



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Meeting Agenda

Safety & Development Committee

Aldersperson Thomas G. Lajsic, Chair

Aldersperson Cathleen M. Probst, Vice-Chair

Alderspersons: Michael P. May, Rosalie L. Reinke, Vincent Vitale

Tuesday, February 2, 2016

7:00 PM

City Hall Development Conference Room #210

RECESS MEETING

A. CALL TO ORDER

B. ROLL CALL

C. NEW AND PREVIOUS MATTERS

New Matters for Introduction

73. [O-2016-0009](#) An Ordinance to Create Section 13.36 of the West Allis Revised Municipal Code Relating to Manufactured and Mobile Homes and Manufactured and Mobile Home Communities.

Sponsors: Safety & Development Committee

74. [2016-0070](#) Communication from the Director of Building Inspection and Neighborhood Services relative to Zombie Property Registration.

Attachments: [Zombie Letter to CC 2-2-16](#)

75. [2016-0085](#) Communication from the Planning Manager relative to the Plan Commission's favorable recommendation of the proposed first amendment to the Project Plan and Boundary Amendment for Tax Incremental District Number Eleven (84th & Greenfield), City of West Allis, Wisconsin, as to conformance with the general plan of the City.

Attachments: [PC Recommendation Letter](#)

Public Hearing Items (Safety & Development Committee)

76. [O-2016-0004](#) An Ordinance to amend the Official West Allis Zoning Map by rezoning a portion of the properties located at 2563-2601-25-65-73-75 S. 108 St. and 2677 S. 108 St. (future outlot for Chick-fil-A) from M-1 Manufacturing District to C-4 Regional Commercial District (Tax Key Nos. 484-9986-012 and 484-9986-005).

Sponsors: Safety & Development Committee

77. [R-2016-0039](#) Resolution approving a Certified Survey Map to create an outlot from portions of two existing lots located at 2563-2601-25-65-73-75 S. 108 St. and 2677 S. 108 St., in order to develop a Chick-fil-A restaurant, submitted by HR Green, Inc. (Tax Key Nos. 484-9986-012 and 484-9986-005).

Sponsors: Safety & Development Committee

78. [2016-0077](#) Certified Survey Map to create an outlot from portions of two existing lots located at 2563-2601-25-65-73-75 S. 108 St. and 2677 S. 108 St., in order to develop a Chick-fil-A restaurant, submitted by HR Green, Inc. (Tax Key Nos. 484-9986-012 and 484-9986-005).

79. [R-2016-0033](#) Resolution relative to determination of Special Use Permit for Chick-fil-A, Inc., a proposed restaurant with drive-thru facilities, to be located at 2677 S. 108 St.

Sponsors: Safety & Development Committee

80. [2016-0032](#) Special Use Permit for Chick-fil-A, Inc., a proposed restaurant with drive-thru facilities, to be located at 2677 S. 108 St.

81. [O-2016-0007](#) An Ordinance to adopt a Land Use Map Amendment to the 2030 West Allis Comprehensive Plan to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) for properties, owned by Wilde Family Limited Partnership, located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd. from High Density Residential to Commercial Land Use. (Tax Key Nos. 523-9947-000, 523-9948-001, 523-9948-002).

Sponsors: Safety & Development Committee

Attachments: [EXHIBIT A](#)

82. [O-2016-0010](#) An Ordinance to amend the Official West Allis Zoning Map by rezoning properties, owned by Wilde Family Limited Partnership, located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd. from RC-1/Residence District, to C-4/Regional Commercial District (Tax Key Nos. 523-9947-000, 523-9948-001, 523-9948-002).

Sponsors: Safety & Development Committee

83. [R-2016-0036](#) Resolution relative to determination of Special Use Permit for Wilde Family Limited Partnership, an existing vehicle sales and vehicle repair business located at 3185-3225 S. 108 St. and the 3300 block of S. 108 St., to amend their existing Special Use Permit to construct an employee parking lot on properties Wilde currently owns located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd.

Sponsors: Safety & Development Committee

84. [2016-0087](#) Special Use Permit for Wilde Toyota, an existing vehicle sales and vehicle repair business located at 3185-3225 S. 108 St. and the 3300 block of S. 108 St., to amend their existing Special Use Permit to construct an employee parking lot on properties currently owned by Wilde Family Limited Partnership located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd. (Tax Key Nos. 523-9947-000, 523-9948-001, 523-9948-002).

85. [R-2016-0035](#) Resolution adopting a Land Use Map Amendment to the 2030 West Allis Comprehensive Plan to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) for properties, owned by Wilde Family Limited Partnership, located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd. from High Density Residential to Commercial Land Use. (Tax Key Nos. 523-9947-000, 523-9948-001, 523-9948-002).

Sponsors: Safety & Development Committee

Attachments: [EXHIBIT A](#)

86. [R-2016-0038](#) Resolution approving a Certified Survey Map by Wilde Family Limited Partnership, property owner, to consolidate 3 properties located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd. into one lot of record submitted by Pat Donahue on behalf of the Wilde Family Limited Partnership, property owner (Tax Key Nos. 523-9947-000, 523-9948-001, 523-9948-002).

Sponsors: Safety & Development Committee

87. [2016-0081](#) Certified Survey Map by Wilde Family Limited Partnership, property owner, to consolidate 3 properties located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd. into one lot of record submitted by Pat Donahue on behalf of the Wilde Family Limited Partnership, property owner (Tax Key Nos. 523-9947-000, 523-9948-001, 523-9948-002).

88. [R-2016-0008](#) Resolution relative to determination of Special Use Permit to establish a radio antenna tower at 2241 S. 116 St.

Sponsors: Safety & Development Committee

89. [2016-0031](#) Special Use Permit to establish a radio antenna tower at 2241 S. 116 St.

D. ADJOURNMENT

All meetings of the Safety & 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.

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.