

## VILLAGE BOARD MEETING MINUTES OF FEBRUARY 21, 2022

President Stalewski called the Village Board meeting to order at 7:00p.m and led the membership in the Pledge of Allegiance.

Roll Call:

Present: Schaefer, Greenfield, Hill, Ragonese, Schuettke, Stalewski

Excused: Edgar

### PUBLIC HEARING

The Public Hearing was opened at 7:01p.m.

President Stalewski opened and introduced the public hearing to rezone 4425 W. Mitchell Street (parcels #436-1118-000 and #436-1119-001) and 4535 W. Mitchell Street (Parcel #436-1120-001) from M-1 Light Manufacturing District to M-1 Light Manufacturing District with a Planned Unit Development Overlay (PUD).

Administrator Egan explained that Stomper's Concrete plans to occupy buildings on the property. Currently, Peridot Construction Management is operating on the property, as well. West Milwaukee code states that no lot or structure should be jointly used with any other use unless it is located in a PUD. Inspectors discovered that Stomper's Concrete has already moved in and has taken occupancy on the property. It was requested, that Stomper's submit Occupancy Permits and a Plan of Operation. Administrator Egan reviewed number eight (8) in the packet which shows photos of the current condition of the yard and suggested the Board strongly consider the request due to its condition. According to the West Milwaukee code, the Village Board after due consideration, may deny the petition, approve the petition as submitted or approve the petition subject to additional conditions and restrictions.

Jim Biel, property owner, on behalf of MMG Real Estate introduced himself. The condition of the property and the Plan Commissions request to clean up the property were discussed. The owner of Stomper's Concrete, Robert (Scott) Bourque and Jim Biel explained that it has been difficult to clean up the yard with the recent weather conditions. They requested until the end of May to comply with requests for the property to be cleaned up. Currently, Stomper's concrete is running a plowing business.

Chief Nasci noted that Property Maintenance had the same issues with Stomper's Concrete when they were located on 37<sup>th</sup> St. Trustee Schuettke expressed concerns that once the construction season gets closer, there will not be time to clean up the property. Mr. Biel made a commitment on behalf of MMG Real Estate to accept responsibility for the condition of the property.

Referencing number nine (9) in the packet, which lays out staff questions and conditions suggestions, Administrator Egan explained that temporary occupancy can be granted until the issues are corrected. If they are not corrected they can be denied occupancy. Mr. Bouroque reviewed the site plans for how he plans to organize the property. Administrator Egan added, Stomper's is currently operating in violation of the code. If the PUD denied, another applicant could reapply for a PUD. The PUD would remain if it is approved and Stomper's leaves the property.

Trustee Greenfield expressed concerns with the Plan Commission minutes, which state that a company vehicle was destroyed by an employee with unauthorized use. The destroyed vehicle was left on the lot for two (2) months, pending insurance. Mr. Biel clarified the photo of the dilapidated vehicle in number eight (8) of the packet is not associated with the company vehicle that was destroyed by the employee.

Resident Yvonne Thomas of 1749 S. 44<sup>th</sup> St. stated that the dilapidated truck can be seen from her house and has been there for one (1) year. She expressed concerns with the condition of the yard and explained it is unfair, since residents would be fined if their properties were in the same condition. Additionally, she expressed concerns with scrap wood fires on the property. In the past the fire department has responded to the fires.

Trustee Ragonese suggested a better timeline that June 1<sup>st</sup>. While it is acceptable to have the property completely cleaned up by June 1<sup>st</sup>, progress should be made prior to that. Mr. Biel and Mr. Bourque stated that they will comply with a deadline of April 1<sup>st</sup> for the property to be cleaned up.

Administrator Egan reviewed the suggested conditions numbered nine (9) in the packet. Mr. Biel and Mr. Bourque raised concerns with the condition that vehicles must be registered and in good working order as a non-working semi-truck trailer, is being used for storage. Trustee Schaefer asked if the code allows for this kind of storage container. Administrator Egan will look into it. Mr. Biel also noted, they have committed to laying gravel however, he is unsure if it can be completed by March 31<sup>st</sup> given the weather. Trustee Schaefer stated that the Board is most concerned with the property being cleaned up and organized by the end of March. By June 1<sup>st</sup>, the Board requested the gravel is completed and the parking lot is striped.

Trustee Ragonese asked what is being dumped on the property. Mr. Bourque explained that the asphalt sites where concrete from a job is dropped off are often closed by the time the Stomper's staff can get there. In other situations, there is only a partial dump truck load so the concrete is accumulated until there is a full load to be dropped off. Mr. Bourque stated that he has established separate areas for materials to be dumped.

Administrator Egan explained that the conditions can be attached to the PUD. A temporary occupancy can be granted and if they do not comply with the restrictions, it can be brought back for revocation. Trustee Ragonese suggested limiting the temporary occupancy until the April 4<sup>th</sup> Board meeting where it can be reviewed.

The Public Hearing was closed at 7:39pm.

#### CITIZEN COMMENTS

None.

#### APPROVAL OF MINUTES

Trustee Schuettke moved, seconded by Trustee Greenfield to approve the Village Board Meeting minutes for Monday, February 7, 2022.

Roll Call:

Ayes: Schaefer, Greenfield, Hill, Ragonese, Schuettke, Stalewski

Excused: Edgar

The motion carried.

#### FINANCE, CLAIMS AND PURCHASES COMMITTEE CHAIRPERSON JOHN RAGONESE

Trustee Ragonese moved, seconded by Trustee Hill based on the recommendation of the Finance Committee to approve the commercial vouchers dated February 16, 2022 through and including February 21, 2022 checks numbered 30306-30368 in the amount of \$278,487.55.

Roll Call:

Ayes: Ragonese, Schuettke, Schaefer, Greenfield, Hill, Stalewski

Excused: Edgar

The motion carried.

Trustee Ragonese moved, seconded by Trustee Schaefer based on the recommendation of the Finance Committee to approve the biweekly payroll dated February 11, 2022 in the amount of \$132,015.94.

Roll Call:

Ayes: Hill, Ragonese, Schuettke, Schaefer, Greenfield, Stalewski

Excused: Edgar

The motion carried.

#### PUBLIC SAFETY AND EMERGENCY GOVERNMENT COMMITTEE, CHAIRPERSON SCHUETTKE

No Report.

#### PUBLIC WORKS, RECYCLING AND UTILITIES COMMITTEE, CHAIRPERSON DOMINIC GREENFIELD

Chairperson Greenfield reported that he will be meeting with DPW to start learning more about the annual Spring Cleanup Event which is scheduled for April 23<sup>rd</sup>.

#### LICENSES, ZONING, PARKS AND BUILDINGS COMMITTEE, CHAIRPERSON CRAIG SCHAEFER

Trustee Schaefer moved, seconded by Trustee Schuettke to approve the Alcohol Beverage License Policy as edited by the Licenses Committee with the minor change that square footage is amended to linear footage.

Roll Call:

Ayes: Greenfield, Hill, Ragonese, Schuettke, Schaefer, Stalewski

Excused: Edgar

The motion carried.

Trustee Schaefer moved, seconded by Trustee Schuettke to approve the Beverage Operator License Application for Lauren Roesch.

Roll Call:

Ayes: Schaefer, Greenfield, Hill, Schuettke, Ragonese, Stalewski

Excused: Edgar

The motion carried.

#### HEALTH, HOUSING, SOCIAL SERVICES AND RECREATION COMMITTEE, CHAIRPERSON JANE EDGAR

No Report.

#### PERSONNEL AND PUBLICITY COMMITTEE, CHAIRPERSON TODD HILL

No Report.

#### LEGISLATIVE COMMITTEE, CHAIRPERSON JOHN STALEWSKI

Trustee Schaefer moved, seconded by Trustee Ragonese based on the recommendation of the Legislative Committee to approve the Planned Unit Development Overlay (PUD) for the properties commonly known as 4425 W. Mitchell St. (Tax Parcels #436-1118-000 and #436-1119-001) and 4535 W. Mitchell St. (Tax Parcel #436-1120-001) given the conditions listed in number nine (9) of the packet. All garbage and junk be cleaned up, removed and/or organized by March 31, 2022 and the entire property must be completely organized by June 1, 2022. The temporary occupancy shall be extended only until March 31<sup>st</sup> and if significant improvement is not made, the temporary occupancy be revoked and operations seized on the site.

Discussion: Trustee Ragonese suggested the motion be altered so the temporary occupancy can be reviewed at the April 4, 2022 Village Board Meeting.

Amended Motion: Trustee Schaefer moved, seconded by Trustee Ragonese based on the recommendation of the Legislative Committee to approve the Planned Unit Development Overlay (PUD) for the properties commonly known as 4425 W. Mitchell St. (Tax Parcels #436-1118-000 and #436-1119-001) and 4535 W. Mitchell St. (Tax Parcel #436-1120-001) given the conditions listed in number nine (9) of the packet. All garbage and junk be cleaned up, removed and/or organized by March 31, 2022 and the entire property must be completely organized by June 1, 2022. The temporary occupancy will be reviewed at the April 4, 2022 Village Board Meeting.

Discussion: Trustee Hill asked if action will have to be taken to revoke the temporary occupancy. President Stalewski stated that if all is well at the March 31<sup>st</sup> date and the temporary occupancy is not revoked, it will become a normal conditional occupancy. Trustee Ragonese added, if the temporary occupancy is on the April 4<sup>th</sup> Village Board as an action item, it can be continued, denied, held in Committee or whatever the Board sees fit.

Roll Call:

Ayes: Greenfield, Hill, Schuettke, Ragonese, Schaefer, Stalewski

Excused: Edgar

The motion carried.

#### VILLAGE PRESIDENT'S REPORT

President Stalewski reported that he virtually attended the ICC meeting last Monday. The ICC voted to change the Milwaukee County Parks ad hoc discussion to a standing committee and the Racial Equity Workgroup is now the Committee on Equity and Inclusion. MADACC will hold their annual meeting on April 19<sup>th</sup> at 1:30 p.m.

WMCDA REPORT

Chairperson Schaefer reported that the CDA is still looking for members, there are currently three (3) open positions.

DEPARTMENT HEAD UPDATES

Clerk/Treasurer Schupp reported that all election materials must be bilingual since the Village’s population is now greater than 5%. The Village is now seeking bilingual poll workers to assist with translation. President Stalewski asked if there are resources through the County or Election Commission in case we are unable to find a bilingual poll worker. She stated that she is going to do more research on organizations that may be able to help with translation. Clerk/Treasurer Schupp stated that the Village website is now available in several languages through google translate. President Stalewski asked if there is budget to pay for a translator for Election Day. It is not required to have a translator on site for an election, but there must be some kind of translation service available. She will follow up with the Board once she has more information.

Chief Nasci reported that WMPD has always towed cars in instances of reckless driving or revoked license, something MPD has just started doing. He also reported that the homicide investigation is progressing. The three (3) new recruits are in week seven (7) of the academy. Sergeant Gallenberger is in week four (4) of the Northwestern Staff and Command School. Trustee Schuettke inquired about the dispatch hiring process. Chief Nasci explained that the current posting expires on February 28<sup>th</sup> and will probably have to be posted again.

VILLAGE ADMINISTRATOR’S REPORT

Administrator Egan and Administrative Assistant, Kayla Fitzgerald will meet tomorrow with CDBG regarding the \$30,000 in Home Repair Program funding that the Village received. There is also a meeting scheduled with Amy Lewis from the West Allis Health Department to discuss updates to the restaurant licensing process.

NEW ITEMS FOR FUTURE COMMITTEE DELIBERATION

Trustee Ragonese commented that Starbuck’s on Miller Park Way had a sign on the door stating that they are part of the City of Milwaukee mask mandate. He informed them that they are located in West Milwaukee, not the city of Milwaukee. Trustee Ragonese also noted that he has been approached by residents on 49<sup>th</sup> St. requesting speed bumps. Trustee Schaefer would like to pursue a Committee study of other areas that the speed hump program can be expanded. Chief Nasci noted the upcoming Greenfield Ave. project will be an expensive project. Trustee Schaefer suggested that the cost for speed humps on 49<sup>th</sup> St. rolled into a future repaving project. Administrator Egan stated that Village Engineer Len Roecker will be in attendance at the March 21<sup>st</sup> Board meeting to update the Board on potential infrastructure grants the Village might be receiving. The Board can discuss speed humps with Village Engineer Len Roecker at that time.

Trustee Schuettke and Trustee Hill attended the Jackson Park Walk in the Park where they received updates regarding the storm water storage project. The tentative start date for the project is late 2023. There will be a public meeting scheduled closer to the project start date.

ANNOUNCEMENTS-COMMITTEE MEETINGS

- Monday, February 28<sup>th</sup> at 6:00pm.....WMCDA Meeting
- Monday, March 7<sup>th</sup> at 7:00pm.....Village Board Meeting
- Tuesday, March 8<sup>th</sup> at 6:00pm.....Plan Commission Meeting

There being no further business before the Village Board, Trustee Schaefer moved, seconded by Trustee Schuettke to adjourn. Time 8:14p.m.

Voice vote.  
The motion carried.

Respectfully Submitted,

Kayla Fitzgerald  
Administrator Assistant