



# City of West Allis

## Meeting Agenda

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

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Wednesday, October 27, 2021

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. APPROVAL OF MINUTES

1. [21-0531](#) September 22, 2021 Draft Minutes

**Attachments:** [September 22, 2021 Draft Minutes](#)

#### D. NEW AND PREVIOUS MATTERS

2. [21-0513](#) Ordinance to amend the official West Allis Zoning Map by rezoning property located at 8530-56 W. National Ave. from M-1, Manufacturing District and C-2, Neighborhood Commercial to C-2 Neighborhood Commercial submitted by John Pechan, Bethesda Lutheran Communities (Tax Key No. 478-9998-003).

**Attachments:** [ORD - Rezone - 8530-56 W National Ave](#)

- 3A. [21-0514](#) Special Use Permit for a playground use to be located at 2320-34 S. 79 St.

**Attachments:** [\(SUP-SLA\) St Paul Lutheran playground - 2320-34 S 79 St](#)

- 3B. [21-0515](#) Site, Landscaping, and Architectural Plans for a proposed playground to be located at 2320-34 S. 79 St. submitted by Michael Berry d/b/a St. Paul's Lutheran Church and School. (Tax Key Nos. 488-0125-001, 488-0126-000, 488-0127-000).

**Attachments:** [\(SUP-SLA\) - St Paul Lutheran playground - 2320-34 S 70 St](#)

4. [21-0516](#) Ordinance to amend the official West Allis Zoning Map by rezoning property located at 1359 S. 84 St. from RB-2 Residence District to C-2 Neighborhood Commercial submitted by Gurinder Nagra d/b/a State Fair Petro Mart, Inc. (Tax Key 442-0604-000).

**Attachments:** [ORD - Rezone - 1359 S 84 St - State Fair Petro Mart, Inc](#)

- 5A. [21-0517](#) Special Use Permit for an automobile convenience store and gas station use to be located at 8404 W. Greenfield Ave. and 1359 S. 84 St.  
**Attachments:** [\(SUP-SLA\) - SF Petro - 8404 W Greenfield Ave & 1359 S 84 St](#)
- 5B. [21-0518](#) Site, Landscaping, and Architectural Plans for a proposed convenience store and gas station to be located at 8404 W. Greenfield Ave. and 1359 S. 84 St. submitted by Luis Barbosa d/b/a State Fair Petro Mart Inc. (Tax Key Nos. 442-0635-000 and 442-0604-000).  
**Attachments:** [\(SUP-SLA\) - SF Petro - 8404 W Greenfield Ave & 1359 S 84 St.](#)
- 6A. [21-0519](#) Special Use Permit for an automobile convenience store and gas station use to be located at 2904 S. 84 St.  
**Attachments:** [\(SUP-SLA\) SF Petro Mart - 2904 S 84 St](#)
- 6B. [21-0520](#) Site, Landscaping, and Architectural Plans for a proposed convenience store and gas station to be located at 2904 S. 84 St. submitted by Luis Barbosa d/b/a/ State Fair Petro Mart Inc. (Tax Key 516-9988-001).  
**Attachments:** [\(SUP-SLA\) - SF Petro Mart - 2904 S 84 St](#)
- 7A. [21-0521](#) Special Use Permit for a community-based residential facility to be located at 8410 W. Cleveland Ave.  
**Attachments:** [\(SUP-SLA\) - CBRF - 8410 W Cleveland Ave](#)
- 7B. [21-0522](#) Site, Landscaping, and Architectural Plans for a proposed community-based residential facility to be located at 8410 W. Cleveland Ave. submitted by David Koscielniak d/b/a Midwest Commercial Funding LLC. (Tax Key 487-0250-002).  
**Attachments:** [7 - \(SUP-SLA\) 8410 W Cleveland Ave CBRF](#)
8. [21-0523](#) Site, Landscaping, and Architectural Plans for a proposed three-unit multi-family residential facility to be located at 1518 S. 92 St. submitted by Adolfo Alejandro d/b/a Romo Salvador (Tax Key 451-0246-000).  
**Attachments:** [\(SLA\) - 3 Family - 1518 S 92 St](#)
9. [21-0524](#) Site, Landscaping, and Architectural Plans for renovations to an existing bar and restaurant located at 8911 W. National Ave. submitted by Michael Lange d/b/a Fourth-N-Long (Tax Key 478-0085-000).  
**Attachments:** [\(SLA\) - Fourth N Long - 8911 W National Ave](#)
10. [21-0525](#) Site, Landscaping and Architectural Plan for planned site improvements for a proposed new class B tavern license application for DHV Enterprises, LLC, d/b/a The G Spot, 7534 W. Beloit Rd. submitted by Glenn Schrubbe, agent (Tax Key No. 488-0512-005).  
**Attachments:** [\(SLA\) - Schrubbe's - 7534 W Beloit Rd](#)

11. [21-0526](#) Ordinance to amend the Official West Allis Zoning Map amending section 12.05 for certain properties along the Hwy 100 corridor in alignment with the 2040 Comprehensive Plan.  
**Attachments:** [ORD - Rezone - HWY 100](#)
12. [21-0527](#) Signage Plan appeal for The Reunion, an existing restaurant, located at 6610 W. Greenfield Ave., submitted by Chris Paul, d/b/a The Reunion. (Tax Key No. 439-0001-032)  
**Attachments:** [\(SIGN\) - Reunion - 6610 W Greenfield Ave](#)
13. [21-0528](#) Creative Signage Plan for Perspective Brewing, a new restaurant, to be located at 7506 W. Greenfield Ave., submitted by Daniel Naus, d/b/a Perspective Brewing. (Tax Key No. 440-0445-000).  
**Attachments:** [\(SIGN\) - Perspective Brewing - 7506 W Greenfield Ave](#)
14. [21-0529](#) Report back to Plan Commission on the 414 Church project schedule. The 414 Church is an existing religious institution, located at 7515 W. National Ave. (Tax Key No. 453-0408-001).
15. [21-0530](#) Reschedule November Plan Commission meeting date to either December 1 or 8, 2021.

## 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.