



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, April 24, 2024

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [24-0248](#) March 27, 2024 (draft minutes)

Attachments: [March 27, 2024 \(draft minutes\)](#)

D. NEW AND PREVIOUS MATTERS

- 2A. [24-0166](#) Conditional Use Permit for Tsunami Express Carwash, a proposed Car Wash with accessory drive-through service, at 10928 W. Oklahoma Ave.

- 2B. [24-0167](#) Site, Landscaping, and Architectural Design Review for Tsunami Express Carwash, a proposed Car Wash with accessory drive-through service, at 10928 W. Oklahoma Ave. (Tax Key No. 520-0151-001)

Attachments: [\(CUP-SLA\) Tsunami Car Wash - 10928 W Oklahoma Ave \(3-27-24\)](#)

[\(CUP-SLA\) Tsunami Car Wash - 10928 W Oklahoma Ave \(4-24-24\)](#)

- 3A. [24-0234](#) Conditional Use Permit for Panera Bread, a proposed restaurant, at 3020 S.108 St.

- 3B. [24-0235](#) Site, Landscaping, and Architectural Design Review for Panera Bread, a proposed restaurant at 3020 S.108 St. Tax Key No. 519-0339-007.

Attachments: [\(CUP-SLA\) Panera Cafe - 3020 S 108 St](#)

4. [24-0168](#) Site, Landscaping, and Architectural Design Review for U-Haul, an existing business, at 924 S.108 St., and a proposed business at 800 S. 108 St., and 7** S.108 St. (Tax Key No's. 444-9993-001, 444-9995-002, & 444-9997-002)

Attachments: [\(SLA\) U-Haul - 924 S 108 St](#)

- 5A. [24-0236](#) Conditional Use Permit for a proposed gas station and neighborhood retail use at 8404 W. Greenfield Ave.

- 5B. [24-0237](#) Site, Landscaping, and Architectural Design Review for proposed gas station and neighborhood retail use at 8404 W. Greenfield Ave. (Tax Key No. 442-9001-000)
- Attachments:** [\(SUP-SLA\) Mian Oil - 8404 W Greenfield Ave](#)
6. [24-0238](#) Site, Landscaping, and Architectural Design Review for new house construction within the 1700 block of S. 60 St. (Tax Key No. 454-0032-002).
- Attachments:** [\(SLA\) New house - 1700 block S 60 St](#)
- 7A. [24-0239](#) Conditional Use Permit for Myo Revelations Medical Massage, a proposed Massage Therapy use, to be located at 8831 W. Greenfield Ave.
- 7B. [24-0240](#) Site, Landscaping, and Architectural Design Review for Myo Revelations Medical Massage, a proposed Massage Therapy use, to be located at 8831 W. Greenfield Ave. (Tax Key No. 451-0088-000).
- Attachments:** [\(CUP-SLA\) Myo Masssage - 8831 W Greenfield Ave.](#)
8. [24-0241](#) Certified Survey Map to combine the existing parcel at 9422 W. National Avenue (Tax Key No. 479-0674-003) and 9440 W. National Avenue (Tax Key No. 479-0676-004), into one parcel.
- Attachments:** [\(CSM\) 9422 W National Ave](#)
9. [24-0242](#) Vacation and discontinuance of an improved alley between W. Electric Ave. and W. Mobile St. west of S. 54 St.
- Attachments:** [\(VAC\) Electric alley](#)
10. [24-0243](#) Site, Landscaping and Architectural plan for a new pavilion at Liberty Heights Park located at 6101 W. Orchard St. (Tax Key Number 454-0159-001)
- Attachments:** [\(SLA\) Liberty Heights Pavilion - 6101 W Orchard St.](#)
11. [24-0244](#) Preliminary Site, Landscaping, and Architectural Design Concept Review for construction of a new building with accessory drive-thru service at for North Shore Bank at 10533 W National Ave. (Tax key Parcel: 519-0002-006)
- Attachments:** [\(PRE-SLA\) North Shore Bank - 10533 W Nat'l Ave.](#)
12. [24-0245](#) Signage Plan Appeal for Twisted Plants located at 6202 W. Lincoln Ave. (Tax Key No. 475-0375-000)
- Attachments:** [\(SIGN\) Twisted Plants - 6202 W Lincoln Ave.](#)
13. [24-0246](#) Project Tracking updates.
14. [24-0247](#) Recommendation to move the May 22nd meeting to May 29th.

E. ADJOURNMENT



All meetings of the Plan Commission are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

NOTICE OF POSSIBLE QUORUM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.