



# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Meeting Minutes Safety & Development Committee

*Alderson Thomas G. Lajsic, Chair*  
*Alderson Cathleen M. Probst, Vice-Chair*  
*Aldersons: 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

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

#### B. ROLL CALL

Present: 4 - Ald. Lajsic, Ald. Probst, Ald. May and Ald. Vitale  
Excused: 1 - Ald. Reinke

#### Others Attending

*John Stibal, Director of Development; Patrick Schloss, Community Development Manager; Steve Schaer, Manager Planning & Zoning Division; Joe Meinerz, Moto Union; Ryan Murphy, Michels Corporation; Tim Frerichs, Michels Corporation; Ald. Dan Roadt; Joe Goetz, Resident; Susie Goetz, Resident; Deb Rouse, West Allis West Milwaukee School District; Shelly Strasser, West Allis West Milwaukee School District, Jim Jandovitz, Information Technology Manager; Ald Gary Barczak, Andrew Simon, Michels Corporation; Paul Ziehler, City Administrative Officer; and Mark Wyss, Finance Manager/Comptroller*

#### C. APPROVAL OF MINUTES

*A motion was made by Ald. May, seconded by Ald. Probst, to approve the 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.

**Sponsor(s):** Safety & Development Committee

**This Matter was Recommended For Adoption As Amended on a Block Vote.**

2. [2013-0654](#) Special Use Permit for Moto Union, a proposed indoor motorcycle sales showroom, to be located at 11422 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. May, seconded by Ald. Vitale, including all the preceding items marked as having been adopted on a Block Vote. The motion carried by the following vote:**

**Votes:** Aye: 4 - Ald. Lajsic, Ald. Probst, Ald. May and Ald. Vitale  
No: 0

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.
- Sponsor(s):** Safety & Development Committee
- This Matter was Recommended For Adoption As Amended on a Block Vote.**
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.
- This Matter was Recommended to be Placed on File on a Block Vote.**

Passed The Block Vote

**A motion was made by Ald. May, seconded by Ald. Vitale, including all the preceding items marked as having been adopted on a Block Vote. The motion carried by the following vote:**

**Votes:** Aye: 4 - Ald. Lajsic, Ald. Probst, Ald. May and Ald. Vitale  
No: 0

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.
- Sponsor(s):** Safety & Development Committee
- This Matter was Recommended For Adoption As Amended on a Block Vote.**
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.
- This Matter was Recommended to be Placed on File on a Block Vote.**

Passed The Block Vote

**A motion was made by Ald. Vitale, seconded by Ald. Lajsic, including all the preceding items marked as having been adopted on a Block Vote. The motion carried by the following vote:**

**Votes:** Aye: 3 - Ald. Lajsic, Ald. Probst and Ald. Vitale  
No: 1 - Ald. May

#### **E. MATTERS FOR DISCUSSION/ACTION**

7. **2013-0507** Discussion/action relative to obtaining online Building Permits.
- Discussed**
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.
- Discussed**
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.

**Discussed**

10. 2013-0685 Discussion/action relative to blighted properties, code enforcement and recent law changes.

**Discussed****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.*

**G. CLOSED SESSION**

*At 8:20 p.m. Chair Lajsic stated it was the intention of the Committee to vote on a motion to convene in closed session at said time and place for:*

- 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.*

**A motion was made by Ald. Probst, seconded by Ald. Vitale. The motion carried by the following vote:**

**Votes:** Aye: 4 - Ald. Lajsic, Ald. Probst, Ald. May and Ald. Vitale  
No: 0

*Upon conclusion of the closed session at 8:54 p.m., 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.*

**A motion was made by Ald. Probst, seconded by Ald. Vitale. The motion carried by the following vote:**

**Votes:** Aye: 4 - Ald. Lajsic, Ald. Probst, Ald. May and Ald. Vitale  
No: 0

## **H. ADJOURNMENT**

*At 8:56 p.m. Chair Lajsic declared the meeting adjourned.*