



# City of West Allis

## Meeting Minutes

### Common Council

*Mayor Dan Devine, Chair*

*Aldersperson Thomas G. Lajsic, Council President*

*Alderspersons: Gary T. Barczak, Michael J. Czaplewski, Eric Euteneier, Kevin Haass,  
Michael P. May, Rosalie L. Reinke,  
Daniel J. Roadt, Vincent Vitale, and Martin J. Weigel*

---

Thursday, March 21, 2019

3:05 PM

City Hall Common Council Chambers

---

#### SPECIAL MEETING

#### A. CALL TO ORDER

*The meeting was called to order by Mayor Devine at 3:05 p.m.*

#### B. ROLL CALL

**Present** 10 - Ald. Barczak, Ald. Czaplewski, Ald. Euteneier, Ald. May, Ald. Haass, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Vitale, and Ald. Weigel

#### C. PLEDGE OF ALLEGIANCE

*The Pledge of Allegiance was led by Ald. Barczak.*

#### D. NEW AND PREVIOUS MATTERS

#### SAFETY & DEVELOPMENT COMMITTEE

*At 3:24 p.m., Council President Lajsic stated it was the intention of the Common Council to convene in closed session at said time and place for the purpose of deliberating or negotiating the purchasing of public properties or the investing of public funds under the provisions of Wis. Stat. Section 19.85(1)(e) to negotiate the terms of the development agreement between the City of West Allis and developers West Quarter East, LLC and West Quarter West, LLC*

*A closed session for the above purpose is authorized pursuant to the provisions of Wis. Stats. Section 1985(\*), which authorizes a governmental body, upon motion duly made and carried, to meet in closed session.*

**A motion was made by Ald. May, seconded by Ald. Reinke, to convene in closed session to consider the agenda item. The motion carried by the following vote:**

**Aye:** 10 - Ald. Barczak, Ald. Czaplewski, Ald. Euteneier, Ald. May, Ald. Haass, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Vitale, and Ald. Weigel

**No:** 0

*Upon conclusion of the closed session at 3:55 p.m., the Common Council reconvened in open session at said time and place 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.*

A motion was made by Ald. Barczak, seconded by Ald. May, to reconvene in open session at 3:55 p.m. The motion carried by the following vote:

**Aye:** 10 - Ald. Barczak, Ald. Czaplewski, Ald. Euteneier, Ald. May, Ald. Haass, Ald. Lajsis, Ald. Reinke, Ald. Roadt, Ald. Vitale, and Ald. Weigel

**No:** 0

[R-2019-0214](#)

Resolution to approve development agreement between the City of West Allis and developers (West Quarter East, LLC and West Quarter West, LLC regarding South 70th Street Corridor development project) to replace any prior agreements.

**Sponsors:** Safety & Development Committee

**Attachments:** [Development Agreement.](#)

[Development Agreement - COBALT \(West Allis 70th Street Corridor\)](#)  
[3-20-19 CLEAN](#)

[Development Agreement - COBALT \(West Allis 70th Street Corridor\)](#)  
[3-20-19 REDLINE](#)

[West Quarter West, LLC & West Quarter East, LLC - Developer Agreement](#)  
[- \(signed 3-22-19\)](#)  
[R-2019-0214 signed](#)

This matter was Adopted with the following amendments the development agreement:

- Exhibit J to include within the Park Area the vacated Walker Street east of 72nd Street to the east property line of McKinley Park
- Article II, Paragraph D to replace “90%” with “a percentage”
- Article II, Paragraph G to replace “90%” with “a percentage”
- Any references within agreement to 6% per annum to “commercially reasonable rate”
- Article I, Paragraph C, sec. 2 to replace “provided, however, that WQE...” with “provided, however, that the Park Lease shall not terminate and WQE...”

**Aye:** 7 - Ald. Barczak, Ald. Czaplewski, Ald. May, Ald. Haass, Ald. Lajsis, Ald. Reinke, and Ald. Vitale

**No:** 3 - Ald. Euteneier, Ald. Roadt, and Ald. Weigel

## E. ADJOURNMENT

A motion was made by Ald. Lajsis, seconded by Ald. Reinke, to adjourn at 4:04 p.m., with the next scheduled meeting to be held on April 1, 2019, at 7:00 p.m. The motion carried unanimously.

*Respectfully submitted,*  
*Steven A. Braatz, Jr., City Clerk*



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.