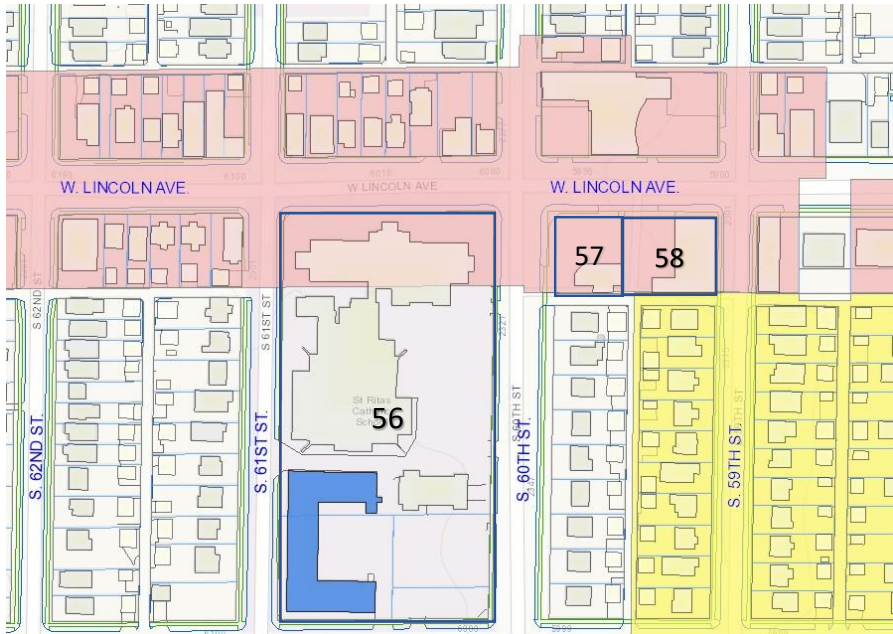
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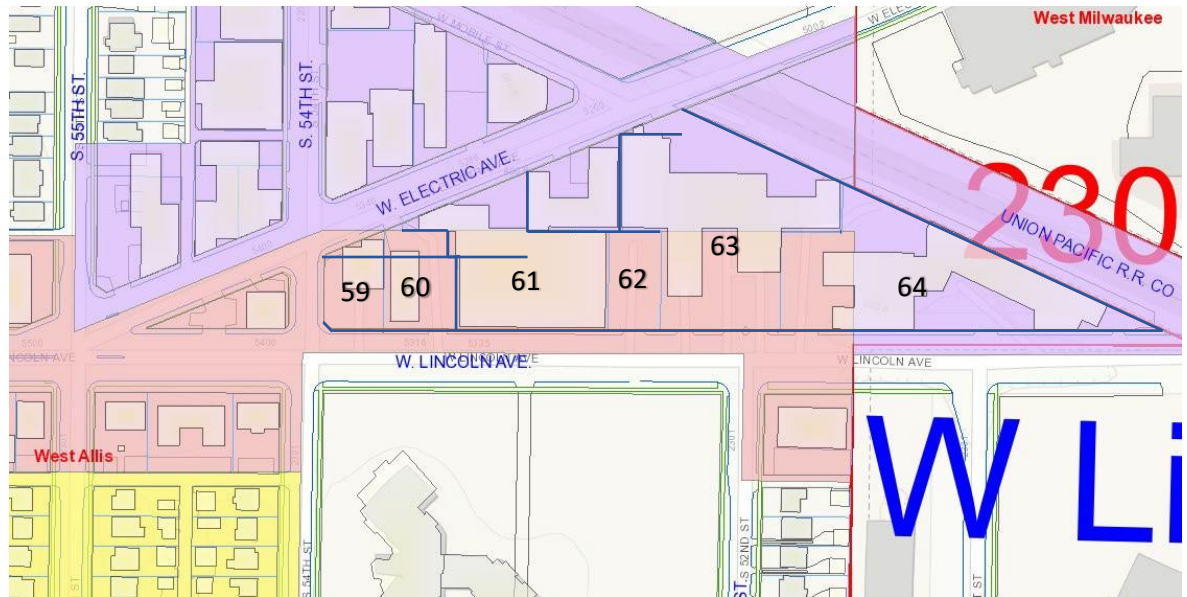
72-7900 Block



59-6000 Block



51-5300 Block





CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Devin and Kelsey Hawthorne
1101 W Layton Ave
Milwaukee, WI 53221

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a public hearing on Tuesday October 18, 2022, at 7:00 P.M., or soon thereafter in the Common Council Chambers of West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the:

Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan.

Additional project information, comments or questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414-302-8460.

You may express your opinion in writing to the clerk@westalliswi.gov, prior to the meeting, or in person at the public hearing at the above date, time and location.

Dated at West Allis, Wisconsin, this September 16
City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
O-2022-0145

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Planning & Zoning
planning@westalliswi.gov
414.302.8460

September 16, 2022

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Dear property owner,

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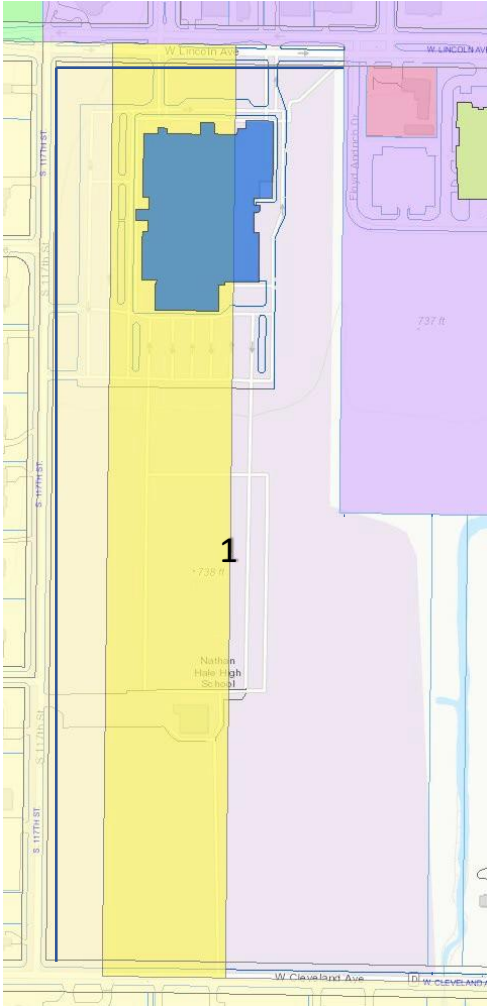
Steven J. Schaer, AICP
Manager, Planning & Zoning Office
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Lincoln Ave Corridor Rezoning

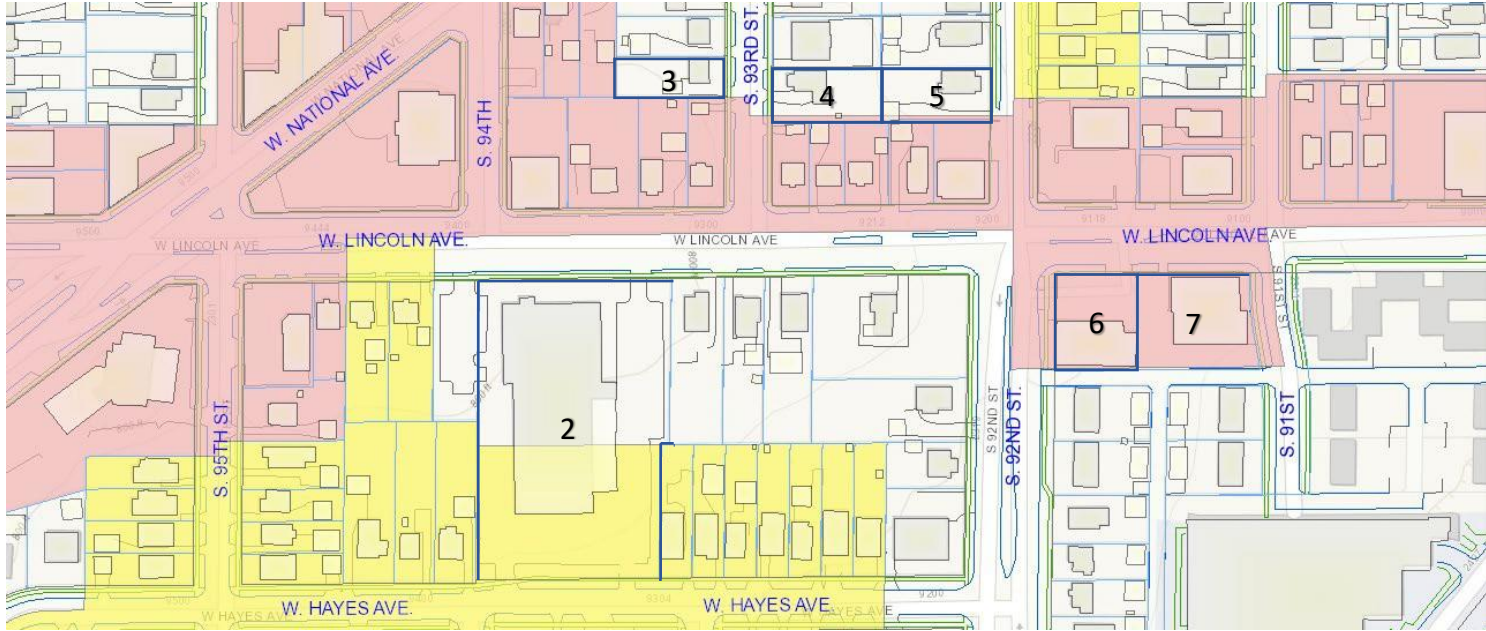
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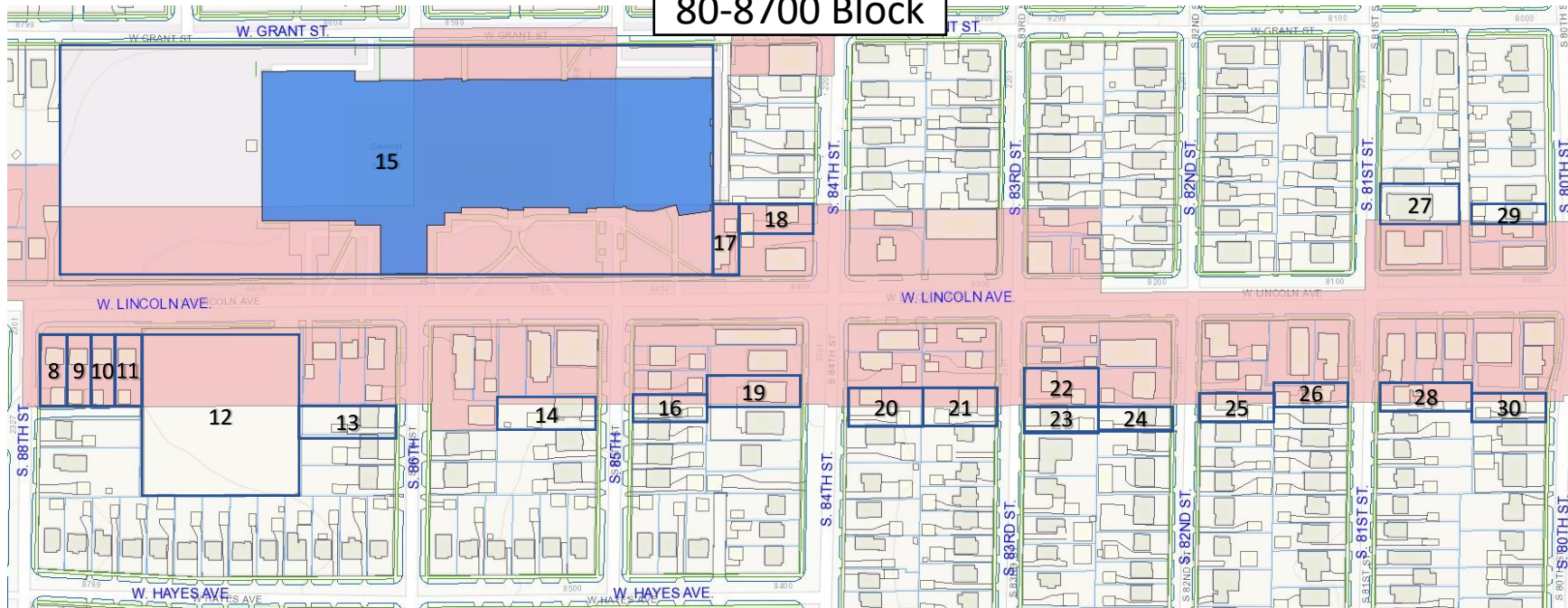
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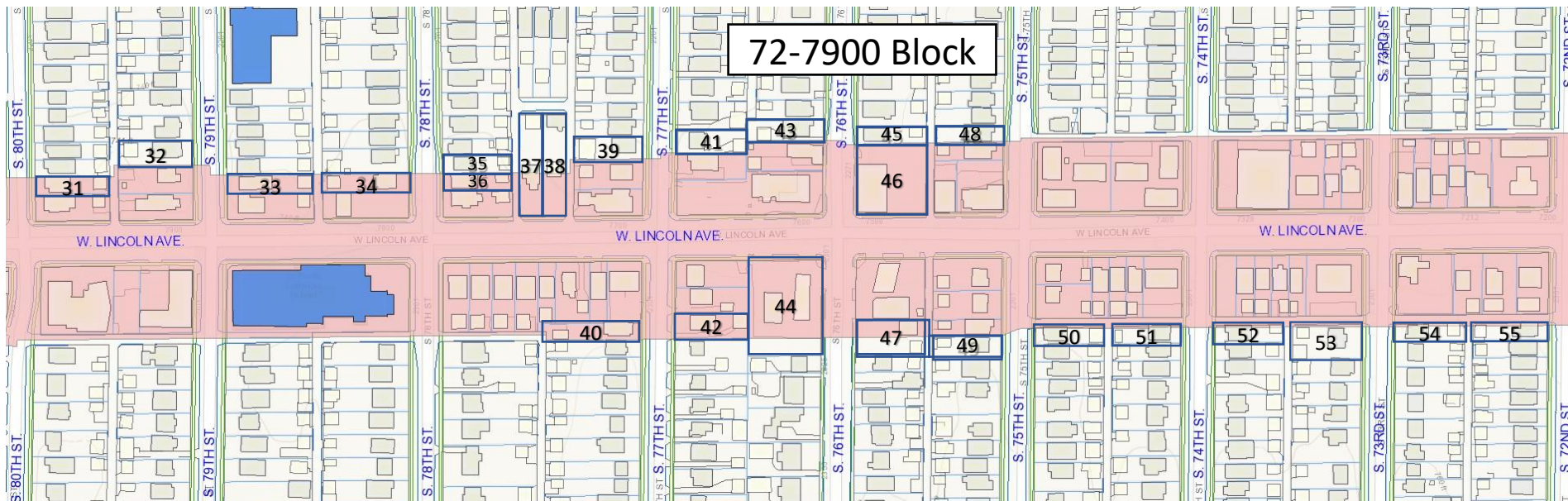
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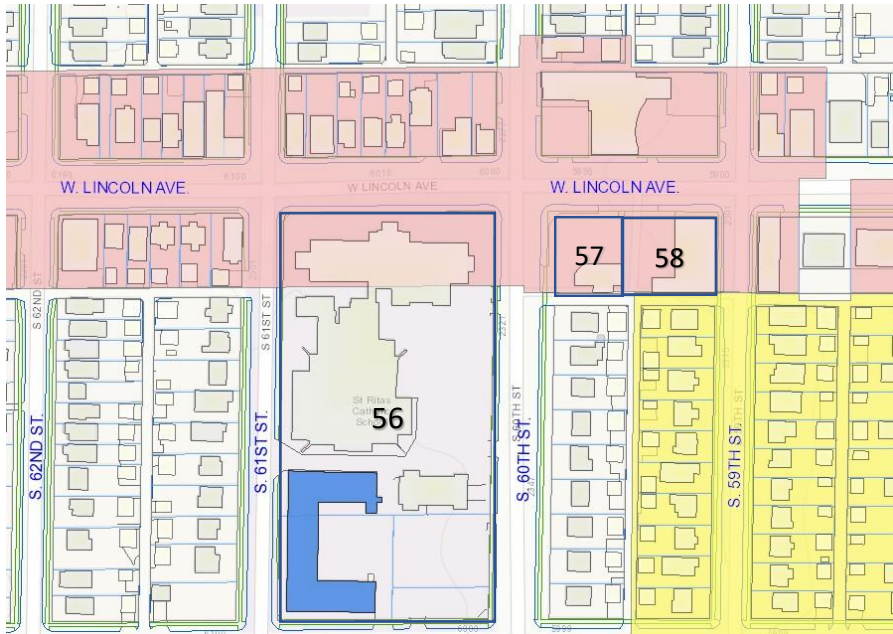
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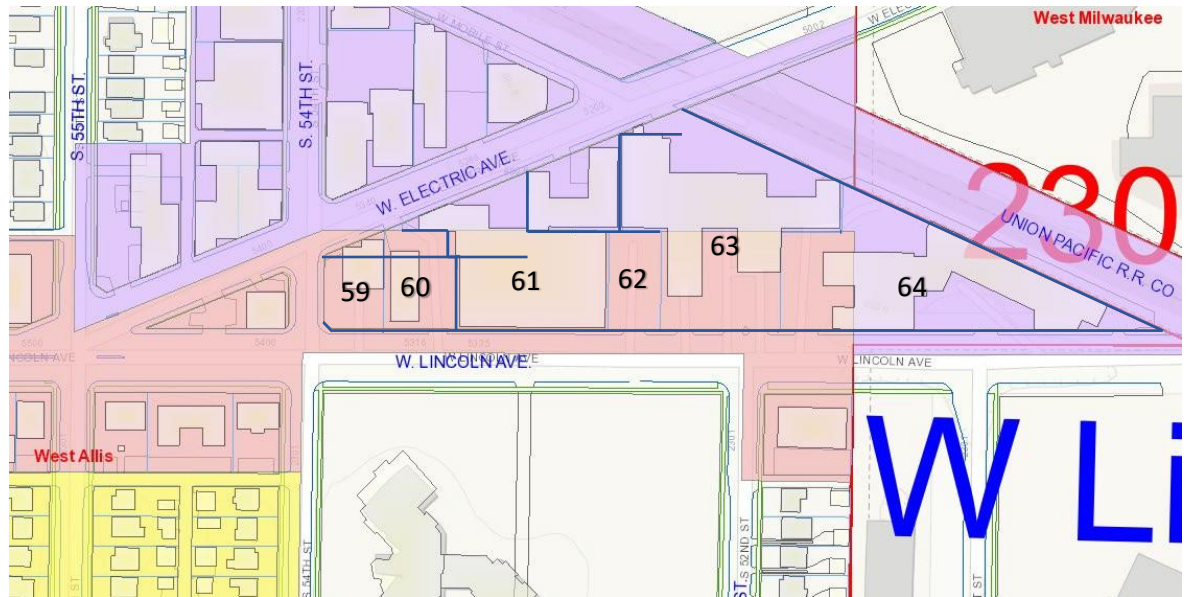
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West Allis Investmt Prop LLC
6000 W Villard Ave
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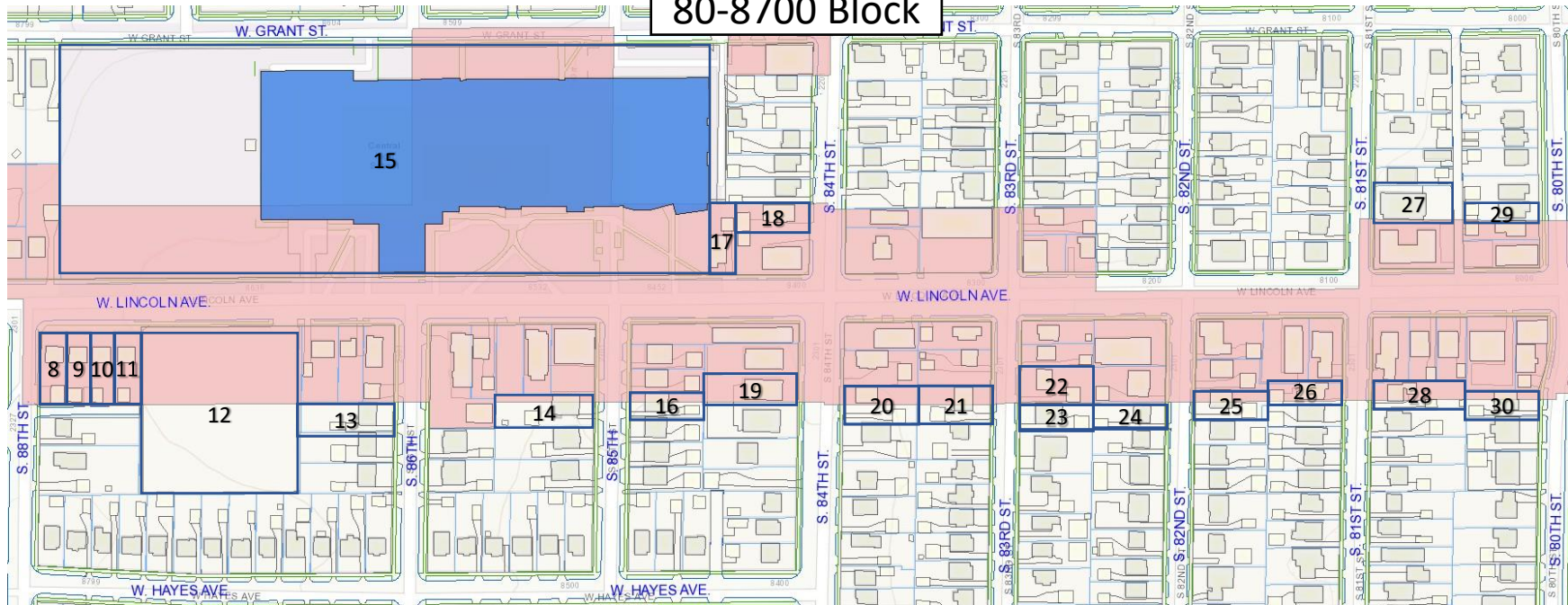
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Lincoln Ave Corridor Rezoning

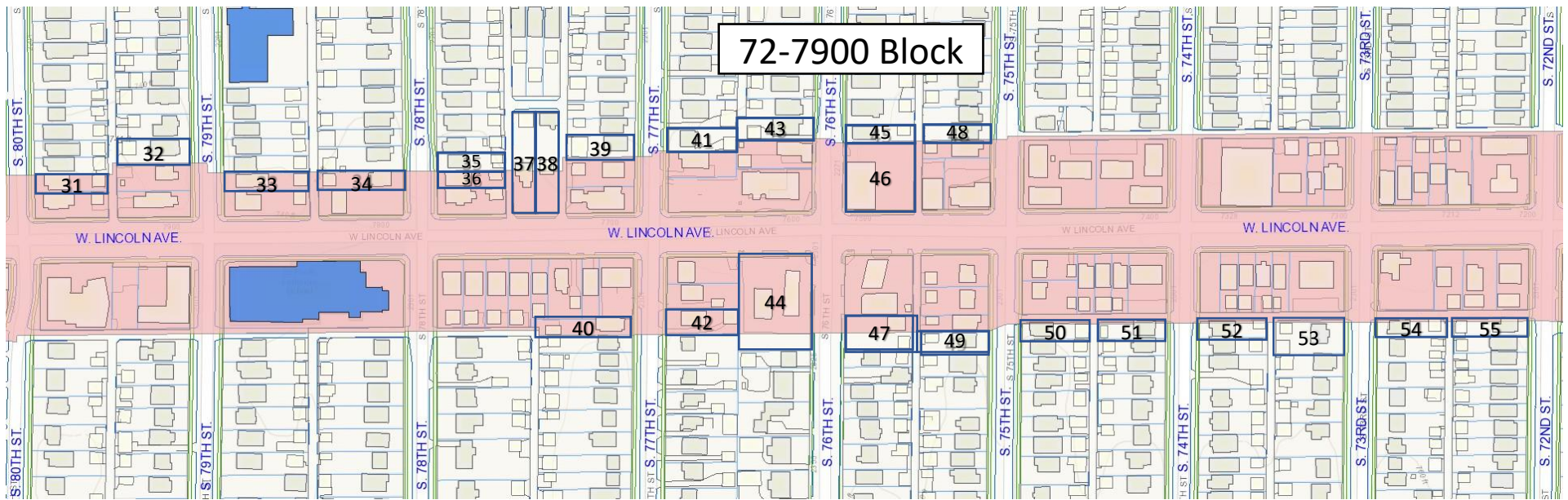
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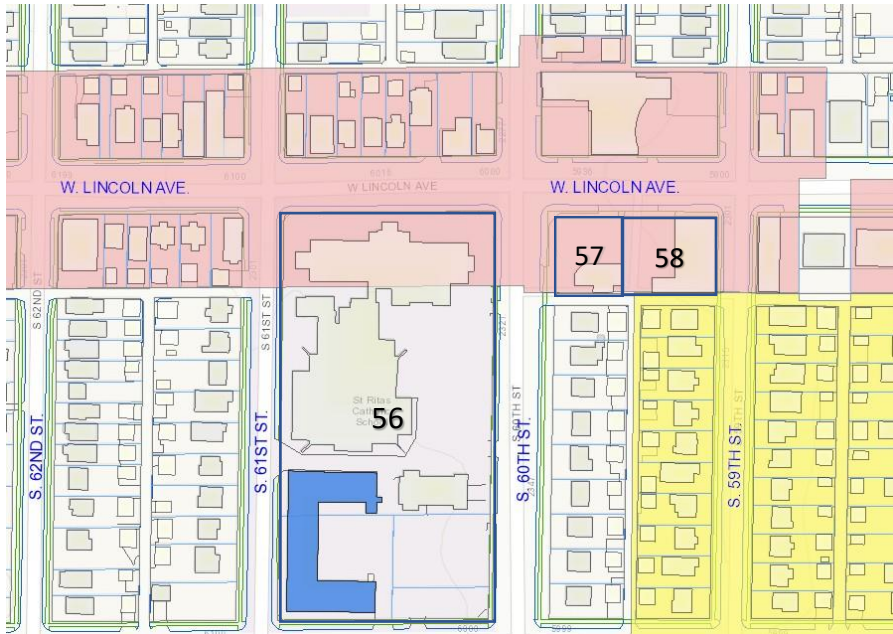
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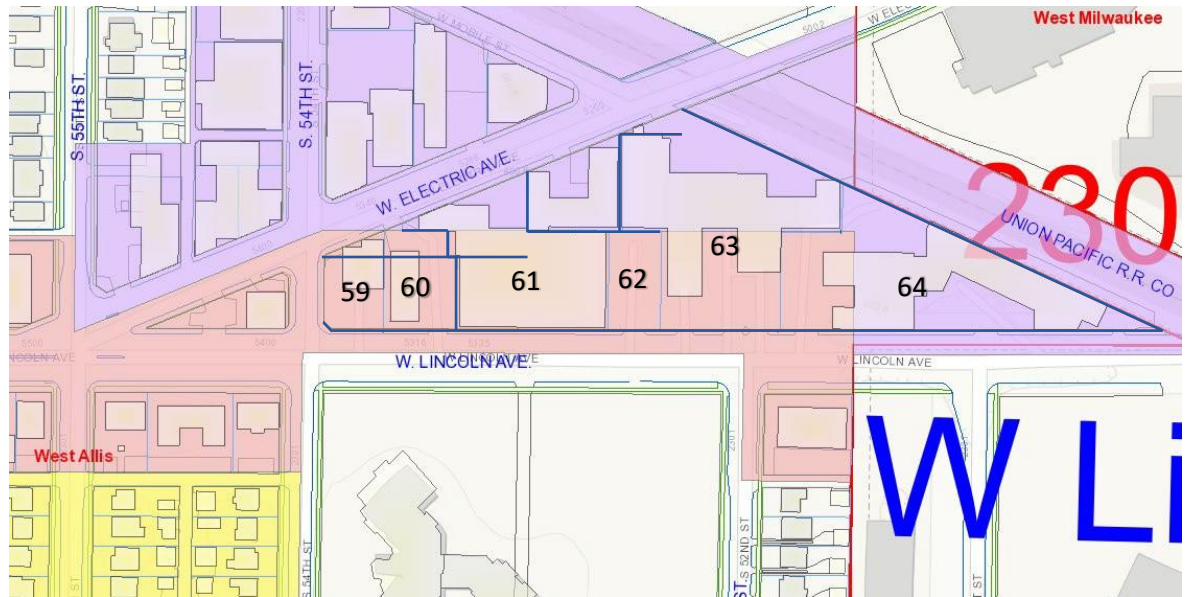
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1210 Auburn Rd
West Bend, WI 53090

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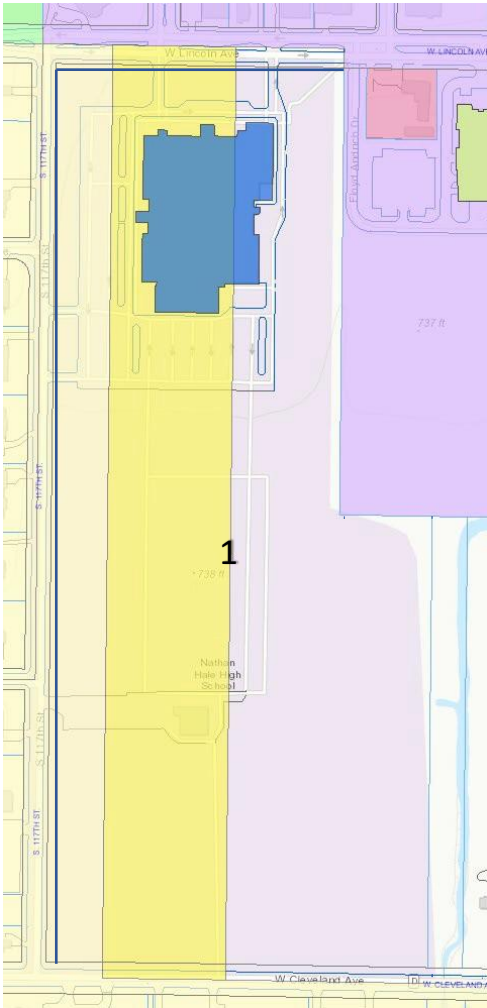
Steven J. Schaer, AICP
Manager, Planning & Zoning Office
City of West Allis

Lincoln Ave Corridor Rezoning

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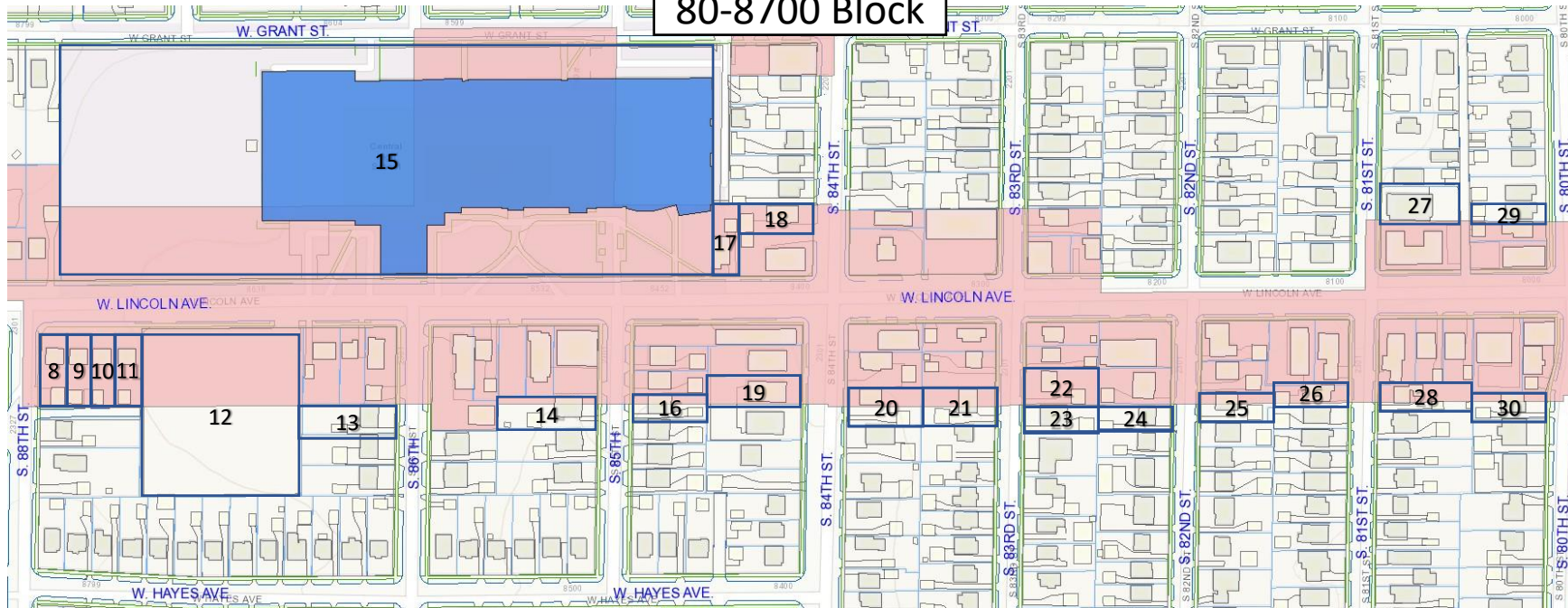
Nathan Hale



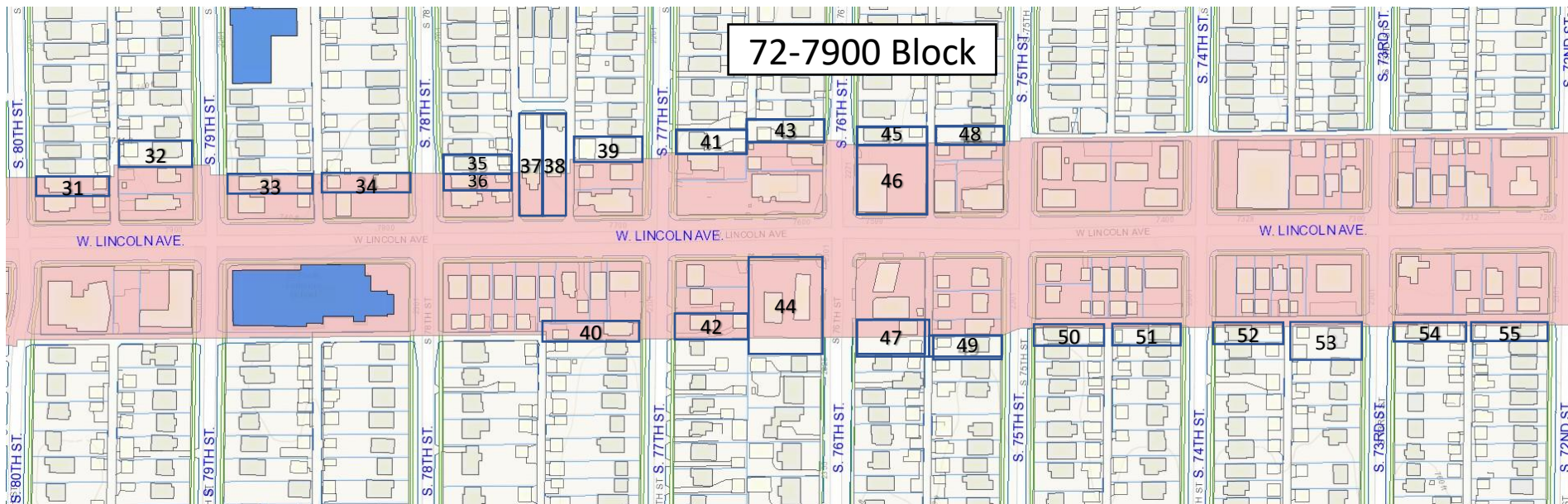
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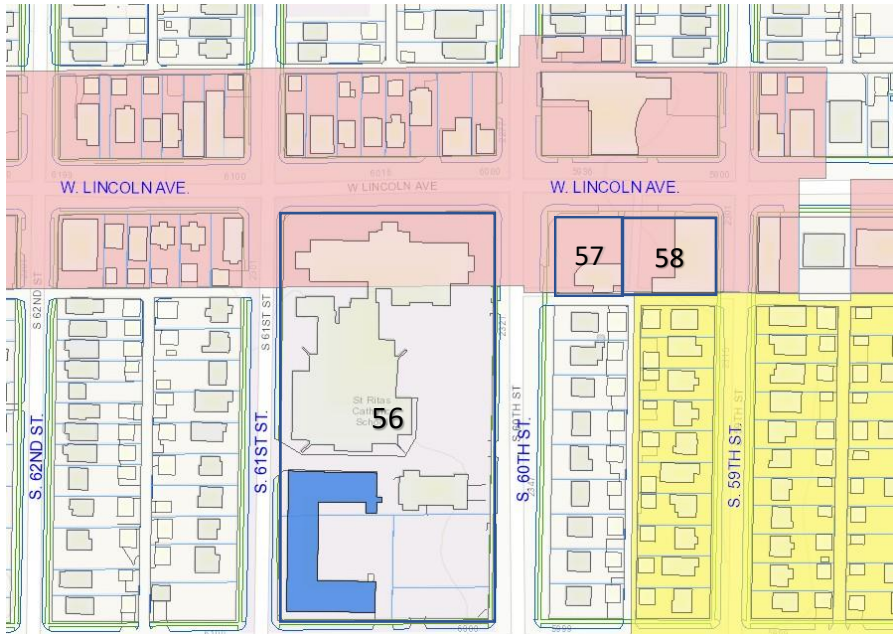
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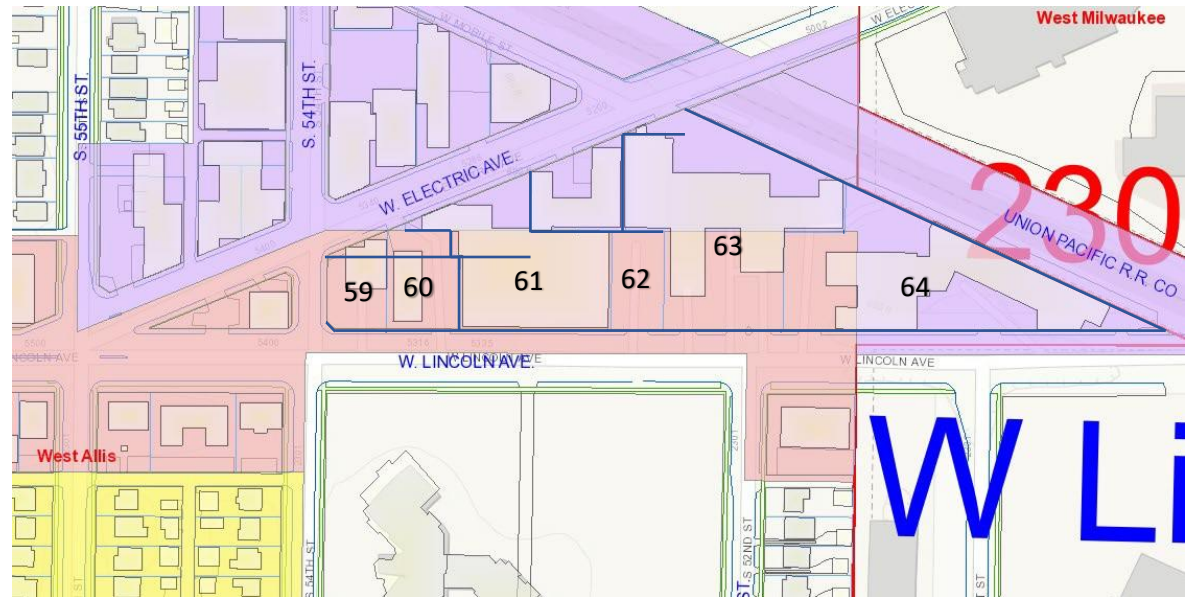
72-7900 Block



59-6000 Block



51-5300 Block





CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Angela and Anthony Hart
8733 W Lincoln Ave
West Allis, WI 53227

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a public hearing on Tuesday October 18, 2022, at 7:00 P.M., or soon thereafter in the Common Council Chambers of West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the:

Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan.

Additional project information, comments or questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414-302-8460.

You may express your opinion in writing to the clerk@westalliswi.gov, prior to the meeting, or in person at the public hearing at the above date, time and location.

Dated at West Allis, Wisconsin, this September 16
City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
O-2022-0145

NONDISCRIMINATION 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

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Planning & Zoning
planning@westalliswi.gov
414.302.8460

September 16, 2022

RE: Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan

Dear property owner,

This letter is an invitation to attend the public hearing regarding rezoning properties along the Lincoln Ave corridor. Your property has been identified as a potential candidate for rezoning by the City of West Allis Common Council.

Most proposed rezonings will change a property's zoning from "split" (ex: C-2 commercial and RB residential) to the most appropriate district of the two. Properties directly along Lincoln Ave will typically be adjusted to solely a commercial district while properties that are not directly along Lincoln Ave will typically be adjusted to a residential-only district.

The proposed zoning changes are intended to:

1. Eliminate split zoning (where a single property is in multiple zoning districts) to avoid confusion
2. Align the corridor's zoning with the 2040 Comprehensive Plan and Future Land Use Map
3. Encourage more organized and consistent development
4. Guide future development towards the City's vision of a vibrant, active, commercial and residential mixed-use corridor

What this means for you

Zoning districts determine what uses are allowed and how a given property can be built upon. In most cases, rezoned properties will be unaffected. If rezoned, any existing uses will be allowed to continue to operate. Rezoning may impact what a property can be used for in the future and how new structures on the property can be built.

Public Meeting Information

Location: City Hall, 7525 W. Greenfield Ave.

Date: Tuesday, October 18

Time: 7:00 pm

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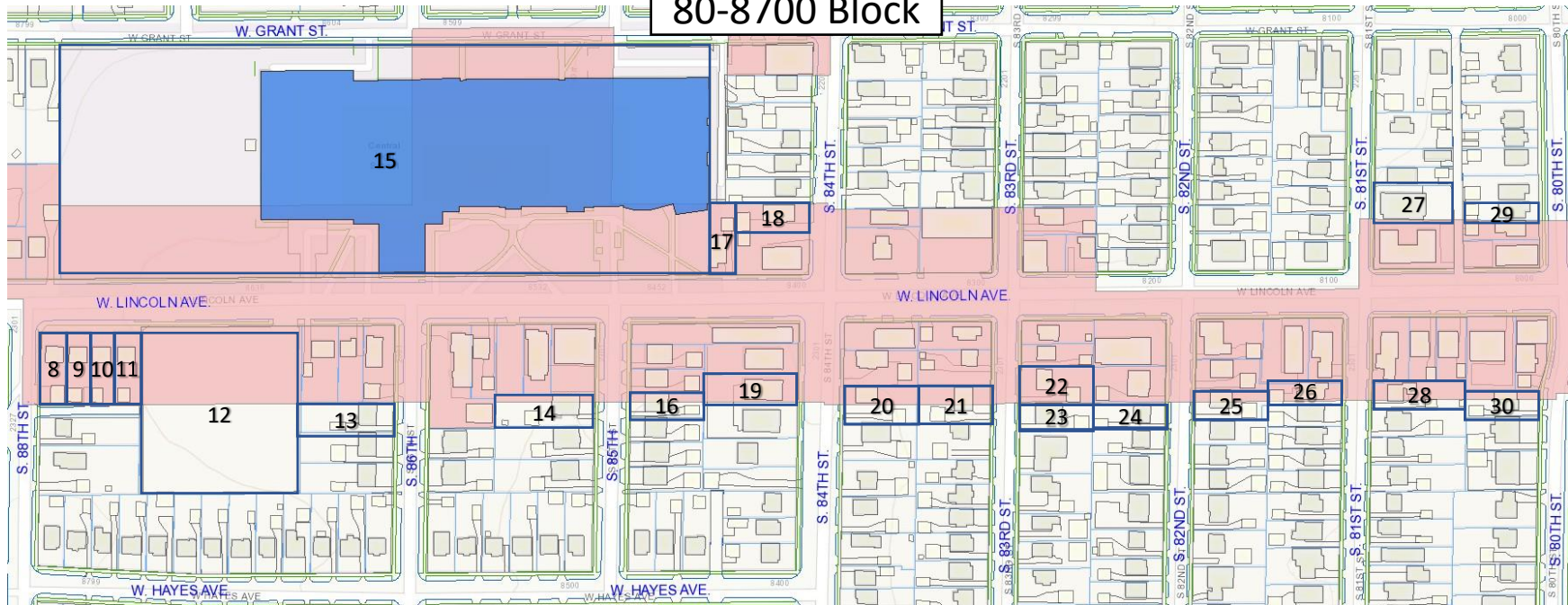
Steven J. Schaer, AICP
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City of West Allis

Lincoln Ave Corridor Rezoning

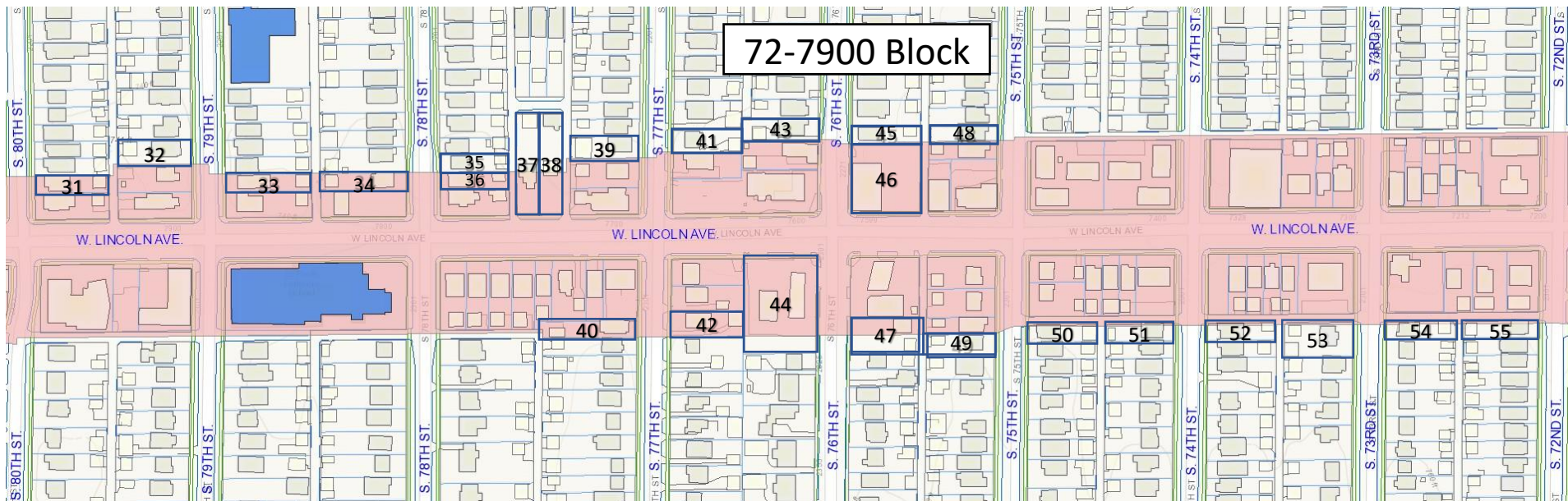
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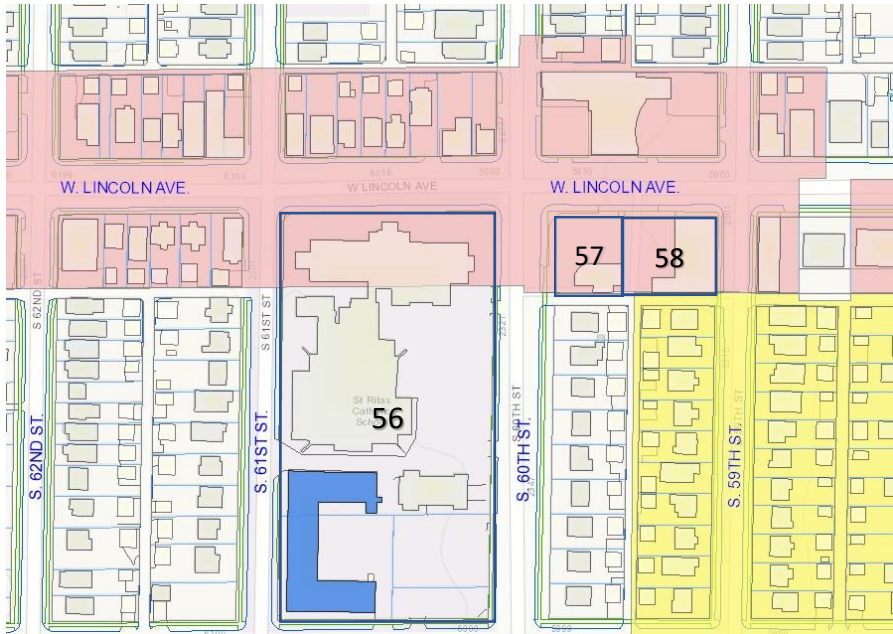
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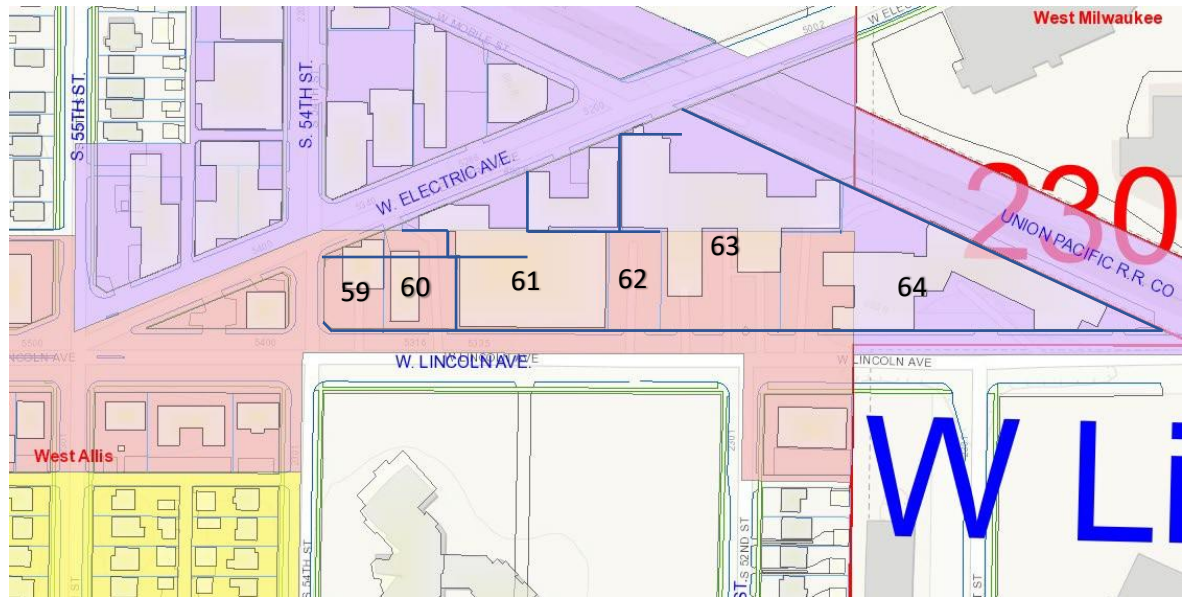
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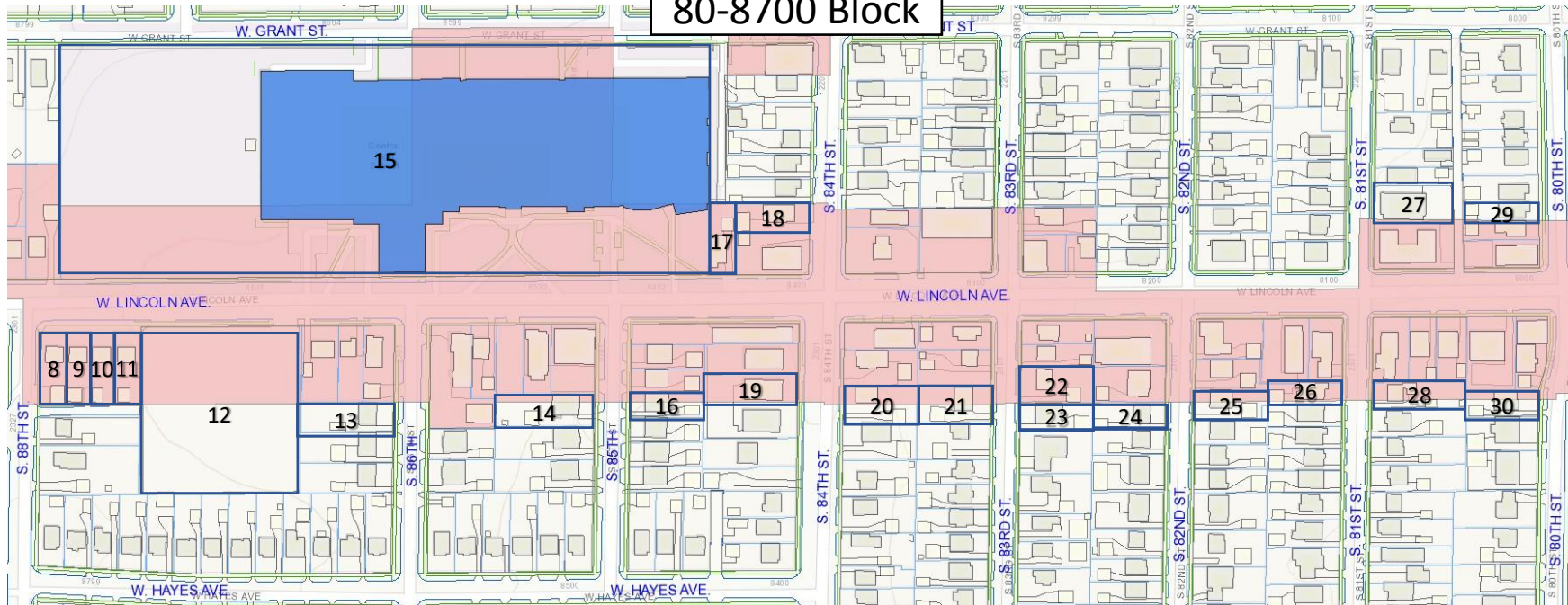
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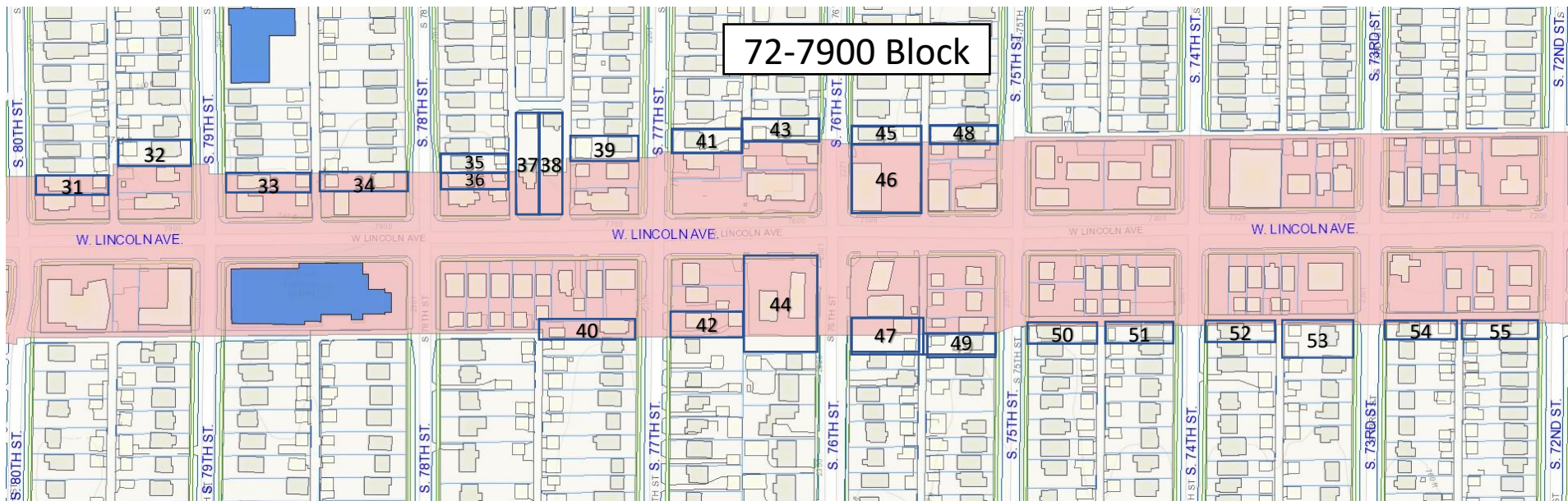
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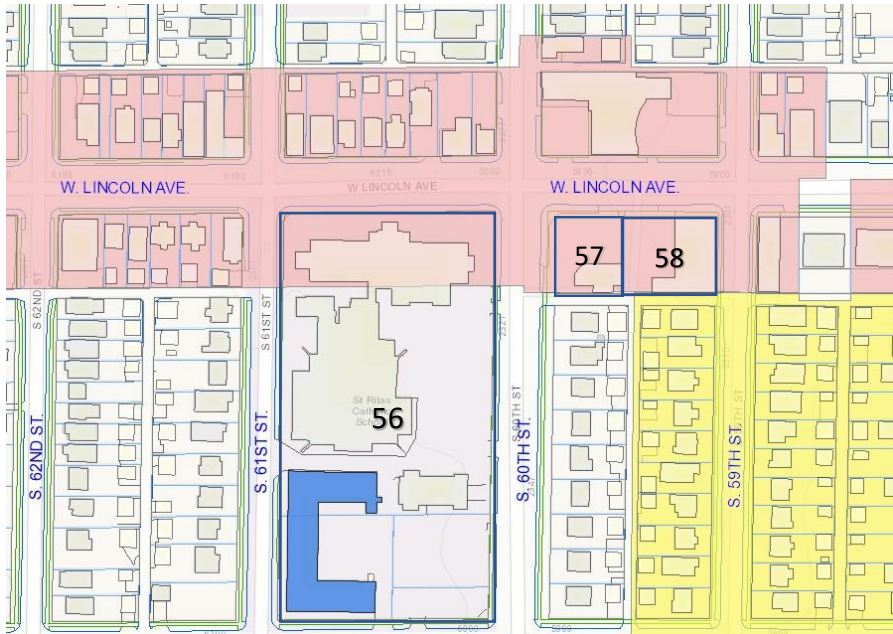
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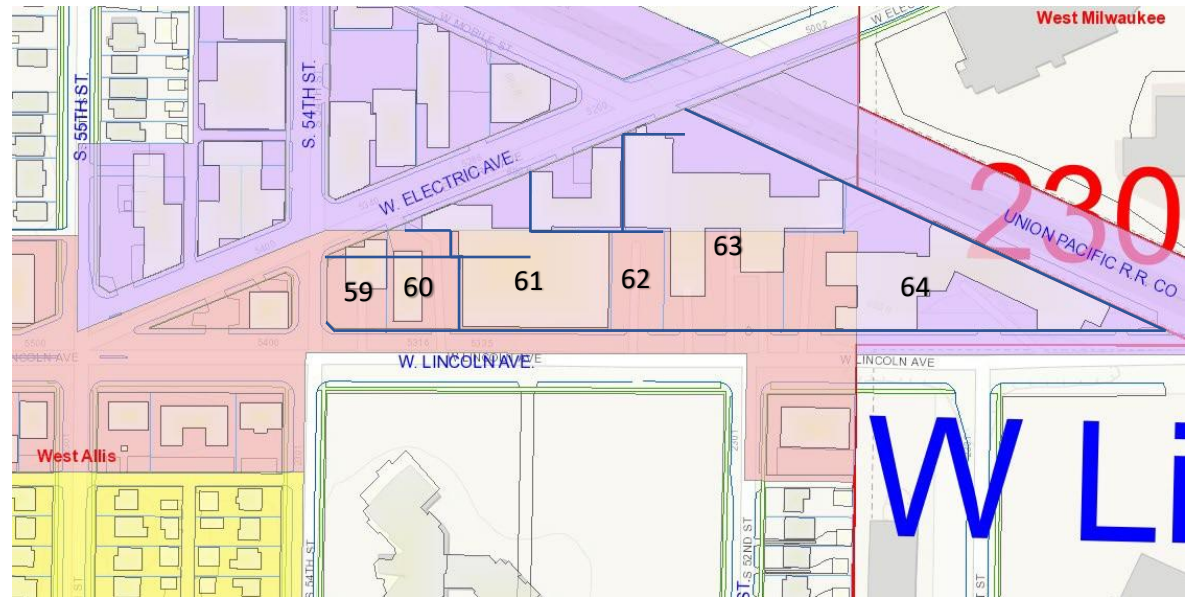
72-7900 Block



59-6000 Block



51-5300 Block





CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Bobby and David Reiszwitz
8723 W Lincoln Ave
West Allis, WI 53227

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a public hearing on Tuesday October 18, 2022, at 7:00 P.M., or soon thereafter in the Common Council Chambers of West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the:

Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan.

Additional project information, comments or questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414-302-8460.

You may express your opinion in writing to the clerk@westalliswi.gov, prior to the meeting, or in person at the public hearing at the above date, time and location.

Dated at West Allis, Wisconsin, this September 16
City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
O-2022-0145

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Planning & Zoning
planning@westalliswi.gov
414.302.8460

September 16, 2022

RE: Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan

Dear property owner,

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Date: Tuesday, October 18

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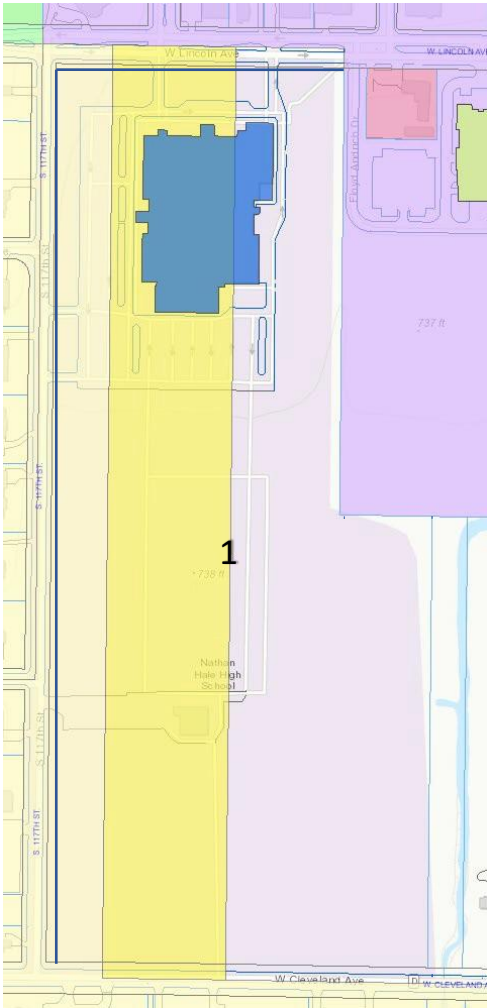
Steven J. Schaer, AICP
Manager, Planning & Zoning Office
City of West Allis

Lincoln Ave Corridor Rezoning

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38	7718 W Lincoln Ave	477-0553-000	C-2, RB	RB
39	2233-35 S 77 St	477-0550-001	C-2, RB	RB
40	2317 S 77 St	488-0046-000	C-2, RB	RB
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43	2255-57 S 76 St	477-0820-000	C-2, RB	RB
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51	2319 S 74 St	489-0307-000	C-2, RB	RB
52	2318 S 74 St	489-0299-000	C-2, RB	RB
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57	5923 W Lincoln Ave	491-0148-000	C-2, RB	C-2
58	5909 W Lincoln Ave	491-0147-000	C-2, RB	C-2
59	5330 W Lincoln Ave	474-0012-000	C-2	M-1
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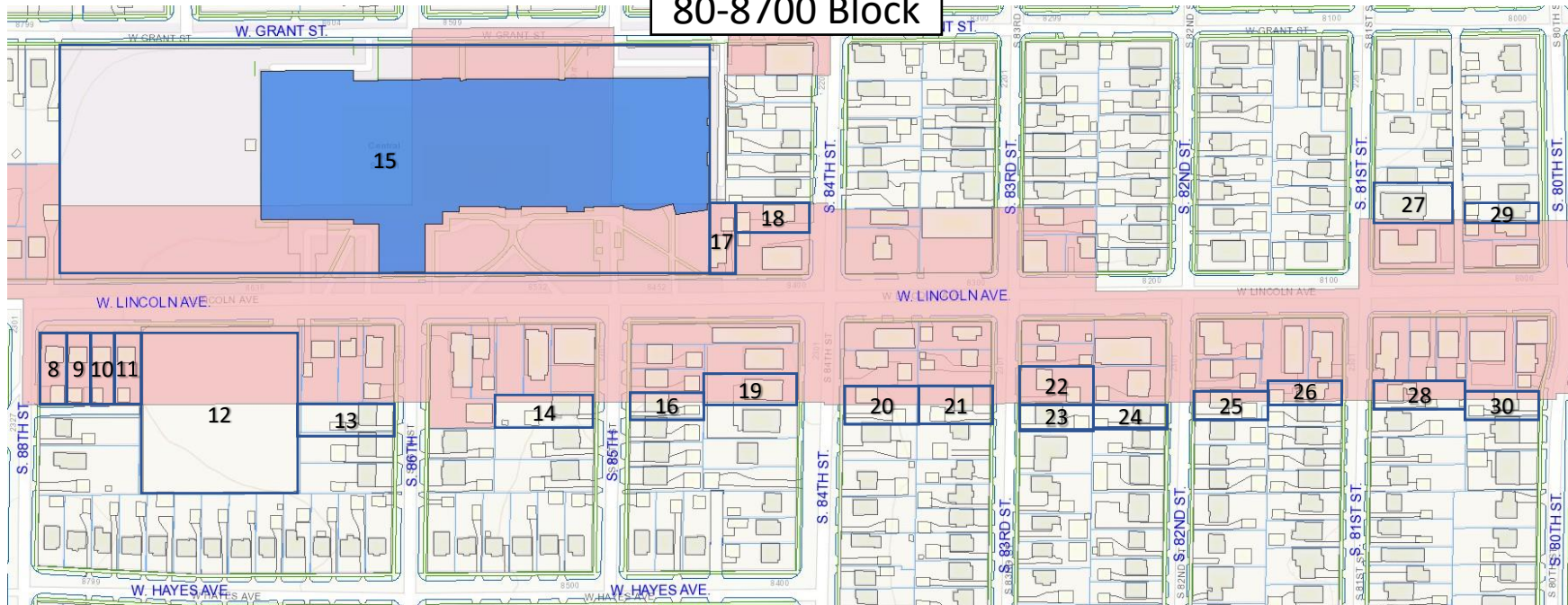
Nathan Hale



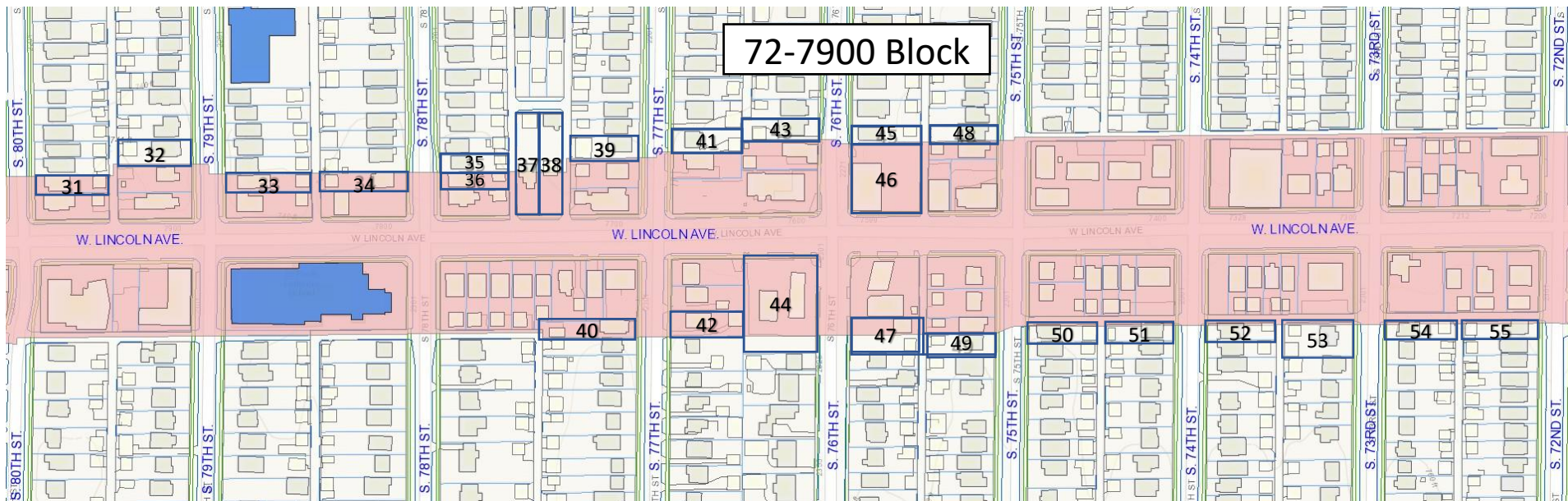
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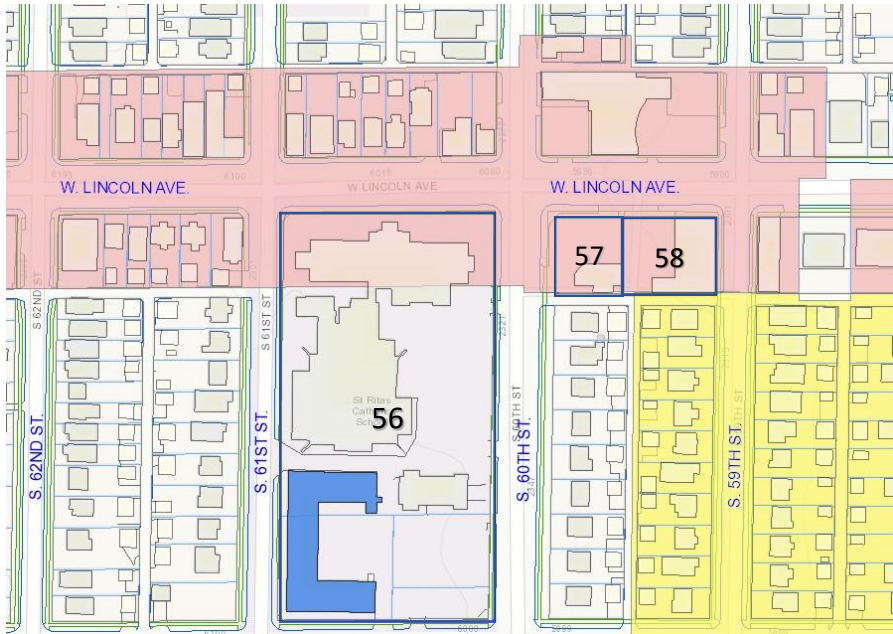
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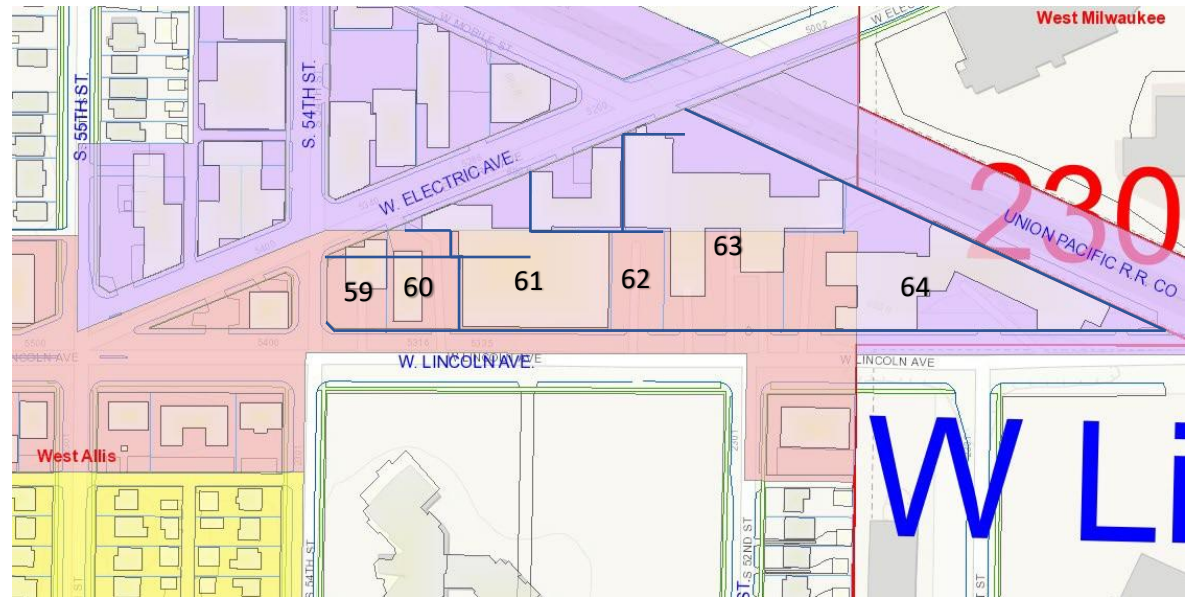
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September 16, 2022

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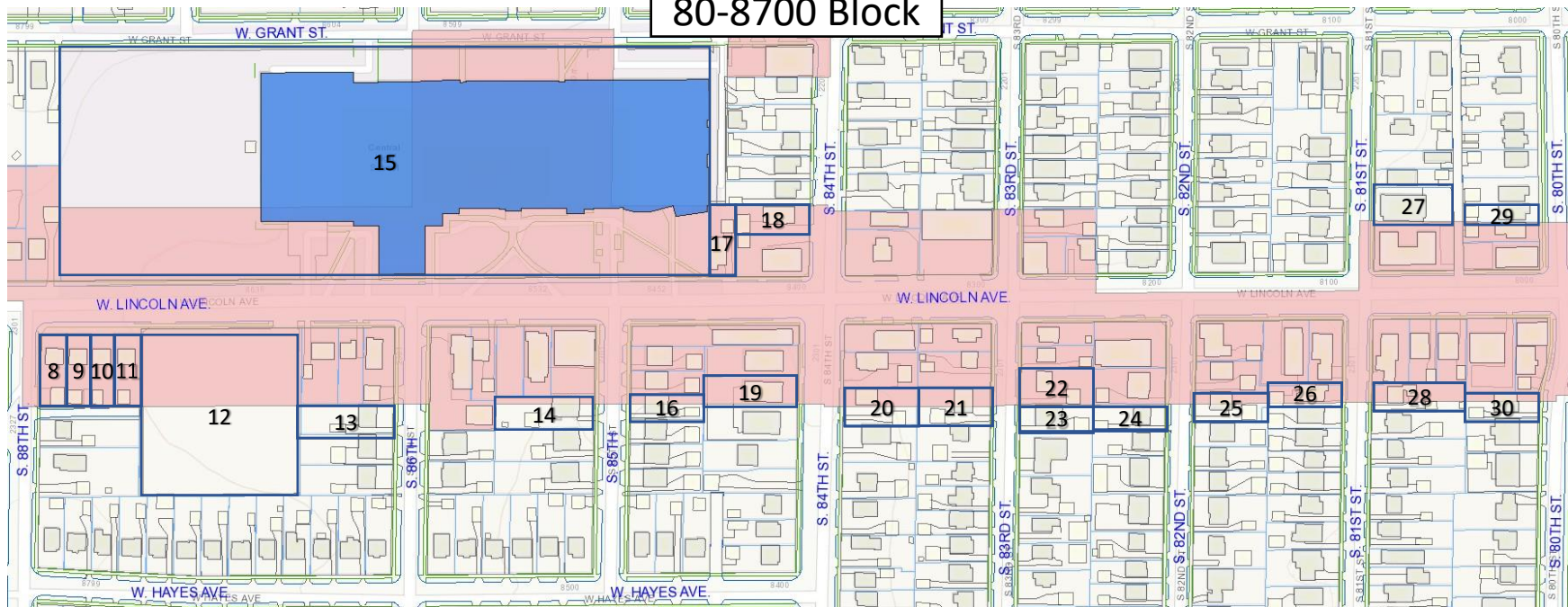
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Lincoln Ave Corridor Rezoning

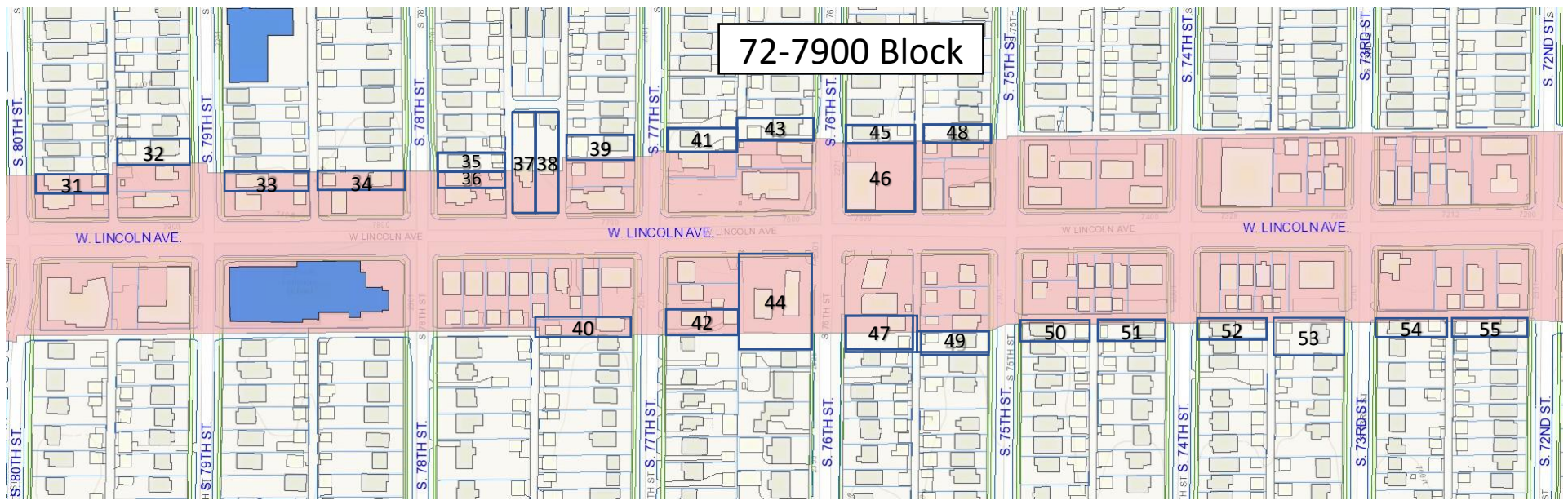
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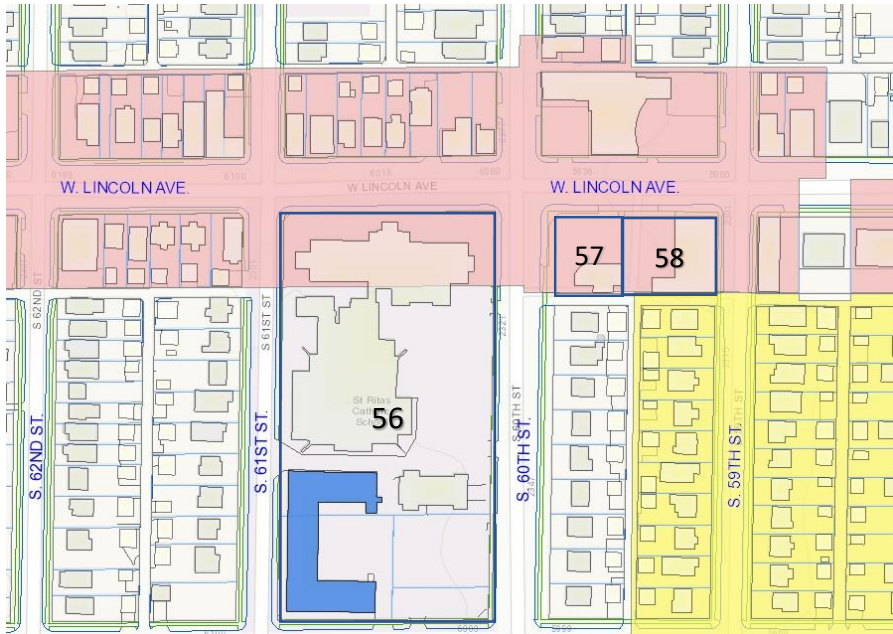
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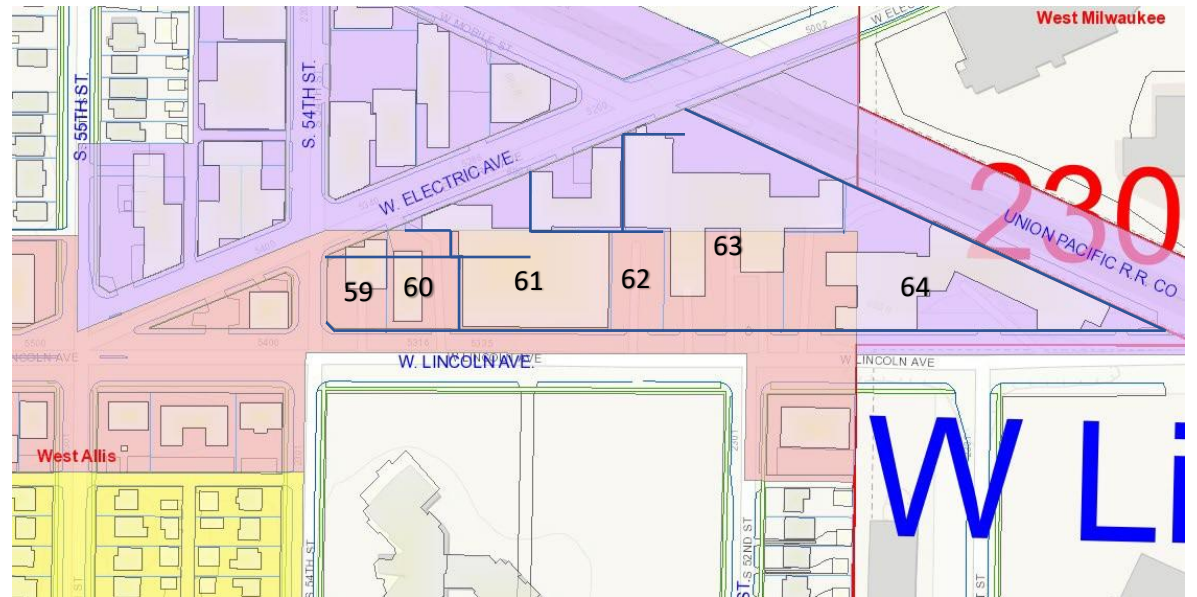
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Jeffrey T Anderson and Kevin M Wangard
125 N 70th St
Milwaukee, WI 53213

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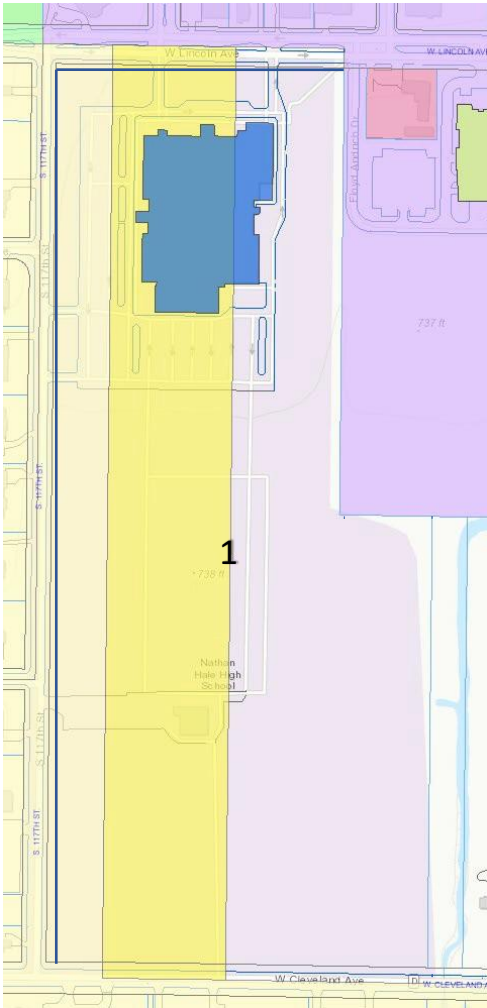
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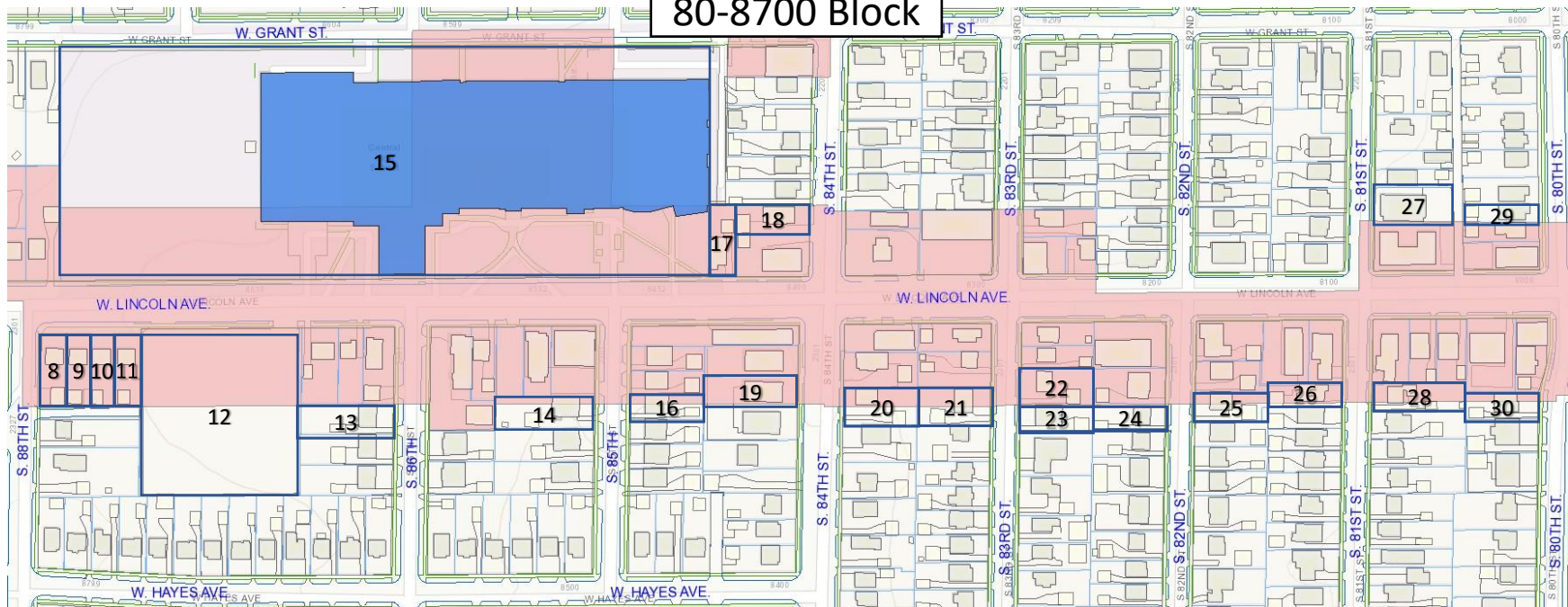
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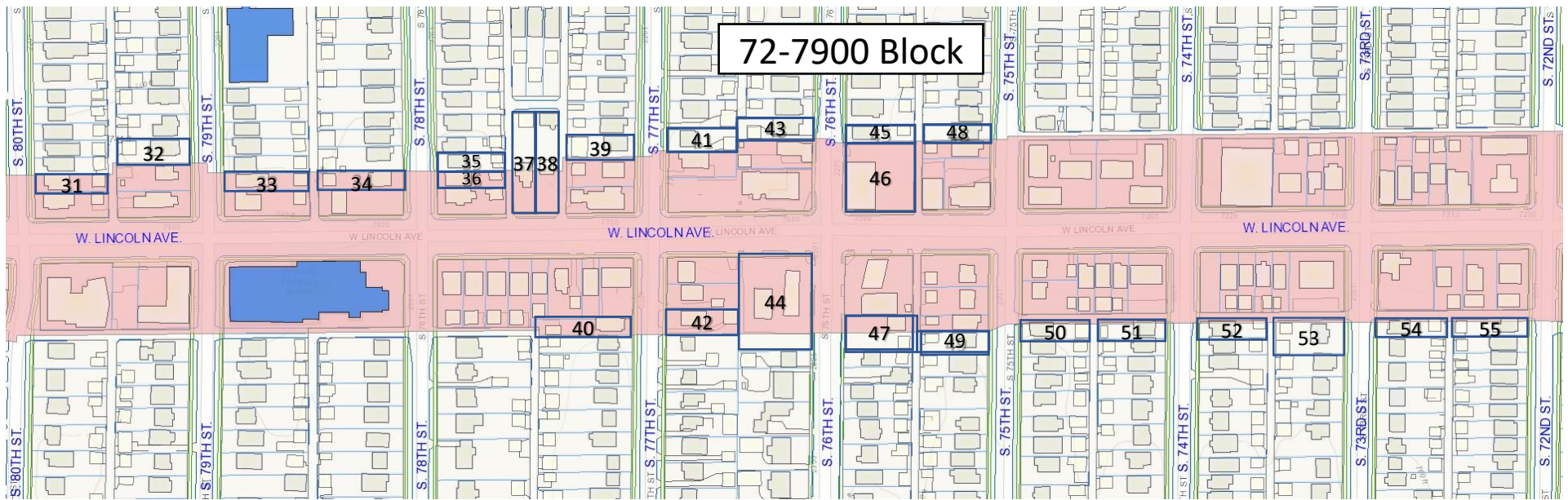
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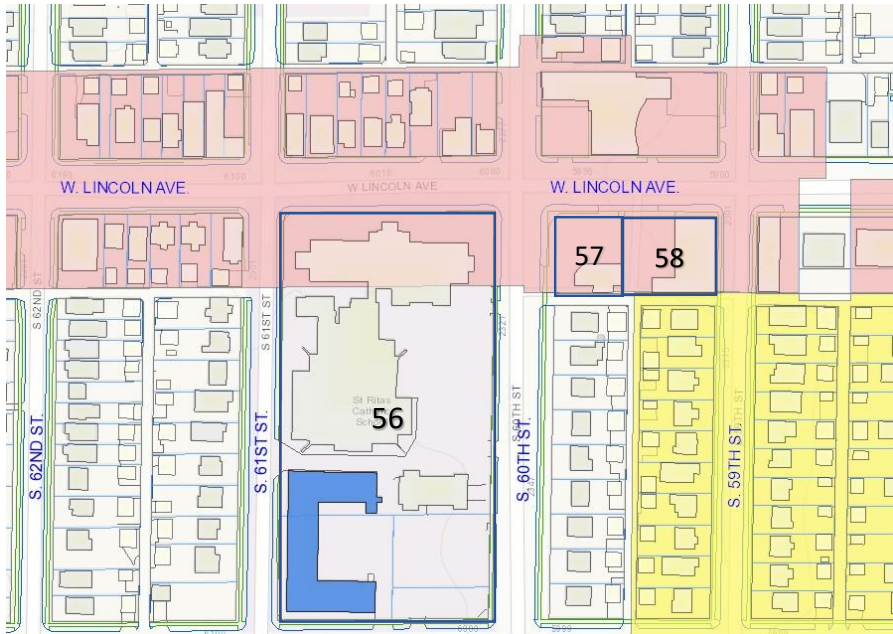
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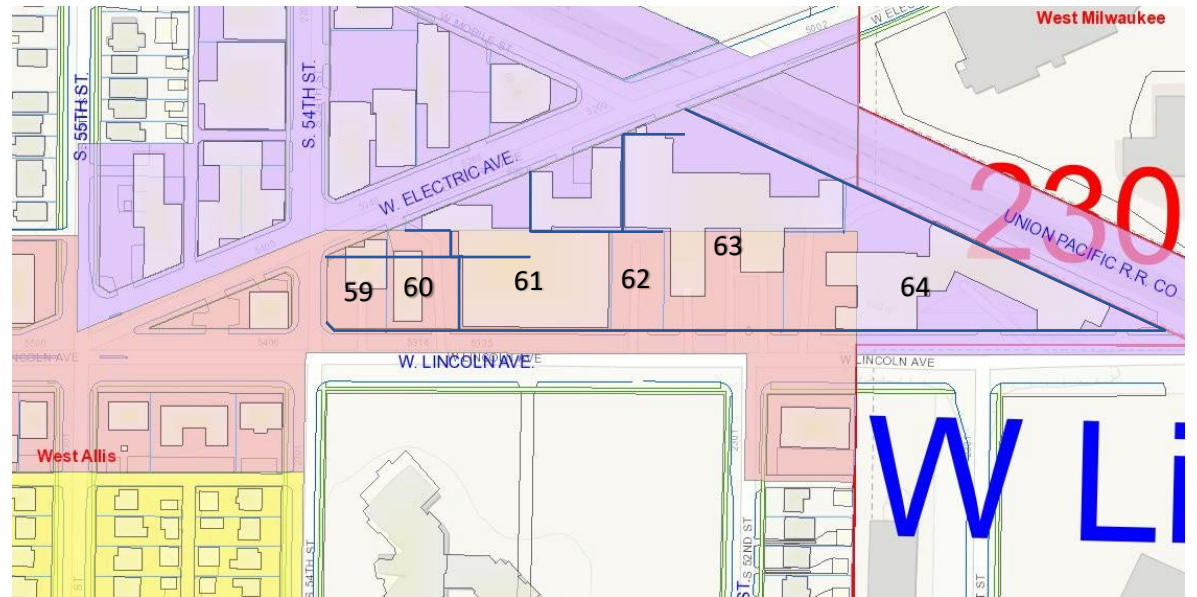
72-7900 Block



59-6000 Block



51-5300 Block





CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Genevieve Weston
2317 S 85th St
West Allis, WI 53227

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a public hearing on Tuesday October 18, 2022, at 7:00 P.M., or soon thereafter in the Common Council Chambers of West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the:

Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan.

Additional project information, comments or questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414-302-8460.

You may express your opinion in writing to the clerk@westalliswi.gov, prior to the meeting, or in person at the public hearing at the above date, time and location.

Dated at West Allis, Wisconsin, this September 16
City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
O-2022-0145

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Planning & Zoning
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September 16, 2022

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Dear property owner,

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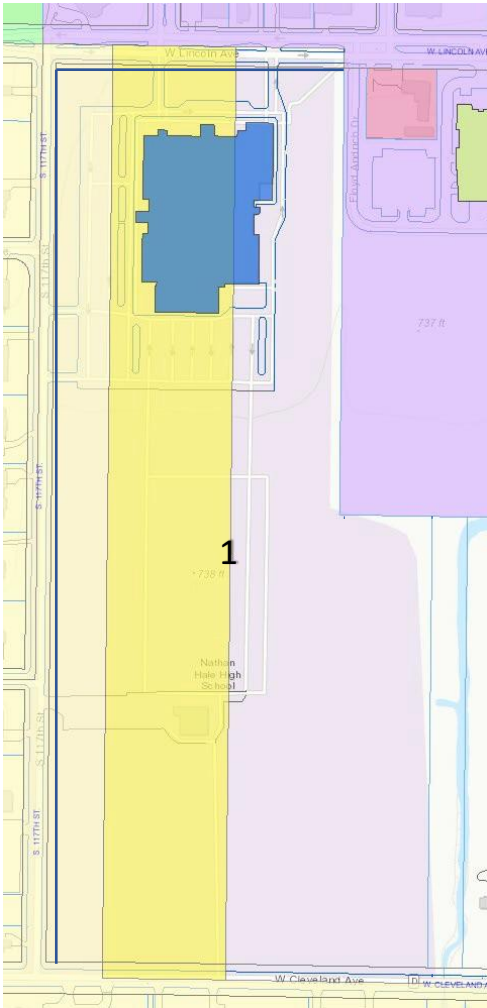
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Manager, Planning & Zoning Office
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Lincoln Ave Corridor Rezoning

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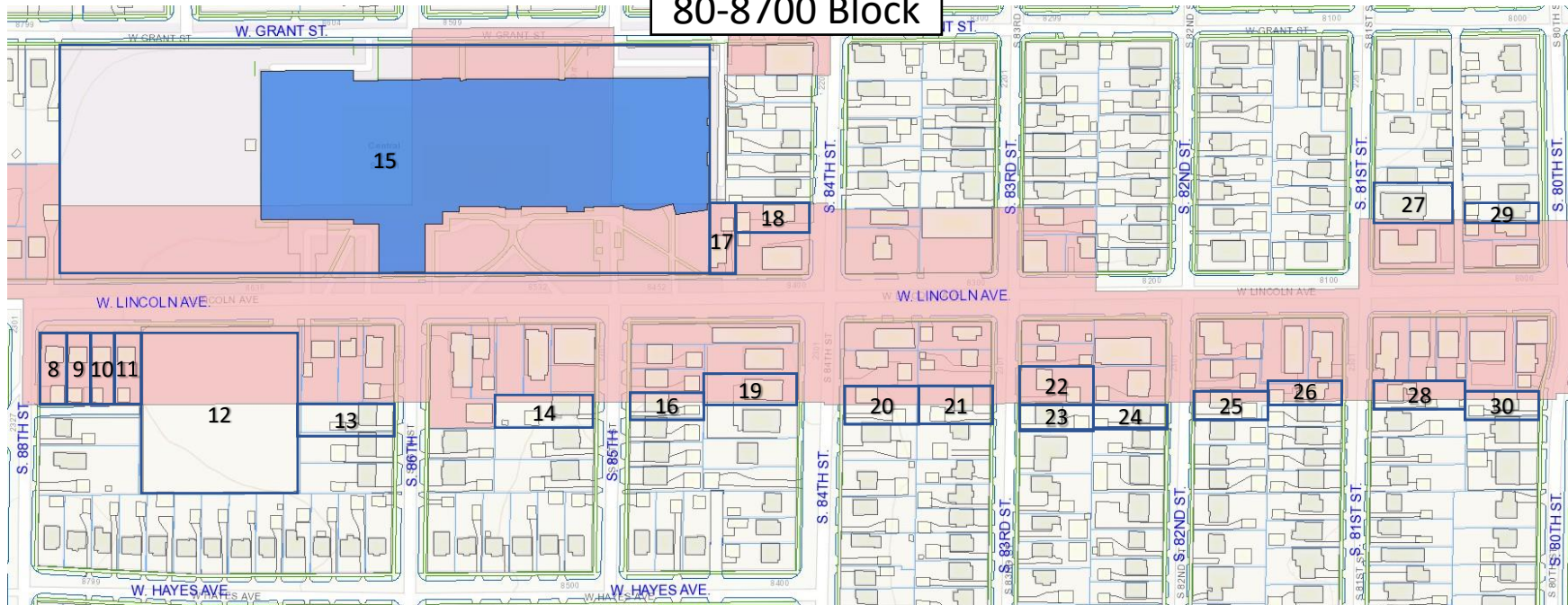
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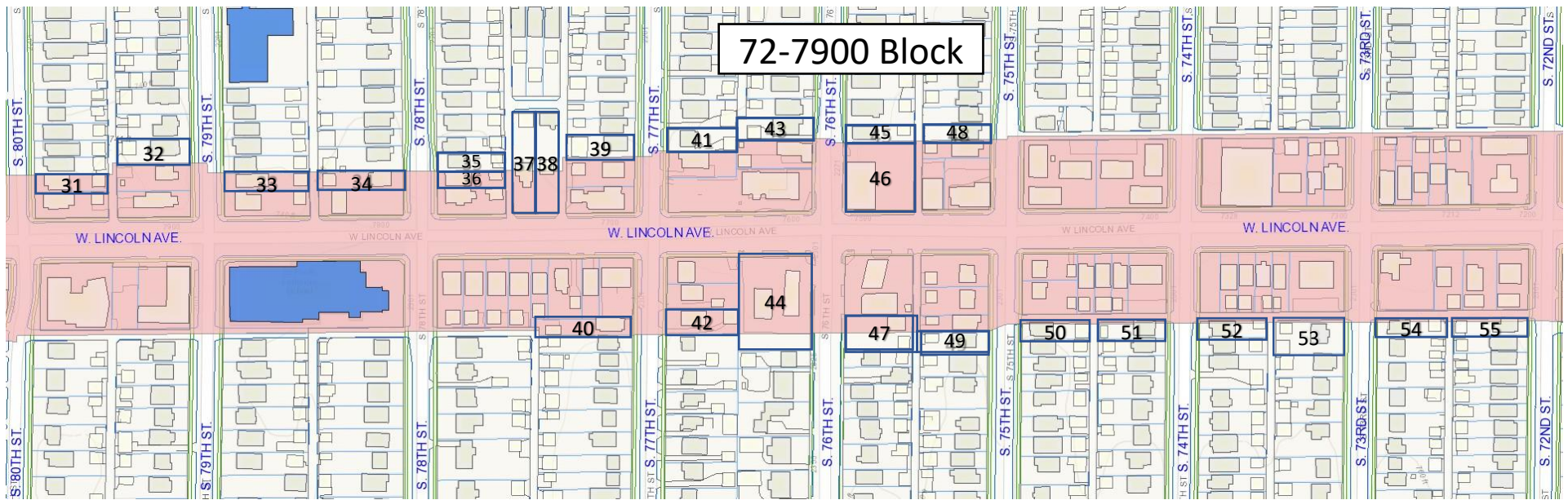
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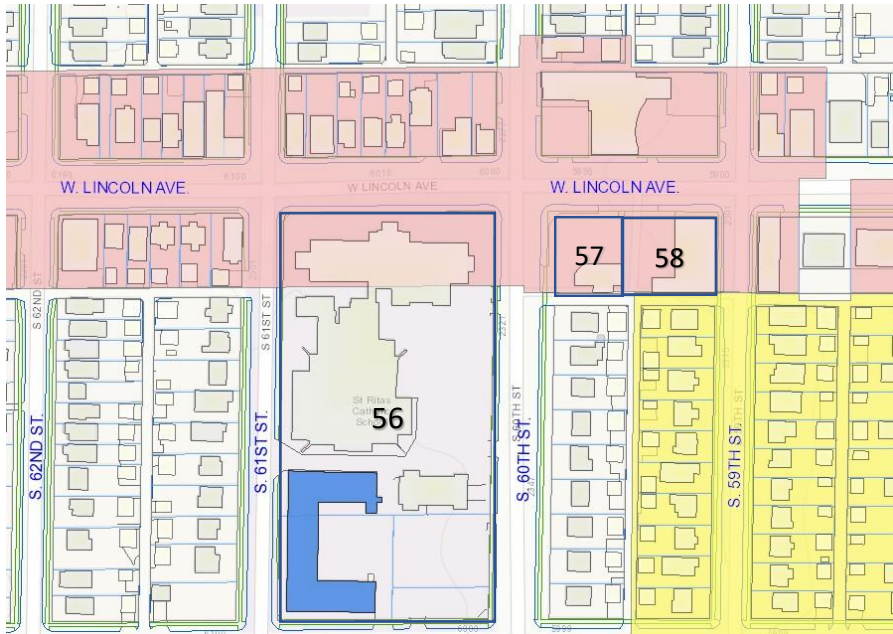
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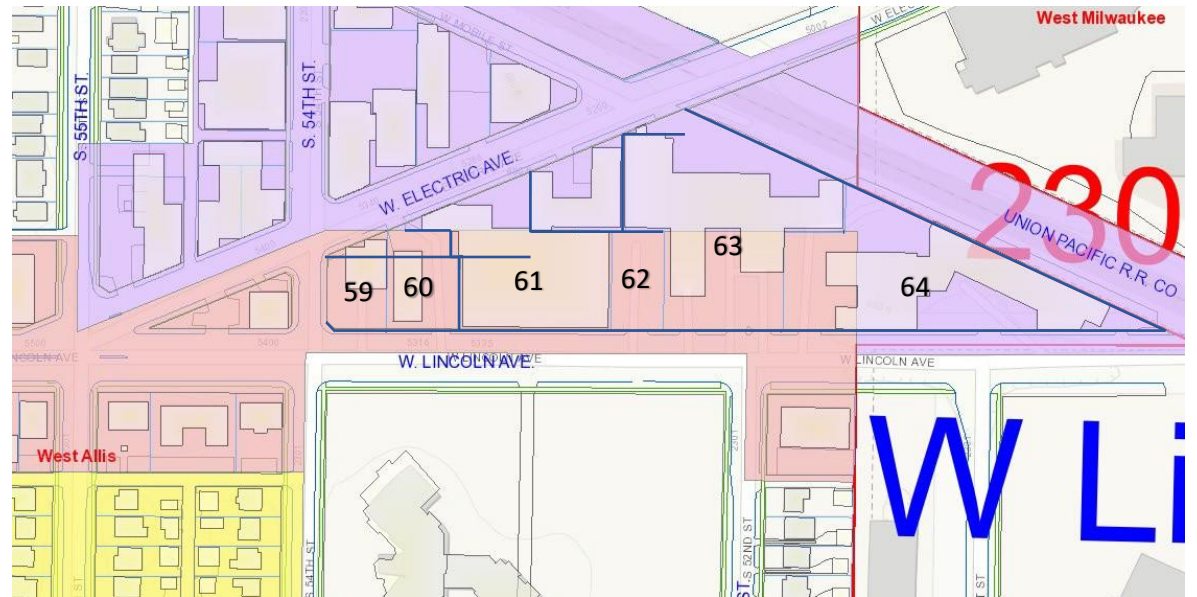
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Bolton Ida Gail Trust
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Planning & Zoning
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September 16, 2022

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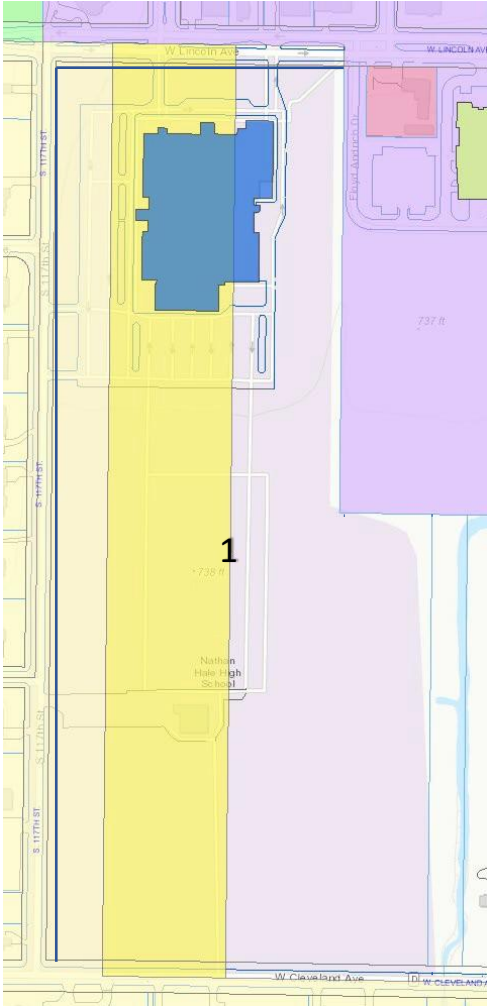
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Lincoln Ave Corridor Rezoning

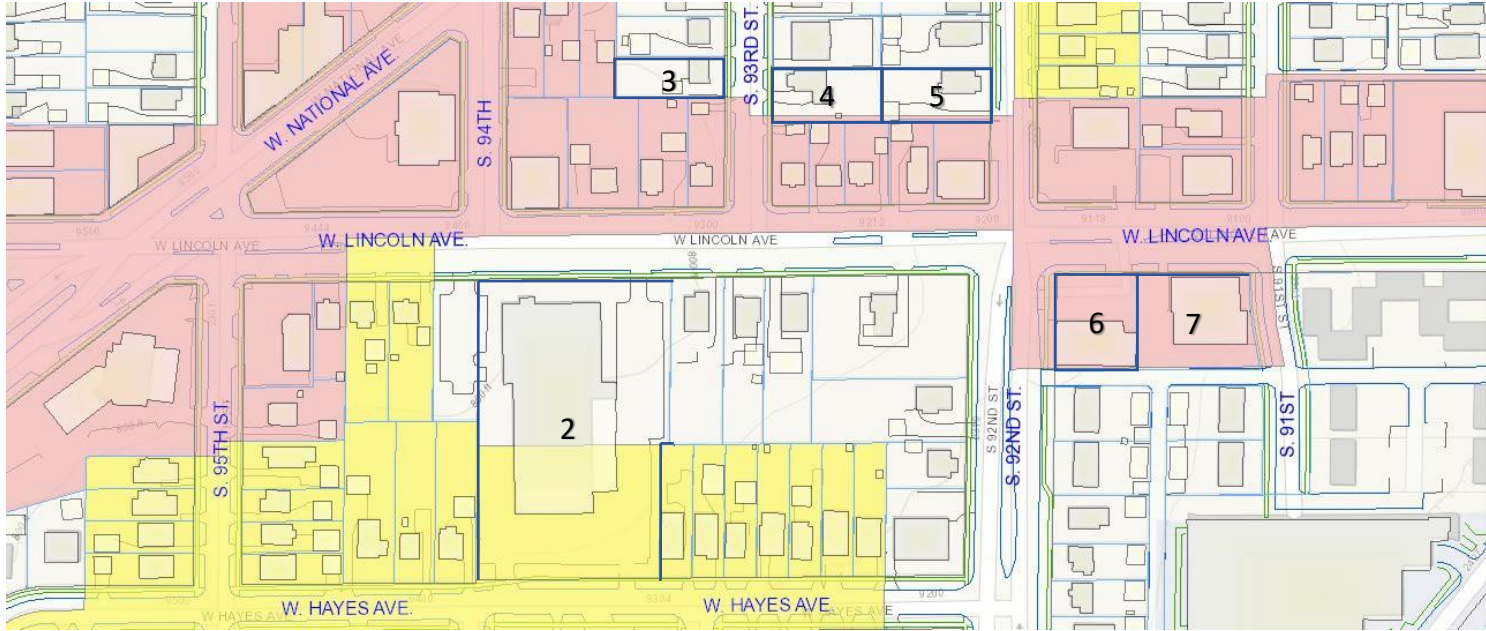
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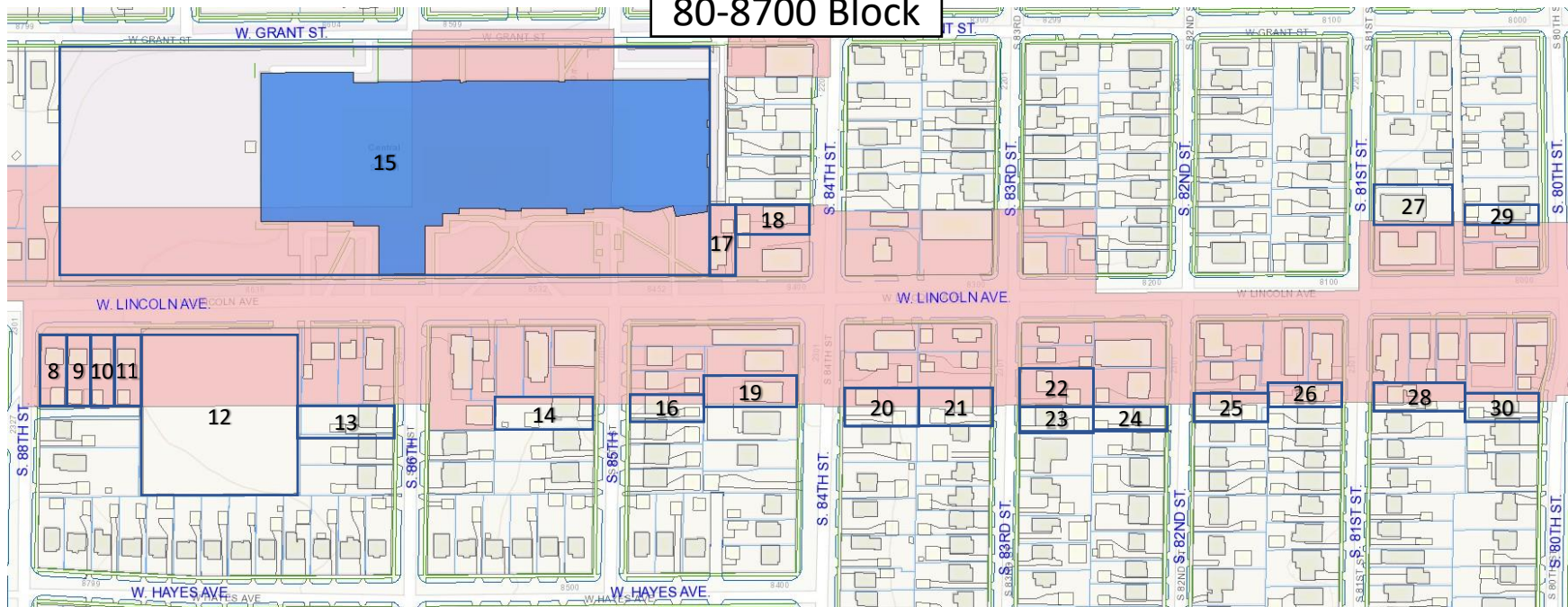
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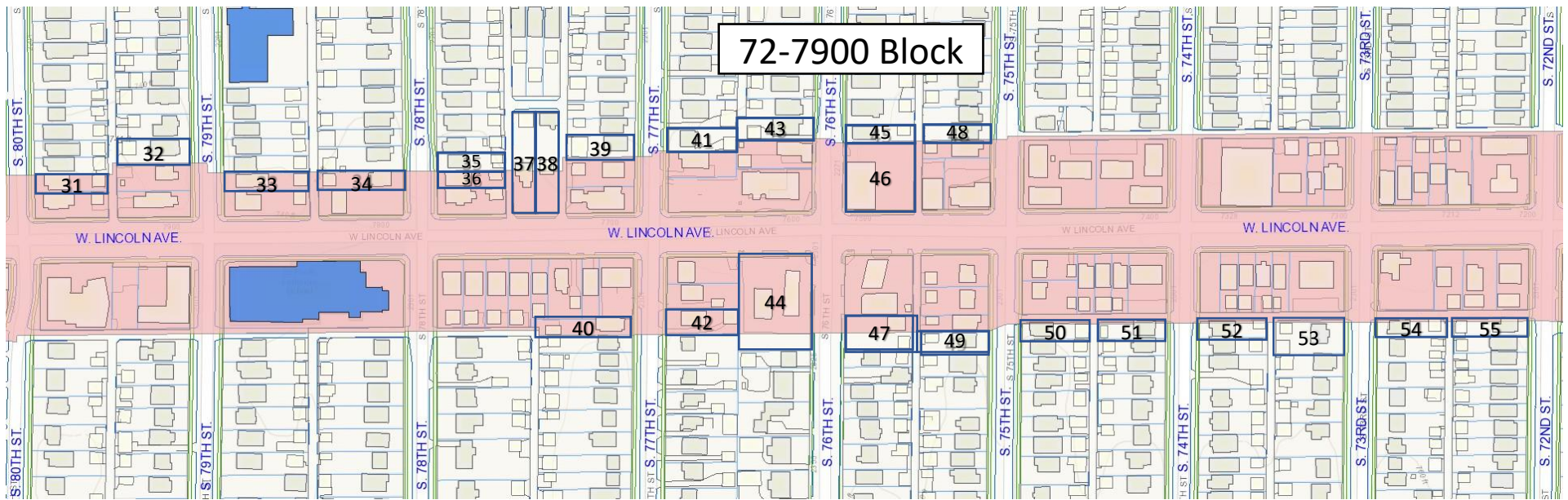
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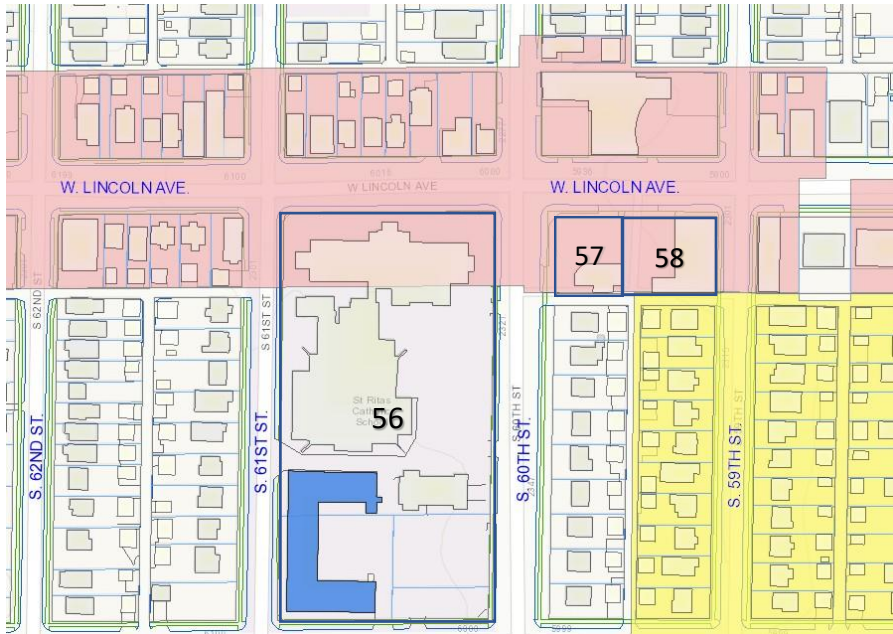
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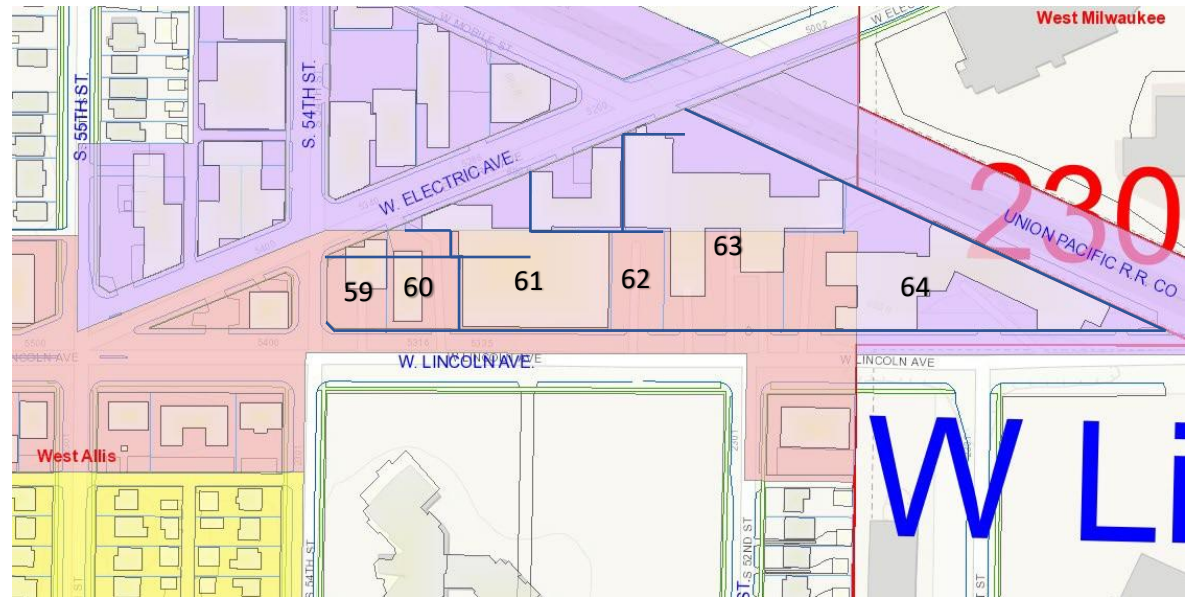
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Public Meeting Information

Location: City Hall, 7525 W. Greenfield Ave.
Date: Tuesday, October 18
Time: 7:00 pm

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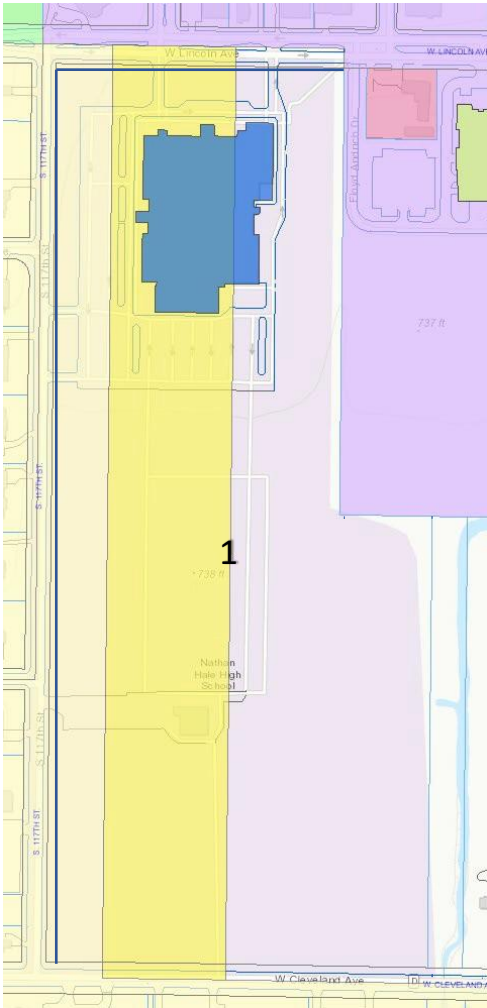
Steven J. Schaer, AICP
Manager, Planning & Zoning Office
City of West Allis

Lincoln Ave Corridor Rezoning

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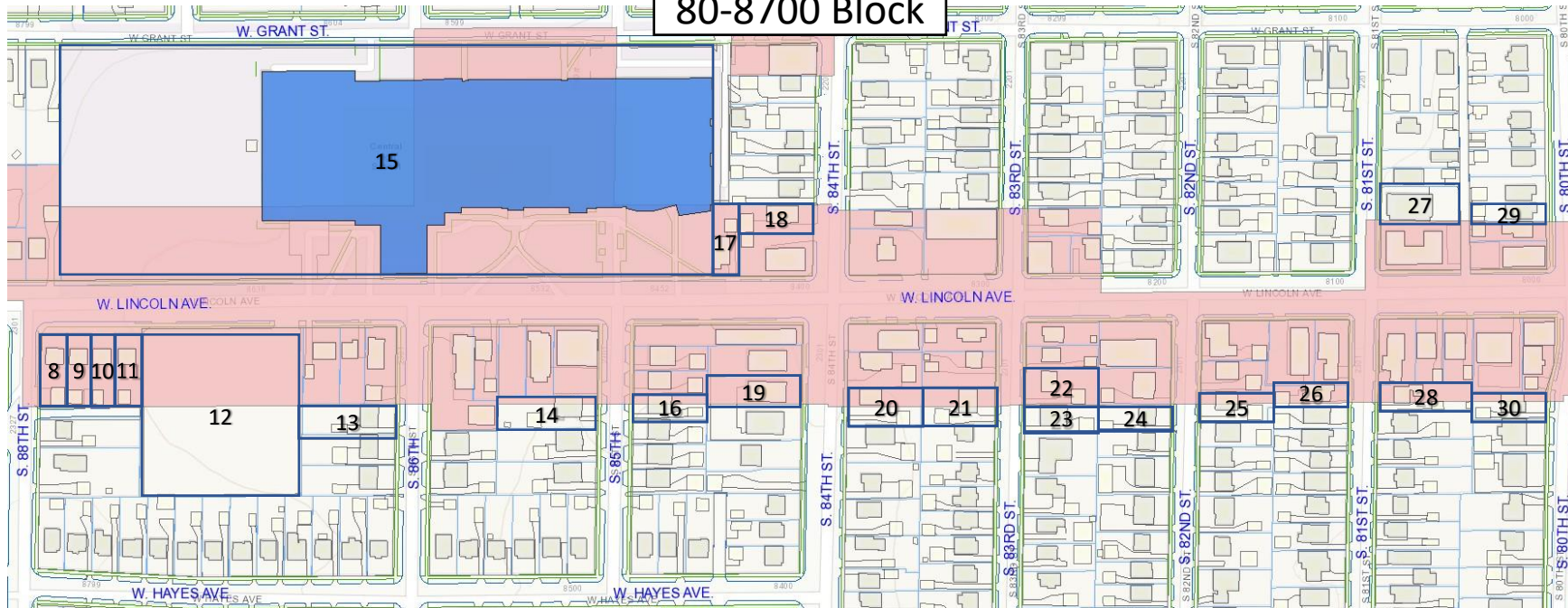
Nathan Hale



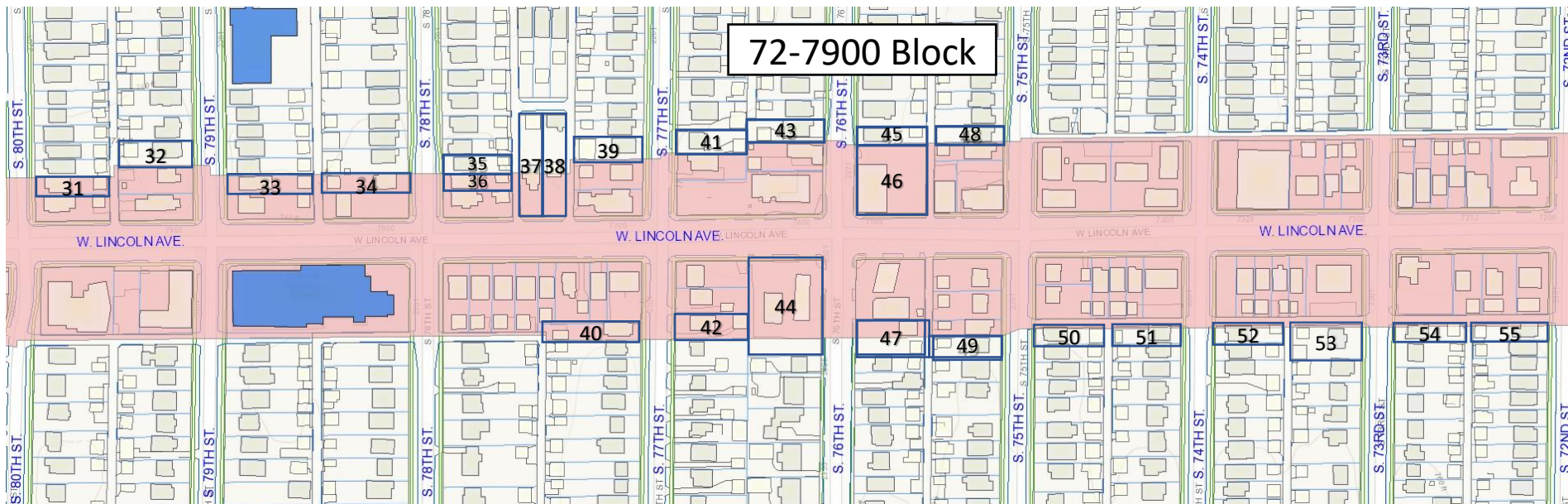
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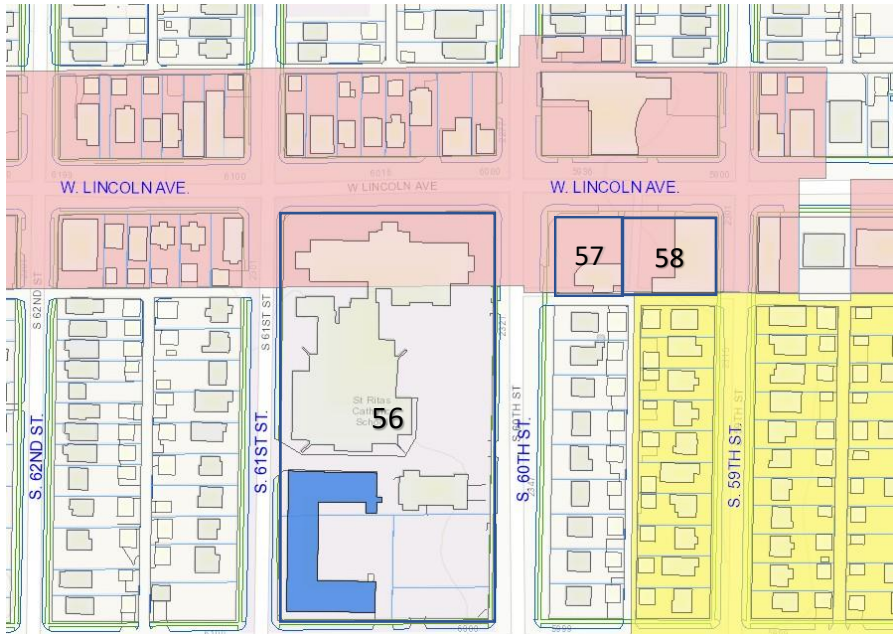
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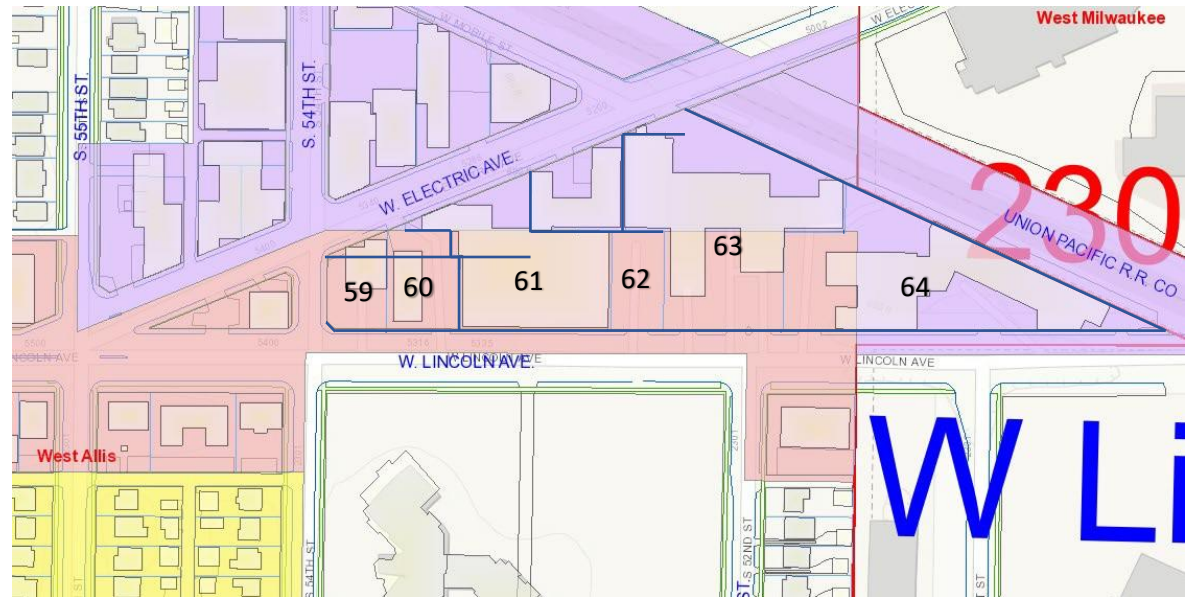
72-7900 Block



59-6000 Block



51-5300 Block





CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Ninoshka Marie Rivera
2484 S 18th St
Milwaukee, WI 53215

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a public hearing on Tuesday October 18, 2022, at 7:00 P.M., or soon thereafter in the Common Council Chambers of West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the:

Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan.

Additional project information, comments or questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414-302-8460.

You may express your opinion in writing to the clerk@westalliswi.gov, prior to the meeting, or in person at the public hearing at the above date, time and location.

Dated at West Allis, Wisconsin, this September 16
City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
O-2022-0145

NONDISCRIMINATION 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.

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Planning & Zoning
planning@westalliswi.gov
414.302.8460

September 16, 2022

RE: Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan

Dear property owner,

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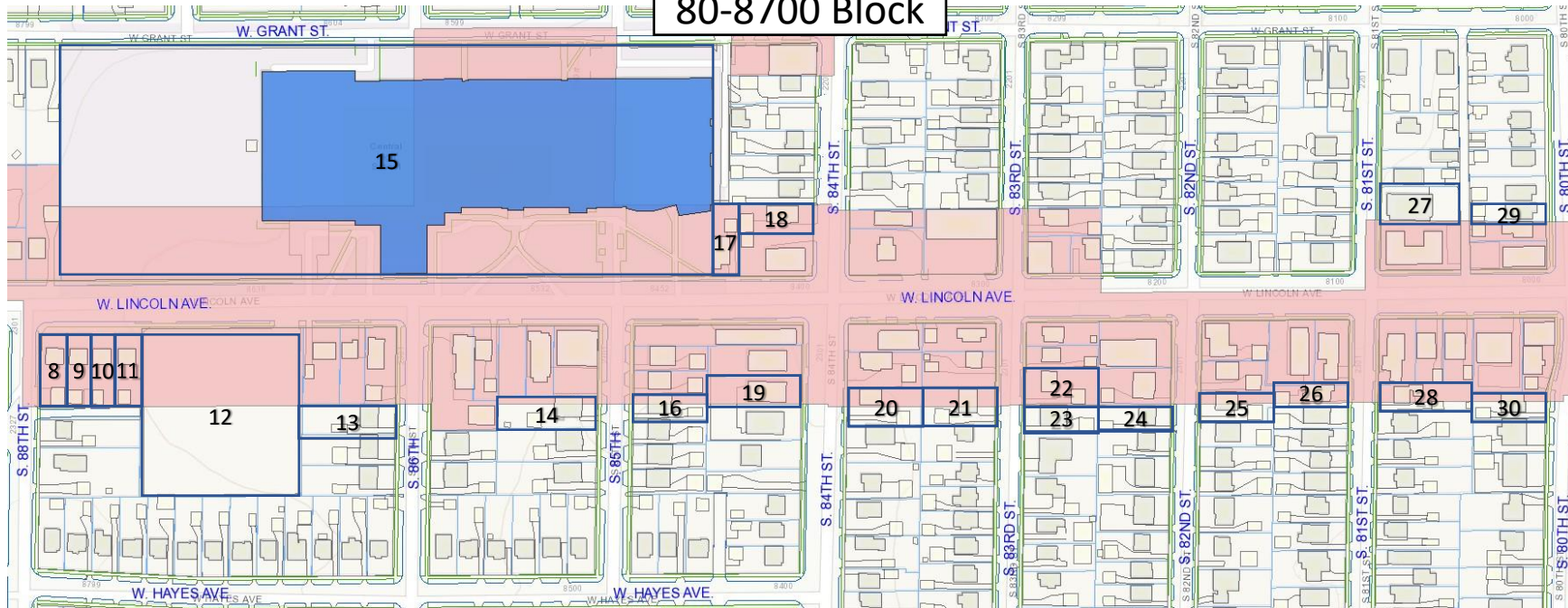
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Lincoln Ave Corridor Rezoning

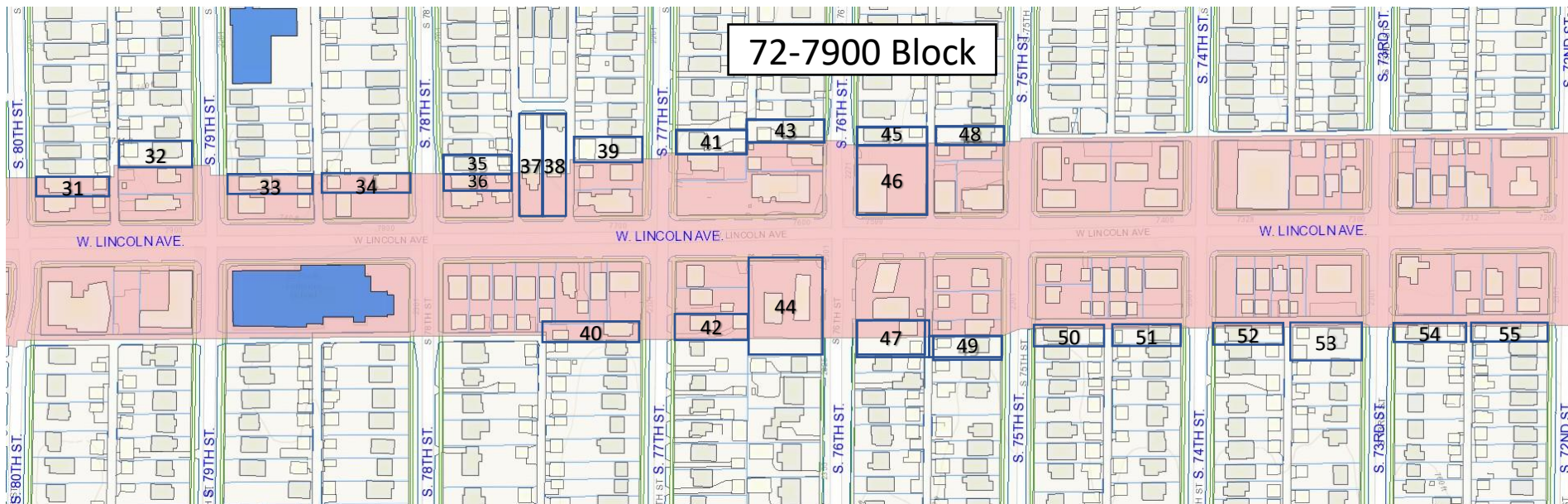
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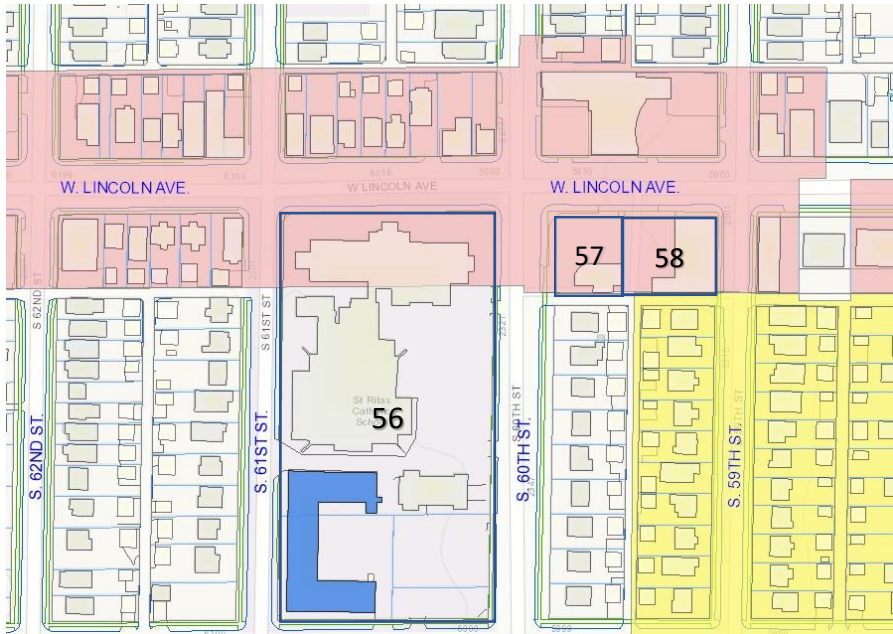
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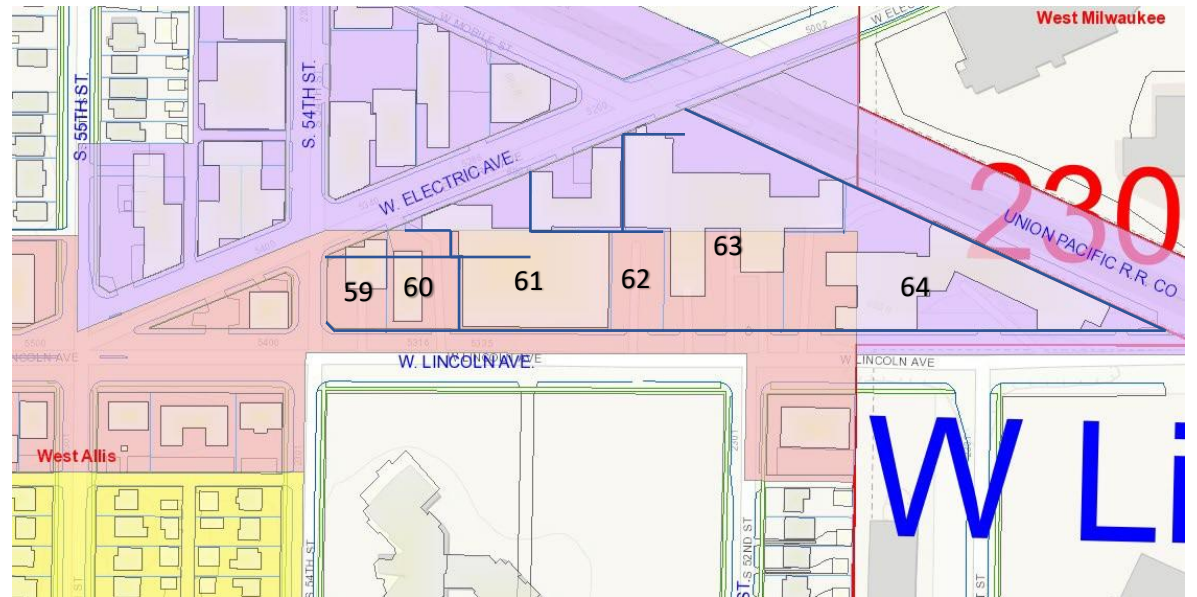
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Diane and Lee Berge
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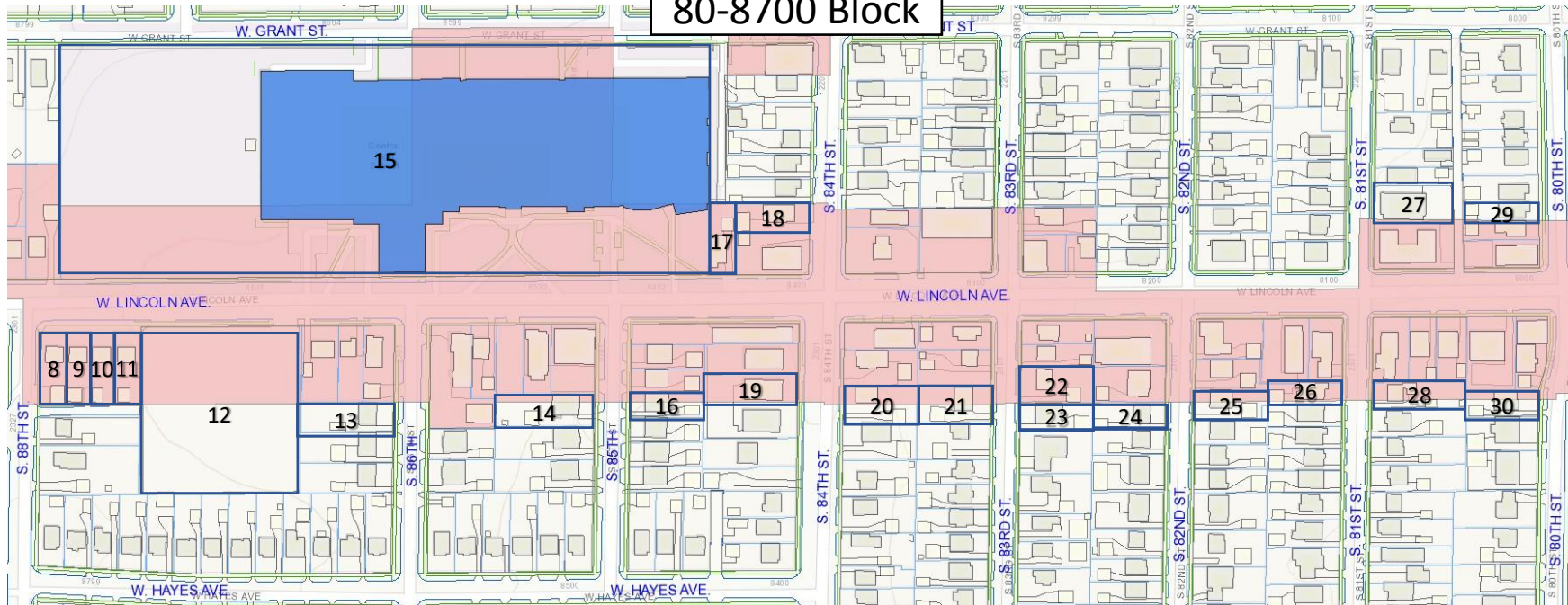
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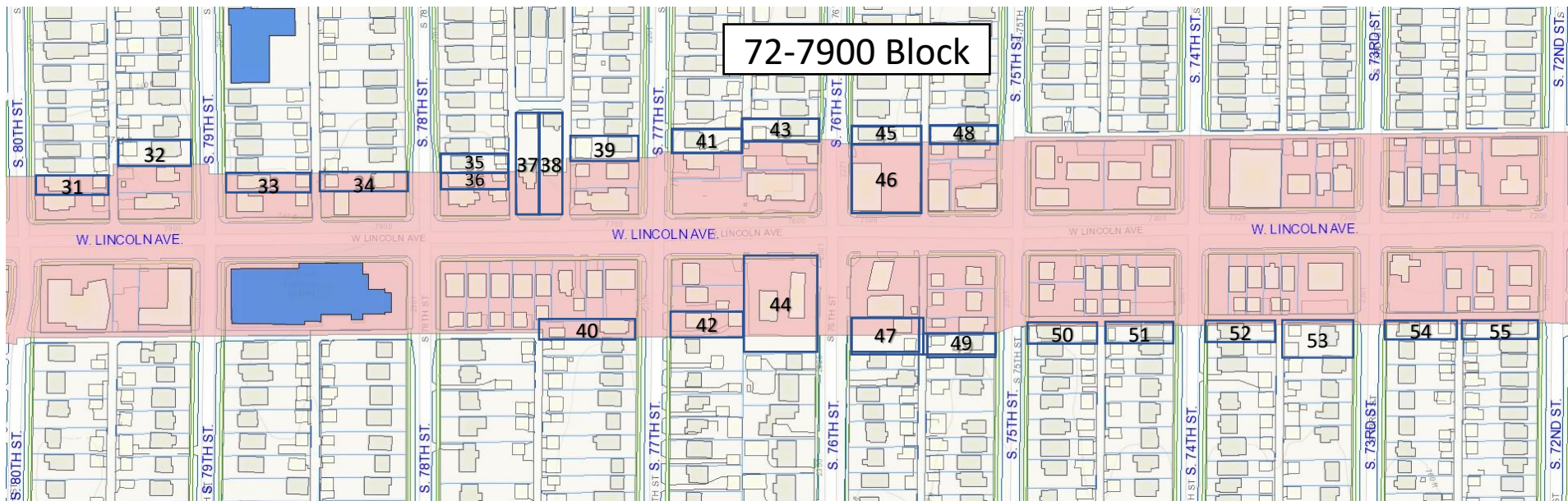
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59	5330 W Lincoln Ave	474-0012-000	C-2	M-1
60	5318 W Lincoln Ave	474-0011-001	M-1, C-2	M-1
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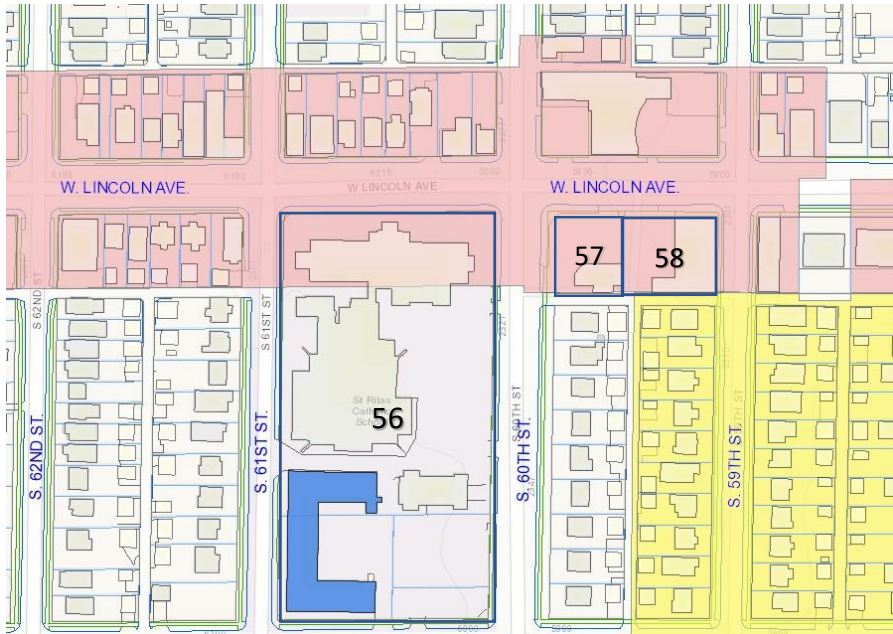
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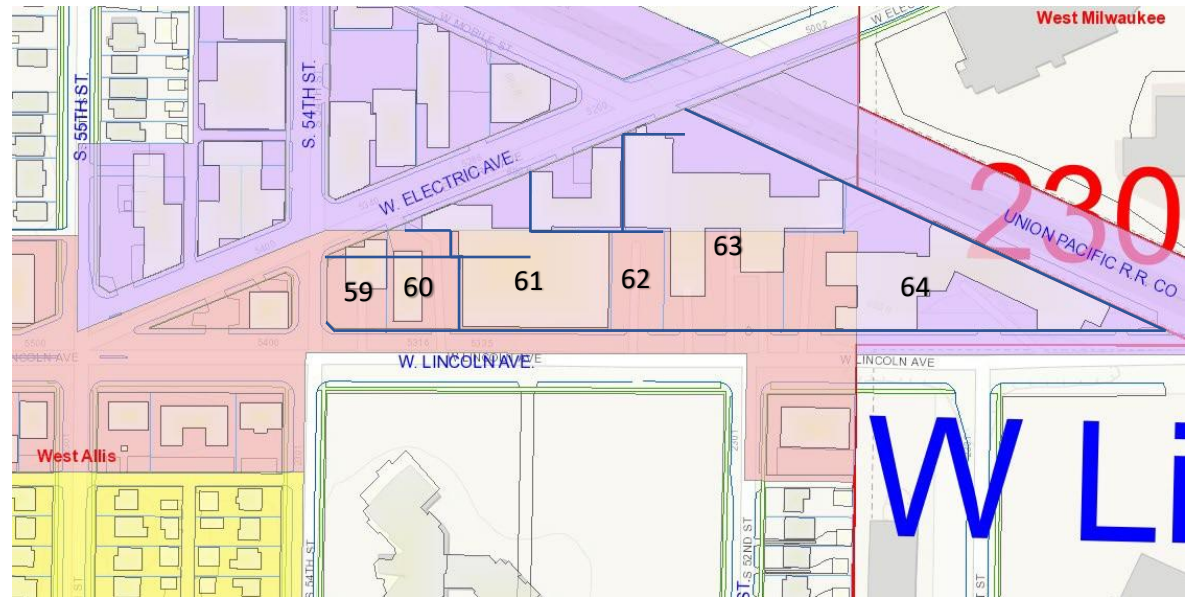
72-7900 Block



59-6000 Block



51-5300 Block





CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Carol and Robert Doll
965 Weston Hills Dr
Brookfield, WI 53045

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a public hearing on Tuesday October 18, 2022, at 7:00 P.M., or soon thereafter in the Common Council Chambers of West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the:

Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan.

Additional project information, comments or questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414-302-8460.

You may express your opinion in writing to the clerk@westalliswi.gov, prior to the meeting, or in person at the public hearing at the above date, time and location.

Dated at West Allis, Wisconsin, this September 16
City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
O-2022-0145

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Planning & Zoning
planning@westalliswi.gov
414.302.8460

September 16, 2022

RE: Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan

Dear property owner,

This letter is an invitation to attend the public hearing regarding rezoning properties along the Lincoln Ave corridor. Your property has been identified as a potential candidate for rezoning by the City of West Allis Common Council.

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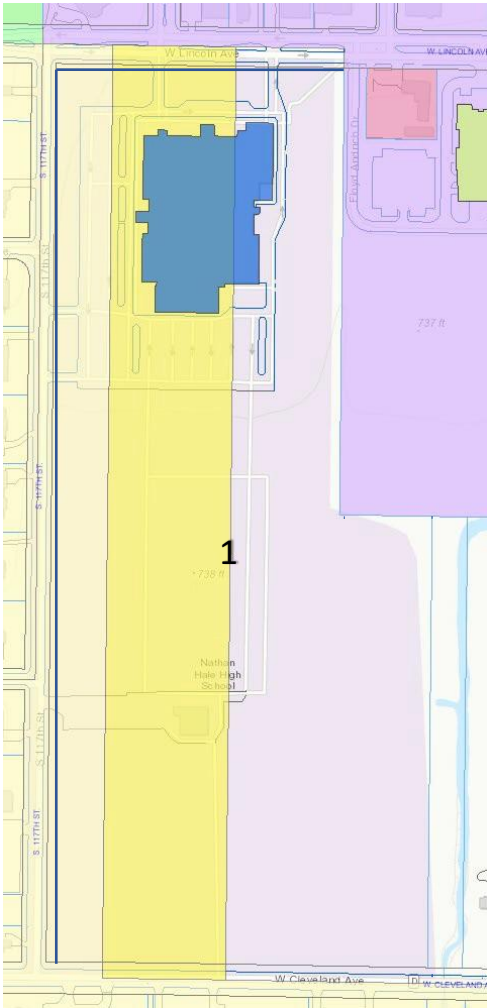
Steven J. Schaer, AICP
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Lincoln Ave Corridor Rezoning

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33	2240 S 79 St	477-0579-001	C-2, RB	RB
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52	2318 S 74 St	489-0299-000	C-2, RB	RB
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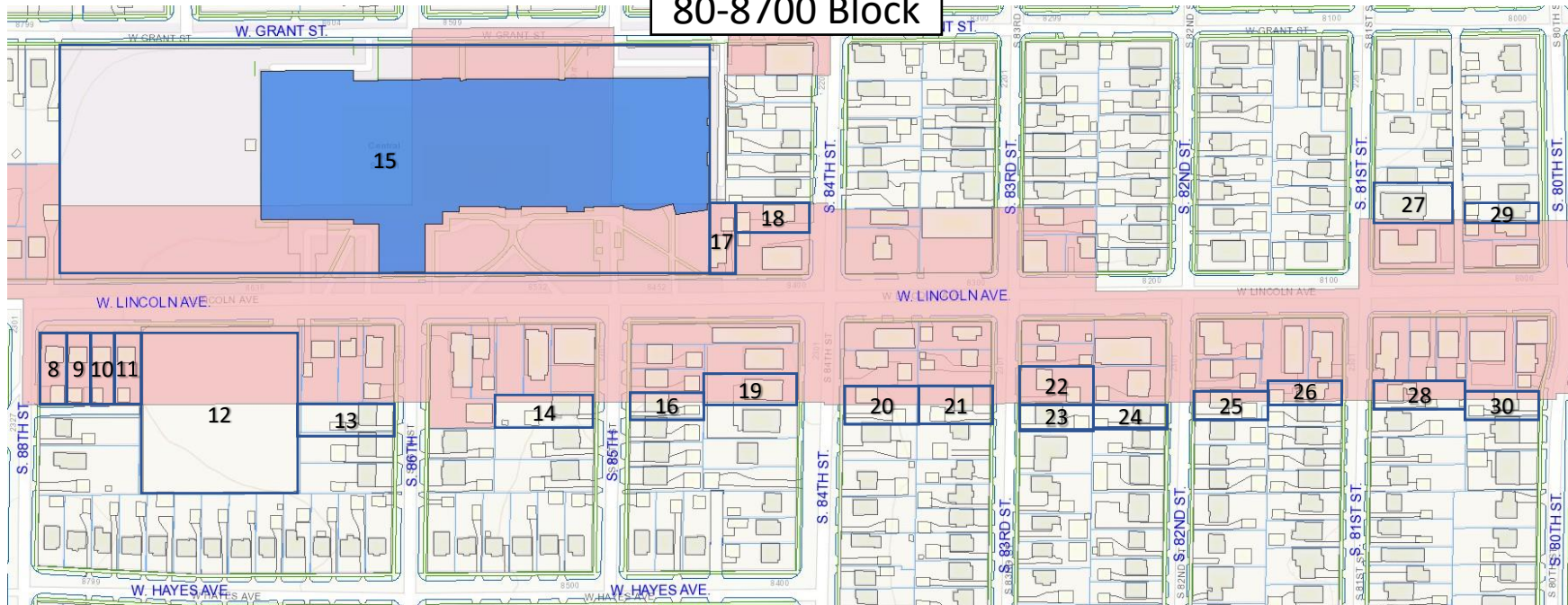
Nathan Hale



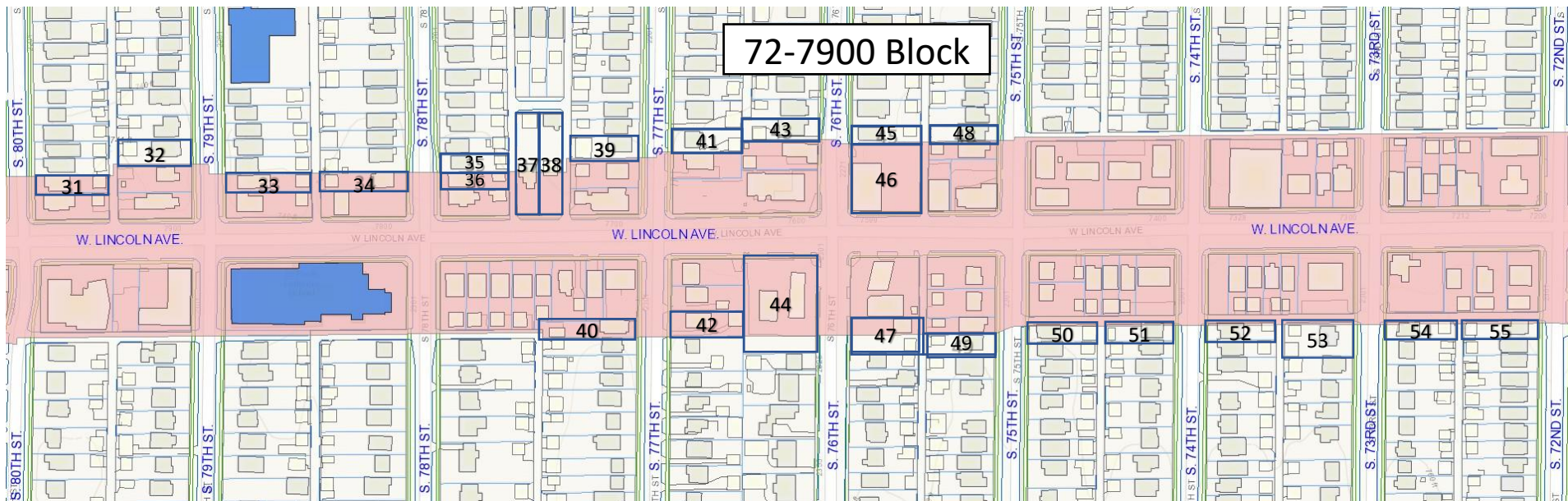
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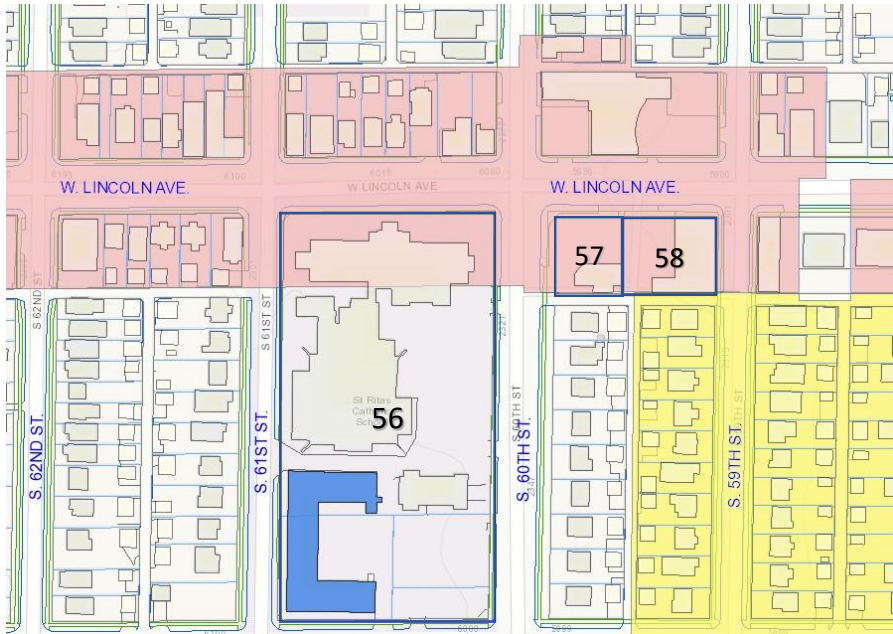
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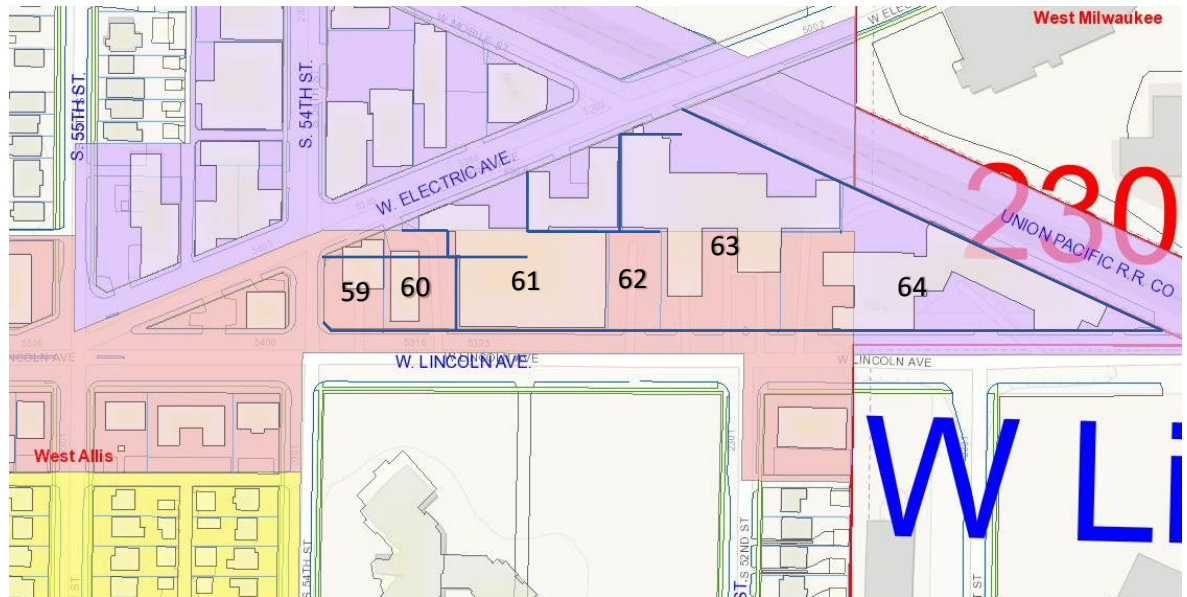
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Tuesday, October 18, 2022
7:00 p.m.

2453 N. 17th St. LLC
103 Shepard Ct
Mukwonago, WI 53149

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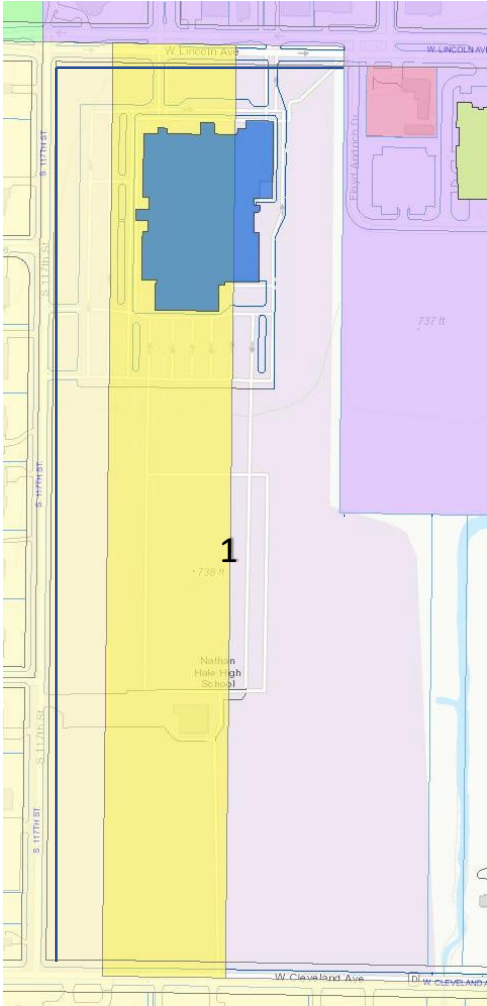
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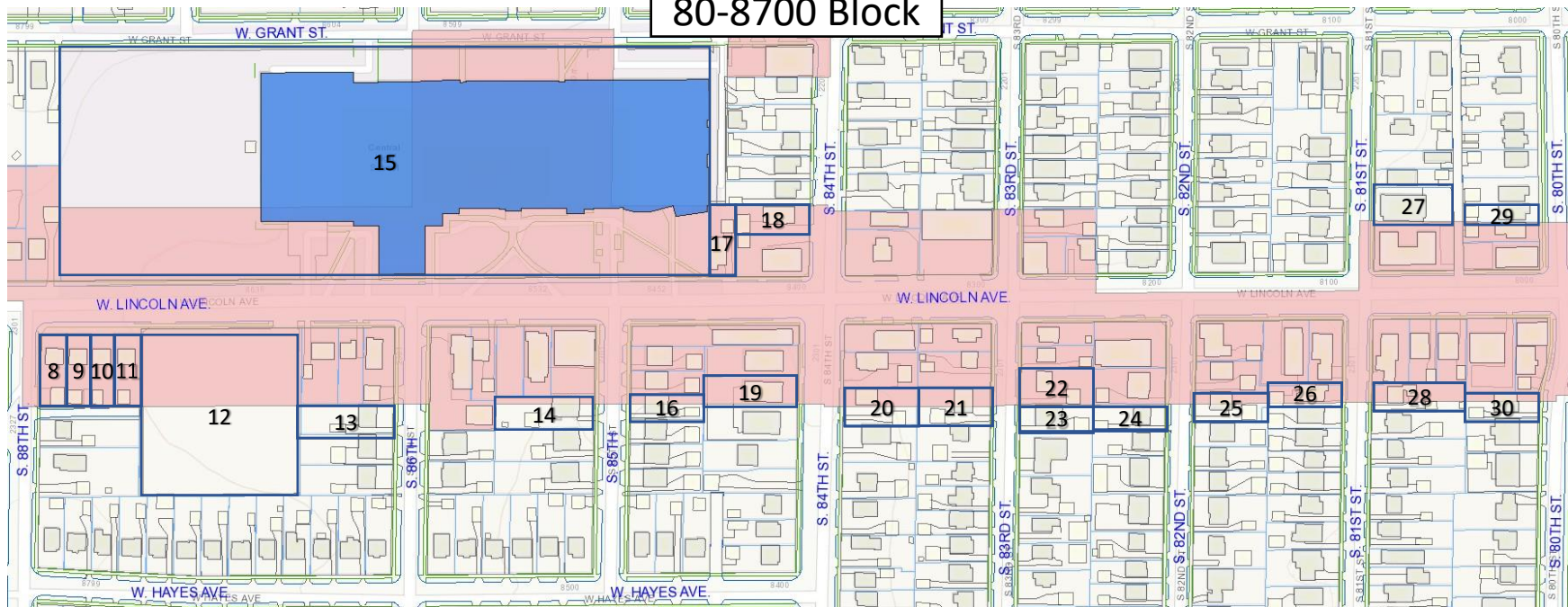
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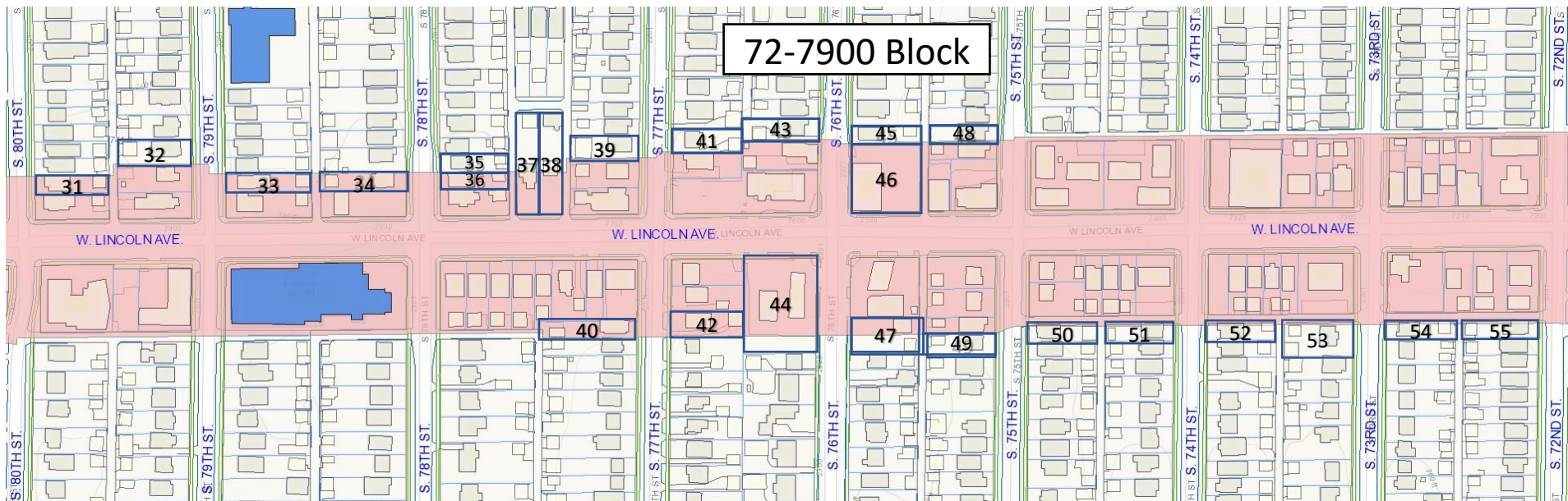
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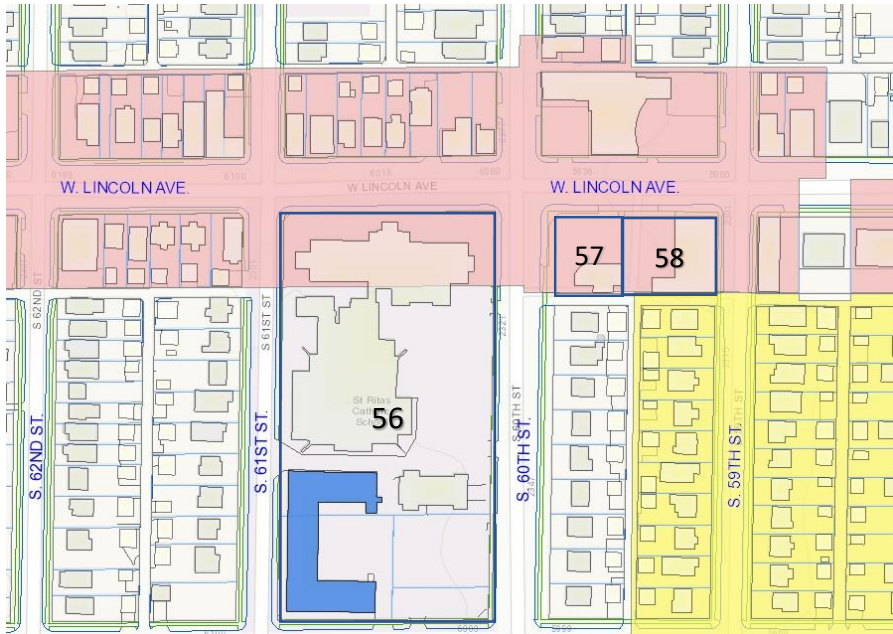
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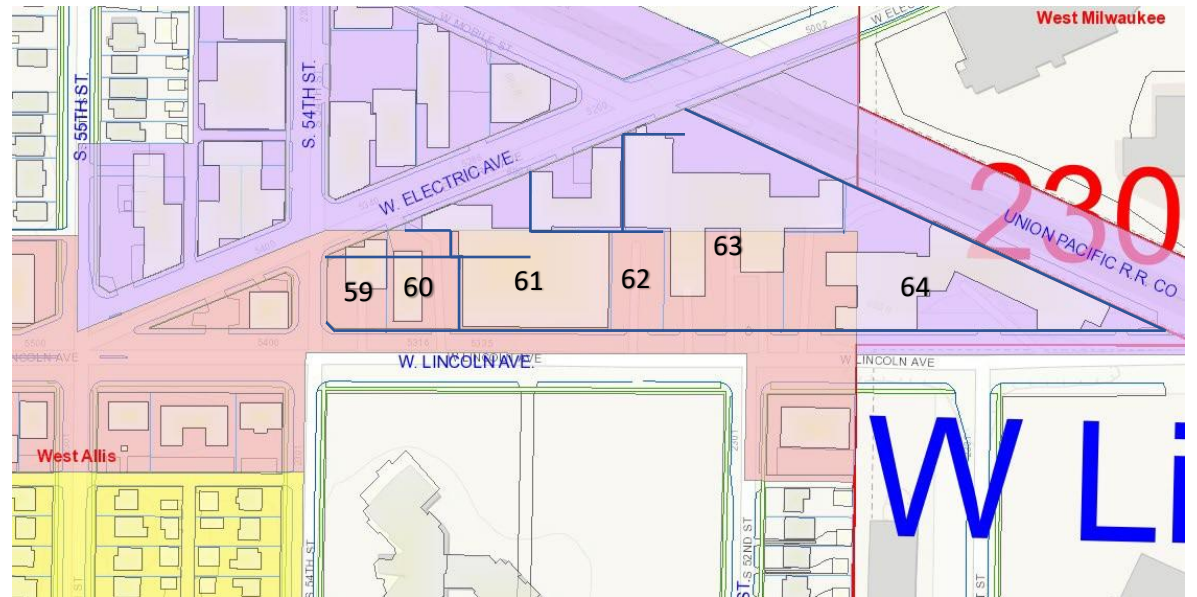
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Niko Karampelas
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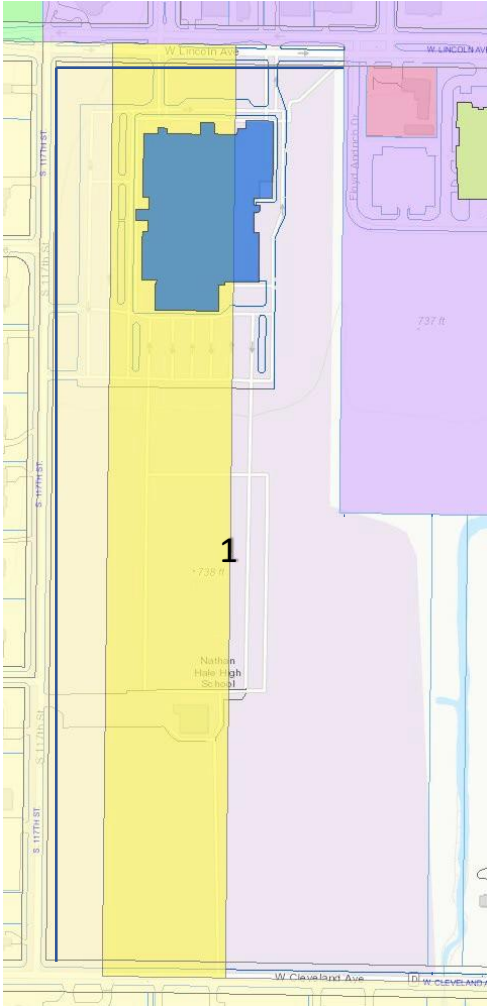
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20	2316 S 84 St	488-0373-001	C-2, RB	RB
21	2319-21 S 83 St	488-0352-000	C-2, RB	RB
22	2312 S 83 St	488-0345-000	C-2, RB	RB
23	2322-24 S 83 St	488-0344-001	C-2, RB	RB
24	2321 S 82 St	488-0327-000	C-2, RB	RB
25	2318-20 S 82 St	488-0242-001	C-2, RB	RB
26	2317 S 81 St	488-0261-000	C-2, RB	RB
27	2234 S 81 St	477-0614-000	C-2, RB	RB
28	2316 S 81 St	488-0218-000	C-2, RB	RB
29	2237 S 80 St	477-0610-000	C-2, RB	RB
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31	2240 S 80 St	477-0595-000	C-2, RB	RB
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58	5909 W Lincoln Ave	491-0147-000	C-2, RB	C-2
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62	52** W Lincoln Ave	474-0010-005	C-2	M-1
63	5132-5202 W Lincoln Ave	474-0008-003	M-1, C-2	M-1
64	5000-16 W Lincoln Ave	474-0007-003	M-1, C-2	M-1

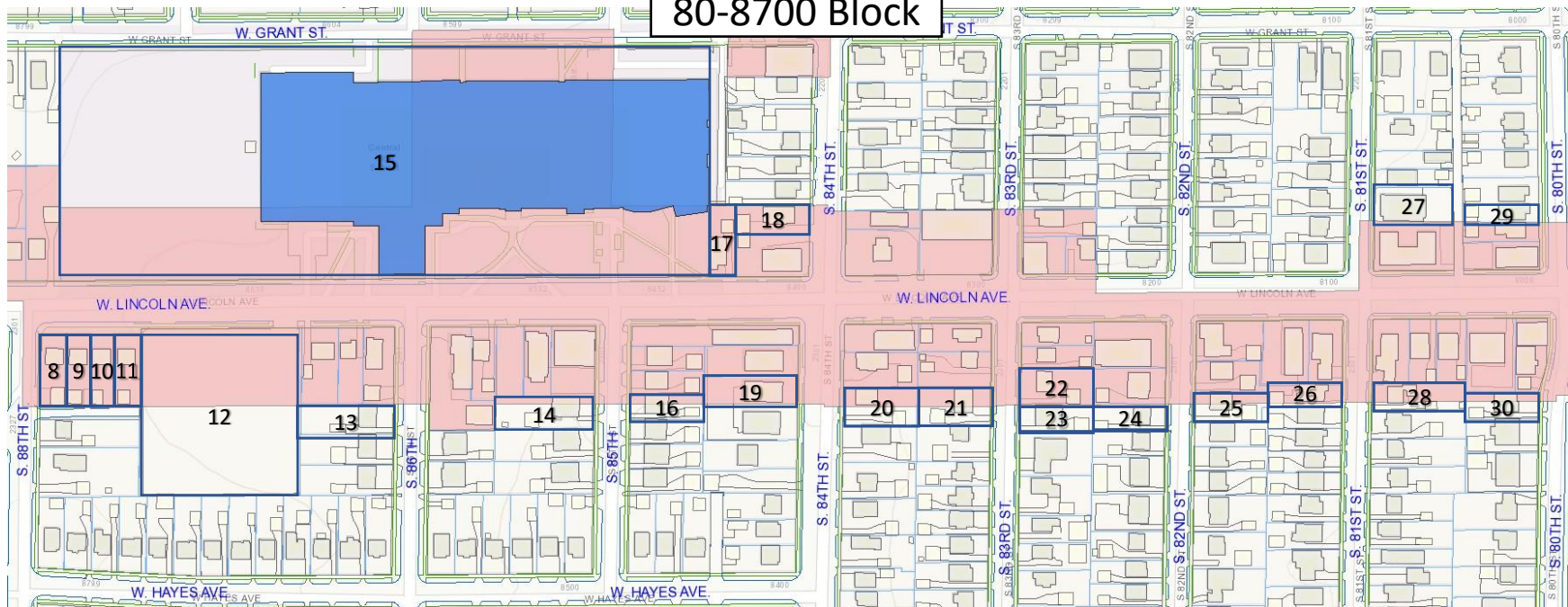
Nathan Hale



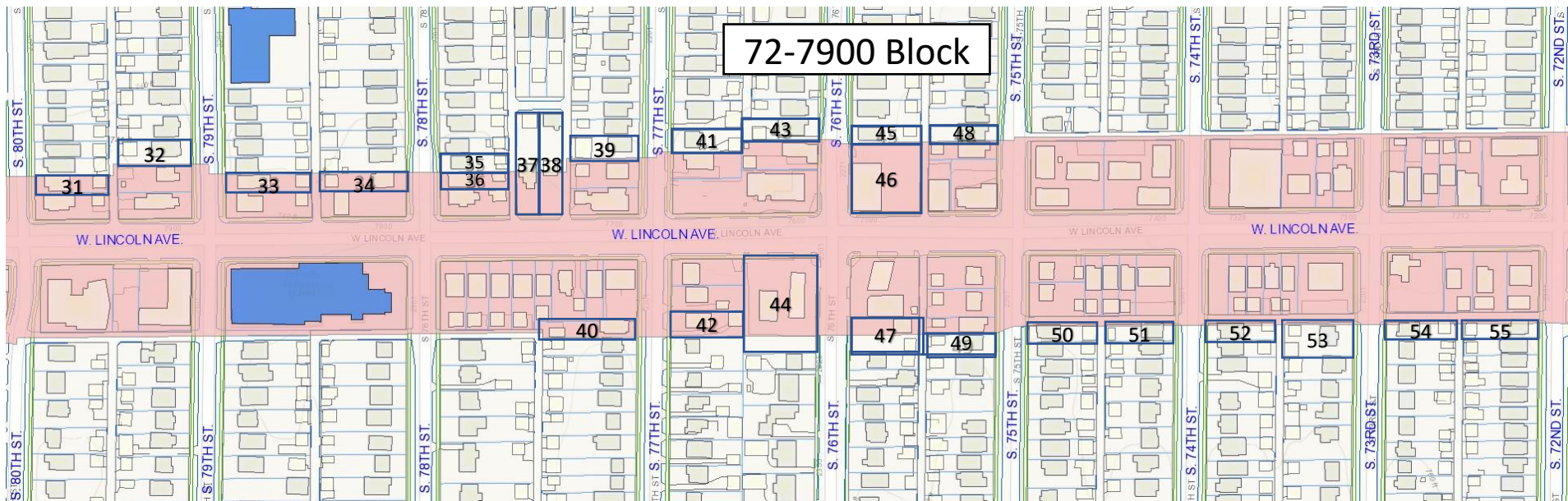
91-9300 Block



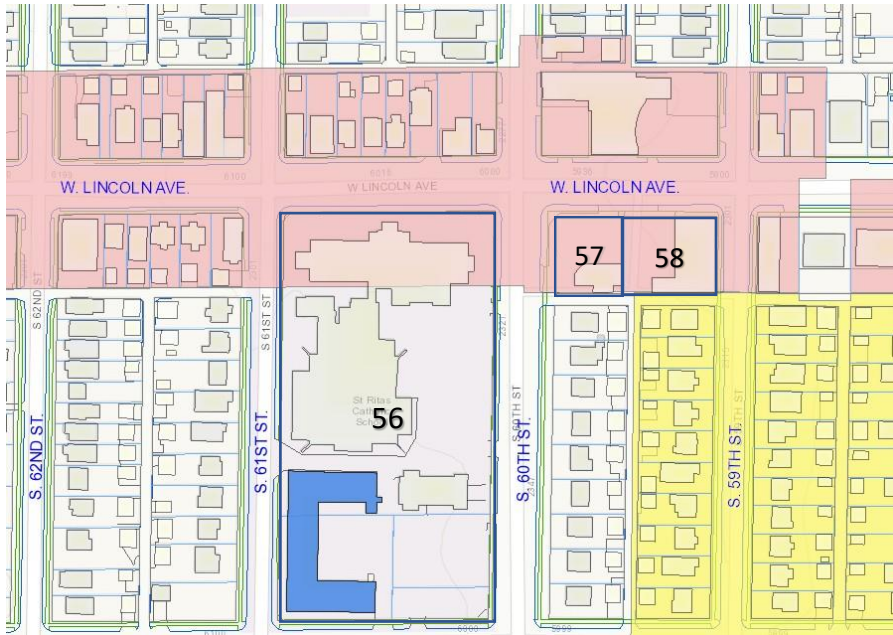
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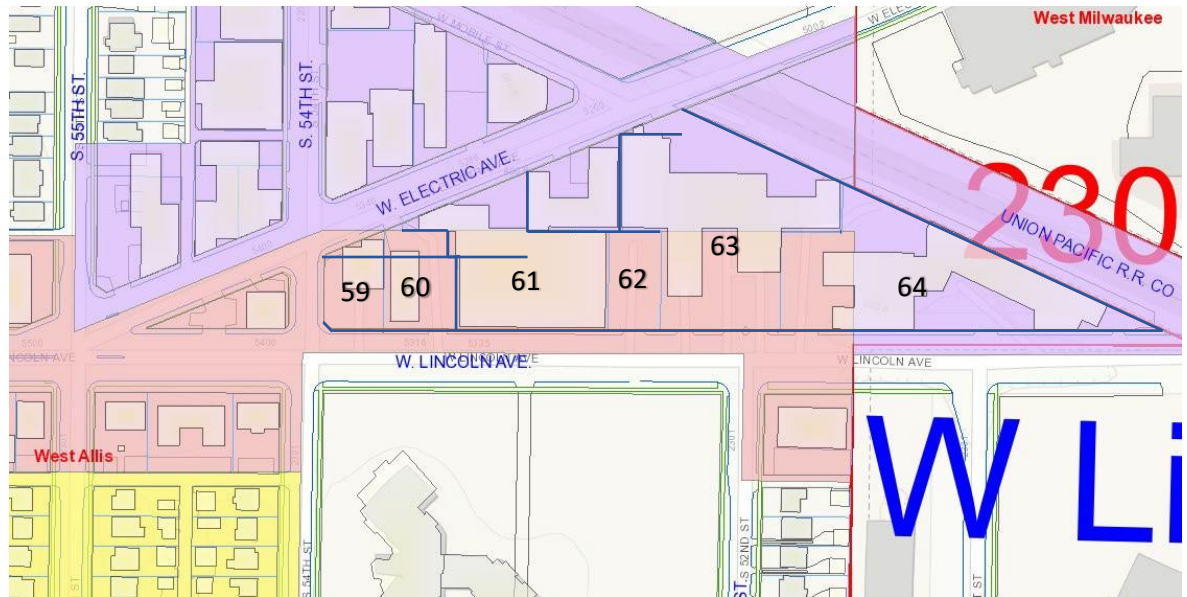
72-7900 Block



59-6000 Block



51-5300 Block





CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Jane and Peter Breitlow
2312 S 83 St
West Allis, WI 53219

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a public hearing on Tuesday October 18, 2022, at 7:00 P.M., or soon thereafter in the Common Council Chambers of West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the:

Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan.

Additional project information, comments or questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414-302-8460.

You may express your opinion in writing to the clerk@westalliswi.gov, prior to the meeting, or in person at the public hearing at the above date, time and location.

Dated at West Allis, Wisconsin, this September 16
City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
O-2022-0145

NONDISCRIMINATION STATEMENT

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Planning & Zoning
planning@westalliswi.gov
414.302.8460

September 16, 2022

RE: Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan

Dear property owner,

This letter is an invitation to attend the public hearing regarding rezoning properties along the Lincoln Ave corridor. Your property has been identified as a potential candidate for rezoning by the City of West Allis Common Council.

Most proposed rezonings will change a property's zoning from "split" (ex: C-2 commercial and RB residential) to the most appropriate district of the two. Properties directly along Lincoln Ave will typically be adjusted to solely a commercial district while properties that are not directly along Lincoln Ave will typically be adjusted to a residential-only district.

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1. Eliminate split zoning (where a single property is in multiple zoning districts) to avoid confusion
2. Align the corridor's zoning with the 2040 Comprehensive Plan and Future Land Use Map
3. Encourage more organized and consistent development
4. Guide future development towards the City's vision of a vibrant, active, commercial and residential mixed-use corridor

What this means for you

Zoning districts determine what uses are allowed and how a given property can be built upon. In most cases, rezoned properties will be unaffected. If rezoned, any existing uses will be allowed to continue to operate. Rezoning may impact what a property can be used for in the future and how new structures on the property can be built.

Public Meeting Information

Location: City Hall, 7525 W. Greenfield Ave.

Date: Tuesday, October 18

Time: 7:00 pm

If you have questions, please contact the Planning & Zoning office at planning@westalliswi.gov, or by calling Steve Schaer at (414) 302-8466 or Zac Roder at (414) 302-8465.

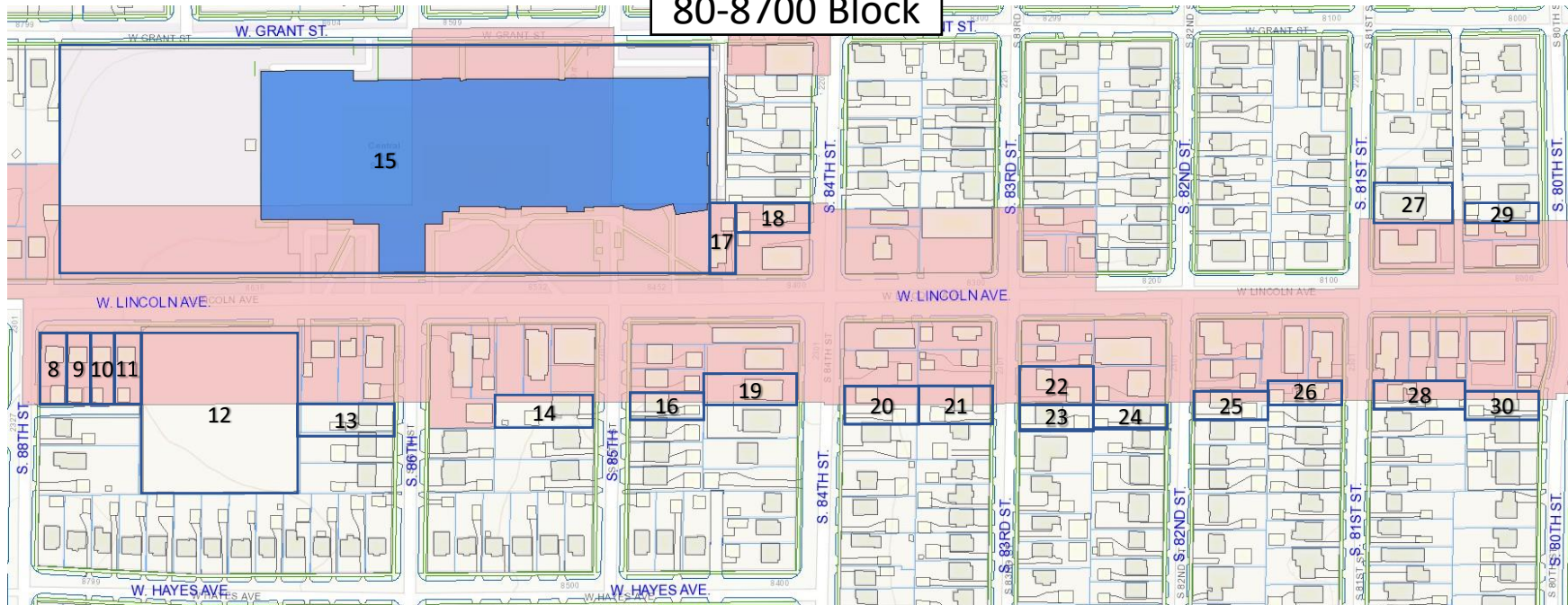
Steven J. Schaer, AICP
Manager, Planning & Zoning Office
City of West Allis

Lincoln Ave Corridor Rezoning

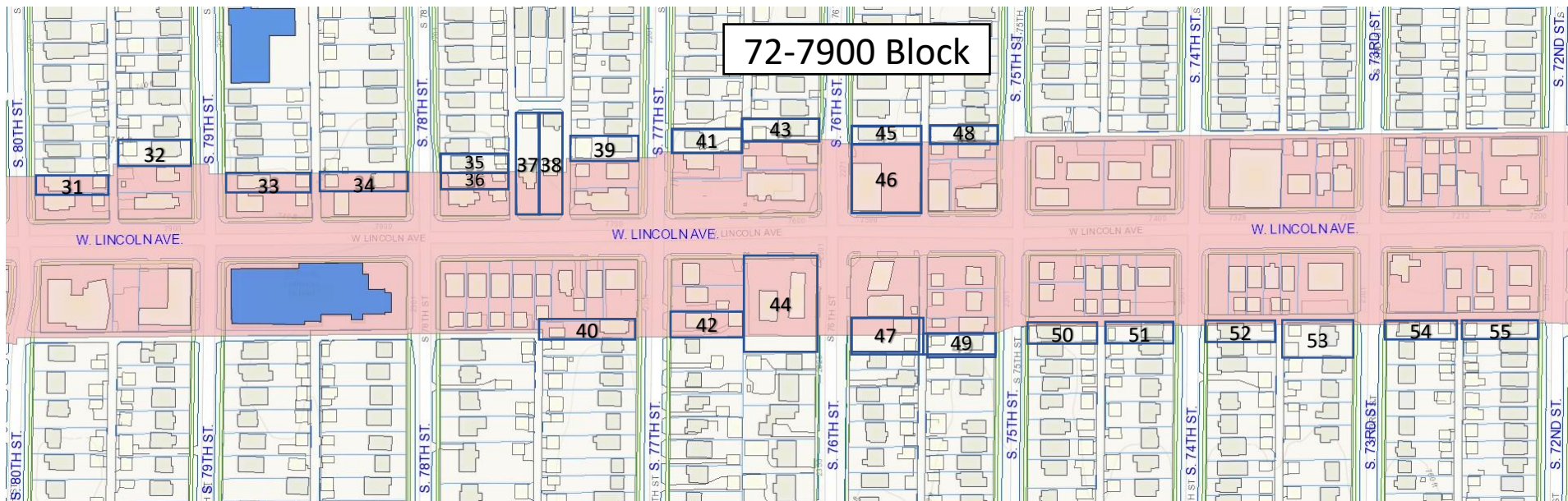
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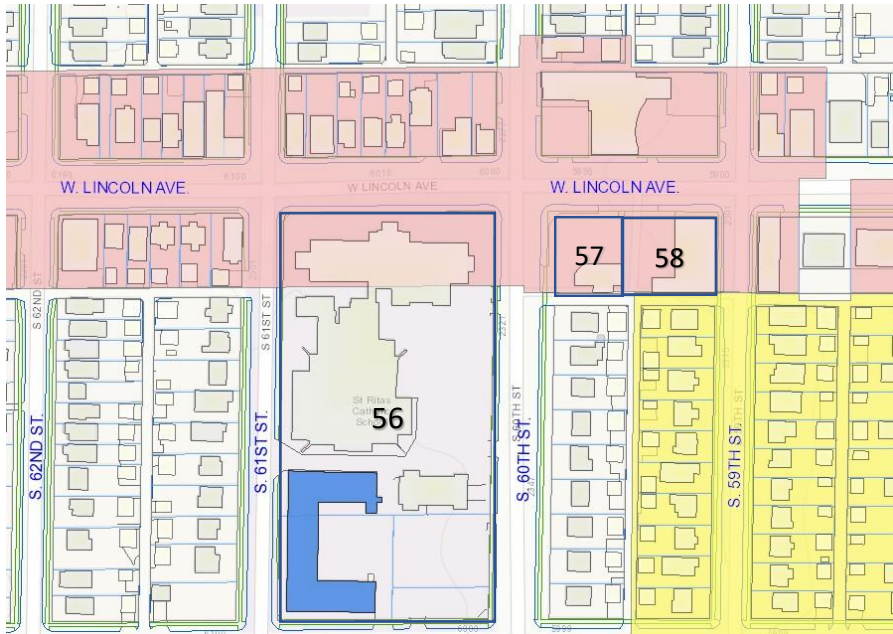
80-8700 Block



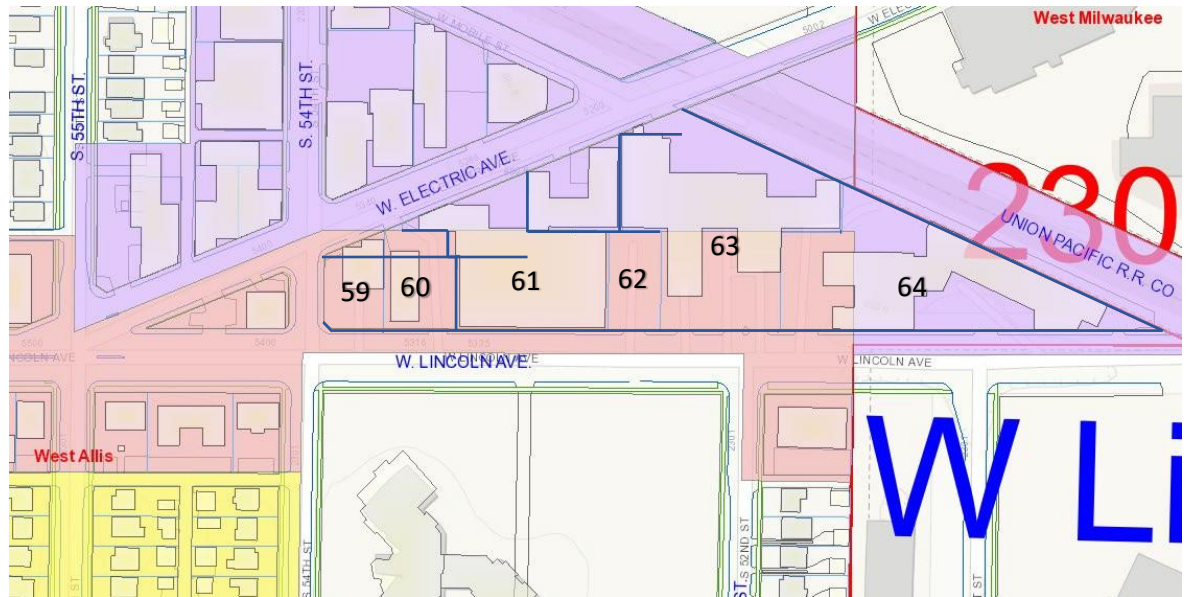
72-7900 Block



59-6000 Block



51-5300 Block





CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Keith and Suzanne Bierle
14101 W Gatewood Dr
New Berlin, WI 53151

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City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
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Planning & Zoning
planning@westalliswi.gov
414.302.8460

September 16, 2022

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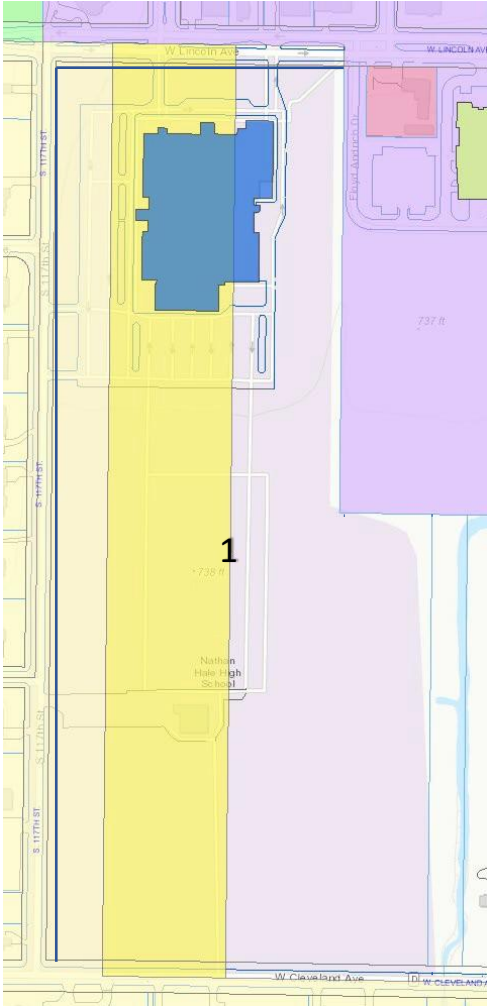
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Lincoln Ave Corridor Rezoning

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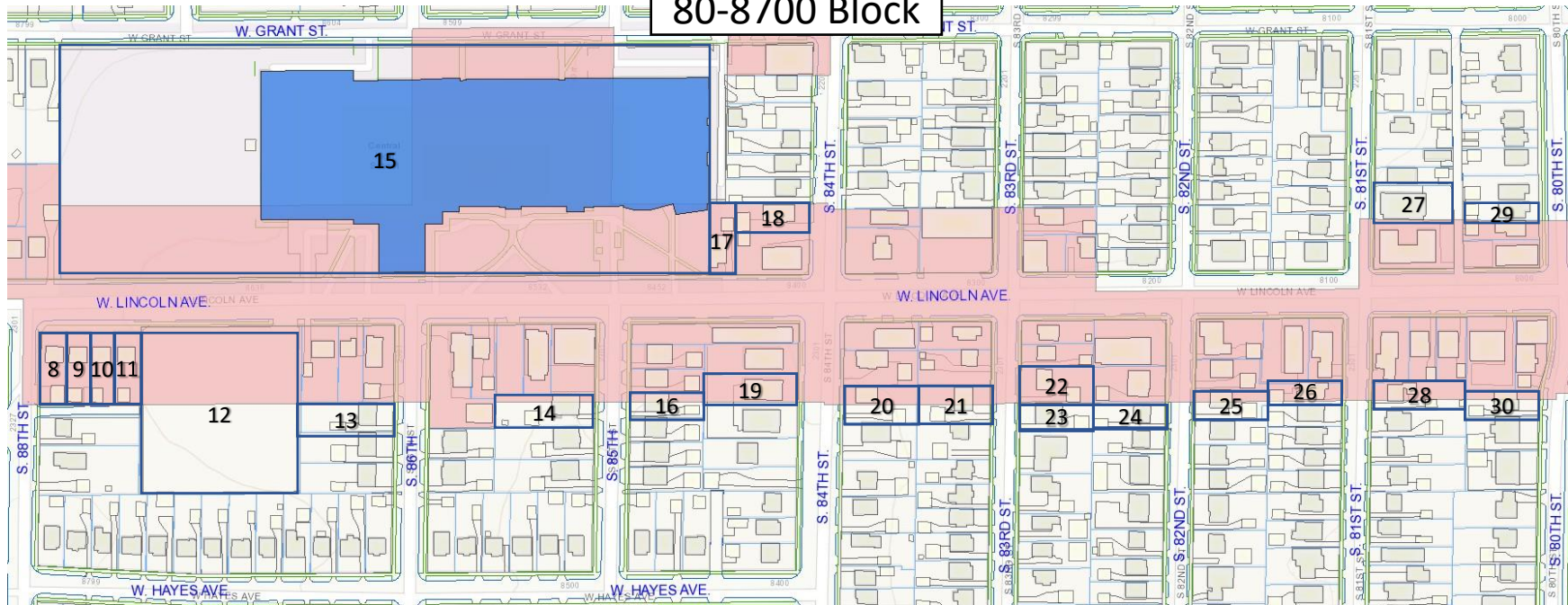
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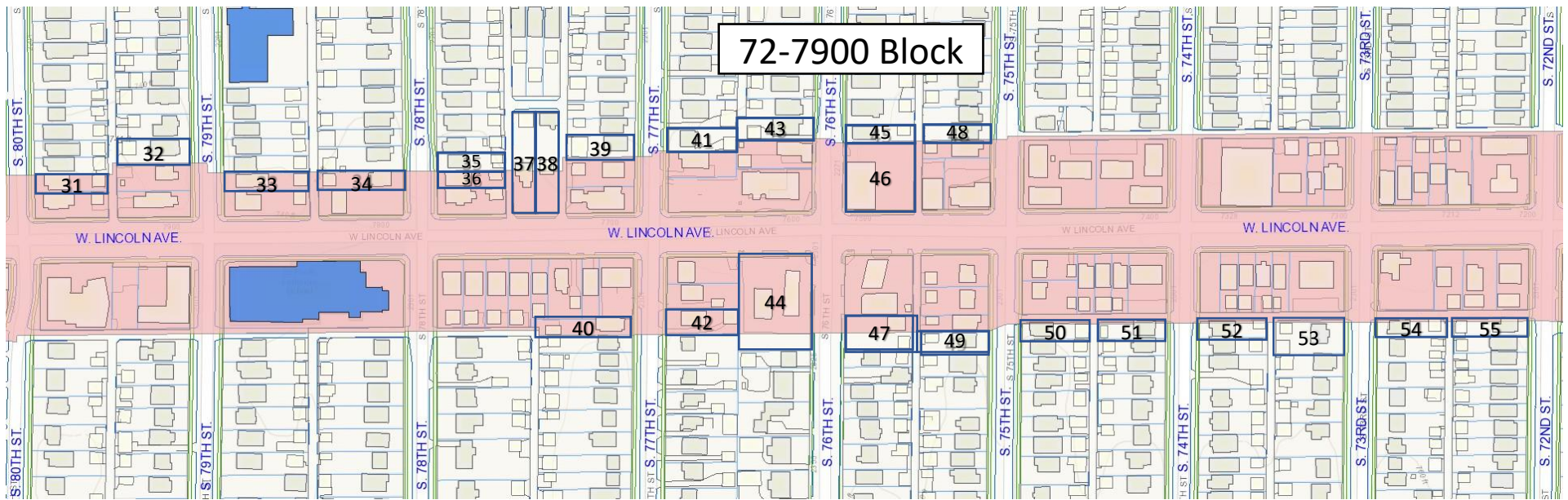
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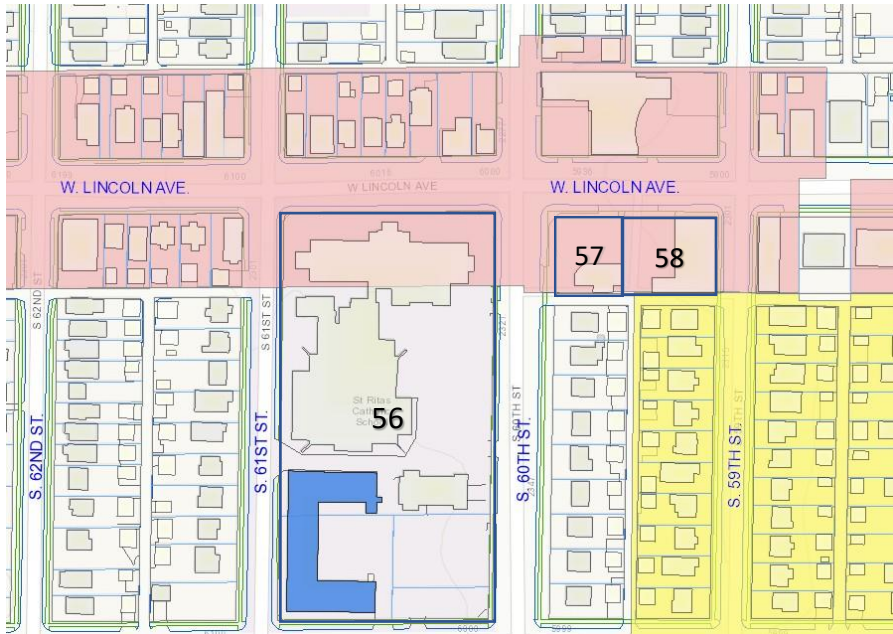
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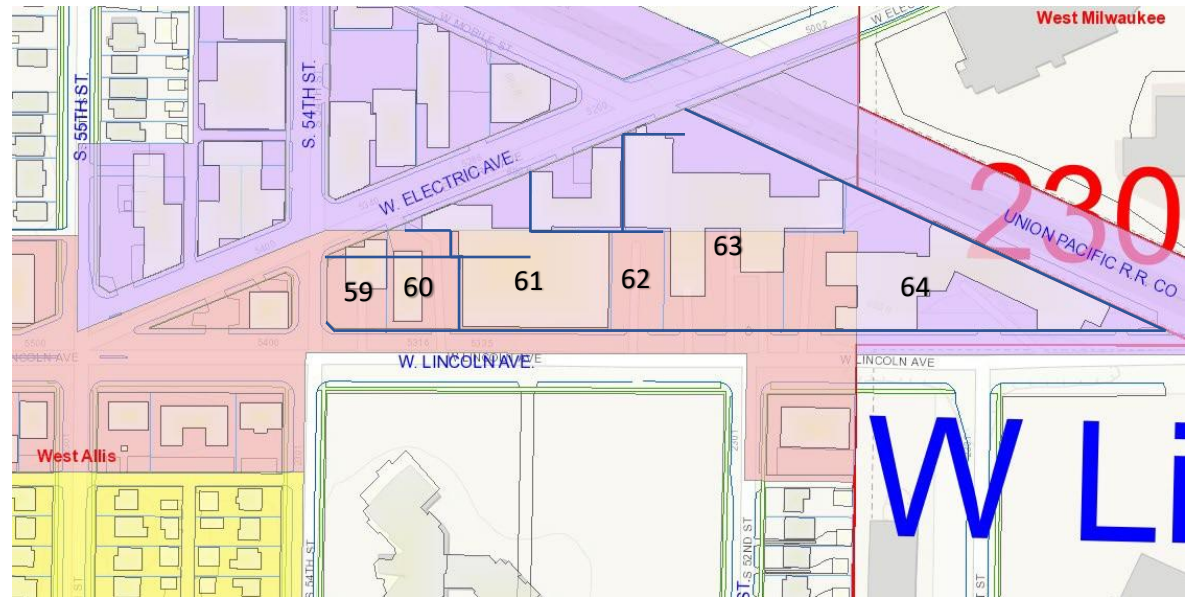
72-7900 Block



59-6000 Block



51-5300 Block





CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Legacy Real Estate Investments LLC
1614 Oakes Rd
Racine, WI 53406

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City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
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Planning & Zoning
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September 16, 2022

RE: Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan

Dear property owner,

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Location: City Hall, 7525 W. Greenfield Ave.

Date: Tuesday, October 18

Time: 7:00 pm

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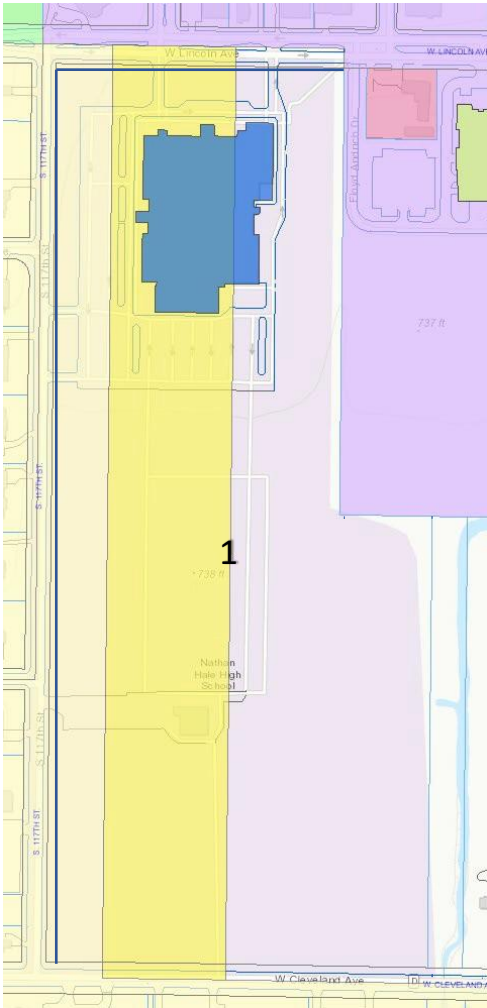
Steven J. Schaer, AICP
Manager, Planning & Zoning Office
City of West Allis

Lincoln Ave Corridor Rezoning

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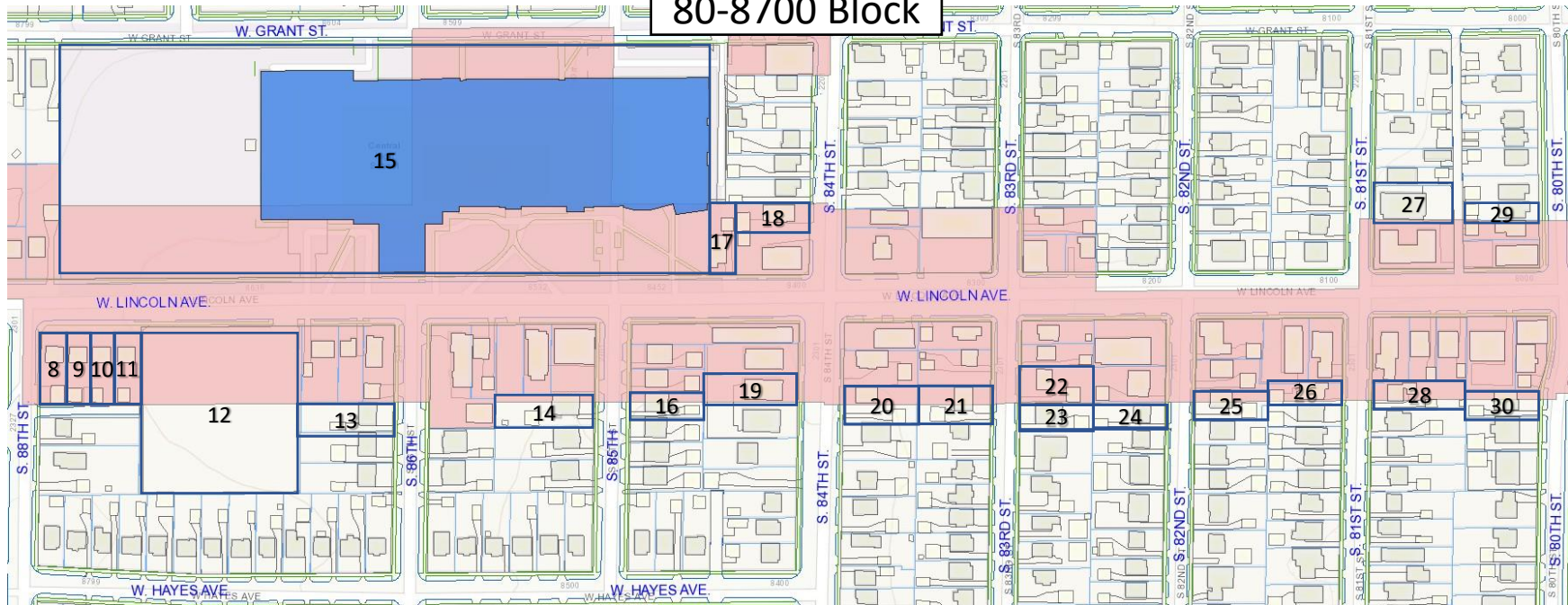
Nathan Hale



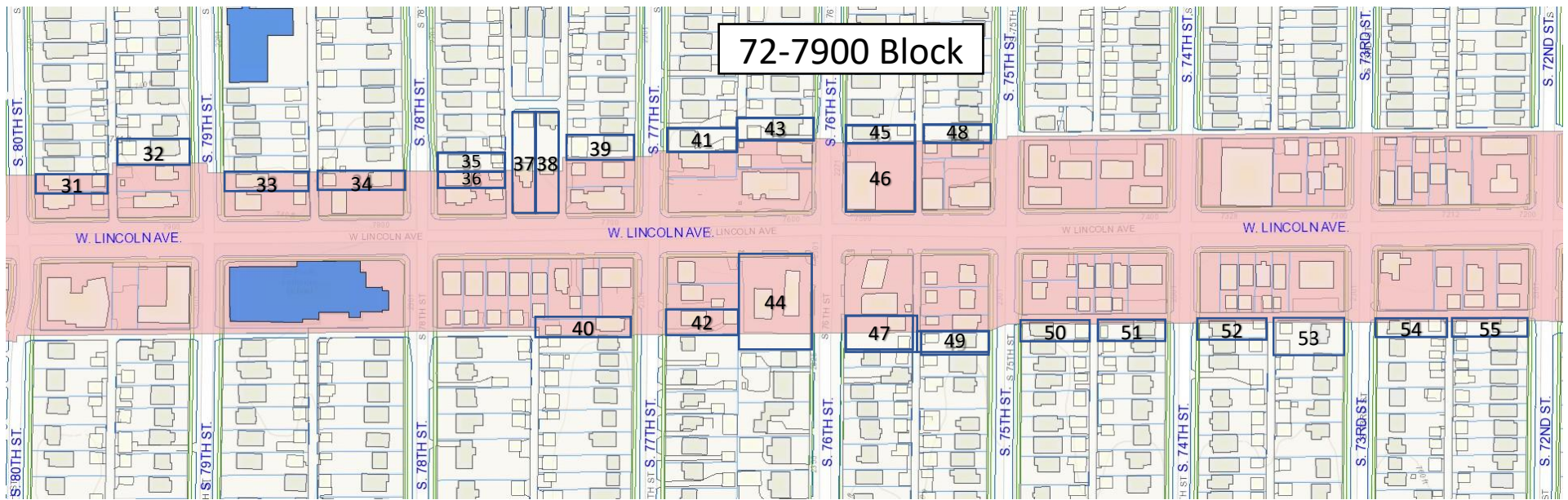
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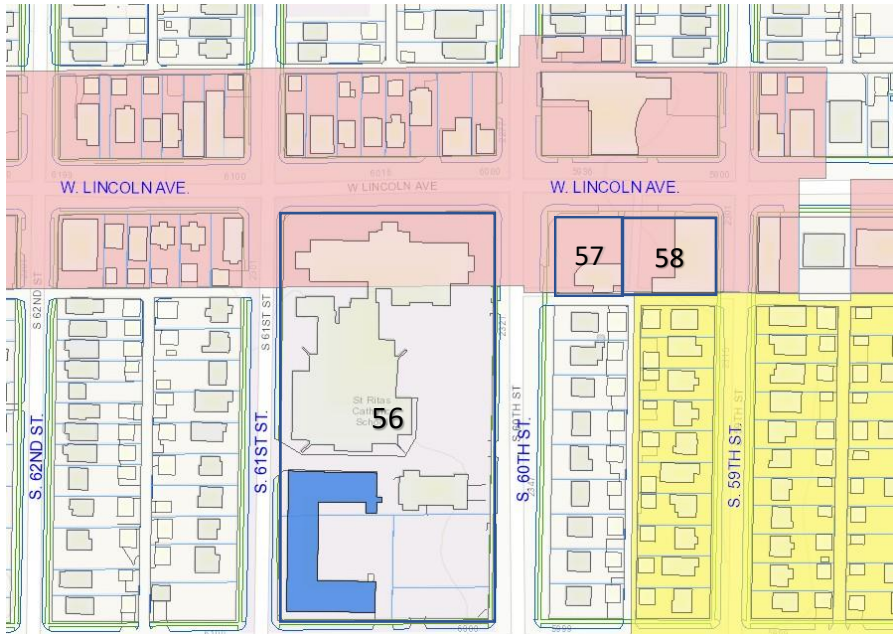
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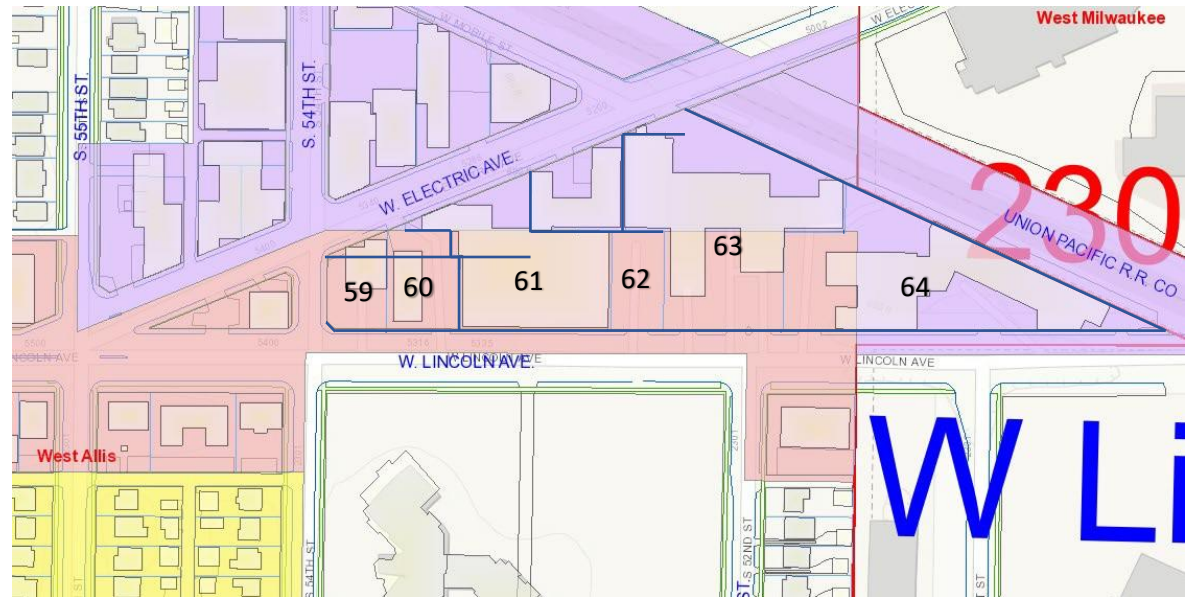
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59-6000 Block



51-5300 Block





CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Julie A Lorscheter
6531 W Verona Ct
Milwaukee, WI 53219

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a public hearing on Tuesday October 18, 2022, at 7:00 P.M., or soon thereafter in the Common Council Chambers of West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the:

Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan.

Additional project information, comments or questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414-302-8460.

You may express your opinion in writing to the clerk@westalliswi.gov, prior to the meeting, or in person at the public hearing at the above date, time and location.

Dated at West Allis, Wisconsin, this September 16
City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
O-2022-0145

NONDISCRIMINATION STATEMENT

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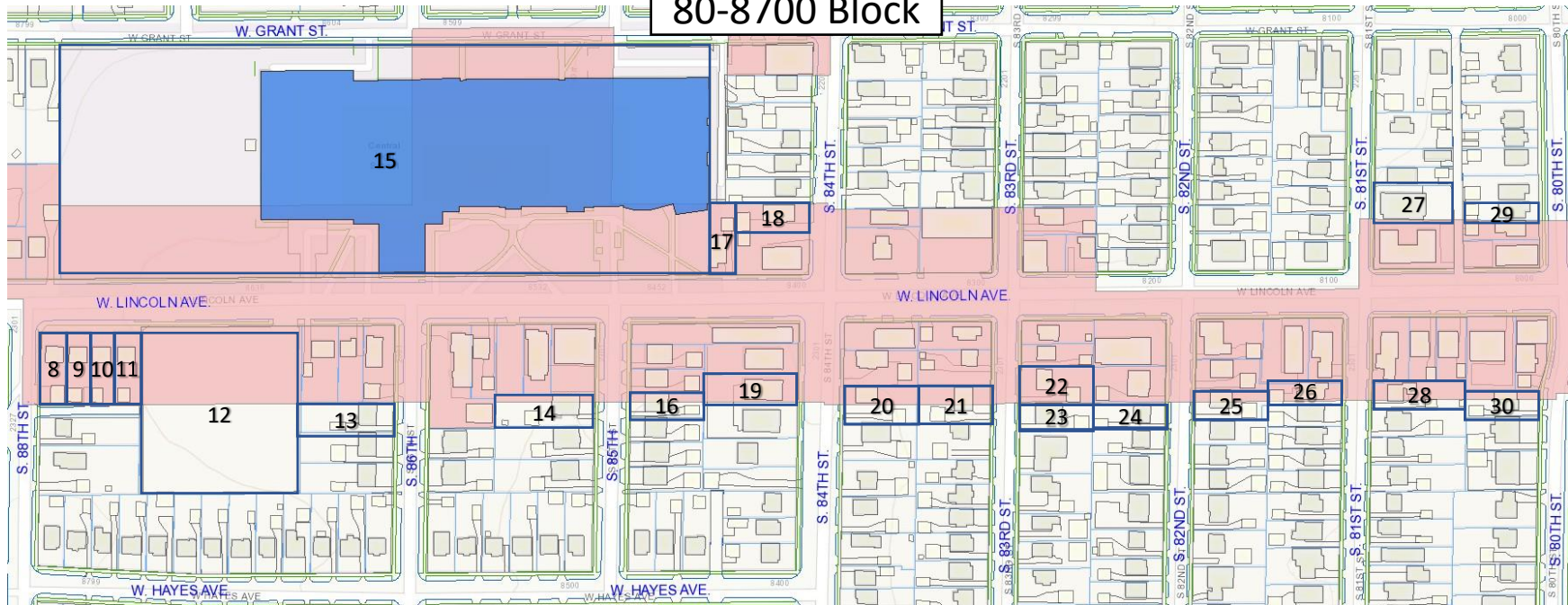
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Lincoln Ave Corridor Rezoning

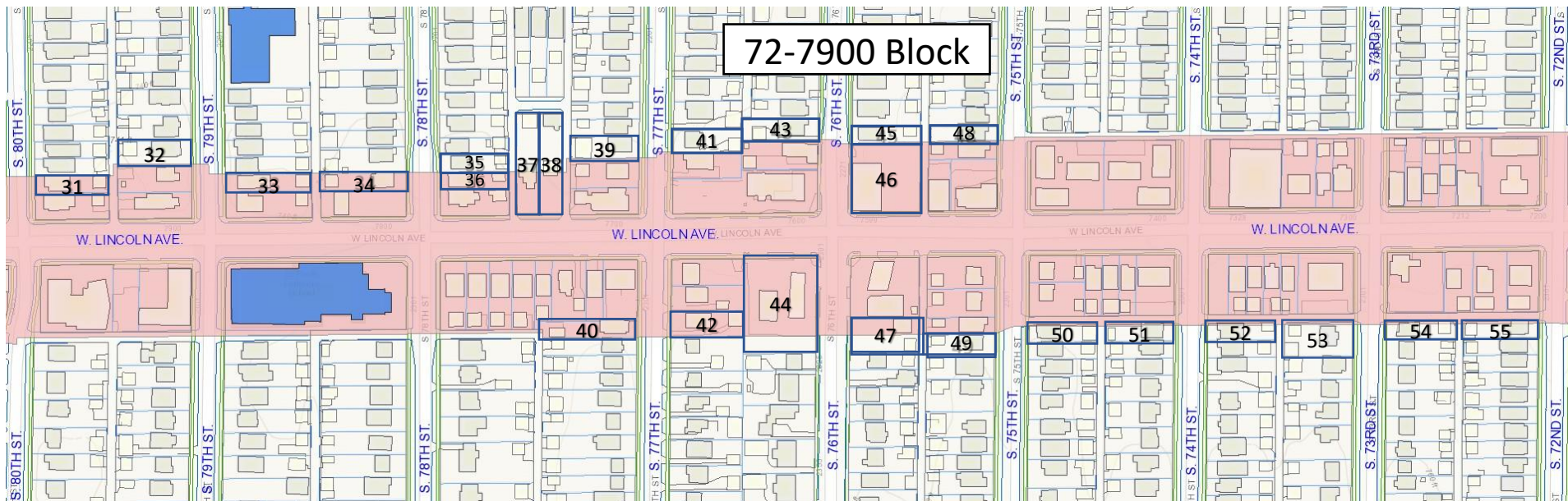
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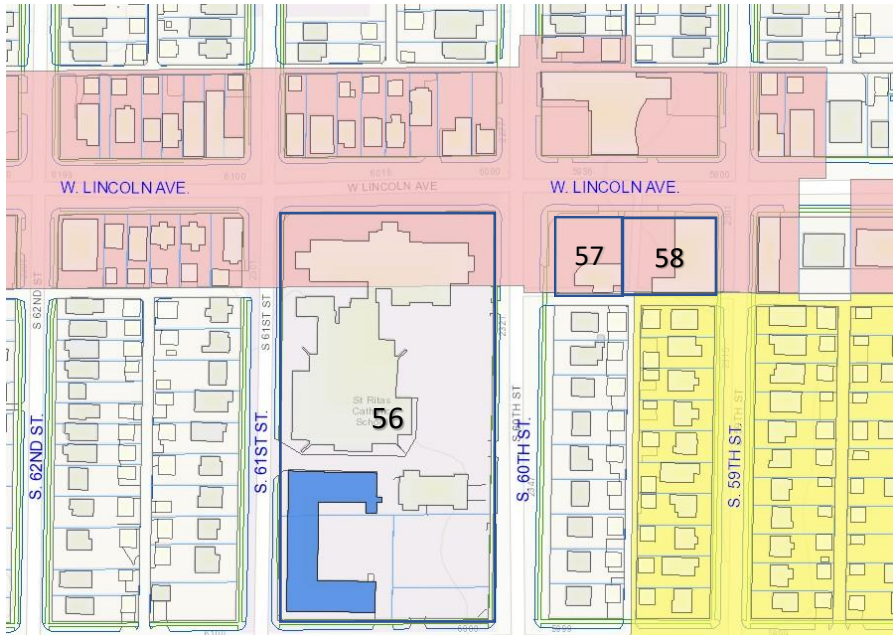
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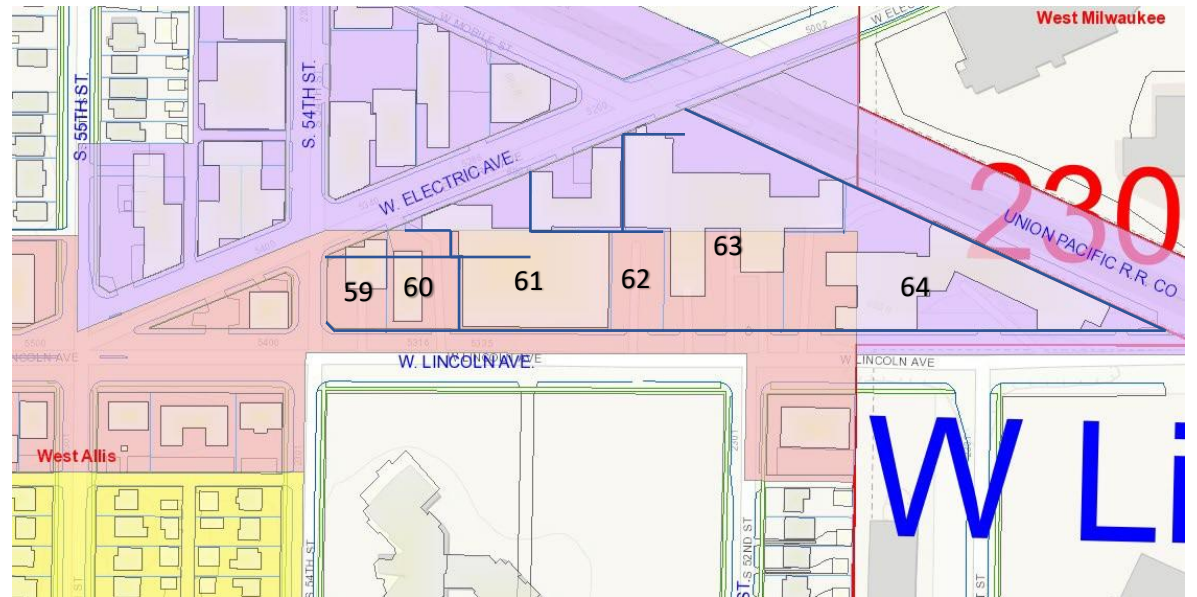
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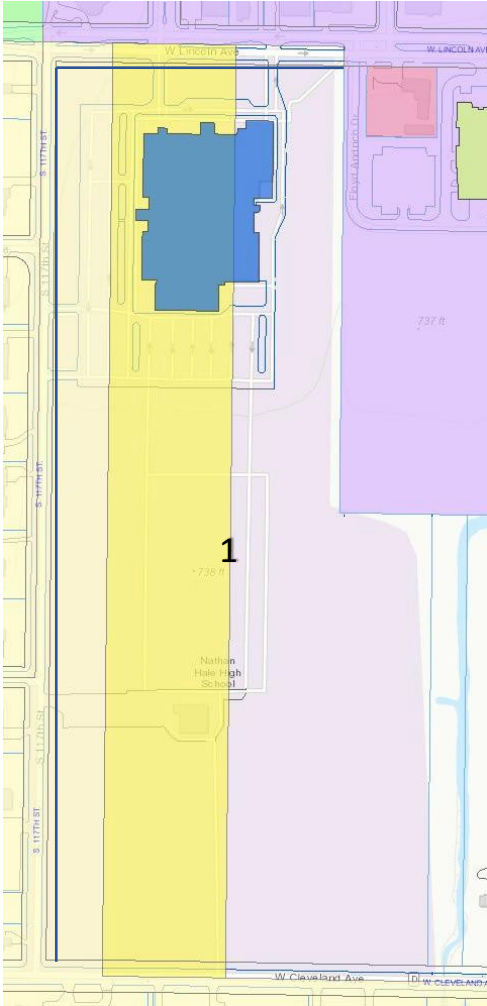
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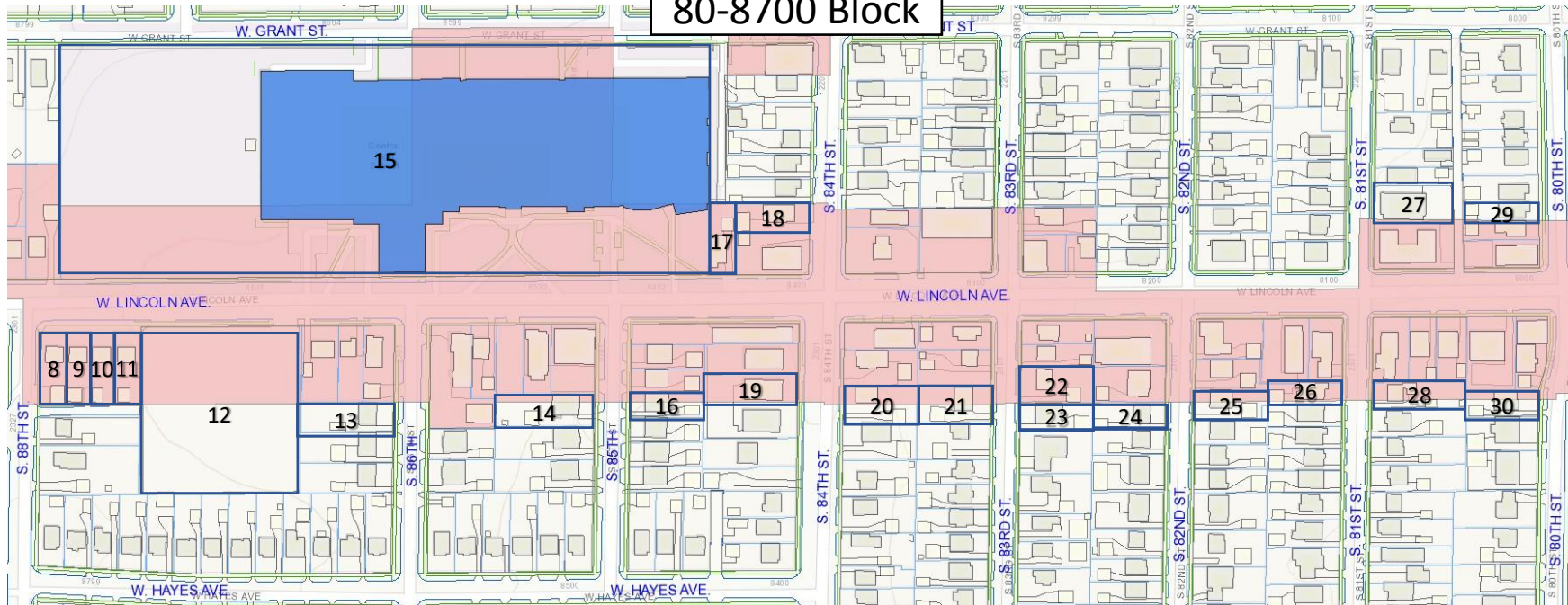
Nathan Hale



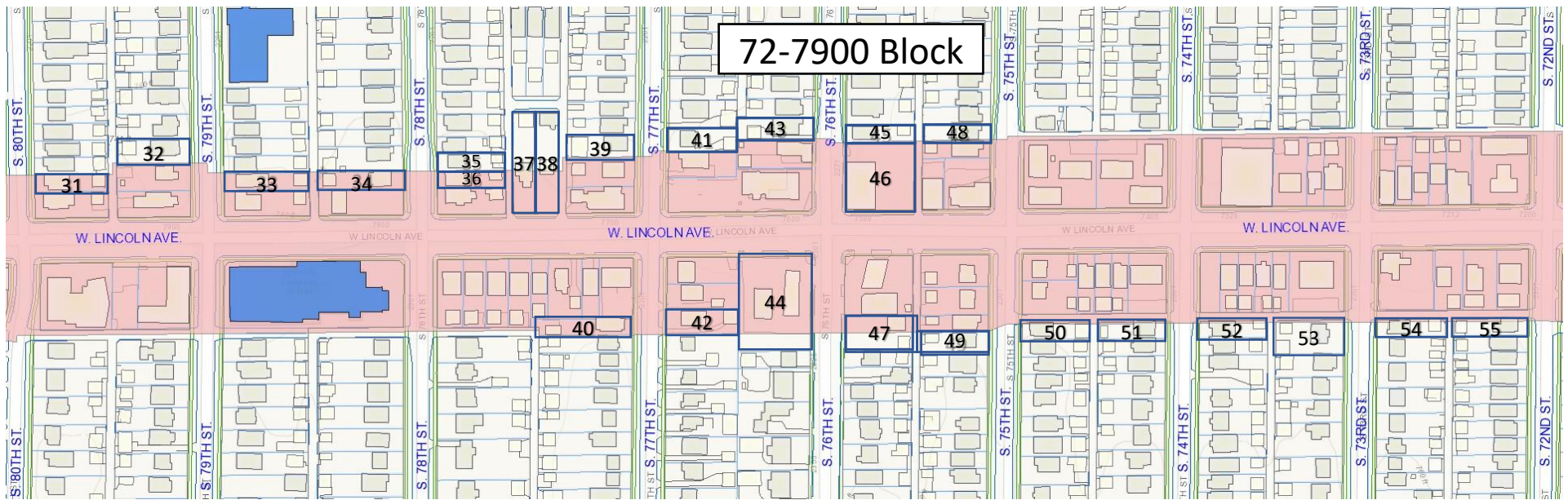
91-9300 Block



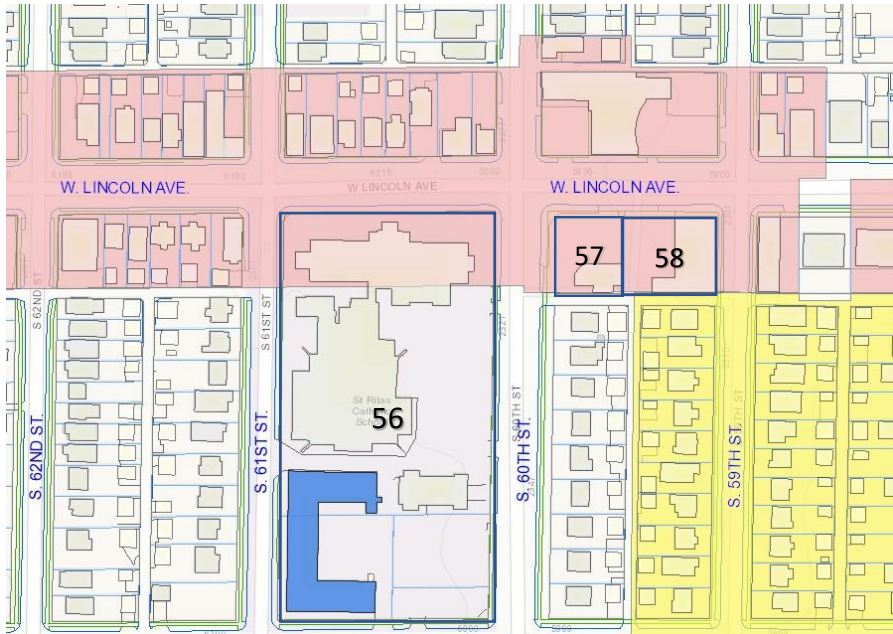
80-8700 Block



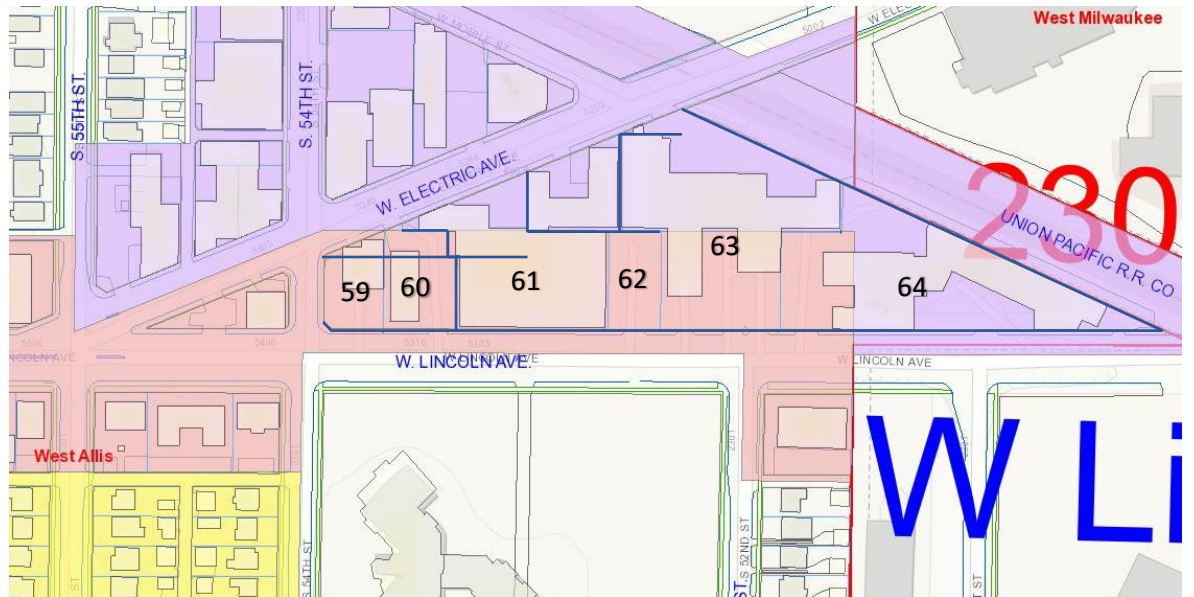
72-7900 Block



59-6000 Block



51-5300 Block





CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

WASA Properties LLC
2664 E Henry Ave
Cudahy, WI 53110

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a public hearing on Tuesday October 18, 2022, at 7:00 P.M., or soon thereafter in the Common Council Chambers of West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the:

Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan.

Additional project information, comments or questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414-302-8460.

You may express your opinion in writing to the clerk@westalliswi.gov, prior to the meeting, or in person at the public hearing at the above date, time and location.

Dated at West Allis, Wisconsin, this September 16
City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
O-2022-0145

NONDISCRIMINATION STATEMENT

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Planning & Zoning
planning@westalliswi.gov
414.302.8460

September 16, 2022

RE: Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan

Dear property owner,

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Date: Tuesday, October 18

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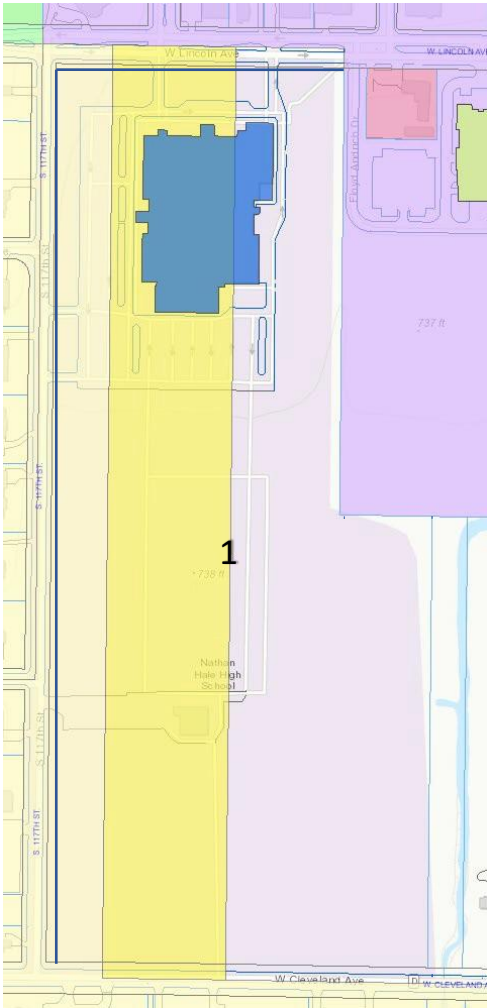
Steven J. Schaer, AICP
Manager, Planning & Zoning Office
City of West Allis

Lincoln Ave Corridor Rezoning

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33	2240 S 79 St	477-0579-001	C-2, RB	RB
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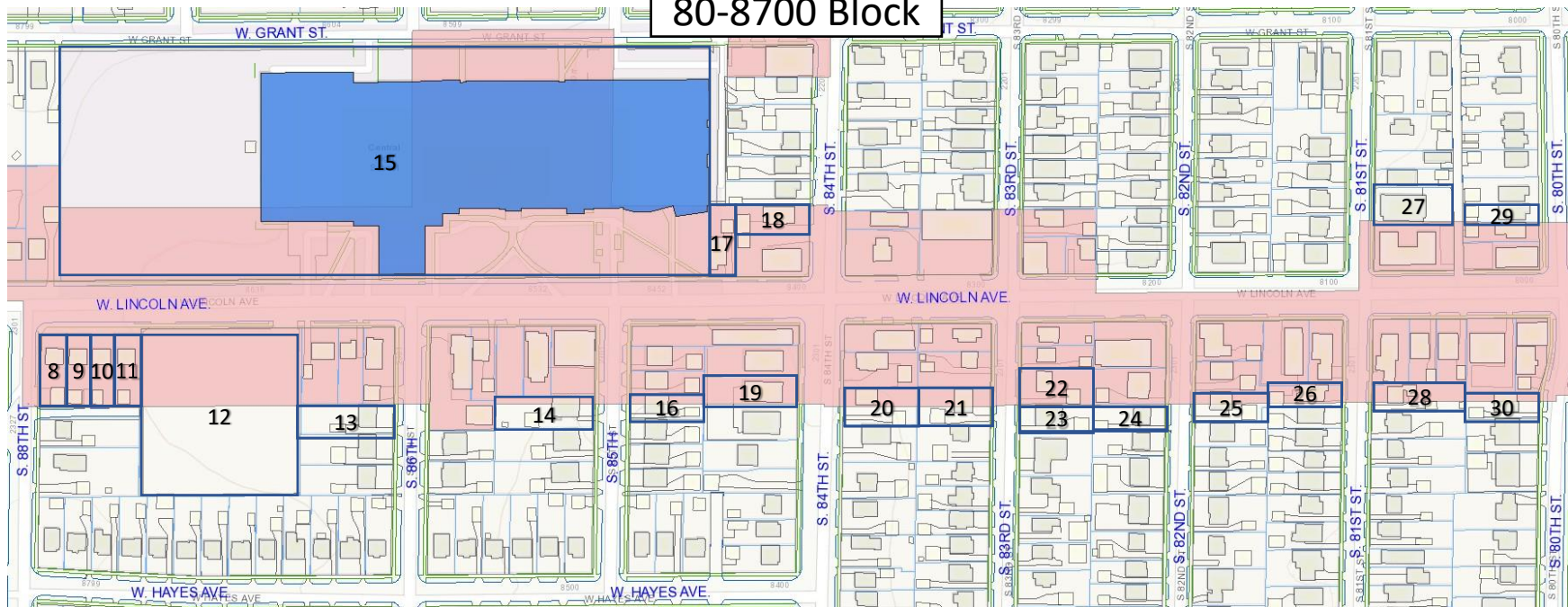
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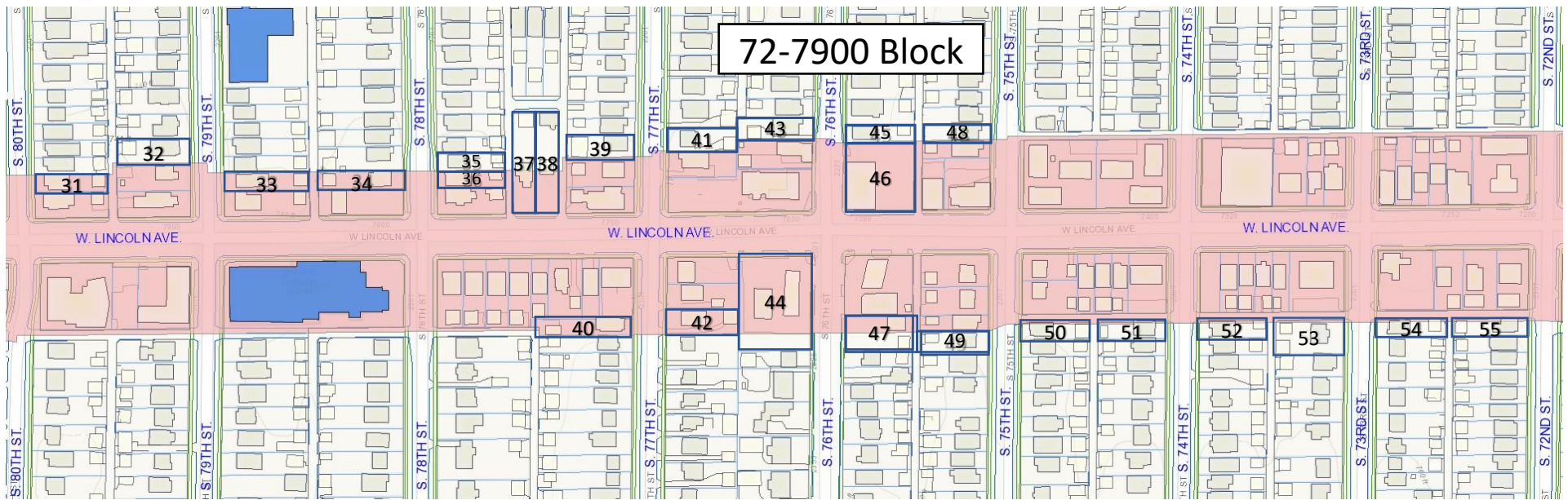
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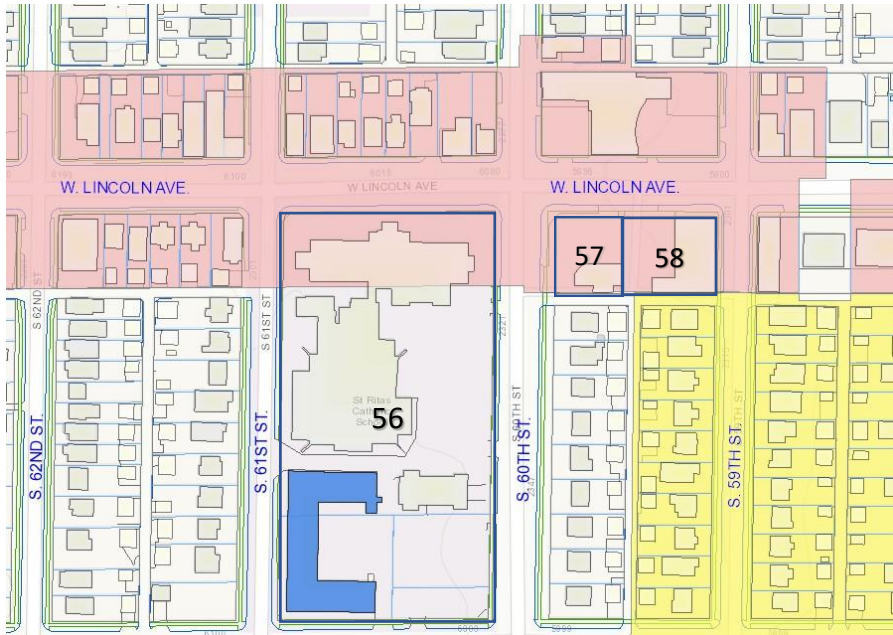
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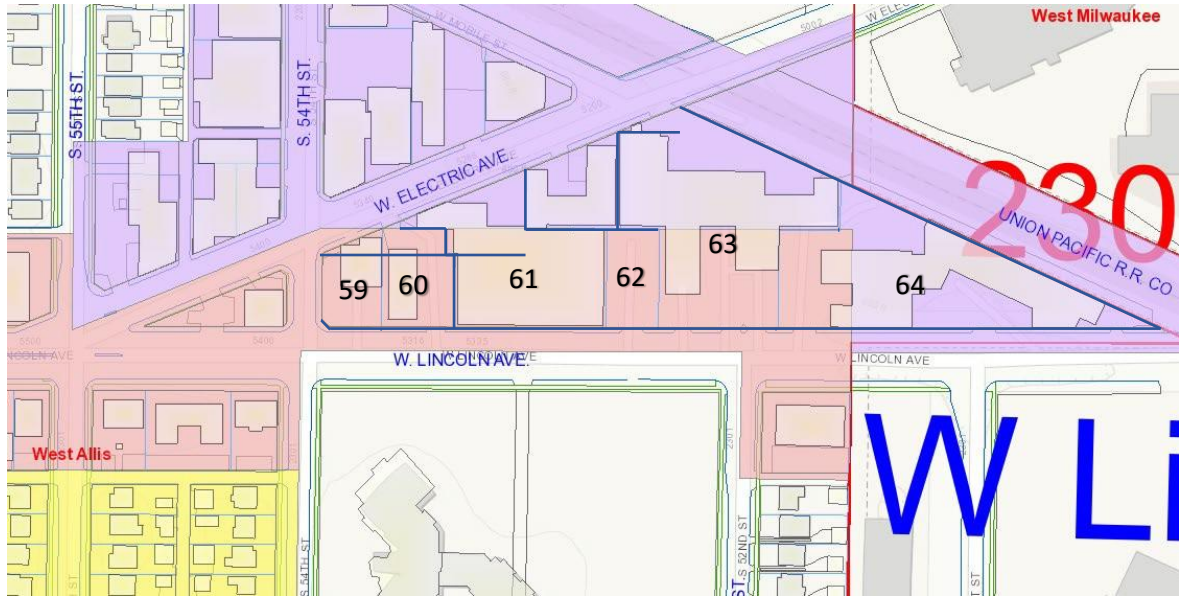
72-7900 Block



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NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

James High and Christie Rivera
2316 S 81st St
West Allis, WI 53219

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City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
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Planning & Zoning
planning@westalliswi.gov
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September 16, 2022

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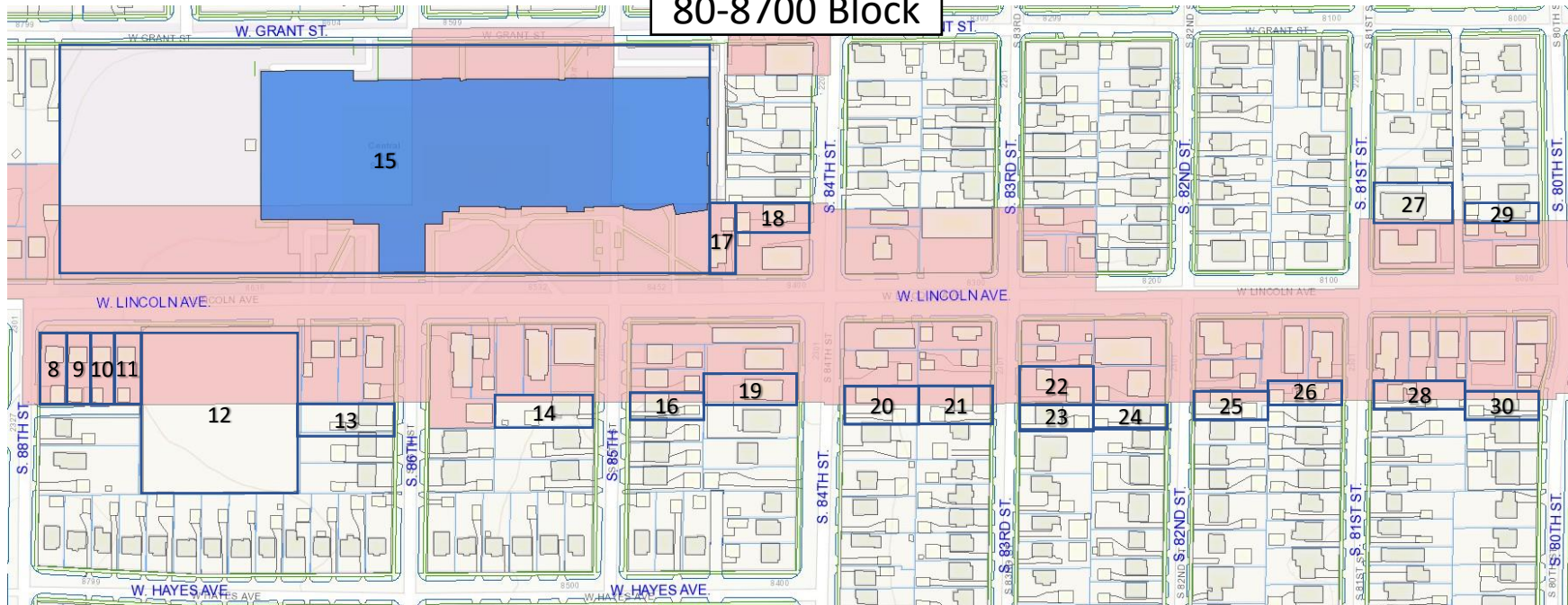
Steven J. Schaer, AICP
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City of West Allis

Lincoln Ave Corridor Rezoning

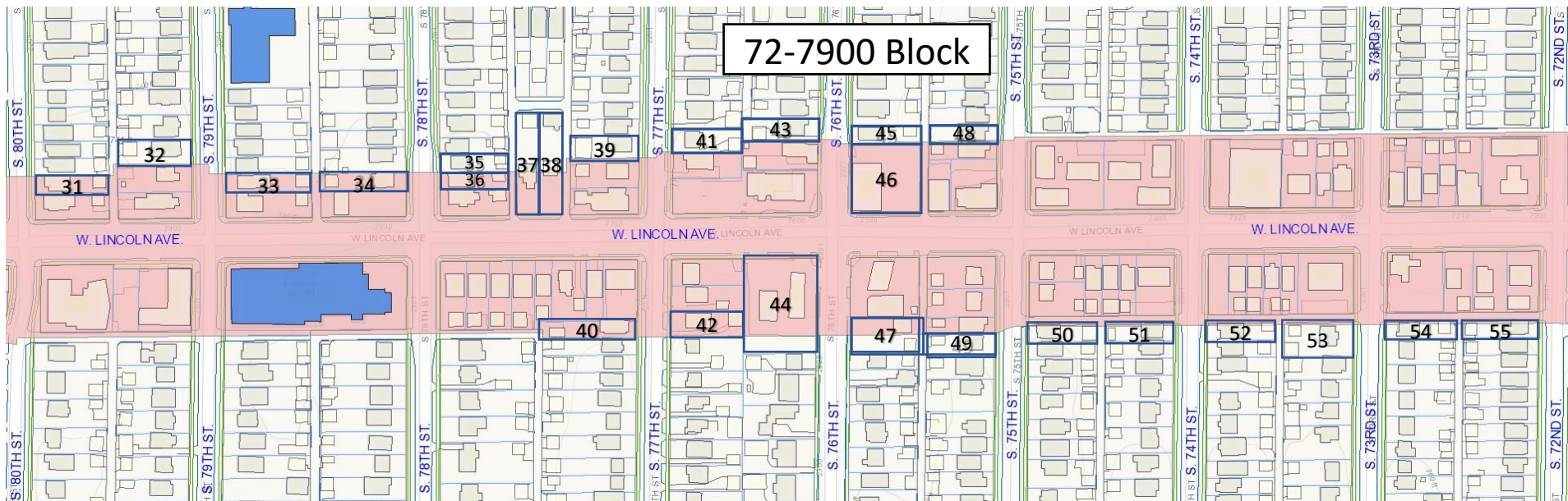
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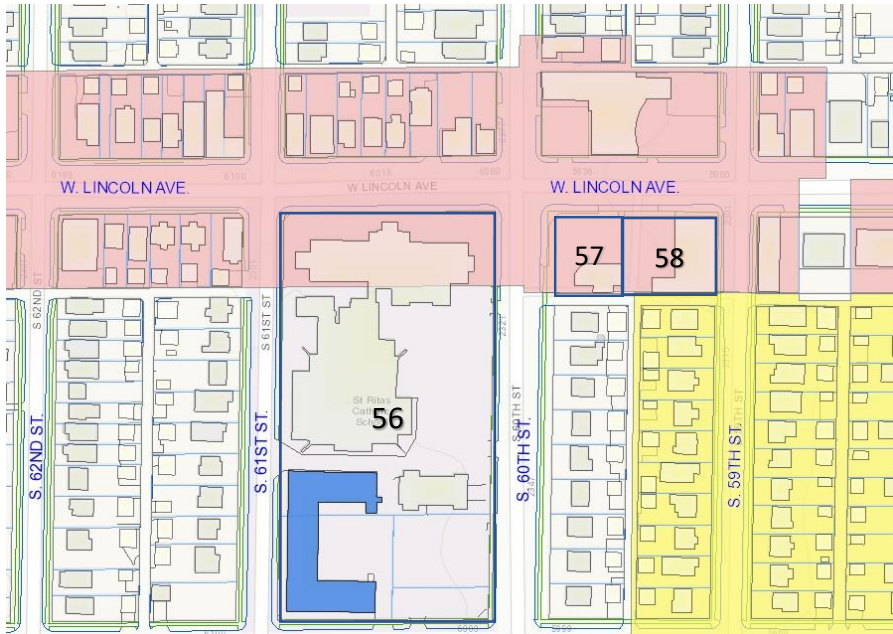
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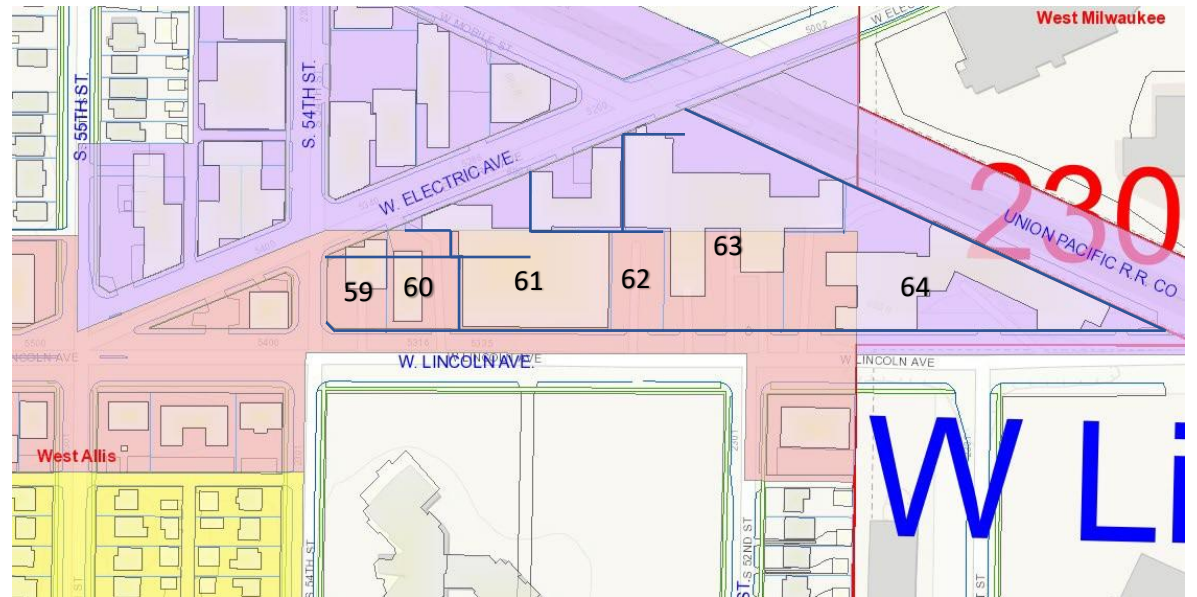
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7:00 p.m.

Aaron Bahr and Shannon Schroeder
2237 S 80 St
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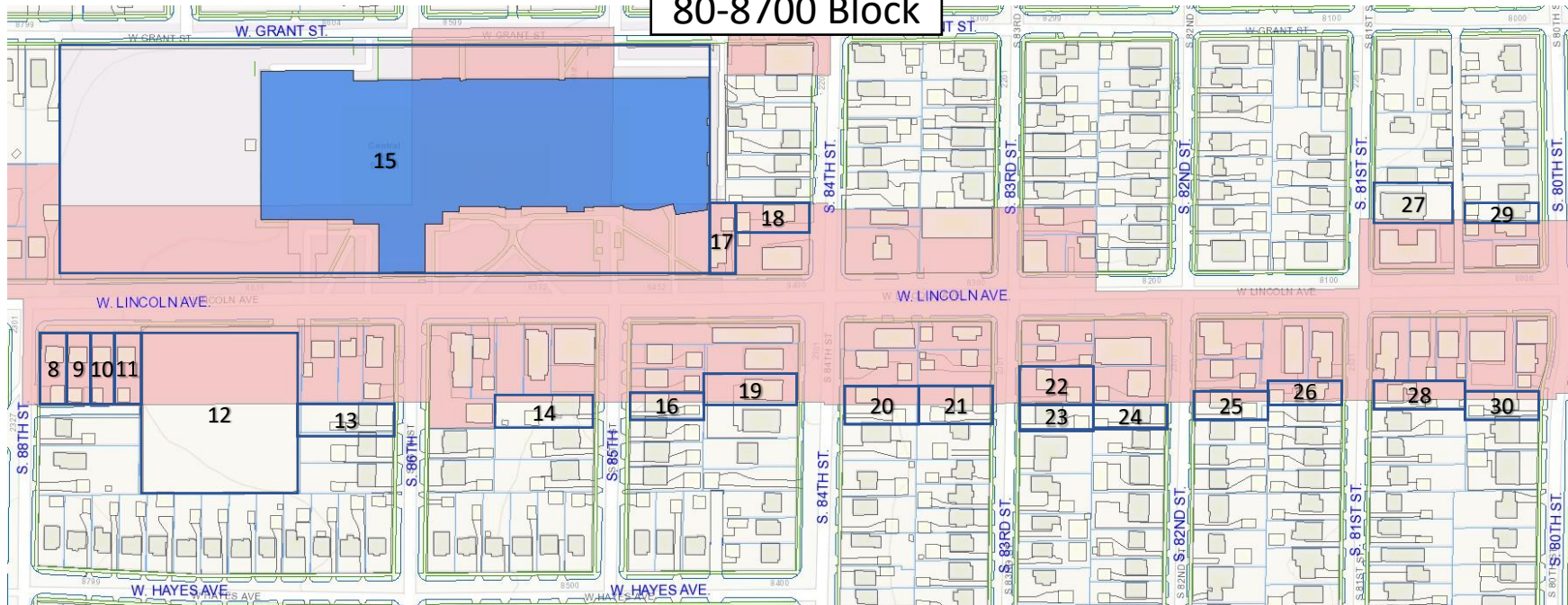
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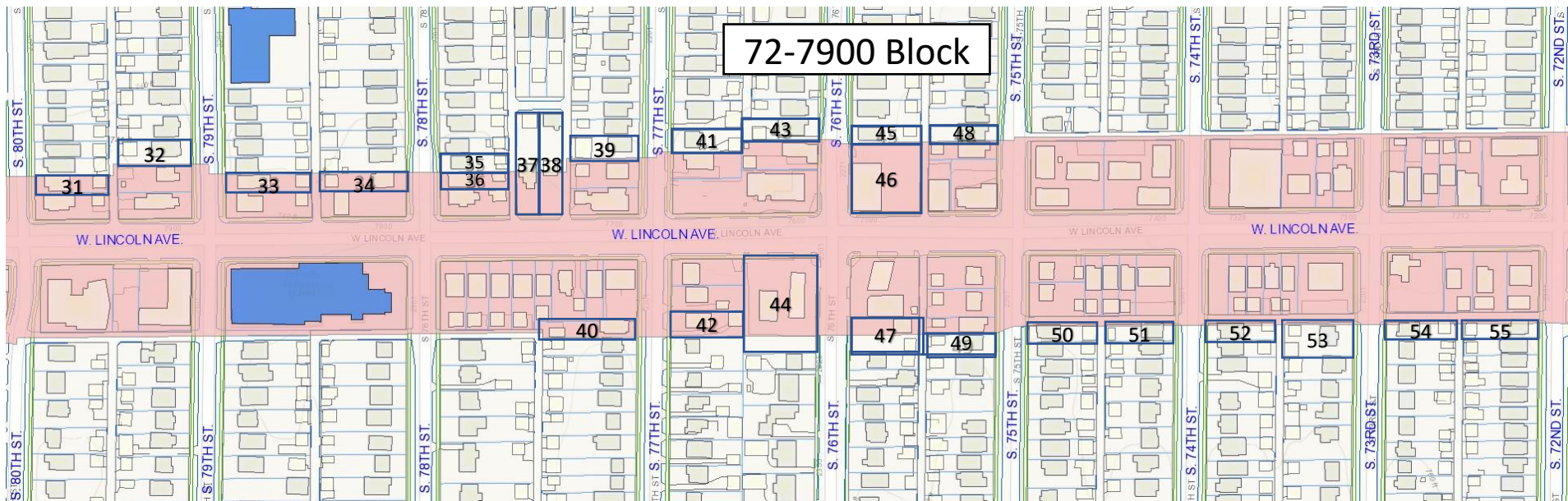
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9	8727 W Lincoln Ave	487-0012-000	C-2, RB	C-2
10	8723 W Lincoln Ave	487-0013-000	C-2, RB	C-2
11	8717 W Lincoln Ave	487-0014-000	C-2, RB	C-2
12	87** W Lincoln Ave	487-0017-001	C-2, RB	C-2
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21	2319-21 S 83 St	488-0352-000	C-2, RB	RB
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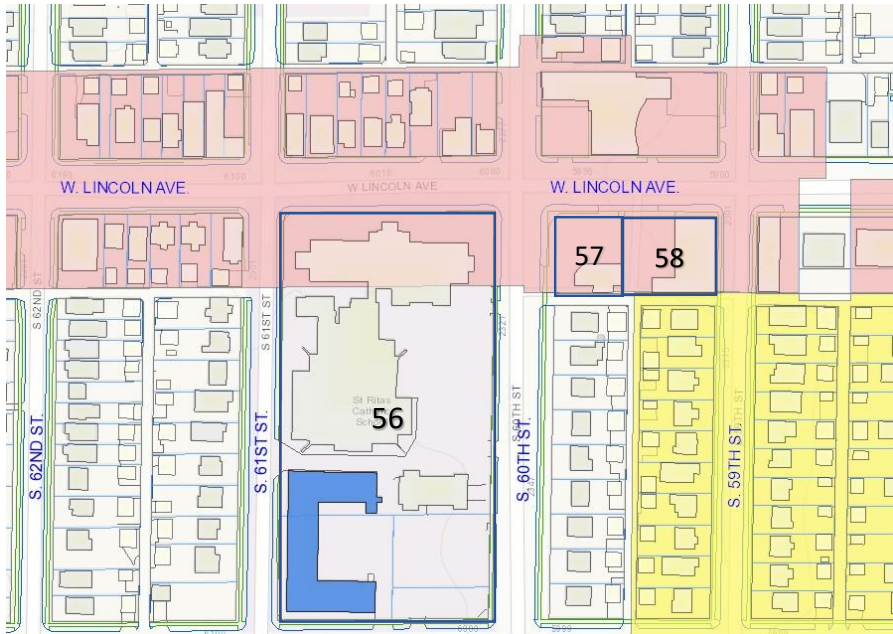
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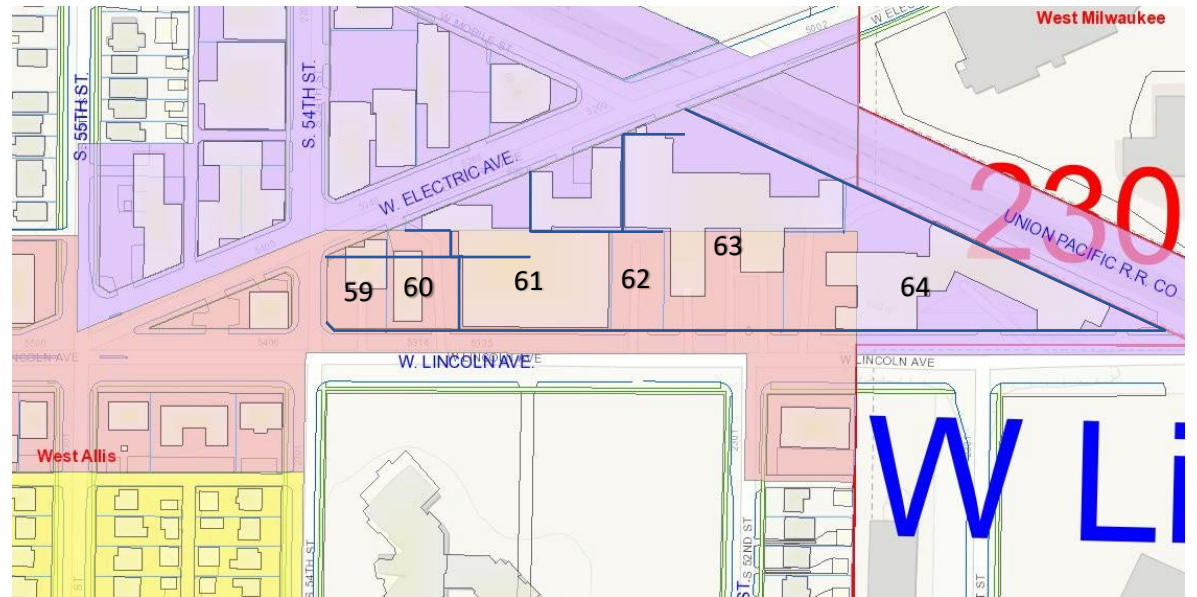
72-7900 Block



59-6000 Block



51-5300 Block





CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Phillip W Renner
9727 S Shepard Hills Cir
Oak Creek, WI 53154

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a public hearing on Tuesday October 18, 2022, at 7:00 P.M., or soon thereafter in the Common Council Chambers of West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the:

Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan.

Additional project information, comments or questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414-302-8460.

You may express your opinion in writing to the clerk@westalliswi.gov, prior to the meeting, or in person at the public hearing at the above date, time and location.

Dated at West Allis, Wisconsin, this September 16
City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
O-2022-0145

NONDISCRIMINATION STATEMENT

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Planning & Zoning
planning@westalliswi.gov
414.302.8460

September 16, 2022

RE: Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan

Dear property owner,

This letter is an invitation to attend the public hearing regarding rezoning properties along the Lincoln Ave corridor. Your property has been identified as a potential candidate for rezoning by the City of West Allis Common Council.

Most proposed rezonings will change a property's zoning from "split" (ex: C-2 commercial and RB residential) to the most appropriate district of the two. Properties directly along Lincoln Ave will typically be adjusted to solely a commercial district while properties that are not directly along Lincoln Ave will typically be adjusted to a residential-only district.

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1. Eliminate split zoning (where a single property is in multiple zoning districts) to avoid confusion
2. Align the corridor's zoning with the 2040 Comprehensive Plan and Future Land Use Map
3. Encourage more organized and consistent development
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What this means for you

Zoning districts determine what uses are allowed and how a given property can be built upon. In most cases, rezoned properties will be unaffected. If rezoned, any existing uses will be allowed to continue to operate. Rezoning may impact what a property can be used for in the future and how new structures on the property can be built.

Public Meeting Information

Location: City Hall, 7525 W. Greenfield Ave.

Date: Tuesday, October 18

Time: 7:00 pm

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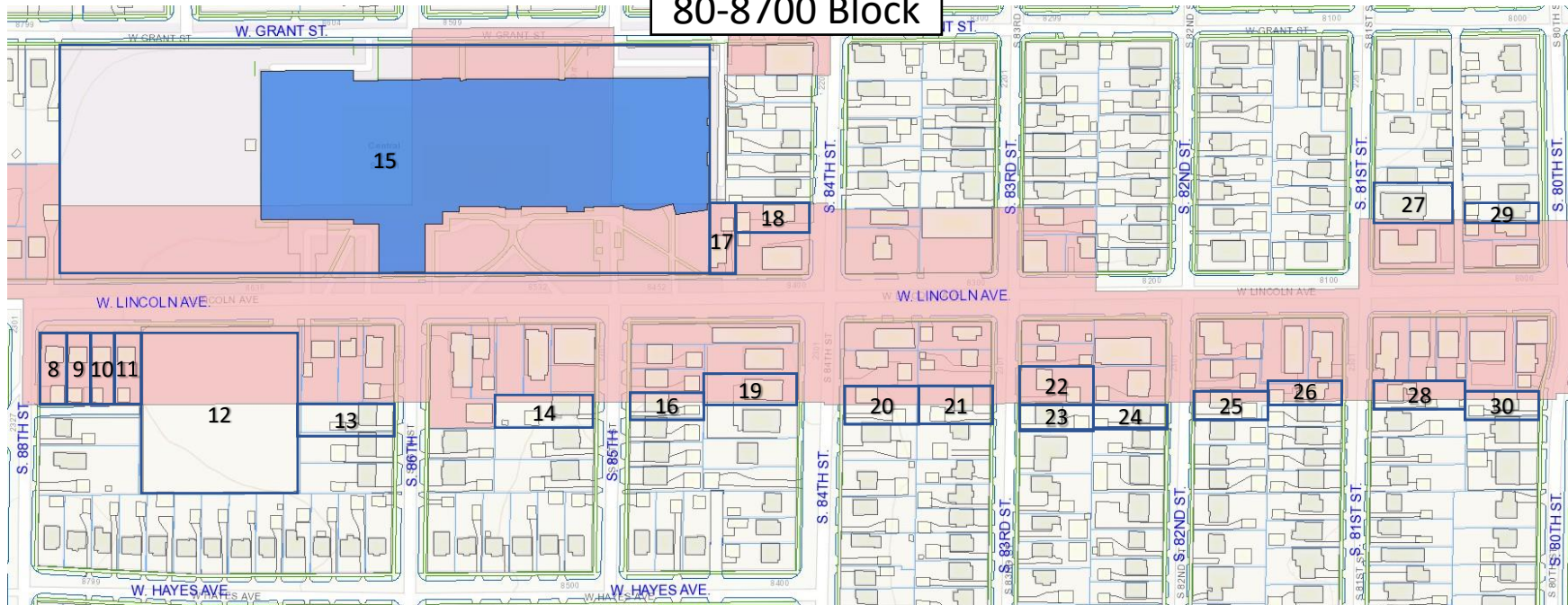
Steven J. Schaer, AICP
Manager, Planning & Zoning Office
City of West Allis

Lincoln Ave Corridor Rezoning

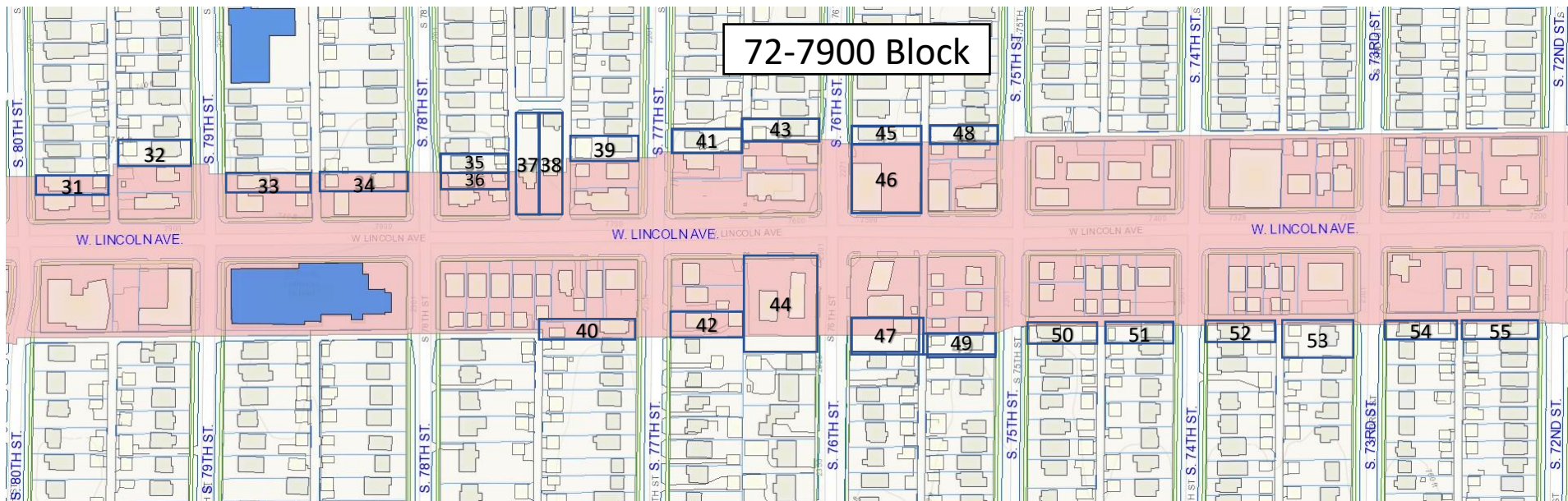
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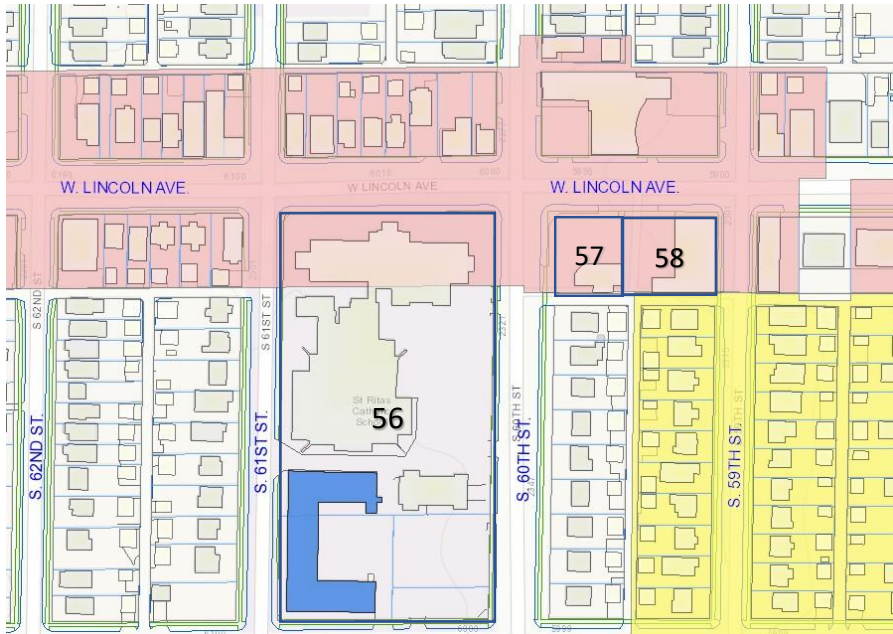
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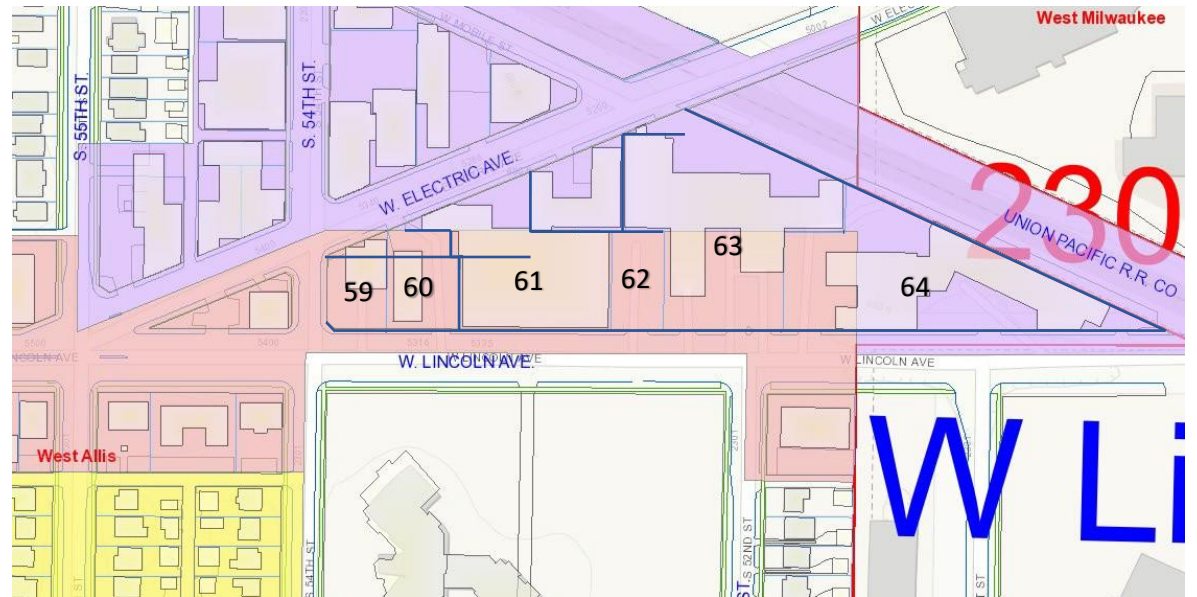
72-7900 Block



59-6000 Block



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CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Morgan Kruger and Brian Zakrzewski
2240 S 80th St
West Allis, WI 53219

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City Clerk
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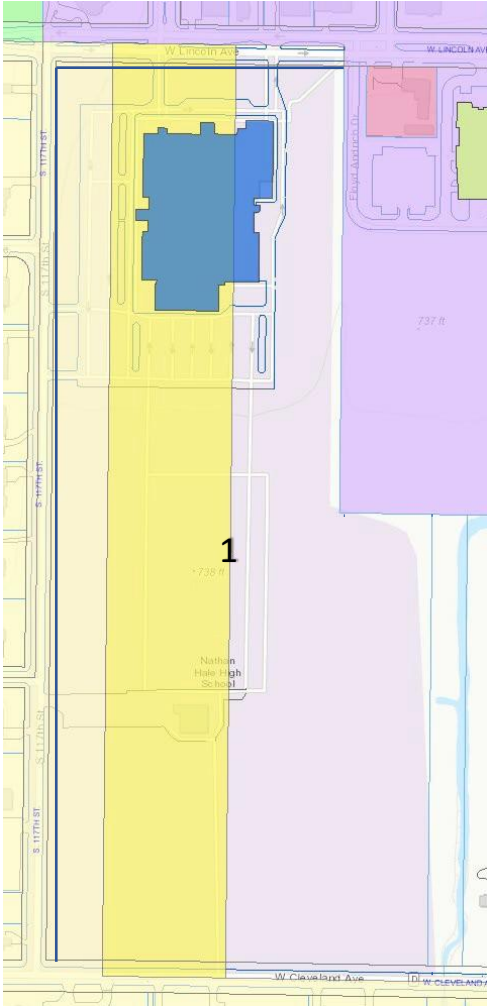
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Lincoln Ave Corridor Rezoning

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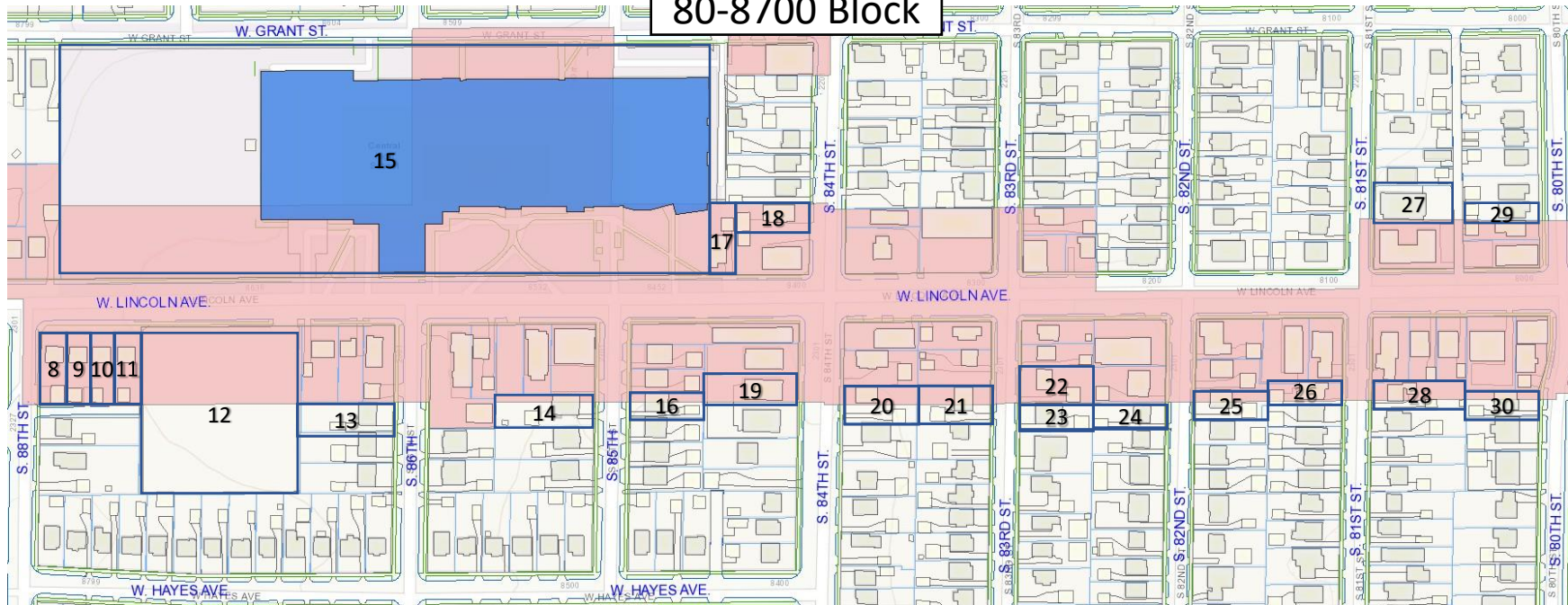
Nathan Hale



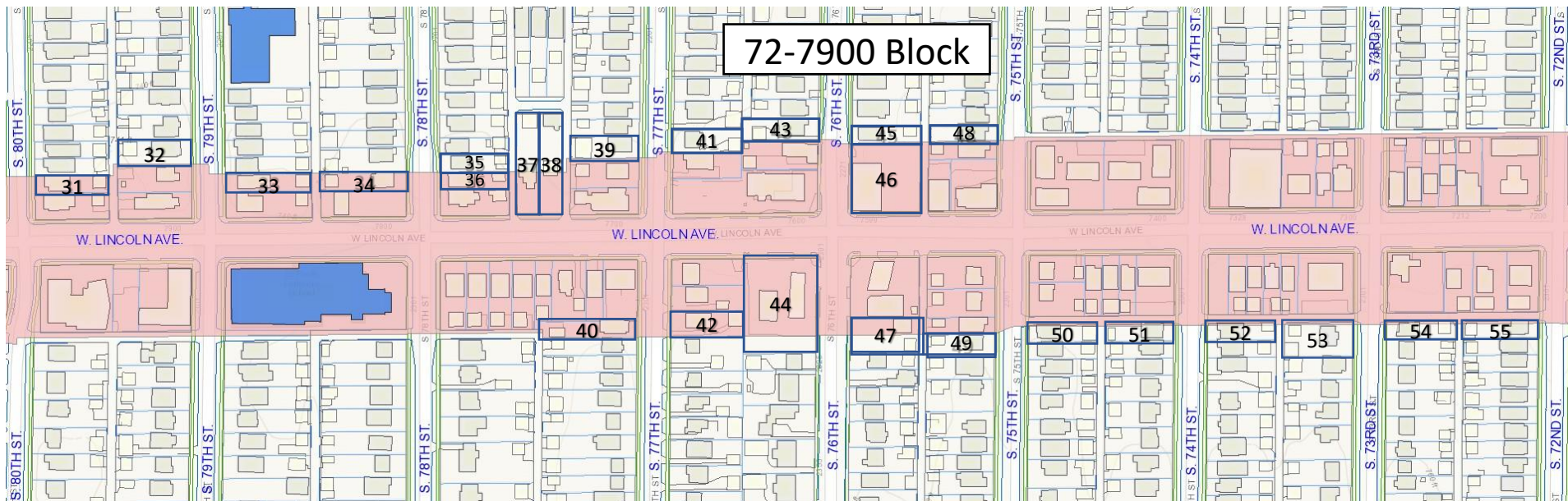
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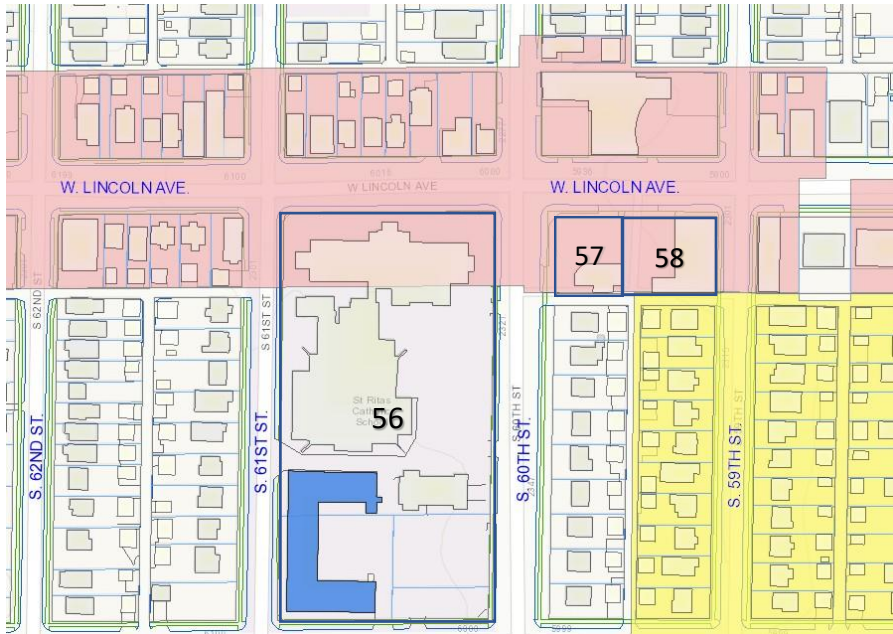
80-8700 Block



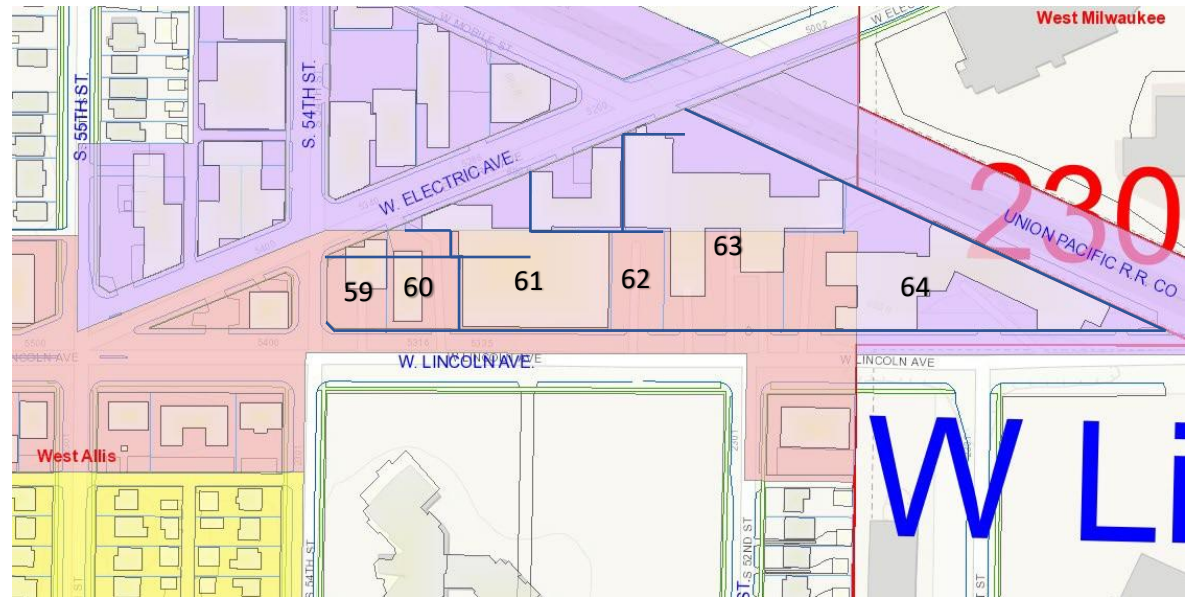
72-7900 Block



59-6000 Block



51-5300 Block





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Tuesday, October 18, 2022
7:00 p.m.

Ashley Miner
2233 S 79 St
West Allis, WI 53219

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Planning & Zoning
planning@westalliswi.gov
414.302.8460

September 16, 2022

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Location: City Hall, 7525 W. Greenfield Ave.

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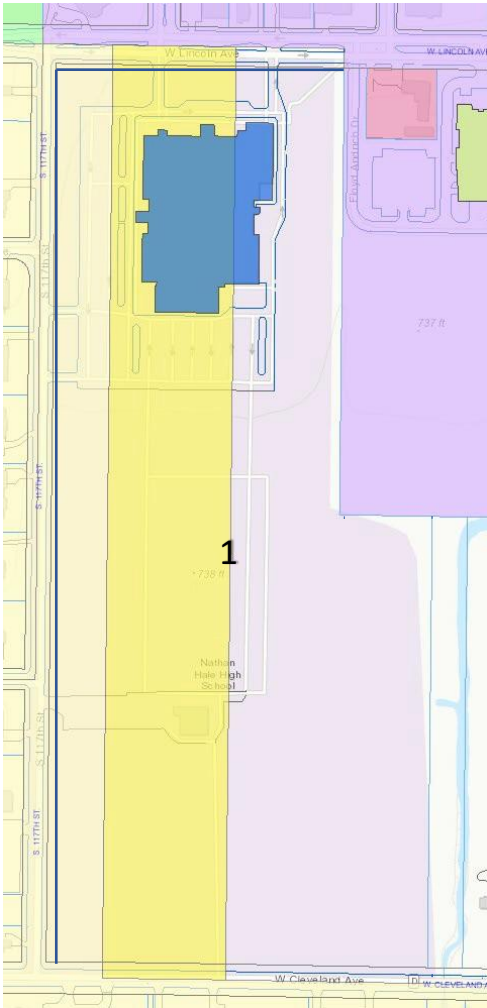
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Lincoln Ave Corridor Rezoning

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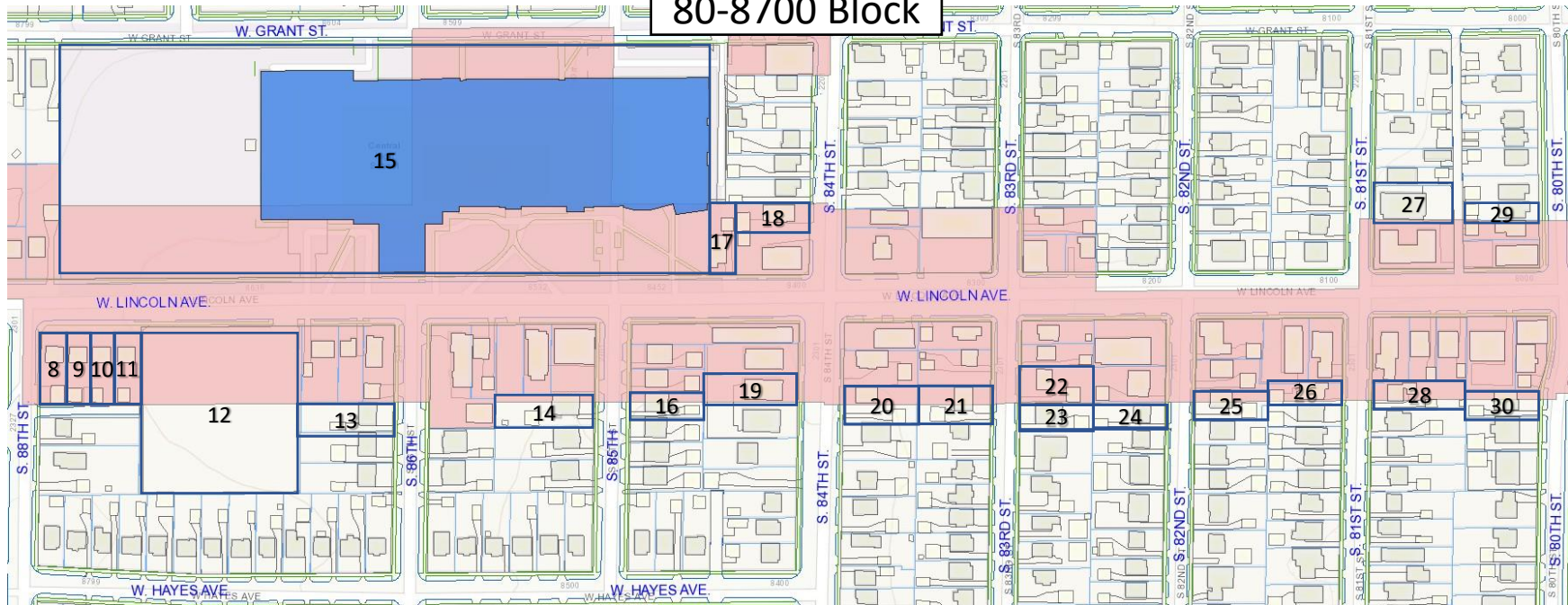
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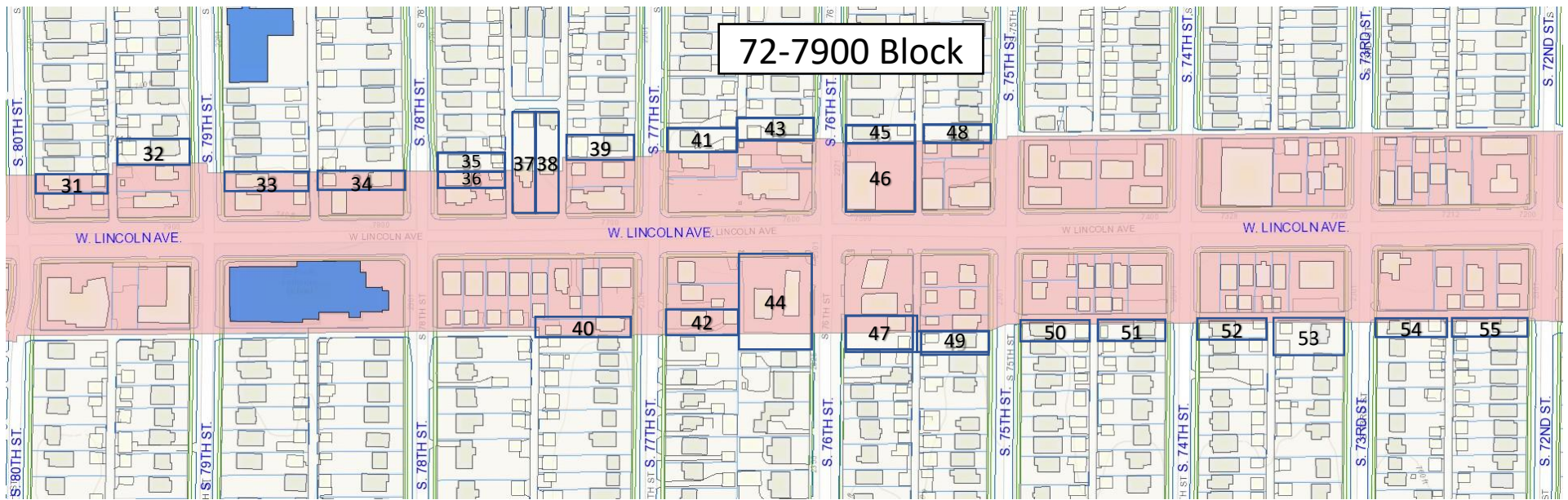
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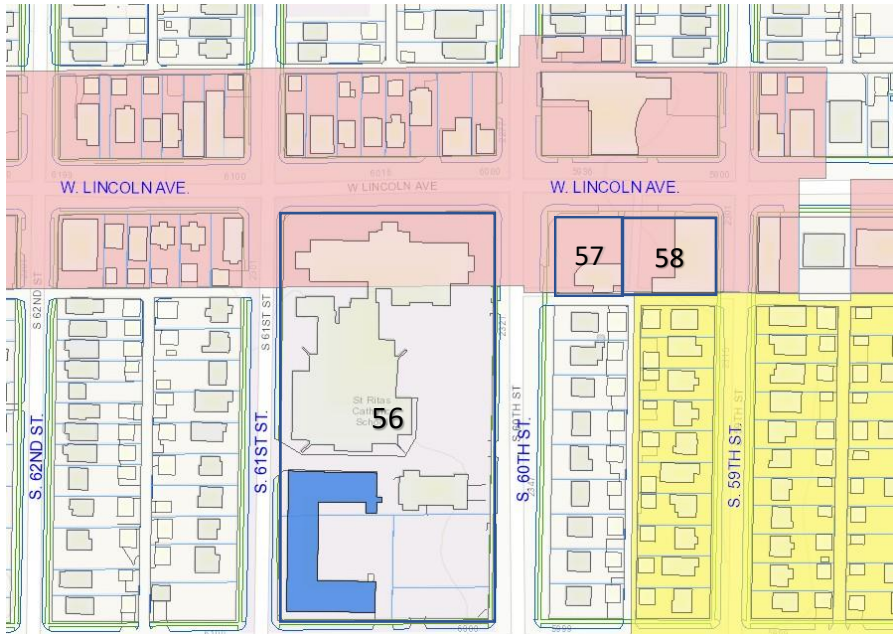
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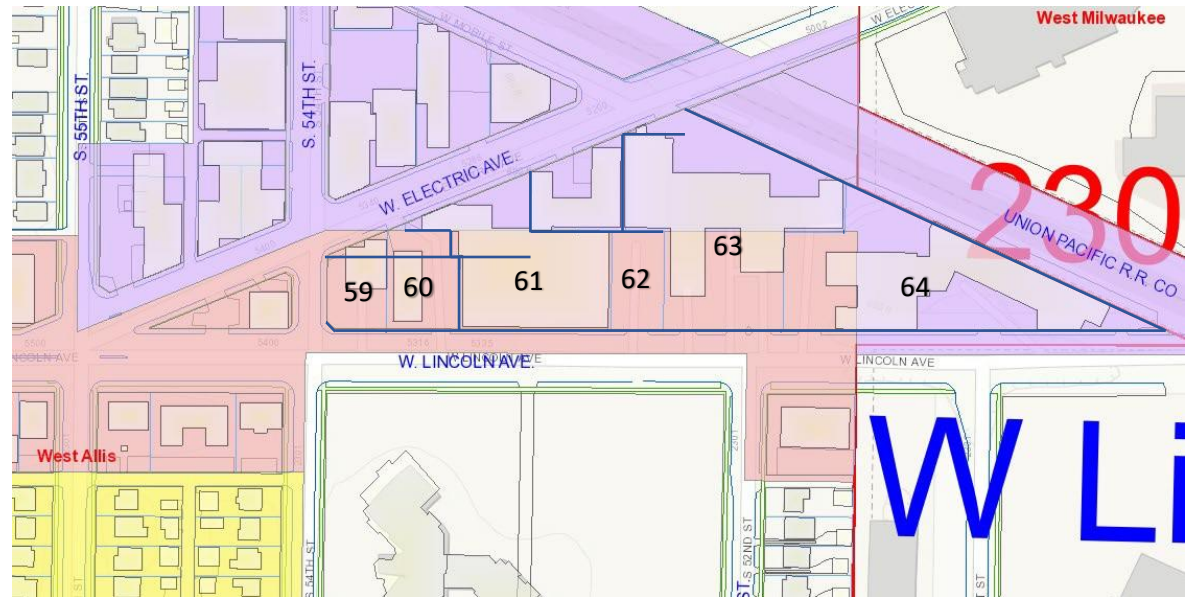
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59-6000 Block



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CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Michael C Paprocki
2240 S 79 St
West Allis, WI 53219

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a public hearing on Tuesday October 18, 2022, at 7:00 P.M., or soon thereafter in the Common Council Chambers of West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the:

Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan.

Additional project information, comments or questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414-302-8460.

You may express your opinion in writing to the clerk@westalliswi.gov, prior to the meeting, or in person at the public hearing at the above date, time and location.

Dated at West Allis, Wisconsin, this September 16
City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
O-2022-0145

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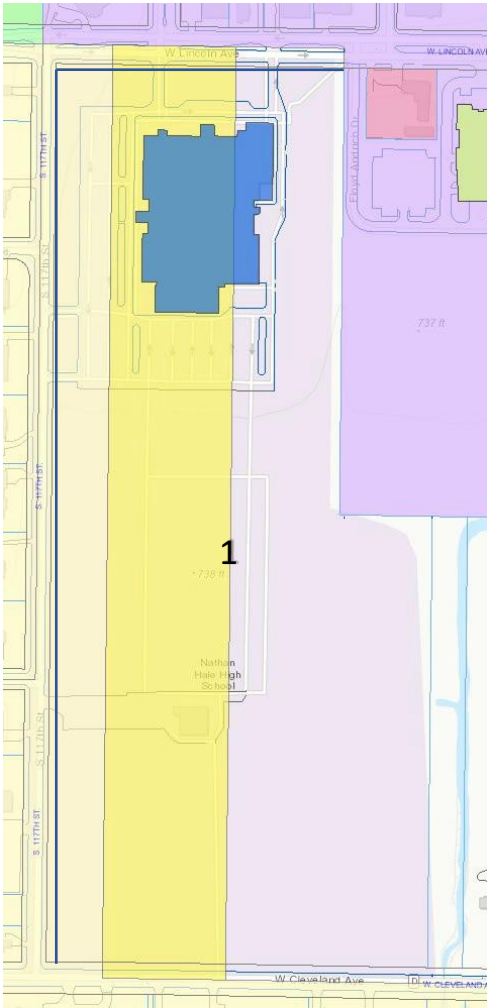
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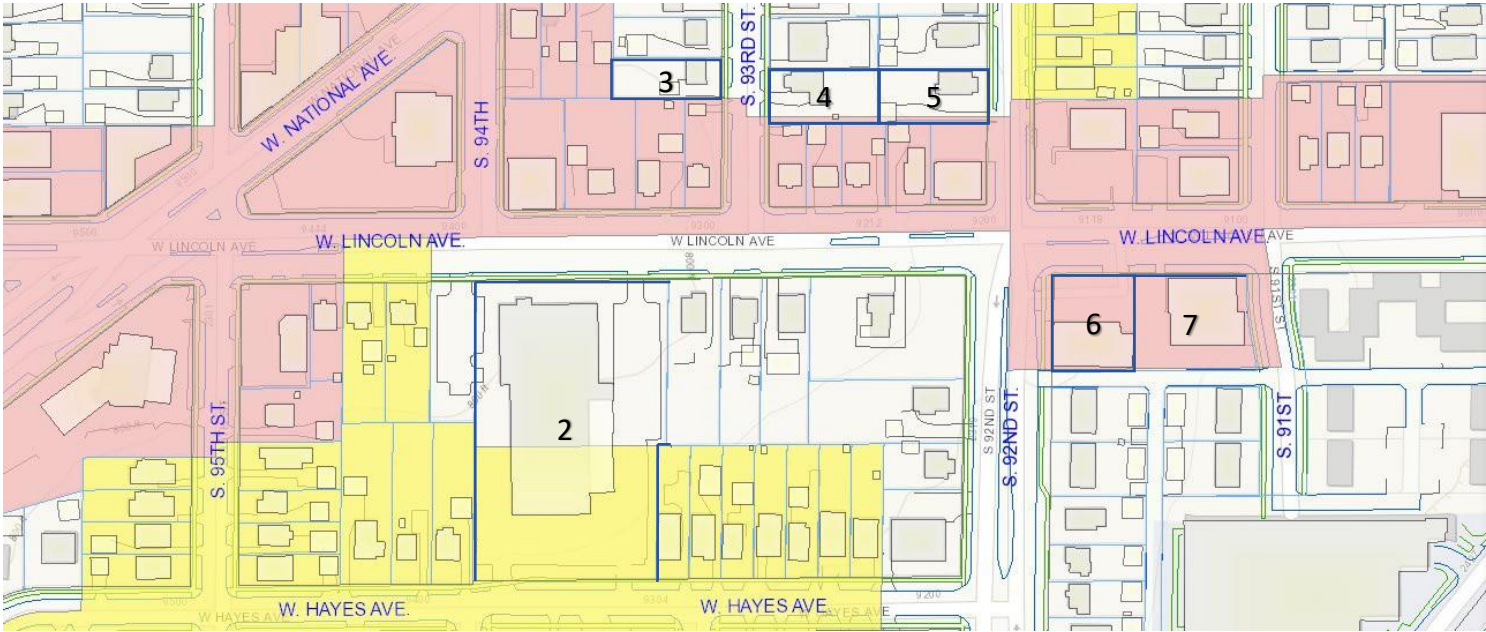
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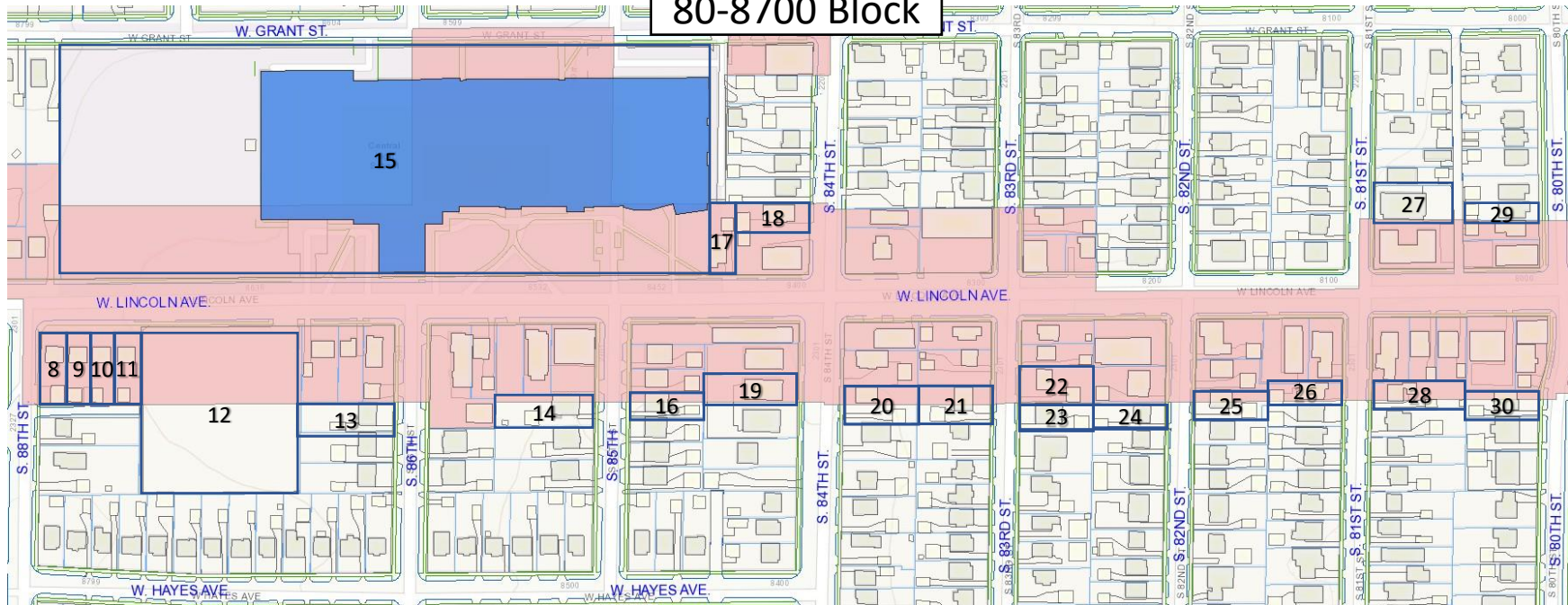
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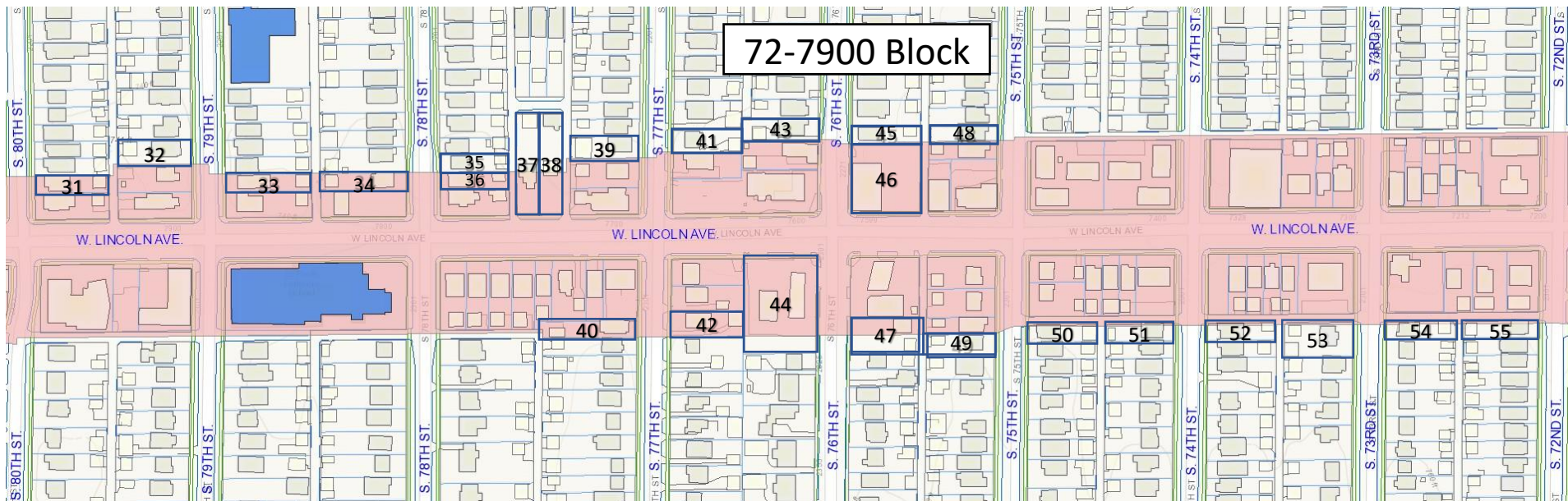
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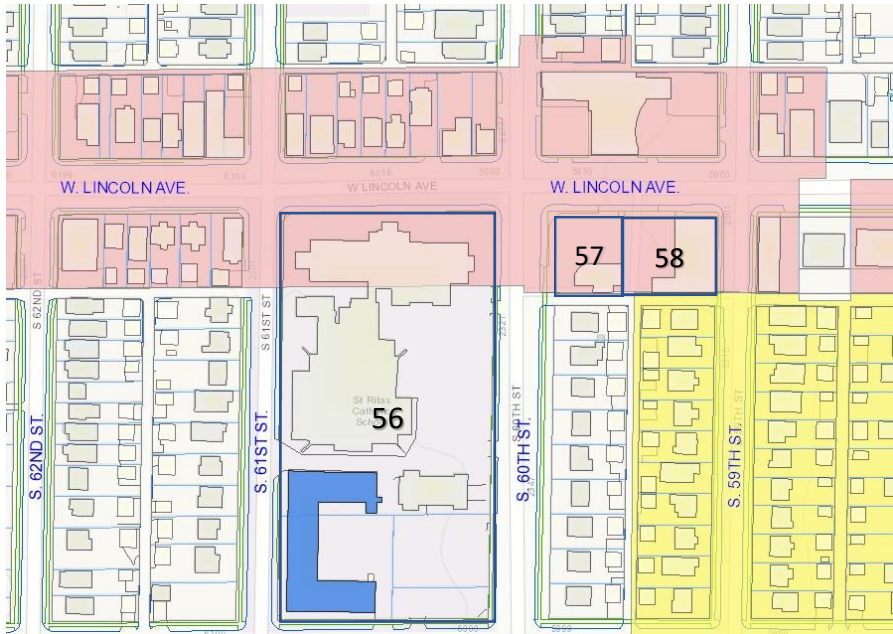
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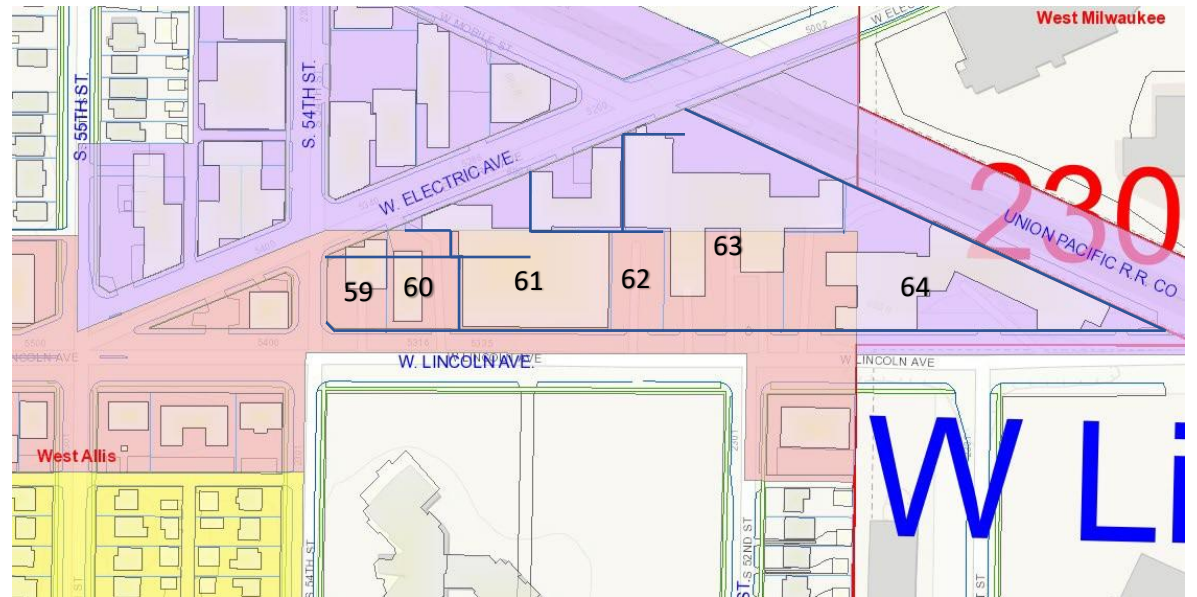
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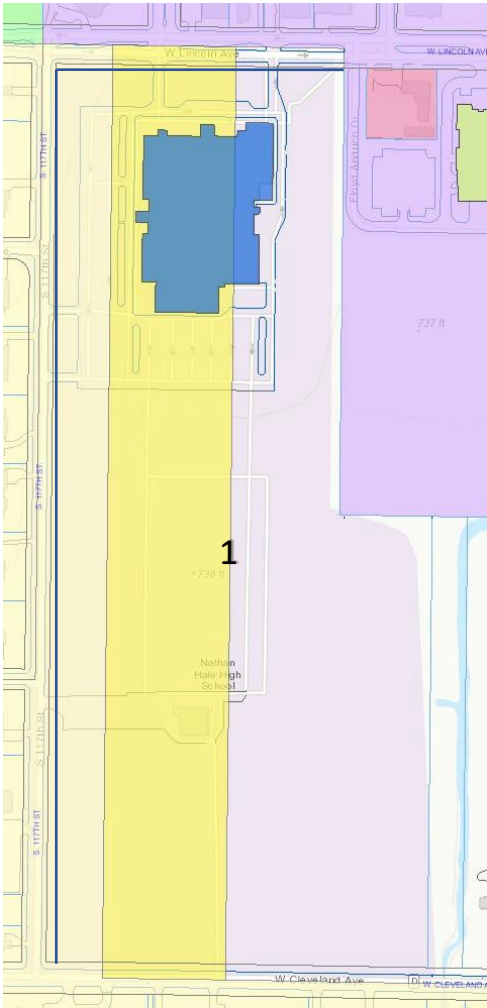
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52	2318 S 74 St	489-0299-000	C-2, RB	RB
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56	2307-2353 S 60 St & 6021- 6023 W Lincoln Ave	490-0001-001	C-2, RB	RC
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58	5909 W Lincoln Ave	491-0147-000	C-2, RB	C-2
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60	5318 W Lincoln Ave	474-0011-001	M-1, C-2	M-1
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62	52** W Lincoln Ave	474-0010-005	C-2	M-1
63	5132-5202 W Lincoln Ave	474-0008-003	M-1, C-2	M-1
64	5000-16 W Lincoln Ave	474-0007-003	M-1, C-2	M-1

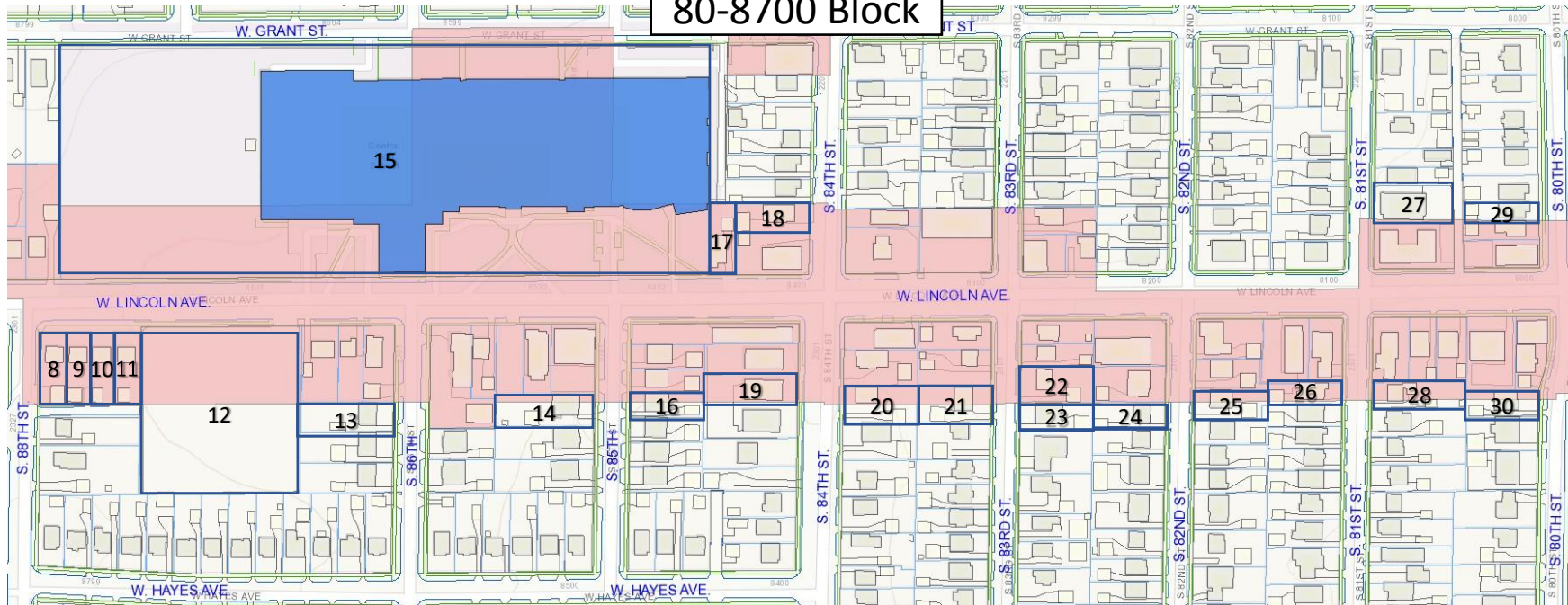
Nathan Hale



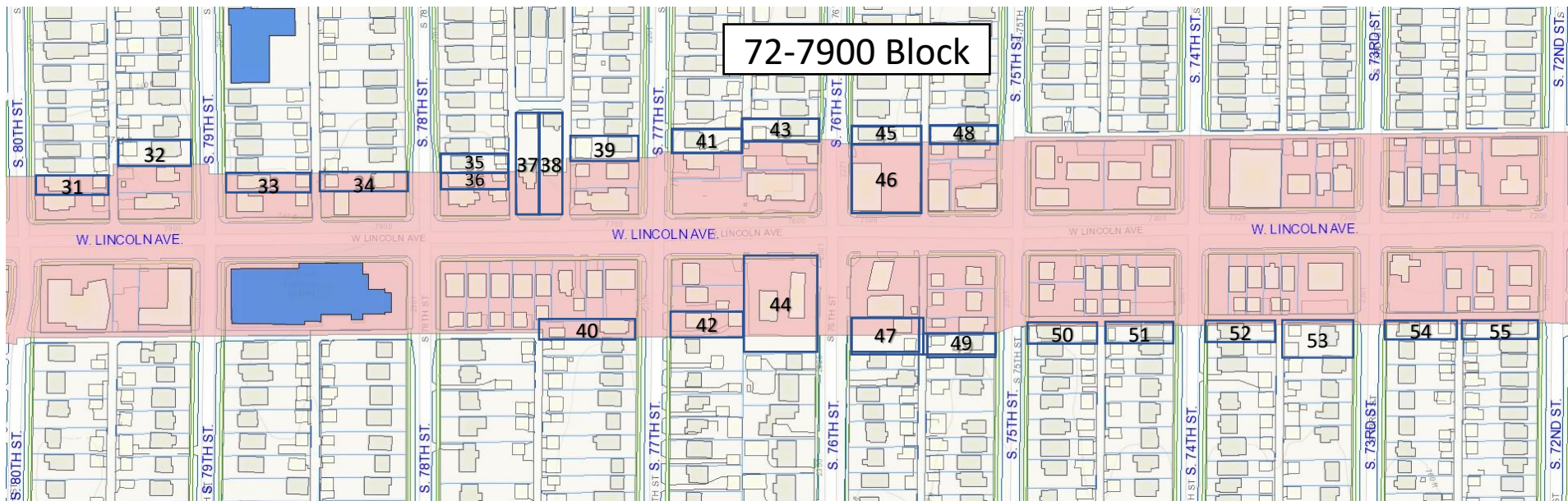
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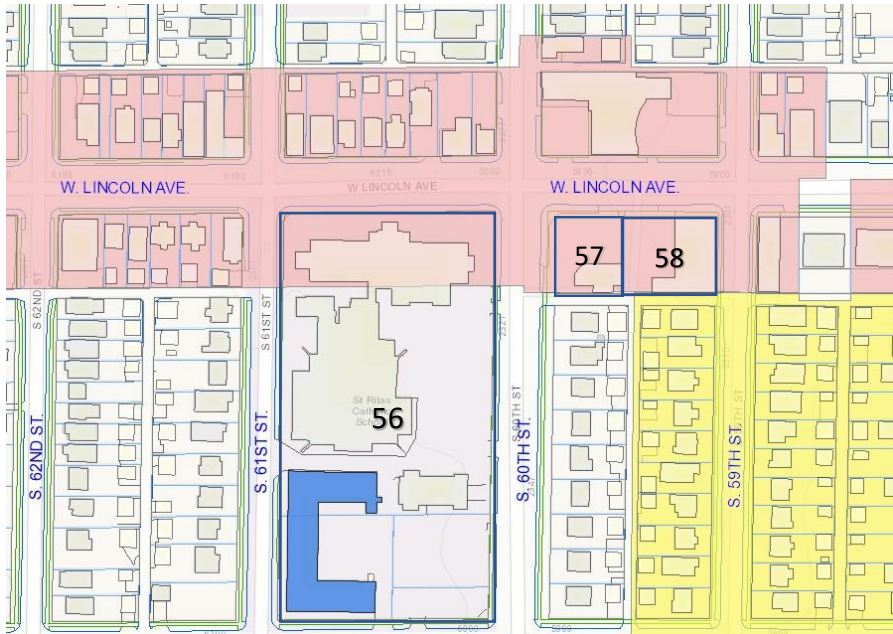
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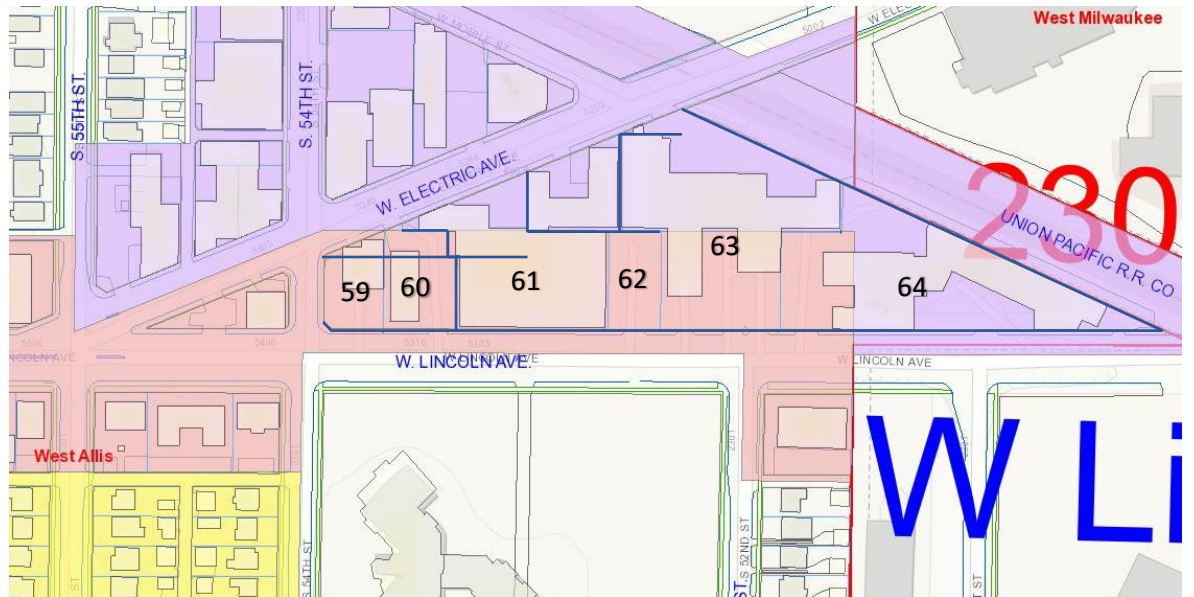
72-7900 Block



59-6000 Block



51-5300 Block





CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Dawn and Dennis Fleury
2236 S 78 St
West Allis, WI 53219

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a public hearing on Tuesday October 18, 2022, at 7:00 P.M., or soon thereafter in the Common Council Chambers of West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the:

Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan.

Additional project information, comments or questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414-302-8460.

You may express your opinion in writing to the clerk@westalliswi.gov, prior to the meeting, or in person at the public hearing at the above date, time and location.

Dated at West Allis, Wisconsin, this September 16
City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
O-2022-0145

NONDISCRIMINATION STATEMENT

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Planning & Zoning
planning@westalliswi.gov
414.302.8460

September 16, 2022

RE: Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan

Dear property owner,

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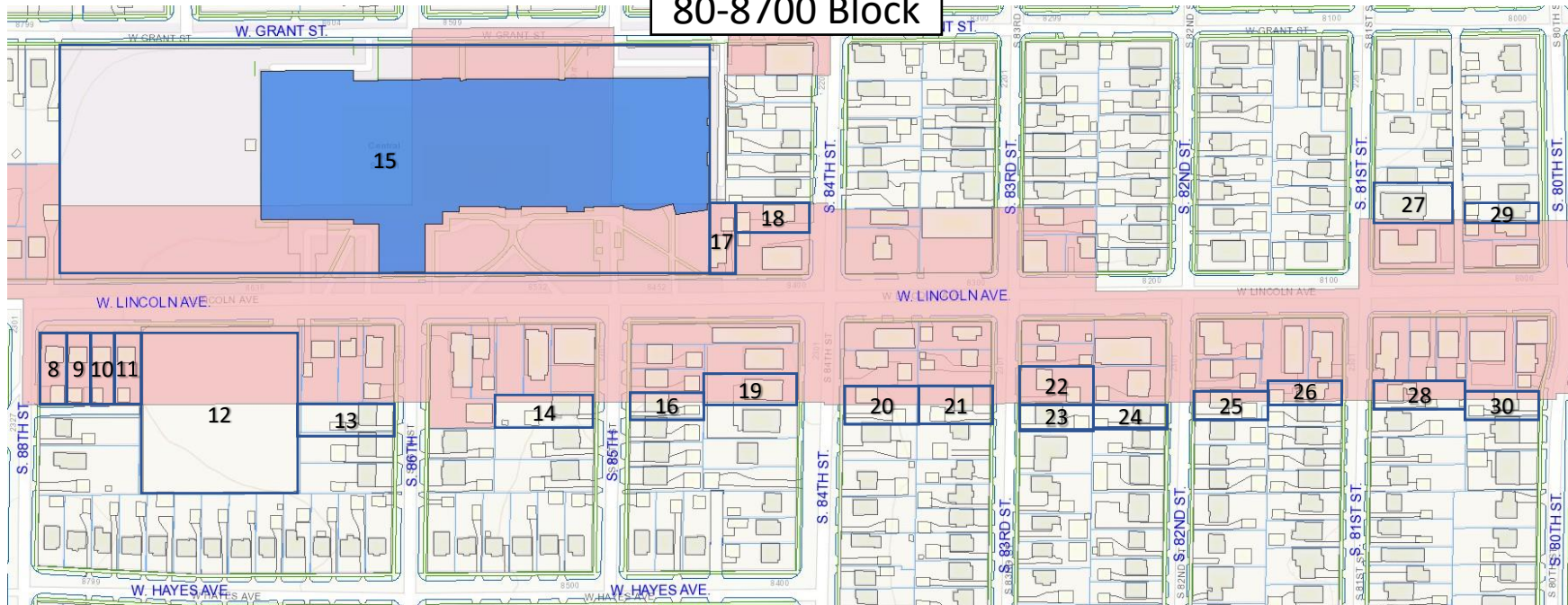
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Lincoln Ave Corridor Rezoning

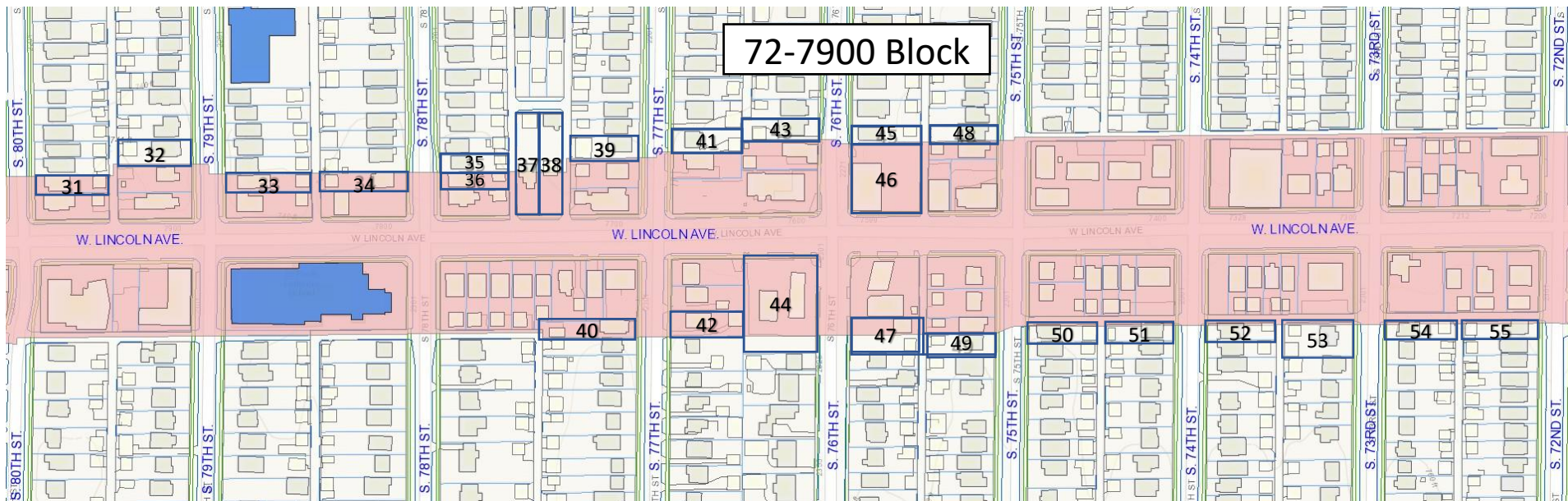
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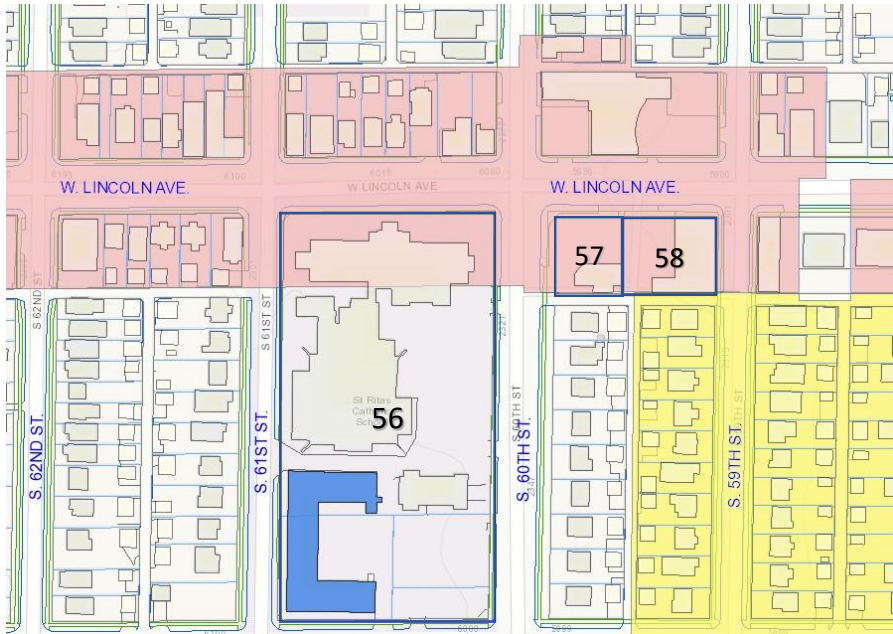
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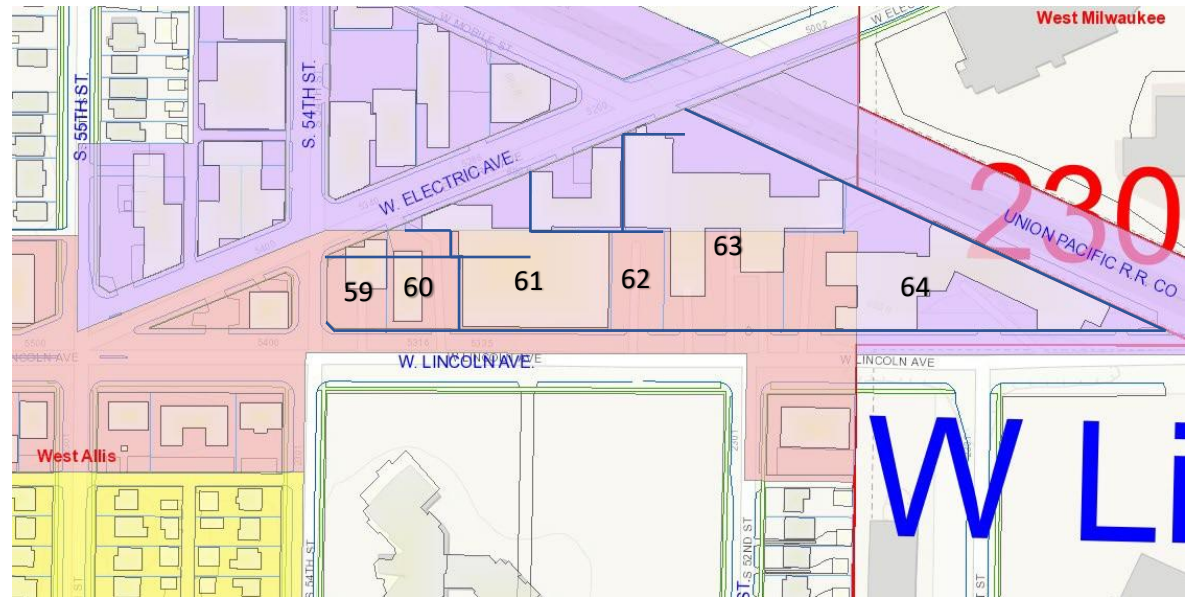
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Annaliza A Torres
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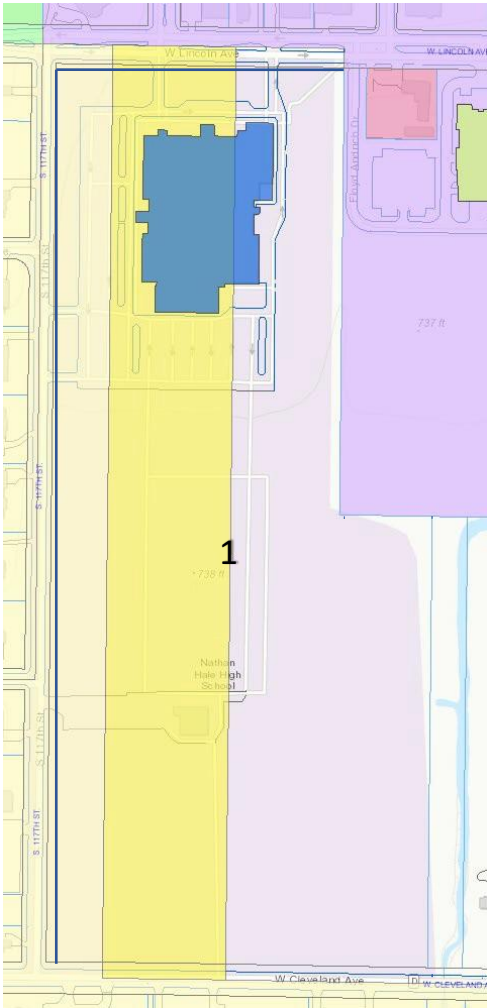
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Lincoln Ave Corridor Rezoning

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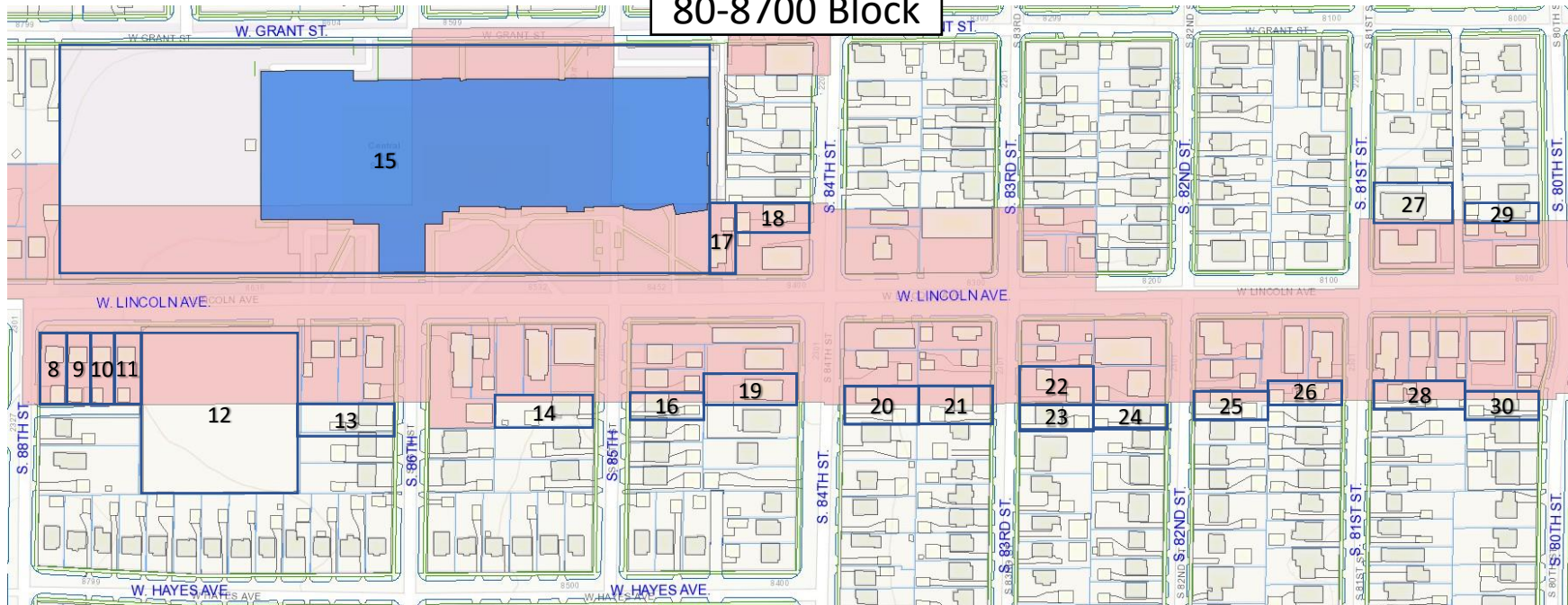
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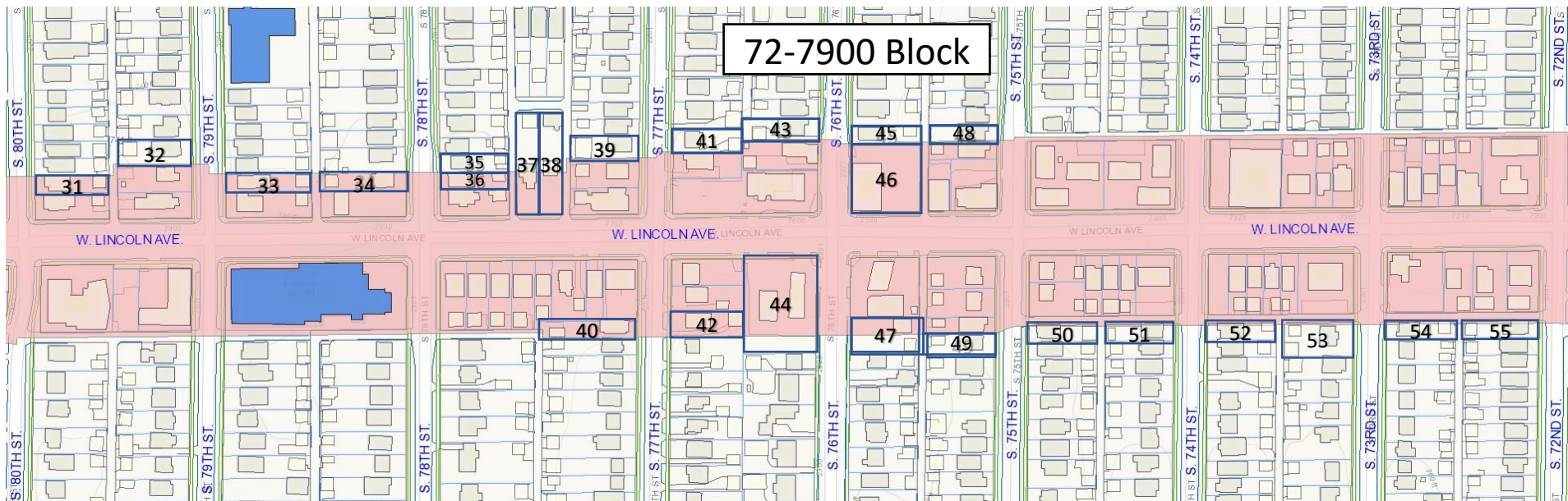
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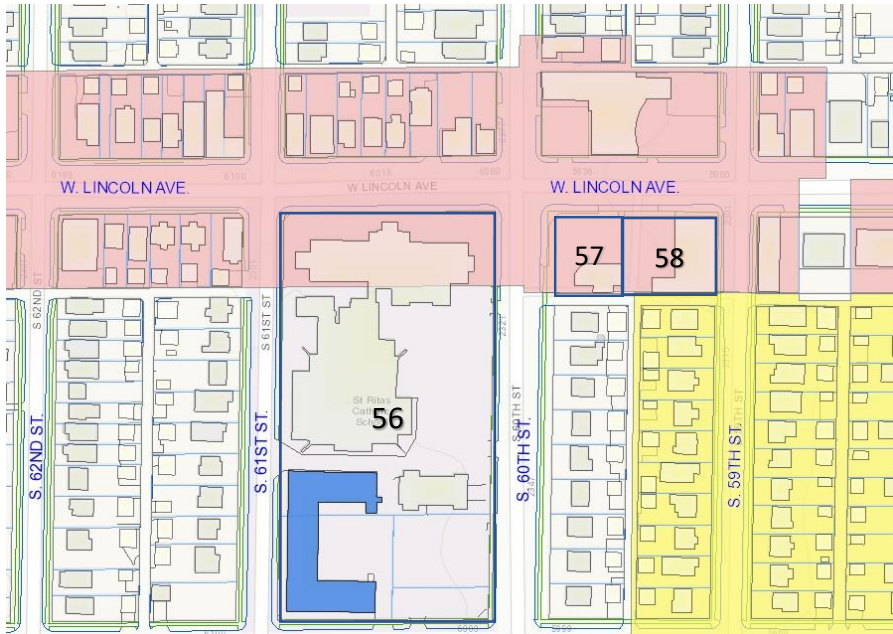
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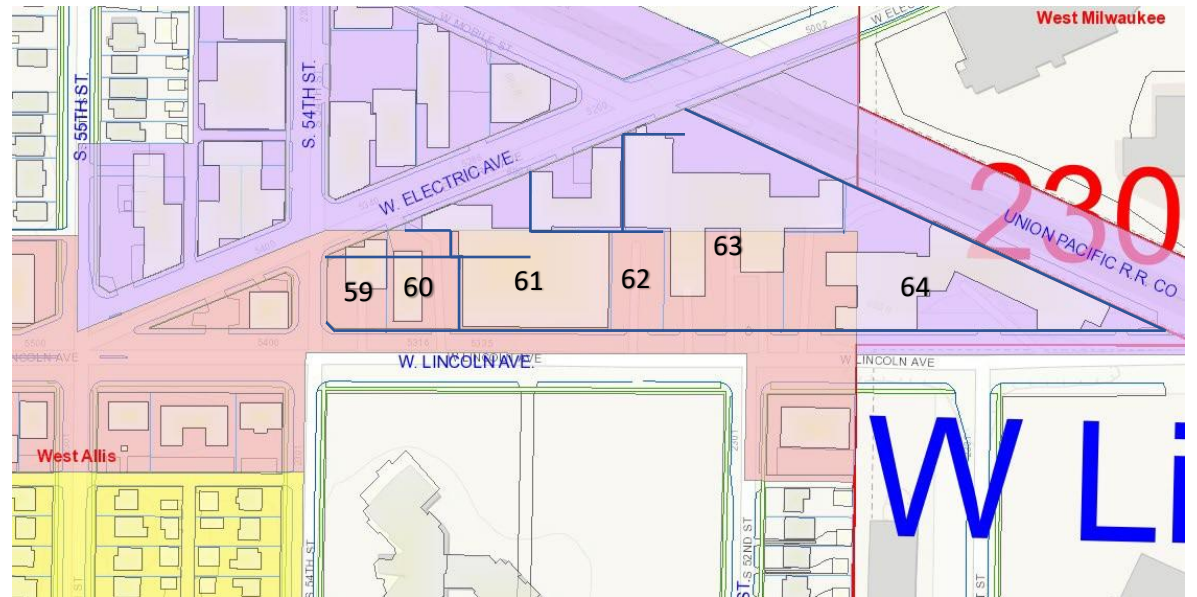
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Jesus A Montes
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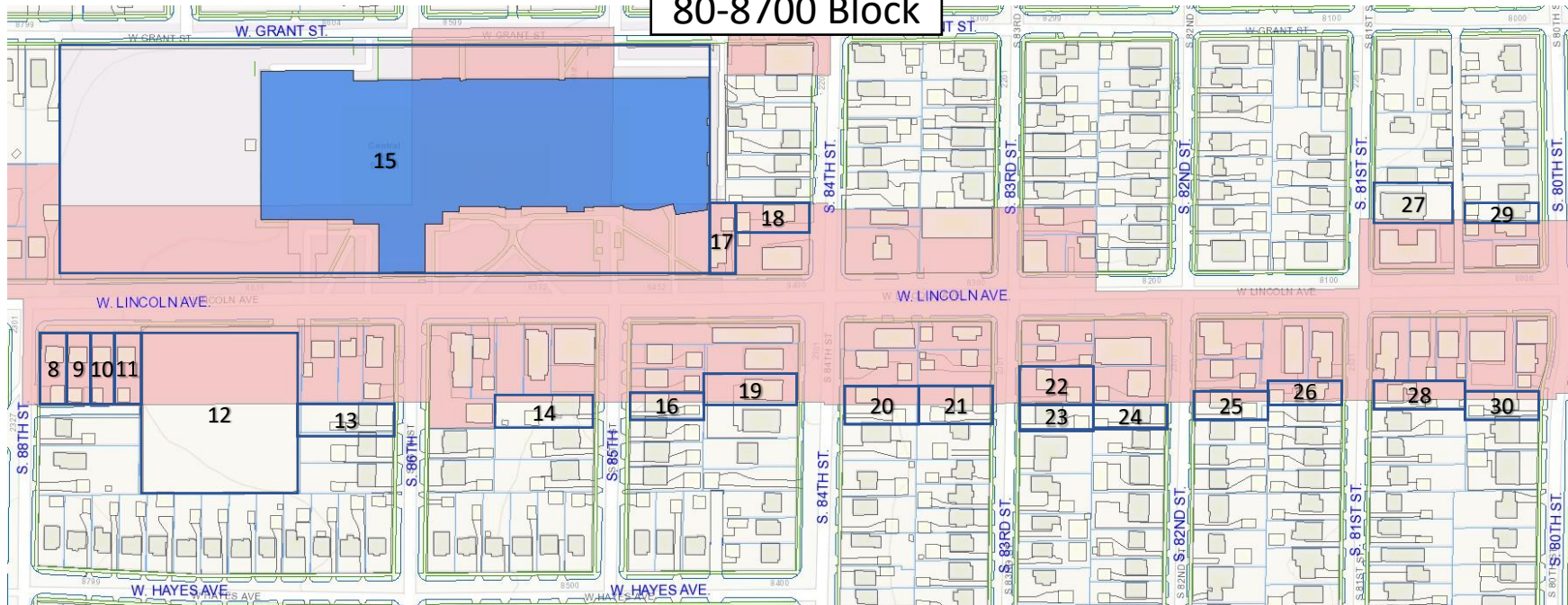
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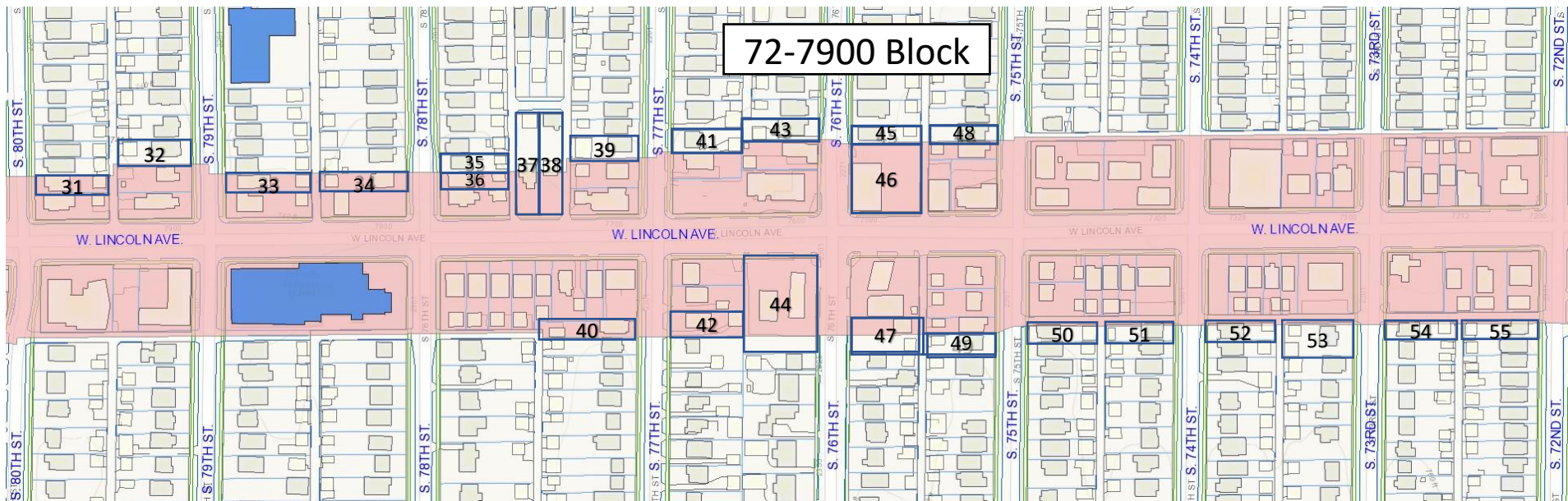
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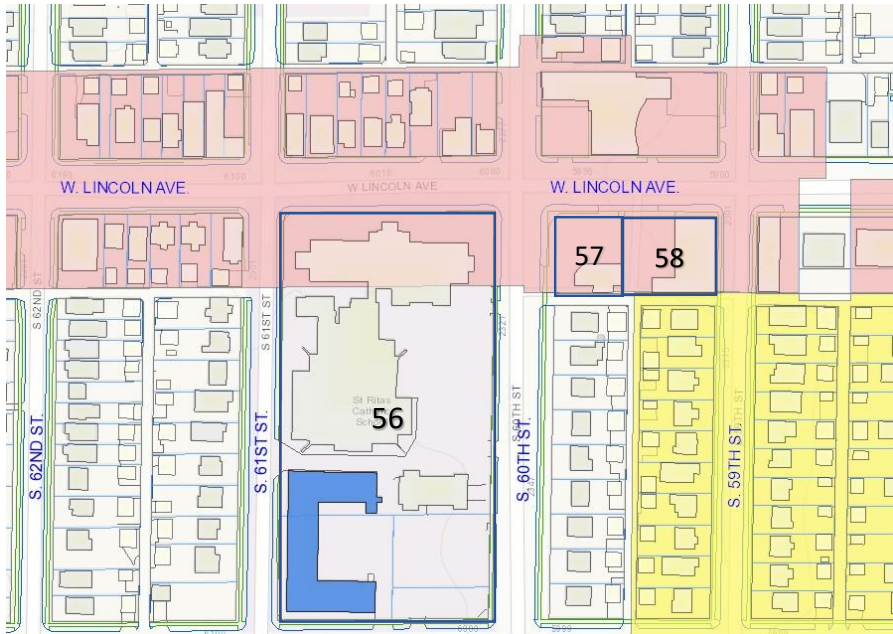
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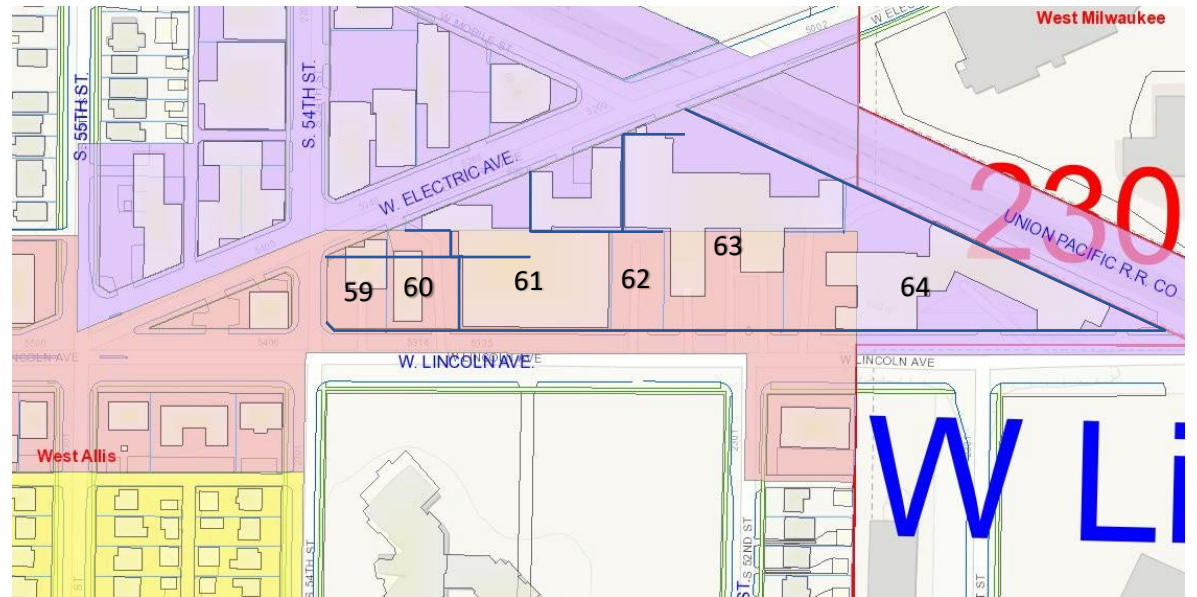
72-7900 Block



59-6000 Block



51-5300 Block





CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Diane M Kronenberg
7718 W Lincoln Ave
West Allis, WI 53219

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a public hearing on Tuesday October 18, 2022, at 7:00 P.M., or soon thereafter in the Common Council Chambers of West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the:

Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan.

Additional project information, comments or questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414-302-8460.

You may express your opinion in writing to the clerk@westalliswi.gov, prior to the meeting, or in person at the public hearing at the above date, time and location.

Dated at West Allis, Wisconsin, this September 16
City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
O-2022-0145

NONDISCRIMINATION 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 enjoy 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



Planning & Zoning
planning@westalliswi.gov
414.302.8460

September 16, 2022

RE: Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan

Dear property owner,

This letter is an invitation to attend the public hearing regarding rezoning properties along the Lincoln Ave corridor. Your property has been identified as a potential candidate for rezoning by the City of West Allis Common Council.

Most proposed rezonings will change a property's zoning from "split" (ex: C-2 commercial and RB residential) to the most appropriate district of the two. Properties directly along Lincoln Ave will typically be adjusted to solely a commercial district while properties that are not directly along Lincoln Ave will typically be adjusted to a residential-only district.

The proposed zoning changes are intended to:

1. Eliminate split zoning (where a single property is in multiple zoning districts) to avoid confusion
2. Align the corridor's zoning with the 2040 Comprehensive Plan and Future Land Use Map
3. Encourage more organized and consistent development
4. Guide future development towards the City's vision of a vibrant, active, commercial and residential mixed-use corridor

What this means for you

Zoning districts determine what uses are allowed and how a given property can be built upon. In most cases, rezoned properties will be unaffected. If rezoned, any existing uses will be allowed to continue to operate. Rezoning may impact what a property can be used for in the future and how new structures on the property can be built.

Public Meeting Information

Location: City Hall, 7525 W. Greenfield Ave.

Date: Tuesday, October 18

Time: 7:00 pm

If you have questions, please contact the Planning & Zoning office at planning@westalliswi.gov, or by calling Steve Schaer at (414) 302-8466 or Zac Roder at (414) 302-8465.

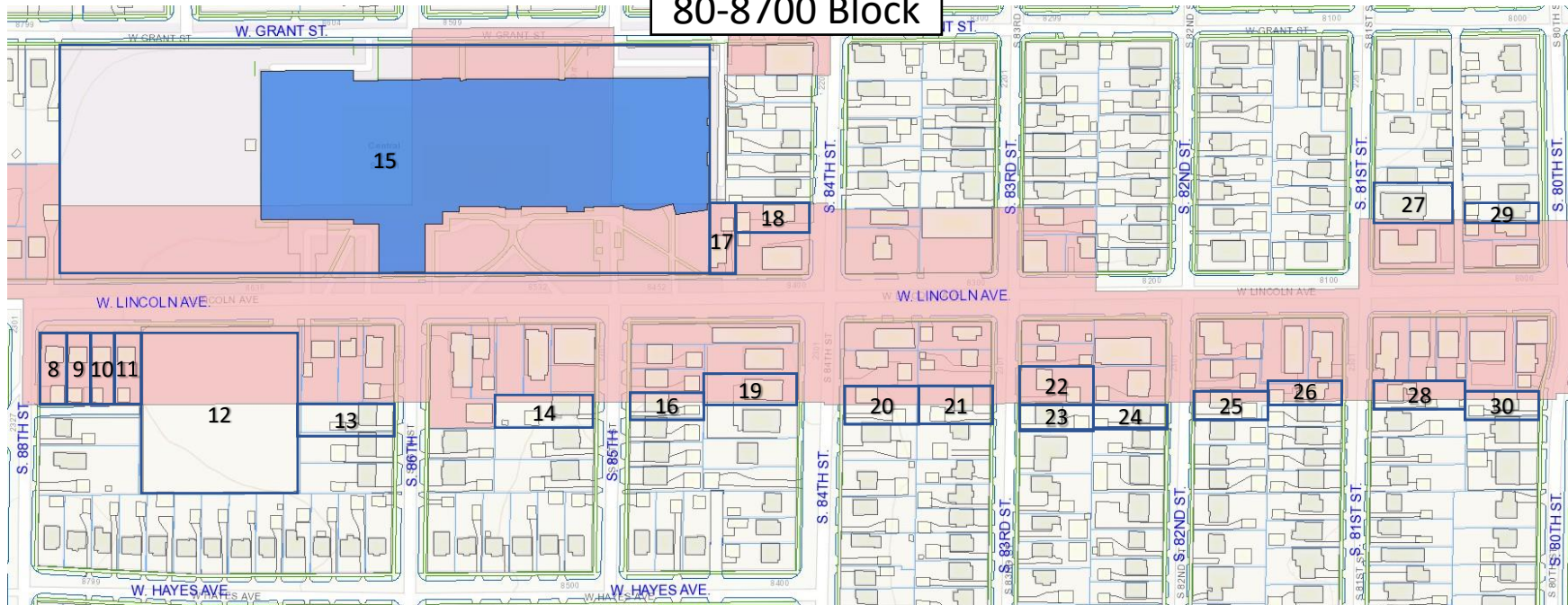
Steven J. Schaer, AICP
Manager, Planning & Zoning Office
City of West Allis

Lincoln Ave Corridor Rezoning

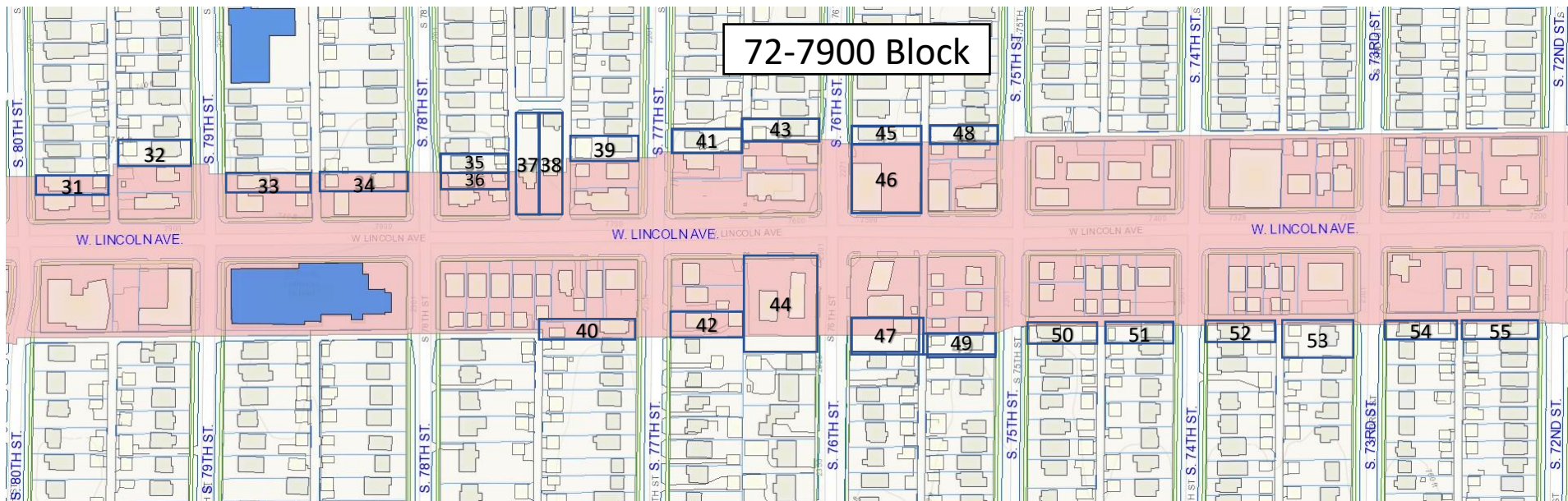
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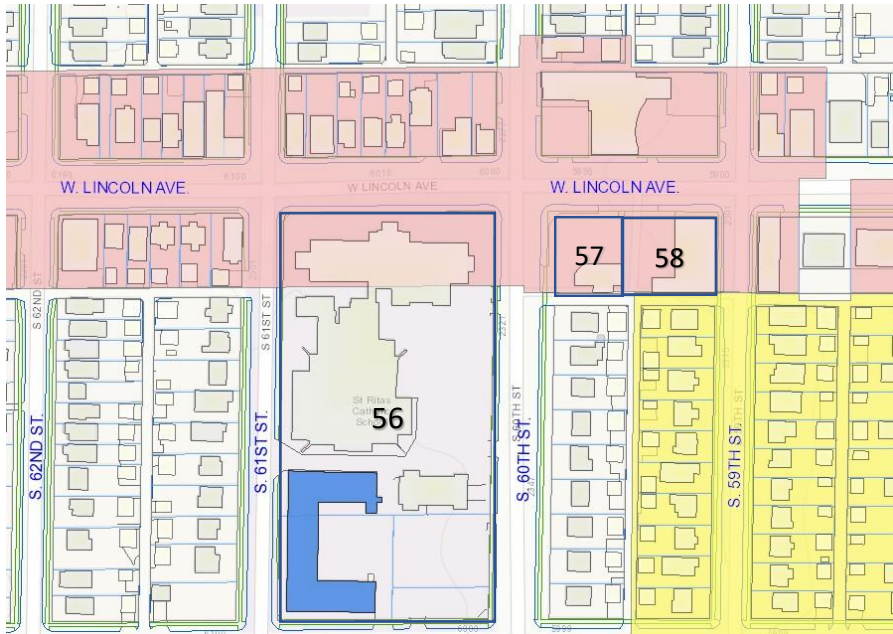
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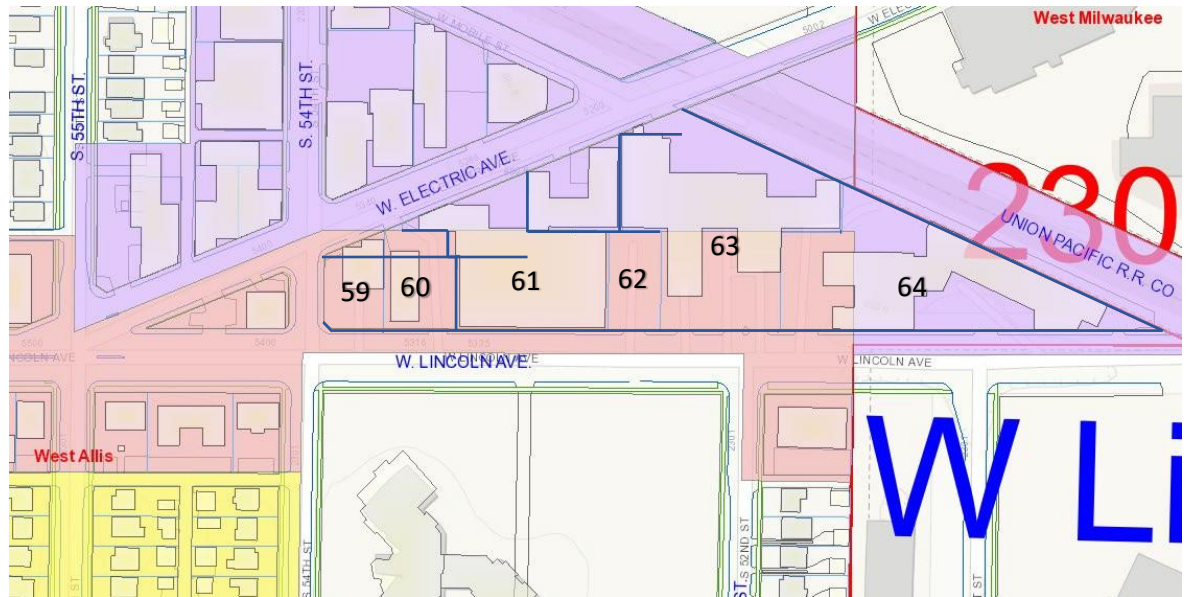
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CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Melissa M Steffin
W195 S7695 W Lyn Dr
Muskego, WI 53150

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City Clerk
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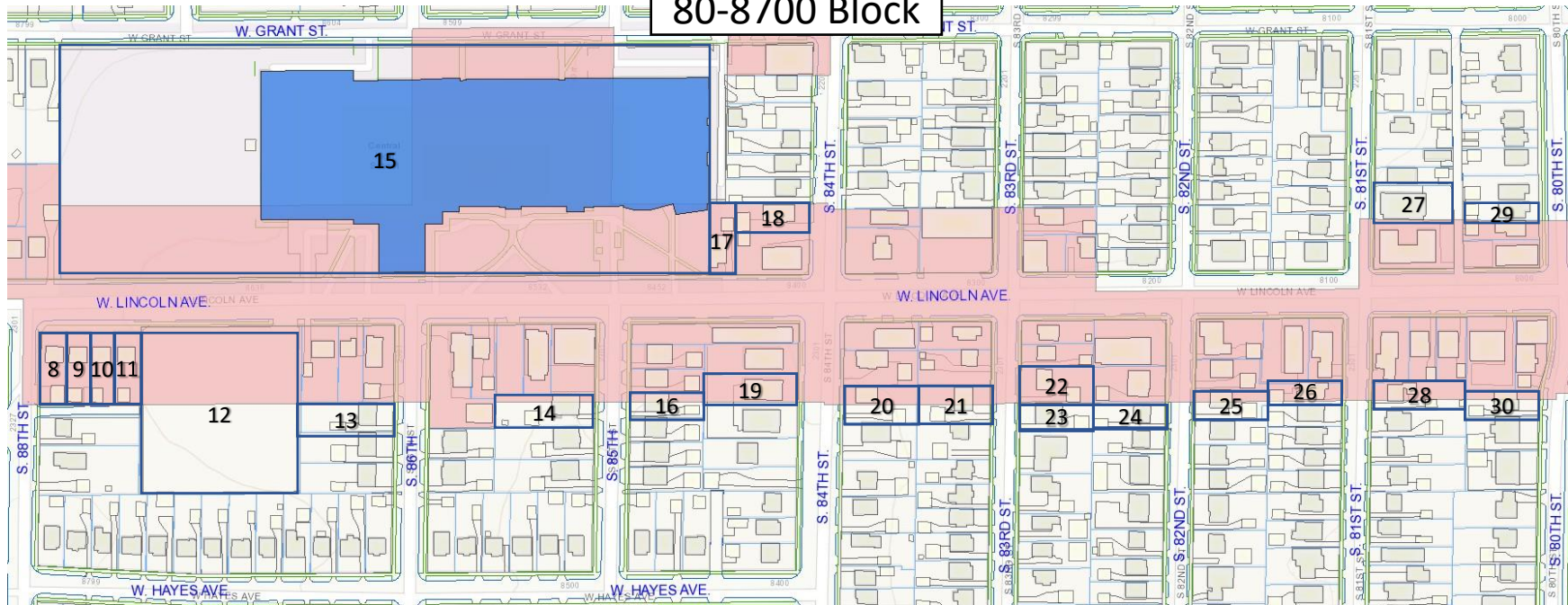
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Lincoln Ave Corridor Rezoning

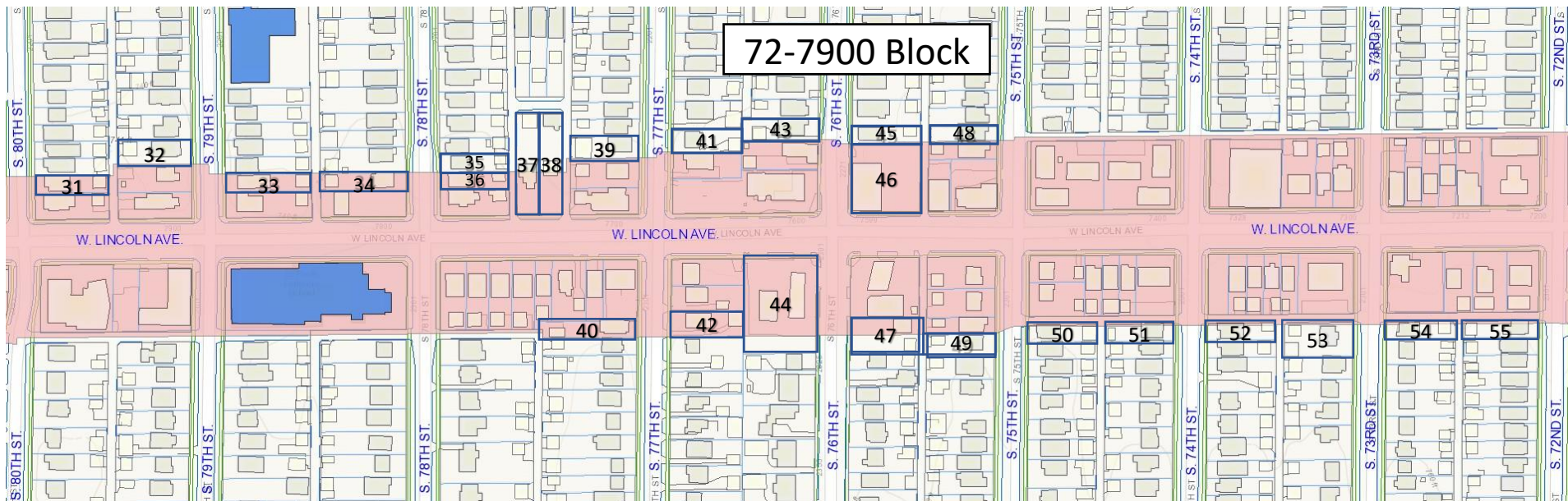
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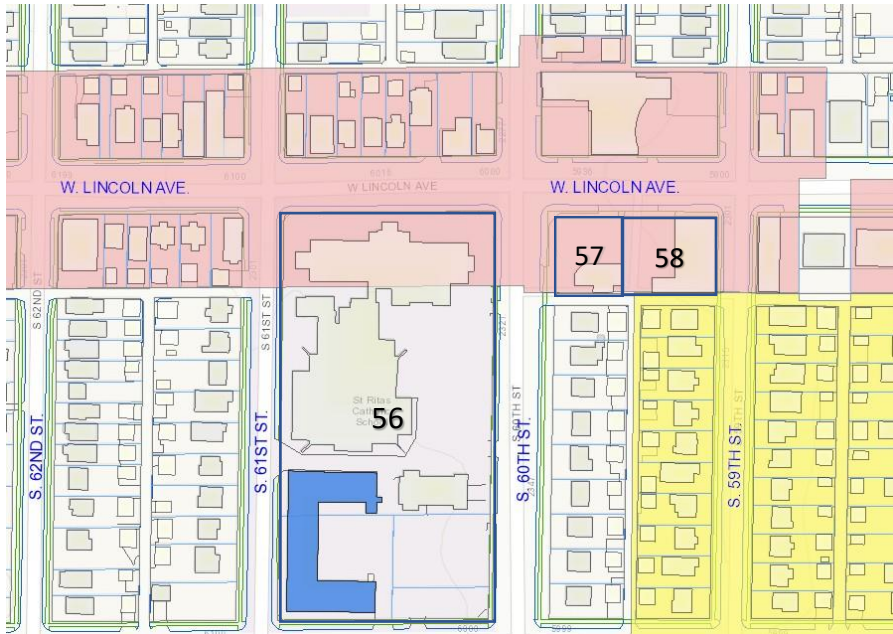
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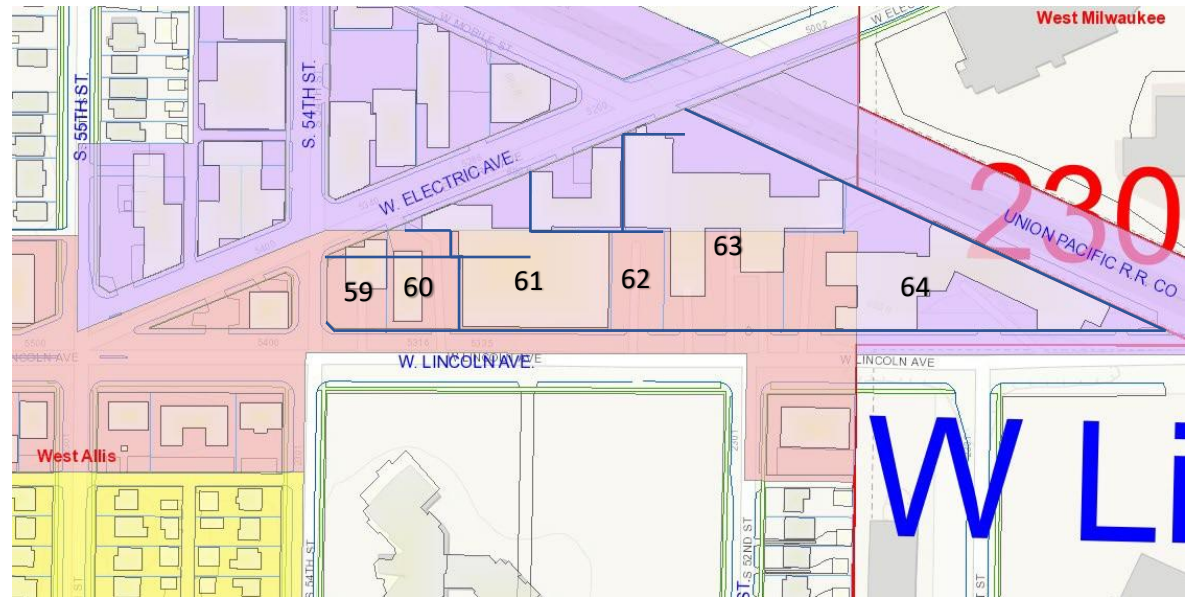
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Tuesday, October 18, 2022
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Mark and Melanie Dufek
N8011 Lac La Belle Dr
Oconomowoc, WI 53066

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Planning & Zoning
planning@westalliswi.gov
414.302.8460

September 16, 2022

RE: Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan

Dear property owner,

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Location: City Hall, 7525 W. Greenfield Ave.

Date: Tuesday, October 18

Time: 7:00 pm

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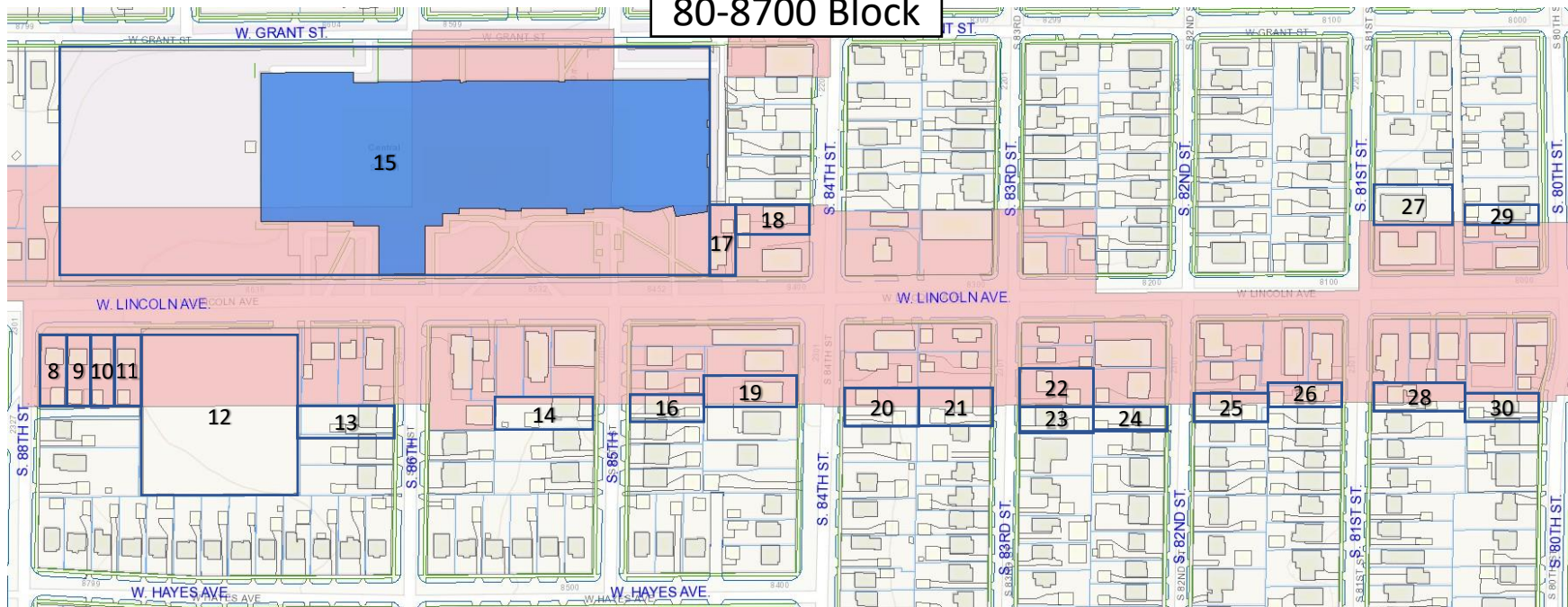
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Lincoln Ave Corridor Rezoning

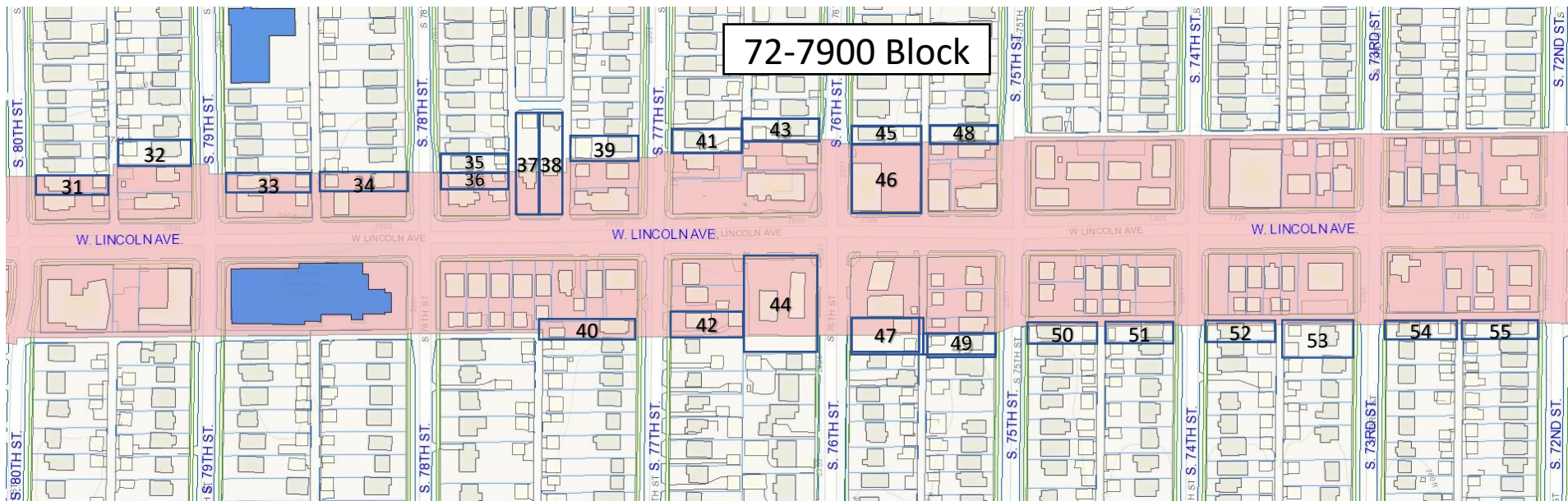
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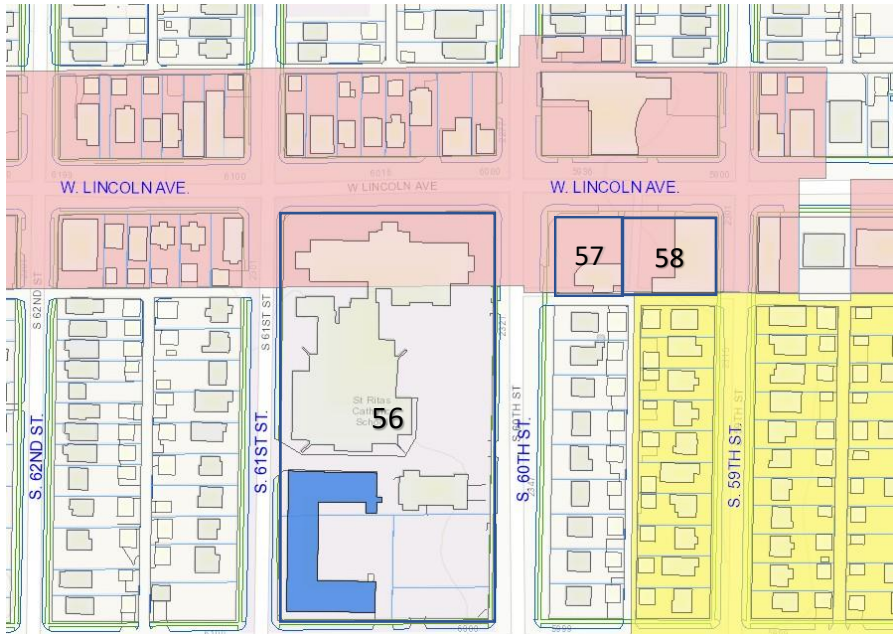
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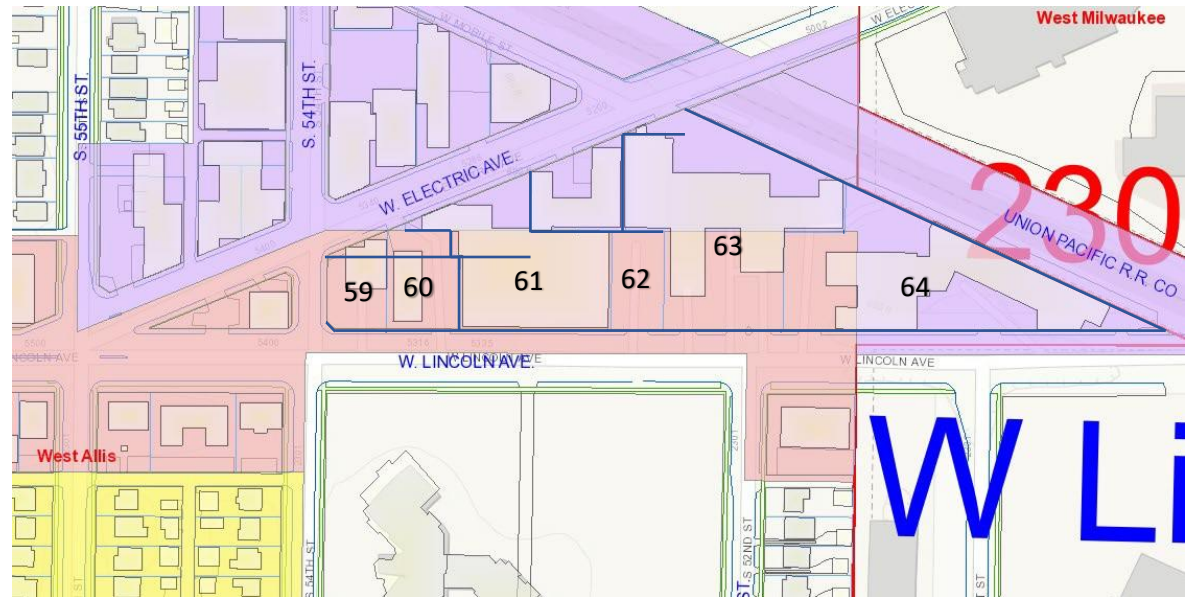
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59-6000 Block



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CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Matthew Kerhin, Emele Lozier, and Melissa Kerhin
2232 S 77 St
West Allis, WI 53219

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a public hearing on Tuesday October 18, 2022, at 7:00 P.M., or soon thereafter in the Common Council Chambers of West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the:

Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan.

Additional project information, comments or questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414-302-8460.

You may express your opinion in writing to the clerk@westalliswi.gov, prior to the meeting, or in person at the public hearing at the above date, time and location.

Dated at West Allis, Wisconsin, this September 16
City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
O-2022-0145

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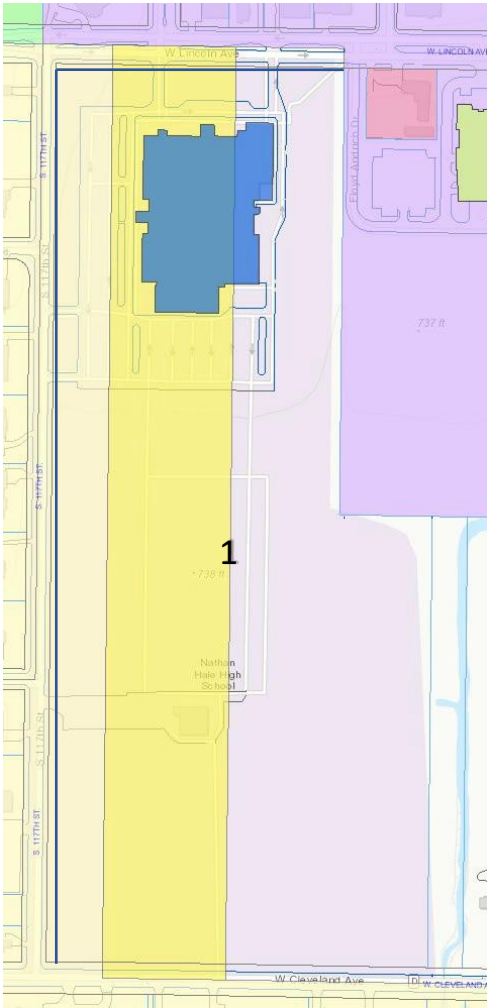
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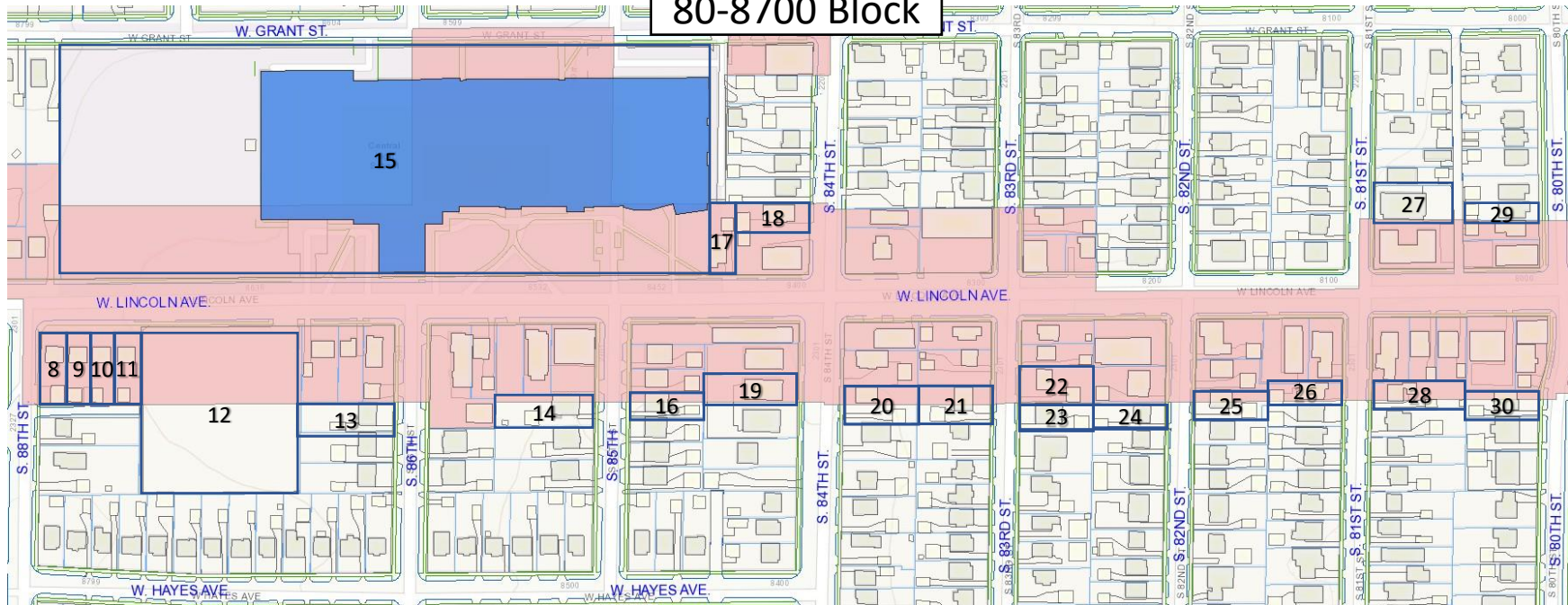
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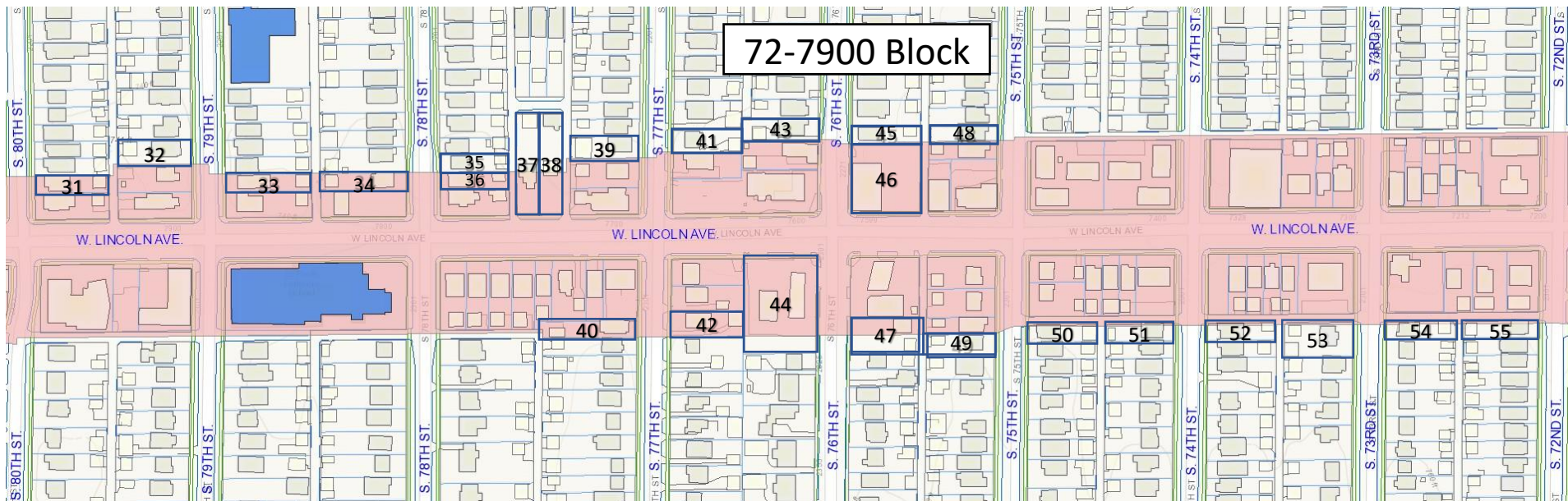
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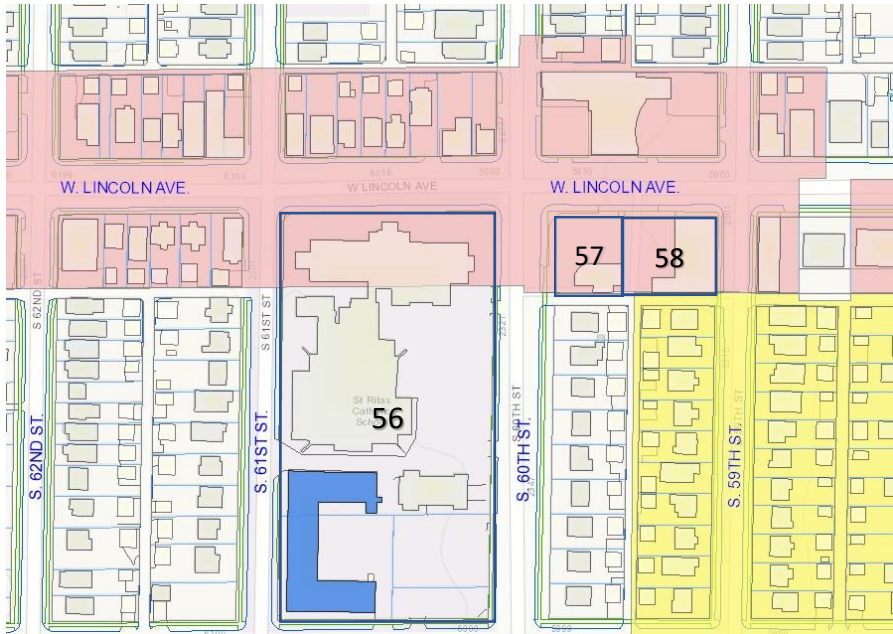
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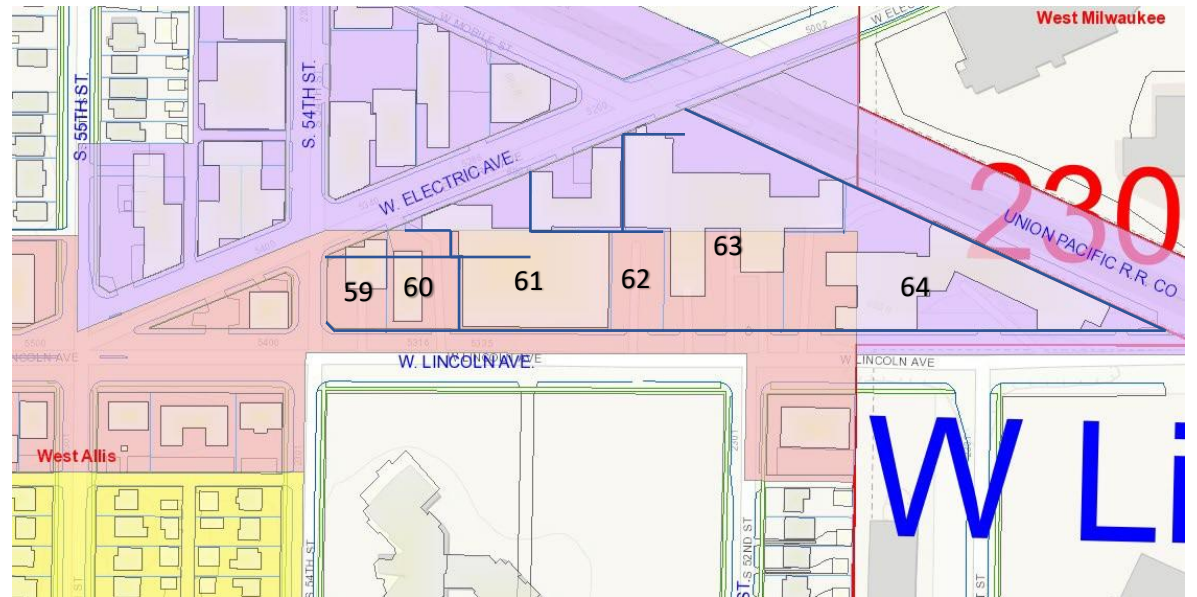
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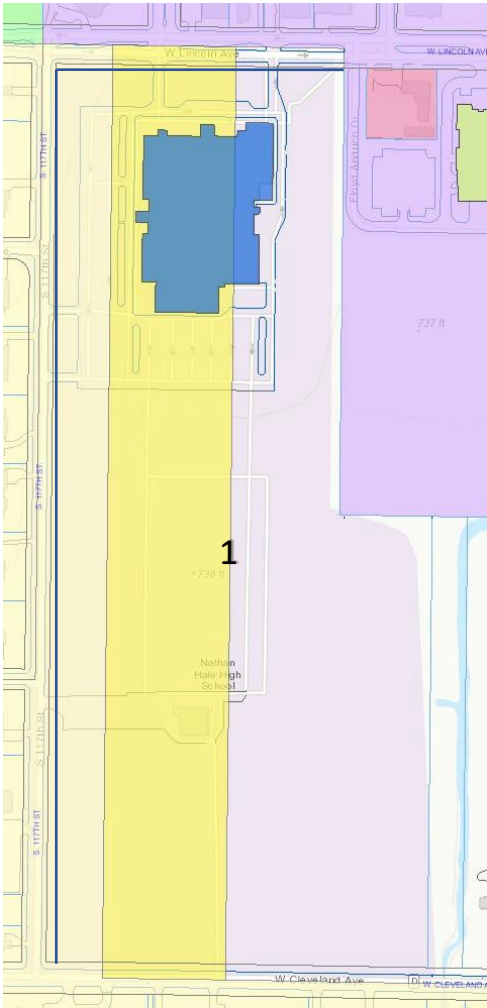
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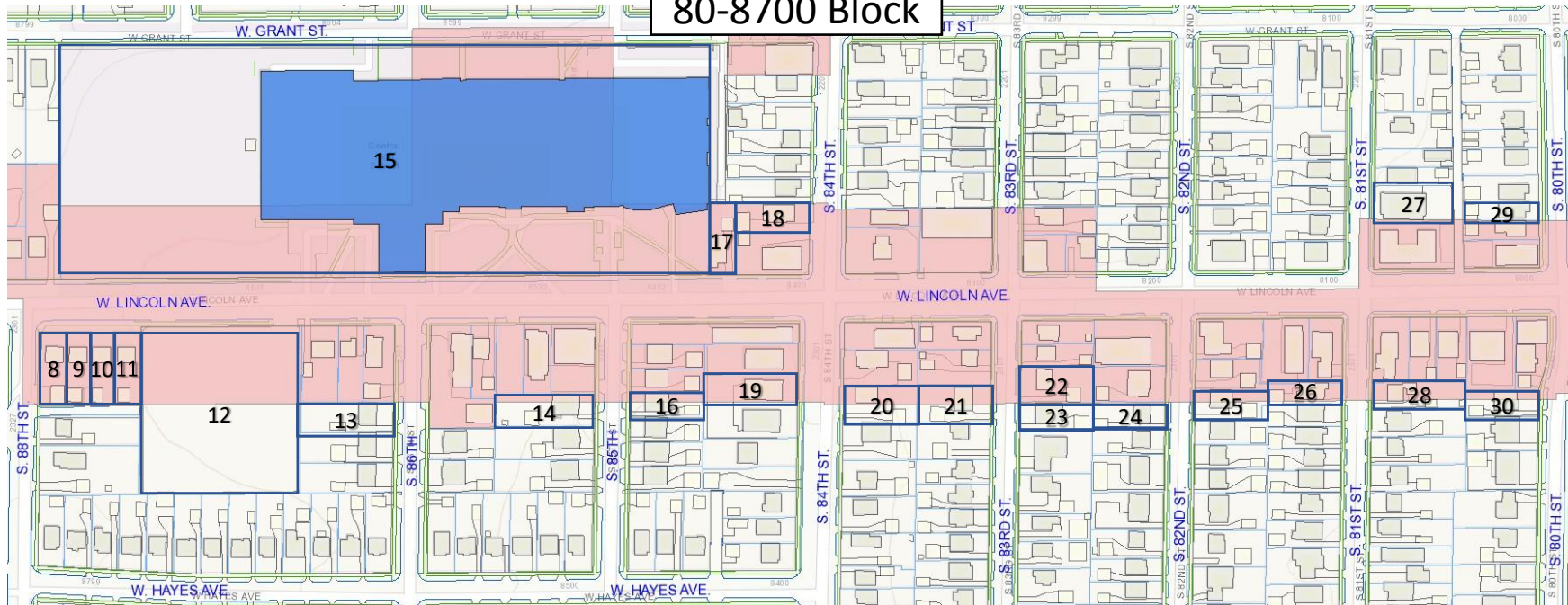
Nathan Hale



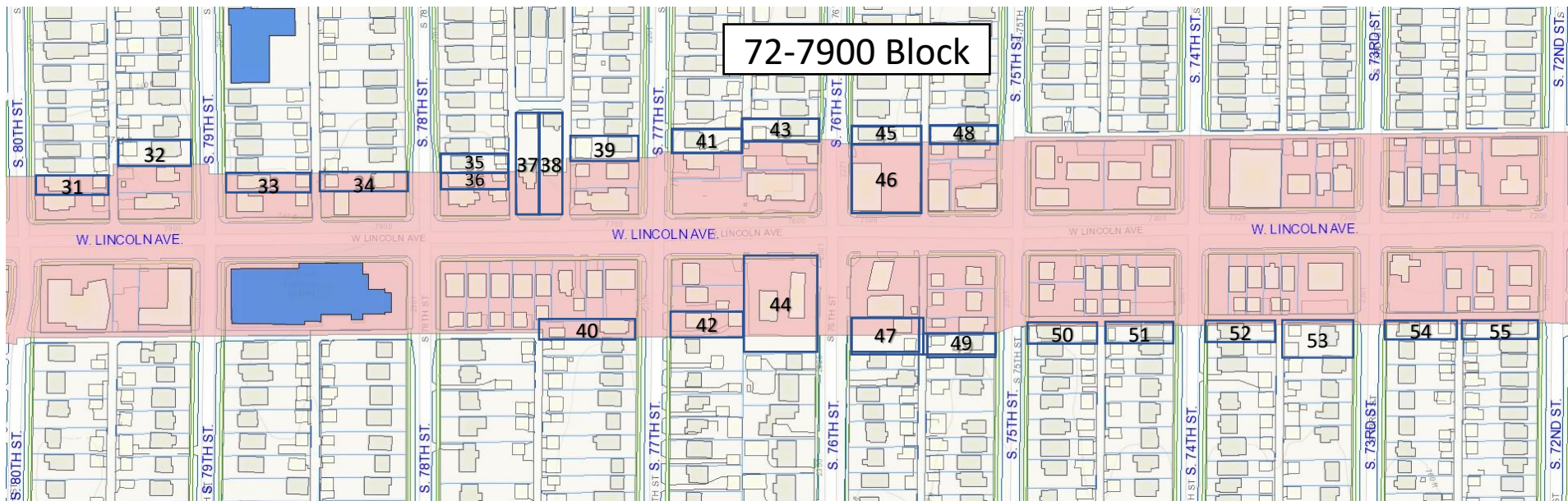
91-9300 Block



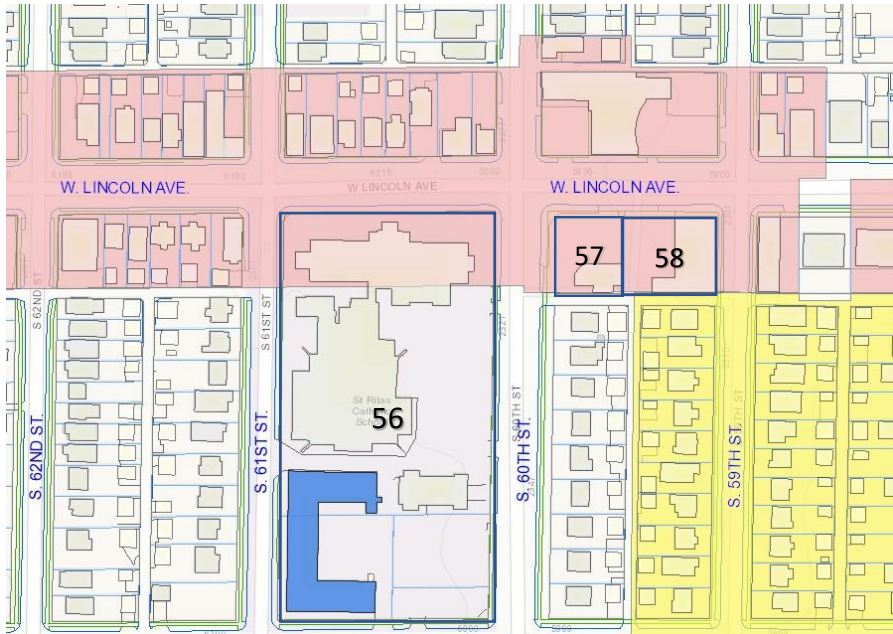
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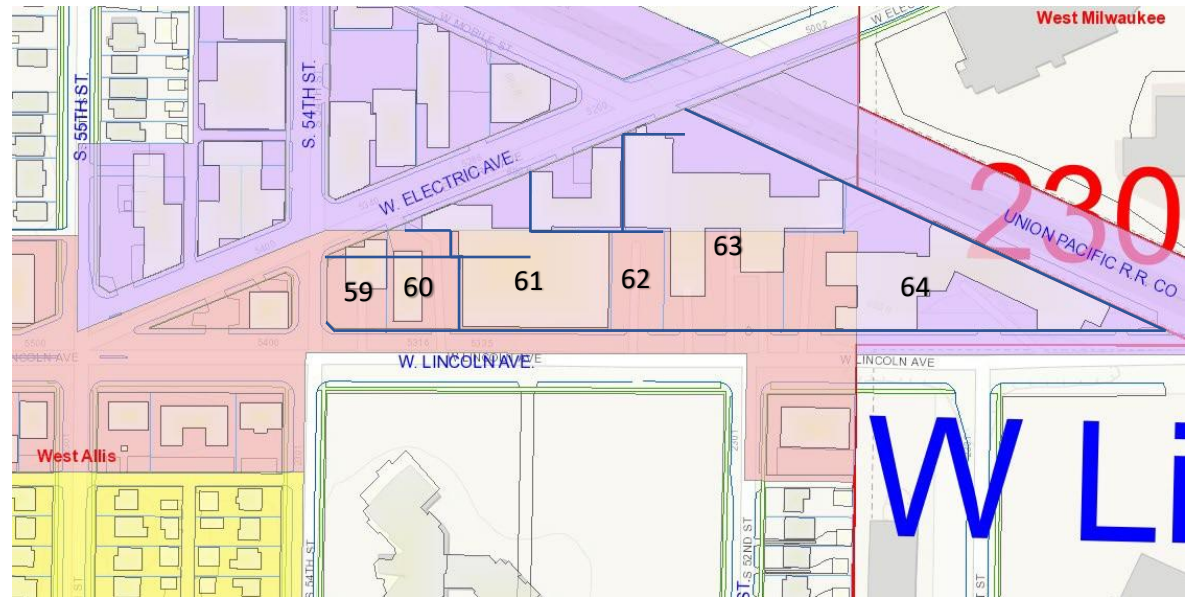
72-7900 Block



59-6000 Block



51-5300 Block





CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Craig L Podlesnik
2105 La Vela Cir
Brookfield, WI 53005

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a public hearing on Tuesday October 18, 2022, at 7:00 P.M., or soon thereafter in the Common Council Chambers of West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the:

Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan.

Additional project information, comments or questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414-302-8460.

You may express your opinion in writing to the clerk@westalliswi.gov, prior to the meeting, or in person at the public hearing at the above date, time and location.

Dated at West Allis, Wisconsin, this September 16
City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
O-2022-0145

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Planning & Zoning
planning@westalliswi.gov
414.302.8460

September 16, 2022

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Dear property owner,

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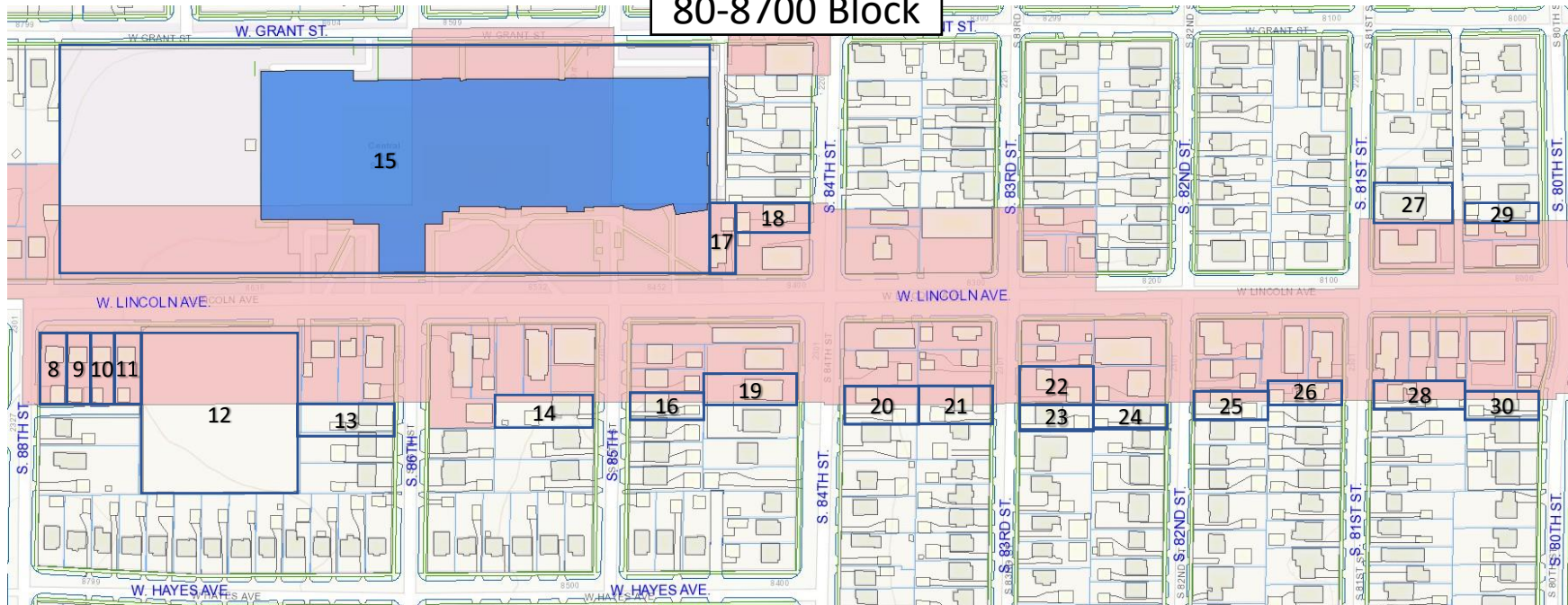
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Lincoln Ave Corridor Rezoning

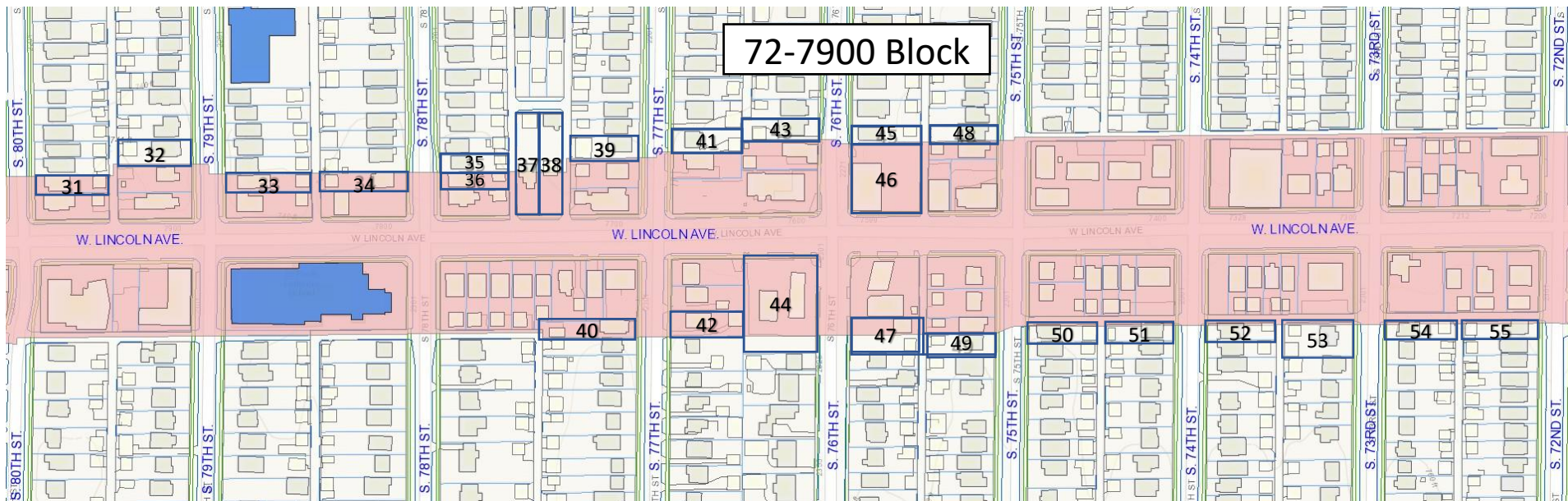
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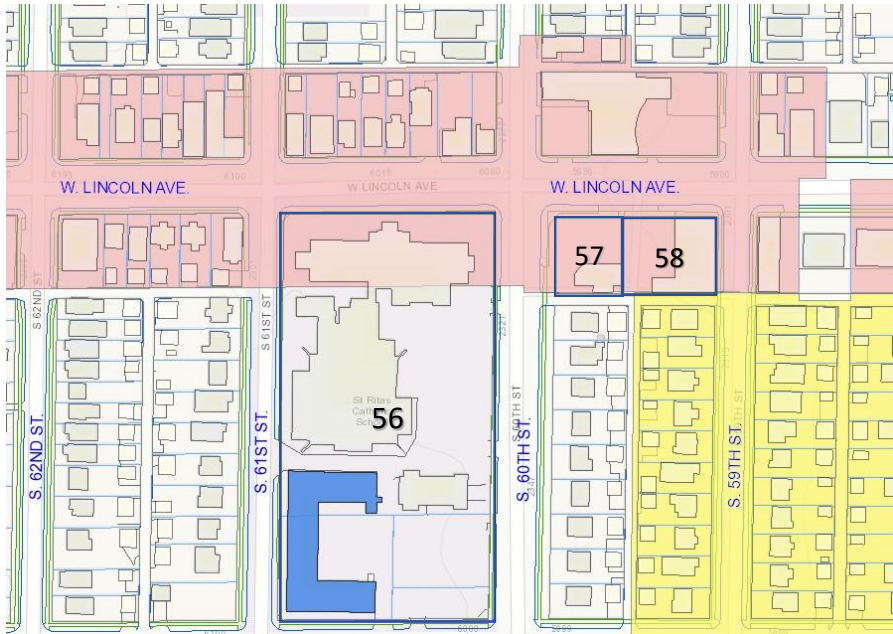
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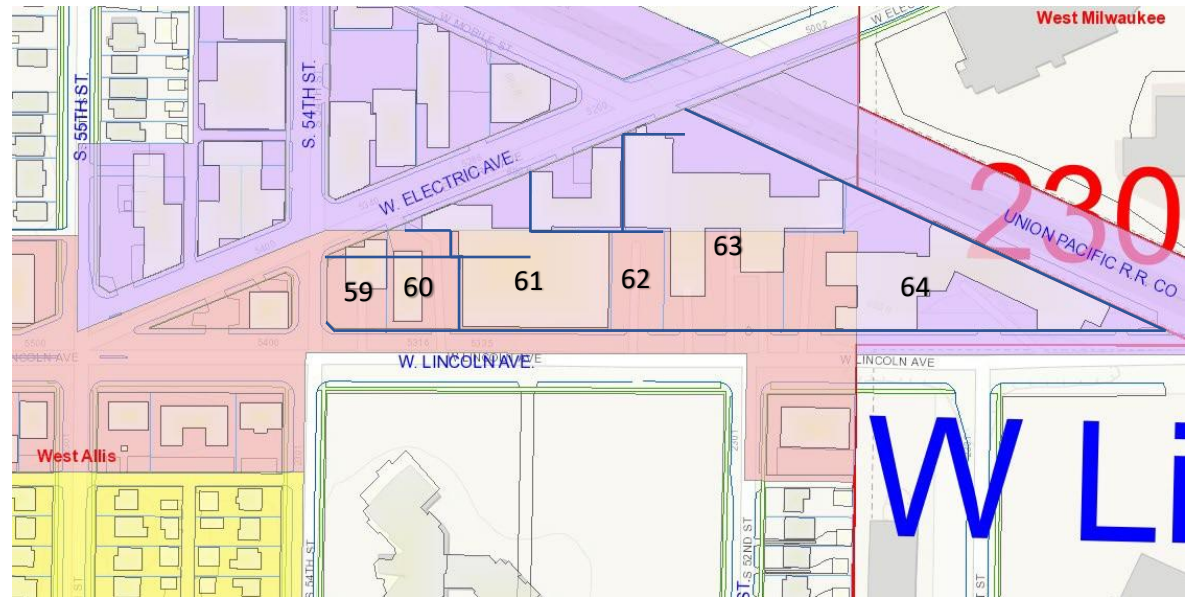
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NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Mac Services Inc
2315 S 76 St
West Allis, WI 53219

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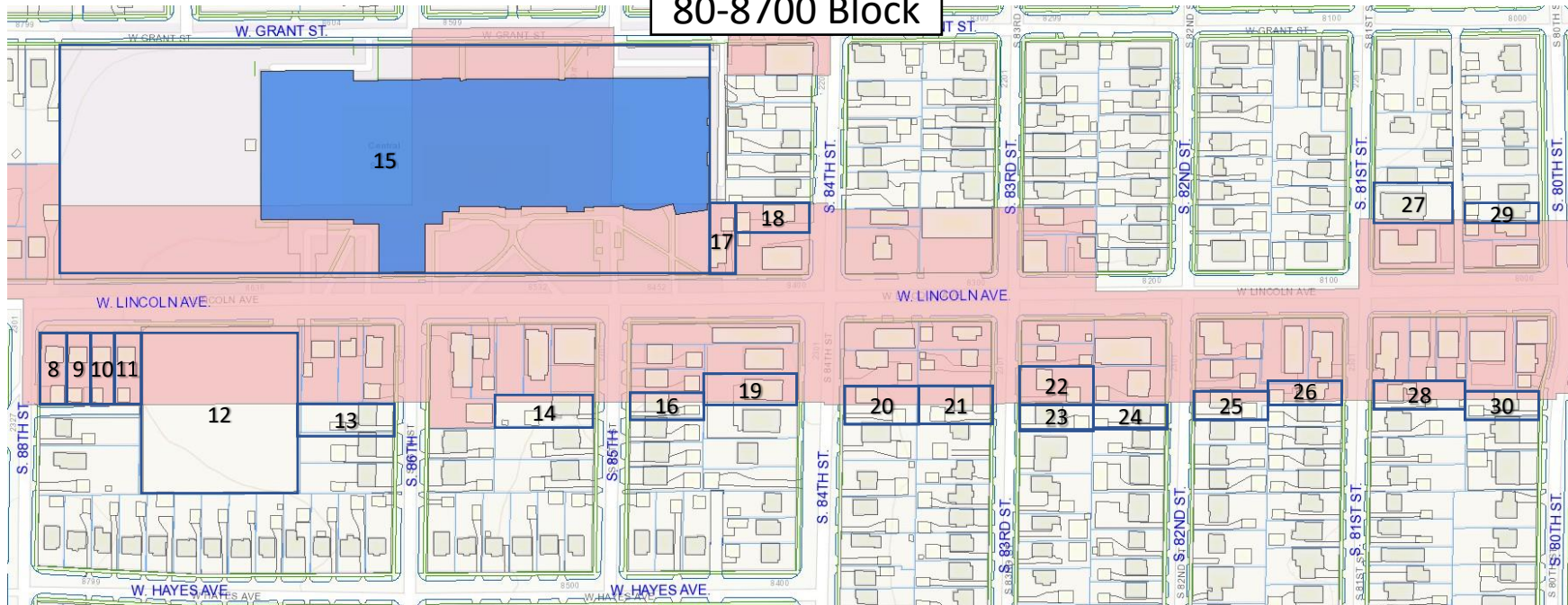
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Lincoln Ave Corridor Rezoning

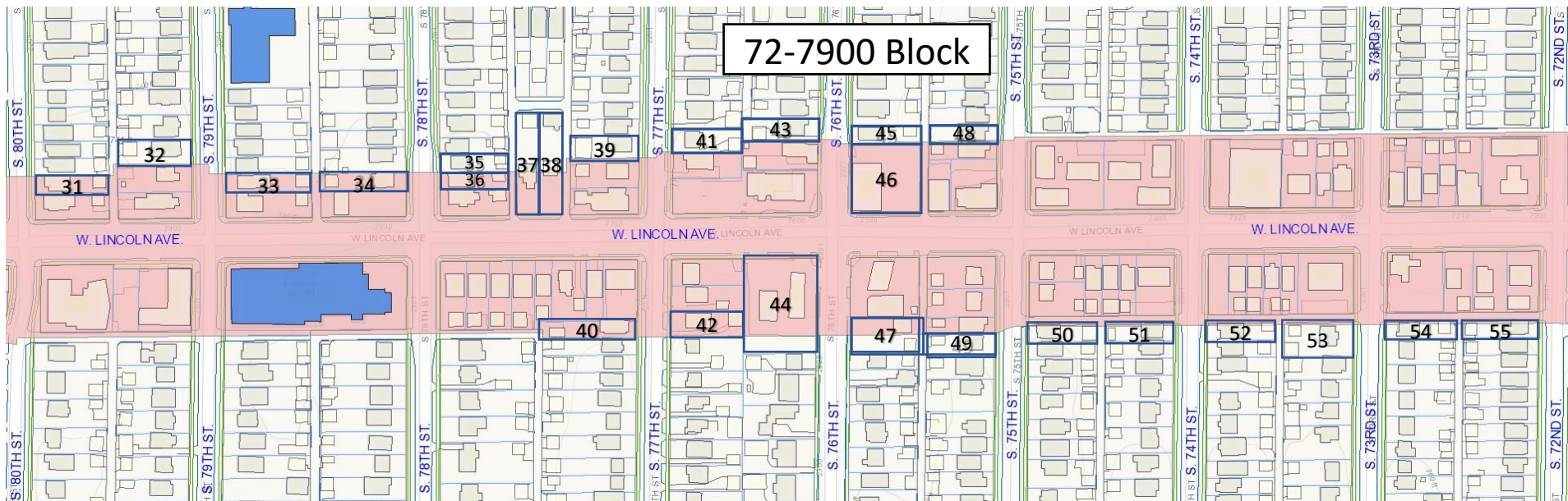
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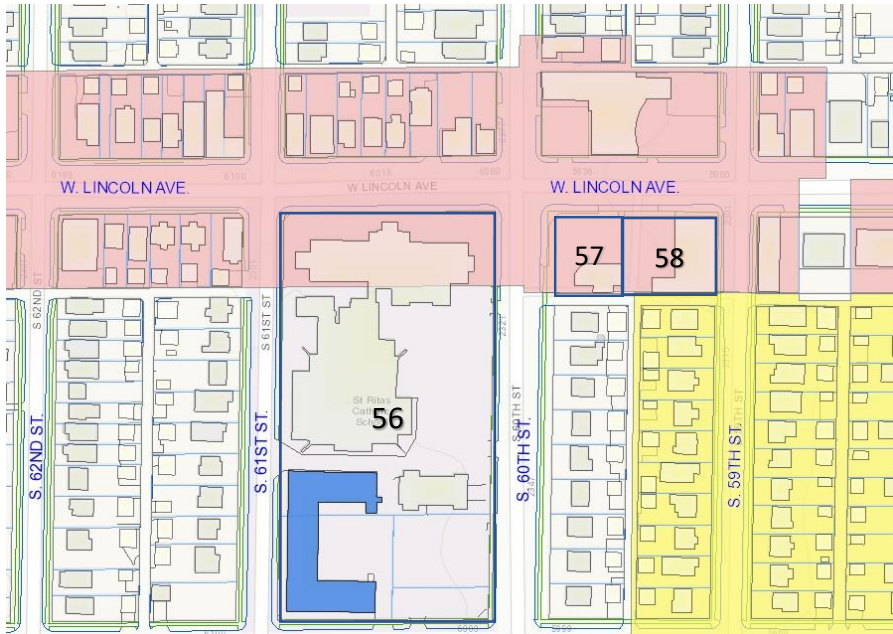
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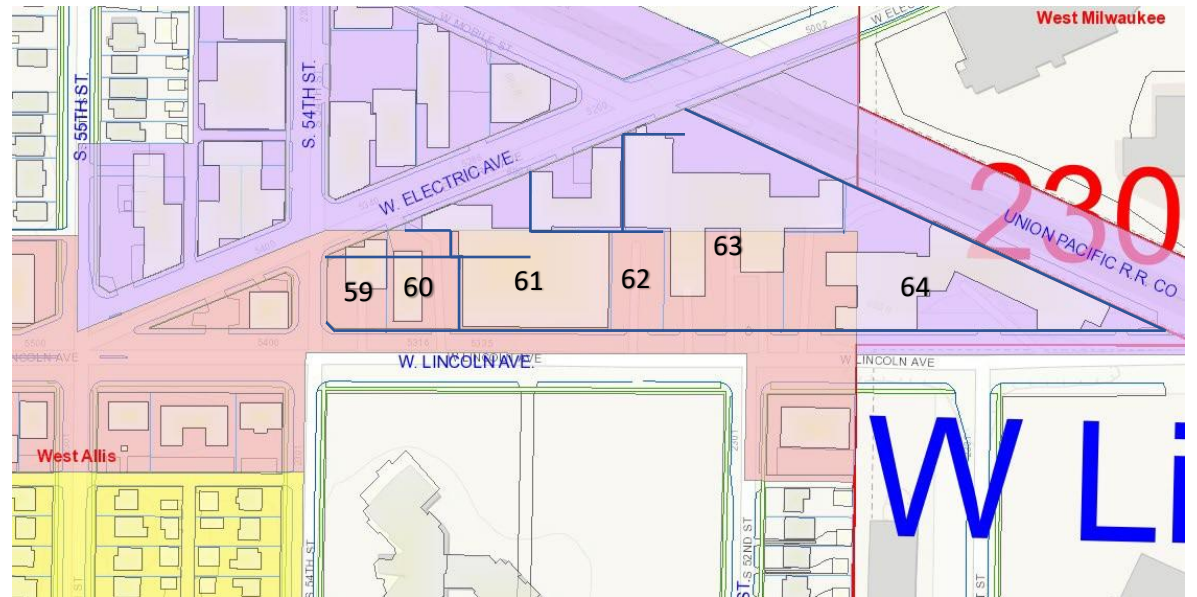
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Patrick and Ronald Scheule
1723 Spruce St
Grafton, WI 53024

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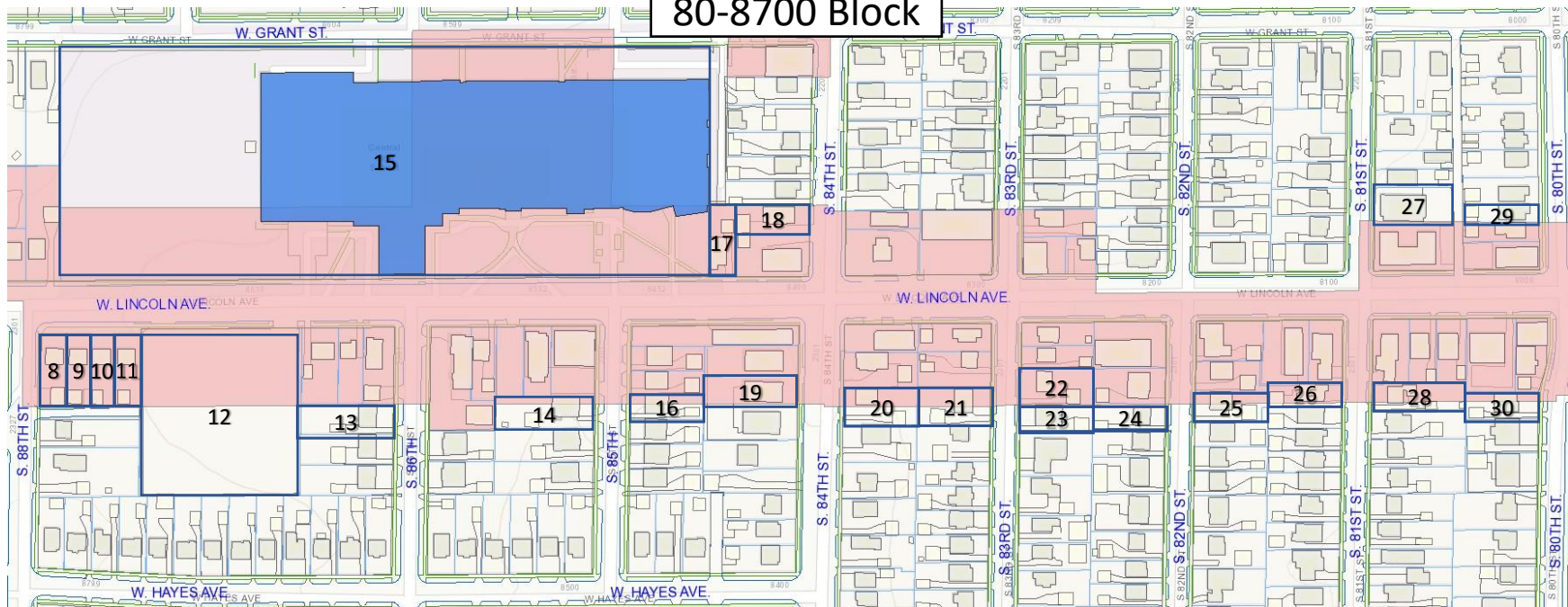
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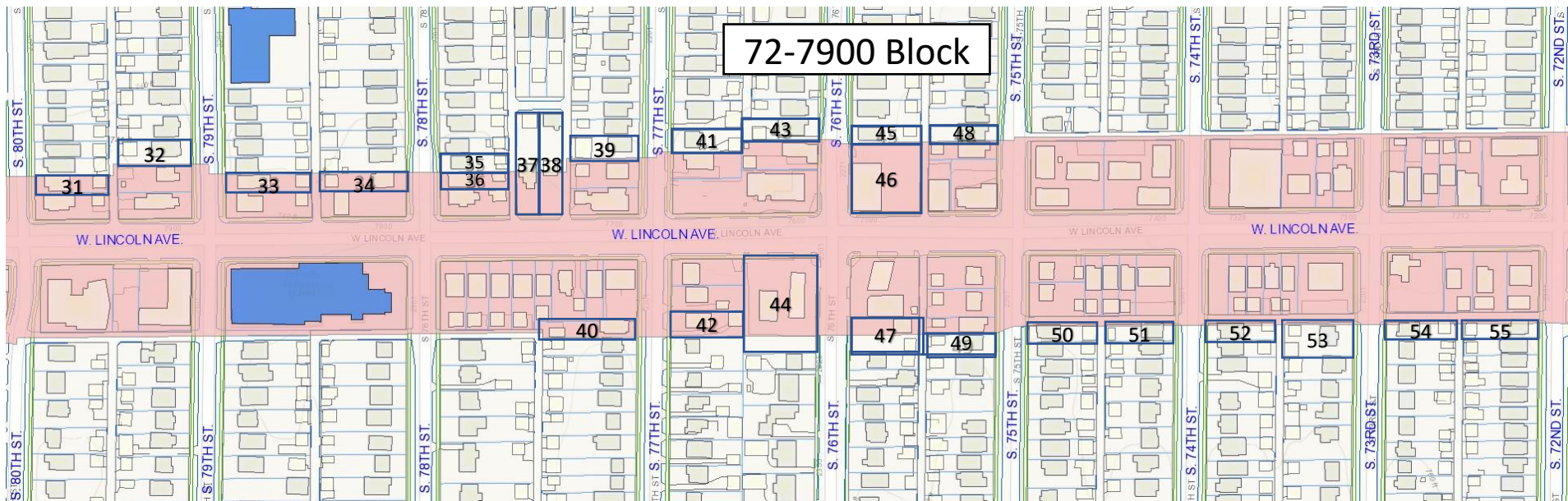
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7	9105 W Lincoln Ave	487-0088-001	C-2, RB	C-2
8	8733 W Lincoln Ave	487-0011-000	C-2, RB	C-2
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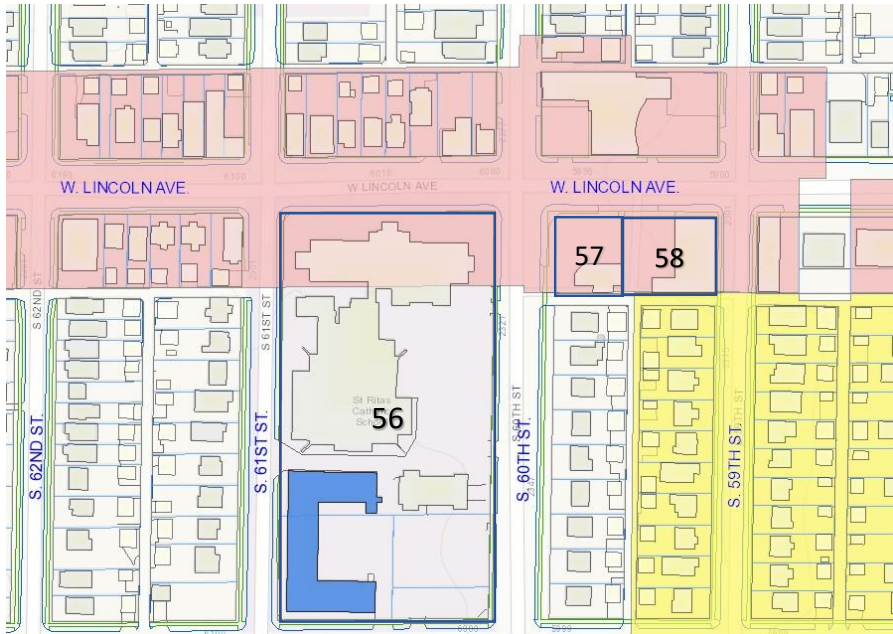
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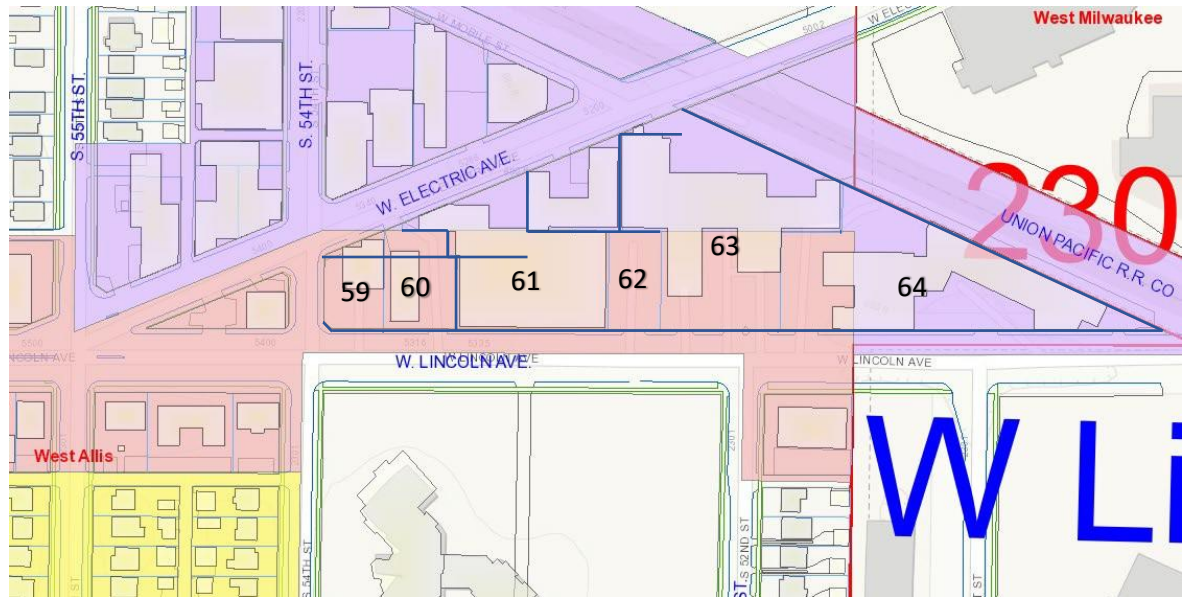
72-7900 Block



59-6000 Block



51-5300 Block





CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Hoss Bros LLC
2601 Morningside Dr
Eau Claire, WI 54703

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a public hearing on Tuesday October 18, 2022, at 7:00 P.M., or soon thereafter in the Common Council Chambers of West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the:

Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan.

Additional project information, comments or questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414-302-8460.

You may express your opinion in writing to the clerk@westalliswi.gov, prior to the meeting, or in person at the public hearing at the above date, time and location.

Dated at West Allis, Wisconsin, this September 16
City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
O-2022-0145

NONDISCRIMINATION 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 enjoy benefits of a service, program or activity provided by the City.

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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



Planning & Zoning
planning@westalliswi.gov
414.302.8460

September 16, 2022

RE: Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan

Dear property owner,

This letter is an invitation to attend the public hearing regarding rezoning properties along the Lincoln Ave corridor. Your property has been identified as a potential candidate for rezoning by the City of West Allis Common Council.

Most proposed rezonings will change a property's zoning from "split" (ex: C-2 commercial and RB residential) to the most appropriate district of the two. Properties directly along Lincoln Ave will typically be adjusted to solely a commercial district while properties that are not directly along Lincoln Ave will typically be adjusted to a residential-only district.

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2. Align the corridor's zoning with the 2040 Comprehensive Plan and Future Land Use Map
3. Encourage more organized and consistent development
4. Guide future development towards the City's vision of a vibrant, active, commercial and residential mixed-use corridor

What this means for you

Zoning districts determine what uses are allowed and how a given property can be built upon. In most cases, rezoned properties will be unaffected. If rezoned, any existing uses will be allowed to continue to operate. Rezoning may impact what a property can be used for in the future and how new structures on the property can be built.

Public Meeting Information

Location: City Hall, 7525 W. Greenfield Ave.

Date: Tuesday, October 18

Time: 7:00 pm

If you have questions, please contact the Planning & Zoning office at planning@westalliswi.gov, or by calling Steve Schaer at (414) 302-8466 or Zac Roder at (414) 302-8465.

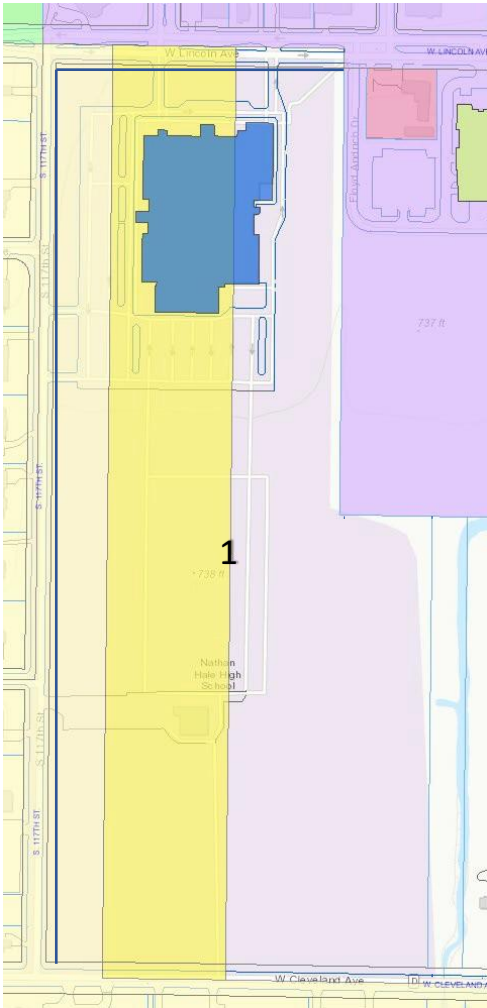
Steven J. Schaer, AICP
Manager, Planning & Zoning Office
City of West Allis

Lincoln Ave Corridor Rezoning

Map ID	Address	Taxkey	Existing Zoning	Proposed Zoning
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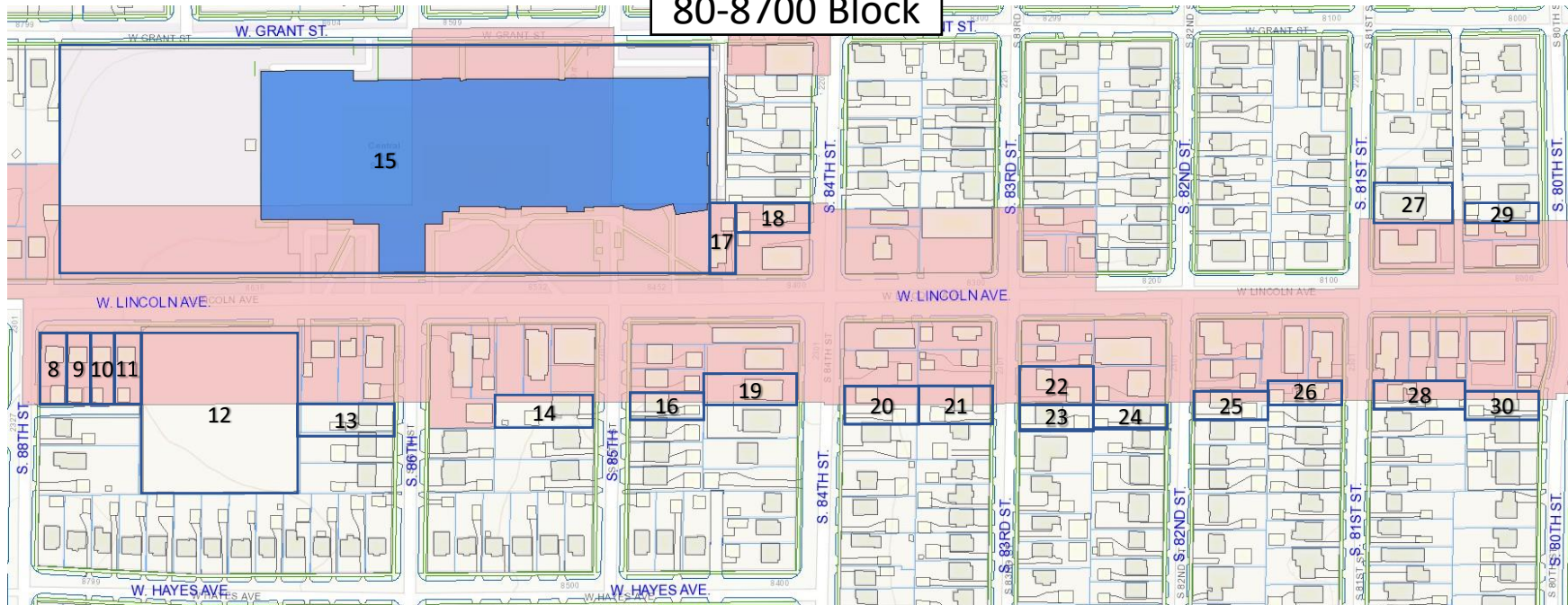
Nathan Hale



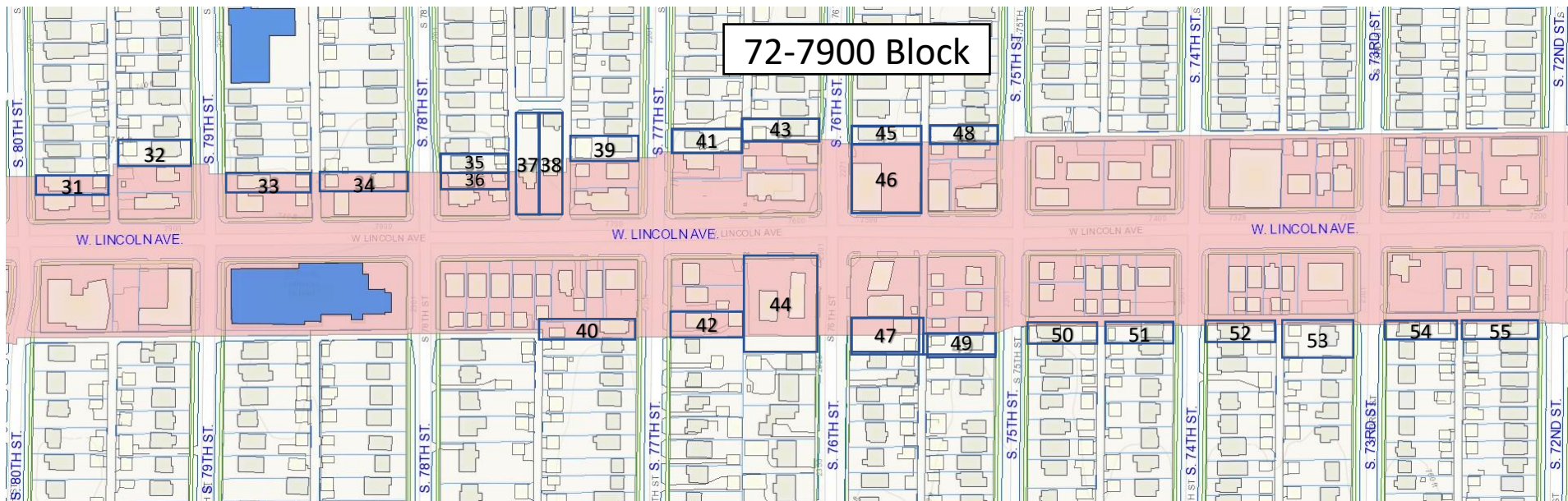
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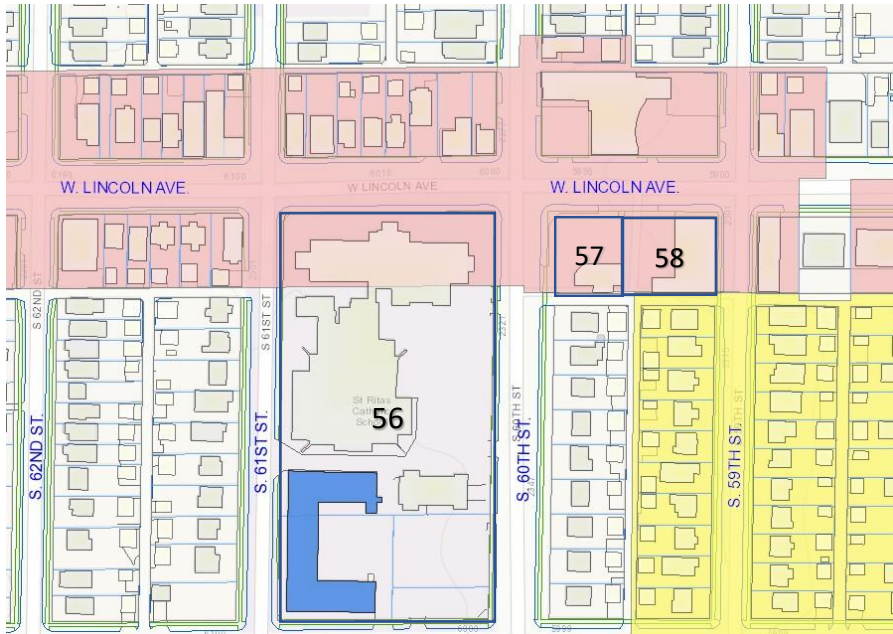
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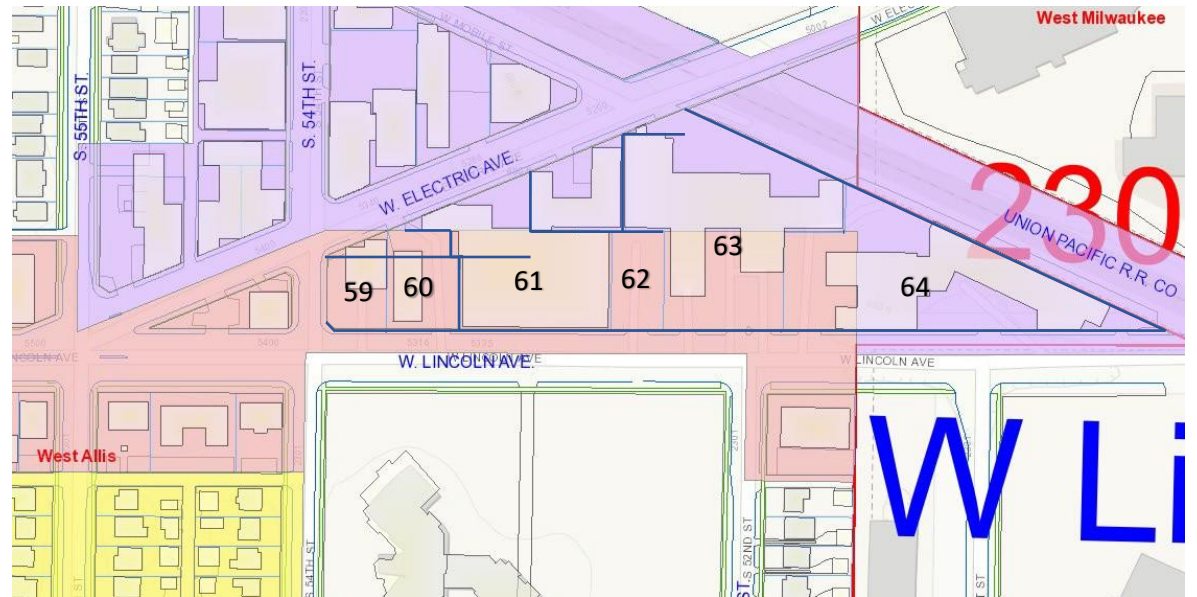
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59-6000 Block



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CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Ian S Anderson
2316 S 76th St
West Allis, WI 53219

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Dated at West Allis, Wisconsin, this September 16
City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
O-2022-0145

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Planning & Zoning
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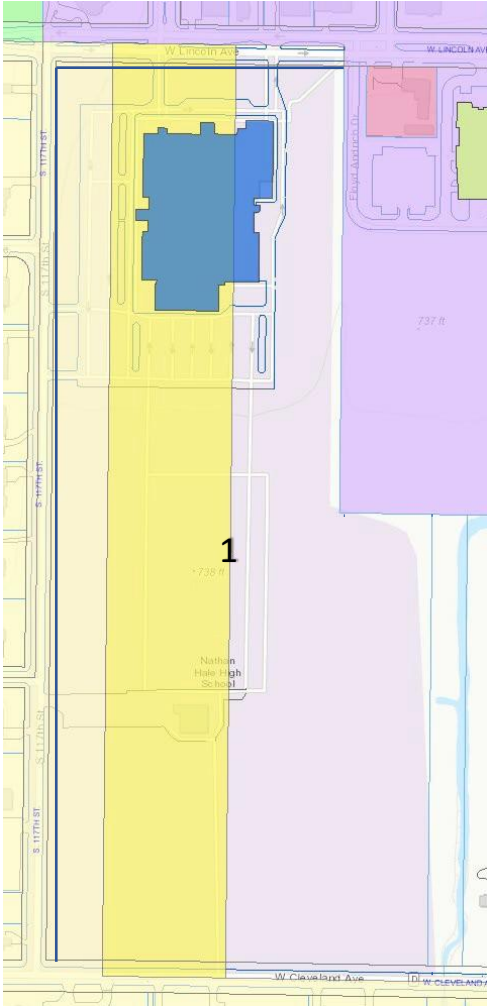
Steven J. Schaer, AICP
Manager, Planning & Zoning Office
City of West Allis

Lincoln Ave Corridor Rezoning

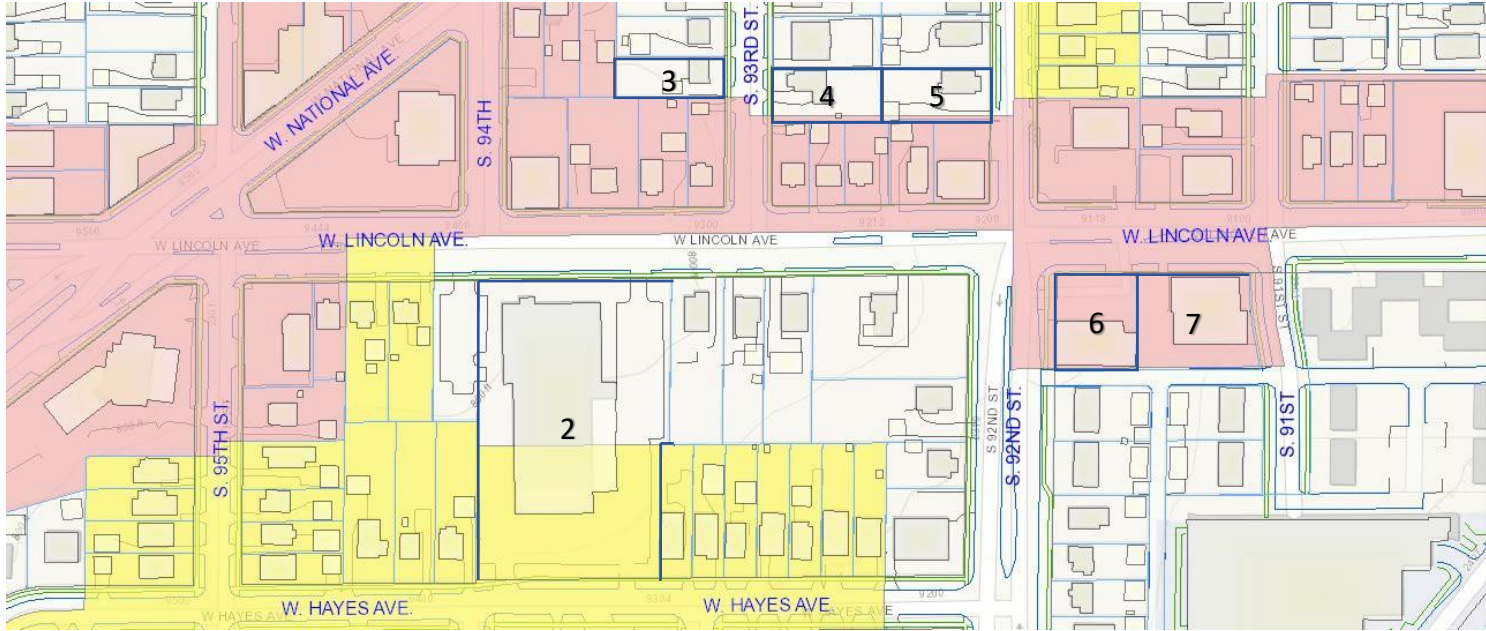
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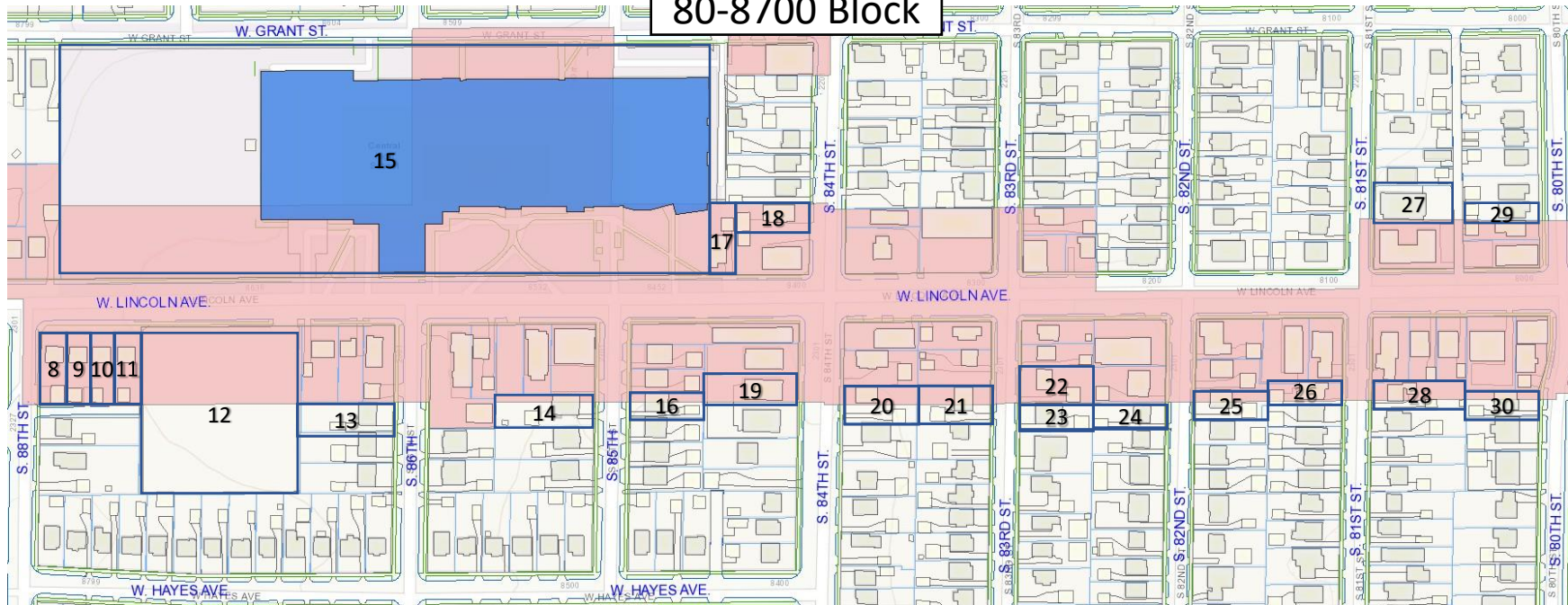
Nathan Hale



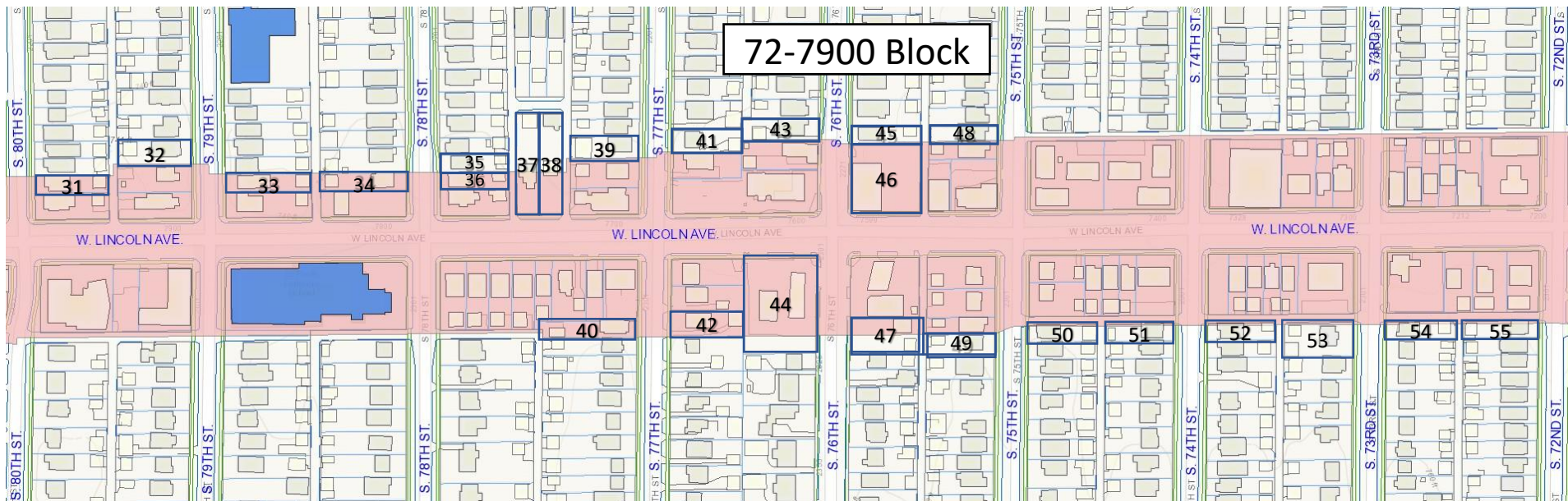
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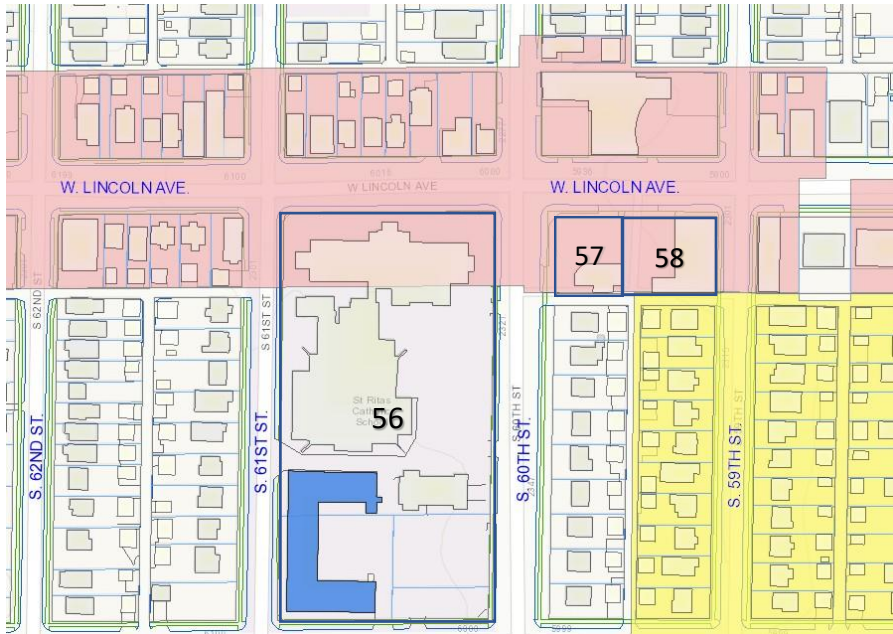
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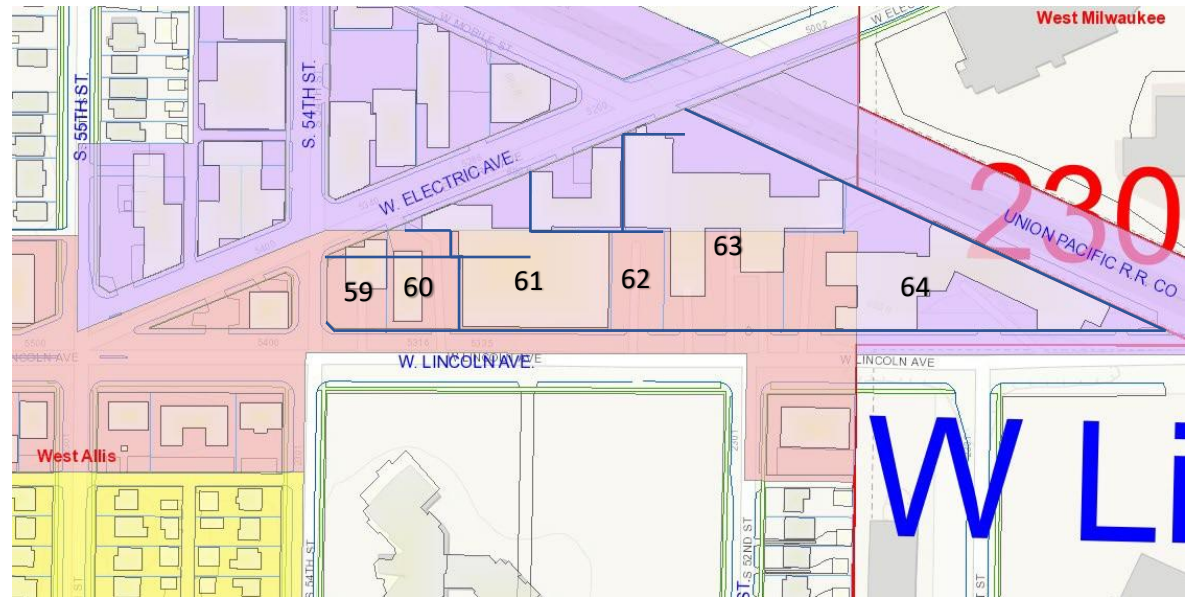
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Tuesday, October 18, 2022
7:00 p.m.

Terry Flechner, II
2257 S 75th St
West Allis, WI 53219

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Dated at West Allis, Wisconsin, this September 16
City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
O-2022-0145

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Planning & Zoning
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September 16, 2022

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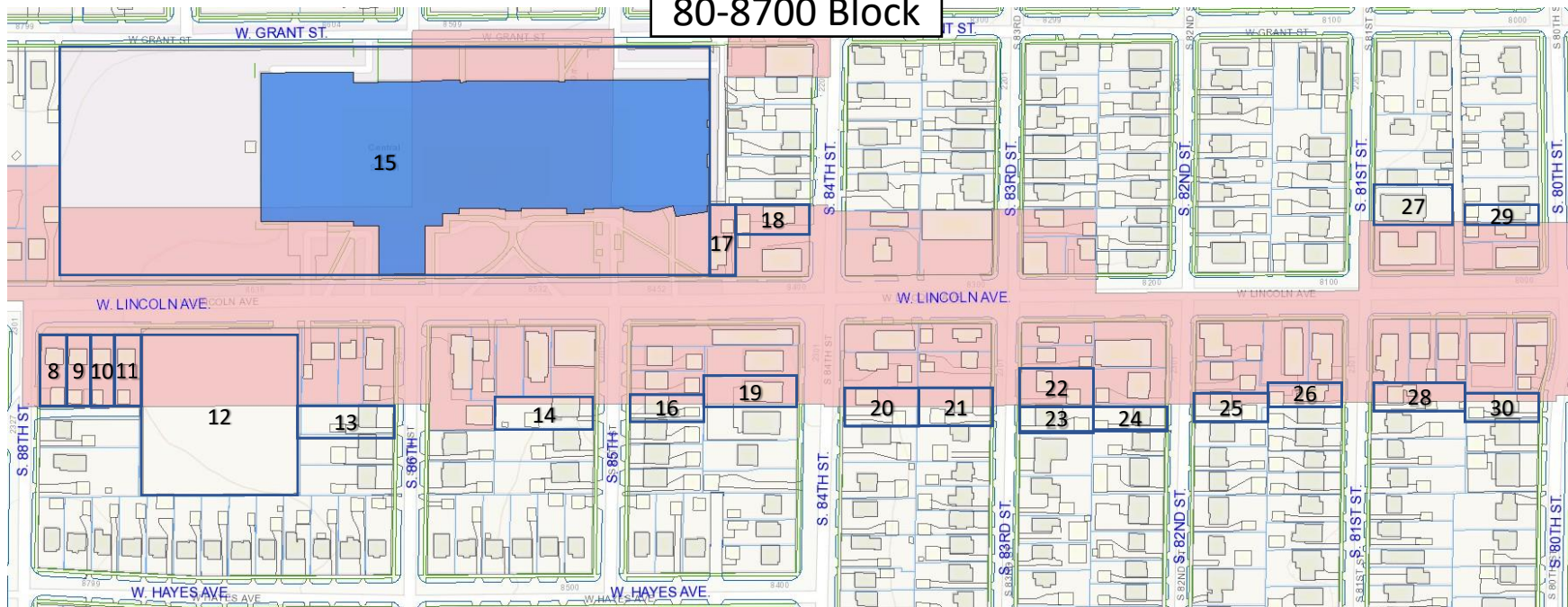
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Lincoln Ave Corridor Rezoning

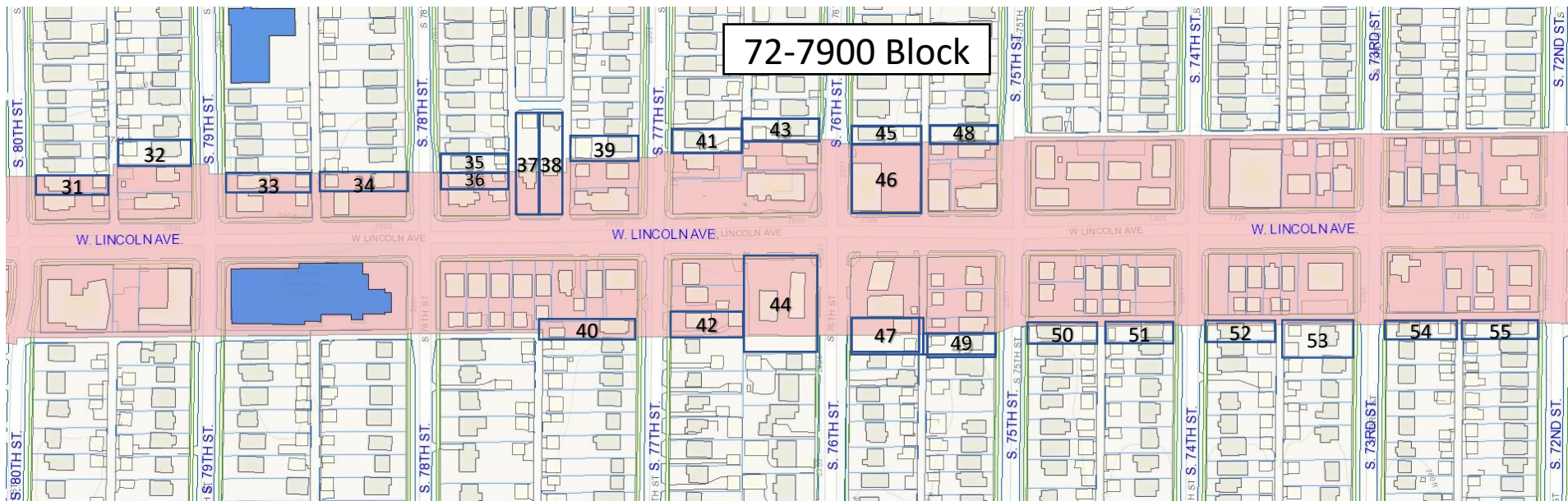
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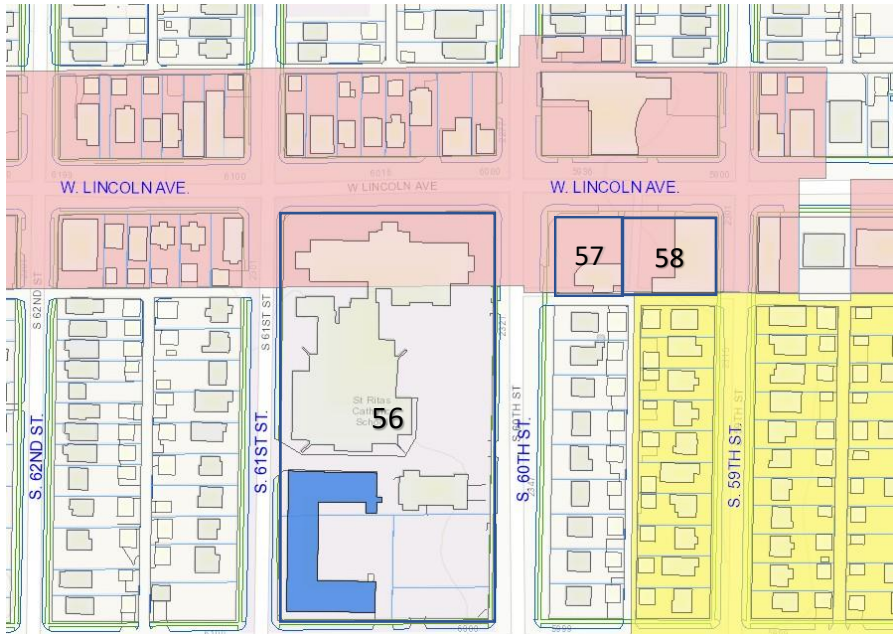
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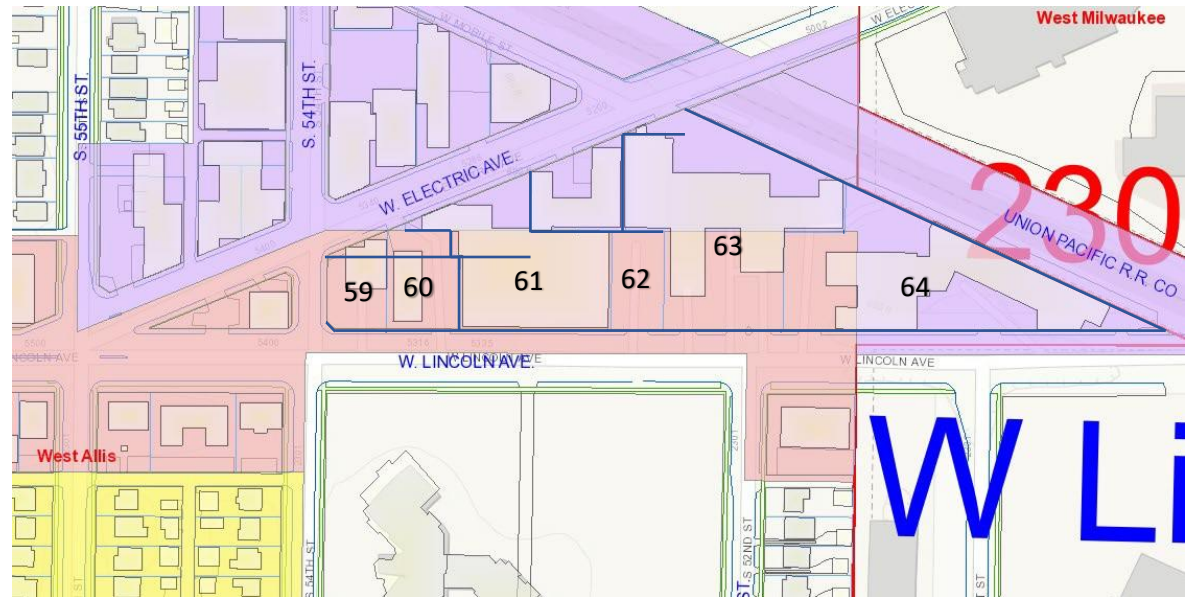
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59-6000 Block



51-5300 Block





CITY OF WEST ALLIS
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7:00 p.m.

Donna Simon
2321 S 75 St
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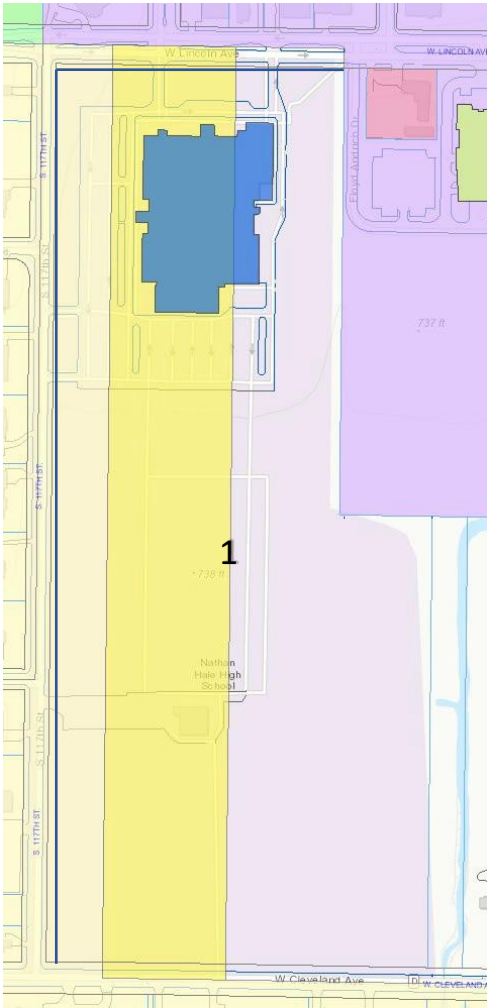
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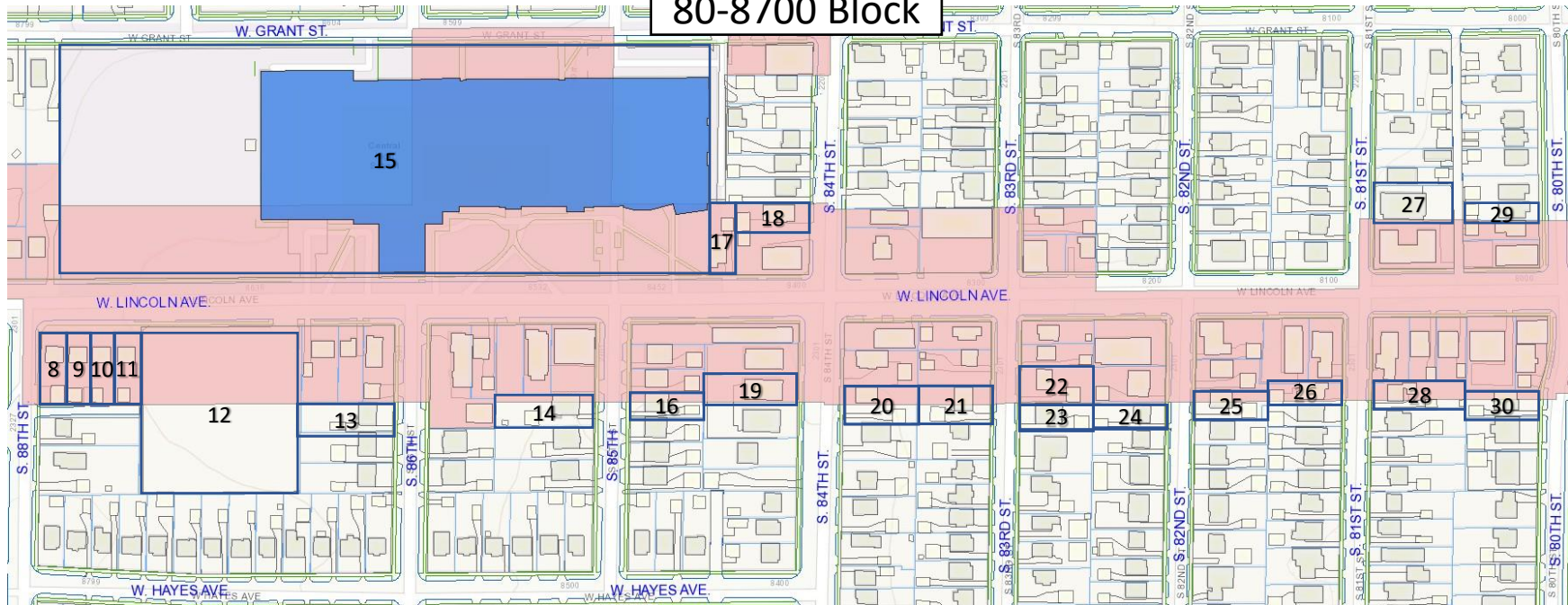
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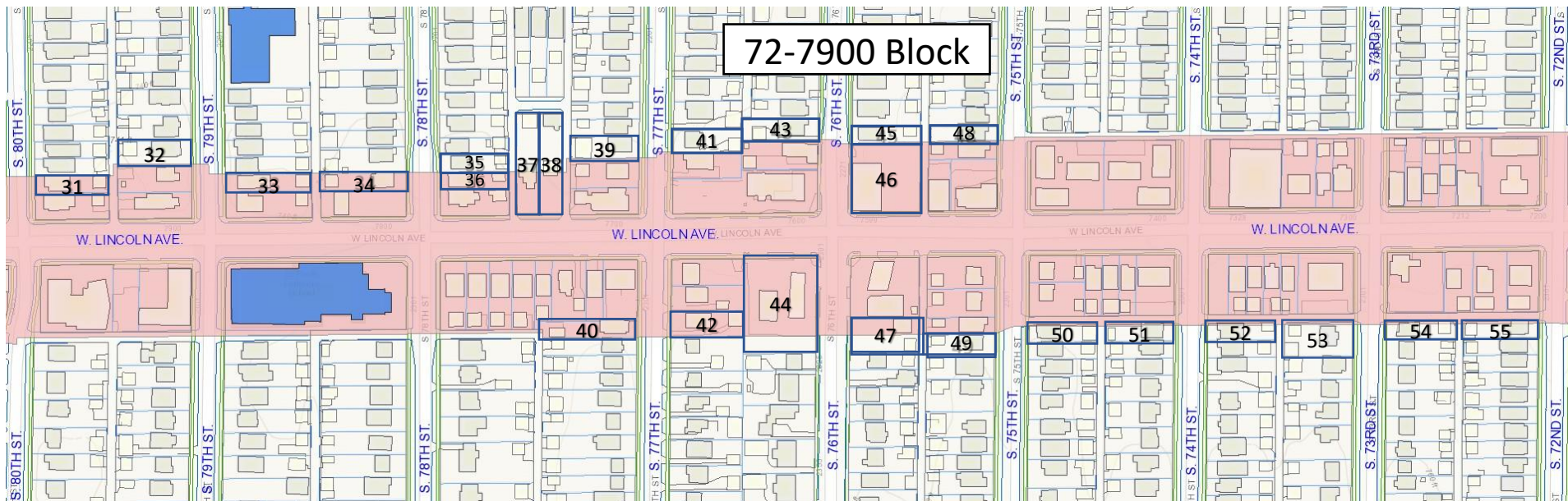
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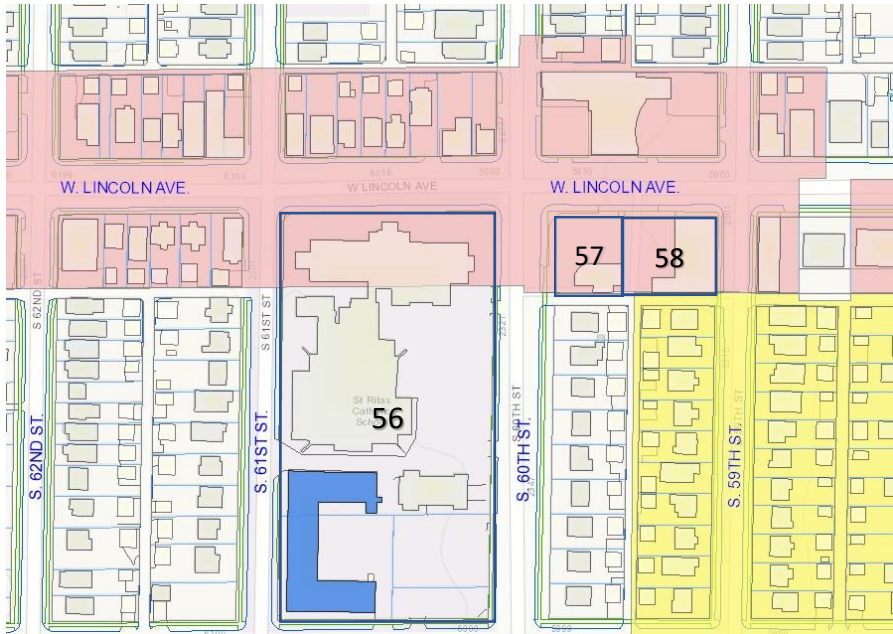
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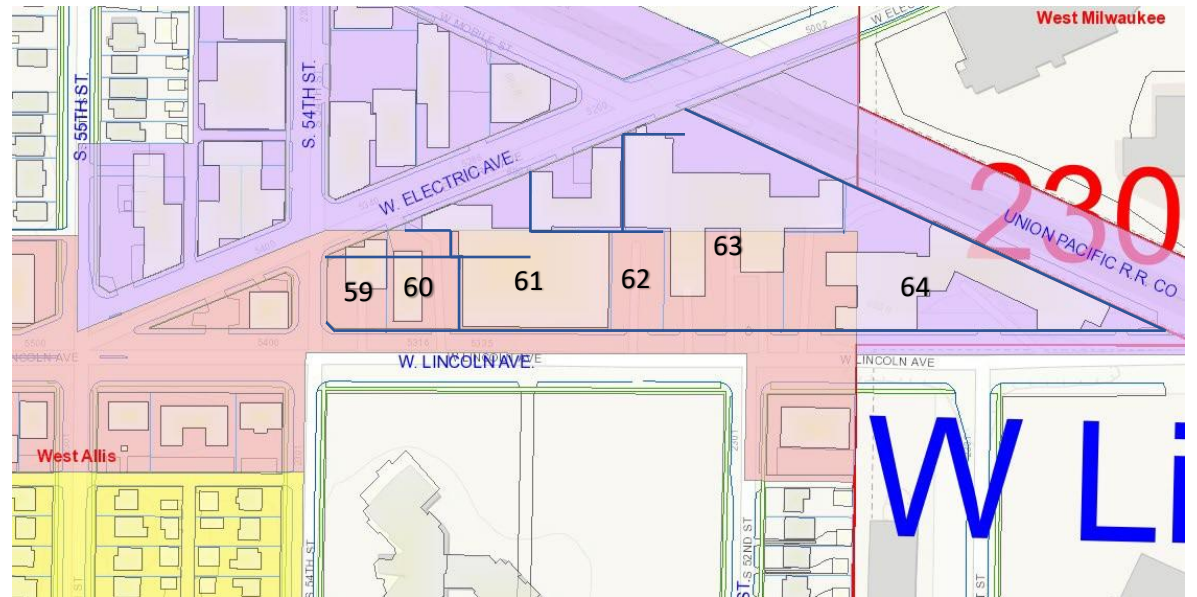
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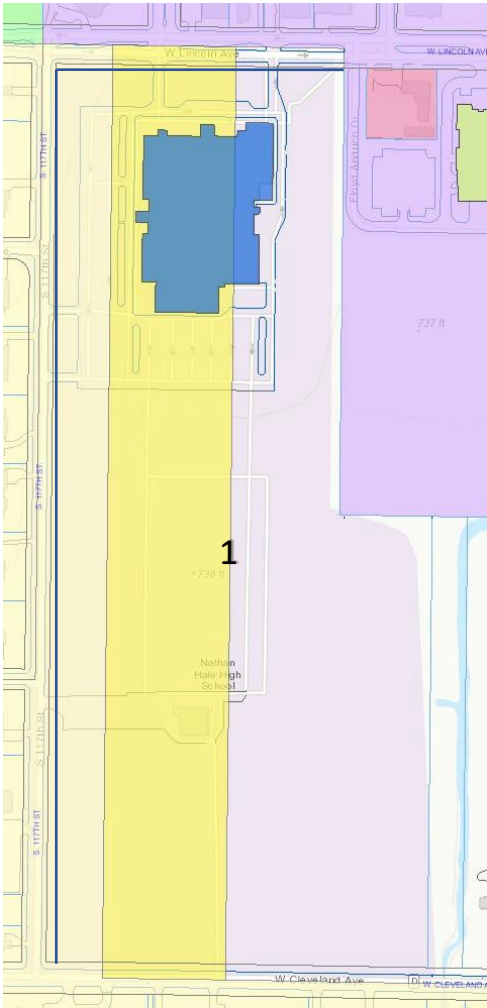
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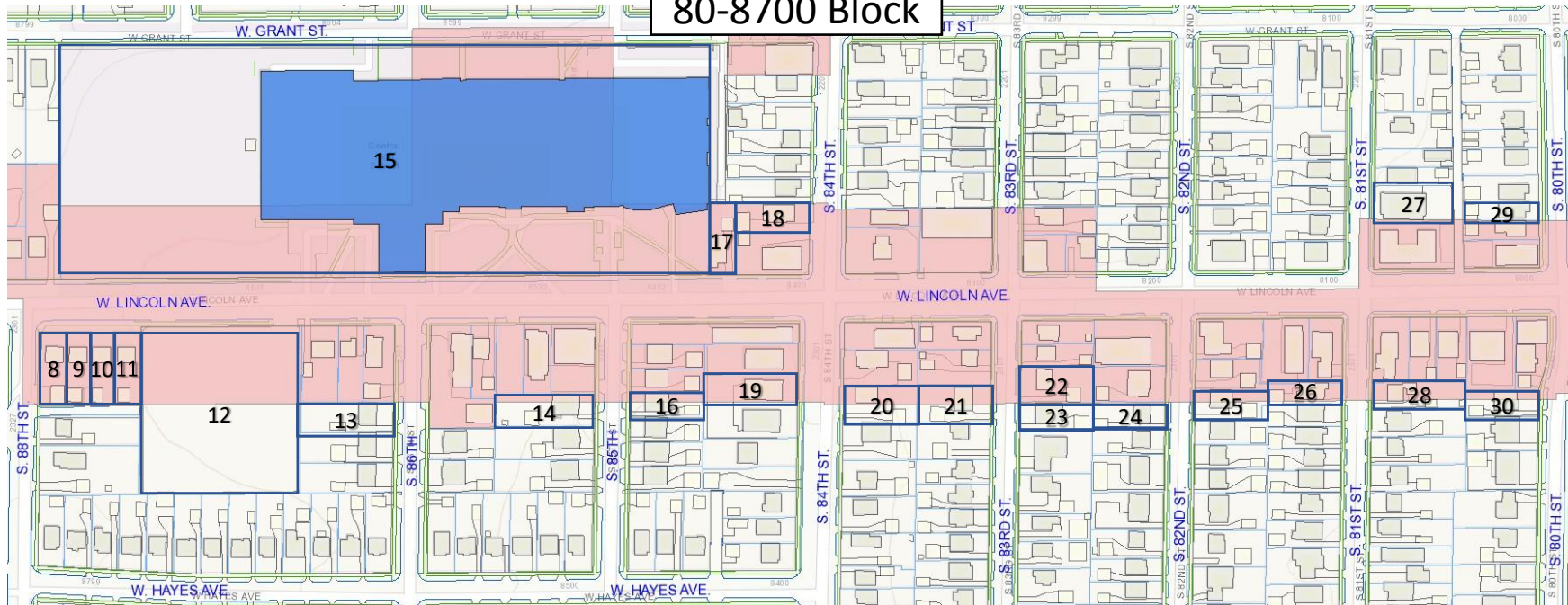
Nathan Hale



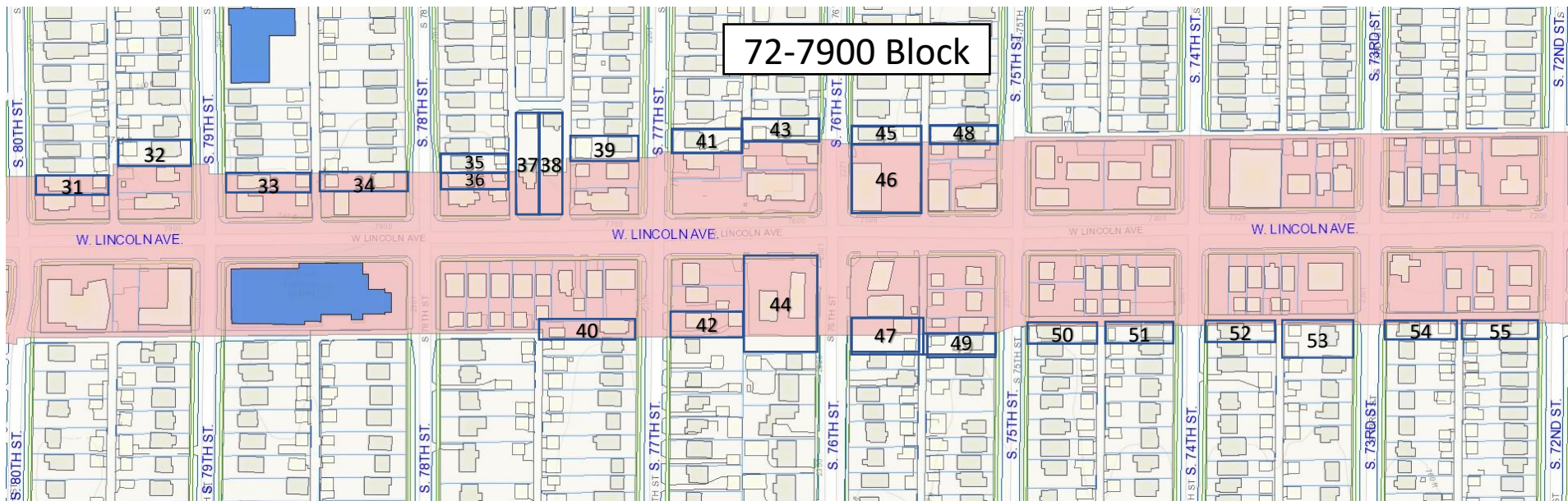
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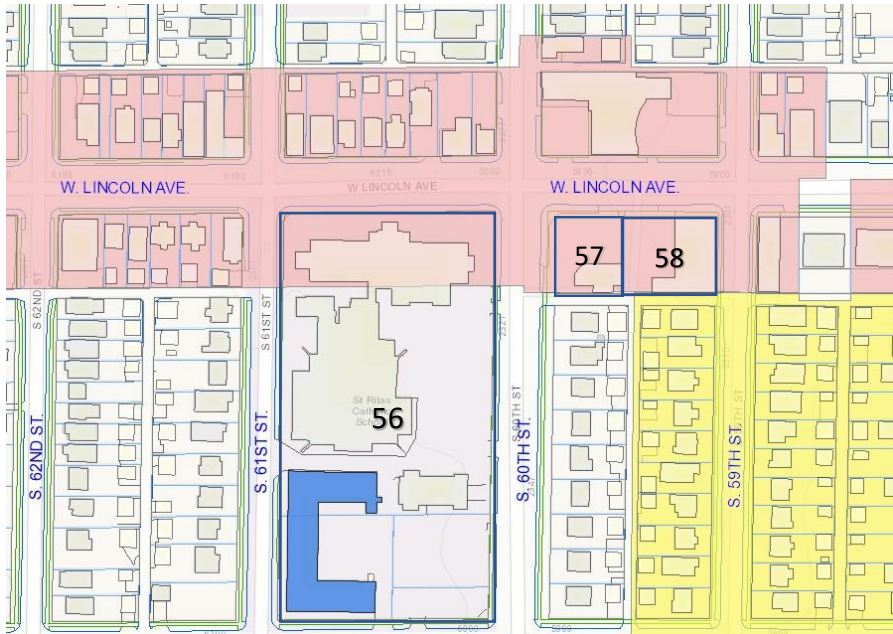
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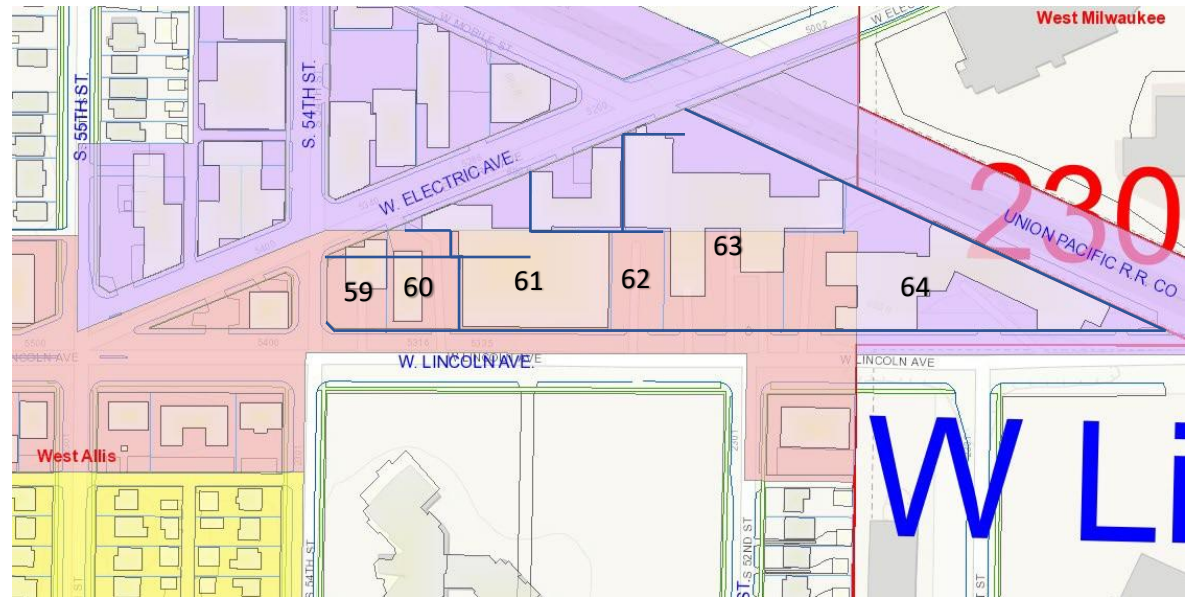
72-7900 Block



59-6000 Block



51-5300 Block





CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Pamela A Stardy
2319 S 74 St
West Allis, WI 53219

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a public hearing on Tuesday October 18, 2022, at 7:00 P.M., or soon thereafter in the Common Council Chambers of West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the:

Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan.

Additional project information, comments or questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414-302-8460.

You may express your opinion in writing to the clerk@westalliswi.gov, prior to the meeting, or in person at the public hearing at the above date, time and location.

Dated at West Allis, Wisconsin, this September 16
City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
O-2022-0145

NONDISCRIMINATION STATEMENT

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Planning & Zoning
planning@westalliswi.gov
414.302.8460

September 16, 2022

RE: Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan

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Date: Tuesday, October 18

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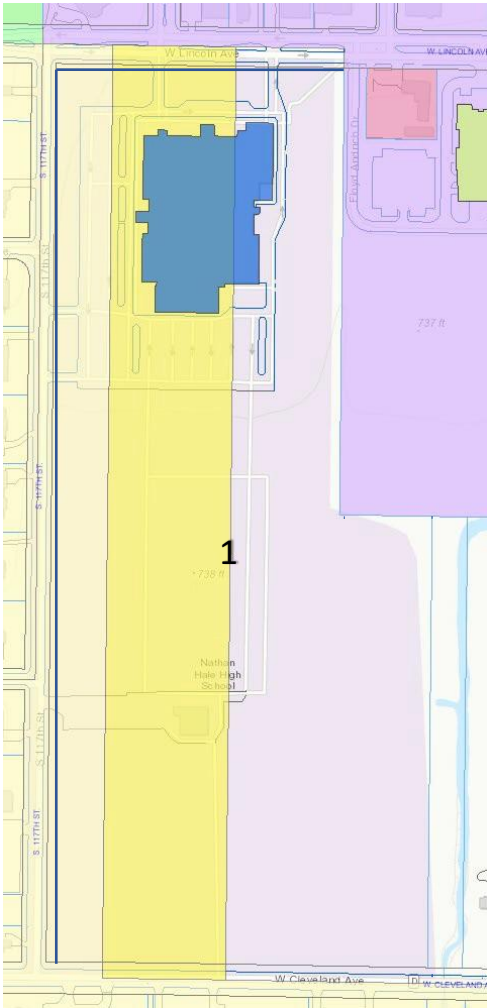
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Lincoln Ave Corridor Rezoning

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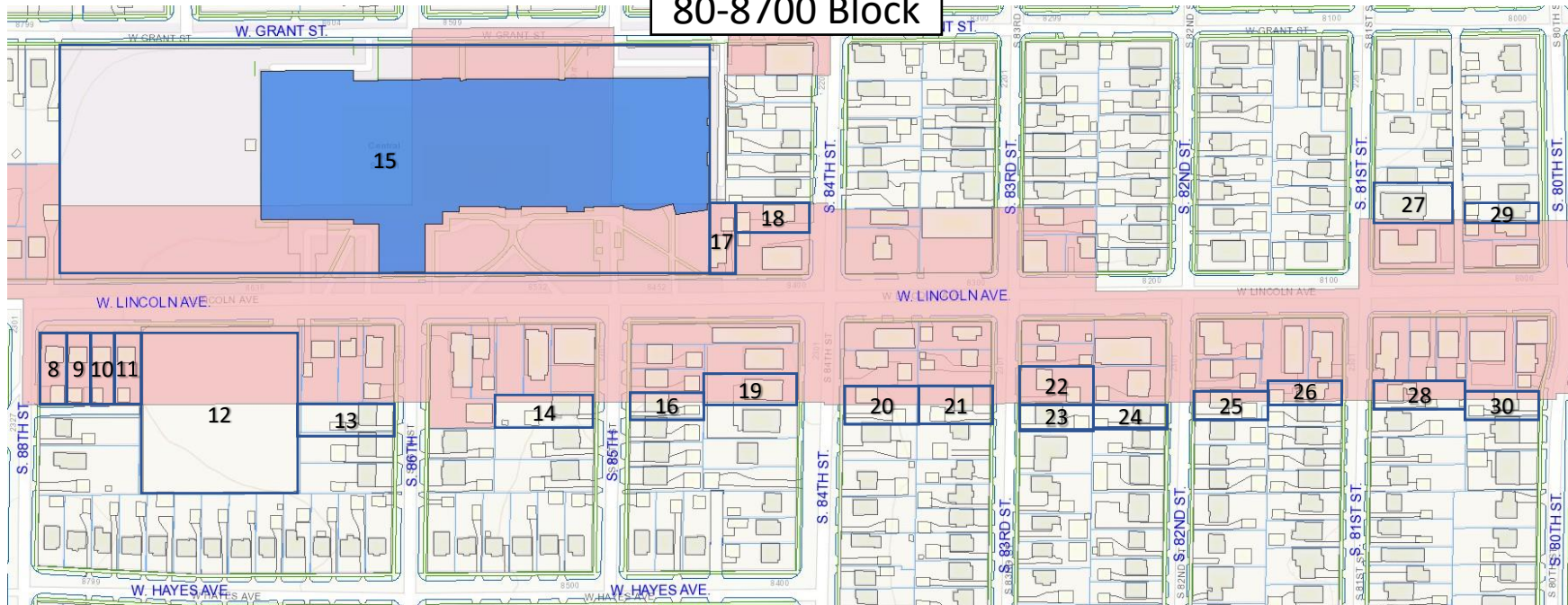
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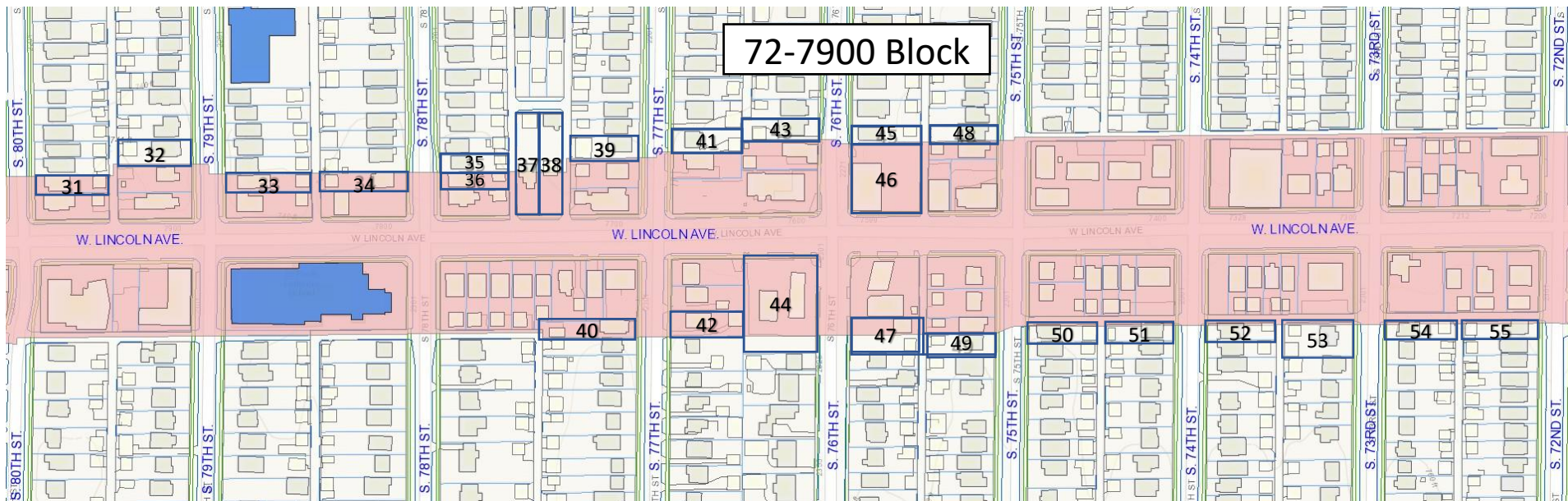
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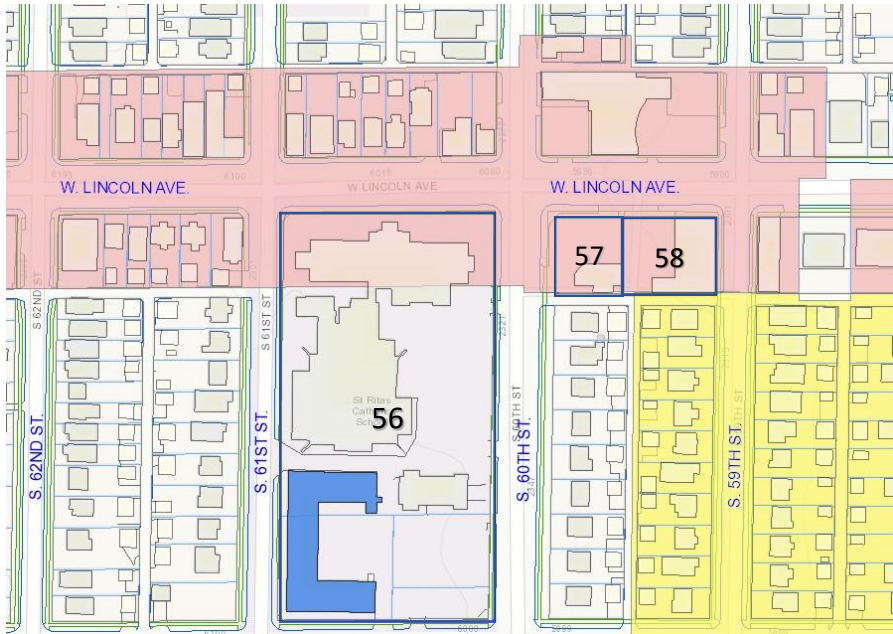
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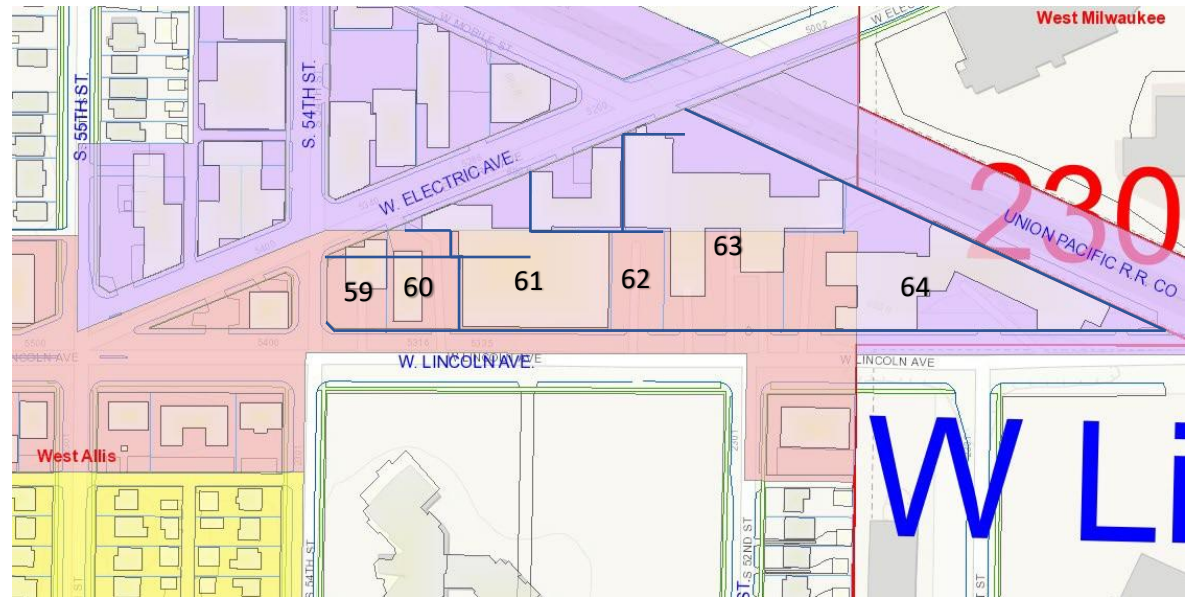
72-7900 Block



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CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Burkard Barbara A Trust
3750 S Massachusetts Ave
Milwaukee, WI 53220

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City Clerk
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September 16, 2022

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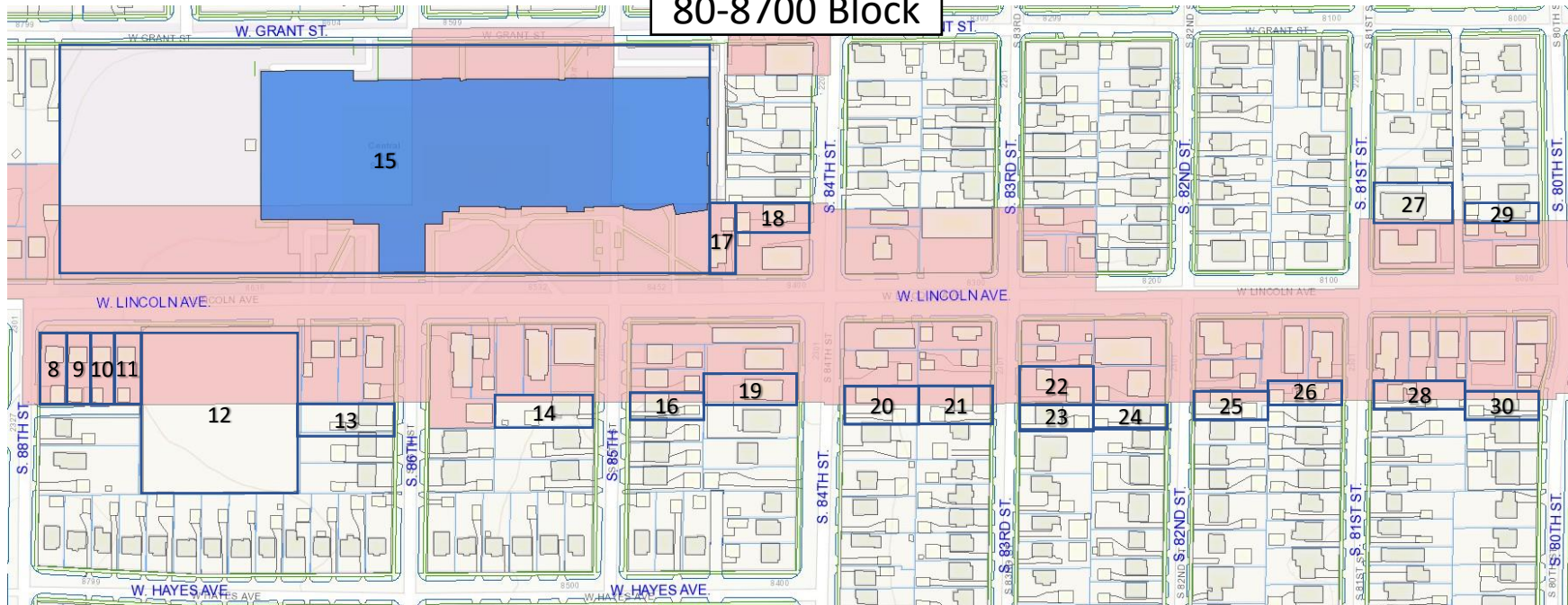
Steven J. Schaer, AICP
Manager, Planning & Zoning Office
City of West Allis

Lincoln Ave Corridor Rezoning

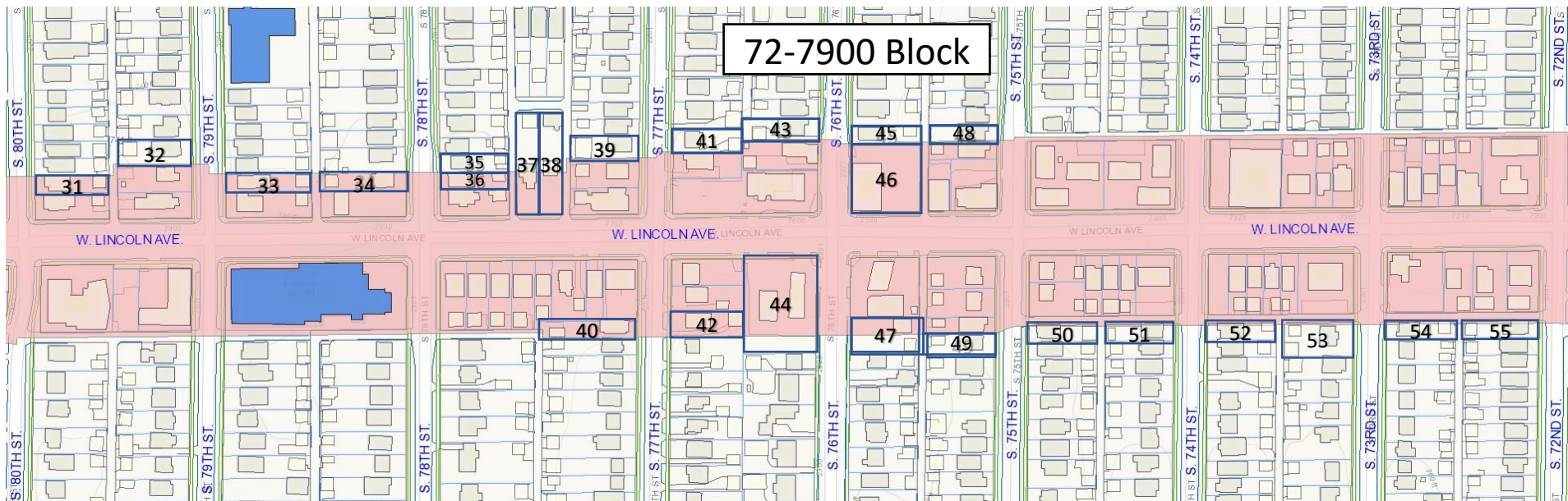
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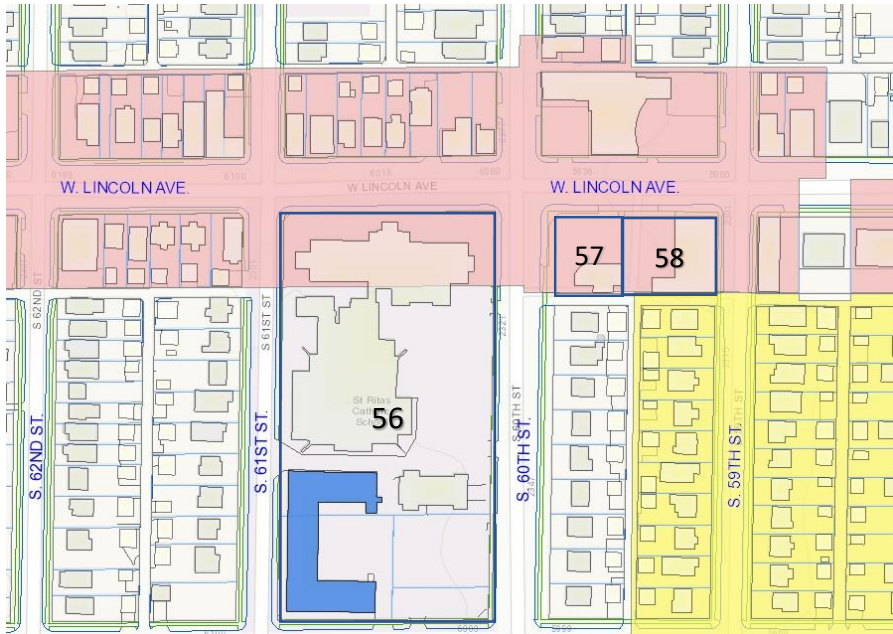
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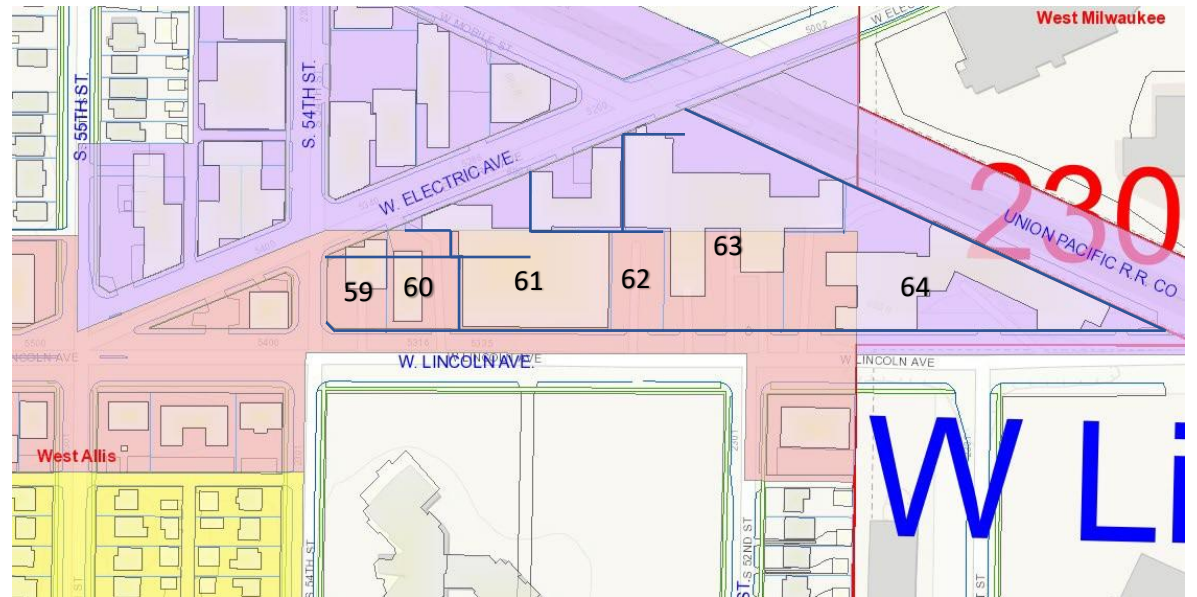
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Tuesday, October 18, 2022
7:00 p.m.

Shari L Fritsch
2323 S 73 St
West Allis, WI 53219

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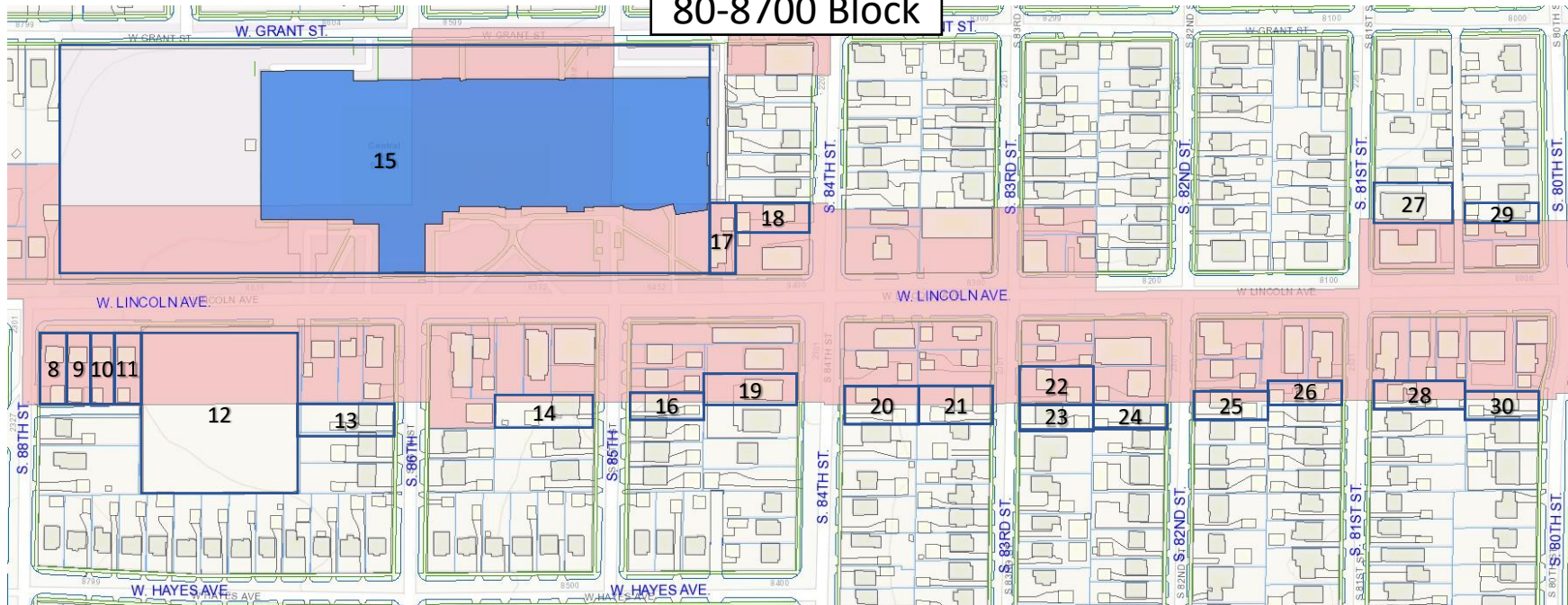
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Manager, Planning & Zoning Office
City of West Allis

Lincoln Ave Corridor Rezoning

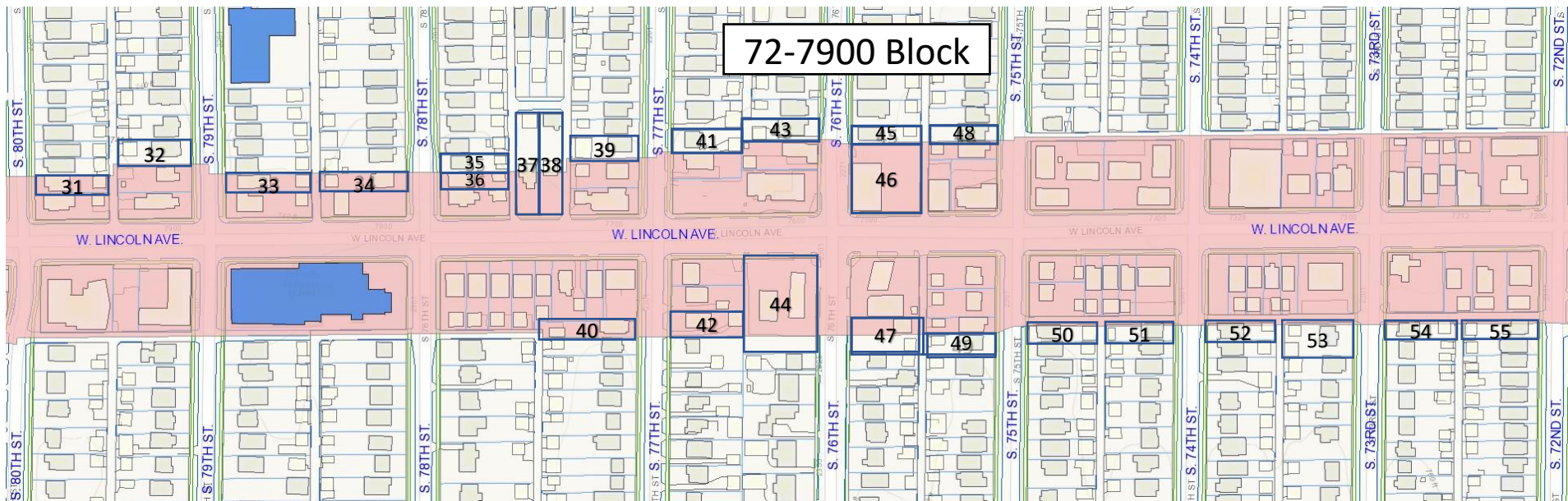
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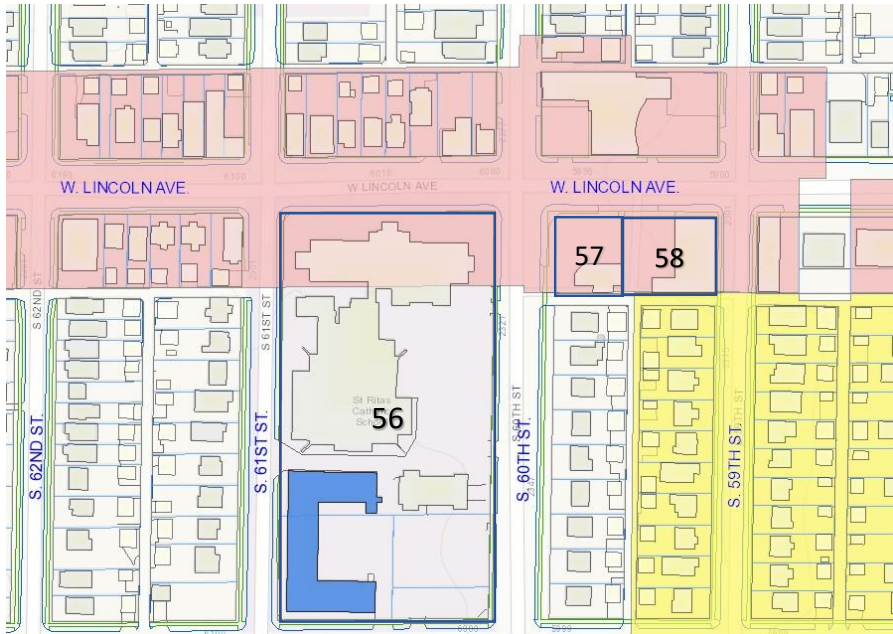
80-8700 Block



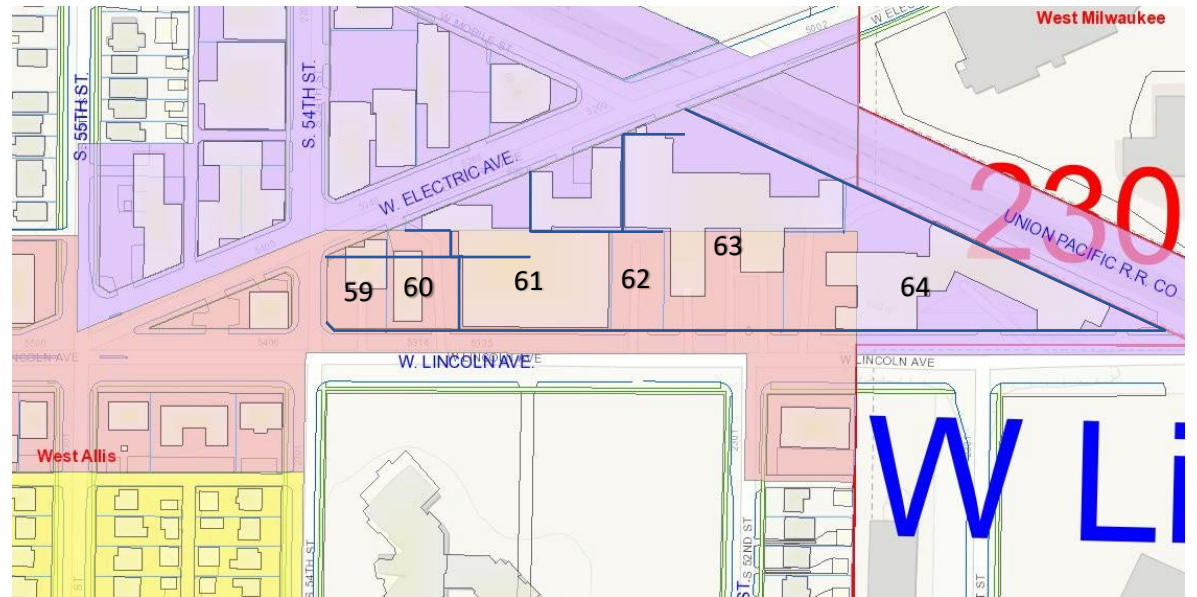
72-7900 Block



59-6000 Block



51-5300 Block





CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Olga Santana
2318 S 73 St
West Allis, WI 53219

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a public hearing on Tuesday October 18, 2022, at 7:00 P.M., or soon thereafter in the Common Council Chambers of West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the:

Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan.

Additional project information, comments or questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414-302-8460.

You may express your opinion in writing to the clerk@westalliswi.gov, prior to the meeting, or in person at the public hearing at the above date, time and location.

Dated at West Allis, Wisconsin, this September 16
City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
O-2022-0145

NONDISCRIMINATION 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 enjoy 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



Planning & Zoning
planning@westalliswi.gov
414.302.8460

September 16, 2022

RE: Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan

Dear property owner,

This letter is an invitation to attend the public hearing regarding rezoning properties along the Lincoln Ave corridor. Your property has been identified as a potential candidate for rezoning by the City of West Allis Common Council.

Most proposed rezonings will change a property's zoning from "split" (ex: C-2 commercial and RB residential) to the most appropriate district of the two. Properties directly along Lincoln Ave will typically be adjusted to solely a commercial district while properties that are not directly along Lincoln Ave will typically be adjusted to a residential-only district.

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1. Eliminate split zoning (where a single property is in multiple zoning districts) to avoid confusion
2. Align the corridor's zoning with the 2040 Comprehensive Plan and Future Land Use Map
3. Encourage more organized and consistent development
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What this means for you

Zoning districts determine what uses are allowed and how a given property can be built upon. In most cases, rezoned properties will be unaffected. If rezoned, any existing uses will be allowed to continue to operate. Rezoning may impact what a property can be used for in the future and how new structures on the property can be built.

Public Meeting Information

Location: City Hall, 7525 W. Greenfield Ave.

Date: Tuesday, October 18

Time: 7:00 pm

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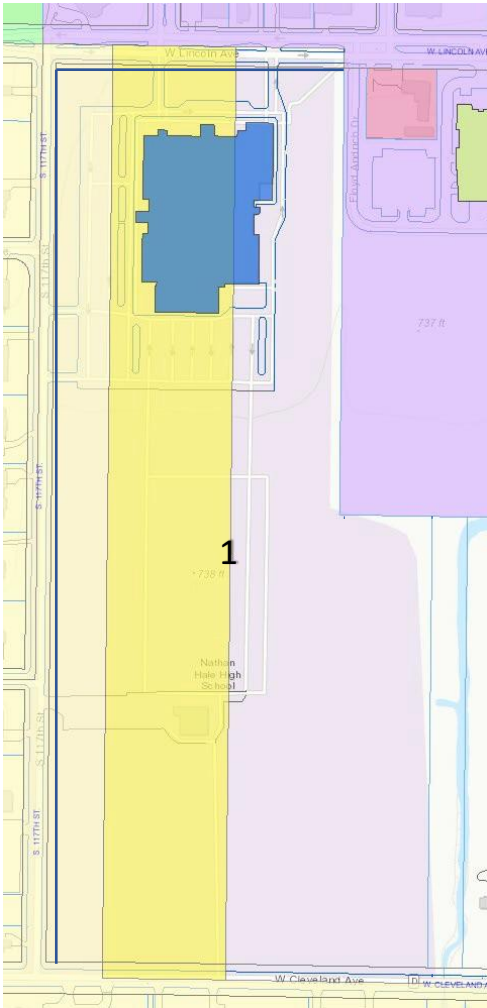
Steven J. Schaer, AICP
Manager, Planning & Zoning Office
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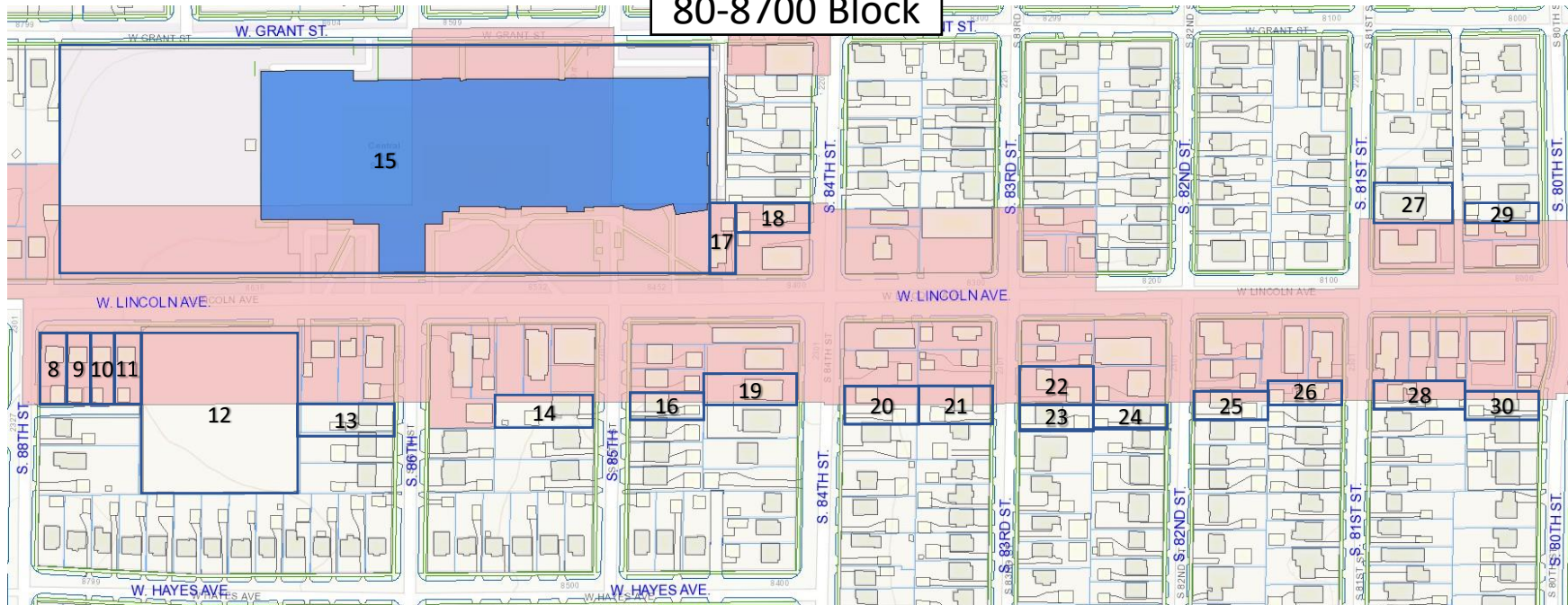
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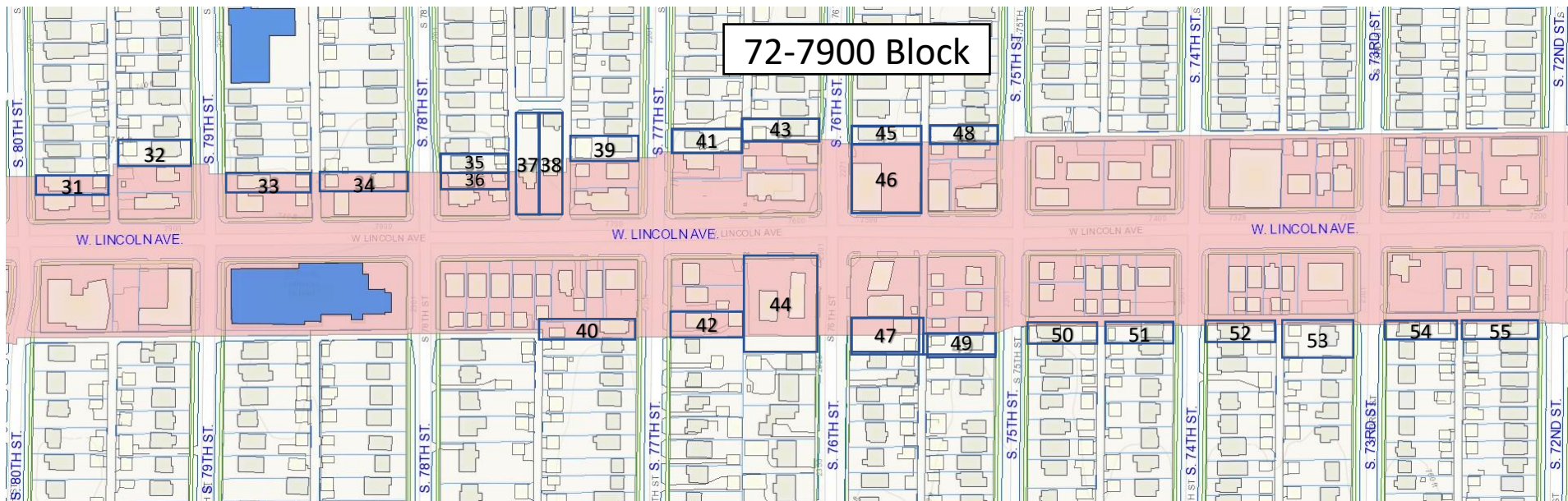
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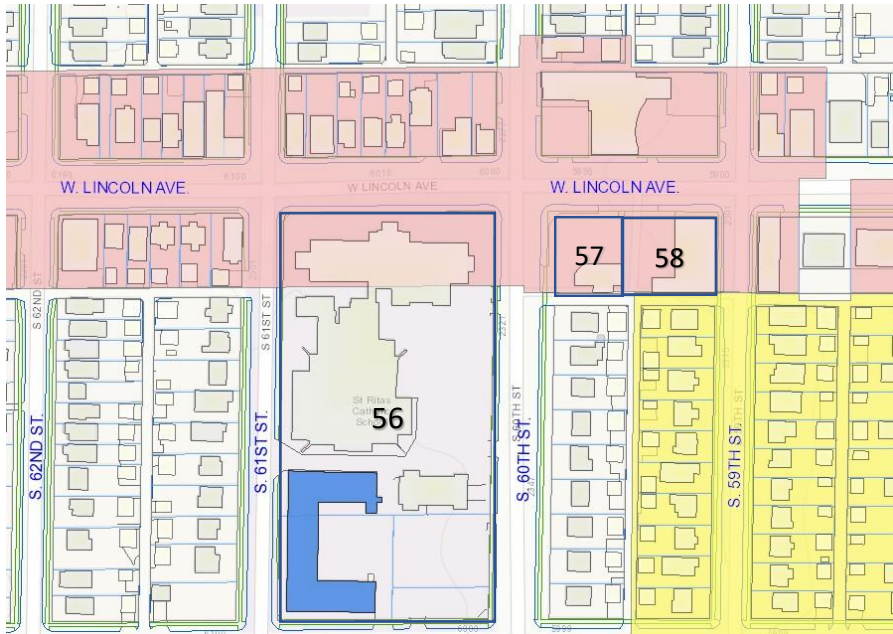
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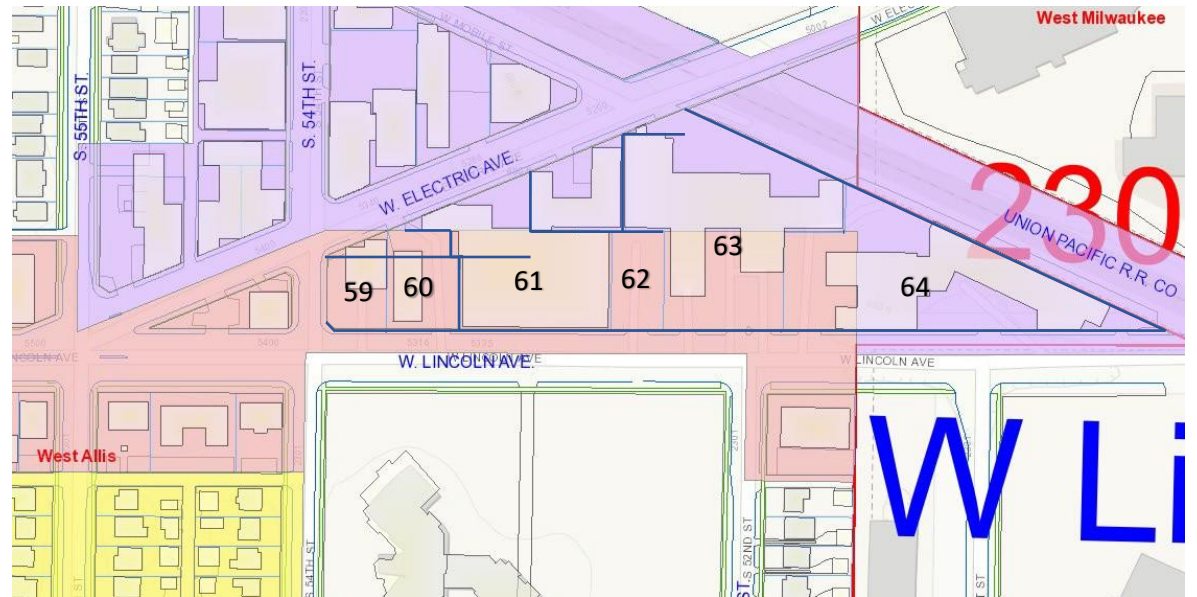
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Megan A Kos
2319 S 72nd St
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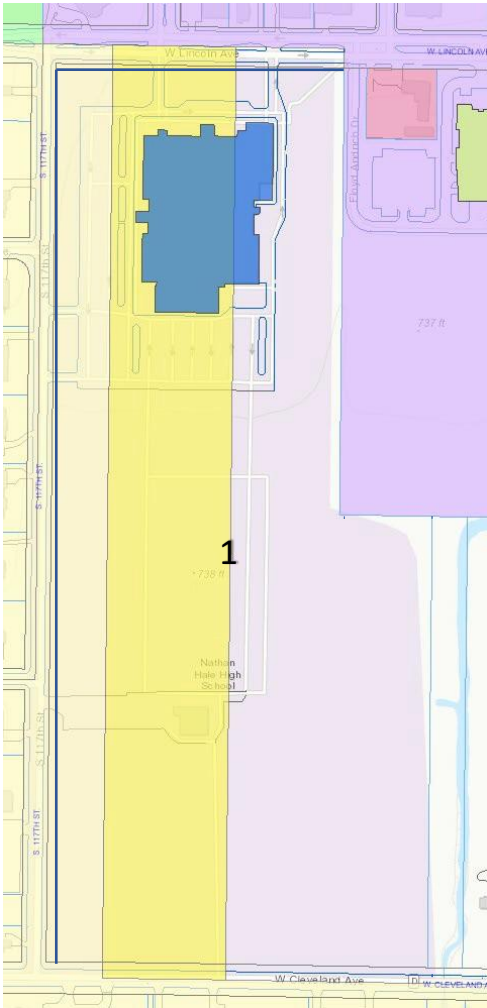
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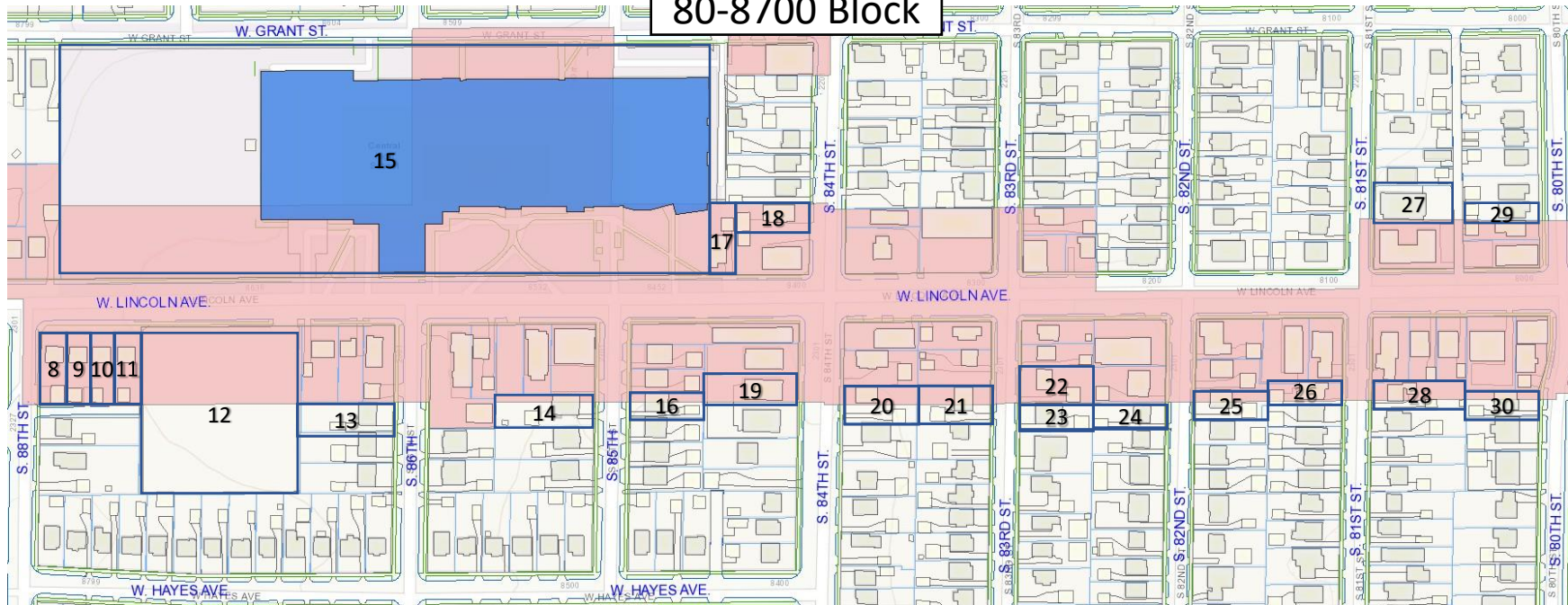
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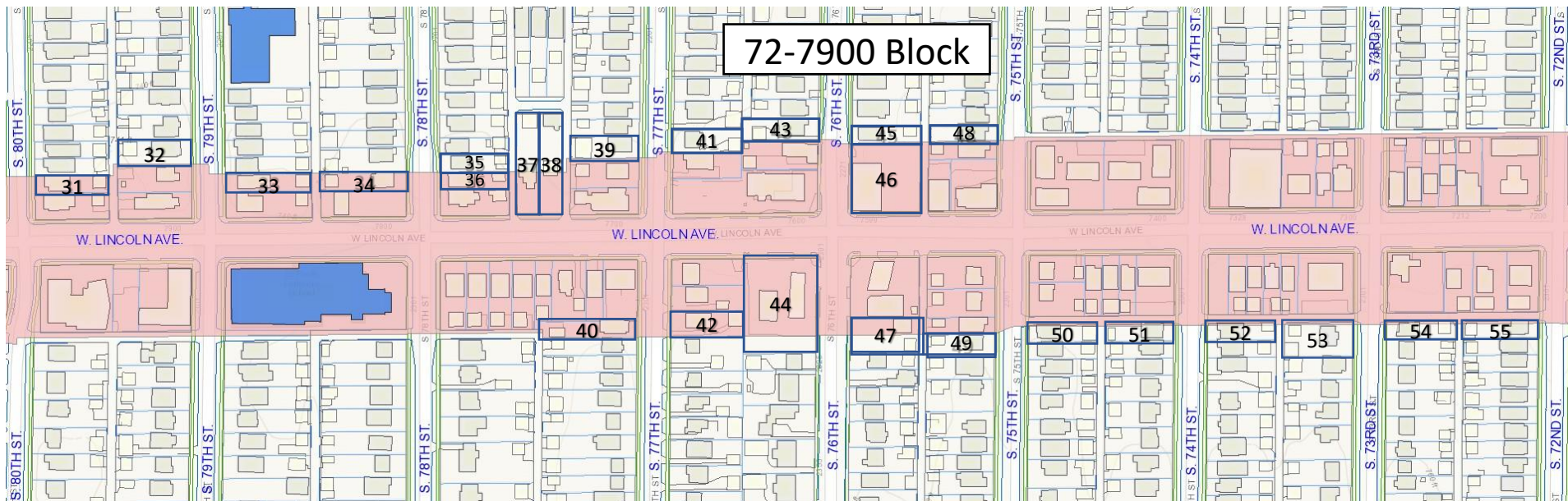
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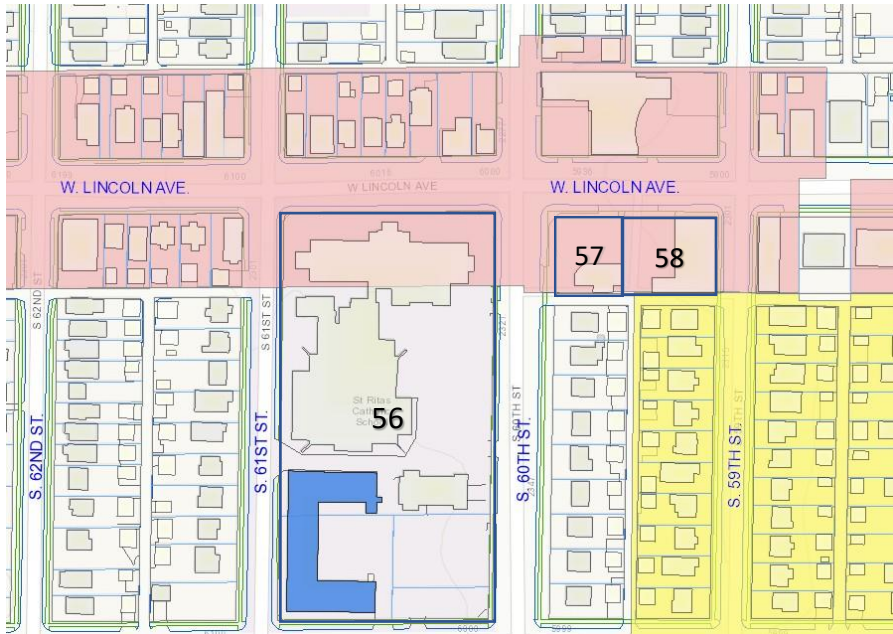
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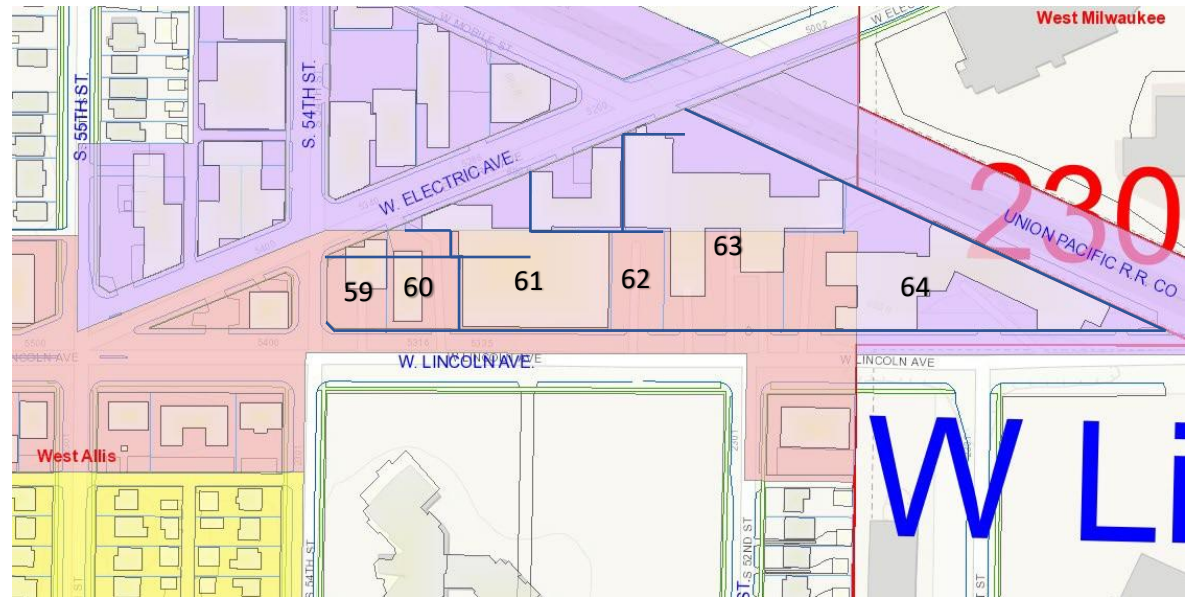
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7:00 p.m.

Church St Rita Cong
2318 S 61 St
West Allis, WI 53219

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a public hearing on Tuesday October 18, 2022, at 7:00 P.M., or soon thereafter in the Common Council Chambers of West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the:

Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan.

Additional project information, comments or questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414-302-8460.

You may express your opinion in writing to the clerk@westalliswi.gov, prior to the meeting, or in person at the public hearing at the above date, time and location.

Dated at West Allis, Wisconsin, this September 16
City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
O-2022-0145

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Planning & Zoning
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September 16, 2022

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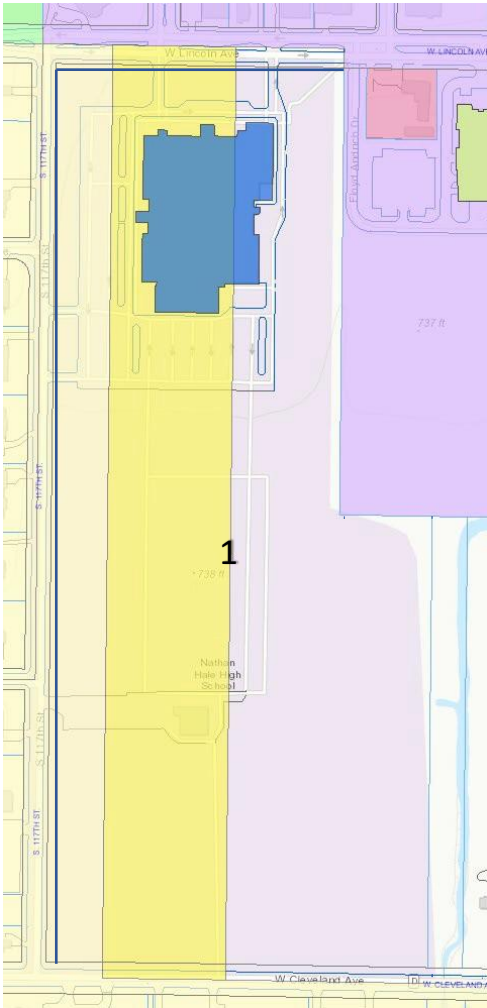
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Lincoln Ave Corridor Rezoning

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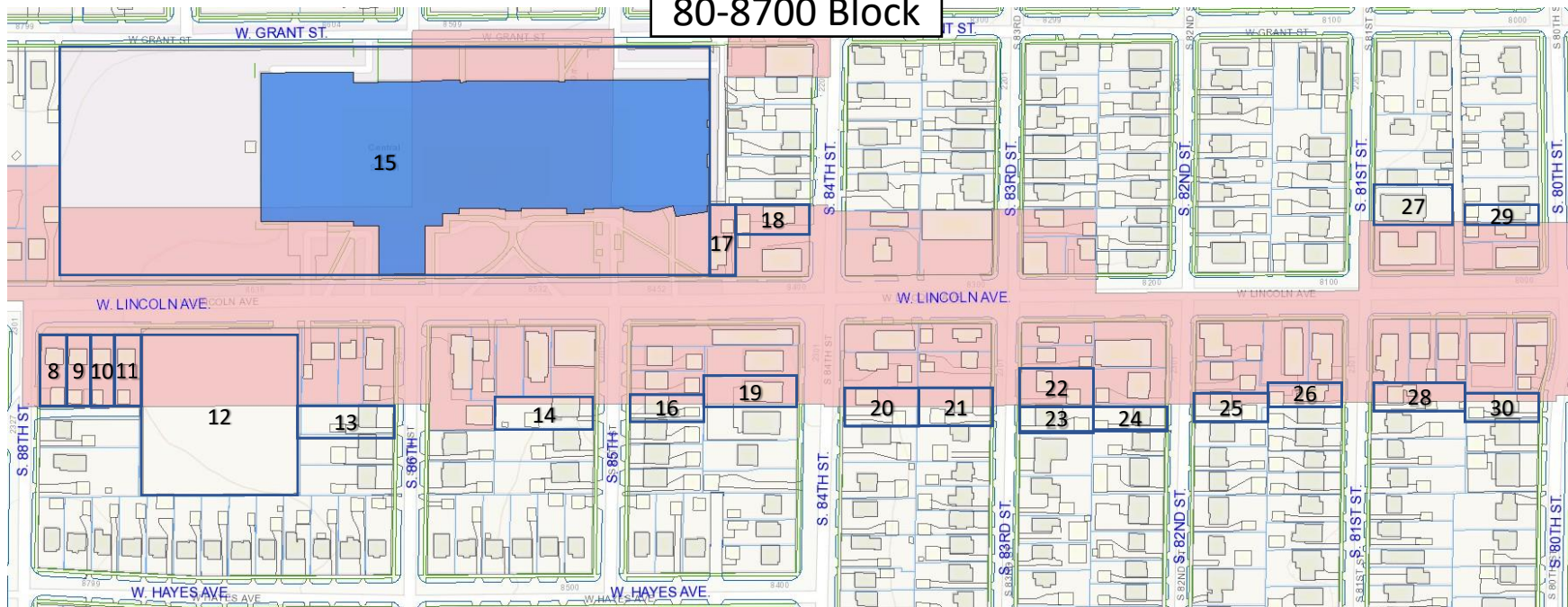
Nathan Hale



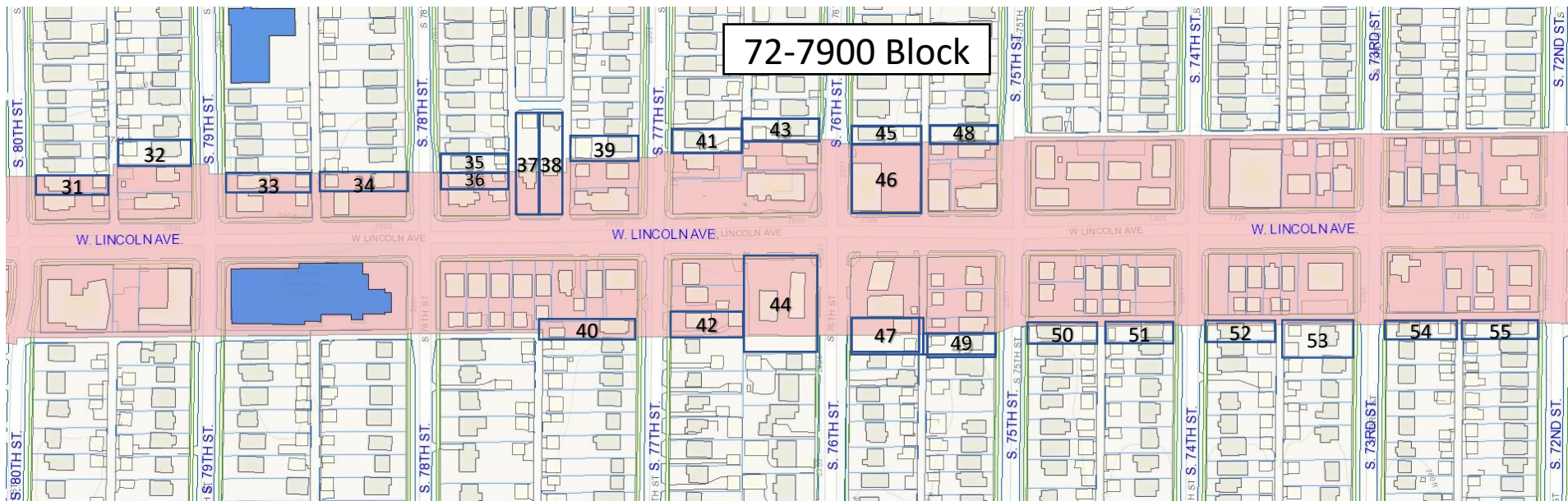
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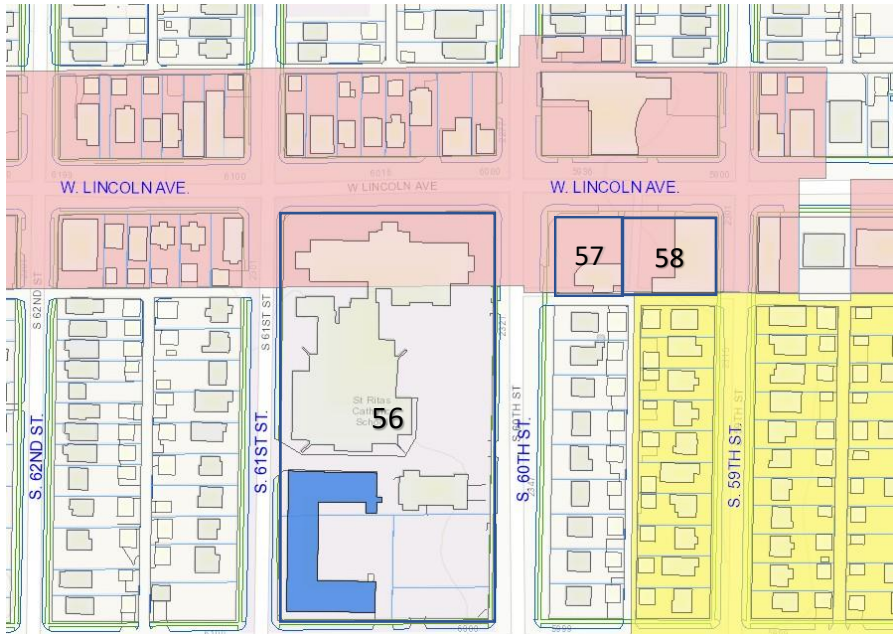
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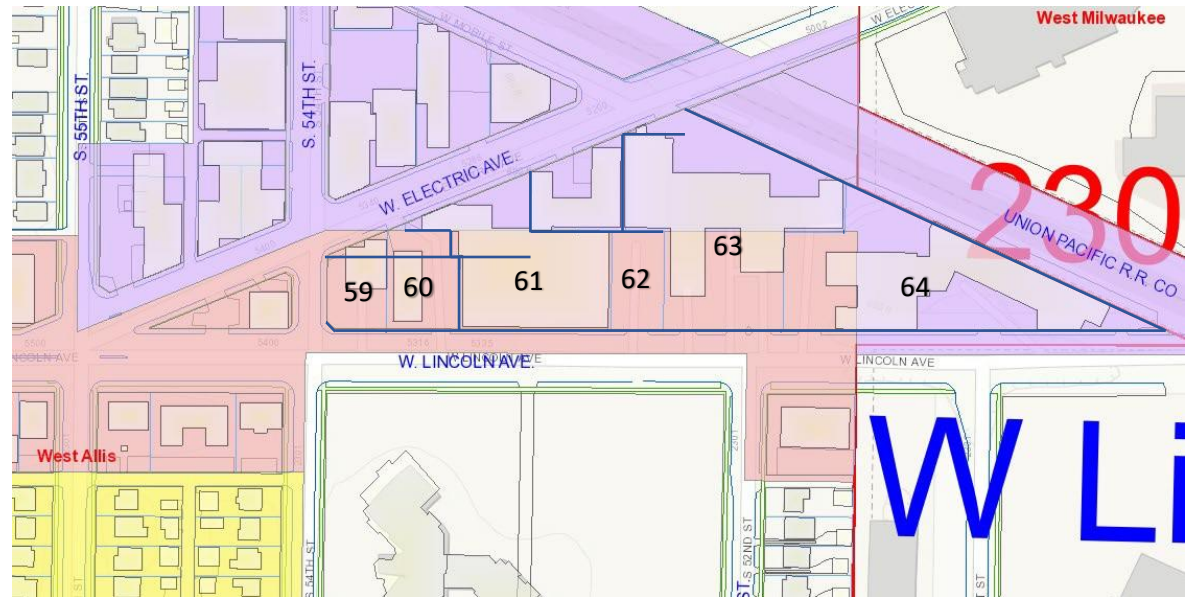
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Satpal Kaleka
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September 16, 2022

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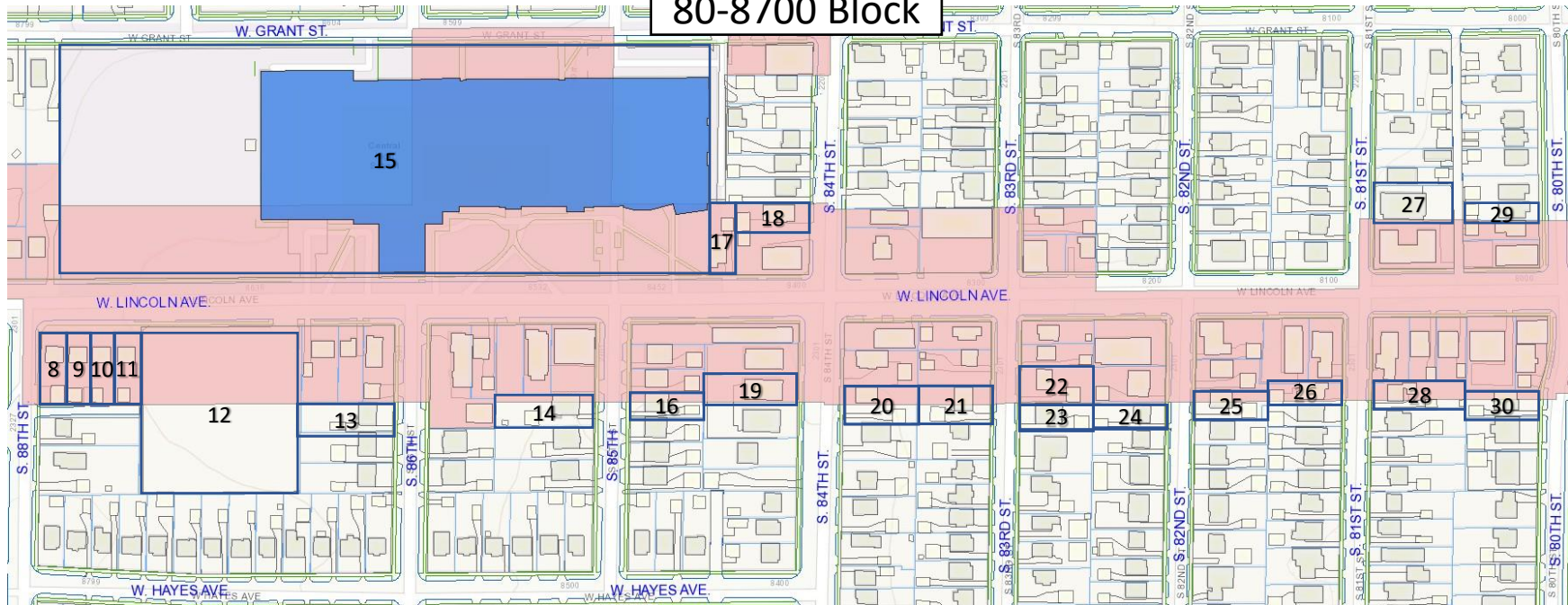
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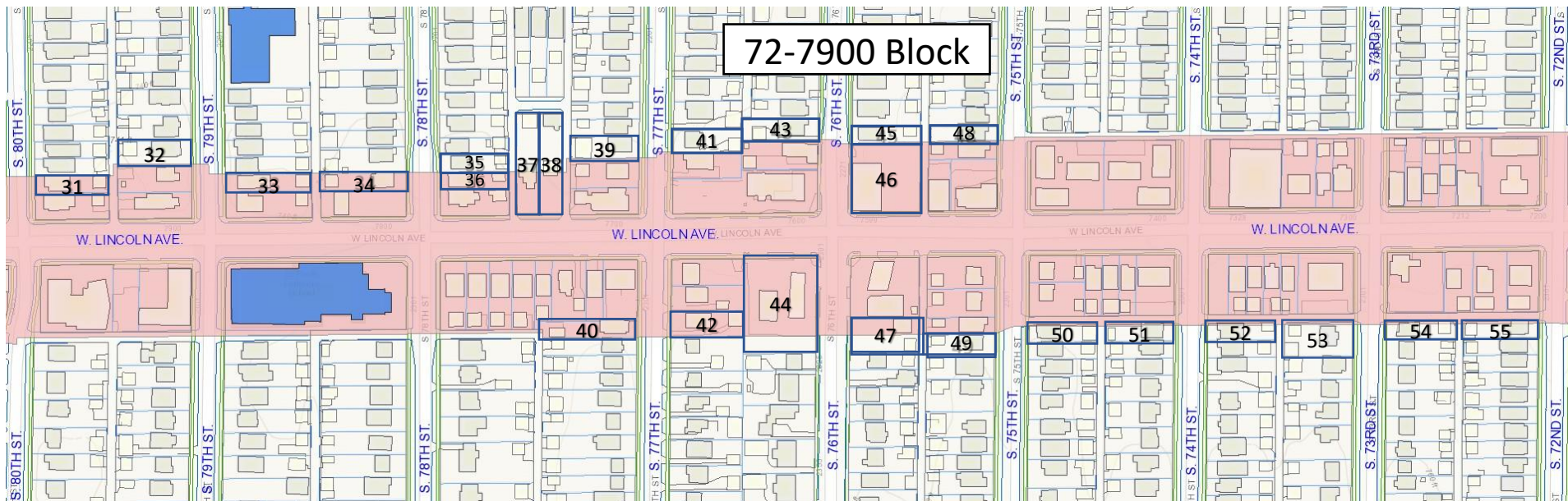
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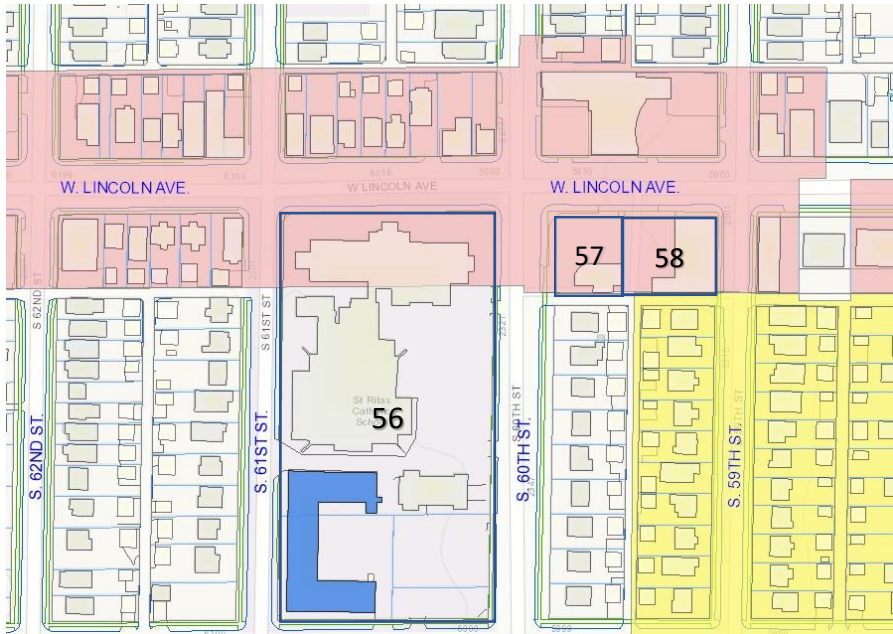
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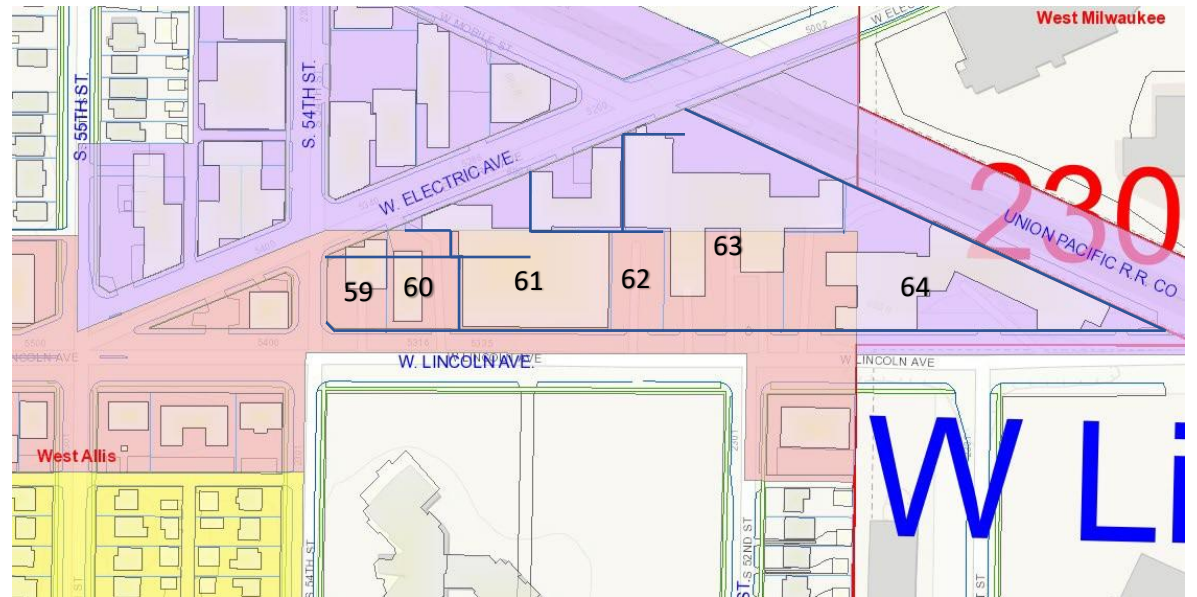
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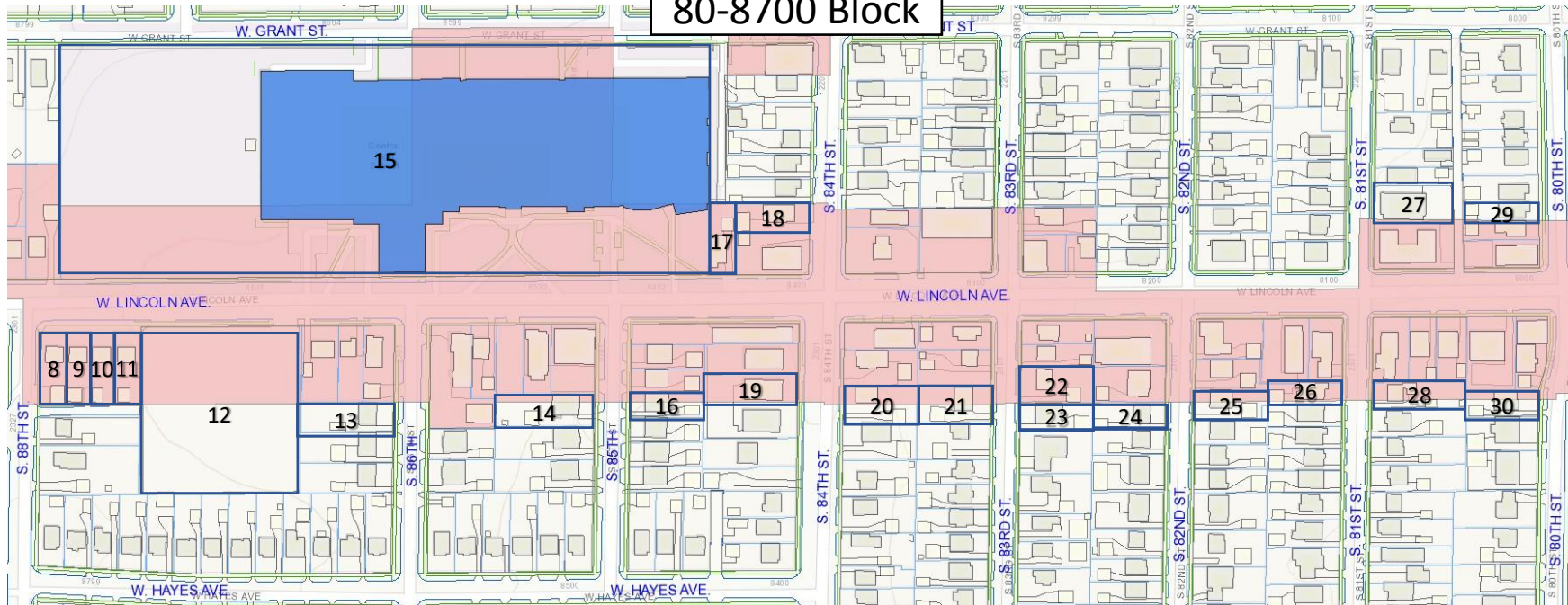
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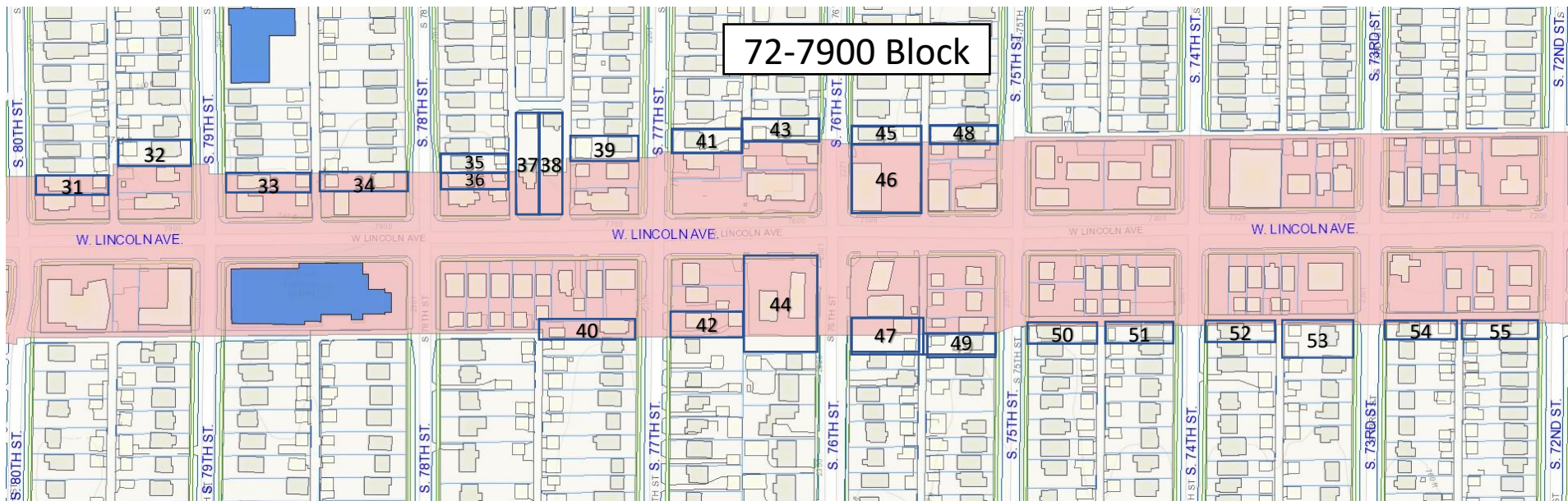
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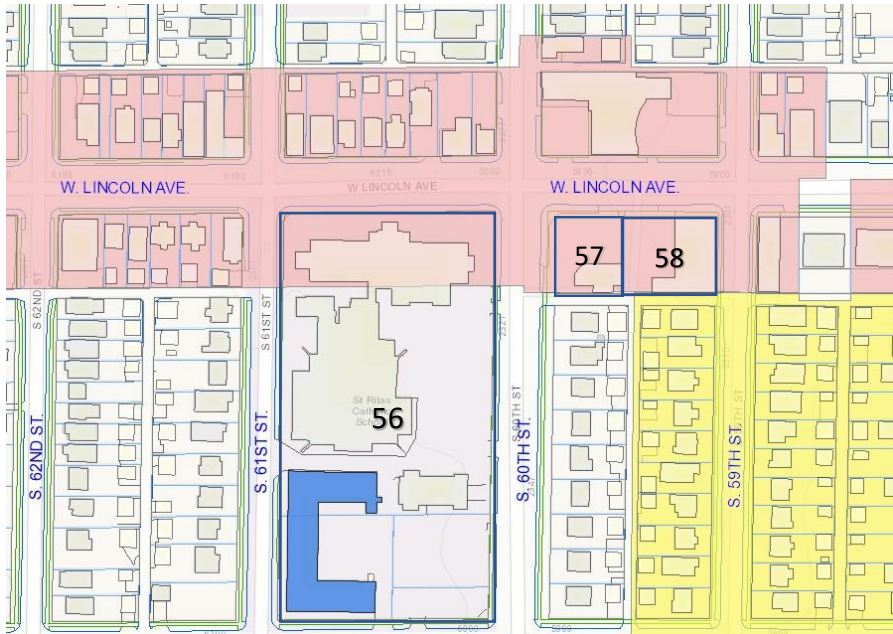
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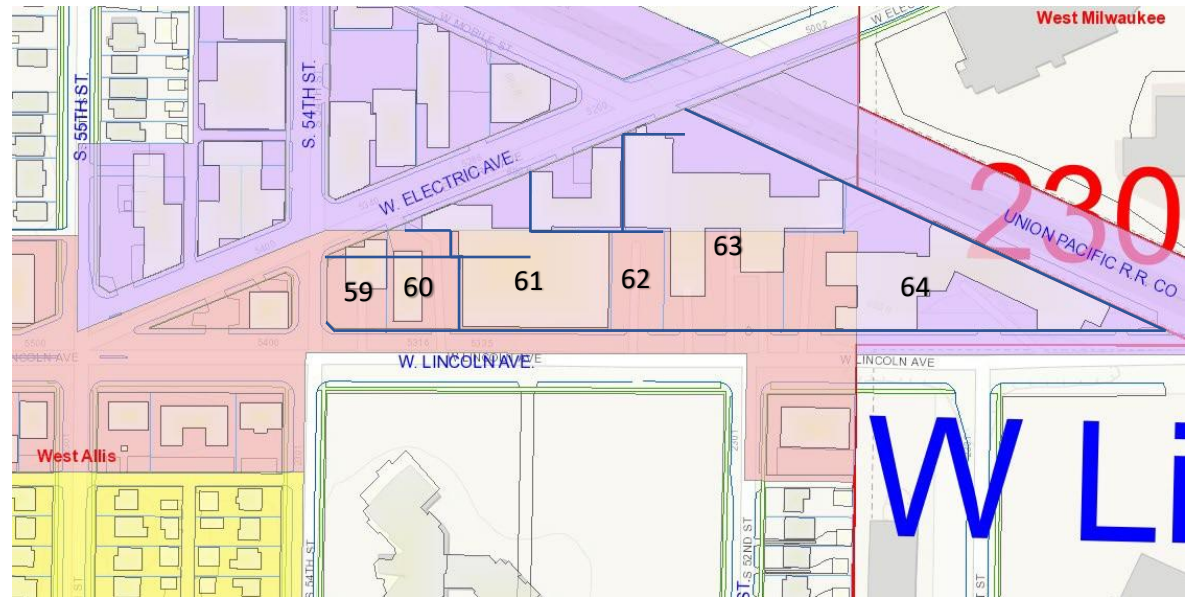
72-7900 Block



59-6000 Block



51-5300 Block





CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Formella Investments LLC
2189 S 81 St
West Allis, WI 53219

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Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan.

Additional project information, comments or questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414-302-8460.

You may express your opinion in writing to the clerk@westalliswi.gov, prior to the meeting, or in person at the public hearing at the above date, time and location.

Dated at West Allis, Wisconsin, this September 16
City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
O-2022-0145

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Planning & Zoning
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September 16, 2022

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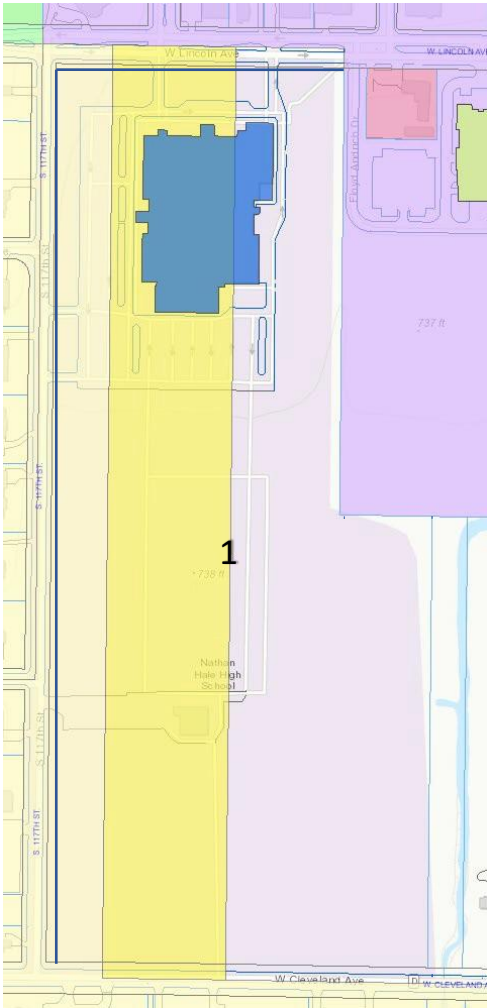
Steven J. Schaer, AICP
Manager, Planning & Zoning Office
City of West Allis

Lincoln Ave Corridor Rezoning

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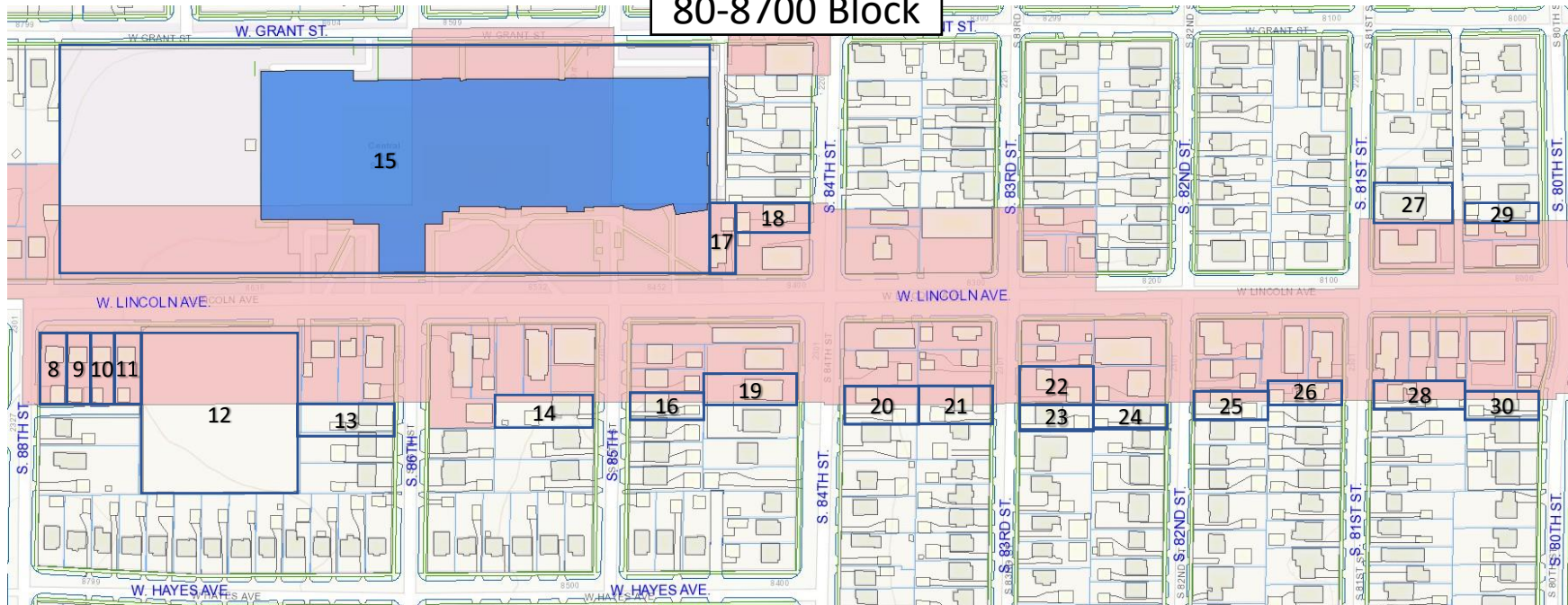
Nathan Hale



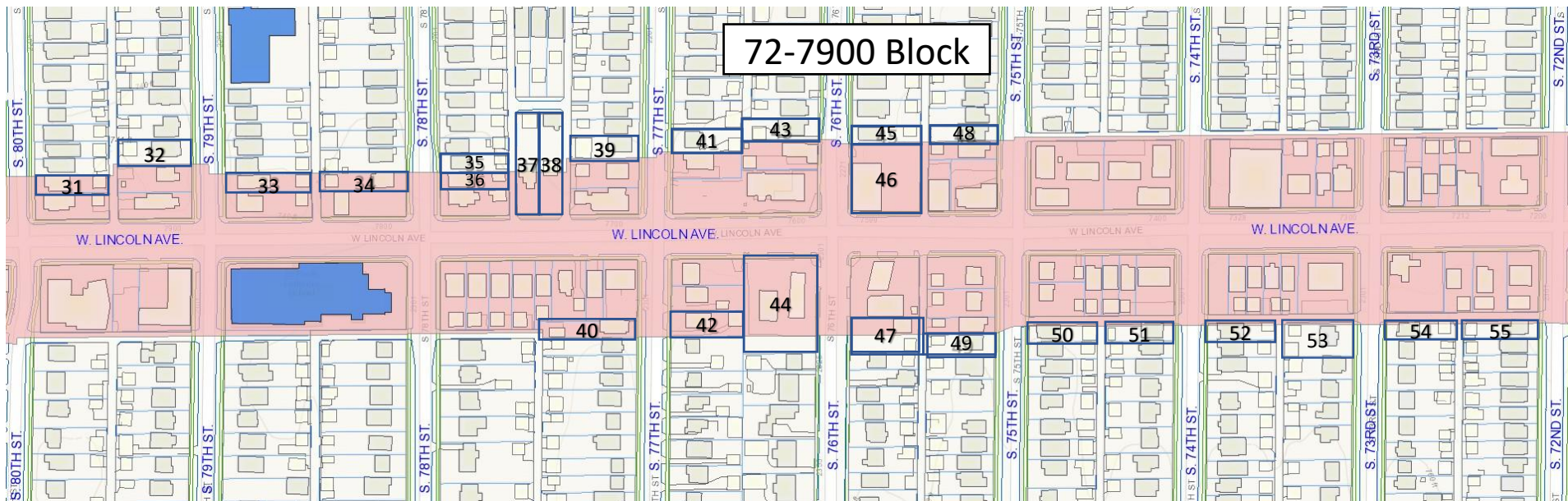
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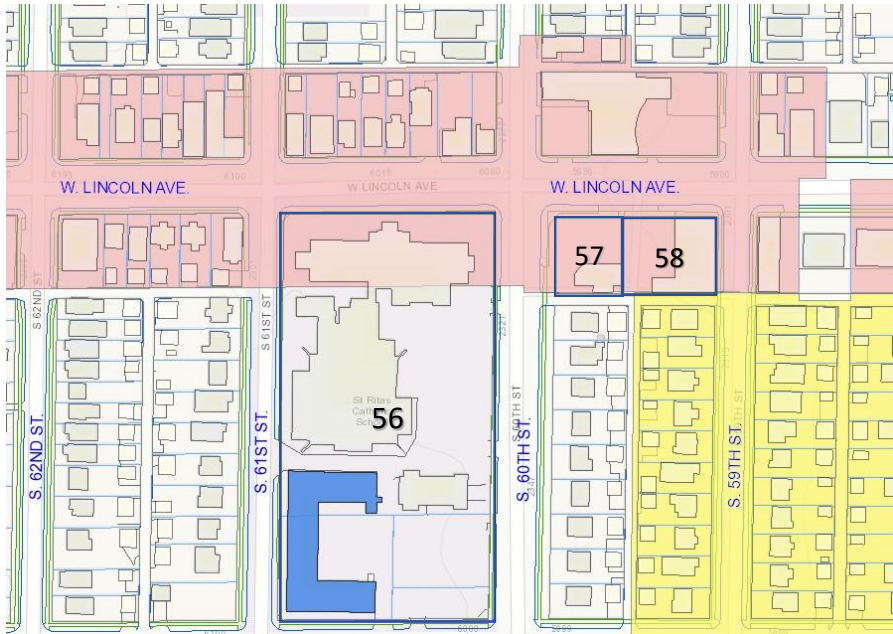
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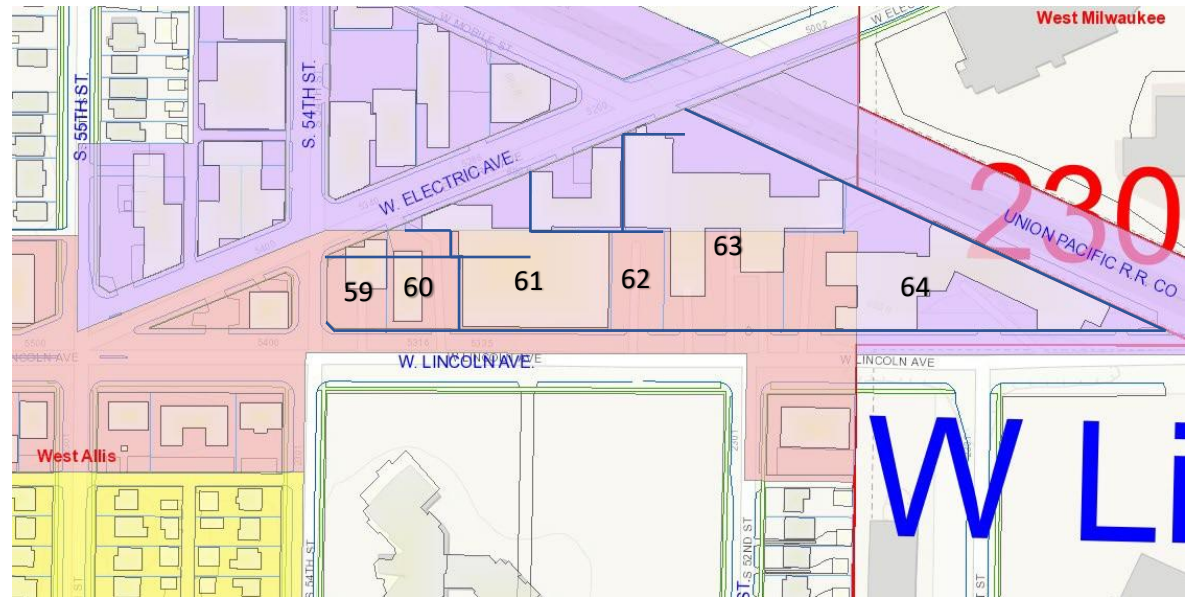
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59-6000 Block



51-5300 Block





CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Accurate Auto Alignment
5318 W Lincoln Ave
West Allis, WI 53219

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City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
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Planning & Zoning
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September 16, 2022

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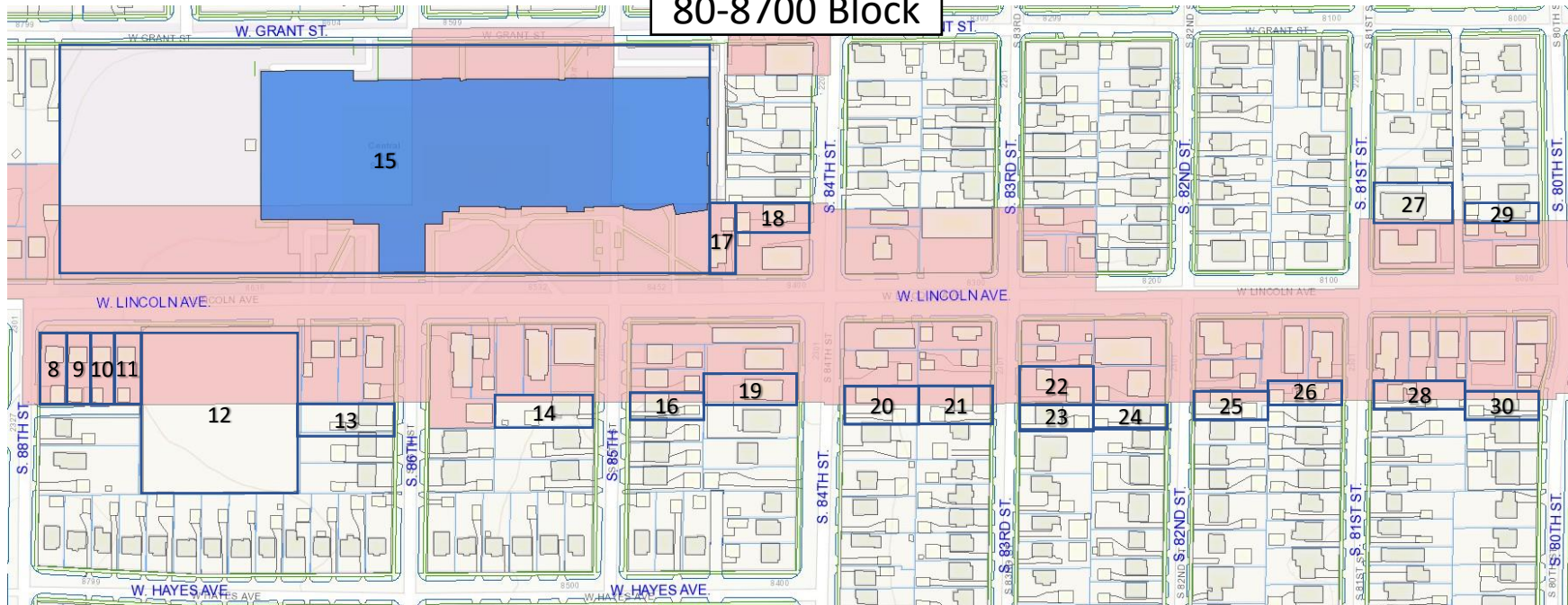
Steven J. Schaer, AICP
Manager, Planning & Zoning Office
City of West Allis

Lincoln Ave Corridor Rezoning

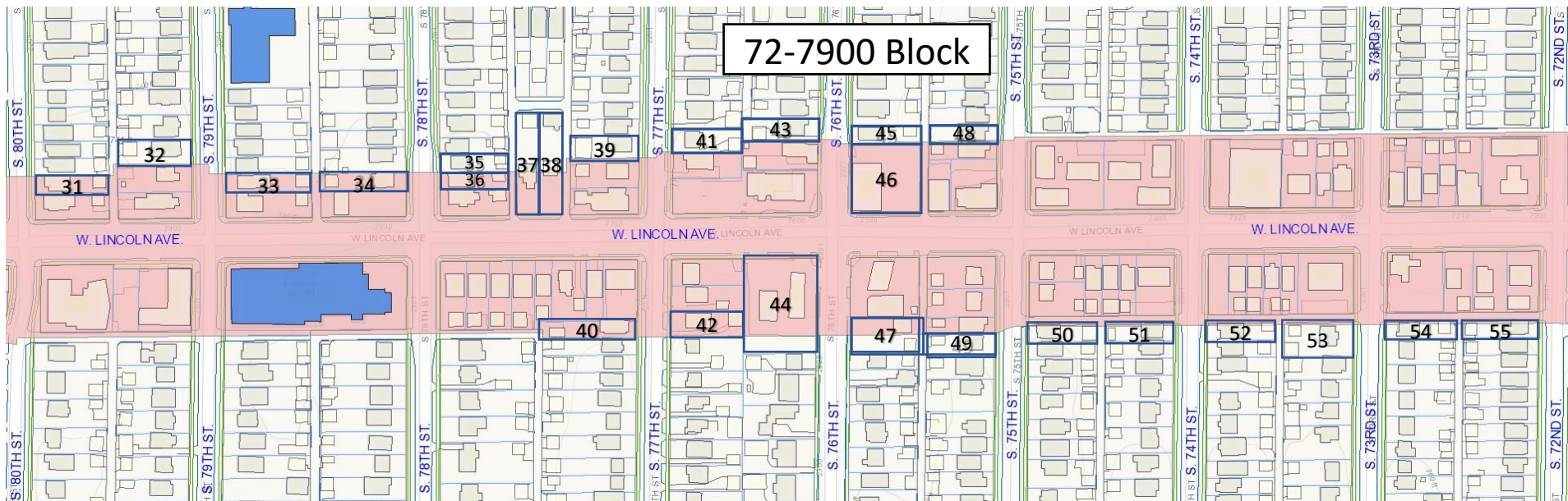
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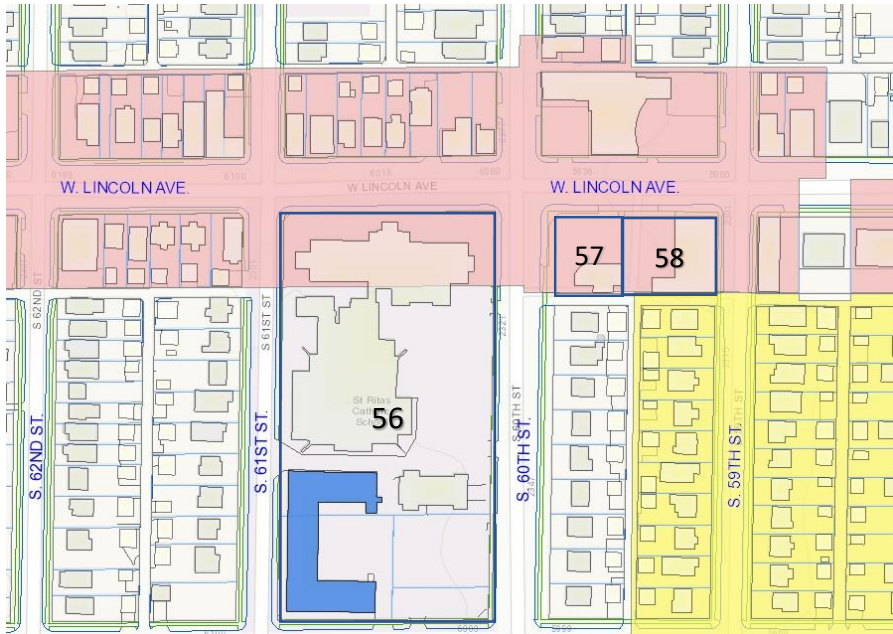
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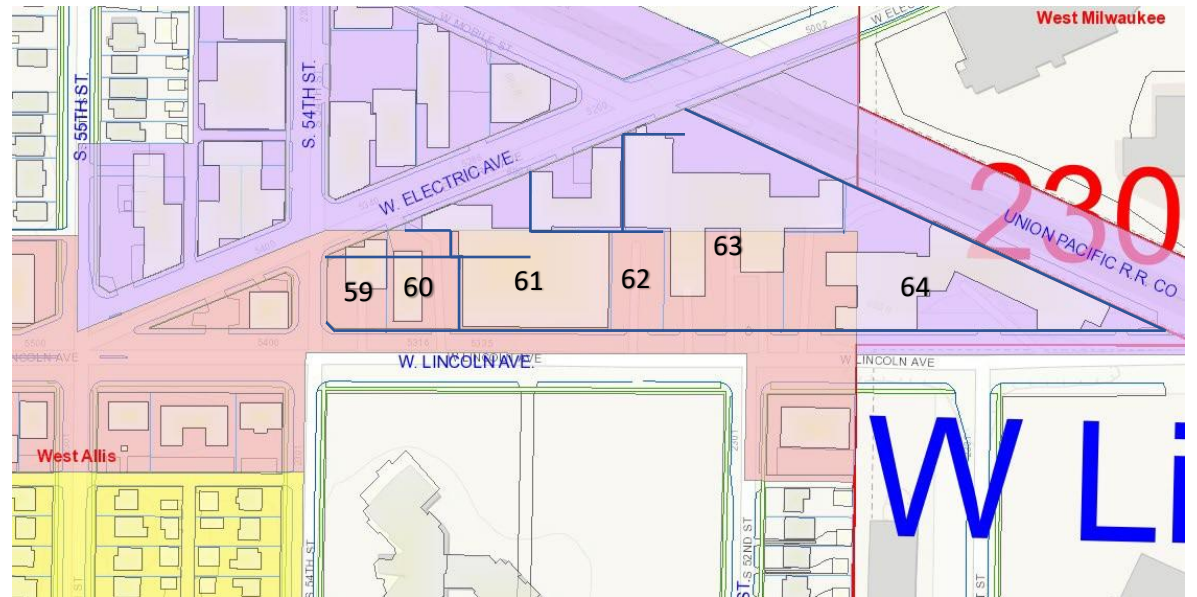
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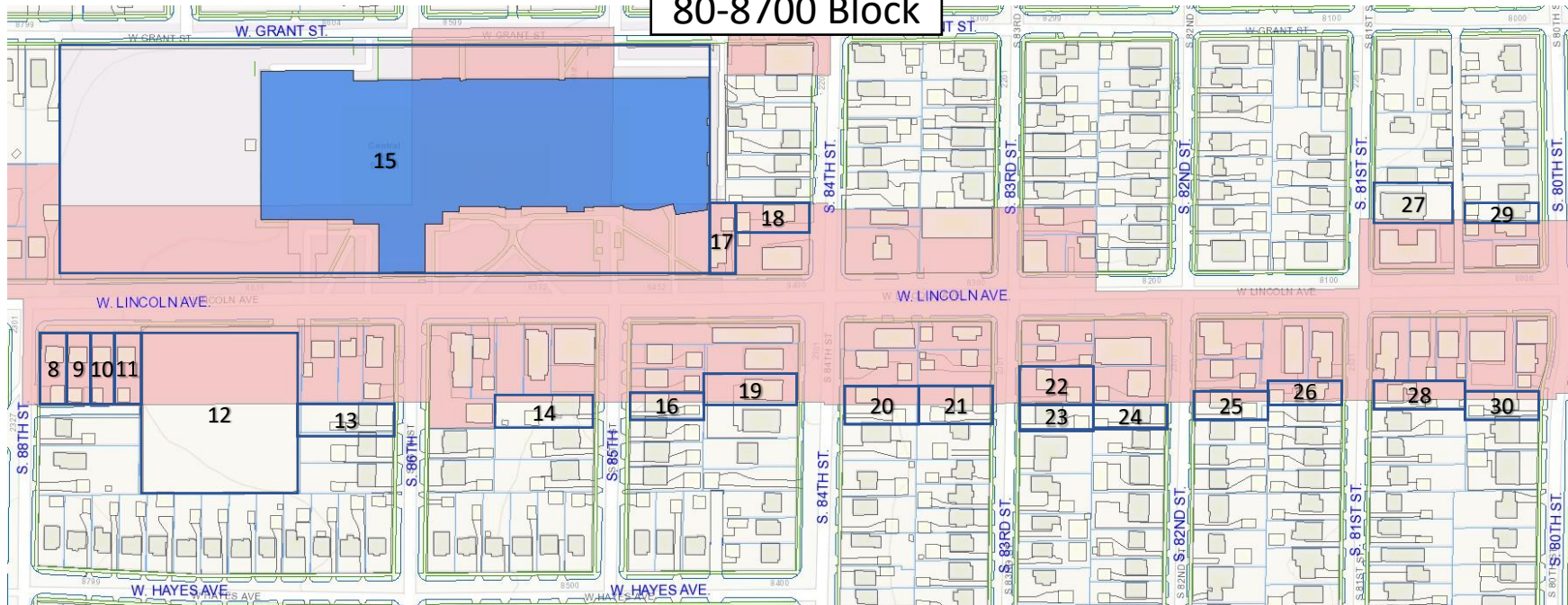
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City of West Allis

Lincoln Ave Corridor Rezoning

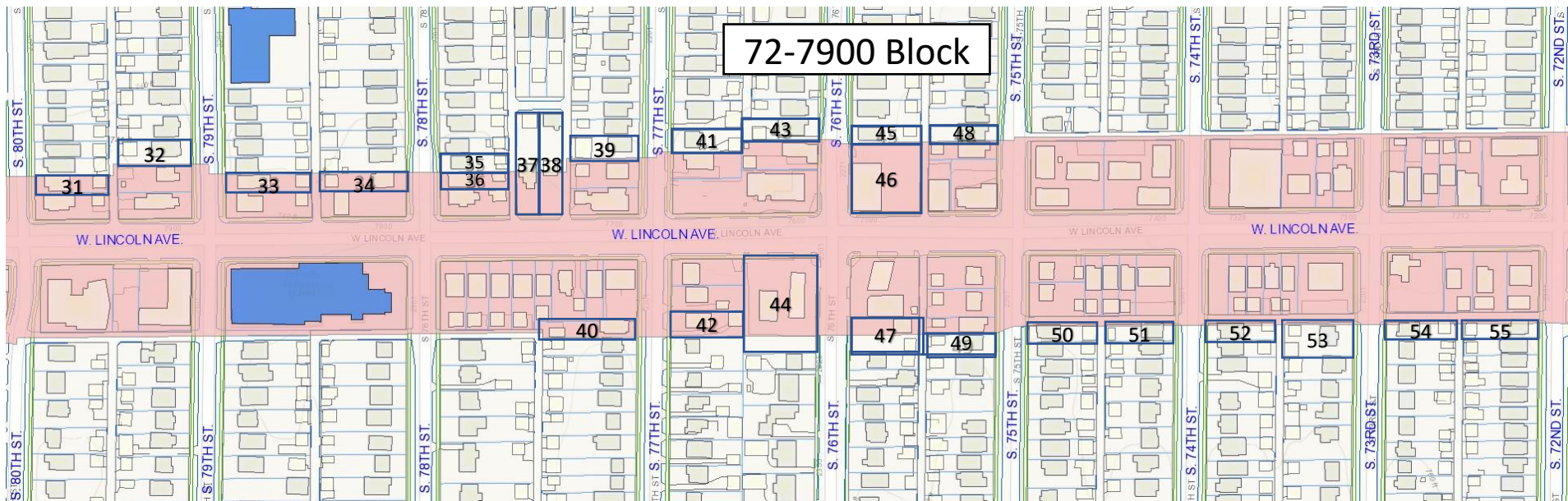
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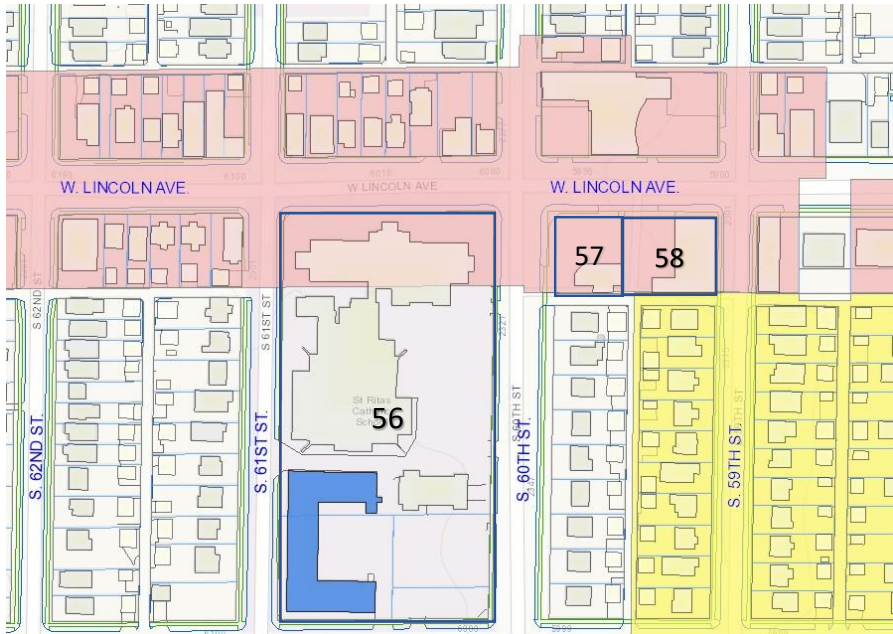
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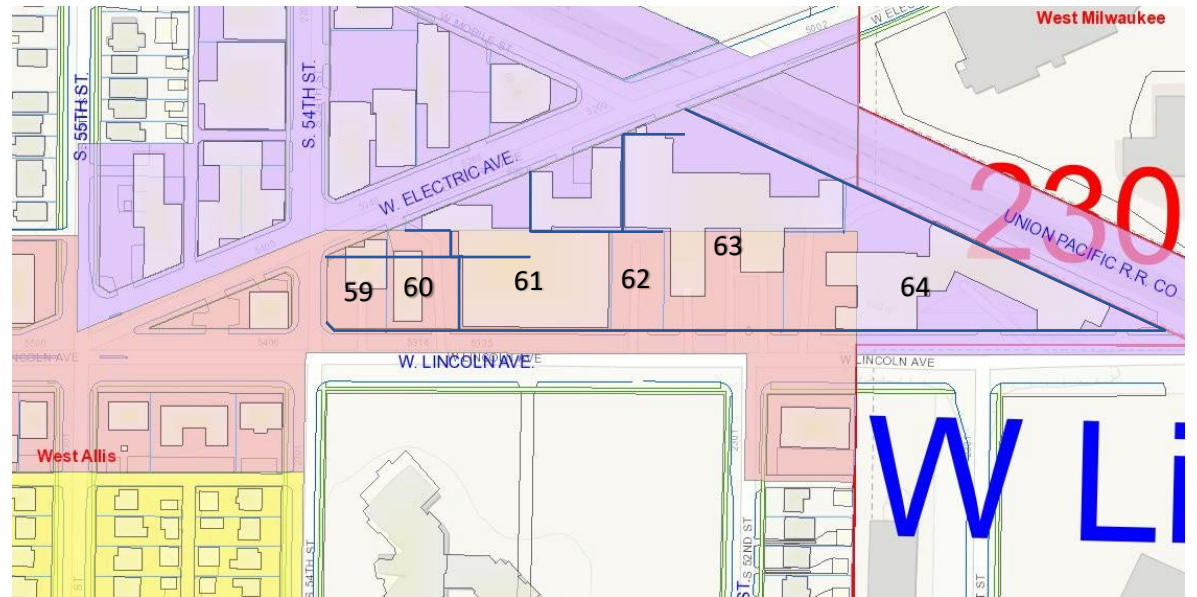
72-7900 Block



59-6000 Block



51-5300 Block





CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, October 18, 2022
7:00 p.m.

Grebe's Bakeries Inc
5132 W Lincoln Ave
West Allis, WI 53219

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a public hearing on Tuesday October 18, 2022, at 7:00 P.M., or soon thereafter in the Common Council Chambers of West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the:

Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan.

Additional project information, comments or questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414-302-8460.

You may express your opinion in writing to the clerk@westalliswi.gov, prior to the meeting, or in person at the public hearing at the above date, time and location.

Dated at West Allis, Wisconsin, this September 16
City Clerk
PUBLISH: September 23, 2022 and September 30, 2022
O-2022-0145

NONDISCRIMINATION 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 enjoy 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



Planning & Zoning
planning@westalliswi.gov
414.302.8460

September 16, 2022

RE: Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan

Dear property owner,

This letter is an invitation to attend the public hearing regarding rezoning properties along the Lincoln Ave corridor. Your property has been identified as a potential candidate for rezoning by the City of West Allis Common Council.

Most proposed rezonings will change a property's zoning from "split" (ex: C-2 commercial and RB residential) to the most appropriate district of the two. Properties directly along Lincoln Ave will typically be adjusted to solely a commercial district while properties that are not directly along Lincoln Ave will typically be adjusted to a residential-only district.

The proposed zoning changes are intended to:

1. Eliminate split zoning (where a single property is in multiple zoning districts) to avoid confusion
2. Align the corridor's zoning with the 2040 Comprehensive Plan and Future Land Use Map
3. Encourage more organized and consistent development
4. Guide future development towards the City's vision of a vibrant, active, commercial and residential mixed-use corridor

What this means for you

Zoning districts determine what uses are allowed and how a given property can be built upon. In most cases, rezoned properties will be unaffected. If rezoned, any existing uses will be allowed to continue to operate. Rezoning may impact what a property can be used for in the future and how new structures on the property can be built.

Public Meeting Information

Location: City Hall, 7525 W. Greenfield Ave.

Date: Tuesday, October 18

Time: 7:00 pm

If you have questions, please contact the Planning & Zoning office at planning@westalliswi.gov, or by calling Steve Schaer at (414) 302-8466 or Zac Roder at (414) 302-8465.

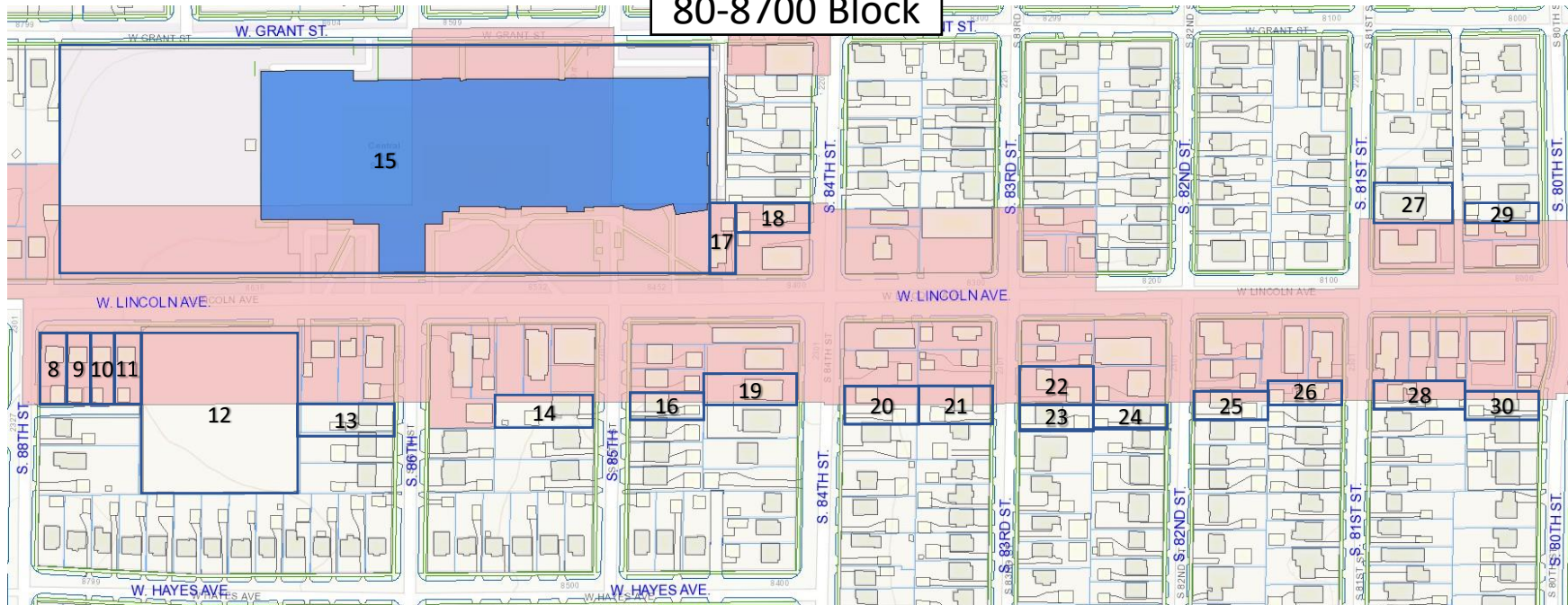
Steven J. Schaer, AICP
Manager, Planning & Zoning Office
City of West Allis

Lincoln Ave Corridor Rezoning

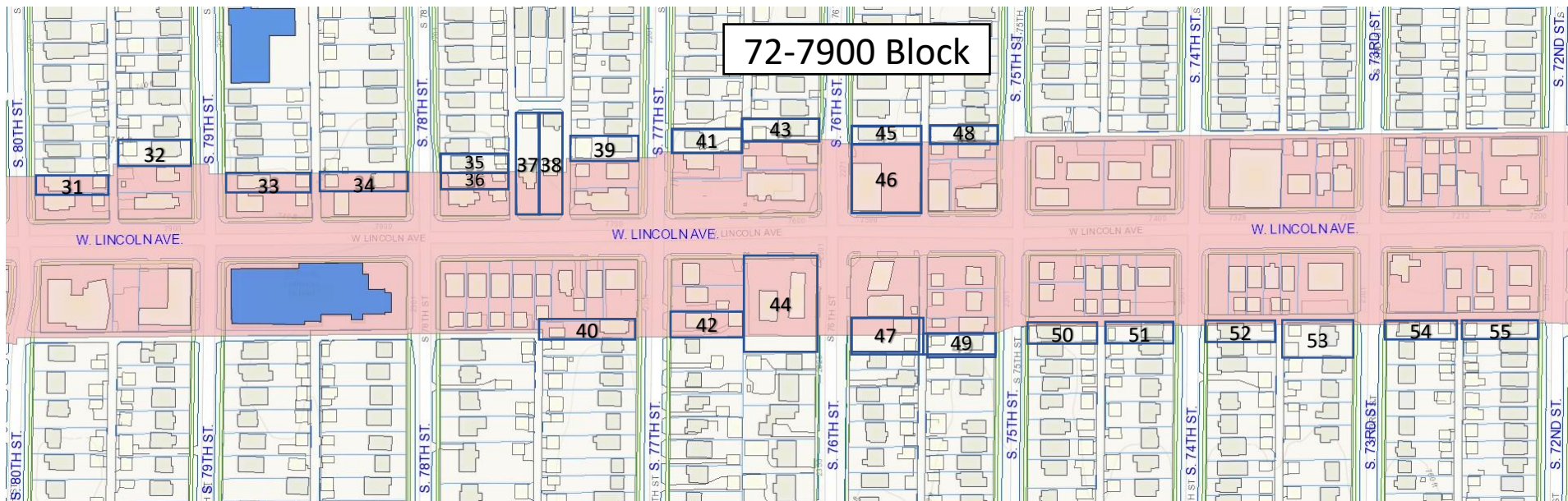
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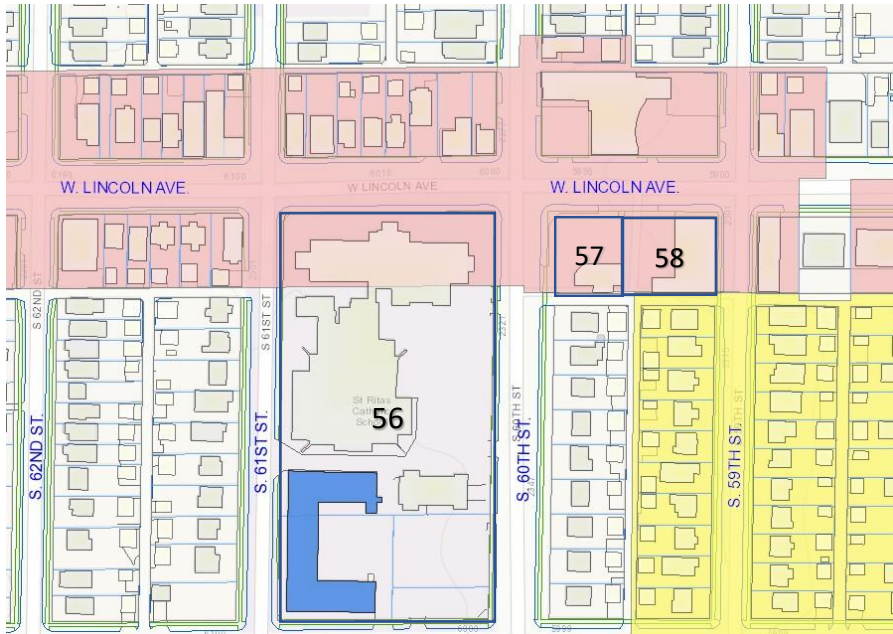
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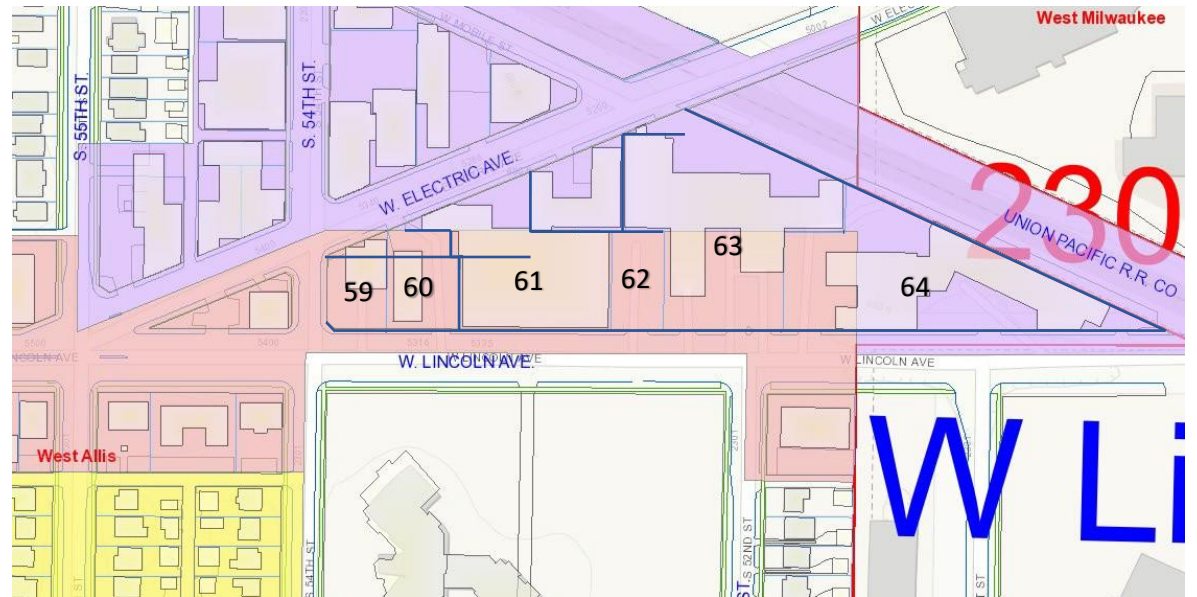
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MABF Lincoln 50, LLC
12325 W Mcshane Rd
Franklin, WI 53132

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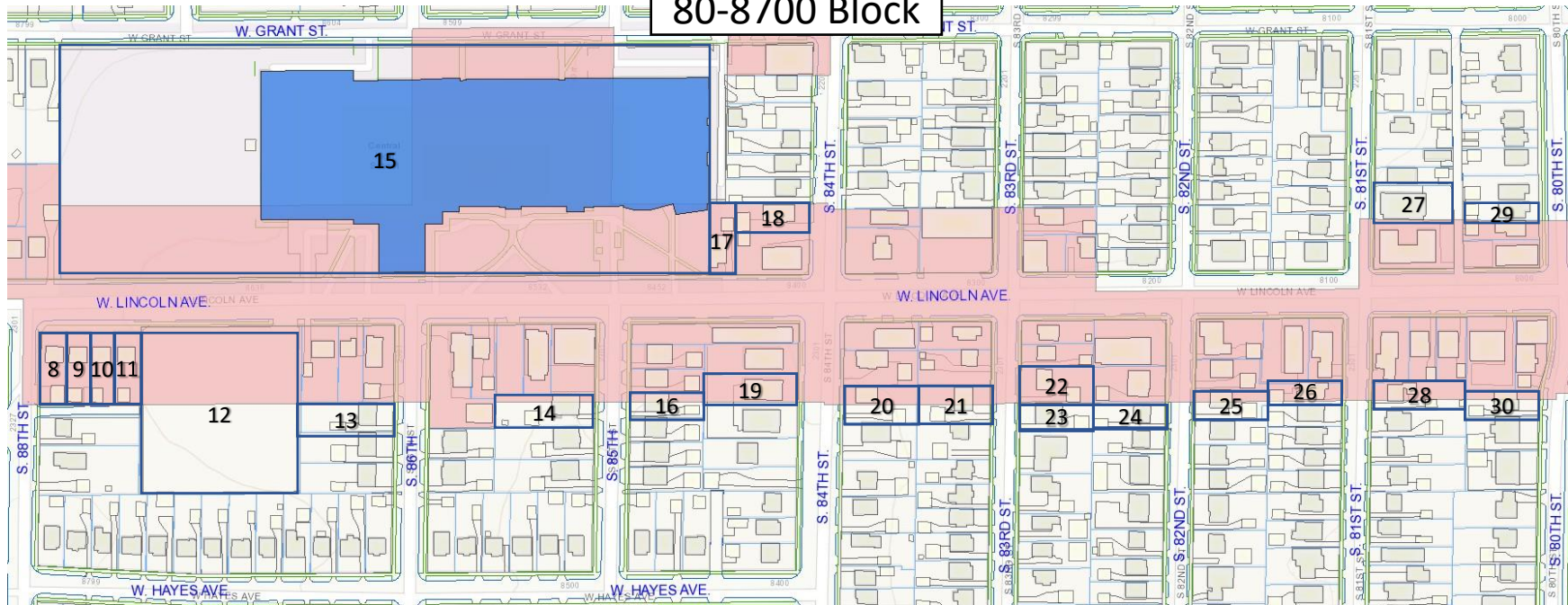
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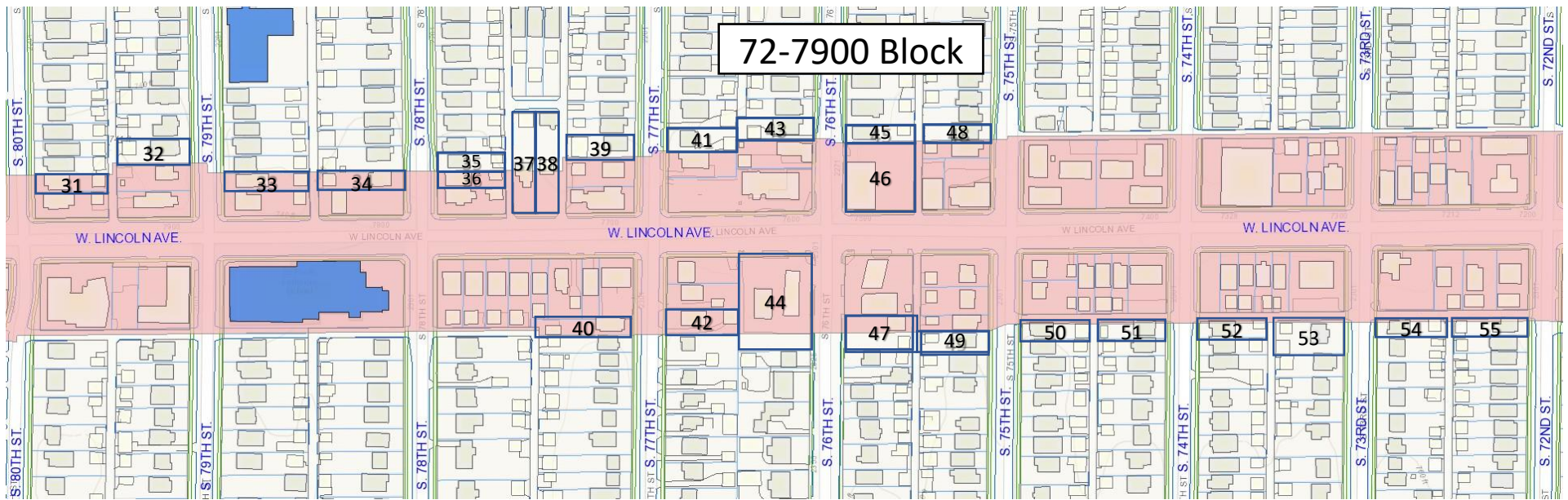
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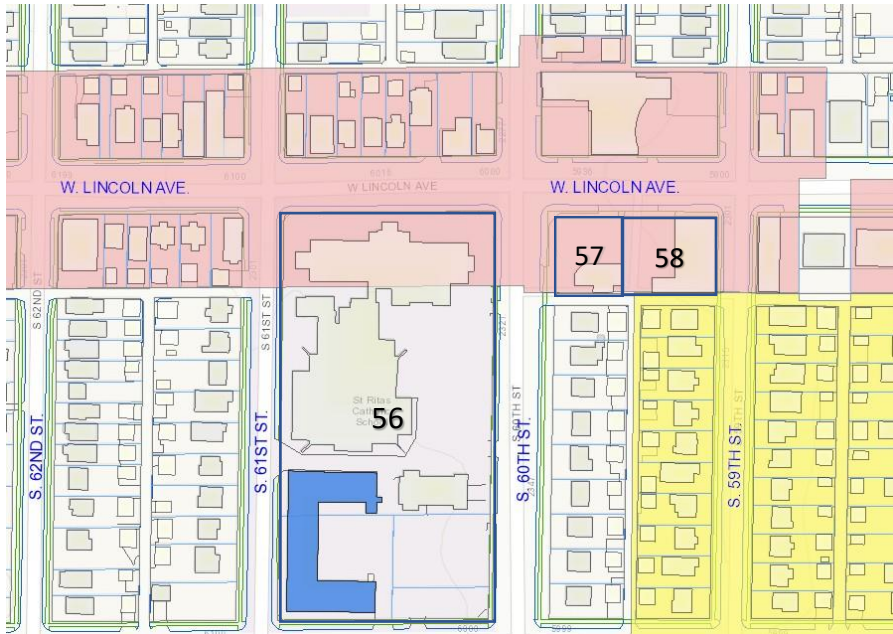
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