



# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Meeting Minutes

### Safety & Development Committee

*Aldersperson Thomas G. Lajsic, Chair*

*Aldersperson Cathleen M. Probst, Vice-Chair*

*Alderspersons: Michael P. May, Rosalie L. Reinke, Vincent Vitale*

Tuesday, February 2, 2016

8:59 PM

City Hall Development Conference Room #210

#### RECESS MEETING (draft minutes)

#### A. CALL TO ORDER

*The meeting was called to order by Aldersperson Lajsic at 8:59 p.m.*

#### B. ROLL CALL

**Present** 5 - Ald. Lajsic, Ald. Probst, Ald. May, Ald. Reinke, and Ald. Vitale

#### Others Attending

*John F. Stibal, Director of Development; Steven J. Schaer, AICP, Manager, Planning & Zoning Division; Other Staff; Guests and Media*

#### C. NEW AND PREVIOUS MATTERS

##### New Matters for Introduction

- 73. [O-2016-0009](#) An Ordinance to Create Section 13.36 of the West Allis Revised Municipal Code Relating to Manufactured and Mobile Homes and Manufactured and Mobile Home Communities.

**Sponsors:** Safety & Development Committee

**This matter was Held**

- 74. [2016-0070](#) Communication from the Director of Building Inspection and Neighborhood Services relative to Zombie Property Registration.

- 75. [2016-0085](#) Communication from the Planning Manager relative to the Plan Commission's favorable recommendation of the proposed first amendment to the Project Plan and Boundary Amendment for Tax Incremental District Number Eleven (84th & Greenfield), City of West Allis, Wisconsin, as to conformance with the general plan of the City.

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

#### Passed The Block Vote

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

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

**No:** 0

#### Public Hearing Items (Safety & Development Committee)

76. [O-2016-0004](#) An Ordinance to amend the Official West Allis Zoning Map by rezoning a portion of the properties located at 2563-2601-25-65-73-75 S. 108 St. and 2677 S. 108 St. (future outlet for Chick-fil-A) from M-1 Manufacturing District to C-4 Regional Commercial District (Tax Key Nos. 484-9986-012 and 484-9986-005).

Sponsors: Safety & Development Committee

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

77. [R-2016-0039](#) Resolution approving a Certified Survey Map to create an outlet from portions of two existing lots located at 2563-2601-25-65-73-75 S. 108 St. and 2677 S. 108 St., in order to develop a Chick-fil-A restaurant, submitted by HR Green, Inc. (Tax Key Nos. 484-9986-012 and 484-9986-005).

Sponsors: Safety & Development Committee

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

78. [2016-0077](#) Certified Survey Map to create an outlet from portions of two existing lots located at 2563-2601-25-65-73-75 S. 108 St. and 2677 S. 108 St., in order to develop a Chick-fil-A restaurant, submitted by HR Green, Inc. (Tax Key Nos. 484-9986-012 and 484-9986-005).

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

79. [R-2016-0033](#) Resolution relative to determination of Special Use Permit for Chick-fil-A, Inc., a proposed restaurant with drive-thru facilities, to be located at 2677 S. 108 St.

Sponsors: Safety & Development Committee

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

80. [2016-0032](#) Special Use Permit for Chick-fil-A, Inc., a proposed restaurant with drive-thru facilities, to be located at 2677 S. 108 St.

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

#### Passed The Block Vote

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

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

**No:** 0

81. [O-2016-0007](#) An Ordinance to adopt a Land Use Map Amendment to the 2030 West Allis Comprehensive Plan to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) for properties, owned by Wilde Family Limited Partnership, located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd. from High Density Residential to Commercial Land Use. (Tax Key Nos. 523-9947-000, 523-9948-001, 523-9948-002).

Sponsors: Safety & Development Committee

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

82. [O-2016-0010](#) An Ordinance to amend the Official West Allis Zoning Map by rezoning properties, owned by Wilde Family Limited Partnership, located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd. from RC-1/Residence District, to C-4/Regional Commercial District (Tax Key Nos. 523-9947-000, 523-9948-001, 523-9948-002).

Sponsors: Safety & Development Committee

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

83. [R-2016-0036](#) Resolution relative to determination of Special Use Permit for Wilde Family Limited Partnership, an existing vehicle sales and vehicle repair business located at 3185-3225 S. 108 St. and the 3300 block of S. 108 St., to amend their existing Special Use Permit to construct an employee parking lot on properties Wilde currently owns located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd.

Sponsors: Safety & Development Committee

*A motion was made by Ald. Probst, seconded by Ald. Vitale to amend the Resolution. The motion passed unanimously.*

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

84. [2016-0087](#) Special Use Permit for Wilde Toyota, an existing vehicle sales and vehicle repair business located at 3185-3225 S. 108 St. and the 3300 block of S. 108 St., to amend their existing Special Use Permit to construct an employee parking lot on properties currently owned by Wilde Family Limited Partnership located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd.  
(Tax Key Nos. 523-9947-000, 523-9948-001, 523-9948-002).

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

85. [R-2016-0035](#) Resolution adopting a Land Use Map Amendment to the 2030 West Allis Comprehensive Plan to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) for properties, owned by Wilde Family Limited Partnership, located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd. from High Density Residential to Commercial Land Use. (Tax Key Nos. 523-9947-000, 523-9948-001, 523-9948-002).

Sponsors: Safety & Development Committee

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

86. [R-2016-0038](#) Resolution approving a Certified Survey Map by Wilde Family Limited Partnership, property owner, to consolidate 3 properties located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd. into one lot of record submitted by Pat Donahue on behalf of the Wilde Family Limited Partnership, property owner (Tax Key Nos. 523-9947-000, 523-9948-001, 523-9948-002).

**Sponsors:** Safety & Development Committee

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

87. [2016-0081](#) Certified Survey Map by Wilde Family Limited Partnership, property owner, to consolidate 3 properties located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd. into one lot of record submitted by Pat Donahue on behalf of the Wilde Family Limited Partnership, property owner (Tax Key Nos. 523-9947-000, 523-9948-001, 523-9948-002).

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

**Passed The Block Vote**

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

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

**No:** 0

88. [R-2016-0008](#) Resolution relative to determination of Special Use Permit to establish a radio antenna tower at 2241 S. 116 St.

**Sponsors:** Safety & Development Committee

*A motion was made by Ald. Reinke, seconded by Ald. Vitale to amend the Resolution. The motion passed unanimously.*

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

89. [2016-0031](#) Special Use Permit to establish a radio antenna tower at 2241 S. 116 St.

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

**Passed The Block Vote**

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

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

**No:** 0

## **D. ADJOURNMENT**

*A motion was made by Ald. May, seconded by Ald. Reinke to adjourn the meeting at 9:10 p.m. The motion carried unanimously.*