



# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Meeting Minutes Safety & Development Committee

*Aldersperson Thomas G. Lajsic, Chair*  
*Aldersperson Richard F. Narlock, Vice-Chair*  
*Alderspersons: Kurt E. Kopplin, Rosalie L. Reinke, Vincent Vitale*

Wednesday, May 14, 2008

6:00 PM

West Allis City Hall Room 128

### REGULAR MEETING

#### A. CALL TO ORDER

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

#### B. ROLL CALL

Present: 3 - Ald. Lajsic, Ald. Kopplin and Ald. Vitale  
Excused: 2 - Ald. Narlock and Ald. Reinke

#### Others Present

*John Stibal, Director of Development; Patrick Schloss, Community Development Manager; Ted Atkinson, Director, Building Inspections and Zoning, Steve Schaer, Planning Manager; Shaun Mueller, Senior Planner; Kristi Johnson, Planner II; Ald. Roadt; Mark Schaaf, West Allis NOW; Laura Cagel, Greg Nisenbaum, Mark Nisenbaum, Bill Rozga, Diane Malingier, Principal Secretary*

#### C. APPROVAL OF MINUTES

**A motion was made by Ald. Kopplin, seconded by Ald. Vitale, to approve the minutes of the regular meeting of October 12, 2007 and recess meetings of October 16, 2007, November 6, 2007, November 20, 2007, December 4, 2007, January 2, 2008, February 5, 2008, February 19, 2008, March 4, 2008, March 18, 2008, March 31, 2008, April 14, 2008 and May 6, 2008.. The motion carried unanimously.**

#### D. NEW AND PREVIOUS MATTERS

##### Held Items

1. [R-2008-0118](#) Resolution approving the Interest Cost Reimbursement Agreement by and between the City of West Allis and Rogers Memorial Hospital, Inc.

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

*Mr. Stibal informed the Committee that Rogers Memorial Hospital is requesting issuance of \$10MM of redevelopment revenue bonds to finance improvements to it's West Allis facility. He stated that the inability of the City to designate the City Obligations as qualified tax exempt obligations would result in increased interest costs for the City and that in order for bonds to be approved or issued an agreement by the Hospital to compensate the City for the increased interest cost must be made.*

**Held**

2. [R-2008-0115](#) Resolution preliminarily determining project site to be blighted and declaring intent regarding the issuance of revenue bonds by the Community Development Authority to finance Rogers Memorial Hospital project.

**Sponsor(s):** Administration & Finance Committee

*Mr. Stibal informed the Committee that this resolution is only for preliminarily determining the site to be blighted in order for Rogers Memorial to receive redevelopment revenue bond financing. He stated that the presence of foundry sand on site is one determination for deeming the project site as blighted.*

**Held**

3. [R-2008-0119](#) Resolution recommending the dissolution of the Quad/Graphics Indemnity Fund.

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

*Mr. Stibal informed the Committee that based on legal counsel advice from Quarles and Brady he is requesting Common Council approval of dissolution of the Fund and all moneys be distributed in accordance with the attached Directors communication.*

**Held**

#### **E. OTHER MATTERS TO COME BEFORE THE COMMITTEE FOR DISCUSSION/ACTION**

4. **2008-0316** Discussion/action relative to non-compliance with Special Use Permit conditions for the The Learning Years and UW-Extension located at 932 S. 60 St.

*Mr. Schaer gave an overview of non-compliance for the Learning Years and UW-Extension site. He informed the Committee of specific conditions of approval for each of the occupants of the property that have not been met and stated that to date the site is not in compliance with the special use conditions of approval required by the West Allis Plan Commission and Common Council.*

*A motion was made by Ald. Vitale and seconded by Ald. Kopplin to direct Staff to schedule a date for Public Hearing and revocation of Special Uses.*

*The motion carried unanimously.*

**Discussed and Consensus Given**

5. **2008-0317** Discussion relative to a request from the property owners to rezone 113\*\* W. Greenfield Ave., 1433, 14\*\*, 1445, 1501, 1513, 1523-29, 15\*\*, and 1555 S. 113 St. from C-3 Community Commercial District to M-1 Manufacturing District. (Tax Key Nos. 448-9992-002, 448-9989-009, 448-9989-007, 448-9989-005, 448-9991-001, 448-9991-002, 448-9991-005 and 448-9991-004)

*Mr. Mueller informed the Committee of a request to rezone said properties from C-3 Community Commercial District to M-1 Manufacturing District. He discussed the current zoning and proposed zoning allowable uses, previous zoning history of the properties, acquisition dates and uses and applicants position on the request. He stated that Staff is not recommending rezoning due to residential district to the west of the properties.*

*Ald. Lajsic questioned if there is any zoning between C-3 and M-1. Mr. Mueller stated C-4 Regional Commercial District is an option but would not allow for outdoor storage on the properties and would allow for used car lots.*

*Ald. Vitale stated that he would like to promote business in the City.*

*Ald. Lajsic concurred but stated not at the detriment of residential properties. He added that these business purchased the properties knowing what the zoning was.*

*Mr. Rozga stated his reasons for requesting rezoning are to permit him to store business vehicles on the properties.*

*Ald. Lajsic stated that he is not in favor of rezoning to M-1 Manufacturing District but would consider exploring C-4 Regional Commercial District as an option.*

*Ald. Kopplin concurred.*

**Discussed and Consensus Given**

**6. 2008-0318**

Discussion relative to proposed draft Ordinance to amend certain Sections of the Revised Municipal Code relative to amending lot width requirements for two-family and multi-family dwellings.

*Ms. Johnson informed the Committee of Staff's proposal to amend the current Ordinance for lot width requirements for two- and multi-family dwellings. She stated that the proposed amendment would increase minimum lot width for two-family construction from 30 ft. to 40 ft. and increase minimum lot area for two-family construction from 3,600 sq. ft. to 4,800 sq. ft. She further stated that increased minimum lot width requirements would promote single-family ownership, stable neighborhood values, allow additional light and air to enter into the new home and abutting homes, deter absentee landlords and discontinue construction of two-family dwellings on small, crowded lots.*

*Ald. Vitale stated that the decreased side setbacks is an inconvenience to existing neighbors.*

*Mr. Greg Nisenbaum stated that he has built many duplexes on 30 ft. lots and recommended that the 40-ft. lot width requirement be applied only to lots that do not have alley access. He added that reciprocity is needed between neighbors.*

*Ald. Lajsic conveyed Ald. Narlock's opinion that he is in favor of duplexes on 30 ft. lots with alley access and that duplexes not be allowed on 30 ft. lots without alley access.*

*The Committee concurred and Ald. Lajsic directed staff to introduce at a later date.*

**Discussed and Consensus Given**

**8. 2008-0320**

Discussion/action relative to amendment to bylaws of First-Ring Industrial Redevelopment Enterprise, LLC (F.I.R.E.).

*Mr. Stibal informed the Committee that an amendment to the bylaws is needed in order to meet the criteria.*

**Discussed and Consensus Given**

**9. 2008-0321**

Discussion relative to proposed ordinance for abatement procedures of boarded up buildings and removing exterior debris from properties that are considered abandoned.

*Mr. Atkinson informed the Authority of a marked rise in the number of abandoned/vacant properties within the City. He stated that there are currently over 50 properties that are either vacant or abandoned that are in distress with owners that cannot be located. He further stated that he would like to establish abatement procedures for dealing with vacant property issues such as, locating landlords/owners, grass cutting, and snow removal. Mr. Atkinson proposed adding special assessments to yearly tax bills to pay for costs associated with these issues.*

*Ald. Lajsic suggested using Community Development Block Grant money to fund a program.*

*Discussion ensued and the consensus of the Committee was to direct Mr. Atkinson to work with the City Attorney's office to draft an Ordinance and report back to the Committee.*

**Discussed**

10. Consideration relative to Report on Redevelopment Initiatives

- A. Six Points/Farmers Market Redevelopment Area/TIF Number Five*
- B. S. 67 & W. Becher Pl. Light Industrial Park, former Lime Pit site/TIF Number Six*
- C. S. 67 & W. Washington St./TIF Number Seven*
- D. Wehr Steel Site - 2154 S. 54 St./TIF Number Eight*
- E. Pioneer District - S. 77 St. to S. 84 St. along W. National Ave./TIF Number Nine*
- F. First-Ring Industrial Redevelopment Enterprise (FIRE)*
- G. Other Redevelopment Areas:*
  - S. 70 St. and W. Walker St. Redevelopment Area/TIF Number One*

*Mr. Stibal outlined the status of Tax Increment District Number One. The TIF had satisfied all incurred expenses and could be considered for dissolution by the Committee. The TIF added over \$34 million in new taxable value and \$800,000 in property tax relief. To date, the TIF attracted over 600 jobs and attracted business icons like Poblocki Sign Co., C&H Distributors, Columbia/St. Mary's Gateway Medical Clinic, and Tri-City Bank.*

*Mr. Stibal discussed how the City had hoped to close the TIF in 2007. The dissolution of the TIF was not pursued because the City was unsuccessful in receiving site closure from the Wisconsin Department of Natural Resources (WDNR) for environmental issues on the C&H Distribution site. The WDNR requested additional testing. Since the TIF was not closed, over \$1 million of positive increment was added to a fund balance.*

*Mr. Stibal commented that the Committee recommended terminating TIF #1 while directing staff to prepare a project plan amendment to donate or to distribute accrued positive increment for 2007. A \$700,000 donation to Tax Increment District #2 and the balance to be donated to #6. The donated increment would alleviate the principal and interest burden for the respective TIF districts. He noted that TIF termination; site closure from WDNR and the project plan amendment were all conducted concurrently. As discussed when the Authority approved the termination of TIF #1, staff would execute a contingency scenario if site closure were not obtained from WDNR. The contingency would allow a portion of the positive tax increment to be placed in escrow for additional future environmental testing. THE TIF would be closed and the plan amended, but the amounts donated would be adjusted accordingly.*

*As of early May, WDNR did not approve site closure and requested additional testing. The estimated cost is yet to be determined.*

*The Committee directed staff to maintain the TIF termination and plan amendment, but adjust the donation and distribution of positive increment in order to reserve funds for the future environmental costs.*

*The taxes collected for 2007 will be held for the purposes of financing any additional WDNR required environmental investigations and/or remediation. Once "closure" is granted by WDNR, \$700,000 will be donated to TIF #2 and the balance donated to TIF #6. The taxes collected for 2008 will be immediately distributed to the taxing jurisdictions.*

- Veterans Park Redevelopment Area/TIF Number Two*
- Quad Graphics/TIF Number Three*
- S. 113 & W. Greenfield Ave./TIF Number Four*

- 5817 W. Burnham
- S. 60 St. and W. Beloit Rd
- S. 70 Street Gateway Project
- Downtown Redevelopment
- Wisconsin State Fair Park - Exposition Center and Hotel
- Exterior Property Maintenance Program within 1st Aldermanic District
- Hwy 100 Corridor - Potential Development Opportunities
- Property acquisition located at S. 116 St. and W. Rogers St.

## F. CLOSED SESSION

*At 7:52 p.m., Chairperson Lajsic stated it was the intention of the Committee to vote on a motion to convene in closed session for discussion/action relative to the acquisition of property located at S. 116 St. and W. Rogers St. area, and to take such further action as may be necessary and appropriate with respect to such matters.*

*A closed session for the above purposes 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.*

7. **2008-0319** Discussion/action relative to the acquisition of property located at S. 116 St. and W. Rogers St. area  
**Heard in Closed Session**

## G. ADJOURNMENT

*Upon conclusion of the closed session at approximately 8:10 p.m., a motion was made by Ald. Vitale and seconded by Ald. Kopplin to adjourn the meeting. The motion carried unanimously.*

*Respectfully submitted,*

*Diane Malingier  
Principal Secretary*