



City of West Allis

Meeting Minutes

Safety & Development Committee

Aldersperson: Thomas G. Lajsic, Chair

Aldersperson: Tracy Stefanski, Vice Chair,

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

Tuesday, July 16, 2019

9:45 PM

City Hall, Art Gallery
7525 W. Greenfield Ave.

RECESS MEETING

A. CALL TO ORDER

The meeting was called to order by Aldersperson Lajsic at 9:45 p.m.

B. ROLL CALL

Present 5 - Ald. Lajsic, Ald. Barczak, Ald. Vitale, Ald. Reinke, and Ald. Stefanski

C. NEW AND PREVIOUS MATTERS

Others Attending

John F. Stibal, Director of Development; Steve Schaer, Planning & Zoning Manager; Diane Henneman, UHS; Brian Randall, Attorney for UHS; Mark Spies, Architect for UHS; Thomas Olejniczak, Engineering Consultant for UHS; Mary Claire Lanser, Lanser Public Affairs; Wayne Rappold, CBRE Brokerage Services; Shaun Bowe, Property Owner, 7127 W. National; Others Staff; Guests and Media

New Matters for Introduction

44. [O-2019-0025](#) Ordinance to amend Subsections 13.215(2), (6), (10), (16), (18), and (19) of the Downtown Signage Ordinance relative to updating definitions, types of prohibited signs and updates to the changeable copy signs section within the Downtown West Allis Signage Ordinance.

Sponsors: Aldersperson Weigel

Attachments: [ZON-O-1189-7-8-19 Downtown Sign Ordinance](#)

This matter was Held

45. [O-2019-0026](#) Ordinance to amend Sections 12.19 Off-Street Parking, Loading and Other Site Improvement Regulations, 12.30 RE-1 Residential Estate District, 12.31 RA-1 Residence District, 12.36 RB-2 Residence District, 12.37 RC-1 Residence District, 12.40 C-1 Central Business District, and 12.41 C-2 Neighborhood Commercial District of the Revised Municipal Code relative to short term rental uses and updating definitions within Section 12.06.

Sponsors: Safety & Development Committee

Attachments: [O-2019-0026 signed](#)

[AFFIDAVIT OF PUBLICATION - O-2019-0026](#)

[AFFIDAVIT OF PUBLICATION - PH 08-06-2019 O-2019-0026](#)

[AFFIDAVIT OF PUBLICATION - PH 07-16-2019 O-2019-0026](#)

This matter was Held

46. [O-2019-0027](#) An Ordinance to Amend Sections 6.03(5)(a) of the West Allis Municipal Code Relating to Diseased and Infected Trees, Hedges, etc.

Sponsors: Alderperson Lajsic

Attachments: [O-2019-0027 signed](#)

[AFFIDAVIT OF PUBLICATION - O-2019-0027](#)

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

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

No: 0

47. [O-2019-0028](#) An Ordinance to Amend Section 6.027(3)(b)1 of the West Allis Municipal Code to Include State and County Parks with Children's Play Areas that are Located within the City of West Allis as Restricted Locations Affected by the Sex Offender Residency Restrictions.

Sponsors: Alderperson Lajsic

Attachments: [O-2019-0028](#)

[AFFIDAVIT OF PUBLICATION - O-2019-0028](#)

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

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

No: 0

48. [R-2019-0496](#) Resolution authorizing the sale of land for the property located at 1706 S. 68 St. (Tax Key No. 453-0776-003), to UHS of Delaware, Inc./Milwaukee Behavioral Health, LLC in the 68th & Mitchell Redevelopment Area.

Sponsors: Safety & Development Committee

Attachments: [R-2019-0496 Signed](#)

This matter was Recommended For Adoption on a Block Vote

49. [R-2019-0497](#) Resolution approving a Purchase and Sale Agreement by and between the Community Development Authority of the City of West Allis and UHS of Delaware, Inc./Milwaukee Behavioral Health, LLC for new construction of a behavioral health hospital to be located at 1706 S. 68 St. and adjacent commercial parking lot at 17** S. 68 St.

Sponsors: Safety & Development Committee

Attachments: [UHS - P&S - Exhibit 1](#)
[Davis & Kuelthau Letter](#)
[Purchase & Sale Agreement](#)
[Exhibit E to P&S \(Dev Agreement\)](#)
[Exhibit F to P&S \(Dev Financing Agmnt\)](#)
[Performance Guarantee](#)
[R-2019-0497 signed](#)

This matter was Recommended For Adoption 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, Ald. Barczak, Ald. Vitale, Ald. Reinke, and Ald. Stefanski

No: 0

50. [2019-0477](#) Application for a Special Use Permit for Anytime Fitness, a proposed health club, to be located at 2227, 2229, and 2235 S 108 St.

Attachments: [Application - Anytime Fitness](#)
[Anytime Fitness - \(SUP\)](#)

This matter was Held

51. [2019-0478](#) Application for a Special Use Permit for a proposed daycare, to be located at 7601 W. Becher St.

Attachments: [Application - Daycare- 7601 W Becher](#)

This matter was Held

Previous Matters for Consideration

52. [O-2019-0018](#) Ordinance to create Sections 6.019 and 12.10(16) and amend Sections 12.06 and 18.03(3)(m) of the Municipal Code of the City of West Allis pertaining to nuisance activity related to abandoned vehicle parts on private property, motor vehicle repair in residential zones, and excessive noise

Sponsors: Alderperson Haass

Attachments: [AFFIDAVIT OF PUBLICATION - O-2019-0018](#)

This matter was Held

53. [R-2019-0245](#) Resolution relative to determination of Special Use Permit for Bonita's, a proposed restaurant to be located at 1412 S. 73 St., submitted by Fernando Walker, applicant, and Dan Beyer, architect.

Sponsors: Safety & Development Committee

Attachments: [AFFIDAVIT OF PUBLICATION - PH - R-2019-0245](#)

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

54. [2019-0191](#) Summons and Compliant against Jervel Williams, d/b/a Mister Bar-B-Que for the potential revocation of the Special Use Permit R-2017-0204.

Sponsors: Safety & Development Committee

Attachments: [Affidavit of Service, Summons & Complaint](#)

This matter was recommended to be Placed on File on a Block Vote.

55. [2019-0226](#) Special Use Permit for Bonita's, a proposed restaurant to be located at 1412 S. 73 St., submitted by Fernando Walker, applicant, and Dan Beyer, architect.

Attachments: [Application - Bonita's](#)

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. Barczak, Ald. Vitale, Ald. Reinke, and Ald. Stefanski

No: 0

Public Hearing Items (Safety & Development Committee)

56. [R-2019-0322](#) Resolution relative to determination of Application for Special Use Permit for WA Community Child Care, LLC, to expand an existing day care, located at 6682 W. Greenfield Ave.

Sponsors: Safety & Development Committee

Attachments: [Resolution.Signed](#)

[AFFIDAVIT OF PUBLICATION - R-2019-0322](#)

This matter was Recommended For Adoption on a Block Vote.

57. [2019-0479](#) Application for Special Use Permit for WA Community Child Care, LLC, to expand an existing day care, located at 6682 W. Greenfield Ave.

Attachments: [Application - WA Community Child Care](#)

[WA Community Child Care \(SUP-SLA\)](#)

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. 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, Ald. Barczak, Ald. Vitale, Ald. Reinke, and Ald. Stefanski

No: 0

58. [R-2019-0365](#) Resolution relative to determination of Application for Special Use Permit for an outdoor extension of premise at the existing bar located at 7127 W. National Ave.

Sponsors: Safety & Development Committee

Attachments: [Petition.Gunderson](#)
[AFFIDAVIT OF PUBLICATION - R-2019-0365](#)
[R-2019-0365 signed](#)

This matter was Recommended For Adoption on a Block Vote, specifically approving the exterior seating in front of the building only with the proposed rear seating area not being approved. This follows the approved recommendation of the Plan Commission's June 26, 2019 meeting.

59. [2019-0480](#) Application for Special Use Permit for an outdoor extension of premise at the existing bar located at 7127 W. National Ave.

Attachments: [Application - 7127 W National](#)

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

Passed The Block Vote

A motion was made by Ald. Stefanski, 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: 3 - Ald. Lajsic, Ald. Vitale, and Ald. Stefanski

No: 2 - Ald. Barczak, and Ald. Reinke

60. [R-2019-0376](#) Resolution relative to determination of Application for Special Use Permit to establish alcohol beverage (Class A) sales at the existing fuel station located at 10537 W. Greenfield Ave.

Sponsors: Safety & Development Committee

Attachments: [Martin Moldenhauer](#)
[Emails of concern](#)
[Petition](#)
[Petition \(1\)](#)
[Documents in Support](#)
[R-2019-0376 all signatures](#)
[AFFIDAVIT OF PUBLICATION - R-2019-0376](#)

This matter was Held

61. [2019-0481](#) Application for Special Use Permit to establish alcohol beverage (Class A) sales at the existing fuel station located at 10537 W. Greenfield Ave.

Attachments: [Application-Class A Sales-10537 W Greenfield](#)
[Emails of concern](#)

This matter was Held

At 10:42 p.m., a motion was made by Ald. Barczak, seconded by Ald. Vitale to move to Recess. The motion carried unanimously. At 10:59 p.m., the meeting reconvened with Agenda Items 48, 49, 62 & 63 being considered.

62. [R-2019-0391](#) Resolution relative to determination of Application for Special Use Permit for proposed new construction of a behavior health hospital to be located at 1706 S. 68 St. and adjacent commercial parking lot at 1700 Block S. 68 St.

Sponsors: Safety & Development Committee

Attachments: [R-2019-0391 signed](#)
[Petition Against UHS](#)

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 As Amended on a Block Vote

63. [2019-0416](#) Application for Special Use Permit for proposed new construction of a behavior health hospital to be located at 1706 S. 68 St. and adjacent commercial parking lot at 1700 Block S. 68 St.

Attachments: [Application - UHS Hospital - 1706 S 68 St & 1700 Block S of 68 St](#)
[United Heath Services \(SUP-SLA\)](#)
[Carol Searing-Wood opposed](#)
[Glory Dohearty.support](#)

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. 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. Barczak, Ald. Vitale, Ald. Reinke, and Ald. Stefanski

No: 0

D. ADJOURNMENT

A motion was made by Ald. Stefanski, seconded by Ald. Vitale to adjourn the meeting at 11:08 p.m.



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.