



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

Wednesday, April 5, 2017

6:00 PM

City Hall Engineering/Development Conference
Room 210

SPECIAL MEETING

A. CALL TO ORDER

B. ROLL CALL

C. NEW AND PREVIOUS MATTERS

Previous Matters for Consideration

1. [2017-0163](#) Request by Timothy Farrell of Gemini Rosemont Commercial Real Estate to amend the official West Allis Zoning Map by rezoning property located at 1010-1304 S. 70 St. and the respective rights-of-way from M-1 Manufacturing District to C-3 Community Commercial District.

Attachments: [Common Council Rezone Request \(3-21-17\)](#)

New Matters for Introduction

2. [2017-0194](#) Discussion/action relative to the redevelopment of the property located at 1010-1304 S. 70 St.
3. [2017-0182](#) Discussion/action relative to the Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Glenn Rieder, Inc., its successors and/or assigns, for development of the property located at 1960 S. 67 Pl. and 6520 W. Becher Place.
4. [R-2017-0086](#) Resolution approving the creation of an Economic Development Assistance program entitled, the National Avenue Energy Efficiency Loan Program, for the Six Points Farmers Market Redevelopment Neighborhood and for the National Avenue Commercial Corridor.
5. [2017-0184](#) Discussion/action relative to negotiating strategies for significant redevelopment opportunities.
6. [2017-0185](#) Update relative to Mandel Group Properties, LLC's commercial and residential development of The Market within the Six Points/Farmers Market Redevelopment Area.
7. [R-2017-0090](#) Resolution amending the Purchase and Sale Agreement and Development

Agreement between the Community Development Authority of the City of West Allis and Element 84, LLC for a multi-family development within the 84th and Greenfield Redevelopment Area.

8. [2017-0188](#) Discussion/action relative to acquisition and redevelopment of the general area of 66th St. to 68th & Mitchell St. Redevelopment Area (TID #14).
9. [2017-0195](#) Discussion/action relative to financial participation of future development by Cobalt Partners, Inc., for property located at 1205 S. 70 St.
10. [2017-0187](#) Discussion/action relative to redevelopment opportunities in the vicinity of S. 56 St. and W. National Ave.

D. 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. *S. 60 St. Corridor*
- k. *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) *Towne Centre Redevelopment*
 - 5) *Downtown Redevelopment*
 - 6) *Wisconsin State Fair Park*
 - 7) *Exterior Property Maintenance Program*
 - 8) *Hwy 100 Corridor – Potential Development Opportunities*
 - 9) *1928 S. 62 St. – Plating Engineering Site*
 - 10) *S. 116 St. and W. Morgan Ave.*
 - 11) *Beloit Road Senior Housing Complex*
 - 12) *Neighborhood Stabilization Program and HOME Program activities*
 - a. *8614 W. Mitchell St.*
 - b. *7402-08 W. Washington St.*
 - c. *19** S. 55 St.*
 - d. *2125 S. 70 St.*
 - e. *912-14 S. 92 St.*
 - f. *1343 S. 73 St.*
 - g. *6901 & 69** W. Beloit Rd.*
 - 13) *First-Ring Industrial Redevelopment Enterprise (FIRE)*
 - 14) *W. National Ave. Corridor*
 - 15) *2020 Hwy 100 project*
 - 16) *I-94 Zoo Interchange*
 - l. *Intergovernmental relations*

E. CLOSED SESSION

PLEASE TAKE NOTICE that the Safety & 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, April 5, 2017, in the Engineering/Development Conference Room 210 of West Allis City Hall, 7525 W. Greenfield Ave., 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 for discussion/action relative to:

1. Update relative to Mandel Group Properties, LLC's commercial and residential development of The Market within the Six Points/Farmers Market Redevelopment Area.

2. Resolution amending the Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Element 84, LLC for a multi-family development within the 84th and Greenfield Redevelopment Area.

3. Discussion/action relative to acquisition and redevelopment of the general area of 66th St. to 68th & Mitchell St. Redevelopment Area (TID #14).

4. Discussion/action relative to financial participation of future development by Cobalt Partners, Inc., for property located at 1205 S. 70 St.

5. Discussion/action relative to redevelopment opportunities in the vicinity of S. 56 St. and W. National Ave. and to take such further action as may be necessary and appropriate with respect to such matters.

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 provisions of Wis. Stats. Section 19.85(1)(e), which authorizes a governmental body, upon motion duly made and carried, 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 Development Committee will convene in open session to consider its public agenda, including motions to recommend approval or rejection of above listed deliberations or any of the public agenda items that have not been acted upon.

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.

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.