



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 7, 2016

8:15 PM

Department of Development Conference Rm 210

RECESS MEETING

A. CALL TO ORDER

The meeting was called to order by Aldersperson Lajsic at 8:15 p.m.

B. ROLL CALL

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

Others Attending

John F. Stibal, Director of Development; Patrick Schloss, Community Development Manager; Steven J. Schaer, Manager, Planning & Zoning Division; Shaun M. Mueller, Senior Planner, Planning & Zoning Division; Other Staff; Guests and Media

C. NEW AND PREVIOUS MATTERS

New Matters for Introduction

41. [R-2016-0147](#) Resolution approving a Certified Survey Map to combine seven parcels located at 82** W. Greenfield Ave., 1515 S. 83 St., 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St., and 1470-78 & 1480-88 S. 84 St. in order to recreate two new parcels 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 Ogden Multifamily Partners LLC (Tax Key Nos. 452-0711-000, 452-0712-000, 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000 and 451-0642-006).

Sponsors: Safety & Development Committee

A motion was made by Ald. Vitale, seconded by Ald. Probst to amend the Resolution and Certified Survey Map to reflect the correct corporate entity name. The motion carried unanimously.

This matter was Recommended For Adoption As Amended on a Block Vote

42. [2016-0358](#) Certified Survey Map to combine seven parcels located at 82** W. Greenfield Ave., 1515 S. 83 St., 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St., and 1470-78 & 1480-88 S. 84 St. in order to recreate two new parcels 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 Ogden Multifamily Partners LLC (Tax Key Nos. 452-0711-000, 452-0712-000, 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000 and 451-0642-006).

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

Passed The Block Vote

A motion was made by Ald. Barczak, 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

43. [R-2016-0148](#) Resolution approving a Certified Survey Map to create two new parcels from the parcel currently located at 14** S. Six Points Crossing, for the development of the NoNa portion of The Market at Six Points redevelopment, submitted by Ian Martin, d/b/a Mandel Group, Inc., on behalf of the Community Development Authority of the City of West Allis (Tax Key No. 454-0647-000).

Sponsors: Safety & Development Committee

This matter was Recommended For Adoption on a Block Vote

44. [2016-0359](#) Certified Survey Map to create two new parcels from the parcel currently located at 14** S. Six Points Crossing, for the development of the NoNa portion of The Market at Six Points redevelopment, submitted by Ian Martin, d/b/a Mandel Group, Inc., on behalf of the Community Development Authority of the City of West Allis (Tax Key No. 454-0647-000).

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

45. [R-2016-0149](#) Resolution approving a Certified Survey Map to combine five parcels located at 66** W. National Ave., 15** S. 66 St., 66** W. National Ave., 66** W. Mitchell St. and 66** W. Mitchell St., and recreate three parcels for the development of the SoNa portion of The Market at Six Points redevelopment, submitted by Ian Martin, d/b/a Mandel Group, Inc., on behalf of the Community Development Authority of the City of West Allis. (Tax Key Nos. 454-0641-000, 454-0642-000, 454-0643-000, 454-0644-000 and 454-0254-003).

Sponsors: Safety & Development Committee

This matter was Recommended For Adoption on a Block Vote

46. [2016-0360](#) Certified Survey Map to combine five parcels located at 66** W. National Ave., 15** S. 66 St., 66** W. National Ave., 66** W. Mitchell St. and 66** W. Mitchell St., and recreate three parcels for the development of the SoNa portion of The Market at Six Points redevelopment, submitted by Ian Martin, d/b/a Mandel Group, Inc., on behalf of the Community Development Authority of the City of West Allis. (Tax Key Nos. 454-0641-000, 454-0642-000, 454-0643-000, 454-0644-000 and 454-0254-003).

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

47. [R-2016-0161](#) Resolution 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. Vitale, 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

48. [2016-0297](#) City of New Berlin Notice of Public Hearing before the City of New Berlin Plan Commission scheduled for June 6, 2016, at 6:01 p.m., in regard to an overall update to the City's 2020 Comprehensive Plan.

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

49. [2016-0372](#) Village of West Milwaukee Notice of Public Hearing scheduled for June 14, 2016, 6:00 p.m., to consider a petition submitted by Ursidae Acquisitions and Colliers International Wisconsin requesting the Village Board to rezone parcels addressed as 4905 and 4915 W. Burnham St. to allow for future development.

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. 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

Previous Matters for Consideration

50. [R-2016-0144](#) Resolution approving a Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Element 84, LLC for a multi-family development within the 84th and Greenfield Redevelopment Area.

Sponsors: Safety & Development Committee

A motion was made by Ald. Probst, 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

51. [R-2016-0146](#) Resolution authorizing a loan up to \$500,000 to 6682 LLC (Whitnall Summit Company LLC) for the acquisition of a portion of 6600 W. Washington St. (Tax Key No. 439-0001-035).

Sponsors: Safety & Development Committee

A motion was made by Ald. Barczak, seconded by Ald. Reinke, 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

52. [2016-0324](#) Request for an Ordinance to amend the Official West Allis Zoning Map by rezoning 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St. and 1533-35 S. 83 St. from RB-2 Residence District to C-3 Community Commercial District. (Tax Key Nos. 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000).

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

Public Hearing Items (Safety & Development Committee)

53. [O-2016-0028](#) Ordinance to amend the Official West Allis Zoning Map by rezoning 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St. and 1533-35 S. 83 St. from RB-2 Residence District to C-3 Community Commercial District. (Tax Key Nos. 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000).

Sponsors: Safety & Development Committee

This matter was Recommended for Passage 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

54. [R-2016-0153](#) Resolution relative to determination of Special Use Permit for Element 84 (building A), a proposed mixed-use multi-family residential and commercial building, to be located at 1468 and 1482 S. 84 St.

Sponsors: Safety & Development Committee

This matter was Recommended For Adoption on a Block Vote

55. [2016-0318](#) Special Use Permit for Element 84 (building A), a proposed mixed-use multi-family residential and commercial building, to be located at 1468 and 1482 S. 84 St.

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:

56. [R-2016-0152](#) Resolution relative to determination of Special Use Permit for Element 84 (building B), a proposed multi-family residential building, to be located at 8426 W. Orchard St.

Sponsors: Safety & Development Committee

This matter was Recommended For Adoption on a Block Vote

57. [2016-0319](#) Special Use Permit for Element 84 (building B), a proposed multi-family residential building, to be located at 8426 W. Orchard St.

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

No: 0

58. [O-2016-0029](#) Ordinance to amend the official West Allis Zoning Map by repealing the existing PDD-1 Planned Development District Residential overlay on 14** S. Six Points Crossing, 66** W. National Ave., 15** S. 66 St., 66** W. National Ave., 66** W. Mitchell St. and 65** W. Lapham St. (Tax Key Nos. 454-0647-000, 454-0641-000, 454-0642-000, 454-0643-000, 454-0644-000 and 454-0269-000).

Sponsors: Safety & Development Committee

This matter was Recommended for Passage on a Block Vote

59. [O-2016-0030](#) Ordinance to amend the official West Allis Zoning Map by creating a PDD-2 Planned Development District Commercial overlay on properties located at 66** W. National Ave., 15** S. 66 St., 66** W. National Ave., 66** W. Mitchell St., 66** W. Mitchell St. and 6501 W. National Ave. (Tax Key Nos. 454-0641-000, 454-0642-000, 454-0643-000, 454-0644-000, 454-0254-003 and 454-0256-000).

Sponsors: Safety & Development Committee

This matter was Recommended for Passage on a Block Vote

60. [R-2016-0158](#) Resolution relative to determination of Special Use Permit for a proposed mixed-use, multi-family residential and commercial development within the NoNa portion of The Market at Six Points redevelopment, to be located at 1465 S. Six Points Crossing, 6700 W. National Ave. and 6609 W. Greenfield Ave.

Sponsors: Safety & Development Committee

This matter was Recommended For Adoption on a Block Vote

61. [2016-0300](#) Special Use Permit for a proposed mixed-use, multi-family residential and commercial development within the NoNa portion of The Market at Six Points redevelopment, to be located at 1465 S. Six Points Crossing, 6700 W. National Ave. and 6609 W. Greenfield Ave.

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

62. [R-2016-0151](#) Resolution relative to determination of Special Use Permit for a proposed 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

63. [2016-0301](#) Special Use Permit for a proposed 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 to be Placed on File on a Block Vote

64. [R-2016-0157](#) Resolution relative to determination of 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

65. [2016-0299](#) 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 to be Placed on File on a Block Vote

66. [R-2016-0156](#) Resolution relative to determination of 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

67. [2016-0303](#) 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 to be Placed on File on a Block Vote

68. [R-2016-0155](#) Resolution relative to determination of 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

69. [2016-0302](#) 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.

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

70. [R-2016-0154](#) Resolution relative to determination of 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

71. [2016-0304](#) 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 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. Lajszic, Ald. Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

72. [R-2016-0150](#) Resolution relative to determination of a Special Use Permit for Fast Forward Fitness, to establish a personal training company, to be located at 9730 W. Greenfield Ave.

Sponsors: Safety & Development Committee

This matter was Recommended For Adoption on a Block Vote

73. [2016-0325](#) Special Use Permit for Fast Forward Fitness, to establish a personal training company, to be located at 9730 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. Barczak, 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

D. ADJOURNMENT

A motion was made by Ald. Probst, seconded by Ald. Barczak to adjourn the meeting at 8:30 p.m. The motion carried unanimously.