



City of West Allis

Meeting Minutes

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

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

B. ROLL CALL

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

Others Attending

John F. Stibal, Director of Development; Patrick Schloss, Community Development Manager; Shaun Mueller, Community & Economic Development Coordinator; Steven Schaer, Planning & Zoning Manager; Cory Clark, Planning Intern; Peggy Steeno, Director of Finance/Comptroller/Treasurer; Brian Randall, Davis & Kuelthau; Aldersperson Daniel Roadt, Aldersperson Marty Weigel, and Aldersperson Michael May, City of West Allis

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](#)

A motion was made by Ald. Vitale, seconded by Ald. Reinke, that the minutes be Approved. The motion carried by the following vote:

Aye: 5 - Ald. Lajsic, Ald. Barczak, Ald. Vitale, Ald. Reinke, and Ald. Stefanski

No: 0

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

Attachments: [R-2019-0496 Signed](#)

This matter was Discussed and No Action taken.

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](#)
[R-2019-0497 signed](#)

This matter was Discussed and No Action taken.

4. [R-2019-0498](#) Resolution creating Tax Incremental District No. 17, approving its Project Plan and establishing its boundaries, City of West Allis, Wisconsin

Sponsors: Safety & Development Committee

Attachments: [R-2019-0498 signed](#)
[TID No. 17 Project Plan-FINAL \(8-7-19\)](#)
[TID No 17 Project Plan-DRAFT 6-19-19](#)
[TID No 17 Project Plan-DRAFT 8-6-19](#)
[R-2019-0498 signed w/edits for State \(9-17-19\)](#)

This matter was Discussed and No Action taken.

5. [2019-0455](#) Discussion on the response to the Request for Proposals submitted for 6771 W. National Ave. and adjacent parcels.

This matter was Discussed and No Action taken.

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](#)

This matter was Discussed and No Action taken.

7. [2019-0457](#) Discussion relative to the redevelopment of Chr. Hansen, Inc., in the area of S. 92 St. and W. Lapham Ave.

This matter was Discussed and No Action taken.

8. [2019-0458](#) Discussion relative to issues regarding utilization of the former Sam's Club/Beyond Vision PILOT.

This matter was Discussed and No Action taken.

9. [O-2019-0018](#) Ordinance to create Sections 6.019 and 12.10(16) and amend Sections 12.06 and 18.03(3)(m) of the Municipal Code of the City of West Allis pertaining to nuisance activity related to abandoned vehicle parts on private property, motor vehicle repair in residential zones, and excessive noise

Sponsors: Alderperson Haass

Attachments: [AFFIDAVIT OF PUBLICATION - O-2019-0018](#)

This matter was Discussed and No Action taken.

10. [O-2019-0026](#) Ordinance to amend Sections 12.19 Off-Street Parking, Loading and Other Site Improvement Regulations, 12.30 RE-1 Residential Estate District, 12.31 RA-1 Residence District, 12.36 RB-2 Residence District, 12.37 RC-1 Residence District, 12.40 C-1 Central Business District, and 12.41 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

Attachments: [O-2019-0026 signed](#)
[AFFIDAVIT OF PUBLICATION - O-2019-0026](#)
[AFFIDAVIT OF PUBLICATION - PH 08-06-2019 O-2019-0026](#)
[AFFIDAVIT OF PUBLICATION - PH 07-16-2019 O-2019-0026](#)

This matter was Discussed and No Action taken.

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](#)
[AFFIDAVIT OF PUBLICATION - O-2019-0020](#)

This matter was Discussed and No Action taken.

12. [O-2019-0025](#) Ordinance to amend Subsections 13.215(2), (6), (10), (16), (18), and (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

Attachments: [ZON-O-1189-7-8-19 Downtown Sign Ordinance](#)

This matter was Discussed and No Action taken.

E. CONSIDERATION RELATIVE TO REPORT ON REDEVELOPMENT INITIATIVES

Discussion ensued with questions being answered by staff.

At 7:35 p.m., a motion was made by Ald. Stefanski, seconded by Ald. Reinke to go into closed session to discuss items 2-8 on the agenda. Following discussion of these items in closed session, the committee moved to adjourn the meeting.

F. ADJOURNMENT

A motion was made by Ald. Barczak, seconded by Ald. Reinke to adjourn the meeting at

8:50 p.m. The motion carried unanimously.



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.