



# City of West Allis

## Meeting Minutes

### Safety & Development Committee

*Aldersperson: Thomas G. Lajsic, Chair*

*Aldersperson: Eric Euteneier, Vice Chair,*

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

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Tuesday, July 17, 2018

7:40 PM

City Hall, Room 123 (Mayor's Conference Room)

7525 W. Greenfield Ave.

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#### RECESS MEETING

#### A. CALL TO ORDER

*The meeting was called to order by Aldersperson Lajsic at 7:40 p.m.*

#### B. ROLL CALL

**Present** 3 - Ald. Lajsic, Ald. Euteneier, and Ald. Barczak

**Excused** 2 - Ald. Vitale, and Ald. Reinke

#### Others Attending

*John F. Stibal, Director of Development; Other Staff; Guests and Media*

#### C. NEW AND PREVIOUS MATTERS

##### New Matters for Introduction

23. [O-2018-0028](#) An Ordinance to amend subsection 13.01(3) of the City of West Allis Revised Municipal Code, Chapter 13, Building Code, relative to applicable building codes as adopted by the State of Wisconsin.

**Sponsors:** Safety & Development Committee

**Attachments:** [O-2018-0028 signed](#)

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

**Aye:** 3 - Ald. Lajsic, Ald. Euteneier, and Ald. Barczak

**No:** 0

24. [R-2018-0478](#) Resolution relative to amending four City of West Allis Policies & Procedures Manual Policies Nos. 2001, 2002, 2006, 2011, and 2013, and repealing eight City of West Allis Policies and Procedures Manual Nos. 2003, 2004, 2005, 2007, 2008, 2009, 2010, and 2012.

**Sponsors:** Safety & Development Committee

**Attachments:** [BINS01](#)  
[BINS02](#)  
[BINS06](#)  
[BINS11](#)  
[BINS13](#)  
[R-2018-0478 signed](#)

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

**Aye:** 3 - Ald. Lajsic, Ald. Euteneier, and Ald. Barczak  
**No:** 0

25. [R-2018-0288](#) Resolution approving a Certified Survey Map for Paul Mantyh, to create a new out of the existing property located at 1567 S. 83 St.

**Sponsors:** Safety & Development Committee

**Attachments:** [R-2018-0288 signed](#)  
[Signed CSM - P Mantyh](#)

**This matter was Recommended For Adoption on a Block Vote**

26. [2018-0578](#) Certified Survey Map for Paul Mantyh, to create a new out of the existing property located at 1567 S. 83 St. (Tax Key No. 452-0429-000)

**Attachments:** [Application - Paul Mantyh \(CSM\)](#)

**This matter was Recommended to be Placed on File on a Block Vote**

#### Passed The Block Vote

**A motion was made by Ald. Barczak, seconded by Ald. Euteneier, to approve all the actions on the preceding items on a Block Vote. The motion carried by the following vote:**

**Aye:** 3 - Ald. Lajsic, Ald. Euteneier, and Ald. Barczak  
**No:** 0

27. [R-2018-0314](#) Resolution approving a Certified Survey Map for Riverbend Shopping Center, to separate one parcel located at 7500 W. Oklahoma Ave. into two parcels, submitted by Brad Kropp, d/b/a Perspective Design, Inc.

**Sponsors:** Safety & Development Committee

**Attachments:** [R-2018-0314 signed](#)

**This matter was Recommended For Adoption on a Block Vote**

28. [2018-0577](#) Certified Survey Map for Riverbend Shopping Center, to separate one parcel located at 7500 W. Oklahoma Ave. into two parcels, submitted by Brad Kropp, d/b/a Perspective Design, Inc. (Tax Key No. 515-0124-000).

**Attachments:** [Application - Riverbend Shopping Ctr \(CSM\)](#)

**This matter was Recommended to be Placed on File on a Block Vote**

**Passed The Block Vote**

**A motion was made by Ald. Barczak, seconded by Ald. Euteneier, to approve all the actions on the preceding items on a Block Vote. The motion carried by the following vote:**

**Aye:** 3 - Ald. Lajsic, Ald. Euteneier, and Ald. Barczak

**No:** 0

29. [2018-0576](#) Special Use Permit to establish M&S Tires, a proposed vehicle service business, located within the existing building located at 8323 W. Lincoln Ave.

Attachments: [Application - M&S Tires](#)

**This matter was Held**

30. [2018-0574](#) Special Use Permit for Six on Becher to establish a 6-unit multi-family dwelling, within the existing building located at 7601 W. Becher St.

Attachments: [Application - Six on Becher](#)

[Six on Becher - \(SLA\)](#)

[letter of concern](#)

**This matter was Held**

31. [2018-0575](#) Special Use Permit for Pizzeria Scotty, to relocate and establish a restaurant within the existing commercial building located at 9022 W. Oklahoma Ave.

Attachments: [Application - Pizzeria Scotty](#)

**This matter was Held**

### Previous Matters for Consideration

32. [R-2018-0300](#) Resolution relative to determination of a Special Use Permit for Coast Car Wash, LLC to establish a vehicle wash facility on vacant property (formerly AMF Bowling) located at 10901 W Lapham St.

Sponsors: Safety & Development Committee

Attachments: [R-2018-0300 signed](#)

**This matter was Recommended For Adoption on a Block Vote**

33. [2018-0187](#) Special Use Permit for Coast Car Wash, LLC to establish a vehicle wash facility on vacant property (formerly AMF Bowling) located at 10901 W Lapham St.

Attachments: [Application - Coast Car Wash](#)

[Coast \(CSM, SUP, SLA\)](#)

**This matter was Recommended to be Placed on File on a Block Vote**

### Passed The Block Vote

**A motion was made by Ald. Euteneier, seconded by Ald. Barczak, to approve all the actions on the preceding items on a Block Vote. The motion carried by the following vote:**

**Aye:** 3 - Ald. Lajsic, Ald. Euteneier, and Ald. Barczak

**No:** 0

**Public Hearing Items**

34. [O-2018-0031](#) Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) for the following properties: 9106, 9032, 8905 and 8917 W. Mitchell St. , and 1717, 1721 and 1700 Block of S. 89 St. and 8902, 8908 and 8914 W. Maple St. from Low Density Residential to Industrial and Office Land Use.

**Sponsors:** Safety & Development Committee

**Attachments:** [O-2018-0031 signed](#)

**This matter was Recommended for Passage on a Block Vote**

35. [2018-0476](#) Request for an Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) for properties, located at 9106 W. Mitchell St. (451-0395-001), 9032 W. Mitchell St. (451-0393-005), 8905 W. Mitchell St. (451-0396-001), 8917 W. Mitchell St. (451-0400-001), 1717 S. 89 St. (451-0403-002), 1721 S. 89 St. (451-0403-003), 1700 Block S. 89 St. (451-0403-005), 1700 Block S. 89 St. (451-0404-001), 8902 W. Maple St. (451-0405-000), 8908 W. Maple St. (451-0406-000) and 8914 W. Maple St. (451-0407-001) from Low Density Residential to Industrial and Office Land Use submitted by T&G Properties, LLC the current property owner.

**Attachments:** [Application- Amend Land Use -Chr Hansen](#)

**This matter was Recommended to be Placed on File on a Block Vote**

36. [O-2018-0030](#) Ordinance to amend the Official West Allis Zoning Map by rezoning property located at 9106 W. Mitchell St. (451-0395-001), 9032 W. Mitchell St. (451-0393-005), 8905 W. Mitchell St. (451-0396-001), 8917 W. Mitchell St. (451-0400-001), 1717 S. 89 St. (451-0403-002), 1721 S. 89 St. (451-0403-003), 1700 Block S. 89 St. (451-0403-005), 1700 Block S. 89 St. (451-0404-001), 8902 W. Maple St. (451-0405-000), 8908 W. Maple St. (451-0406-000) and 8914 W. Maple St. (451-0407-001) from RB-2, Residence District to M-1, Manufacturing District.

**Sponsors:** Safety & Development Committee

**Attachments:** [O-2018-0030 signed](#)

**This matter was Recommended for Passage on a Block Vote**

37. [2018-0477](#) Request for an Ordinance to amend the Official West Allis Zoning Map by rezoning property located at 9106 W. Mitchell St. (451-0395-001), 9032 W. Mitchell St. (451-0393-005), 8905 W. Mitchell St. (451-0396-001), 8917 W. Mitchell St. (451-0400-001), 1717 S. 89 St. (451-0403-002), 1721 S. 89 St. (451-0403-003), 1700 Block S. 89 St. (451-0403-005), 1700 Block S. 89 St. (451-0404-001), 8902 W. Maple St. (451-0405-000), 8908 W. Maple St. (451-0406-000) and 8914 W. Maple St. (451-0407-001) from RB-2, Residence District to M-1, Manufacturing District submitted by T&G Properties, LLC the current property owner.

**Attachments:** [Application - Rezone Chr Hansen](#)

**This matter was Recommended to be Placed on File on a Block Vote**

**Passed The Block Vote**

**A motion was made by Ald. Barczak, seconded by Ald. Euteneier, to approve all the actions on the preceding items on a Block Vote. The motion carried by the following vote:**

**Aye:** 3 - Ald. Lajsic, Ald. Euteneier, and Ald. Barczak

**No:** 0

- 38. [O-2018-0018](#)** Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) as follows for the following properties: 1309 S. 70 St.; 440-0244-001; MATC - Mixed Use to Commercial, 13\*\* S. 71 St.; 440-0220-000; MATC - Mixed Use to Commercial, 13\*\* S. 71 St.; 440-0219-000; MATC - Mixed Use to Commercial, 13\*\* S. 71 St.; 440-0218-000; MATC - Mixed Use to Commercial, 13\*\* S. 71 St.; 440-0217-000; MATC - Mixed Use to Commercial, 13\*\* S. 71 St.; 440-0216-000; MATC - Mixed Use to Commercial, 13\*\* S. 71 St.; 440-0215-000; MATC - Mixed Use to Commercial, 13\*\* S. 71 St.; 440-0214-000; MATC - Mixed Use to Commercial, 7021 W. Washington St.; 440-0245-001; WAWM School District - Public and Semi Public to Commercial, 10\*\* S. 72 St.; 440-0213-002; WAWM School District - Public and Semi Public to Commercial, 8\*\* S. 72 St.; 440-0004-001; WAWM School District - Commercial to Public and Semi Public, 865 S. 72 St.; 440-0006-000; MATC - Low Density Residential to Commercial, 8\*\* S. 72 St.; 440-0005-000; MATC - Low Density Residential to Commercial.

**Sponsors:** Safety & Development Committee

**Attachments:** [O-2018-0018 signed](#)

**This matter was Recommended for Passage on a Block Vote**

- 39. [2018-0541](#)** Request for an Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) as follows for the following properties: 1309 S. 70 St. (440-0244-001), 13\*\* S. 71 St. (440-0220-000), 13\*\* S. 71 St. (440-0219-000), 13\*\* S. 71 St. (440-0218-000), 13\*\* S. 71 St. (440-0217-000), 13\*\* S. 71 St. (440-0216-000), 13\*\* S. 71 St. (440-0215-000), 13\*\* S. 71 St. (440-0214-000) from Mixed Use to Commercial land use; 7021 W. Washington St. (440-0245-001), 10\*\* S. 72 St. (440-0213-002) from Public and Semi Public to Commercial land use; 8\*\* S. 72 St. (440-0004-001) from Commercial to Public and Semi Public land use; 865 S. 72 St. (440-0006-000) from Low Density Residential to Commercial land use; 8\*\* S. 72 St. (440-0005-000) from Low Density Residential to Commercial land use. Submitted by Cobalt Partners, LLC, the developer.

**Attachments:** [Application-Amend Land Use-Cobalt](#)

**This matter was Recommended to be Placed on File on a Block Vote**

40. [O-2018-0017](#) Ordinance to amend the Official West Allis Zoning Map by rezoning the following properties: 865 S. 72 St. (440-0006-000) from RB-2, Residence District to C-3, Community Commercial District; 8\*\* S. 72 St. (440-0004-001) from M-1, Manufacturing District to P-1, Park District; 1000 S. 72 St. (440-0213-003) from RB-2, Residence District to P-1, Park District; 10\*\* S. 72 St. (440-0213-002) from RB-2, Residence District to C-3, Community Commercial District; 71\*\* W. Washington St. (440-0213-001) from RB-2, Residence District to C-3, Community Commercial District; 1010, 1040, 1126, & 1304 S. 70 St. (439-0001-026) from M-1, Manufacturing District to C-3, Community Commercial District.

**Sponsors:** Safety & Development Committee

**Attachments:** [O-2018-0017 signed](#)

**This matter was Recommended for Passage on a Block Vote**

41. [2018-0544](#) Request for an Ordinance to amend the Official West Allis Zoning Map as follows by rezoning the following properties: 865 S. 72 St. (440-0006-000) from RB-2, Residence District to C-3, Community Commercial District; 8\*\* S. 72 St. (440-0004-001) from M-1, Manufacturing District to P-1, Park District; 1000 S. 72 St. (440-0213-003) from RB-2, Residence District to P-1, Park District; 10\*\* S. 72 St. (440-0213-002) from RB-2, Residence District to C-3, Community Commercial District; 71\*\* W. Washington St. (440-0213-001) from RB-2, Residence District to C-3, Community Commercial District; 1010, 1040, 1126 & 1304 S. 70 St. (439-0001-026) from M-1, Manufacturing District to C-3, Community Commercial District. Submitted by Cobalt Partners, LLC, the developer.

**Attachments:** [Application-Rezone-Cobalt](#)

**This matter was Recommended to be Placed on File on a Block Vote**

42. [O-2018-0029](#) Ordinance to amend the Official West Allis Zoning Map by placing a PDD-2, Commercial Overlay District over the following properties: 1010, 1040, 1126 & 1304 S. 70 St. (439-0001-026) 9\*\* S. 70 St. (440-0259-002) 10\*\* S. 70 St. (440-0259-004) 10\*\* S. 70 St. (440-0259-005) 11\*\* S. 70 St. (440-0257-003) 1135 S. 70 St. (440-0257-002) 1205 S. 70 St. (440-0256-002) 1309 S. 70 St. (440-0244-001) 13\*\* S. 71 St. (440-0220-000) 13\*\* S. 71 St. (440-0219-000) 13\*\* S. 71 St. (440-0218-000) 13\*\* S. 71 St. (440-0217-000) 13\*\* S. 71 St. (440-0216-000) 13\*\* S. 71 St. (440-0215-000) 13\*\* S. 71 St. (440-0214-000) 1200-16-30 S. 71 St. (440-0254-001) 7021 W. WASHINGTON St. (440-0245-001) 71\*\* W. WASHINGTON St. (440-0213-001) 10\*\* S. 72 St. (440-0213-002) 1000 S. 72 St. (440-0213-003) 8\*\* S. 72 St. (440-0004-001) 865 S. 72 St. (440-0006-000) 8\*\* S. 72 St. (440-0005-000).

**Sponsors:** Safety & Development Committee

**Attachments:** [O-2018-0029 signed](#)

**This matter was Recommended for Passage on a Block Vote**

43. [2018-0546](#) Request for an Ordinance to amend the Official West Allis Zoning Map as follows by placing a PDD-2, Commercial Overlay District over the following properties: 1010, 1040, 1126 & 1304 S. 70 St. (439-0001-026) 9\*\* S. 70 St. (440-0259-002) 10\*\* S. 70 St. (440-0259-004) 10\*\* S. 70 St. (440-0259-005) 11\*\* S. 70 St. (440-0257-003) 1135 S. 70 St. (440-0257-002) 1205 S. 70 St. (440-0256-002) 1309 S. 70 St. (440-0244-001) 13\*\* S. 71 St. (440-0220-000) 13\*\* S. 71 St. (440-0219-000) 13\*\* S. 71 St. (440-0218-000) 13\*\* S. 71 St. (440-0217-000) 13\*\* S. 71 St. (440-0216-000) 13\*\* S. 71 St. (440-0215-000) 13\*\* S. 71 St. (440-0214-000) 1200-16-30 S. 71 St. (440-0254-001) 7021 W. Washington St. (440-0245-001) 71\*\* W. Washington St. (440-0213-001) 10\*\* S. 72 St. (440-0213-002) 1000 S. 72 St. (440-0213-003) 8\*\* S. 72 St. (440-0004-001) 865 S. 72 St. (440-0006-000) 8\*\* S. 72 St. (440-0005-000). Submitted by Cobalt Partners, LLC, the developer.

**Attachments:** [Application-Amend Zoning PDD-Cobalt](#)

**This matter was Recommended to be Placed on File on a Block Vote**

**Passed The Block Vote**

A motion was made by Ald. Euteneier, seconded by Ald. Barczak, to approve all the actions on the preceding items on a Block Vote. The motion carried by the following vote:

Aye: 3 - Ald. Lajsic, Ald. Euteneier, and Ald. Barczak

No: 0

44. [R-2018-0362](#) Resolution relative to determination of Special Use Permit for proposed change to a mixed use building, formerly an office/retail space, located at 7311-15 W. Greenfield Ave.

**Sponsors:** Safety & Development Committee

**Attachments:** [R-2018-0362 signed](#)

**This matter was Recommended For Adoption on a Block Vote**

45. [2018-0518](#) Special Use Permit for proposed change to a mixed use building, formerly an office/retail space, located at 7311-15 W. Greenfield Ave.

**Attachments:** [Application - 7311 W. Greenfield](#)

**This matter was Recommended to be Placed on File on a Block Vote**

**Passed The Block Vote**

A motion was made by Ald. Barczak, seconded by Ald. Euteneier, to approve all the actions on the preceding items on a Block Vote. The motion carried by the following vote:

Aye: 3 - Ald. Lajsic, Ald. Euteneier, and Ald. Barczak

No: 0



- 46. [R-2018-0443](#) Resolution relative to determination of Special Use Permit for Paulie’s Pub, an existing bar and restaurant, to construct an addition to the current building located at 8031 W. Greenfield Ave.

**Sponsors:** Safety & Development Committee

**This matter was Recommended For Adoption on a Block Vote**

- 47. [2018-0472](#) Special Use Permit for Paulie’s Pub, an existing bar and restaurant, to construct an addition to the current building located at 8031 W. Greenfield Ave.

**Attachments:** [Application - Paulie's Pub](#)

**This matter was Recommended to be Placed on File on a Block Vote**

**Passed The Block Vote**

**A motion was made by Ald. Barczak, seconded by Ald. Euteneier, to approve all the actions on the preceding items on a Block Vote. The motion carried by the following vote:**

**Aye:** 3 - Ald. Lajsic, Ald. Euteneier, and Ald. Barczak

**No:** 0

**D. ADJOURNMENT**

*A motion was made by Ald. Barczak, seconded by Ald. Euteneier to adjourn the meeting at 7:51 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.