



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Meeting Minutes

Safety & Development Committee

Aldersperson Thomas G. Lajsic, Chair

Aldersperson Richard F. Narlock, Vice-Chair

Alderspersons: Kurt E. Kopplin, Rosalie L. Reinke, Vincent Vitale

Tuesday, August 4, 2009

8:22 PM

West Allis City Hall Room 118

RECESS MEETING

A. CALL TO ORDER

The meeting was called to order by Ald. Lajsic at 8:22 p.m.

B. ROLL CALL

Present: 4 - Ald. Lajsic, Ald. Kopplin, Ald. Reinke and Ald. Vitale

Excused: 1 - Ald. Narlock

Others Attending

John Stibal, Director of Development

C. NEW AND PREVIOUS MATTERS

PUBLIC WORKS AND SAFETY & DEVELOPMENT COMMITTEES

New Matters for Introduction

- 36. [2009-0530](#) Communication from City Administrative Officer regarding requested report on June 2009 flooding.

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

Votes: Aye: 4 - Ald. Lajsic, Ald. Kopplin, Ald. Reinke and Ald. Vitale
No: 0

Previous Matters for Consideration

- 37. [R-2009-0151](#) Resolution authorizing the Director of Development to enter into a contract with AECOM for Phase I environmental consulting service for the property located at 116th and W. Morgan (City Compost Site) in the amount of \$5,000.

Sponsor(s): Safety & Development Committee and Public Works Committee

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

Votes: Aye: 4 - Ald. Lajsic, Ald. Kopplin, Ald. Reinke and Ald. Vitale
No: 0

SAFETY & DEVELOPMENT COMMITTEE**New Matters for Consideration**

45. [O-2009-0023](#) An ordinance to Repeal Parking Restrictions on the West Side of the 1500 Block of S. Six Points Crossing.
- Sponsor(s):** Vincent Vitale
- A motion was made by Ald. Vitale, seconded by Ald. Reinke, that this matter be Recommended for Passage. The motion carried by the following vote:**
- Votes:** Aye: 4 - Ald. Lajsic, Ald. Kopplin, Ald. Reinke and Ald. Vitale
No: 0
46. [O-2009-0024](#) An Ordinance to Create Subsection 18.09(10) of the West Allis Revised Municipal Code Relating to the Prohibition and Penalties of Abandoned Dwellings.
- Sponsor(s):** Thomas G. Lajsic
- A motion was made by Ald. Vitale, seconded by Ald. Reinke, that this matter be Recommended for Passage. The motion carried by the following vote:**
- Votes:** Aye: 4 - Ald. Lajsic, Ald. Kopplin, Ald. Reinke and Ald. Vitale
No: 0
47. [R-2009-0173](#) Resolution of support for Avalon Rail to be considered by Talgo, Inc. for new rail assembly and maintenance facilities.
- Sponsor(s):** Safety & Development Committee
- A motion was made by Ald. Vitale, seconded by Ald. Reinke, that this matter be Recommended For Adoption. The motion carried by the following vote:**
- Votes:** Aye: 4 - Ald. Lajsic, Ald. Kopplin, Ald. Reinke and Ald. Vitale
No: 0
48. [R-2009-0175](#) Resolution Granting an Improvement Easement between the City of West Allis, GK MACS, LLC, and Anderson Management, Inc. to construct an entrance feature for the Towne Centre at the southwest corner of the Burger King Property located at 6746 W. Greenfield Ave. (Tax Key No. 439-0001-010)
- Sponsor(s):** Safety & Development Committee
- A motion was made by Ald. Vitale, seconded by Ald. Reinke, that this matter be Recommended For Adoption. The motion carried by the following vote:**
- Votes:** Aye: 4 - Ald. Lajsic, Ald. Kopplin, Ald. Reinke and Ald. Vitale
No: 0
49. [R-2009-0178](#) Resolution Granting an Improvement Easement between the City of West Allis and Ramco-Gershenson Properties, L.P., to construct an entrance feature for the Towne Centre Shopping Center located at 6740-6800 W. Greenfield Ave. (Tax Key No. 439-0001-008)
- Sponsor(s):** Safety & Development Committee
- A motion was made by Ald. Vitale, seconded by Ald. Kopplin, that this matter be Recommended For Adoption. The motion carried by the following vote:**
- Votes:** Aye: 4 - Ald. Lajsic, Ald. Kopplin, Ald. Reinke and Ald. Vitale
No: 0

50. [R-2009-0172](#) Resolution authorizing the Director of Development to enter into a contract with Single Source, Inc. for appraisal services relative to the residential properties located along the west side of S. 82 St. between W. Greenfield Ave. and W. Orchard St. in the amount of \$14,150.00
- Sponsor(s):** Safety & Development Committee
- A motion was made by Ald. Kopplin, seconded by Ald. Reinke, that this matter be Recommended For Adoption As Amended. The motion carried by the following vote:**
- Votes:** Aye: 4 - Ald. Lajsic, Ald. Kopplin, Ald. Reinke and Ald. Vitale
No: 0
51. [R-2009-0167](#) Resolution authorizing the Director of Development to execute a Community Development Block Grant - Emergency Assistance Program (CDBG-EAP) Agreement between the City of West Allis and the State of Wisconsin Department of Commerce and authorizing the Community Development Authority of the City of West Allis to implement the project activities.
- Sponsor(s):** Safety & Development Committee
- A motion was made by Ald. Reinke, seconded by Ald. Kopplin, that this matter be Recommended For Adoption. The motion carried by the following vote:**
- Votes:** Aye: 4 - Ald. Lajsic, Ald. Kopplin, Ald. Reinke and Ald. Vitale
No: 0
52. [R-2009-0171](#) Resolution approving a Certified Survey Map for proposed lot combination and reconfiguration at 2160 and 21** S. 94 St., submitted by Sharon Volz, Currant Investment, LLC. (Tax Key Nos. 479-0634-000 and 479-0635-000)
- Sponsor(s):** Safety & Development Committee
- A motion was made by Ald. Kopplin, seconded by Ald. Reinke, that this matter be Recommended For Adoption. The motion carried by the following vote:**
- Votes:** Aye: 4 - Ald. Lajsic, Ald. Kopplin, Ald. Reinke and Ald. Vitale
No: 0
53. [2009-0510](#) Certified Survey Map for proposed lot combination and reconfiguration at 2160 and 21** S. 94 St., submitted by Sharon Volz, Currant Investment, LLC. (Tax Key Nos. 479-0634-000 and 479-0635-000)
- A motion was made by Ald. Reinke, seconded by Ald. Vitale, that this matter be Recommended to be Placed on File. The motion carried by the following vote:**
- Votes:** Aye: 4 - Ald. Lajsic, Ald. Kopplin, Ald. Reinke and Ald. Vitale
No: 0

Public Hearing Items

54. [R-2009-0180](#) Resolution approving a Planned Development Agreement amendment pursuant to Sec. 12.61 of the Revised Municipal Code by and between the City of West Allis and the owner of the Berkshire for proposed conversion of a portion of first floor retail space to residential units within the Berkshire building located at 1414 S. 65 St. and 6419-25 W. Greenfield Ave. (Tax Key No. 454-0635-001)
- Sponsor(s):** Safety & Development Committee
- This Matter was Recommended For Adoption on a Block Vote.**

55. [2009-0533](#) Request for a Planned Development Agreement amendment pursuant to Sec. 12.61 of the Revised Municipal Code by and between the City of West Allis and the owner of the Berkshire for proposed conversion of a portion of first floor retail space to residential units within the Berkshire building located at 1414 S. 65 St. and 6419-25 W. Greenfield Ave. (Tax Key No. 454-0635-001)

This Matter was Recommended For Approval on a Block Vote.

Passed The Block Vote

A motion was made by Ald. Vitale, seconded by Ald. Reinke, including all the preceding items marked as having been adopted on a Block Vote. The motion carried by the following vote:

Votes: Aye: 4 - Ald. Lajsic, Ald. Kopplin, Ald. Reinke and Ald. Vitale
No: 0

56. [O-2009-0022](#) Ordinance to amend Section 12.45 of the Revised Municipal Code relative to permitting salvage, recycling, and/or transfer stations and other similar uses as a special use.

Sponsor(s): Safety & Development Committee

Held

57. [R-2009-0166](#) Resolution relative to the determination of Special Use Permit to establish auto repair at Romero's Auto Sale, an existing business located at 5600-02 W. Burnham St. (Tax Key No. 455-0033-000)

Sponsor(s): Safety & Development Committee

*Ald. Lajsic stated that recommendation for disapproval is based upon the following:
Romero's has been utilizing the property for auto repair (for the general public) prior to obtaining a special use permit as required per RMC 12.41(2).
Neighborhood complaints received relative to Romero's business creating noise and parking vehicles within City right-of-way.
Deficient off-street parking to support the intensification of use.
Denied by Plan Commission due to incomplete plans submitted for review:
Plans submitted are not to scale;
Plans submitted for review do not accurately delineate type and location of parking stalls for the various uses on site including used vehicle sales, repair vehicles, customer parking, apartment/tenant spaces;
Plans submitted for review do not indicate a proper access to site or a traffic pattern internally on site;
Plans submitted for review do not accurately indicate existing and proposed site improvements such as driveway locations, landscaping areas, refuse dumpster location, proper screening of reuse area, ADA parking and parking inventory.*

This Matter was Recommended for Disapproval on a Block Vote.

58. [2009-0500](#) Special Use Permit to establish auto repair at Romero's Auto Sale, an existing business located at 5600 W. Burnham St. (Tax Key No. 455-0033-000)

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, including all the preceding items marked as having been adopted on a Block Vote. The motion carried by the following vote:

Votes: Aye: 4 - Ald. Lajsic, Ald. Kopplin, Ald. Reinke and Ald. Vitale
No: 0

D. ADJOURNMENT

A motion was made by Ald. Reinke, seconded by Ald. Kopplin, to adjourn at 8:45 p.m. The motion carried unanimously.

Respectfully submitted,

*John F. Stibal
Director of Development*