



# City of West Allis

## Meeting Agenda

### Safety and Development Committee

*Aldersperson Thomas G. Lajsic, Chair*  
*Aldersperson Angelito Tenorio, Vice-Chair*  
*Alderspersons: Kevin Haass, Danna Kuehn, and Martin J. Weigel*

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Wednesday, January 13, 2021

6:00 PM

City of West Allis YouTube Channel

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**VIRTUAL MEETING - draft**  
**City of West Allis YouTube Channel**  
<https://www.youtube.com/user/westalliscitychannel/live>

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. APPROVAL OF MINUTES

1. [2021-0035](#) Approval of the 2020 Minutes (draft) of the Regular Meeting of June 25 and the Recess Meetings of June 25, July 14, August 4, September 1, September 15, October 6, October 20, November 4, November 17 and December 1

#### D. NEW AND PREVIOUS MATTERS

##### New Matters for Introduction

2. [O-2021-0001](#) 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 manufacturing to C-2, Neighborhood Commercial District
3. [O-2021-0004](#) 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

#### E. MATTERS FOR DISCUSSION/ACTION

4. [2021-0033](#) Discussion of 2040 Comp Plan update overview and schedule
5. [2021-0037](#) Discussion of potential No Mow May designation in West Allis

#### F. ADJOURNMENT



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**NOTICE OF POSSIBLE QUOROM**

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**

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# City of West Allis

## Meeting Minutes

### Safety & Development Committee

*Aldersperson Thomas G. Lajsic, Chair*

*Aldersperson Angelito Tenorio, Vice-Chair*

*Alderspersons: Kevin Haass, Danna Kuehn, and Martin J. Weigel*

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Thursday, June 25, 2020

6:00 PM

City Hall, Common Council Chambers  
7525 W. Greenfield Ave.

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#### REGULAR MEETING (draft minutes)

#### A. CALL TO ORDER

*The meeting was called to order by Aldersperson Lajsic at 6:00 p.m.*

#### B. ROLL CALL

**Present** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

#### Others Attending

*John F. Stibal, Director of Development; Patrick Schloss, Community Development Manager and Steven Schaer, Manager, Planning and Zoning Division*

#### C. APPROVAL OF MINUTES

1. [2020-0438](#) Approval of the Minutes (draft) of the Regular Meeting of April 29, 2020 and the Recess Meetings of April 29, 2020, May 19, 2020, June 2, 2020 and June 16, 2020.

**Attachments:** [SD Regular Minutes 4-29-20](#)  
[SD Recess Minutes 4-29-20](#)  
[SD Recess Minutes 5-19-20](#)  
[SD Recess Minutes 6-2-20](#)  
[SD Recess Minutes 6-16-20](#)

**A motion was made by Weigel, seconded by Haass, that the Recess Minutes of the 4/29/20, 5/19/20, 6/2/20 and 6/16/20 and Regular Minutes of the 4/29/20 meeting be Approved. The motion carried by the following vote:**

**Aye:** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

**No:** 0

#### D. NEW AND PREVIOUS MATTERS

2. [R-2020-0345](#) Resolution relative to determination of Application for a Special Use Permit for outdoor dining extension of premise for Paulies Field Trip and existing tavern located at 1430 S. 81 St. and abutting parking lots located in the 1400 block of S. 81 St.

**Sponsors:** Safety & Development Committee

**Attachments:** [Application - Paulies Field Trip](#)

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

Aye: 4 - Lajsic, Tenorio, Kuehn, and Weigel

No: 1 - Haass

**E. PRESENTATION ON VARIOUS ONGOING DEVELOPMENT PROJECTS FOR INFORMATIONAL PURPOSES ONLY, WITH NO COUNCIL ACTION TO BE TAKEN**

*Mr. Stibal, Mr. Schloss and Mr. Schaer gave a brief presentation on the various ongoing development projects within the City. Discussion ensued with questions being answered by staff.*

**F. ADJOURNMENT**

*A motion was made by Ald. Haass, seconded by Ald. Tenorio to adjourn the meeting at 6:51 p.m. The motion carried unanimously.*



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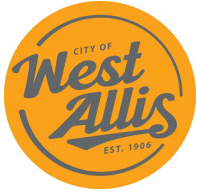
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*Aldersperson Thomas G. Lajsic, Chair*

*Aldersperson Angelito Tenorio, Vice-Chair*

*Alderspersons: Kevin Haass, Danna Kuehn, and Martin J. Weigel*

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Thursday, June 25, 2020

7:29 PM

City Hall - Common Council Chambers  
7525 W. Greenfield Ave.

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#### RECESS MEETING (draft minutes)

#### A. CALL TO ORDER

*The meeting was called to order by Aldersperson Lajsic at 7:29 p.m.*

#### B. ROLL CALL

**Present** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

#### Others Attending

John F. Stibal, Director of Development

#### C. NEW AND PREVIOUS MATTERS

##### New Matters for Introduction

5. [O-2020-0024](#) Ordinance to Convert Taverns and Cocktail Lounges from Special Uses to Permitted Uses

**Sponsors:** Aldersperson Lajsic

**Attachments:** [Ord O-2020-0024](#)

**This matter was Held.**

##### Previous Matters for Consideration

6. [R-2020-0345](#) Resolution relative to determination of Application for a Special Use Permit for outdoor dining extension of premise for Paulies Field Trip and existing tavern located at 1430 S. 81 St. and abutting parking lots located in the 1400 block of S. 81 St.

**Sponsors:** Safety & Development Committee

**Attachments:** [Application - Paulies Field Trip](#)

*This item was acted upon at the Special Safety & Development Committee meeting of 6/25/20 held at 6:00 p.m. prior to the Regular Common Council meeting.*

#### D. ADJOURNMENT

*A motion was made by Ald. Weigel, seconded by Ald. Haass to adjourn the meeting at 7:37 p.m. The motion carried unanimously.*



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# City of West Allis

## Meeting Minutes

### Safety & Development Committee

*Aldersperson Thomas G. Lajsic, Chair*

*Aldersperson Angelito Tenorio, Vice-Chair*

*Alderspersons: Kevin Haass, Danna Kuehn, and Martin J. Weigel*

Tuesday, July 14, 2020

8:36 PM

City Hall, Art Gallery  
7525 W. Greenfield Ave.

#### RECESS MEETING (draft minutes)

#### A. CALL TO ORDER

*The meeting was called to order by Aldersperson Lajsic at 8:36 p.m.*

#### B. ROLL CALL

**Present** 4 - Lajsic, Haass, Kuehn, and Weigel

**Excused** 1 - Tenorio

#### Others Attending

*John F. Stibal, Director of Development; Patrick Schloss, Community Development Manager; Steve Schaer, Manager of Planning & Zoning; Other Staff; Guests and Media*

#### C. NEW AND PREVIOUS MATTERS

##### New Matters for Introduction

35. [O-2020-0029](#) Ordinance to adopt parking restrictions on both sides of S. 66th St., from W. Beloit Rd. to W. Revere Pl.

**Sponsors:** Aldersperson Vitale

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

**Aye:** 4 - Lajsic, Haass, Kuehn, and Weigel

**No:** 0

36. [O-2020-0030](#) Ordinance to Repeal Ordinance No. 2006-0053, which pertains to a non-controlled Intersection at S. 88 St. and W. Walker St., and to re-establish the intersection as a North/South 2-Way Stop

**Sponsors:** Kuehn

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

**Aye:** 4 - Lajsic, Haass, Kuehn, and Weigel

**No:** 0

**Previous Matters for Consideration**

- 37. [O-2020-0024](#) Ordinance to Convert Taverns and Cocktail Lounges from Special Uses to Permitted Uses

*Sponsors:* Alderperson Lajsic

*Attachments:* [Ord O-2020-0024 \(3\)](#)

A motion was made by Weigel, seconded by Kuehn, that this matter was Recommended for Passage subject to approval by the Plan Commission. The motion carried by the following vote:

Aye: 4 - Lajsic, Haass, Kuehn, and Weigel

No: 0

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

- 38. [O-2020-0031](#) Ordinance to amend the Official West Allis Zoning Map amending section 12.05

*Sponsors:* Safety & Development Committee

*Attachments:* [O-2020-0031](#)

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

Aye: 4 - Lajsic, Haass, Kuehn, and Weigel

No: 0

- 39. [R-2020-0394](#) Resolution relative to determination of Application for a Special Use Permit for 160 Driving Academy, a proposed business to be located at 900 Block S. 63 St.

*Sponsors:* Safety & Development Committee

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

Aye: 4 - Lajsic, Haass, Kuehn, and Weigel

No: 0

**D. ADJOURNMENT**

*A motion was made by Haass, seconded by Weigel to adjourn the meeting at 8:40 p.m. The motion carried unanimously.*





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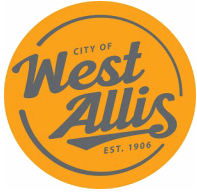
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# City of West Allis

## Meeting Minutes

### Safety and Development Committee

*Aldersperson Thomas G. Lajsic, Chair*  
*Aldersperson Angelito Tenorio, Vice-Chair*  
*Alderspersons: Kevin Haass, Danna Kuehn, and Martin J. Weigel*

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Tuesday, August 4, 2020

8:47 PM

City Hall, Council Chambers  
7525 W. Greenfield Ave.

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#### RECESS MEETING (draft)

#### A. CALL TO ORDER

*The meeting was called to order by Chair Lajsic at 8:47 p.m.*

#### B. ROLL CALL

**Present** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

#### C. NEW AND PREVIOUS MATTERS

27. [R-2020-0439](#) Resolution approving a Certified Survey Map to combine two properties into one lot of record located at 3253 S. 114 St. submitted by Janice Carini, property owner (Tax Key Nos. 523-9973-009 and 523-9973-005)

**Sponsors:** Safety and Development Committee

**Attachments:** [3253 S 114 St for CSM 8-4-20 CC](#)  
[Signed R-2020-0439 CSM Janice Carini 3253 S. 114 St.](#)  
[CSM 9257 R-2020-0439 3253 S. 114 St. 523-9973-009.](#)  
[523-9973-005\\_001](#)

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

**Aye:** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

**No:** 0

28. [2020-0529](#) Communication from the Director of the Department of Building Inspection and Neighborhood Services regarding work done without permits on pre-1980 dwellings

**Attachments:** [Pre-1980 Dwelling Communication 7-28-20](#)

**A motion was made by Kuehn, seconded by Haass, that this matter was Recommended For Approval. The motion carried by the following vote:**

**Aye:** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

**No:** 0

29. [2020-0517](#) To convert taverns, cocktail lounges, and alcohol sales from special uses to permitted uses creating section 9.025 and amending sections 12.40, 12.41, and 12.43 of the West Allis Revised Municipal Code

A motion was made by Haass, seconded by Weigel, that this matter was Recommended For Approval. The motion carried by the following vote:

**Aye:** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

**No:** 0

30. [R-2020-0430](#) Resolution relative to determination of Application for a Special Use Permit for Endless Motorsports, LLC, a proposed indoor vehicle sales use and accessory shop, to be located within a portion of the existing multi-tenant commercial property located at 2200 S. 108 St.

**Sponsors:** Safety and Development Committee

**Attachments:** [Endless Motorsports, LLC 2200 S. 108th St - Email of concern](#)  
[Special Permit for Endless Motorsports -Letter of opposition](#)  
[Signed R-2020-0430 SUP Endless Motorsports LLC](#)  
[DR AFFIDAVIT ENDLESS MOTORSPORTS R-2020-0430](#)

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

**Aye:** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

**No:** 0

**D. ADJOURNMENT**

A motion was made by Haass, seconded by Kuehn, to adjourn at 8:40 p.m. The motion carried unanimously.



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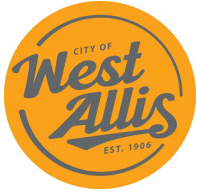
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# City of West Allis

## Meeting Minutes

### Safety and Development Committee

*Aldersperson Thomas G. Lajsic, Chair*  
*Aldersperson Angelito Tenorio, Vice-Chair*  
*Alderspersons: Kevin Haass, Danna Kuehn, and Martin J. Weigel*

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Tuesday, September 1, 2020

7:54 PM

City Hall  
7525 W. Greenfield Ave.

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#### RECESS MEETING (draft)

#### A. CALL TO ORDER

*The meeting was called to order by Chair Lajsic at 7:54 p.m.*

#### B. ROLL CALL

**Present** 4 - Lajsic, Tenorio, Haass, and Kuehn

**Excused** 1 - Weigel

#### C. NEW AND PREVIOUS MATTERS

##### New Matters for Introduction

33. [O-2020-0037](#) Ordinance to establish parking restrictions on the south side of W. Greenfield Ave., from S. 60 St. to 120 feet east of 60 St.

**Sponsors:** Aldersperson Vitale

**Attachments:** [O-2020-0037](#)

[Ord O-2020-0037 signed](#)

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

**Aye:** 4 - Lajsic, Tenorio, Haass, and Kuehn

**No:** 0

34. [O-2020-0041](#) Ordinance to require dogs to be leashed while on public property

**Sponsors:** Aldersperson Stefanski

**Attachments:** [O-2020-0041](#)

[Ord O-2020-0041 signed](#)

A motion was made by Kuehn, seconded by Haass, that this matter was Recommended for Passage.

A motion was made by Kuehn, seconded by Haass, that this matter was Recommended For Passage As Amended. The amendment to include "does not apply to public recognized dog parks". The motion carried by the following vote:

**Aye:** 4 - Lajsic, Tenorio, Haass, and Kuehn

No: 0

**VARIOUS OUTDATED COMMUNICATIONS FROM 2013-2015 TO BE PLACED ON FILE**

35. [2014-0557](#) Communication from Alderperson Michael May regarding Architectural Review/Standards for Single-Family and Two-Family Homes  
**Attachments:** [Ald May Communication to CC \(9-2-14\).docx.pdf](#)  
**To be Placed on File.**
36. [2015-0370](#) Communication from Bridget and Patrick Halvey regarding overnight parking permits and restrictions  
**Attachments:** [Bridget and Patrick Halvey communication](#)  
**To be Placed on File.**
37. [2012-0642](#) Discussion/action relative to approving a technology Grant agreement by and between the Community Development Authority and Brookdale Senior Living Communities, Inc. in the amount of \$500,000  
**This matter was Recommended to be Placed on File on a Block Vote.**
38. [2013-0509](#) Discussion/action relative to the Resolution designating the boundaries for the proposed 116th & Rogers Redevelopment Plan, declaring such area to be blighted, and authorizing the creation of a Redevelopment Plan for such area located in the City of West Allis, WI  
**This matter was Recommended to be Placed on File on a Block Vote.**
39. [2013-0510](#) Discussion/action relative to the Resolution approving the 116th & Rogers Redevelopment Plan  
**This matter was Recommended to be Placed on File on a Block Vote.**
40. [2013-0511](#) Discussion/action relative to the Resolution authorizing a Memorandum of Understanding with Wangard Partners, Inc. for the former Yellow Freight Terminal properties located at 11406 and 11528 W. Rogers St.  
**This matter was Recommended to be Placed on File on a Block Vote.**
41. [2013-0513](#) Discussion/action relative to the Resolution approving the Cooperation Agreement by and between the City of West Allis and the Community Development Authority of the City of West Allis, for the City's administration of a \$127,000 Wisconsin Economic Development Corporation (WEDC) Site Assessment Grant (SAG) for 11406 W. Rogers St.  
**This matter was Recommended to be Placed on File on a Block Vote.**
42. [2013-0514](#) Discussion/action relative to Resolution approving the Relocation Order for the 116th & Rogers Redevelopment Plan  
**This matter was Recommended to be Placed on File on a Block Vote.**

**Passed The Block Vote**

A motion was made by Haass, seconded by Kuehn, to approve all the actions on item nos. [ ] on a Block Vote. The motion carried by the following vote:

**Aye:** 4 - Lajsic, Tenorio, Haass, and Kuehn

**No:** 0

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

- 43. [R-2020-0499](#) Resolution relative to determination of an Application for a Special Use Permit for B&E Kitchen, a proposed shared kitchen and event space, to be located at 5901 W. Beloit Rd.

**Sponsors:** Safety and Development Committee

**Attachments:** [R-2020-0499](#)  
[Application - B&E Kitchen](#)

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

**Aye:** 4 - Lajsic, Tenorio, Haass, and Kuehn

**No:** 0

- 44. [R-2020-0500](#) Resolution relative to determination of an Application for a Special Use Permit for West Allis Masonic Lodge, a proposed place of assembly, to be located at 11037 W. Oklahoma Ave.

**Sponsors:** Safety and Development Committee

**Attachments:** [R-2020-0500](#)

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

**Aye:** 4 - Lajsic, Tenorio, Haass, and Kuehn

**No:** 0

- 45. [R-2020-0501](#) Resolution relative to determination of an Application for a Special Use Permit for Festival Foods, a proposed large retail development grocery store, to be located at 11111 W. Greenfield Ave.

**Sponsors:** Safety and Development Committee

**Attachments:** [R-2020-0501](#)  
[Planning Application - Festival Foods](#)  
[EZ Self Storage Festival Foods](#)  
[R-2020-0501 partial signature](#)

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

**Aye:** 4 - Lajsic, Tenorio, Haass, and Kuehn

**No:** 0

**D. ADJOURNMENT**

*The meeting adjourned at approximately 7:57 p.m.*



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*Aldersperson Angelito Tenorio, Vice-Chair*  
*Alderspersons: Kevin Haass, Danna Kuehn, and Martin J. Weigel*

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Tuesday, September 15, 2020

7:46 PM

Common Council Chambers  
7525 W. Greenfield Ave.

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#### RECESS MEETING (draft)

#### A. CALL TO ORDER

*The meeting was called to order by Chair Lajsic at 7:46 p.m.*

#### B. ROLL CALL

**Present** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

*Others Present: Steve Schaer, Planning and Zoning Manager.*

#### C. NEW AND PREVIOUS MATTERS

16. [O-2020-0042](#) Ordinance to authorize towing and impoundment of vehicles owned by habitual parking violators

**Sponsors:** Grisham

**Attachments:** [Ord O-2020-0042](#)

[Ord O-2020-0042 signed](#)

[AFFIDAVIT OF PUBLICATION - R-2020-0042 119190016](#)

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

**Aye:** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

**No:** 0

17. [2020-0620](#) Discussion item relative to proceeding with mapping of M-1 and M-2 industrial zoning districts, notification of property owners and schedule for implementation

**Sponsors:** Safety and Development Committee

Steve Schaer present to discuss.

**This matter was Discussed.**

18. [R-2020-0446](#) Resolution to consider a Development Agreement by and between GG 003 LLC, and the City of West Allis regarding the property located at 7030 W. National Avenue and 15\*\* S. 71 St.

**Sponsors:** Safety and Development Committee

**Attachments:** [R-2020-0446](#)  
[Res\\_R-2020-0446 signed](#)  
[Development Agreement amended 9.16.20](#)  
[Exhibit A - Development Agreement](#)  
[Exhibit B - Site, Landscape & Arch Plans](#)

**A motion was made by Haass, seconded by Tenorio, that this matter was Recommended For Adoption with the Development Agreement being amended to remove Article I, Section E. The motion carried by the following vote:**

**Aye:** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

**No:** 0

*A motion was made by Ald. Weigel, seconded by Ald. Haass to recess at 8:03 until the remainder of the Common Council members are able to be present. The motion carried unanimously.*

*The Safety & Development Committee reconvened at 8:03 p.m. all members are present.*

*Jeff Hall is present to discuss.*

19. [R-2020-0523](#) Resolution to direct staff to draft a development agreement with Jeff Hall (or a related entity) for development of 52\*\* W. Burnham St (Tax key # 474-0002-001)

**Sponsors:** Alderperson Vitale

**Attachments:** [Res R-2020-0523](#)

**This matter was Recommended for Denial.**

**Aye:** 4 - Lajsic, Tenorio, Haass, and Weigel

**No:** 1 - Kuehn

*A motion was made by Haass, seconded by Ald. Tenorio to convene into closed session at 8:24 p.m. pursuant to Wis. Stats. 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties or the investing public funds. The Committee may reconvene in open session after completion of the closed session to consider the balance of the agenda.*

*Aye: # - Weigel, Kuehn, Tenorio, Haass, and Lajsic*

*Others Present: Kail Decker*

*Closed session items discussed and consensus given.*

*On a motion made by Haass, seconded by Tenorio, the meeting reconvened into open session at 8:41 p.m.*

**D. ADJOURNMENT**

*A motion was made to adjourn the meeting at 8:57 p.m. The motion carried.*



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**NON-DISCRIMINATION STATEMENT**

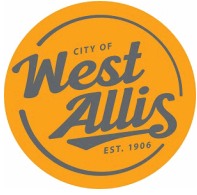
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# City of West Allis

## Meeting Minutes

### Safety and Development Committee

*Aldersperson Thomas G. Lajsic, Chair*  
*Aldersperson Angelito Tenorio, Vice-Chair*  
*Alderspersons: Kevin Haass, Danna Kuehn, and Martin J. Weigel*

---

Tuesday, October 6, 2020

7:00 PM

Common Council Chambers

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#### RECESS MEETING (draft)

#### A. CALL TO ORDER

*The meeting was called to order by Chair Lajsic at 7:39 p.m.*

#### B. ROLL CALL

**Present** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

*Others Present: John Stibal, Director of Development.*

#### C. APPROVAL OF MINUTES

#### D. NEW AND PREVIOUS MATTERS

51. [O-2020-0043](#) Ordinance to make training, counseling or workforce development facilities operated by a not-for-profit social service organization, for the purpose of enabling job and career opportunities to persons with sensory or physical disabilities a special use in a C-3 district

**Sponsors:** Safety and Development Committee

**Attachments:** [Ord O-2020-0043 \(1\)](#)

[Ord O-2020-0043](#)

[WA Common Council Letter re Beyond Vision proposal](#)

[AFFIDAVIT OF PUBLICATION - O-2020-0043 11933517](#)

**Plan Commission recommends denial. Matter held.**

53. [R-2020-0548](#) Resolution to impose a temporary moratorium on industrial uses at the properties located at 6500 W. Washington St., 1323 S. 65 St., and 1339-1347 S. 65 St. (Tax Key Nos. 439-0001-037, 439-0139-002, 439-0140-001)

**Sponsors:** Safety and Development Committee

**Attachments:** [Res R-2020-0548](#)

[Proposed Moratorium Map](#)

[Res\\_R-2020-0548 signed](#)

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

**Aye:** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

**No:** 0

54. [R-2020-0589](#) Resolution to consider an amendment to the Development Agreement by and between GG 003 LLC, and the City of West Allis regarding the property located at 7030 W. National Avenue and 15\*\* S. 71 St.

**Sponsors:** Safety and Development Committee

**Attachments:** [Exhibit A - Amended Development Agreement](#)  
[Exhibit B - Delay Impacts](#)  
[Proposal - Concord Group](#)  
[Res\\_R-2020-0589.](#)

*John Stibal present to discuss.*

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

**Aye:** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

**No:** 0

*Thereupon, the Safety & Development Committee recess at 7:45 p.m. Upon returning from recess at 8:45 p.m., and the roll call being taken, the following were present:*

**Present** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

*Others Present: Grisham; Reinke; Roadt; Stefanski; and Vitale.*

52. [R-2020-0541](#) Resolution to impose a temporary moratorium on industrial uses at the properties located at 331-333 S. 108 St. and 500 Block S. 108 St. (Tax Key Nos. 414-9990-001 and 414-9991-002)

**Sponsors:** Safety and Development Committee

**Attachments:** [Res\\_R-2020-0541](#)  
[Proposed Moratorium Map](#)  
[Res\\_R-2020-0541 signed](#)

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

**Aye:** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

**No:** 0

55. [2020-0673](#) Communication by the Kriete Group expressing their company's interest in purchasing the Colder's site located at 331 & 333 S. 108 St. (Tax Key Parcel: 414-9990-001)

**Sponsors:** Safety and Development Committee

**Attachments:** [Project Description Kriete West Allis \(10-01-20\)](#)

**This matter was Held.**

**E. ADJOURNMENT**

*The meeting adjourned at approximately 9:06 p.m.*



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# City of West Allis

## Meeting Minutes

### Safety and Development Committee

*Aldersperson Thomas G. Lajsic, Chair*  
*Aldersperson Angelito Tenorio, Vice-Chair*  
*Alderspersons: Kevin Haass, Danna Kuehn, and Martin J. Weigel*

---

Tuesday, October 20, 2020

7:00 PM

Common Council Chambers  
7525 W. Greenfield Ave.

---

#### RECESS MEETING (draft)

#### A. CALL TO ORDER

*The meeting was called to order by Chair Lajsic at 7:37 p.m.*

#### B. ROLL CALL

**Present** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

#### C. NEW AND PREVIOUS MATTERS

34. [O-2020-0044](#) Ordinance to Adopt Parking Restrictions on the East Side of the South 120 Feet of the 1700 Block of South 84th St.

**Sponsors:** Aldersperson Weigel

**Attachments:** [Ord O-2020-0044 signed](#)

[O-2020-0044](#)

[AFFIDAVIT OF PUBLICATION - O-2020-0044, O-2020-0045,](#)

[O-2020-0048 11929649](#)

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

**Aye:** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

**No:** 0

35. [O-2020-0045](#) Ordinance to Adopt Parking Restrictions on the North Side of the West 140 Feet of the 8300 Block of West National Ave.

**Sponsors:** Aldersperson Weigel

**Attachments:** [O-2020-0045](#)

[Ord O-2020-0045 signed](#)

[AFFIDAVIT OF PUBLICATION - O-2020-0044, O-2020-0045,](#)

[O-2020-0048 11929649](#)

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

**Aye:** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

**No:** 0

36. [O-2020-0043](#) Ordinance to make training, counseling or workforce development facilities operated by a not-for-profit social service organization, for the purpose of enabling job and career opportunities to persons with sensory or physical disabilities a special use in a C-3 district

**Sponsors:** Safety and Development Committee

**Attachments:** [Ord O-2020-0043 \(1\)](#)

[Ord O-2020-0043](#)

[WA Common Council Letter re Beyond Vision proposal](#)

[AFFIDAVIT OF PUBLICATION - O-2020-0043 11933517](#)

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

**Aye:** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

**No:** 0

37. [R-2020-0627](#) Resolution relative to determination of an Application for a Special Use Permit for Subway, a proposed restaurant, to be located at 6736 W. Greenfield Ave.

**Sponsors:** Safety and Development Committee

**Attachments:** [R-2020-0627](#)

[Planning Application - Subway](#)

[AFFIDAVIT OF PUBLICATION - R-2020-0627 & R-2020-0628  
11921233](#)

[Res R-2020-0627](#)

[Res R-2020-0627 partially signed](#)

**This matter was Recommended For Adoption.**

**Aye:** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

**No:** 0

38. [R-2020-0628](#) Resolution relative to determination of an Application for a Special Use Permit for Qdoba to install a proposed drive-thru at their existing restaurant, located at 2831 S. 108 St.

**Sponsors:** Safety and Development Committee

**Attachments:** [R-2020-0628](#)

[Planning Application - Qdoba](#)

[AFFIDAVIT OF PUBLICATION - R-2020-0627 & R-2020-0628  
11921233](#)

[Res R-2020-0628 partially signed](#)

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

**Aye:** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel



No: 0

**D. ADJOURNMENT**

*A motion was made to adjourn the meeting at 7:43 p.m. The motion carried.*



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**NON-DISCRIMINATION STATEMENT**

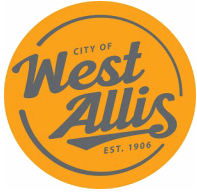
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# City of West Allis

## Meeting Minutes

### Safety & Development Committee

*Aldersperson Thomas G. Lajsic, Chair*  
*Aldersperson Angelito Tenorio, Vice-Chair*  
*Alderspersons: Kevin Haass, Danna Kuehn, and Martin J. Weigel*

---

Wednesday, November 4, 2020

7:00 PM

Common Council Chambers  
7525 W. Greenfield Ave.

---

#### RECESS MEETING (draft)

#### A. CALL TO ORDER

*The meeting was called to order by Chair Lajsic at 8:17 p.m.*

#### B. ROLL CALL

**Present** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

*Others Present: Rebecca Grill, City Administrator/Clerk; John Stibal, Director Development*

#### C. NEW AND PREVIOUS MATTERS

##### New Matters for Introduction

24. [R-2020-0658](#) Resolution to Adopt the Public Participation Strategy for Comprehensive Plan Updates

**Sponsors:** Safety & Development Committee

**Attachments:** [Res R-2020-0658](#)  
[FINAL Public Participation Strategy for Comprehensive Plan Updates](#)

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

**Aye:** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

**No:** 0

25. [R-2020-0659](#) Resolution to approve a Second Amendment to the Development Agreement by and between GG 003 LLC, and the City of West Allis regarding the property located at 7030 W. National Avenue and 15\*\* S. 71 St.

**Sponsors:** Safety & Development Committee

**Attachments:** [Res R-2020-0659](#)  
[Development Agreement - 7030 W. National Avenue - second amended version 10.29.20](#)

*John Stibal present to discuss.*

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

**Aye:** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

**No:** 0

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

26. [R-2020-0652](#) Resolution relative to determination of an Application for a Special Use Permit for 414 Brewing Company, a proposed brew pub, to be located at 6749-6751 W. National Ave.

**Sponsors:** Safety & Development Committee

**Attachments:** [Application - 414 Brewing Company LLC](#)  
[Res R-2020-0652 \(1\)](#)

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

**Aye:** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

**No:** 0

27. [R-2020-0653](#) Resolution relative to determination of an Application for a Special Use Permit for Amerigraphics Group, a proposed manufacturing printing use, to be located at 2213 S. 54 St.

**Sponsors:** Safety & Development Committee

**Attachments:** [Res R-2020-0653](#)  
[Application - Amerigraphics](#)

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

**Aye:** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

**No:** 0

28. [R-2020-0654](#) Resolution relative to determination of an Application for a Special Use Permit for a proposed mixed residential and commercial use, located at 8825-8833 W. National Ave.

**Sponsors:** Safety & Development Committee

**Attachments:** [Res R-2020-0654](#)  
[Application-MixedUse- 8825-33 W National](#)

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

**Aye:** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

**No:** 0

29. [R-2020-0655](#) Resolution relative to determination of an Application for a Special Use Permit for Bambu, a proposed tea and coffee shop, to be located at 10708 W. Oklahoma Ave.

**Sponsors:** Safety & Development Committee

**Attachments:** [Res R-2020-0655](#)  
[Application - Bambu](#)

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

**Aye:** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

**No:** 0

**D. ADJOURNMENT**

*A motion was made to adjourn the meeting at 8:21 p.m. The motion carried.*



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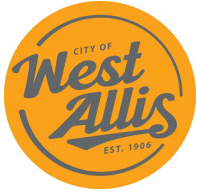
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# City of West Allis

## Meeting Minutes

### Safety and Development Committee

*Aldersperson Thomas G. Lajsic, Chair*  
*Aldersperson Angelito Tenorio, Vice-Chair*  
*Alderspersons: Kevin Haass, Danna Kuehn, and Martin J. Weigel*

---

Tuesday, November 17, 2020

7:38 PM

City Hall - Common Council Chambers  
7525 W. Greenfield Ave.

---

#### RECESS MEETING

#### A. CALL TO ORDER

*The meeting was called to order by Chair Lajsic at 7:38 p.m.*

#### B. ROLL CALL

**Present** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

#### C. NEW AND PREVIOUS MATTERS

##### New Matters for Introduction

22. [2020-0786](#) Communication from the City of Greenfield informing the City of West Allis of their public hearing on December 15, 2020, at 7:00 p.m. to consider the adoption of an ordinance amending the City of Greenfield Comprehensive Plan

**Attachments:** [City of Greenfield Comprehensive Plan Update \(2\)](#)

**A motion was made by Kuehn, seconded by Tenorio, that this matter was Recommended to be Placed on File. The motion carried by the following vote:**

**Aye:** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

**No:** 0

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

23. [O-2020-0051](#) Ordinance to amend the Official West Allis Zoning Map per section 12.05 by rezoning the following properties from M-1, Manufacturing District to C-2, Neighborhood Commercial District in conformance with the 2030 future land use plan: 1744-46 S. 83 St. and 1750 s. 83 St. (Tax Key no. 452-0613-003 and 452-0613-005)

**Sponsors:** Safety and Development Committee

**Attachments:** [O-2020-0051](#)  
[O-2020-0051 signed](#)

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

**Aye:** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

No: 0

**D. ADJOURNMENT**

*A motion was made to adjourn the meeting at 7:40 p.m. The motion carried.*



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# City of West Allis

## Meeting Minutes

### Safety & Development Committee

*Aldersperson Thomas G. Lajsic, Chair*  
*Aldersperson Angelito Tenorio, Vice-Chair*  
*Alderspersons: Kevin Haass, Danna Kuehn, and Martin J. Weigel*

---

Tuesday, December 1, 2020

6:15 PM

City of West Allis YouTube Channel

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(draft)

**VIRTUAL STANDING COMMITTEE MEETING**  
**City of West Allis YouTube Channel**  
<https://www.youtube.com/user/westalliscitychannel>

#### A. CALL TO ORDER

*The meeting was called to order by Chair Lajsic at 6:15 p.m.*

#### B. ROLL CALL

**Present** 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

#### C. DISCUSSION REGARDING

26. [R-2020-0689](#) Resolution approving a sixty-day extension (until February 3, 2021) of a temporary moratorium on industrial uses at the properties located at 331-333 S. 108 St. and 100 Block S. 108 St. (Tax Key Nos. 414-9990-001 and 414-9991-002)

**Sponsors:** Safety & Development Committee

**Attachments:** [R-2020-0689](#)

**This matter was Discussed.**

27. [R-2020-0690](#) Resolution approving a sixty-day extension (until February 3, 2021) of a temporary moratorium on on industrial uses at the properties located at 6500 W. Washington St., 1323 S. 65 St., and 1339-1347 S. 65 St. (Tax Key Nos. 439-0001-037, 439-0139-002, 439-0140-001)

**Sponsors:** Safety & Development Committee

**Attachments:** [R-2020-0690](#)

**This matter was Discussed.**

#### D. ADJOURNMENT

*The meeting adjourned at 6:17 p.m.*



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**Exhibit A**  
**Legal Description**

A tract of land located in the Southeast  $\frac{1}{4}$  of Section 4, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin, described as follows:

Beginning at the Northeast corner of Lot 1 in Block 6 of the Linwood subdivision; thence Easterly, 30.00 feet, along the South line of Chicago & Northwestern Transportation Co. right-of-way, to the centerline of South 76<sup>th</sup> Street; thence Southerly, 284.13 feet, along said centerline to the centerline of West Hicks Street; thence Westerly, 314.00 feet, along the said centerline, to the centerline of South 77<sup>th</sup> Street; thence Northerly, 284.02 feet along the said centerline, to the South line of Chicago & Northwestern Transportation Co. right-of-way; thence Easterly, 284.00 feet, along the said South line to the Point of Beginning.

Said land contains 2.05 Acres, more or less.



# City of West Allis

Ordinance: O-2021-0001

**File Number: O-2021-0001**

**Final Action:**

**Sponsor(s):** Safety & Development Committee

## **ORDINANCE TO AMEND THE OFFICIAL WEST ALLIS ZONING MAP AMENDING SECTION 12.05**

**WHEREAS**, for the purpose of promoting the health, safety, morals or the general welfare of the community, the common council may divide the city into districts of such number, shape, and area as may be deemed best suited to carry out the purposes of Wis. Stat. 62.23; and

**WHEREAS**, the council finds that the amendments within this ordinance are in accordance with the comprehensive plan; and

**WHEREAS**, the amendments within this ordinance have been submitted to the city plan commission for recommendation and report, published as a class 2 notice, and the subject of a public hearing;

**NOW THEREFORE**, the common council of the City of West Allis do ordain as follows:

**SECTION 1: AMENDMENT** The zoning map identified in Section 12.05 of the City of West Allis Municipal Code is hereby *amended* as follows:

The following properties shall be rezoned from M-1, manufacturing district to C-2, Neighborhood Commercial District in conformance with the 2030 Future Land Use plan:  
19\*\* S. 76 St. (Tax Key No. 453-0464-003)

**SECTION 2: ZONING MAP UPDATE** The Zoning Map shall be updated to depict the amendments within this ordinance as indicated on Exhibit A.

**SECTION 3: EFFECTIVE DATE** This Ordinance shall be in full force and effect on and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

-

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Ald. Grisham	-	-	-	-
Ald. Haass	-	-	-	-
Ald. Kuehn	-	-	-	-
Ald. Lajsic	-	-	-	-
Ald. Reinke	-	-	-	-
Ald. Roadt	-	-	-	-
Ald. Stefanski	-	-	-	-
Ald. Tenorio	-	-	-	-
Ald. Vitale	-	-	-	-
Ald. Weigel	-	-	-	-

Presiding Officer

Attest

Dan Devine, Mayor, City Of West Allis  
Rebecca Grill, City Clerk City Of West Allis

**Exhibit A (Attached)**  
Legal Description



# City of West Allis

Ordinance: O-2021-0004

**File Number: O-2021-0004**

**Final Action:**

**Sponsor(s):** Safety & Development Committee

**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**

**WHEREAS**, for the purpose of promoting the health, safety, morals or the general welfare of the community, the common council may divide the city into districts of such number, shape, and area as may be deemed best suited to carry out the purposes of Wis. Stat. 62.23; and

**WHEREAS**, the council finds that the amendments within this ordinance are in accordance with the comprehensive plan; and

**WHEREAS**, the amendments within this ordinance have been submitted to the city plan commission for recommendation and report, published as a class 2 notice, and the subject of a public hearing;

**NOW THEREFORE**, the common council of the City of West Allis do ordain as follows:

**SECTION 1: AMENDMENT** The zoning map identified in Section 12.05 of the City of West Allis Municipal Code is hereby *amended* as follows:

The following properties shall be rezoned from M-1, light industrial district to M-2, heavy industrial district in conformance with the 2030 Future Land Use plan:

6736 W WASHINGTON ST	439-0001-027
6581 W WASHINGTON ST	439-0001-029
67** W WASHINGTON ST	439-0001-042
67** W WASHINGTON ST	439-0001-045
6650 W WASHINGTON ST	439-0001-046
66** W WASHINGTON ST	439-0001-047
6600 W WASHINGTON ST	439-0001-049
1903 S 62 ST	475-0010-001
5032 W ROGERS ST	474-0003-000
5121-5325 W ROGERS ST	474-0004-001
2100 S 54 ST	474-0543-000
2160 S 54 ST	474-0542-000
525 S 116 ST	413-9989-003
501 S 116 ST	413-9989-004
435 S 116 ST	413-9989-002
345 S 116 ST	413-9999-039
430-434-440-446-450 S CURTIS RD	413-9999-025
356-60 S CURTIS RD	413-9999-038
334-346 S CURTIS RD	413-9999-037

232 S CURTIS RD	413-9999-035
11815-17-19 W DIXON ST	413-9999-023
11721-11811 W DIXON ST	413-9999-036
11619-29 - 11701-09 W DIXON ST	413-9999-021
11600 W DIXON ST	413-9999-019
11624-11712 W DIXON ST	413-9999-033
150 S 118 ST	413-9999-011
11801-11923 W FAIRVIEW AVE	413-9999-028
152-212 S CURTIS RD	413-9999-027
11725 W FAIRVIEW AVE	413-9999-032
119 & 127 S 116 ST	413-9999-034
313 S CURTIS RD	413-9993-014
445 S CURTIS RD	413-9993-013
345 S CURTIS RD	413-9993-016
423 S CURTIS RD	413-9993-015
4** S CURTIS RD	413-9990-006
571 S CURTIS RD	413-9990-009

**SECTION 2: ZONING MAP UPDATE** The Zoning Map shall be updated to depict the amendments within this ordinance as indicated on Exhibit A.

**SECTION 3: EFFECTIVE DATE** This Ordinance shall be in full force and effect on and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

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	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Ald. Grisham	—	—	—	—
Ald. Haass	—	—	—	—
Ald. Kuehn	—	—	—	—
Ald. Lajsic	—	—	—	—
Ald. Reinke	—	—	—	—
Ald. Roadt	—	—	—	—
Ald. Stefanski	—	—	—	—
Ald. Tenorio	—	—	—	—
Ald. Vitale	—	—	—	—
Ald. Weigel	—	—	—	—

Presiding Officer

Attest

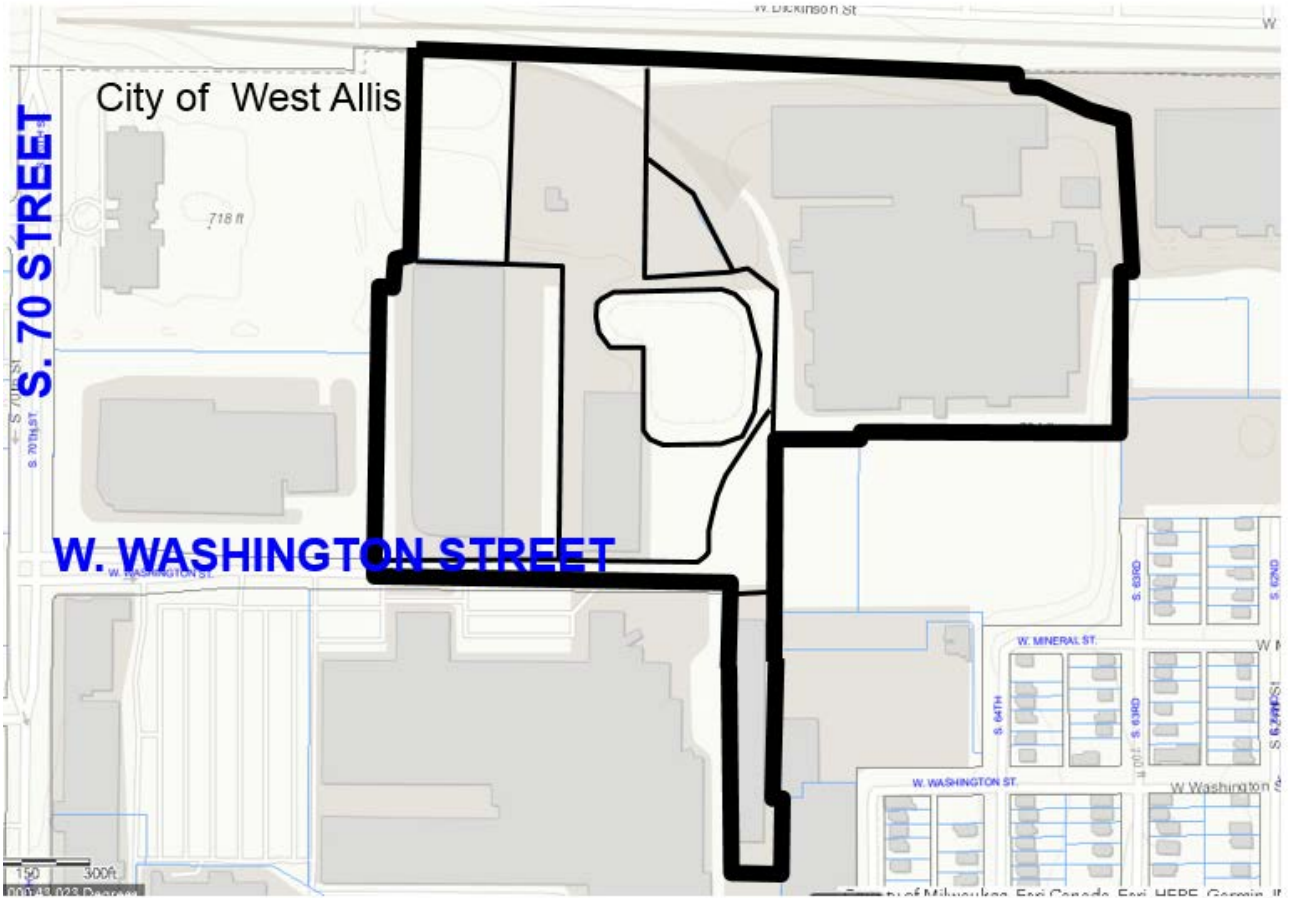
Dan Devine, Mayor, City Of West Allis  
 Rebecca Grill, City Clerk City Of West Allis

**Exhibit A (Attached)**

**Rezoning Maps and Property listings of subject rezoning to M-2, heavy industrial**

# M-1, light industrial to M-2, heavy industrial

City of Milwaukee



6736 W WASHINGTON ST  
6581 W WASHINGTON ST  
67\*\* W WASHINGTON ST  
67\*\* W WASHINGTON ST  
6650 W WASHINGTON ST  
66\*\* W WASHINGTON ST  
6600 W WASHINGTON ST

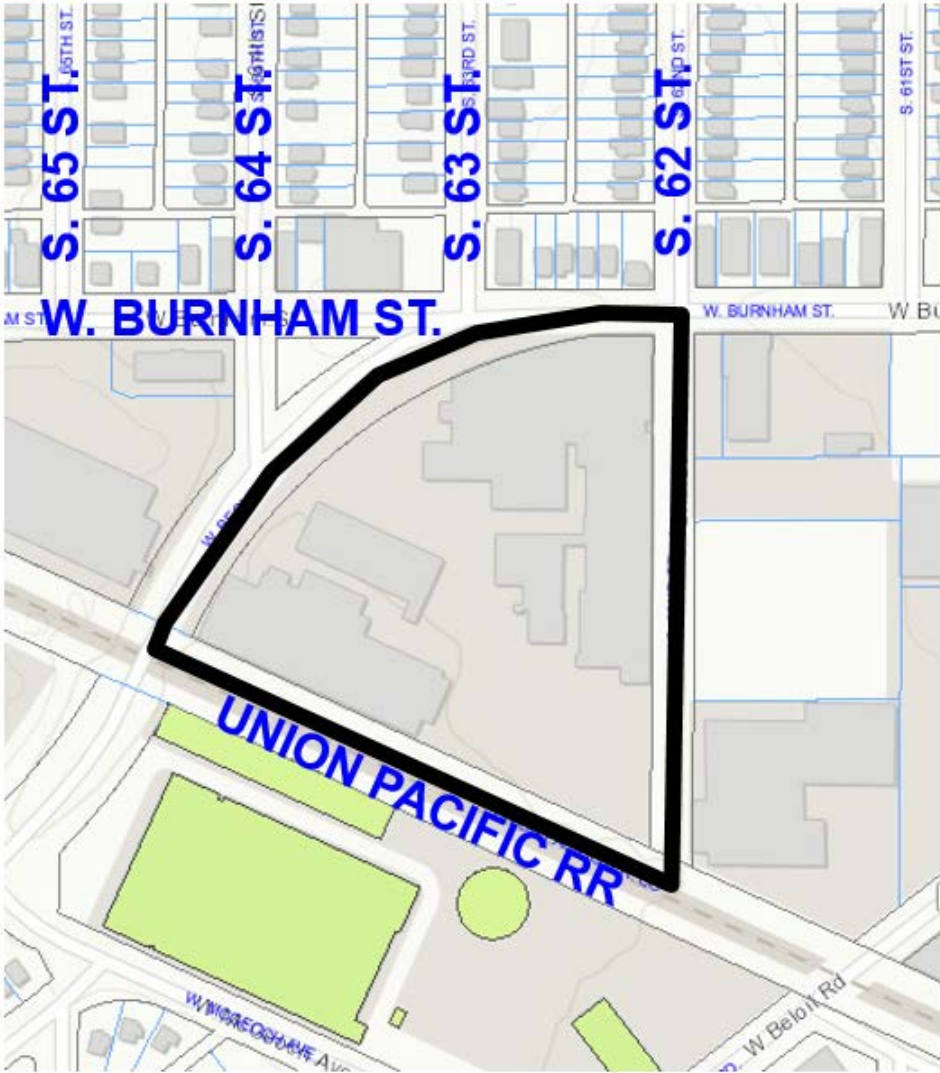
439-0001-027  
439-0001-029  
439-0001-042  
439-0001-045  
439-0001-046  
439-0001-047  
439-0001-049



**Legend**

- Parcel
- Structure
- Project Area

M-1, light industrial to M-2, heavy industrial



**Legend**

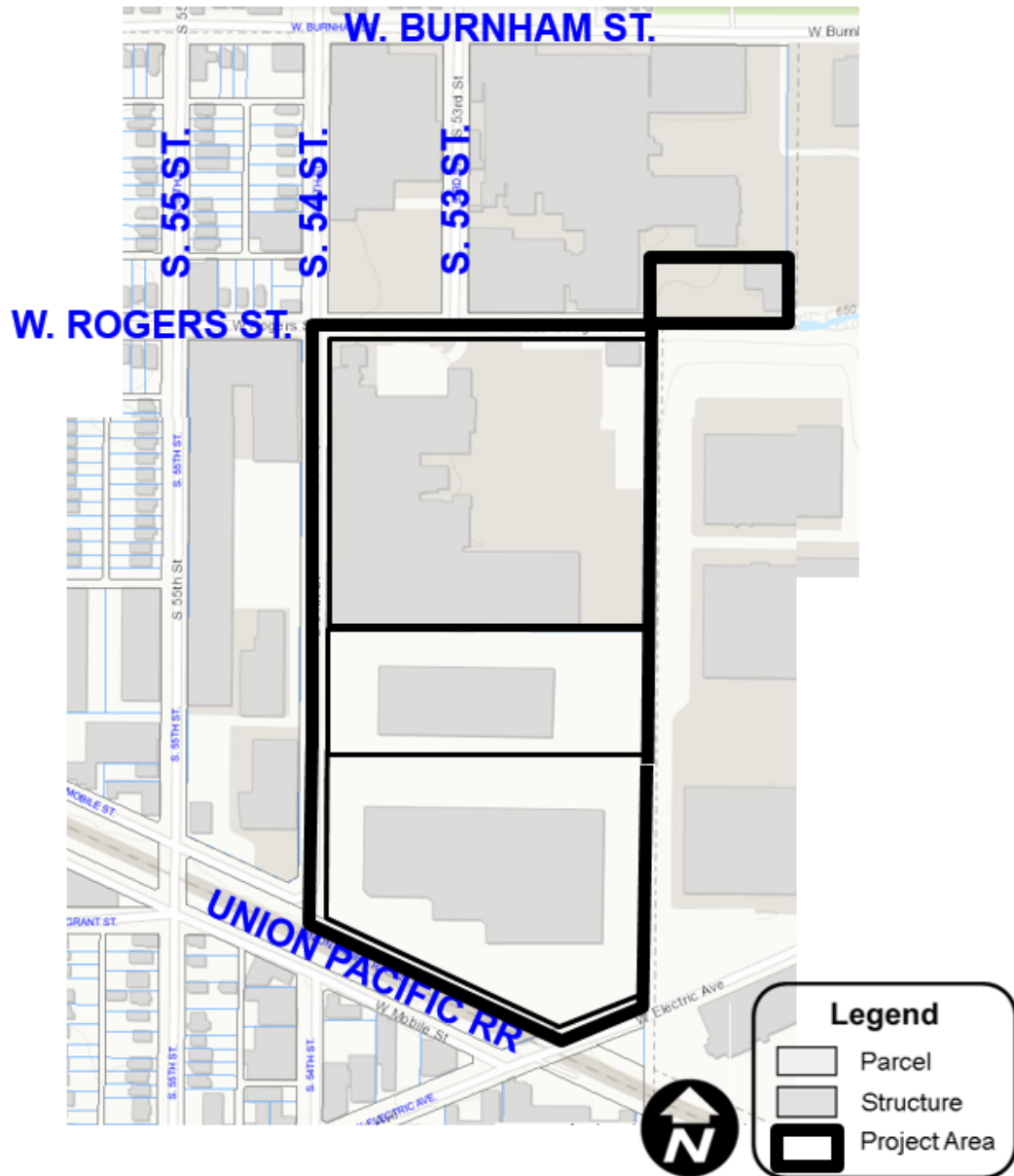
- Parcel
- Structure
- Project Area

1903 S 62 ST

475-0010-001

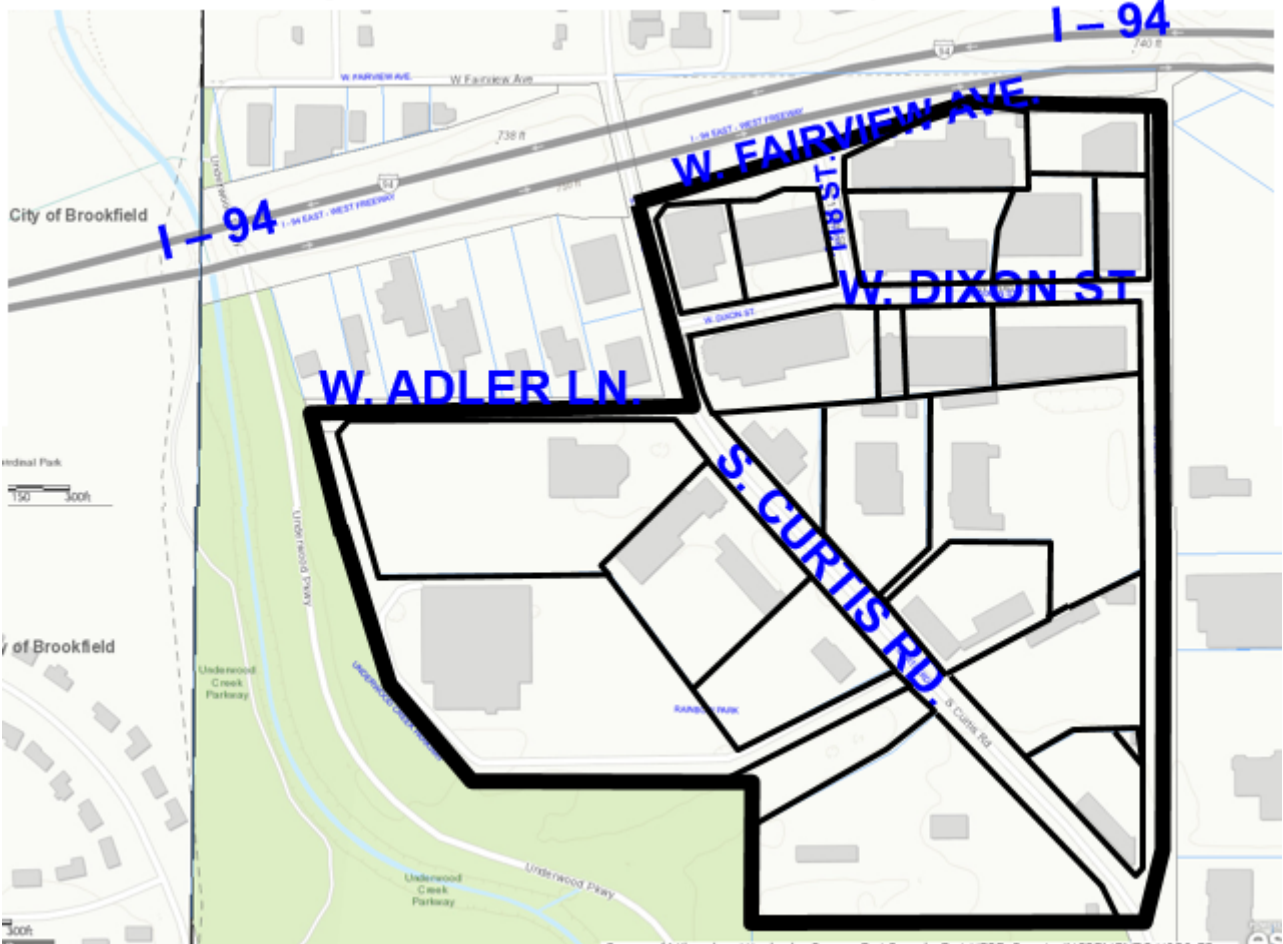


# M-1, light industrial to M-2, heavy industrial

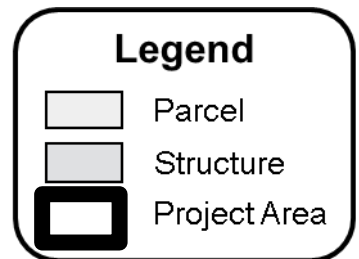


5032 W ROGERS ST	474-0003-000
5121-5325 W ROGERS ST	474-0004-001
2100 S 54 ST	474-0543-000
2160 S 54 ST	474-0542-000

# M-1, light industrial to M-2, heavy industrial



525 S 116 ST	413-9989-003
501 S 116 ST	413-9989-004
435 S 116 ST	413-9989-002
345 S 116 ST	413-9999-039
430-434-440-446-450 S CURTIS RD	413-9999-025
356-60 S CURTIS RD	413-9999-038
334-346 S CURTIS RD	413-9999-037
232 S CURTIS RD	413-9999-035
11815-17-19 W DIXON ST	413-9999-023
11721-11811 W DIXON ST	413-9999-036
11619-29 - 11701-09 W DIXON ST	413-9999-021
11600 W DIXON ST	413-9999-019
11624-11712 W DIXON ST	413-9999-033
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11725 W FAIRVIEW AVE	413-9999-032
119 & 127 S 116 ST	413-9999-034
313 S CURTIS RD	413-9993-014
445 S CURTIS RD	413-9993-013
345 S CURTIS RD	413-9993-016
423 S CURTIS RD	413-9993-015
4** S CURTIS RD	413-9990-006
571 S CURTIS RD	413-9990-009



**From:** [Clerk - Shared](#)  
**To:** [Rebecca Grill](#); [Dan Devine](#); [City Hall Development](#); [Alderpersons](#); [Janel Lemanske](#)  
**Subject:** Fwd: Ordinance to amend that property bounded on the north by W. Adler Lane and W Fairview Avenue and bisected by South Curtis Road from M-1, Light Industrial to M-2, Heavy Industrial.  
**Date:** Wednesday, December 30, 2020 3:05:34 AM  
**Attachments:** [SKM\\_C30820122910320.pdf](#)

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One letter of concern regarding a public hearing received in the Clerk's Office.

Get [Outlook for iOS](#)

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**From:** Jim Fuchs <jimfuchs447@ymail.com>  
**Sent:** Tuesday, December 29, 2020 10:13 AM  
**To:** Clerk - Shared  
**Subject:** Ordinance to amend that property bounded on the north by W. Adler Lane and W Fairview Avenue and bisected by South Curtis Road from M-1, Light Industrial to M-2, Heavy Industrial.

To whom it may concern,

As the owner/manager of JHF Investments II, LLC (which owns the property located at 12300 W. Adler Lane, West Allis, WI), I oppose the rezoning from M-1 to M-2 of the area as shown per the attached image (with W. Adler Lane and W. Fairview Avenue as its north boundary near 121<sup>st</sup> Street).

There is already too much dirt, dust, noise and heavy truck traffic from businesses in this area zoned M-1, Light Industrial.

Respectfully submitted,

James H. Fuchs, Owner/Manager  
JHF Investments II, LLC  
150 Stockton Court  
Brookfield, WI 53005



**Steven J. Schaer, AICP**  
Manager  
Planning and Zoning  
sschaer@westalliswi.gov  
414.302.8466

## MEMORANDUM

**TO:** Safety and Development Committee  
**FROM:** Steven J. Schaer, AICP, Manager Planning and Zoning  
**DATE:** January 7, 2021  
**SUBJECT:** 2040 Comprehensive Plan Update

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### City of West Allis 2040 Comprehensive Plan

Wisconsin State Comprehensive Planning Law (Statute 66.1001) requires cities, counties, and other local units of government to enact a Comprehensive Plan every 10 years. The Comprehensive Plan, which covers a 20-year planning period, is intended to act as a guide for development and decision making related to land use, housing, transportation, utilities, economic development, agriculture, and intergovernmental relationships. The City of West Allis adopted the West Allis Comprehensive Plan 2030 in February of 2011. This update, the West Allis 2040 Comprehensive Plan, will replace the 2030 Plan.

The update to the Comprehensive Plan is intended to be conducted in two phases. The first phase will take place immediately and include minimal updates to the previously adopted 2030 Comprehensive Plan, in order to meet statutory requirements. The second phase will take place over the next several years and will include a full overhaul of each plan element, including extensive public involvement in the planning and visioning process. This two-phased approach will allow the City to fully engage the public in the planning process and will provide for the use of more current Census data as we reevaluate each plan section.

Schedule for phase one: A draft version of the Comprehensive Plan will go before Plan Commission for consideration on January 27, 2021. A public hearing on the 2040 Comprehensive Plan will be held at the February 17, 2021 Common Council Meeting. The Plan may be approved on the same night if Council chooses.

CC: Rebecca Grill, CPM, CMC, MBA City Administrator/Clerk

## No Mow May Background

### General Info:

<https://www.gardensillustrated.com/feature/lawn-mowing-when-flowers-may/>

### Toronto:

<https://www.cbc.ca/news/canada/toronto/no-mow-may-toronto-1.5568446>

### Appleton:

<https://www.postcrescent.com/story/news/local/2020/04/08/appleton-residents-can-skip-lawn-mowing-next-month-aid-pollinators/2956127001/>

### Appleton:

<https://www.bing.com/videos/search?view=detail&mid=E327FA325354C05ED54DE327FA325354C05ED54D&q=no+mow+may&shtp=GetUrl&shid=232ad11d-e82b-4e95-8381-3590b2a1b561&shtk=Tm8gTW93IE1heSBYzXNvbHV0aW9u&shdk=Tm8gTW93IE1heSBYzXNvbHV0aW9u&shhk=%2BC%2BmHA13madhjHC%2BNF%2BkMxqsiFA%2F6DtgaymD%2F18YAI%3D&form=VDSHOT&shth=OSHtc6iaP%252B0EeKYMZo1FQ9OeQ>

### Comprehensive Research Report on Appleton:

<https://peerj.com/articles/10021/>