



# City of West Allis

## Meeting Agenda

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

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Wednesday, December 2, 2020

6:00 PM

City Hall - Virtual  
7525 W. Greenfield Ave.

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#### REGULAR MEETING

*To reduce health risks associated with the COVID-19 virus, we are encouraging the Public to monitor the Plan Commission meeting remotely using the following Live Stream option:  
<https://www.youtube.com/user/westalliscitychannel/live>*

*Plan Commissioners and Applicants will receive further instructions on accessing a virtual Zoom meeting to organize a quorum and to participate in the meeting's agenda items.*

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. APPROVAL OF MINUTES

1. [20-0535](#) October 28, 2020 Draft Minutes

**Attachments:** [October 28, 2020 Draft Minutes](#)

#### D. NEW AND PREVIOUS MATTERS

- 2A. [20-0542](#) Certified Survey Map to re-divide three existing properties into four lots of record located at 66\*\* W. National Ave. submitted by Robert Monnat d/b/a Mandel Group (Tax Key Nos. 454-0648-000, 454-0649-000, and 454-0650-000)

**Attachments:** [CSM, Rezone, PDD-2 Removal - 66\\*\\* W. National](#)

- 2B. [20-0543](#) Ordinance to amend the official West Allis Zoning Map by rezoning property located at 66\*\* W. Mitchell St. from M-1, Manufacturing District to C-3, Community Commercial submitted by City of West Allis (Tax Key No. 454-0650-000)

**Attachments:** [CSM, Rezone, PDD-2 Removal - 66\\*\\* W. National](#)

- 2C. [20-0544](#) Ordinance to amend the official West Allis Zoning Map by removing the PDD-2, Planned Development District, Commercial and Industrial Districts Overlay Zone located at 66\*\* W. National Ave. submitted by Robert Monnat d/b/a Mandel Group (Tax Key No. 454-0648-000)

**Attachments:** [CSM, Rezone, PDD-2 Removal - 66\\*\\* W. National](#)

- 3A.** [20-0545](#) Special Use Permit for a mixed, residential and commercial use, to be located at 66\*\* W. National Ave. (Lot 2)  
**Attachments:** [Mixed Use - 66\\*\\* W. National Ave. \(SUP-SLA\)](#)
- 3B.** [20-0546](#) Site, Landscaping, and Architectural Plans for a mixed, residential and commercial use, to be located at 66\*\* W. National Ave. (Lot 2) submitted by Robert Monnat d/b/a Mandel Group (Tax Key No. 454-0648-000)  
**Attachments:** [Mixed Use - 66\\*\\* W. National Ave. \(SUP-SLA\)](#)
- 4A.** [20-0547](#) Special Use Permit for a limited food production and restaurant use, to be located at 66\*\* W. National Ave. (Lot 1)  
**Attachments:** [Food Production & Restaurant Use - 66\\*\\* W. National Ave. \(SUP-SLA\)](#)
- 4B.** [20-0548](#) Site, Landscaping, and Architectural Plans for a limited food production and restaurant use, to be located at 66\*\* W. National Ave. (Lot 1) submitted by Robert Monnat d/b/a Mandel Group (Tax Key No. 454-0648-000)  
**Attachments:** [Food Production & Restaurant Use - 66\\*\\* W. National Ave. \(SUP-SLA\)](#)
- 5A.** [20-0549](#) Special Use Permit for Perspective Brewing Company, a proposed microbrewery, to be located at 7506-7508 W. Greenfield Ave.  
**Attachments:** [Perspective Brewing Co. - 7506-08 W. Greenfield \(SUP-SLA\)](#)
- 5B.** [20-0550](#) Site, Landscaping, and Architectural Plans for Perspective Brewing Company, a proposed microbrewery, to be located at 7506-7508 W. Greenfield Ave., submitted by Naus Brewing LLC d/b/a Perspective Brewing Company (Tax Key No. 440-0445-000)  
**Attachments:** [Perspective Brewing Co. - 7506-08 W. Greenfield \(SUP-SLA\)](#)
- 6A.** [20-0551](#) Special Use Permit for Piece of Love, a proposed bakery, to be located at 6768 W. Lincoln Ave.  
**Attachments:** [Piece of Love - 6768 W. Lincoln \(SUP-SLA\)](#)
- 6B.** [20-0552](#) Site, Landscaping, and Architectural Plans for Piece of Love, a proposed bakery, to be located at 6768 W. Lincoln Ave., submitted by Ana Gonzalez (Tax Key No. 475-0220-000)  
**Attachments:** [Piece of Love - 6768 W. Lincoln \(SUP-SLA\)](#)
- 7A.** [20-0553](#) Special Use Permit for VisABILITY Center, for a proposed training, counseling or workforce development facilities operated by a not for-profit social service organization, for the purposes of enabling jobs and career opportunities for persons with sensory or physical disabilities, to be located at 1540 S. 108 St.  
**Attachments:** [VisABILITY - 1540 S. 108 St. \(SUP-SLA\)](#)

- 7B. [20-0554](#) Site, Landscaping, and Architectural Plans for VisABILITY Center, for a proposed training, counseling or workforce development facilities operated by a not for-profit social service organization, for the purposes of enabling jobs and career opportunities for persons with sensory or physical disabilities, to be located at 1540 S. 108 St. submitted by Jim Kerlin of Beyond Vision (Tax Key No. 449-9981-019)

**Attachments:** [VisABILITY - 1540 S. 108 St. \(SUP-SLA\)](#)

- 8A. [20-0555](#) Special Use Permit for a proposed cafe, within a former office building, to be located at 6923 W. Becher St.

**Attachments:** [Proposed Cafe - 6923 W. Becher St. \(SUP-SLA\)](#)

- 8B. [20-0556](#) Site, Landscaping, and Architectural Plans for a proposed cafe, within a former office building, to be located at 6923 W. Becher St. submitted by Mark Lutz d/b/a Lutz Land Management (Tax Key No. 476-0203-900)

**Attachments:** [Proposed Cafe - 6923 W. Becher St. \(SUP-SLA\)](#)

- 9A. [20-0557](#) Special Use Permit for Pope Auto Worx, an existing vehicle repair business, to amend their special use permit to include indoor auto sales at 10214 W. Greenfield Ave.

**Attachments:** [Pope Auto Worx - 10214 W. Greenfield \(SUP-SLA\)](#)

- 9B. [20-0558](#) Site, Landscaping and Architectural Plans for Pope Auto Worx, an existing vehicle repair business, to amend their special use permit to include indoor auto sales at 10214 W. Greenfield Ave., submitted by Nick Pope d/b/a Pope Auto Worx, LLC. (Tax Key No. 444-0392-000)

**Attachments:** [Pope Auto Worx - 10214 W. Greenfield \(SUP-SLA\)](#)

10. [20-0559](#) Site, Landscaping and Architectural Plans amendment for Winter Services, an existing maintenance contractor business, to amend their site plan at 2100 S. 116 St., submitted by Kyle Hitchcock of, Winter Services, LLC. (Tax Key No. 481-9993-015)

**Attachments:** [Winter Services - 2100 S. 116 St. \(SLA\)](#)

11. [20-0560](#) Sign Plan Appeal for Weather Pro Exteriors, an existing business, located at 12200 W. Adler Ln., submitted by Bob Jewell (Tax Key No. 413-9994-011)

**Attachments:** [Weather Pro Exteriors - 12200 W. Adler Ln. \(Sign Plan Appeal\)](#)

12. [20-0561](#) Certified Survey Map to consolidate properties into one lot of record located at 67\*\* W. National Ave., 6749-51 W. National Ave. and a portion of 67\*\* W. Mitchell St. submitted by John Onopa (Tax Key Nos. 454-0252-000, 454-0251-001, and 453-0564-002)

**Attachments:** [John Onopa - 6749-51 W National Ave. \(CSM\)](#)

13. [20-0562](#) Ordinance to amend the Official West Allis Zoning Map section 12.05 to rezone certain properties zoned M-1, Light Industrial to M-2, Heavy Industrial

**Attachments:** [Rezone M-1 to M-2 Mapping](#)

14. [20-0563](#) Ordinance to amend the Official West Allis Zoning Map section 12.05 to rezone property located at 19\*\* S. 76 St. from M-1, Light Industrial to C-2, Neighborhood Commercial District (Tax Key No. 453-0464-003)

**Attachments:** [Rezone M-1 to C-2 - 19\\*\\* S. 76 St.](#)

## 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.