



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 11, 2011

6:02 PM

City Hall Room 128

REGULAR MEETING

A. CALL TO ORDER

The meeting was called to order by Ald. Lajsic at 6:02 p.m.

B. ROLL CALL

Present: 5 - Ald. Lajsic, Ald. Narlock, Ald. Kopplin, Ald. Reinke and Ald. Vitale
Excused: 0

Others Attending

Ald. Roadt; Scott Post, City Attorney; Paul Ziehler, City Administrative Officer, Clerk/Treasurer; Gary Schmid, Finance Manager/Comptroller; Ted Atkinson, Director of Building Inspections and Neighborhood Services; John Stibal, Director of Development; Patrick Schloss, Community Development Manager; Kristi Johnson, Community Development Supervisor; and Shaun Mueller, Senior Planner

C. APPROVAL OF MINUTES

A motion was made by Ald. Kopplin, seconded by Ald. Vitale, to approve the minutes of the recess meetings of October 5, 2010, October 19, 2010, November 3, 2010, November 16, 2010, December 7, 2010, December 21, 2010, January 4, 2011, January 18, 2011, February 1, 2011, February 15, 2011, March 15, 2011, Special recess meeting of March 15, 2011, April 5, 2011, April 19, 2011, and May 3, 2011.. The motion carried by the following vote:

Votes: Aye: 5 - Ald. Lajsic, Ald. Narlock, Ald. Kopplin, Ald. Reinke and Ald. Vitale
No: 0

E. NEW AND PREVIOUS MATTERS

1. [2011-0275](#)

Discussion/action with the Director of the Department of Building Inspections and Neighborhood Services regarding:

- a. Wisconsin Department of Commerce designation of West Allis as a "2nd class" city allowed to perform the highest level of commercial building and HVAC plan reviews.
- b. Proposed fee change for plan review of building and HVAC commercial projects.

Discussion ensued.

Discussed

2. [2011-0263](#)

Special Use Permit for proposed cafe within the former Paradise Theater located at 6217 W. Greenfield Ave.

Item Number 2 & 3 considered together. Discussion ensued.

Held

3. [2011-0225](#) Special Use Permit to establish Epikos Church, a religious institution, to be located within the former Paradise Theater located at 6217 W. Greenfield Ave.

Item Number 2 & 3 considered together. Discussion ensued.

Held

F. Consideration relative to Report on Redevelopment Initiatives:

1. *84th and Greenfield Redevelopment Area/TIF Number 11*
2. *Six Points/Farmers Market Redevelopment Area/TIF Number 5*
Discussion ensued.
3. *1960 S. 67 Place/TIF Number 6*
4. *Yellow Freight Redevelopment Area/TIF Number 10*
5. *Former Teledyne Site/TIF Number 12*
6. *Former Home Juice Redevelopment Area/TIF Number 13*
Discussion ensued.
7. *Other Redevelopment Areas:*
 - *S. 70 St. and W. Walker St. Redevelopment Area/TIF Number 1*
 - *Veterans Park Redevelopment Area/TIF Number 2*
 - *Quad Graphics/TIF Number 3*
Discussion ensued.
 - *S. 67 & W. Washington St. (Summit Place)/TIF Number 7*
Discussion ensued.
 - *Pioneer District/TIF Number 9*
 - *S. 60 St. and W. Beloit Rd.*
 - *S. 54 St. and W. Burnham St.*
 - *S. 70 Street Gateway Project*
 - *Towne Centre Redevelopment*
 - *Downtown Redevelopment*
 - *Wisconsin State Fair Park - Exposition Center and Hotel*
 - *Exterior Property Maintenance Program within 1st Aldermanic District*
 - *Hwy 100 Corridor - Potential Development Opportunities*
 - *1928 S. 62 St. - Plating Engineering Site*
 - *6640 W. Beloit Rd. - Tri Corp Housing, Inc.*
Discussion ensued.
 - *S. 116 St. and W. Morgan Ave.*
 - *Beloit Road Senior Housing Complex*
Discussion ensued.
 - *1536 S. 65 St. Demolition/New Construction*
 - *Neighborhood Stabilization Program*
Discussion ensued.
 - *S. 60 St. Corridor Business Development*
 - *First-Ring Industrial Redevelopment Enterprise (FIRE)*

D. CLOSED SESSION

At 6:55 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:

1. *84th and Greenfield Redevelopment Area/TIF Number 11; and,*
2. *Six Points/Farmers Market Redevelopment Area/TIF Number 5; and,*
3. *1960 S. 67 Place/TIF Number 6; and,*

4. *Yellow Freight Redevelopment Area/TIF Number 10.*

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.

A motion was made by Ald. Vitale, seconded by Ald. Narlock, to convene in closed session at 6:55 p.m. The motion carried by the following vote:

Votes: Aye: 5 - Ald. Lajsic, Ald. Narlock, Ald. Kopplin, Ald. Reinke and Ald. Vitale
No: 0

Upon conclusion of the closed session at approximately 7:26 p.m., the Safety and Development Committee reconvened 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.

G. ADJOURNMENT

A motion was made by Ald. Narlock, seconded by Ald. Kopplin, to adjourn at 7:26 p.m. The motion carried unanimously.