



City of West Allis

Meeting Agenda

Safety & Development Committee

Aldersperson: Thomas G. Lajsic, Chair

Aldersperson: Tracy Stefanski, Vice Chair,

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

Monday, July 8, 2019

6:00 PM

Common Council Chambers
7525 W. Greenfield Ave.

SPECIAL MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [2019-0449](#) Approval of the Minutes (draft) of the Recess meetings of October 16, 2018, November 5, 2018, November 20, 2018, December 4, 2018, December 18, 2018, January 15, 2019, February 5, 2019, February 18, 2019, March 5, 2019, March 19, 2019, April 1, 2019, April 16, 2019, May 7, 2019, May 21, 2019, June 4, 2019, June 18, 2019 and the Regular meeting of October 11, 2018, and November 13, 2018.

Attachments: [SD Recess Minutes 10-16-18](#)
[SD Recess Minutes 11-5-18](#)
[SD Recess Minutes 11-20-18](#)
[SD Recess Minutes 12-4-18](#)
[SD Recess Minutes 12-18-18](#)
[SD Recess Minutes 1-15-19](#)
[SD Recess Minutes 2-5-19](#)
[SD Recess Minutes 2-18-19](#)
[SD Recess Minutes 3-5-19](#)
[SD Recess Minutes 3-19-19](#)
[SD Recess Minutes 4-1-19](#)
[SD Recess Minutes 4-16-19](#)
[SD Recess Minutes 5-7-19](#)
[SD Recess Minutes 5-21-19](#)
[SD Recess Minutes 6-4-19](#)
[SD Recess Minutes 6-18-19](#)
[SD Regular Minutes 10-11-18](#)
[SD Regular Minutes 11-13-18](#)

D. NEW AND PREVIOUS MATTERS

2. [R-2019-0496](#) Resolution authorizing the sale of land for the property located at 1706 S. 68 St. (Tax Key No. 453-0776-003), to UHS of Delaware, Inc.\Milwaukee Behavioral Health, LLC in the 68th & Mitchell Redevelopment Area.
- Sponsors:* Safety & Development Committee
3. [R-2019-0497](#) Resolution approving a Purchase and Sale Agreement by and between the Community Development Authority of the City of West Allis and UHS of Delaware, Inc.\Milwaukee Behavioral Health, LLC for new construction of a behavioral health hospital to be located at 1706 S. 68 St. and adjacent commercial parking lot at 17** S. 68 St.
- Sponsors:* Safety & Development Committee
- Attachments:* [UHS - P&S - Exhibit 1](#)
[Davis & Kuelthau Letter](#)
[Purchase & Sale Agreement](#)
[Exhibit E to P&S \(Dev Agreement\)](#)
[Exhibit F to P&S \(Dev Financing Agmnt\)](#)
[Performance Guarantee](#)
4. [R-2019-0498](#) Resolution designating proposed boundaries and approving a project plan for Tax Incremental District No. 17 (Lincoln West Corridor), City of West Allis, Wisconsin.
- Sponsors:* Safety & Development Committee
- Attachments:* [TID No 17 Project Plan - DRAFT 6-19-19](#)
5. [2019-0455](#) Discussion on the response to the Request for Proposals submitted for 6771 W. National Ave. and adjacent parcels.
6. [2019-0456](#) Discussion on the Letter of Intent submitted by Capri Restaurant Group for the property located at 6610 W. Greenfield Ave.
- Attachments:* [Letter of Intent - Capri Restaurant Group](#)
7. [2019-0457](#) Discussion relative to the redevelopment of Chr. Hansen, Inc., in the area of S. 92 St. and W. Lapham Ave.
8. [2019-0458](#) Discussion relative to issues regarding utilization of the former Sam's Club/Beyond Vision PILOT.
- For agenda items 2-8, the committee may convene in closed session pursuant to the provisions of Section 19.85(1)(e) of the state statutes for the purpose of deliberating the investing of public funds whenever competitive or bargaining reasons require a closed session. This committee may reconvene in open session after completion of the closed session to consider the balance of the agenda.*
9. [O-2019-0018](#) Ordinance to amend Subsection 12.06 Definitions and Subsection 12.10 General Provisions of the Revised Municipal Code relative to motor vehicle and small engine repair in residential districts.
- Sponsors:* Alderperson Haass

10. [O-2019-0026](#) Ordinance to amend Sections 12.30 Residential Estate District, 12.31 Residence District, 12.37 Residence District, C-1 Central Business District, and C-2 Neighborhood Commercial District of the Revised Municipal Code relative to short term rental uses and updating definitions within Section 12.06.

Sponsors: Safety & Development Committee

11. [O-2019-0020](#) Ordinance to repeal and recreate subsection 12.45, M-1, Manufacturing District of the Revised Municipal Code and to create a new subsection called Industrial Districts, with a Light Industrial District and Heavy Industrial District. Definitions being updated in section 12.06 of the Revised Municipal Code relative to certain industrial uses.

Sponsors: Alderperson May

Attachments: [Light and Heavy Industry Districts Exhibit A](#)
[Light and Heavy Industry Districts Exhibit B](#)

12. [O-2019-0025](#) Ordinance to amend Subsections 13.215(2)(6)(10)(16)(18)(19) of the Downtown Signage Ordinance relative to updating definitions, types of prohibited signs and updates to the changeable copy signs section within the Downtown West Allis Signage Ordinance.

Sponsors: Alderperson Weigel

E. CONSIDERATION RELATIVE TO REPORT ON REDEVELOPMENT INITIATIVES

- a. *Six Points/Farmers Market Redevelopment Area/TIF Number Five*
- b. *S. 67 & W. Becher Pl. Industrial Park/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. *S. 116 St. & W. Rogers St./TIF Number Ten*
- f. *84th & Greenfield/TIF Number Eleven*
- g. *Former Teledyne Site/TIF Number Twelve*
- h. *Former Home Juice Redevelopment Area/TIF Number Thirteen*
- i. *68th & Mitchell (former Milwaukee Ductile Iron)/TIF Number Fourteen*
- j. *The Market/TIF Number Fifteen*
- k. *S. 70th St. & Washington St. Corporate Office Corridor Plan/TIF Number Sixteen*
- l. *S. 60 St. Corridor*
- m. *Veterans Park Redevelopment Area/TIF Number Two*
- n. *Quad/Graphics/TIF Number Three*
- o. *S. 60 St. and W. Beloit Rd.*
- p. *Towne Centre Redevelopment*
- q. *Downtown Redevelopment*
- r. *Wisconsin State Fair Park*
- s. *Exterior Property Maintenance Program*
- t. *Hwy 100 Corridor – Potential Development Opportunities*
- u. *1928 S. 62 St. – Plating Engineering Site*
- v. *S. 116 St. and W. Morgan Ave.*
- w. *Beloit Road Senior Housing Complex*
- x. *Neighborhood Stabilization Program and HOME Program activities*
- y. *Highway 100 Market Analysis and Conceptual Plan*
- z. *Becher St. Commercial Corridor*
- aa. *First-Ring Industrial Redevelopment Enterprise (FIRE)*
- bb. *W. National Ave. Corridor*
- cc. *2020 Hwy 100 Project*
- dd. *I-94 Zoo Interchange*
- ee. *6610 W. Greenfield Ave.*
- ff. *Intergovernmental relations*

F. 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.

NOTICE OF POSSIBLE QUOROM

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.