



# City of West Allis

## Meeting Minutes

### Safety & Development Committee

*Aldersperson: Thomas G. Lajsic, Chair*

*Aldersperson: Eric Euteneir, Vice Chair,*

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

---

Monday, November 5, 2018

8:06 PM

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

7525 W. Greenfield Ave.

---

#### RECESS MEETING

#### A. CALL TO ORDER

*The meeting was called to order by Aldersperson Lajsic at 8:06 p.m.*

#### B. ROLL CALL

**Present** 5 - Ald. Lajsic, Euteneier, Ald. Barczak, 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

44. [O-2018-0042](#) Ordinance to create subsection 13.28(3)(c) and to amend subsections 13.28(10)(i) and (j) of the City of West Allis Revised Municipal Code, Chapter 13, Building Code, relative to off street parking regulations during State Fair.

**Sponsors:** Aldersperson May and Aldersperson Weigel

**Attachments:** [O-2018-0042 signed](#)

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

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

**No:** 0

45. [2018-0897](#) Request for an Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) from "Commercial" to "Industrial and Office" land use classification for property located at 1800 S. 92 St. submitted by Chr. Hansen (Tax Key No. 451-1002-000).

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

[Public Hearing Notice - Chr Hansen](#)

[Maps - Chr Hansen](#)

**This matter was Held**

46. [2018-0896](#) Request for an Ordinance to amend the Official West Allis Zoning Map by rezoning the property located at 1800 S. 92 St. from C-2, Neighborhood Commercial District to M-1, Manufacturing District submitted by Chr. Hansen (Tax Key No. 451-1002-000).

Attachments: [Application - Rezone Chr Hansen C2 to M1](#)  
[Public Hearing Notice - Chr Hansen](#)  
[Maps - Chr Hansen](#)

**This matter was Held**

47. [2018-0894](#) Special Use Permit for Citgo, an existing fuel station and convenience store, to obtain a Class A license located at 9530 W. National Ave.

Attachments: [Application - Citgo](#)

**This matter was Held**

48. [2018-0899](#) Special Use Permit for a proposed banquet facility to be located within a portion of an existing shopping center located at 2671 S. 76 St., submitted by Joe Galbraith on behalf of Maria Rupena Karczewski.

Attachments: [Application - Rupenas Banquet Facility](#)

**This matter was Held**

49. [2018-0904](#) Special Use Permit for a commercial parking lot for B & M Leasing located at 3411 S. 108 St.

Attachments: [Application - B & M Leasing](#)

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

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

**No:** 0

### **Previous Matters for Consideration**

50. [R-2016-0142](#) Resolution approving the sale of public land located at 14\*\* S. Six Points Crossing (454-0647-000), 66\*\* W. National Ave. (454-0641-000), 66\*\* W. National Ave. (454-0643-000), 15\*\* S. 66 St. (454-0642-000), 66\*\* W. Mitchell St. (454-0644-000), and 66\*\* W. Mitchell St. (454-0254-003) in the City of West Allis.

Sponsors: Safety & Development Committee

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

51. [R-2016-0143](#) 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 commercial and residential development within the Six Points/Farmers Market Redevelopment Area.

**Sponsors:** Safety & Development Committee

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

**Passed The Block Vote**

A motion was made by Ald. Vitale, 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:** 5 - Ald. Lajsic, Euteneier, Ald. Barczak, Ald. Vitale, and Ald. Reinke

**No:** 0

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

52. [R-2018-0699](#) Resolution relative to determination of Special Use Permit for Kwik Trip to establish a fuel station and convenience store on currently undeveloped lands (formerly AMF Bowling) located in the 10900 Block of W. Lapham St.

**Sponsors:** Safety & Development Committee

**Attachments:** [R-2018-0699 signed](#)

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

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

53. [2018-0655](#) Special Use Permit Application for Kwik Trip to establish a fuel station and convenience store on currently undeveloped lands (formerly AMF Bowling) located in the 10900 Block of W. Lapham St.

**Attachments:** [Application - Kwik Trip](#)  
[Kwik Trip - \(SUP & SLA\)](#)

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

**Passed The Block Vote**

A motion was made by Ald. 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:** 5 - Ald. Lajsic, Euteneier, Ald. Barczak, Ald. Vitale, and Ald. Reinke

**No:** 0

54. [R-2018-0700](#) Resolution relative to determination of Special Use Permit for a proposed butcher shop to be located within the existing mixed-use building at 2079 S. 69th St.

Sponsors: Safety & Development Committee

Attachments: [R-2018-0700 not signed/See R-2019-0085](#)

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

55. [2018-0844](#) Special Use Permit for a proposed butcher shop to be located within the existing mixed-use building at 2079 S. 69 Street.

Attachments: [Application-2079 W Becher \(Butcher Shop\)](#)

[Butcher Shop - \(SUP & SLA\)](#)

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

### Passed The Block Vote

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

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

**No:** 0

56. [R-2018-0707](#) Resolution relative to determination of Special Use Permit for a proposed daycare within an existing church property, City of Faith Church, located at 6420 W. Mitchell St.

Sponsors: Safety & Development Committee

Attachments: [R-2018-0707 signed](#)

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

57. [2018-0846](#) Special Use Permit for a proposed daycare within an existing church property, City of Faith Church, located at 6420 W. Mitchell St.

Attachments: [Application - City of Faith Church](#)

[City of Faith - \(SUP & SLA\)](#)

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

### Passed The Block Vote

**A motion was made by Ald. Vitale, 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:** 5 - Ald. Lajsic, Euteneier, Ald. Barczak, Ald. Vitale, and Ald. Reinke

**No:** 0

## D. ADJOURNMENT

*A motion was made by Ald. Barczak, seconded by Ald. Vitale to adjourn the meeting at 8:14 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.