



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, February 27, 2019

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

D. NEW AND PREVIOUS MATTERS

1. [19-0116](#) January 23, 2019 Draft Minutes

Attachments: [January 23, 2019 \(draft minutes\)](#)

- 2A. [19-0117](#) Site, Landscaping and Architectural Plans for exterior building alterations and site improvements to an existing office building located at 1135 & 1205 S. 70 St., submitted by Cobalt Partners, LLC. (Tax Key No. 440-0257-002 & 440-0256-002)

Attachments: [Cobalt Partners, LLC 1135 & 1205 S 70 St \(SLA & Signage Plan Appeal\)](#)

- 2B. [19-0118](#) Signage Plan Appeal for an existing office building located at 1205 S. 70 St., submitted by Cobalt Partners, LLC. (Tax Key No. 440-0257-002 & 440-0256-002)

Attachments: [Cobalt Partners, LLC 1135 & 1205 S 70 St \(SLA & S](#)

- 3A. [19-0119](#) Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) from "Public and Semi-Public" to "Commercial" land use classification for property located at 1000 S. 72 St., submitted by Cobalt Partners (Tax Key No. 440-0213-003).

Attachments: [Future Land Use Map & Amend Zoning Map of 8-- & 1000 S 72 St](#)

- 3B. [19-0120](#) Ordinance to amend the Official West Allis Zoning Map by rezoning the property located at 8** S. 72 St. and 1000 S. 72 St. from P-1, Park District to C-3, Community Commercial District, submitted by Cobalt Partners (Tax Key No. 440-0004-001 and 440-0213-003).

Attachments: [Future Land Use Map & Amend Zoning Map of 8-- & 1000 S 72 St](#)

- 4A. [19-0121](#) Special Use Permit to establish a catering service (food production, limited) and restaurant within the existing building located at 7412 W. Greenfield Ave.

Attachments: [Timber's 7412 W Greenfield Ave \(SUP & SLA\)](#)

- 4B. [19-0122](#) Site, Landscaping and Architectural Plans to establish a catering service (food production, limited) and restaurant within the existing building located at 7412 W. Greenfield Ave, submitted by Mark Timber (Tax Key No. 440-0414-000).
- Attachments:* [Timber's 7412 W Greenfield Ave \(SUP & SLA\)](#)
- 5A. [19-0123](#) Special Use Permit to establish a restaurant with drive-thru within the existing multi-tenant commercial building located at 1606 S. 84 St., submitted by Pete Agnos d/b/a Agnos Enterprises on behalf of J & L Enterprises of WI (Tax Key No. 452-0431-001 and 452-9999-010).
- Attachments:* [Pizzeria 1606 S 84 St \(SUP-SLA\)](#)
- 5B. [19-0124](#) Site, Landscaping and Architectural Plans to establish a restaurant with drive-thru within the former credit union tenant space located at 1606 S. 84 St. (Tax Key No. 452-0431-001)
- Attachments:* [Pizzeria 1606 S 84 St \(SUP-SLA\)](#)
- 6A. [19-0125](#) Special Use Permit for State Fair Liquor & Food, Inc., a proposed liquor store to be located at 9127 W Lincoln Ave.
- Attachments:* [State Fair Liquor & Food 9127 W Lincoln Ave \(SUP-SLA\)](#)
- 6B. [19-0126](#) Site, Landscaping and Architectural Plans for a proposed liquor store to be located at 9127 W. Lincoln Ave., submitted by Pabitra Halder, d/b/a State Fair Liquor & Food, Inc. (Tax Key No. 487-0091-000)
- Attachments:* [State Fair Liquor & Food 9127 W Lincoln Ave \(SUP-SLA\)](#)
7. [19-0127](#) Site, Landscaping and Architectural Plans for Arby's, an existing fast food restaurant located at 10743 W. National Ave., submitted by Brian Cooley, d/b/a SEH, Inc. (Short Elliott Henrickson Inc.) (Tax Key No. 519-9995-004)
- Attachments:* [Arby's 10743 W National Ave \(SUP-SLA\)](#)
8. [19-0128](#) Site, Landscaping and Architectural plans for exterior building alterations to Qdoba, and existing restaurant, located at 2831 S. 108 St. submitted by Lisa Donmeyer, of the Lingle Design Group, Inc. (Tax Key No. 520-9960-000).
- Attachments:* [Arby's 10743 W National Ave \(SUP-SLA\)](#)
9. [19-0129](#) Ordinance to amend section 12.16 (14) of the Revised Municipal Code relative to setting a consistent timeframe for appeals of special use decisions by the Common Council.
- Attachments:* [Ordinance Amendment Section 12.16 \(ORD\)](#)

10. [19-0130](#) Plan Commissioner Enrichment resources and items of interest:
- a) APA (American Planning Association) Zoning Practice newsletter items
 - i) Creative Signage
 - ii) Temporary Uses
 - b) Planning Advisory Service – Short-Term Rentals: Regulation and Enforcement Strategies
 - c) American Planning Association – The Commissioner

Attachments: [Zoning Practice - Creative Signage](#)
[Zoning-Practice - Temporary uses](#)
[Planning Advisory Service - Short-Term Rentals - Regulation & Enforcement Strategies](#)
[American Planning Association The Commissioner](#)

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 QUOROM

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.