



City of West Allis

Meeting Agenda

Safety and Development Committee

Aldersperson Thomas G. Lajsic, Chair
Aldersperson Angelito Tenorio, Vice-Chair
Alderspersons: Kevin Haass, Danna Kuehn, and Martin J. Weigel

Wednesday, February 10, 2021

6:00 PM

City of West Allis YouTube Channel

VIRTUAL MEETING

City of West Allis YouTube Channel

<https://www.youtube.com/user/westalliscitychannel/live>

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [2021-0120](#) Minutes (draft) of the Safety and Development Committee meeting of January 13, 2021

C. NEW AND PREVIOUS MATTERS

2. [O-2021-0007](#) Ordinance to rescind parking restrictions on the west side of S. 71st St. from W. Rogers St. to 90' North of W. Rogers St.
3. [O-2021-0010](#) Ordinance to amend the official West Allis Zoning Map by rezoning property located at 1436 S. 92 St. from RC-2, Residence District to C-2, Neighborhood Commercial District submitted by Andy Lopac (Tax Key No. 451-0228-002).
4. [O-2021-0011](#) Ordinance to amend the Official West Allis Zoning Map by rezoning properties, located at 331-33 S. 108 St., and 1** Block of S. 108 St. from M-1, Light Industrial to C-3, Community Commercial District (Tax Key No. 414-9990-001 and 414-9991-002).
5. [O-2021-0012](#) Ordinance to amend the official West Allis zoning map amending section 12.05 relating to the following properties: 6500 W. Washington St., (Tax Key Nos. 439-0001-037); 1323 S. 65 St., (Tax Key Nos. 439-0139-002) and 1339-1347 S. 65 St. (439-0140-001)
6. [O-2021-0013](#) Ordinance to amend the official West Allis Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) from Industrial and Office to Commercial Land Use

D. MATTERS FOR DISCUSSION/ACTION

7. [2021-0037](#) Discussion of potential No Mow May designation in West Allis
8. [2021-0033](#) Discussion of 2040 Comp Plan update overview and schedule

E. ADJOURNMENT



All meetings of the Safety and Development Committee 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.

NOTICE OF POSSIBLE QUORUM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

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.



City of West Allis

Meeting Minutes

Safety and Development Committee

Aldersperson Thomas G. Lajsic, Chair
Aldersperson Angelito Tenorio, Vice-Chair
Alderspersons: Kevin Haass, Danna Kuehn, and Martin J. Weigel

Wednesday, January 13, 2021

6:00 PM

City of West Allis YouTube Channel

VIRTUAL MEETING

City of West Allis YouTube Channel

<https://www.youtube.com/user/westalliscitychannel/live>

A. CALL TO ORDER

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

B. ROLL CALL

Present 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

Others Present: Ed Lisinski, Director of Building Inspections and Neighborhood Services; Patrick Schloss, Executive Director of Economic Development; and Ald. Dan Roadt.

C. APPROVAL OF MINUTES

1. [2021-0035](#) Approval of the 2020 Minutes (draft) of the Regular Meeting of June 25 and the Recess Meetings of June 25, July 14, August 4, September 1, September 15, October 6, October 20, November 4, November 17 and December 1

Attachments: [2020-06-25 SD Min](#)
[2020-06-25 SD Recess Min](#)
[2020-07-14 SD Recess Min](#)
[2020-08-04 SD Recess Min](#)
[2020-09-01 SD Recess Min](#)
[2020-09-15 SD Recess Min](#)
[2020-10-06 SD Recess Min](#)
[2020-10-20 SD Recess Min](#)
[2020-11-04 SD Recess Min](#)
[2020-11-17 SD Recess Min](#)
[2020-12-01 SD Recess Min](#)

A motion was made by Haass, seconded by Weigel, that this matter be Approved.
The motion carried unanimously.

D. NEW AND PREVIOUS MATTERS

New Matters for Introduction

- 2. [O-2021-0001](#) Ordinance to amend the Official West Allis Zoning Map section 12.05 to rezone property located at 19** S. 76 St. from M-1, light manufacturing to C-2, Neighborhood Commercial District

Sponsors: Safety and Development Committee

Attachments: [O-2021-0001](#)
[Exhibit A \(O-2021-0001\)](#)

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

Aye: 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

No: 0

- 3. [O-2021-0004](#) Ordinance to amend the Official West Allis Zoning Map section 12.05 to rezone certain properties zoned M-1, light industrial to M-2, heavy industrial

Sponsors: Safety and Development Committee

Attachments: [O-2021-0004](#)
[Exhibit A \(O-2021-0004\)](#)
[O-2021-0004 Email of concern](#)
[O-2021-0004 \(as amended\)](#)
[Area Maps \(1-19-21 as amended\)](#)

Amendments are the removal of:

6736 W WASHINGTON ST	439-0001-027
6581 W WASHINGTON ST	439-0001-029
67** W WASHINGTON ST	439-0001-042
67** W WASHINGTON ST	439-0001-045
6650 W WASHINGTON ST	439-0001-046
66** W WASHINGTON ST	439-0001-047
6600 W WASHINGTON ST	439-0001-049
4** S CURTIS RD	413-9990-006
571 S CURTIS RD	413-9990-009

A motion was made by Weigel, seconded by Tenorio, that this matter was Recommended For Passage As Amended. The motion carried by the following vote:

Aye: 5 - Lajsic, Tenorio, Haass, Kuehn, and Weigel

No: 0

E. MATTERS FOR DISCUSSION/ACTION

- 4. [2021-0033](#) Discussion of 2040 Comp Plan update overview and schedule

Attachments: [Memo to SD 1-13-21](#)

This matter was Discussed.

- 5. [2021-0037](#) Discussion of potential No Mow May designation in West Allis

Attachments: [No Mow May Background](#)

This matter was Discussed.

F. ADJOURNMENT

A motion was made to adjourn the meeting at 6:50 p.m. The motion carried.



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.



City of West Allis

Ordinance: O-2021-0007

File Number: O-2021-0007

Final Action:

Sponsor(s): Alderperson Vitale

Ordinance to rescind parking restrictions on the west side of S. 71st St. from W. Rogers St. to 90' North of W. Rogers St.

The Common Council of the City of West Allis do ordain as follows:

PART I. Pursuant to Section 10.10 of the Revised Municipal Code, the following parking restriction is removed:

Street: S. 71st Street
Block: W. Rogers Street to 90' North of W. Rogers Street
Side: West
Restriction: Remove all No Parking Signs


PART II. All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART III. This ordinance shall take effect and be in force from and after its passage and publication.

PASSED _____

APPROVED _____

Rebecca Grill



Dan Devine



City of West Allis

Ordinance: O-2021-0010

File Number: O-2021-0010

Final Action:

Sponsor(s): Kuehn

Ordinance to amend the official West Allis Zoning Map by rezoning property located at 1436 S. 92 St. from RC-2, Residence District to C-2, Neighborhood Commercial District submitted by Andy Lopac (Tax Key No. 451-0228-002).

WHEREAS, for the purpose of promoting the health, safety, morals or the general welfare of the community, the common council may divide the city into districts of such number, shape, and area as may be deemed best suited to carry out the purposes of Wis. Stat. 62.23; and

WHEREAS, the council finds that the amendments within this ordinance are in accordance with the comprehensive plan; and

WHEREAS, the amendments within this ordinance have been submitted to the city plan commission for recommendation and report, published as a class 2 notice, and the subject of a public hearing;

NOW THEREFORE, the common council of the City of West Allis do ordain as follows:

SECTION 1: AMENDMENT The zoning map identified in Section 12.05 of the City of West Allis Municipal Code is hereby *amended to rezone* property inclusive of City right of way from RC-2, residence district to C-2, Neighborhood Commercial District in conformance with the 2030 Future Land Use plan:

1436-38-38A-40-40A S 92 ST (Tax Key No. 451-0228-002)

SECTION 2: ZONING MAP UPDATE The Zoning Map shall be updated to depict the amendments within this ordinance as indicated on Exhibit A.

SECTION 3: EFFECTIVE DATE This Ordinance shall be in full force and effect on and after the required approval and publication according to law.

PASSED _____

APPROVED _____

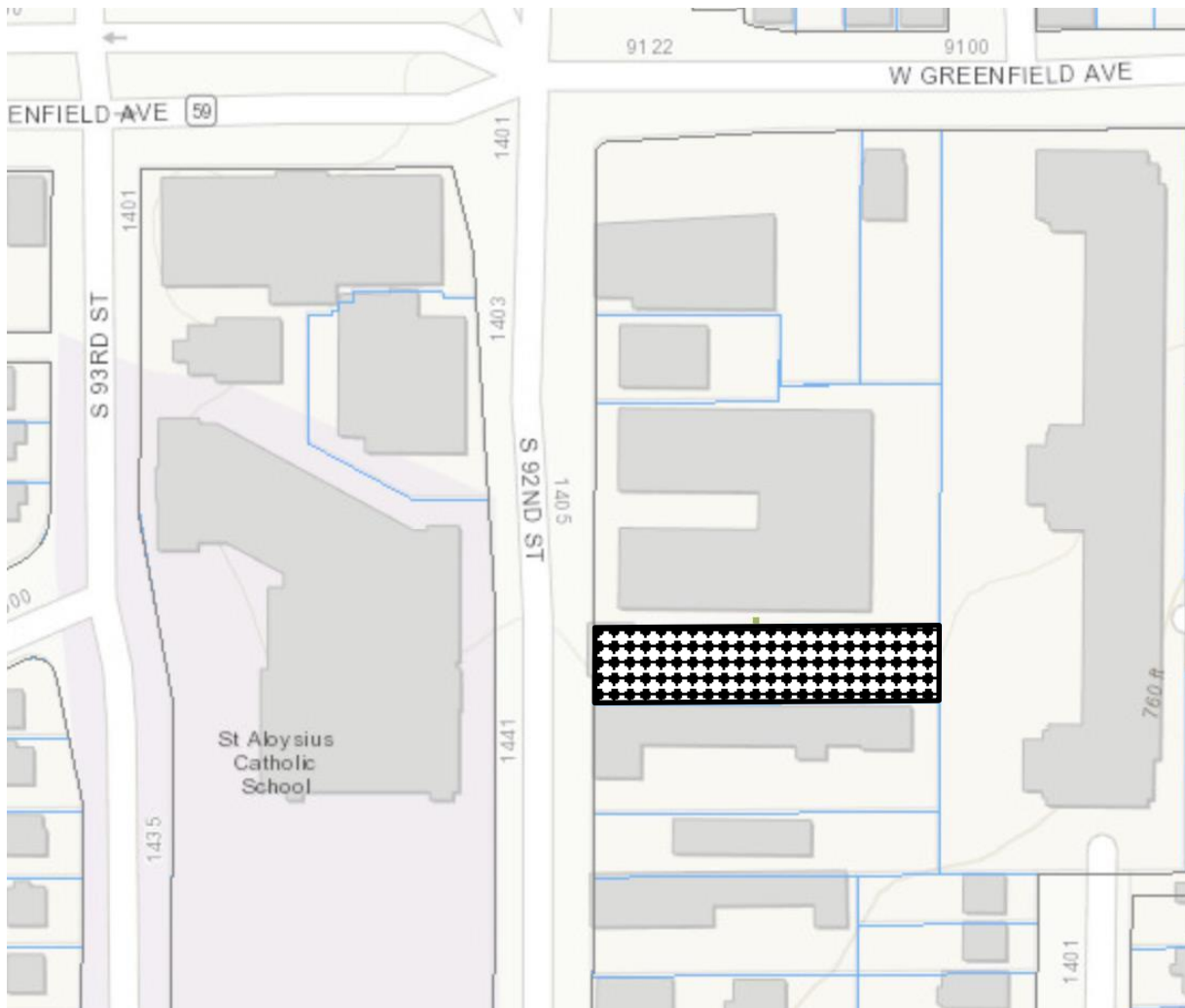
Exhibit A

Map and Legal Description

A tract of land being located in the Northwest ¼ of Section 4, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, State of Wisconsin, describes as follows:

Beginning at the Northeast corner of the Lot 9 in Block 1 of the Assessor's Plat No. 255; thence Southerly, 50.00 feet; thence Westerly, 264.00 feet, to the centerline of the South 92nd Street; thence Northerly, 50.00 feet, along said centerline; thence Easterly, 264.00 feet, to the Point of Beginning.

Said land contains 0.303 Acres, more or less.





Planning Application

Project Name 1436 S 92nd St - Garage Build

Applicant or Agent for Applicant

Name Andrew Lopac
Company Best In Class Remodeling
Address 2974 S 102nd St
City West Allis State WI Zip 53227
Daytime Phone Number 414-477-6827
E-mail Address alopac@bestinclassremodeling.com
Fax Number n/a

Agent is Representing (Tenant/Owner)

Name n/a
Company _____
Address _____
City _____ State _____ Zip _____
Daytime Phone Number _____
E-mail Address _____
Fax Number _____

Property Information

Property Address 1436-1440 S 92nd St West Allis, WI 53214
Tax Key No. 451-0228-002
Aldermanic District District 4, Ward 14
Current Zoning RC-2
Property Owner Andrew Lopac
Property Owner's Address 2974 S 102nd St West Allis, WI 53227
Existing Use of Property Rental
Previous Occupant _____
Total Project Cost Estimate \$40,000

Application Type and Fee

(Check all that apply)

- Special Use: (Public Hearing Required) \$500
- Level 1: Site, Landscaping, Architectural Plan Review \$100 (Project Cost \$0-\$1,999)
- Level 2: Site, Landscaping, Architectural Plan Review \$250 (Project Cost \$2,000-\$4,999)
- Level 3: Site, Landscaping, Architectural Plan Review \$500 (Project Cost \$5,000+)
- Site, Landscaping, Architectural Plan Amendment \$100
- Extension of Time \$250
- Signage Plan Appeal \$100
- Request for Rezoning \$500 (Public Hearing Required)
Existing Zoning: RC-2 Proposed Zoning: C-2
- Request for Ordinance Amendment \$500
- Planned Development District \$1,500 (Public Hearing Required)
- Subdivision Plats \$1,700
- Certified Survey Map \$725
- Certified Survey Map Re-approval \$75
- Street or Alley Vacation/Dedication \$500
- Transitional Use \$500 (Public Hearing Required)
- Formal Zoning Verification \$200

Sponsored by
Ald. Kuehn, Dana

City of West Allis
Department of Development
DEC 31 2020
RECEIVED

In order to be placed on the Plan Commission agenda, the Department of Development MUST receive the following by the last Friday of the month, prior to the month of the Plan Commission meeting.

- Completed Application
- Corresponding Fees
- Project Description
- One (1) set of plans (24" x 36") - check all that apply
 - Site/Landscaping/Screening Plan
 - Floor Plans
 - Elevations
 - Certified Survey Map
 - Other
- One (1) electronic copy of plans
- Total Project Cost Estimate

Please make checks payable to:
City of West Allis

FOR OFFICE USE ONLY

Plan Commission 1-27-21
Common Council Introduction _____
Common Council Public Hearing 2-2-21

Applicant or Agent Signature [Signature] Date 12/31/2020

Property Owner Signature [Signature] Date 12/31/2020



Opert: WALSHBBI Type: DC Drawer: 1
Date: 1/04/21 01 Receipt no: 255
00 DEV LVL 3 SITE-ARCH PLN R \$500.00
1.00 \$500.00
BEST IN CLASS REMODELING
CK CHECK PAYMEN 2050 \$500.00
Total tendered \$500.00
Total payment \$500.00

Trans date: 1/04/21 Time: 12:54:22



City of West Allis

Ordinance: O-2021-0011

File Number: O-2021-0011

Final Action:

Sponsor(s): Grisham and Kuehn

Ordinance to amend the Official West Allis Zoning Map by rezoning properties, located at 331-33 S. 108 St., and 1** Block of S. 108 St. from M-1, Light Industrial to C-3, Community Commercial District (Tax Key No. 414-9990-001 and 414-9991-002).

WHEREAS, for the purpose of promoting the health, safety, morals or the general welfare of the community, the common council may divide the city into districts of such number, shape, and area as may be deemed best suited to carry out the purposes of Wis. Stat. 62.23; and

WHEREAS, the council finds that the amendments within this ordinance are in accordance with the comprehensive plan; and

WHEREAS, the amendments within this ordinance have been submitted to the city plan commission for recommendation and report, published as a class 2 notice, and the subject of a public hearing;

NOW THEREFORE, the common council of the City of West Allis do ordain as follows:

SECTION 1: AMENDMENT The zoning map identified in Section 12.05 of the City of West Allis Municipal Code is hereby *amended to rezone* the subject properties from M-1, light industrial district to C-3, community commercial district in conformance with the 2030 Future Land Use plan:

331-33 S. 108 St. Tax Key No. 414-9990-001
1** Block of S. 108 St. Tax Key No. 414-9991-002

Inclusive of portions of right-of-way

SECTION 2: ZONING MAP UPDATE The Zoning Map shall be updated to depict the amendments within this ordinance as indicated on Exhibit A and as legally described in Exhibit B.

SECTION 3: EFFECTIVE DATE This Ordinance shall be in full force and effect on and after the required approval and publication according to law.

PASSED _____

APPROVED _____

Rezoning for 414-9990-001 and 414-9991-002

331-33 South 108th Street

1** South 108th Street

West Allis, WI

A tract of land being located in the Northeast $\frac{1}{4}$ of Section 31, Township 7 North, Range 21 East, City of West Allis, Milwaukee County, State of Wisconsin, describes as follows:

Beginning at the Northeast corner of Parcel 1, of the Certified Survey Map No. 5857; thence Westerly, 898.67 feet; thence Northerly, 816.04 feet, to the South right-of-way of the SOO Line Railroad Company; thence Southeasterly, 1586.03 feet, along the said South line to the centerline of the South 108th Street; thence Southerly, 469.58 feet, along said centerline; thence Westerly, 60.00 feet, to the West right-of-way line of South 108th Street; thence Northwesterly, 204.02 feet; thence Northwesterly, 118.85 feet; thence Northerly, 239.62 feet, to the Point of Beginning.

Said land contains 16.376 Acres, more or less.



City of West Allis

Ordinance: O-2021-0012

File Number: O-2021-0012

Final Action:

Sponsor(s): Tenorio and Alderperson Vitale

Ordinance to amend the official West Allis zoning map amending section 12.05 relating to the following properties: 6500 W. Washington St., (Tax Key Nos. 439-0001-037); 1323 S. 65 St., (Tax Key Nos. 439-0139-002) and 1339-1347 S. 65 St. (439-0140-001)

WHEREAS, for the purpose of promoting the health, safety, morals or the general welfare of the community, the common council may divide the city into districts of such number, shape, and area as may be deemed best suited to carry out the purposes of Wis. Stat. 62.23; and

WHEREAS, the council finds that the amendments within this ordinance shall be in accordance with the comprehensive plan; and

WHEREAS, the amendments within this ordinance have been submitted to the city plan commission for recommendation and report, published as a class 2 notice, and the subject of a public hearing;

NOW THEREFORE, the common council of the City of West Allis do ordain as follows:

SECTION 1: AMENDMENT The zoning map identified in Section 12.05 of the City of West Allis Municipal Code is hereby *amended* to rezone the subject properties (inclusive of portions of City right-of-way) from M-1, light industrial district to C-3, community commercial district and in conformance with the 2030 Future Land Use plan:

1. 6500 W. Washington St., (Tax Key Nos. 439-0001-037)
2. 1323 S. 65 St., (Tax Key Nos. 439-0139-002)
3. 1339-1347 S. 65 St. (439-0140-001)

SECTION 2: ZONING MAP UPDATE The Zoning Map shall be updated to depict the amendments within this ordinance as indicated on Exhibit A.

SECTION 3: EFFECTIVE DATE This Ordinance shall be in full force and effect on and after the required approval and publication according to law.

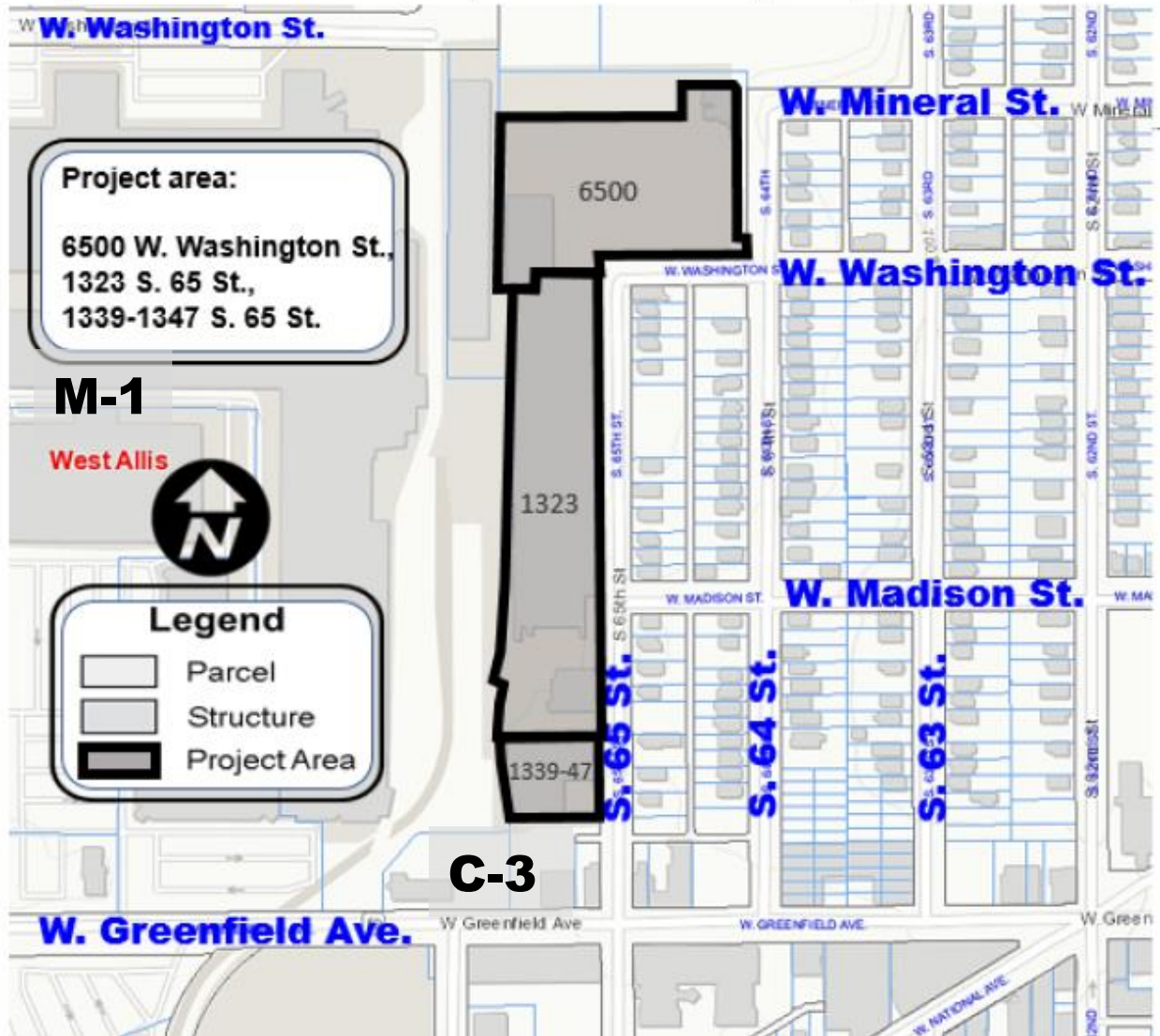
PASSED _____

APPROVED _____

Exhibit A

Rezoning Map of subject rezoning to C-3, Community Commercial

Proposed Land Use Map and Rezoning Map Amendments





City of West Allis

Ordinance: O-2021-0013

File Number: O-2021-0013

Final Action:

Sponsor(s): Tenorio and Alderperson Vitale

Ordinance to amend the official West Allis Future Land Use Map within the City’s Comprehensive Plan (Chapter 10 Land Use) from Industrial and Office to Commercial Land Use

WHEREAS, pursuant to Sec. 66.1001 of the Wisconsin Statutes, the City has prepared the Land Use Map Amendment, which indicates that no political subdivision may adopt an ordinance amending the Comprehensive Plan unless the political subdivision holds at least one public hearing at which the proposed ordinance is discussed; and

WHEREAS, The planning process was open to the public and numerous efforts were made to assure the broadest participation to establish the goals and elements considered for and contained within the plan in compliance with Sec. 66.1001 of the Wisconsin State Statutes.

WHEREAS, the amendments within this ordinance have been submitted to the city plan commission for recommendation and report, published as a class one notice, on the subject of a public hearing;

NOW THEREFORE, the common council of the City of West Allis do ordain as follows:

SECTION 1: AMENDMENT The 2030 Future Land Use map identified in Chapter 10 of the City of West Allis Comprehensive Plan is hereby *amended* as follows to re-designate the Future Land Use Map from “Industrial and Office” to “Commercial” land use classification for the following properties:

1. 6500 W. Washington St., (Tax Key Nos. 439-0001-037)
2. 1323 S. 65 St., (Tax Key Nos. 439-0139-002)
3. 1339-1347 S. 65 St. (439-0140-001)

SECTION 2: LAND USE MAP UPDATE The 2030 Future Land Use Map shall be updated to depict the amendments within this ordinance as indicated on Exhibit A.

SECTION 3: EFFECTIVE DATE This Ordinance shall be in full force and effect on and after the required approval and publication according to law.

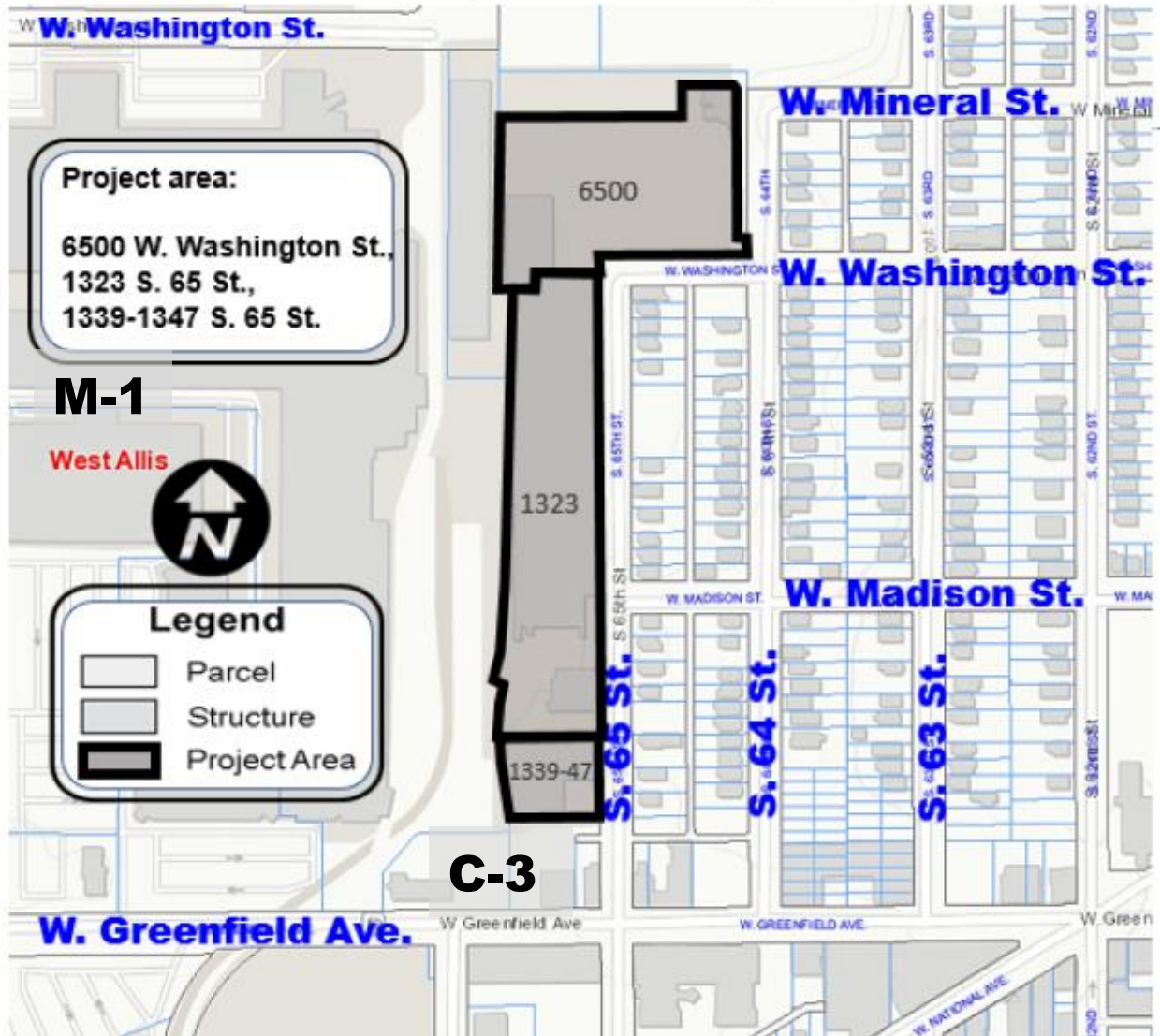
PASSED _____

APPROVED _____

Exhibit A

Rezoning Map of subject rezoning to C-3, Community Commercial

Proposed Land Use Map and Rezoning Map Amendments



No Mow May Background

General Info:

<https://www.gardensillustrated.com/feature/lawn-mowing-when-flowers-may/>

Toronto:

<https://www.cbc.ca/news/canada/toronto/no-mow-may-toronto-1.5568446>

Appleton:

<https://www.postcrescent.com/story/news/local/2020/04/08/appleton-residents-can-skip-lawn-mowing-next-month-aid-pollinators/2956127001/>

Appleton:

<https://www.bing.com/videos/search?view=detail&mid=E327FA325354C05ED54DE327FA325354C05ED54D&q=no+mow+may&shtp=GetUrl&shid=232ad11d-e82b-4e95-8381-3590b2a1b561&shtk=Tm8gTW93IE1heSBYzXNvbHV0aW9u&shdk=Tm8gTW93IE1heSBYzXNvbHV0aW9u&shhk=%2BC%2BmHA13madhjHC%2BNF%2BkMxqsiFA%2F6DtgaymD%2F18YAI%3D&form=VDSHOT&shth=OSHtc6iaP%252B0EeKYMZo1FQ9OeQ>

Comprehensive Research Report on Appleton:

<https://peerj.com/articles/10021/>



Steven J. Schaer, AICP
Manager
Planning and Zoning
sschaer@westalliswi.gov
414.302.8466

MEMORANDUM

TO: Safety and Development Committee
FROM: Steven J. Schaer, AICP, Manager Planning and Zoning
DATE: January 7, 2021
SUBJECT: 2040 Comprehensive Plan Update

City of West Allis 2040 Comprehensive Plan

Wisconsin State Comprehensive Planning Law (Statute 66.1001) requires cities, counties, and other local units of government to enact a Comprehensive Plan every 10 years. The Comprehensive Plan, which covers a 20-year planning period, is intended to act as a guide for development and decision making related to land use, housing, transportation, utilities, economic development, agriculture, and intergovernmental relationships. The City of West Allis adopted the West Allis Comprehensive Plan 2030 in February of 2011. This update, the West Allis 2040 Comprehensive Plan, will replace the 2030 Plan.

The update to the Comprehensive Plan is intended to be conducted in two phases. The first phase will take place immediately and include minimal updates to the previously adopted 2030 Comprehensive Plan, in order to meet statutory requirements. The second phase will take place over the next several years and will include a full overhaul of each plan element, including extensive public involvement in the planning and visioning process. This two-phased approach will allow the City to fully engage the public in the planning process and will provide for the use of more current Census data as we reevaluate each plan section.

Schedule for phase one: A draft version of the Comprehensive Plan will go before Plan Commission for consideration on January 27, 2021. A public hearing on the 2040 Comprehensive Plan will be held at the February 17, 2021 Common Council Meeting. The Plan may be approved on the same night if Council chooses.

CC: Rebecca Grill, CPM, CMC, MBA City Administrator/Clerk