



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Meeting Minutes Safety & Development Committee

Aldersperson Thomas G. Lajsic, Chair
Aldersperson Cathleen M. Probst, Vice-Chair
Alderspersons: Michael P. May, Rosalie L. Reinke, Vincent Vitale

Tuesday, August 20, 2013

6:03 PM

City Hall Room 128

SPECIAL MEETING

A. CALL TO ORDER

The meeting was called to order by Aldersperson Lajsic at 6:03 p.m.

B. ROLL CALL

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

Others Attending

John Stibal, Director of Development; Patrick Schloss, Community Development Manager; Dan Polzin, Speedway; Anita Marshall, Speedway; John Cunningham, Speedway; Ald. Dan Roadt; Ted Atkinson, Director of Building Inspections & Neighborhood Services; Ed Lisinski, Assistant Director of Building Inspections & Neighborhood Services; Jim Jandovitz, Information Technology Manager; and Ald. Gary Barczak.

C. APPROVAL OF MINUTES

A motion was made by Ald. Probst, seconded by Ald. Reinke, to approve the Minutes of the regular meeting of 2/11/13, and recess meeting minutes of 2/19/13, 3/5/13, 3/19/13, 4/2/13, 5/7/13, 5/21/13, 6/4/13, 6/18/13, 7/1/13 and 8/6/13. The motion carried unanimously.

D. NEW AND PREVIOUS MATTERS

New Matters for Introduction and Discussion

1. **2013-0508** Discussion/action relative to traffic issues in and around the Speedway service station located at 715 S. 108 St.

Chairman Lajsic called on Speedway representatives to discuss issues relating to traffic congestion, loitering and noise at their location at 715 S. 108 St., in West Allis. Ald. May presented a video of ongoing issues. The committee unanimously voiced concern and requested that an action plan be put in place that included additional staff or security. The committee also shared that if Speedway does not take action to address the above stated issues, the committee would visit the special use for the business operations and review the hours of operation for the store.
Held
2. **2013-0507** Discussion/action relative to obtaining online Building Permits.

Chairman Lajsic called on Mr. Atkinson & Mr. Jandovitz to address online Building Permits. Mr. Atkinson discussed the progress of Building Inspection & Neighborhood Services with scanning and moving in a direction that would involve additional technology. The committee suggested that a plan, the technology needed, and the costs to implement online permits & fees be presented at the regular October meeting.

Held

3. **2013-0509** Discussion/action relative to the Resolution designating the boundaries for the proposed 116th & Rogers Redevelopment Plan, declaring such area to be blighted, and authorizing the creation of a Redevelopment Plan for such area located in the City of West Allis, WI.
Held
4. **2013-0510** Discussion/action relative to the Resolution approving the 116th & Rogers Redevelopment Plan.
Held
5. **2013-0514** Discussion/action relative to Resolution approving the Relocation Order for the 116th & Rogers Redevelopment Plan.
Held
6. **2013-0511** Discussion/action relative to the Resolution authorizing a Memorandum of Understanding with Wangard Partners, Inc. for the former Yellow Freight Terminal properties located at 11406 and 11528 W. Rogers St.
Held
7. **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.
Held
8. **2013-0515** Discussion/action relative to the Resolution authorizing the Director of Development to enter into amended contracts relative to general acquisition and relocation services with Single Source, Inc. and Terra Venture Advisors, LLC, in a total amount not to exceed \$10,000.00.
Held
9. **2013-0513** Discussion/action relative to the Resolution approving the Cooperation Agreement by and between the City of West Allis and the Community Development Authority of the City of West Allis, for the City's administration of a \$127,000 Wisconsin Economic Development Corporation (WEDC) Site Assessment Grant (SAG) for 11406 W. Rogers St.
Held

E. CLOSED SESSION

At 7:15 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 Memorandum of Understanding 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 Development Agreement with Toldt Development, Inc.*
- d. 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,

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. Reinke, to convene in closed session at 7:15 p.m. The motion carried by the following vote:

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

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.

A motion was made by Ald. Probst, seconded by Ald. May, to reconvene in open session at 7:43 p.m. The motion carried by the following vote: The motion carried by the following vote:

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

F. CONSIDERATION RELATIVE TO REPORT ON REDEVELOPMENT INITIATIVES

Discussion ensued regarding the following:

- 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. Kuhs Quality Homes, Inc.*
 - 14) *Neighborhood Stabilization Program*

- 15) *First-Ring Industrial Redevelopment Enterprise (FIRE)*
- 16) *S. 60 St. Corridor*
- 17) *Milwaukee Ductile Iron - 68th & Mitchell St. Area*
- 18) *6215 W. National Ave. (former Chalet Restaurant property)*
- 19) *9** S. 70 St. Property/Cardinal Capital Management, Inc.*

G. OTHER MATTERS TO COME BEFORE THE COMMITTEE FOR DISCUSSION/ACTION

None

H. ADJOURNMENT

At 8:11 p.m. Chair Lajsic declared the meeting adjourned.