



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

Wednesday, December 11, 2013

6:00 PM

City Hall Room 128

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

Minutes of the Special Meetings of August 20, and September 17, 2013 and minutes of the Recess Meetings of September 3, 2013, September 17, 2013, October 1, 2013, October 15, 2013, November 5, 2013, November 19, 2013 and December 3, 2013.

D. NEW AND PREVIOUS MATTERS

1. [R-2013-0272](#)

Resolution relative to determination of Special Use Permit for Moto Union, a proposed indoor motorcycle sales showroom, to be located at 11422 W. Greenfield Ave.

Sponsors: Safety & Development Committee

2. [2013-0654](#)

Special Use Permit for Moto Union, a proposed indoor motorcycle sales showroom, to be located at 11422 W. Greenfield Ave.

3. [R-2013-0271](#)

Resolution relative to determination of Special Use Permit for the West Allis West Milwaukee School District to establish an educational institution and school within the former Heritage Christian School located at 1300 S. 109 St.

Sponsors: Safety & Development Committee

4. [2013-0655](#)

Special Use Permit for the West Allis West Milwaukee School District to establish an educational institution and school within the former Heritage Christian School located at 1300 S. 109 St.

5. R-2013-0254 Resolution relative to determination of Special Use Permit for Michels Corporation for a batch plant and associated trucking operations on a portion the Quad Graphics site located at 555 S. 108 St. and 11000 W. Theodore Trecker Way.

Sponsors: Safety & Development Committee

6. 2013-0476 Special Use Permit for Michels Corporation for a proposed batch plant to mix and produce concrete along with associated trucking operations to be located within a portion of the Quad Graphics site at 555 S. 108 St.

E. MATTERS FOR DISCUSSION/ACTION

7. 2013-0507 Discussion/action relative to obtaining online Building Permits.
8. 2013-0686 Discussion/action relative to the Resolution authorizing a Purchase and Sale Agreement and Development Agreement with Wangard Partners, Inc. for the former Yellow Freight Terminal properties located at 11406 and 11528 W. Rogers St.
9. 2013-0512 Discussion/action relative to the Resolution approving a Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Waterpark Ventures Management Services, LLC (WVMS) for the development of a hotel in the 84th and Greenfield Redevelopment Area.
10. 2013-0685 Discussion/action relative to blighted properties, code enforcement and recent law changes.

F. 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. Other Redevelopment Areas:
 - 1) Veterans Park Redevelopment Area/TIF Number Two
 - 2) Quad/Graphics/TIF Number Three
 - 3) S. 60 St. and W. Beloit Rd.
 - 4) S. 54 St. and W. Burnham St.
 - 5) Towne Centre Redevelopment

- 6) *Downtown Redevelopment*
- 7) *Wisconsin State Fair Park*
- 8) *Exterior Property Maintenance Program*
- 9) *Hwy 100 Corridor - Potential Development Opportunities*
- 10) *1928 S. 62 St. - Plating Engineering Site*
- 11) *S. 116 St. and W. Morgan Ave.*
- 12) *Beloit Road Senior Housing Complex*
- 13) *1942 S. 73 St. & 1301 S. 58 St. Neighborhood Stabilization Prg.*
- 14) *First-Ring Industrial Redevelopment Enterprise (FIRE)*
- 15) *S. 60 St. Corridor*
- 16) *Milwaukee Ductile Iron - 68th & Mitchell St. Area*
- 17) *6215 W. National Ave. (former Chalet Restaurant property)*
- 18) *9** S. 70 St. Property/Cardinal Capital Management, Inc.*
- 19) *NAIOP Showcase to be held March, 2014 & Marketing of Redevelopment Sites*
- 20) *Acquisition & Demolition of the Property located at 11300 W. Cleveland Ave.*

G. CLOSED SESSION

PLEASE TAKE NOTICE that the Safety and Development Committee of the City of West Allis will meet, at approximately 6:00 p.m., or as soon thereafter as time permits, on Wednesday, December 11, 2013, in Room 128, City Hall, 7525 West Greenfield Avenue, West Allis, Wisconsin, following conclusion of consideration of the above portion of its regularly scheduled agenda, to vote on a motion to convene in closed session at said time and place to discuss the following:

- a. Discussion/action relative to the former Yellow Freight Redevelopment Area located at 11528 W. Rogers St. and 11406 W. Rogers St. (TIF District No. Ten).*
- b. Discussion/action relative to the Resolution authorizing a Purchase & Sale Agreement and Development Agreement with Wangard Partners, Inc. for the former Yellow Freight Terminal properties located at 11406 and 11528 W. Rogers St.*
- c. Discussion/action relative to the Resolution approving a Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Waterpark Ventures Management Services, LLC (WVMS) for the development of a hotel in the 84th & Greenfield Redevelopment Area,*
- d. Discussion/action relative to the Development Agreement with Toldt Development, Inc.*
- e. Discussion/action relative to Quad Graphics and Tax Incremental District No. 3*

and to take such further action as may be necessary and appropriate with respect to such matters.

A closed session for the above purpose is authorized pursuant to the provision of Section 19.85(1)(e), Stats., which authorizes a governmental body to meet in closed session to deliberate or negotiate the purchase of public properties and the investment of public funds, or conduct other specified public business whenever competitive or bargaining reasons require a closed session.

Upon conclusion of the closed session, the Safety and Development Committee will reconvene in open session at said time and place, to consider its public agenda, including motions to recommend approval or rejection of above-listed deliberation or any of the public agenda items that have not been acted upon.

H. 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.