



City of West Allis

Meeting Minutes

Safety & Development Committee

Aldersperson Thomas G. Lajsic, Chair

Alderspersons: Gary T. Barczak, Rosalie L. Reinke, Vincent Vitale

Tuesday, November 21, 2017

8:25 PM

City Hall Room 118 (Mayor's conference room)

RECESS MEETING

A. CALL TO ORDER

The meeting was called to order by Aldersperson Lajsic at 8:25 p.m.

B. ROLL CALL

Present 4 - Ald. Lajsic, Ald. Barczak, Ald. Vitale, and Ald. Reinke

Others Attending

John F. Stibal, Director of Development; Patrick Schloss, Community Development Manager;
Other Staff; Guests and Media

C. NEW AND PREVIOUS MATTERS

New Matters for Introduction

24. [O-2017-0056](#) An Ordinance to Create Section 10.105(2)(f) and (2)(g) and to Amend 10.105(3)(b) of the West Allis Revised Municipal Code Relating to All-Night Parking.

Sponsors: Ald. Weigel

Attachments: [O-2017-0056 signed](#)
[AFFIDAVIT OF PUBLICATIONS - O-2017-0056](#)

A motion was made by Ald. Probst, seconded by Ald. Barczak, that this matter was Recommended for Passage. The motion carried by the following vote:

Aye: 5 - Ald. Lajsic, Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

25. [R-2017-0350](#) Resolution authorizing the submittal of an Offer to Purchase to Milwaukee County for the property located at 52** W. Burnham St. in the amount of the Milwaukee County appraised value of \$850,000.

Sponsors: Safety & Development Committee

Attachments: [Milwaukee Cty - Bid No 7259](#)
[R-2017-0350 signed](#)

A motion was made by Ald. Probst, seconded by Ald. Vitale, that this matter was Recommended For Adoption. The motion carried by the following vote:

Aye: 5 - Ald. Lajsic, Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

26. [R-2017-0319](#) Resolution approving an amendment to the Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Element 84, LLC for a multi-family development within the 84th and Greenfield Redevelopment Area.

Sponsors: Safety & Development Committee

Attachments: [R-2017-0319 signed](#)

A motion was made by Ald. Probst, seconded by Ald. Reinke, that this matter was Recommended For Adoption. The motion carried by the following vote:

Aye: 5 - Ald. Lajsic, Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

27. [R-2017-0320](#) Resolution approving a Purchase and Sale Agreement and Development Agreement and a Construction License Agreement between the Community Development Authority of the City of West Allis and Mandel Group Properties, LLC for a medical office building development to be located at 14** S. Six Points Crossing.

Sponsors: Safety & Development Committee

Attachments: [R-2017-0320 \(Signed\)](#)
[Mandel - P&S - Medical Office Bldg](#)
[Const License Agrmnt-Mandel](#)
[Const License Agrmnt-Six Pts West Apts LLC](#)

A motion was made by Ald. Probst, seconded by Ald. Barczak to amend the Resolution. The motion carried unanimously.

A motion was made by Ald. Probst, seconded by Ald. Barczak, that this matter was Recommended For Adoption As Amended. The motion carried by the following vote:

Aye: 5 - Ald. Lajsic, Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

28. [2017-0731](#) Special Use Application for Shared Journeys, a proposed school and childcare facility, to be located within a portion of the existing Apostles building located at 1509 S. 76 St. submitted by Lisa Colla, Shared Journey, on behalf of Apostles Presbyterian Church (Tax Key No. 452-0082-001)

Attachments: [Application - Shared Journeys](#)
[Staff Report - Shared Journeys](#)

This matter was Held

29. [2017-0740](#) Southeastern Wisconsin Regional Planning Commission 2016 Annual Report.

Attachments: [SE WI RPC Communication](#)
[2016 Annual Report](#)

A motion was made by Ald. Probst, seconded by Ald. Reinke, that this matter was Recommended to be Placed on File. The motion carried by the following vote:

Aye: 5 - Ald. Lajsic, Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

Previous Matters for Consideration

30. [R-2017-0243](#) Resolution approving a Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Mandel Group Properties, LLC for a residential development north of W. National Ave. (NoNa), The Market, within the Six Points/Farmers Market Redevelopment Area.

Sponsors: Safety & Development Committee

Attachments: [R-2017-0243 signed](#)
[Mandel - P&S - Apartments](#)

A motion was made by Ald. Barczak, seconded by Ald. Probst to amend the Resolution. The motion carried unanimously.

A motion was made by Ald. Barczak, seconded by Ald. Reinke, that this matter was Recommended For Adoption As Amended. The motion carried by the following vote:

Aye: 5 - Ald. Lajsic, Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

31. [R-2017-0260](#) Resolution relative to determination of Special Use Permit for a proposed day care facility to be located at 7234 W. Becher St.

Sponsors: Safety & Development Committee

Attachments: [AFFIDAVIT OF PUBLICATIONS - 7234 W Becher S](#)
[Affidavit of Publication SUP day care facility](#)

Denial based on too much traffic circulation causing safety concerns.

A motion was made by Ald. Probst, seconded by Ald. Vitale, that this matter was Recommended for Denial. The motion carried by the following vote:

Aye: 5 - Ald. Lajsic, Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

32. [2017-0611](#) Special Use Permit for a proposed day care facility, to be located at 7234 W. Becher St.

Attachments: [Application-Day Care-7234 W. Becher](#)

A motion was made by Ald. Probst, seconded by Ald. Vitale, that this matter was Recommended to be Placed on File. The motion carried by the following vote:

Aye: 5 - Ald. Lajsic, Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

Public Hearing Items (Safety & Development Committee)

33. [O-2017-0050](#) Ordinance to amend Section 12.06, 12.40, 12.41, and 12.42 of the Revised Municipal Code relative to defining and permitting art galleries and other places of assembly in Commercial Districts.

Sponsors: Ald. Czaplewski and Ald. Vitale

Attachments: [Staff Report - Ordinance Art Gallery](#)
[O-2017-0050 signed](#)
[AFFIDAVIT OF PUBLICATIONS - Notice of Public Hearing Art Galleries](#)
[AFFIDAVIT OF PUBLICATIONS - O-2017-0050 Notice of Enacted Ordinance](#)

A motion was made by Ald. Reinke, seconded by Ald. Vitale, that this matter was Recommended for Passage. The motion carried by the following vote:

Aye: 5 - Ald. Lajsic, Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

34. [R-2017-0329](#) Resolution relative to determination of Special Use Permit for Super Liquor & Grocery, a proposed liquor and grocery store and mixed use, to be located at 5801-15 W. Beloit Rd.

Sponsors: Safety & Development Committee

Attachments: [Darlene Zaren communication](#)
[Gary Schmutzer communication](#)

Denial based on concerns over neighborhood safety caused by liquor stores.

A motion was made by Ald. Vitale, seconded by Ald. Probst, that this matter was Recommended for Denial. The motion carried by the following vote:

Aye: 5 - Ald. Lajsic, Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

35. [2017-0674](#) Special Use Permit for Super Liquor & Grocery, a proposed liquor and grocery store and mixed use, to be located at 5801-5815 W. Beloit Rd. submitted by Paraminder “Goldie” Singh and Iqbal Kaur of GGI Real Estate, LLC (prospective property owner).

Attachments: [Application - Super Liquor](#)
[Staff Report - Super Liquor & Grocery](#)
[Staff Report-Super Liquor & Grocery- Amended](#)
[GSchmutzer letter of opposition](#)

A motion was made by Ald. Vitale, seconded by Ald. Probst, that this matter was Recommended to be Placed on File. The motion carried by the following vote:

Aye: 5 - Ald. Lajsic, Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

D. ADJOURNMENT

A motion was made by Ald. Barczak, seconded by Ald. Reinke, to adjourn the meeting at 8:55

p.m. The motion carried unanimously.



All meetings of the {bdName} 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.

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.