



# City of West Allis

## Meeting Minutes

### Safety & Development Committee

*Aldersperson: Thomas G. Lajsic, Chair*

*Aldersperson: Tracy Stefanski, Vice Chair,*

*Alderspersons: Gary T. Barczak, Rosalie L. Reinke, and Vincent Vitale*

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Wednesday, October 9, 2019

6:01 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING (draft minutes)

#### A. CALL TO ORDER

*The meeting was called to order by Aldersperson Lajsic at 6:01 p.m.*

#### B. ROLL CALL

**Present** 5 - Ald. Lajsic, Ald. Barczak, Ald. Vitale, Ald. Reinke, and Ald. Stefanski

#### Others Attending

*John F. Stibal, Director of Development; Patrick Schloss, Community Development Manager; Steve Schaer, Planning Manager; Peggy Steeno, Finance Director; Other Staff; Guests and Media*

#### C. APPROVAL OF MINUTES

1. [2019-0711](#) Approval of the Minutes (draft) of the Special meeting of July 8, 2019, the Recess meetings of July 16, 2019, August 6, 2019, September 3, 2019, September 17, 2019 and October 1, 2019.

**Attachments:** [SD Special Meeting 7-8-19](#)  
[SD Recess Minutes 7-16-19](#)  
[SD Recess Minutes 8-6-19](#)  
[SD Recess Minutes 9-3-19](#)  
[SD Recess Minutes 9-17-19](#)  
[SD Recess Minutes 10-1-19](#)

**A motion was made by Ald. Reinke, seconded by Ald. Vitale, that the minutes be Approved. The motion carried by the following vote:**

**Aye:** 5 - Ald. Lajsic, Ald. Barczak, Ald. Vitale, Ald. Reinke, and Ald. Stefanski

**No:** 0

#### D. NEW AND PREVIOUS MATTERS

2. [R-2019-0712](#) Resolution to consider a Development Agreement by and between Chr. Hansen, Inc. and the City of West Allis

**Sponsors:** Safety & Development Committee

**Attachments:** [Chr Hansen Development Agreement](#)

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A motion was made by Ald. Barczak, seconded by Ald. Stefanski, that this matter was Recommended For Adoption. The motion carried by the following vote:

Aye: 5 - Ald. Lajsic, Ald. Barczak, Ald. Vitale, Ald. Reinke, and Ald. Stefanski

No: 0

3. [2019-0715](#) Discussion relative to the creation of Tax Increment Financing District Number 18 – S. 92 and Lapham – Chr. Hansen

**This matter was Discussed and Consensus Given**

4. [R-2019-0714](#) Resolution to consider an Amendment #1 (amendment to the master site plan) to the Development Agreement by and between the City of West Allis and developers (West Quarter East, LLC and West Quarter West, LLC) regarding S. 70 St. Corridor development project

**Sponsors:** Safety & Development Committee

**Attachments:** [Amendment No. 1 to the Development Agreement](#)

A motion was made by Ald. Vitale, seconded by Ald. Reinke, that this matter was Recommended For Adoption. The motion carried by the following vote:

Aye: 5 - Ald. Lajsic, Ald. Barczak, Ald. Vitale, Ald. Reinke, and Ald. Stefanski

No: 0

5. [2019-0716](#) Discussion relative to the redevelopment of 11111 W. Greenfield Ave. (former Pick n' Save)

**This matter was Discussed and Consensus Given**

6. [R-2019-0716](#) Resolution to consider a Beloit Road Management Agreement by and between Beloit Senior Housing, LLC and Ogden and Company, Inc.

**Sponsors:** Safety & Development Committee

**Attachments:** [Beloit Road Budget Worksheet](#)

A motion was made by Ald. Barczak, seconded by Ald. Stefanski, that this matter was Recommended For Adoption. The motion carried by the following vote:

Aye: 5 - Ald. Lajsic, Ald. Barczak, Ald. Vitale, Ald. Reinke, and Ald. Stefanski

No: 0

7. [2019-0717](#) Discussion relative to a financial request by WA Community Child Care, LLC, for the location at 6682 W. Greenfield Ave.

**This matter was Discussed and Consensus Given**

8. [2019-0724](#) Discussion relative to the property located at 10620 W. Greenfield Ave.

**This matter was Discussed and Consensus Given**

*At 7:04 p.m., a motion was made by Ald. Stefanski, seconded by Ald. Barczak to go into Closed Session. The motion carried unanimously. Upon conclusion of the Closed Session, Item #2 was acted upon as well as Items 9-14.*

9. [2019-0726](#) Discussion relative to a Family Self-Sufficiency Grant from Housing and Urban Development in the amount of \$72,000 relative to the Housing Choice Voucher Program
- This matter was Discussed and Consensus Given**
10. [R-2019-0719](#) Resolution to consider an extension of time request for a Letter of Intent Agreement with Capri Restaurant Group for the Reunion, located at 6610 W. Greenfield Ave.

**Sponsors:** Safety & Development Committee

*A motion was made by Ald. Barczak, seconded by Ald. Reinke to amend the Resolution to a ninety (90) day extension of time. The motion carried unanimously.*

**A motion was made by Ald. Vitale, seconded by Ald. Stefanski, that this matter was Recommended For Adoption As Amended. The motion carried by the following vote:**

**Aye:** 5 - Ald. Lajsic, Ald. Barczak, Ald. Vitale, Ald. Reinke, and Ald. Stefanski

**No:** 0

11. [R-2019-0720](#) Resolution to consider an extension of time request for Letter of Intent Agreement with Baum Revision, LLC Group for property located at 6771 W. National Ave. and potentially portions of 67\*\* W. Mitchell St.

**Sponsors:** Safety & Development Committee

**A motion was made by Ald. Barczak, seconded by Ald. Reinke, that this matter was Recommended For Adoption. The motion carried by the following vote:**

**Aye:** 5 - Ald. Lajsic, Ald. Barczak, Ald. Vitale, Ald. Reinke, and Ald. Stefanski

**No:** 0

12. [2019-0718](#) Discussion relative to Ordinance to repeal and recreate subsection 12.45, M-1, Manufacturing District of the Revised Municipal Code and to create a new subsection called Industrial Districts, with a Light Industrial District and Heavy Industrial District. Definitions being updated in section 12.06 of the Revised Municipal Code relative to certain industrial uses

**This matter was Discussed and Consensus Given**

13. [2019-0719](#) Discussion relative to Nominal Price Retail Store Ordinance Considerations (Definitions, Goals, Separation clause)

**This matter was Discussed and Consensus Given**

14. [2019-0720](#) Discussion relative to 116 & Morgan Ave – Soil & Groundwater 8 -10 borings October 3 & 4, 2019 results in 2 weeks

**This matter was Discussed and Consensus Given**

## **E. CONSIDERATION RELATIVE TO REPORT ON REDEVELOPMENT INITIATIVES**

*Discussion ensued with questions being answered by staff.*

**F. ADJOURNMENT**

**A motion was made by Ald. Vitale, seconded by Ald. Barczak, to adjourn the meeting at 7:30 p.m. The motion carried by the following vote:**

**Aye:** 5 - Ald. Lajsic, Ald. Barczak, Ald. Vitale, Ald. Reinke, and Ald. Stefanski

**No:** 0



All meetings of the {bdName} 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.