



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

Wednesday, October 9, 2019

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [2019-0711](#) Approval of the Minutes (draft) of the Special meeting of July 8, 2019, the Recess meetings of July 16, 2019, August 6, 2019, September 3, 2019, September 17, 2019 and October 1, 2019.

Attachments: [SD Special Meeting 7-8-19](#)
[SD Recess Minutes 7-16-19](#)
[SD Recess Minutes 8-6-19](#)
[SD Recess Minutes 9-3-19](#)
[SD Recess Minutes 9-17-19](#)
[SD Recess Minutes 10-1-19](#)

D. NEW AND PREVIOUS MATTERS

2. [R-2019-0712](#) Resolution to consider a Development Agreement by and between Chr. Hansen, Inc. and the City of West Allis

Sponsors: Safety & Development Committee

Attachments: [Chr Hansen Development Agreement](#)

3. [2019-0715](#) Discussion relative to the creation of Tax Increment Financing District Number 18 – S. 92 and Lapham – Chr. Hansen

4. [R-2019-0714](#) Resolution to consider an Amendment #1 (amendment to the site plan) to the Development Agreement by and between the City of West Allis and developers (West Quarter East, LLC and West Quarter West, LLC) regarding South 70 Street Corridor development project

Sponsors: Safety & Development Committee

5. [2019-0716](#) Discussion relative to the redevelopment of 11111 W. Greenfield Ave. (former Pick n' Save)
6. [R-2019-0716](#) Resolution to consider a Beloit Road Management Agreement by and between Beloit Senior Housing, LLC and Ogden and Company, Inc.
- Sponsors:* Safety & Development Committee
- Attachments:* [Beloit Road Budget Worksheet](#)
7. [2019-0717](#) Discussion relative to a financial request by WA Community Child Care, LLC, for the location at 6682 W. Greenfield Ave.
8. [2019-0724](#) Discussion relative to the property located at 10620 W. Greenfield Ave.
- 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. [2019-0726](#) Discussion relative to a Family Self-Sufficiency Grant from Housing and Urban Development in the amount of \$72,000 relative to the Housing Choice Voucher Program
10. [R-2019-0719](#) Resolution to consider an extension of time request for a Letter of Intent Agreement with Capri Restaurant Group for the Reunion, located at 6610 W. Greenfield Ave.
- Sponsors:* Safety & Development Committee
11. [R-2019-0720](#) Resolution to consider an extension of time request for Letter of Intent Agreement with Baum Revision, LLC Group for property located at 6771 W. National Ave. and potentially portions of 67** W. Mitchell St.
- Sponsors:* Safety & Development Committee
12. [2019-0718](#) Discussion relative to 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
13. [2019-0719](#) Discussion relative to Nominal Price Retail Store Ordinance Considerations (Definitions, Goals, Separation clause)
14. [2019-0720](#) Discussion relative to 116 & Morgan Ave – Soil & Groundwater 8 -10 borings October 3 & 4, 2019 results in 2 weeks

E. CONSIDERATION RELATIVE TO REPORT ON REDEVELOPMENT INITIATIVES

- a. *Six Points Farmers Market TIF Number 15 - Mandel Update*
- b. *84th & Greenfield/TIF Number Eleven – Ogden update*
- c. *Highway 100 Market Analysis & Conceptual Plan*
 1. *Survey – 160 responses received*
 2. *October 17- Public Meeting - Irving School – 6:00 p.m.*
- d. *Holiday Inn Express update*
- e. *Skatepark*

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.