



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

Tuesday, June 6, 2017

8:20 PM

City Hall Room 118 (Mayor's conference room)

RECESS MEETING (draft minutes)

A. CALL TO ORDER

The meeting was called to order by Aldersperson Lajsic at 8:20 p.m.

B. ROLL CALL

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

Others Attending

Steven J. Schaer, Manager, Planning & Zoning Division; Other Staff; Guests and Media

C. NEW AND PREVIOUS MATTERS

New Matters for Introduction

- 51. [O-2017-0023](#) Ordinance to Establish Parking Restrictions on the East side of the 500 Block of S. 116th St.

Sponsors: Ald. May

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

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

No: 0

- 52. [O-2017-0024](#) Ordinance to Create Subsection 10.03(1)(a) of the City of West Allis Revised Municipal Code Regarding Traffic Officers and Citation Authority for Community Service Officers and Parking Control Officers.

Sponsors: Ald. Lajsic

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

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

No: 0

53. [R-2017-0166](#) Resolution authorizing the acquisition of the former 1.001 acre parcel (former Roosevelt School Playground) from the West Allis-West Milwaukee School District property at located at 9** S. 60 St. (438-1301-000).

Sponsors: Safety & Development Committee

This matter was Held

54. [R-2017-0164](#) Resolution approving an agreement for a Planned Development District-Residential, PDD-1 by and between the City of West Allis and Jonathan Ross, on behalf of Ogden and Company, Inc., for the construction of a proposed multi-family and mixed use planned development on properties currently located at 1480-88 S. 84 St., 1515 S. 83 St., 82** W. Orchard St., 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St. pursuant to Sec. 12.60 of the Revised Municipal Code.

Sponsors: Safety & Development Committee

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

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

No: 0

55. [2017-0333](#) Request by Emily Pier on behalf of the Mandel Group, Inc. for an extension of time relative to the Special Use Permit for a proposed brew pub (restaurant) with outdoor dining within the SoNa portion of The Market at Six Points redevelopment, to be located at 6611 W. National Ave.

This matter was Recommended For Approval on a Block Vote

56. [R-2017-0144](#) Resolution approving a request for an extension of time relative to the Special Use Permit for a proposed brew pub (restaurant) with outdoor dining within the SoNa portion of The Market at Six Points redevelopment to be located at 6611 W. National Ave.

Sponsors: Safety & Development Committee

This matter was Recommended For Adoption on a Block Vote

57. [2017-0345](#) Request by Emily Pier on behalf of the Mandel Group, Inc. for an extension of time relative to the Special Use Permit for a proposed bistro (restaurant) with outdoor dining within the SoNa portion of The Market at Six Points redevelopment to be located at 1569 S. Six Points Crossing.

This matter was Recommended For Approval on a Block Vote

58. [R-2017-0145](#) Resolution approving a request for an extension of time relative to the Special Use Permit for a proposed bistro (restaurant) with outdoor dining within the SoNa portion of The Market at Six Points redevelopment to be located at 1569 S. Six Points Crossing.

Sponsors: Safety & Development Committee

This matter was Recommended For Adoption on a Block Vote

59. [2017-0344](#) Request by Emily Pier on behalf of the Mandel Group, Inc. for an extension of time relative to the Special Use Permit for a proposed grocery store with restaurant/deli and outdoor dining within the SoNa portion of The Market at Six Points redevelopment to be located at 6701 W. National Ave.

This matter was Recommended For Approval on a Block Vote

60. [R-2017-0146](#) Resolution approving a request for an extension of time relative to the Special Use Permit for a proposed grocery store with restaurant/deli and outdoor dining within the SoNa portion of The Market at Six Points redevelopment to be located at 6701 W. National Ave.

Sponsors: Safety & Development Committee

This matter was Recommended For Adoption on a Block Vote

61. [2017-0343](#) Request by Emily Pier on behalf of the Mandel Group, Inc. for an extension of time relative to the Special Use Permit for proposed multi-family townhouse units with the SoNa Portion of The Market at Six Points redevelopment, to be located at 1615-1625 S. 66 St.

This matter was Recommended For Approval on a Block Vote

62. [R-2017-0147](#) Resolution approving a request for an extension of time relative to the Special Use Permit for proposed multi-family townhouse units within the SoNa portion of The Market at Six Points redevelopment, to be located at 1615-1625 S. 66 St.

Sponsors: Safety & Development Committee

This matter was Recommended For Adoption on a Block Vote

63. [2017-0346](#) Request by Emily Pier on behalf of the Mandel Group, Inc. for an extension of time relative to the Special Use Permit for proposed restaurant with outdoor dining at the West Allis Farmers Market property to be located at 6503 W. National Ave.

This matter was Recommended For Approval on a Block Vote

64. [R-2017-0160](#) Resolution approving a request for an extension of time relative to the Special Use Permit for proposed restaurant with outdoor dining at the West Allis Farmers Market property to be located at 6503 W. National Ave.

Sponsors: Safety & Development Committee

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

No: 0

65. [2017-0347](#) Request by Emily Pier on behalf of the Mandel Group, Inc. for an extension of time relative to approving an agreement for a Planned Development District-Commercial PDD-2 by and between the City of West Allis and the Mandel Group, Inc. for the construction of a proposed commercial planned development of properties located at 6501-6701 W. National Ave., 1569 S. Six Points Crossing and 1607 S. 66 St. pursuant to Sec. 12.61 of the Revised Municipal Code.

This matter was Recommended For Approval on a Block Vote

68. [R-2017-0161](#) Resolution approving a request for an extension of time relative to approving an agreement for a Planned Development District-Commercial PDD-2 by and between the City of West Allis and the Mandel Group, Inc. for the construction of a proposed commercial planned development of properties located at 6501-6701 W. National Ave., 1569 S. Six Points Crossing and 1607 S. 66 St. pursuant to Sec. 12.61 of the Revised Municipal Code.

Sponsors: Safety & Development Committee

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

No: 0

66. [R-2017-0168](#) Resolution approving a Certified Survey Map for the proposed combination of lots located at 1126 S. 108 St. and 1138 S. 108 St., submitted by Beverly Anderson, d/b/a Ebenezer Child Care Centers, Inc. (Tax Key Nos. 444-0460-001 and 444-0463-001).

Sponsors: Safety & Development Committee

This matter was Recommended For Adoption on a Block Vote

67. [2017-0351](#) Certified Survey Map for the proposed combination of lots located at 1126 S. 108 St. and 1138 S. 108 St., submitted by Beverly Anderson, d/b/a Ebenezer Child Care Centers, Inc. (Tax Key Nos. 444-0460-001 and 444-0463-001).

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. Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

69. [R-2017-0167](#) Resolution approving a Certified Survey Map to combine seven existing lots located at 1470-88 S. 84 St., 1515 S. 83 St., 82** W. Orchard St., 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St. into two new lots, split a portion of the existing lot located at 1515 S. 83 St. into a new lot, and combine two other existing lots located at 1502 S. 83 St. and 15** S. 83 St. into one lot for the development of “Element 84” within the 84th and Greenfield Redevelopment area, submitted by Jon Ross, d/b/a Ogden & Company, Inc. and/or Element 84 LLC (Current Tax Key Nos. 451-0642-006, 452-0712-000, 452-0711-000, 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000, 452-0417-001 and 452-0415-000).

Sponsors: Safety & Development Committee

This matter was Recommended For Adoption on a Block Vote

70. [2017-0349](#) Certified Survey Map to combine seven existing lots located at 1470-88 S. 84 St., 1515 S. 83 St., 82** W. Orchard St., 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St. into two new lots, split a portion of the existing lot located at 1515 S. 83 St. into a new lot, and combine two other existing lots located at 1502 S. 83 St. and 15** S. 83 St. into one lot for the development of “Element 84” within the 84th and Greenfield Redevelopment area, submitted by Jon Ross, d/b/a Ogden & Company, Inc. and/or Element 84 LLC (Current Tax Key Nos. 451-0642-006, 452-0712-000, 452-0711-000, 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000, 452-0417-001 and 452-0415-000).

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

Previous Matters for Consideration

71. [2017-0311](#) Certified Survey Map to combine seven existing lots located at 1480-88 S. 84 St., 1515 S. 83 St., 82** W. Orchard St., 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St. into two new lots, split a portion of the existing lot located at 1515 S. 83 St. into a new lot, and combine two other existing lots located at 1502 S. 83 St. and 15** S. 83 St. into one lot for the development of “Element 84” within the 84th and Greenfield Redevelopment area, submitted by Jon Ross, d/b/a Ogden & Company, Inc. (Current Tax Key Nos. 451-0642-006, 452-0712-000, 452-0711-000, 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000, 452-0417-001 and 452-0415-000).

See Legislative File #2017-0349 (address correction).

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

72. [2017-0310](#) Request for an extension of time to satisfy the Site, Landscaping and Architectural Plan conditions of approval from May 25, 2016 for the development of “Element 84” at 8426 W. Orchard St. and 1470-82 S. 84 St. (proposed addresses), submitted by Jon Ross d/b/a (Current Tax Key Nos. 451-0642-006, 452-0712-000, 452-0711-000, 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000, 452-0417-001 and 452-0415-000).

This matter was Recommended For Approval on a Block Vote

Passed The Block Vote

A motion was made by Ald. Reinke, 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. Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

73. [2017-0163](#) Request by Timothy Farrell of Gemini Rosemont Commercial Real Estate to amend the official West Allis Zoning Map by rezoning property located at 1010-1304 S. 70 St. and the respective rights-of-way from M-1 Manufacturing District to C-3 Community Commercial District.

A motion was made by Ald. Probst, seconded by Ald. Reinke to Recommend for Approval. Discussion ensued and no vote taken.

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

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

No: 0

Public Hearing Items (Safety & Development Committee)

74. [O-2017-0025](#) Ordinance to amend the official West Allis Zoning Map by creating a PDD-1 Planned Development District Residential overlay on properties currently located at 1480-88 S. 84 St., 1515 S. 83 St., 82** W. Orchard St., 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St. and their respective rights-of-way.

Sponsors: Safety & Development Committee

This matter was Recommended for Passage on a Block Vote

75. [2017-0313](#) Request for an Ordinance to amend the official West Allis Zoning Map by creating a PDD-1 Planned Development District Residential overlay on properties currently located at 1480-88 S. 84 St., 1515 S. 83 St., 82** W. Orchard St., 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St. and their respective rights-of-way.

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. 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, Ald. Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

76. [R-2017-0162](#) Resolution relative to determination of Special Use Permit for “Element 84,” a proposed multi-family and mixed-use development, to be located at 8426 W. Orchard St. and 1470-82 S. 84 St. (proposed addresses) for properties currently located at 1470-88 S. 84 St., 1515 S. 83 St., 82** W. Orchard St., 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St., 1502 S. 83 St. and 15** S. 83 St.

Sponsors: Safety & Development Committee

This matter was Recommended For Adoption

77. [2017-0309](#) Special Use Permit for “Element 84,” a proposed multi-family and mixed-use development, to be located at 8426 W. Orchard St. and 1470-82 S. 84 St. (proposed addresses) for properties currently located at 1470-88 S. 84 St., 1515 S. 83 St., 82** W. Orchard St., 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St., 1502 S. 83 St. and 15** S. 83 St.

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. 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, Ald. Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

78. [R-2017-0140](#) Resolution relative to determination of Special Use Permit for Cousins Subs, a proposed sandwich shop with drive thru facilities, to be located at 6512 W. Greenfield Ave.

Sponsors: Safety & Development Committee

This matter was Recommended For Adoption on a Block Vote

79. [2017-0305](#) Special Use Permit for Cousins Subs, a proposed sandwich shop with drive thru facilities, to be located at 6512 W. Greenfield Ave.

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. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

80. [R-2017-0141](#) Resolution relative to determination of Special Use Permit for an outdoor extension of premise at Fourth-N-Long located at 8911 W. National Ave.

Sponsors: Safety & Development Committee

This matter was Recommended For Adoption on a Block Vote

81. [2017-0186](#) Special Use Permit for Fourth-N-Long, an existing restaurant and bar, to establish an outdoor dining area on a portion of their property located at 8911 W. National Ave.

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. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

82. [R-2017-0142](#) Resolution relative to the determination of Special Use Permit for Ebenezer Childcare, a proposed child daycare facility, to be located at 1126-38 S. 108 St.

Sponsors: Safety & Development Committee

This matter was Recommended For Adoption on a Block Vote

83. [2017-0306](#) Special Use Permit for Ebenezer Childcare, a proposed child daycare facility, to be located at 1126-38 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. 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. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

D. ADJOURNMENT

A motion was made by Ald. Vitale, seconded by Ald. Reinke to adjourn the meeting at 9:05 p.m. The motion carried unanimously.