



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

Monday, March 9, 2009

6:00 PM

West Allis City Hall Room 128

SPECIAL MEETING

A. CALL TO ORDER

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

B. ROLL CALL

Present: 5 - Ald. Lajsic, Ald. Narlock, Ald. Kopplin, Ald. Reinke and Ald. Vitale
Excused: 0

Others Attending

Ald. Roadt, Ald. Weigel, John Stibal, Director of Development; Paul Ziehler, City Administrative Officer, Clerk/Treasurer; Mike Pertmer, Director of Public Works; Mike Lewis, City Engineer; Ted Atkinson, Director of Building Inspections & Neighborhood Services; Steve Schaer, Planning Manager; Shaun Mueller, Senior Planner; Kristi Johnson, Planner II; Catrine Leherr-Brey, Bicycle Federation of Wisconsin; Monica Wauck, Stephen Sostaric, Emily Weseman, Jamey Basye, UW-Milwaukee students; Diane Malinger, Principal Secretary

C. APPROVAL OF MINUTES

A motion was made by Ald. Kopplin, seconded by Ald. Reinke, to approve the minutes of the January 14, 2009 regular meeting and February 3, 2009, February 17, 2009 and March 3, 2009 recess meetings.. The motion carried unanimously.

D. NEW AND PREVIOUS MATTERS

- 5a. 2009-0145 Discussion/action relative to adoption of Bicycle and Pedestrian Master Plan for the City of West Allis.

Ms. Leherr-Brey gave a brief overview of the of the Bike and Pedestrian Plan which included discussion of shared-use neighborhood streets, bicycle routes and lanes, off-street paths, sidewalks and bicycle parking. She discussed recommended City action items that would suggest the creation of a Bicycle and Pedestrian Task Force, integration with the future Comprehensive Plan and implementation of recommended policies. Recommended policies included complete streets, bicycles on sidewalks, intergovernmental cooperation, new development and redevelopment, existing city code for sidewalks, snow & ice removal and bicycle parking.

Ald. Vitale questioned the cost of the signage for bike lanes. Mr. Lewis responded that the striping of one-half mile of bike lanes on both sides of S. 116 St. cost approximately \$7,000, which was paid from the general street fund. He further stated that this is a good plan but had concerns with adopting as a policy due to costs.

Ald. Lajsic stated that this would need to be looked at further. He added there are more people biking and would be in favor of promoting bicycling for health and environmental benefits.

Ald. Narlock questioned what the Comprehensive Plan obligates the City to do.

Mr. Stibal stated that there is no obligation for the City and that the Comprehensive Plan outlines staff's recommendation for future land use goals.

Ald. Weigel stated that the Bike and Pedestrian Plan was written by a committee over the last year. He added that there has been an increase in interest from the public and would like to the City more bicycle friendly. He further stated that if federal or state funding is not used it will go to another community.

Discussed

1. [O-2009-0007](#) Ordinance to amend Subsection 12.13(17) of the Revised Municipal Code relative to amending certain Plan Commission review fees and to create Subsection 12.13(17)(p) relative to implementing a Certified Survey Map re-approval submittal fee within the Planning Application Review Fee Schedule.

Sponsor(s): Safety & Development Committee

Ms. Johnson informed the Committee that due to Milwaukee County increasing their fees for Certified Survey Maps and Subdivision Plat Reviews, the Ordinance proposes increasing the fees charged by the City to cover these cost increases. She also added that the proposed Ordinance would create a re-approval fee for applicants that are unable to get appropriate signatures or unable to record the CSM within the allowed timeframe.

Held

2. **O-2009-0008** Ordinance to create Section 12.46 of the Revised Municipal Code relative to the creation of a Manufactured Home Park Zoning District.

Sponsor(s): Safety & Development Committee

Ms. Johnson informed the Committee that Manufactured Home Parks (MHP) are not currently addressed in the Zoning Ordinance and that they are all nonconforming. She stated that with the proposed Ordinance, MHP's would require Special Use, a minimum of 30 acres, a minimum lot area of 5,000 sq. ft. per home, a minimum 20% landscaping site coverage, Site Plan requirements and front, side and rear yard setbacks.

Ald. Reinke questioned if the current parks would be grandfathered and stated concerns with negligent owners and calls that have been received regarding the conditions of certain properties.

Mr. Stibal stated that the proposed Ordinance would be in place for new MHP developments and that Building Inspection and Neighborhood Services would respond to current building code issues.

Held

3. **O-2009-0009** Ordinance to amend Section 12.05 of the Revised Municipal Code relative to zoning determinations for parcels that are split-zoned.

Sponsor(s): Safety & Development Committee

The purpose of the proposed Ordinance is to clear up language in Sec. 12.05 of the Zoning Code that gives direction on how to interpret a split-zoned parcel. Zoning information provided on the City's Internet zoning map is not always correct for split-zoned parcels. The proposed language will clarify which zoning district provisions should be carried throughout an entire parcel. Ms. Johnson gave a presentation that exemplified two possible split-zoned

scenarios and explained how the proposed language would clear up each situation. Ms. Johnson added that some of the proposed language would ultimately create some nonconforming uses on existing parcels and that the City would be obliged to contact those property owners of the creation of their nonconformance and would allow them an opportunity to apply for rezoning, free of charge. Staff will follow up with the Committee with the exact number of proposed, newly created nonconforming parcels. Alderman Lasjic expressed concern regarding the parallel split-zoned sentence where the provisions of a commercial use would be carried throughout an entire parcel that was commercially-zoned along the street frontage, but residentially-zoned in the back portion. His concern was specific to the commercial provisions being carried right up to residentially-zoned parcels in the rear of the split-zoned parcel. The Committee asked staff to follow up with exact numbers of parcels affected by the proposed ordinance amendment at a future date.

Ald. Lasjic stated concerns with changing commercial zoned properties to residential
Held

4. **O-2009-0010** Ordinance to repeal and recreate Section 12.80 of the Revised Municipal Code regarding certified survey map regulations and to create Section 12.81 regarding subdivision regulations.

Sponsor(s): Safety & Development Committee

Ms. Johnson informed the Committee that the main purpose for revising the current Ordinance is to comply with State Statutes regarding approval and recording timeframes. She stated that the current municipal code gives Common Council 60 days to approve a Certified Survey Map and 30 days to have it recorded with Milwaukee County Register of Deeds. She added that the revision would comply with State Statutes which allows 90 days for Common Council approval and 6 months for recording.

Held

5. **2009-0139** Discussion regarding possible Sustainability Initiatives for the City of West Allis by University of Wisconsin Milwaukee graduate students.

Students from the University of Wisconsin-Milwaukee discussed a sustainability plan for the City of West Allis and why it is important. They stated that sustainability is about thinking long term to ensure that generations to come will have access to the natural resources we enjoy today, to improve quality of life and to provide services in the most efficient and cost effective manner. They informed the Committee that the goals of the plan are to reduce the City's environmental footprint, establish the City as a progressive, sustainable community within the Milwaukee metropolitan region and improve quality of life in the City for all residents. They discussed case studies from various cities around the country and proposed recommendations for Phase II of the Six Points/Farmers Market redevelopment area, which included review of various rating systems.

Discussed

6. **2009-0140** Discussion/action relative to the Development Agreement by and between the Community Development Authority and Ramco-Gershenson, Inc. (West Allis Towne Centre)

Mr. Stibal discussed deal points relative to the Development Agreement. He stated that the developer is guaranteeing debt service payments. He added that the total project costs would be approximately \$1.5MM, would include an improved ingress and egress, enhance retail, increase rent structures and produce pedestrian improvement, lighting, sidewalks and landscape upgrades.

Discussed

Consideration Relative to the Report on Redevelopment Initiatives

- A. *Six Points/Farmers Market Redevelopment Area/TIF Number Five*
- B. *S. 67 & W. Becher Pl. Industrial Park, former Lime Pit site/TIF Number Six*
- C. *S. 67 & W. Washington St./TIF Number Seven*
- D. *Pioneer District - S. 77 St. to S. 84 St. along W. National Ave./TIF Number Nine*
- E. *First-Ring Industrial Redevelopment Enterprise (FIRE)*
- F. *Other Redevelopment Areas:*
 - *S. 70 St. and W. Walker St. Redevelopment Area/TIF Number One*
 - *Quad Graphics/TIF Number Three*
 - *S. 113 & W. Greenfield Ave./TIF Number Four*
 - *Burnham Ave. Corridor*
 - *S. 60 St. and W. Beloit Rd*
 - *S. 70 Street Gateway Project*
 - *Downtown Redevelopment*
 - *Wisconsin State Fair Park - Exposition Center and Hotel*
 - *Exterior Property Maintenance Program within 1st Aldermanic District*
 - *Hwy 100 Corridor - Potential Development Opportunities*
 - *Property acquisition located at S. 116 St. and W. Rogers St.*

E. CLOSED SESSION

Closed session not held.

F. OTHER MATTERS TO COME BEFORE THE COMMITTEE FOR DISCUSSION/ACTION

None.

G. ADJOURNMENT

It was the consensus of the Committee to adjourn at 7:34 p.m.

Respectfully submitted,

*Diane Malinge
Principal Secretary*