



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, September 28, 2022

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. [22-0497](#) August 24, 2022 Draft Minutes

Attachments: [August 24, 2022 Draft Minutes](#)

D. NEW AND PREVIOUS MATTERS

- 2A. [22-0540](#) Certified Survey Map to split the existing lot located at 10230-10288 W. National Ave. into 2 lots, submitted by Patrick Shay d/b/a Advanced Building Corporation.

- 2B. [22-0541](#) Conditional Use permit for Biggby Coffee, a proposed restaurant with drive-through service, to be located within a portion of the property at 10230-10288 W. National Ave.

- 2C. [22-0542](#) Site, Landscaping, and Architectural plans for Biggby Coffee, a proposed restaurant with drive-through service, to be located within a portion of the property at 10230-10288 W. National Ave. (Tax Key No. 485-9990-011)

Attachments: [\(CSM-CUP-SLA\)- 10230-10288 W Nat'l Ave - Biggby Coffee](#)

3. [22-0543](#) Site, Landscaping, and Architectural Plans for JHF Investments private warehouse, an existing Light Industrial use located at 12300 W. Adler Ln., submitted by William Henry, d/b/a JHF Investments II LLC. (Tax Key No. 413-9994-019)

Attachments: [\(SLA\) - 12300 W Adler Ln](#)

4. [22-0544](#) Certified Survey Map to adjust the existing parcels located at 1657-73 S. 108 St. and 109** W. Mitchell St., submitted by Marcus Sengstock, d/b/a West Allis Real Estate Holding, LLC. (Tax Key Nos. 448-9979-006 and 448-9979-007)

Attachments: [\(CSM\) - Pallas-Days Inn Lot Split](#)

5. [22-0545](#) Resolution to repeal and replace the Planning Department's Site, Landscaping, and Architectural Plan Design Review Guidelines
Attachments: [\(RES\) - Design Review Guidelines](#)
6. [22-0546](#) Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Beloit Rd. corridor in alignment with the 2040 Comprehensive Plan
Attachments: [\(ORD\) - Beloit Rd Rezonings](#)
7. [22-0547](#) 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
Attachments: [\(ORD\) - Lincoln Ave Rezonings](#)
8. [22-0548](#) Plan Commission project tracking updates
9. [22-0549](#) Discuss November/December meeting date

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.