

## VILLAGE BOARD MEETING MINUTES OF FEBRUARY 20, 2023

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: Schuettke, Edgar, Schaefer, Greenfield, Hill, Stalewski

### PUBLIC HEARING

President Stalewski opened and introduced the public hearing based on the recommendation of the Plan Commission, to consider the petition for a Planned Unit Development Overlay (PUD) for Parcel #436-1151-000 located at 3902 W. National Ave. to allow for a secondhand article store.

Numbers 13-16 in the packet are pictures of the property. Previously the Stadium View bar, the building has since been vacant for several years. An Asian grocery store was proposed for the property but was denied due to parking. The building was purchased approximately four (4) months ago, the current owner resides upstairs and would like to operate a thrift store in the lower unit. Number six (6) are the related Plan Commission meeting minutes.

The property was recently rezoned, B6 and slated to be transformed with the Komatsu site. The secondhand store is an allowed use within the current zoning but needs to meet the code for parking. The code requires sixteen spaces for the living quarters and store. There are currently six (6) parking spaces on the lot, depicted in number 17 of the packet and no street parking. The B6 zoning allows for PUDs and flexibility, dependent on the decisions of the Plan Commission and Village Board. Trustee Hill indicated that the "No Parking" sign on 39<sup>th</sup> Street is missing and suggested the Department of Public Works (DPW) secure the parking sign to the utility pole. Number 21 in the packet is a list of recommended conditions from the inspections department and number 20 is a list of staff suggested conditions typically recommended for PUDs.

Trustee Ragonese explained that if the PUD isn't approved, the building will sit vacant. He raised concerns that the requirement of 16 parking spots will be impossible to meet and therefore deeming the property unusable. Furthermore, there have been no updates on the potential development for that area. Administrator Egan added, the parking requirements could be met with business such as a law or real estate firm with one or two employees. However, she agreed that it is more difficult to find a use for this property with the parking restrictions. Administrator Egan explained that the Board will have to determine if this use is part of the vision for the area. Trustee Ragonese indicated that it is not in line with the vision, however, there are no indicators of when that plan will happen.

Trustee Schaefer asked why the parking flexibility for B1 zoning was not applied to B6. Administrator Egan explained, the B6 zoning with a PUD gives the same flexibility. Trustee Ragonese added, if the PUD is approved, and there is not enough parking, customers will just have to find street parking further away. Trustee Schuettke raised concerns with customers parking in the attorney's office parking lot next door. President Stalewski suggested the business owners may be able to work out a deal for parking space rentals.

Trustee Hill considered that the petitioner has gone before the Plan Commission twice before reaching the Village Board, in those three (3) months they have done nothing that was recommended by the inspectors. Trustee Ragonese agreed that at least some of the conditions must be completed before occupancy is approved. President Stalewski added, many of the conditions are weather permitting and cannot be done until spring. Trustee Schuettke questioned the applicant's commitment as he was not in attendance for tonight's public hearing.

The Village Board reviewed the recommended conditions, numbers 20 and 21 in the packet. Trustee Ragonese was in favor of requiring all the conditions, except replacing the concrete. He added, exterior lighting on the building would be sufficient, rather than requiring installation of parking lot lighting. Trustee Schuettke inquired if dumpster enclosures are required if the property has an alley. Administrator Egan explained that per the code, dumpster enclosures are required for any new business subject to decisions of the Plan Commission. There was a consensus to move forward, however it was agreed that timelines will need to be set by staff and inspectors. As long as the conditions of the PUD are completed before the predetermined timeline, final occupancy will be granted.

There were no further questions or comments.

The public hearing was closed at 7:31p.m.

CITIZEN COMMENTS

No citizen comments.

APPROVAL OF MINUTES

Trustee Hill moved, seconded by Trustee Schuettke to approve the Village Board Meeting minutes for Monday, February 6, 2023.

Roll Call:

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

Present: Greenfield

The motion carried.

FINANCE, CLAIMS AND PURCHASES COMMITTEE CHAIRPERSON JOHN RAGONESE

Trustee Ragonese moved, seconded by Trustee Greenfield based on the recommendation of the Finance Committee to approve the commercial vouchers dated February 8, 2023, through and including February 20, 2023, checks numbered 31606-31685 in the amount of \$125,329.58.

Roll Call:

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

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 10, 2023, in the amount of \$110,891.46.

Roll Call:

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

The motion carried.

PUBLIC SAFETY AND EMERGENCY GOVERNMENT COMMITTEE, CHAIRPERSON SCHUETTKE

No report.

PUBLIC WORKS, RECYCLING AND UTILITIES COMMITTEE, CHAIRPERSON DOMINIC GREENFIELD

No report.

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

Trustee Schaefer moved, seconded by Trustee Edgar to approve the agent for Aldi, 1740 Miller Park Way, Allen Johnston as the agent.

Roll Call:

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

The motion carried.

Trustee Schaefer moved, seconded by Trustee Edgar to approve the Grade 1 Refuse Hauler Renewal Application for Eagle Disposal Inc.

Discussion: Trustee Schuettke asked if Eagle Disposal operates under two (2) names. It was confirmed that Eagle Disposal only operates under one (1) name.

Roll Call:

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

The motion carried.

Trustee Schaefer moved, seconded by Trustee Edgar to approve the Secondhand Article Dealer Application for GameStop Inc.

Roll Call:

Ayes: Ragonese, Schuettke, Edgar, Schaefer, Greenfield, Hill, Stalewski  
The motion carried.

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

No report.

PERSONNEL AND PUBLICITY COMMITTEE, CHAIRPERSON TODD HILL

Trustee Hill reported that there is a Personnel Committee Meeting set for February 22, 2023, regarding the Police Union Bargaining Agreement.

LEGISLATIVE COMMITTEE, CHAIRPERSON JOHN STALEWSKI

Trustee Ragonese moved, seconded by Trustee Edgar based on the recommendation of the Plan Commission to approve the petition for a Planned Unit Development (PUD) for parcel #436-1151-000 located at 3902 W. National Ave. based on a successful schedule for accomplishing all the conditions recommended by the inspectors except for concrete replacement.

Discussion: Trustee Hill asked if the motion includes a timeframe for review. Some of the conditions can be done immediately while others will have to wait until the spring. Trustee Ragonese requested that the schedule be set with the inspections department, taking into consideration what they feel are reasonable. An updated can be provided to the Board later.

Amended Motion:

Trustee Ragonese moved, seconded by Trustee Edgar based on the recommendation of the Plan Commission to approve the petition for a Planned Unit Development (PUD) for parcel #436-1151-000 located at 3902 W. National Ave. based on completing the conditions recommended by the inspectors, except for concrete, within a reasonable timeframe set by staff.

Discussion: Trustee Schuettke asked if there has been an interior inspection. Administrator Egan explained that interior inspections are typically done when occupancy is being reviewed.

Roll Call:

Ayes: Hill, Ragonese, Schuettke, Edgar, Schaefer, Greenfield, Stalewski  
The motion carried.

Trustee Ragonese moved, seconded by Trustee Hill to approve the reappointment of Gerald Lemmerman to the Board of Appeals.

Discussion: Trustee Schuettke asked if he is currently on the Board of Appeals (BOA). President Stalewski explained it is a renewal of his current appointment. The term for the BOA is three (3) years.

Roll Call:

Ayes: Greenfield, Hill, Ragonese, Schuettke, Edgar, Schaefer, Stalewski  
The motion carried.

Trustee Edgar moved, seconded by Trustee Ragonese to approve the reappointment of Todd Hill to the Plan Commission.

Discussion: As chair of the Plan Commission, President Stalewski explained that Todd Hill has been an exceptional commissioner.

Roll Call:

Ayes: Schaefer, Greenfield, Ragonese, Schuettke, Edgar, Schaefer, Stalewski  
Present: Hill  
The motion carried.

VILLAGE PRESIDENT'S REPORT

President Stalewski reported that the West Allis Independence Day Parade is scheduled for Saturday, July 1, 2023, at 10:00am. Administrative Assistant, Kayla Fitzgerald registered the Board to participate in the parade. President Stalewski and Administrator Egan will meet with Congresswoman Gwen Moore on March 14<sup>th</sup>. The West Milwaukee Spring Cleanup is scheduled for Saturday, April 22<sup>nd</sup>.

West Milwaukee Community Development Authority (WMCDA) REPORT

There was no report. Chairperson Schaefer stated the February meeting will be canceled.

DEPARTMENT HEAD UPDATES

Police Chief Nasci explained that a new dispatcher was hired and is doing well in training. The department received two (2) applications for the open police officer positions. One (1) has not yet attended the academy and one (1) is from the Green Bay academy and is willing to relocate. Detective Brus is resigning to move back to his hometown. The next police academy is not until August of 2023. The department is still looking to fill one (1) full time dispatch position and four (4) full time police officer positions. Trustee Ragonese asked how car break ins have been at the hotel. Chief Nasci explained that it is up and down.

VILLAGE ADMINISTRATOR’S REPORT

Administrator Egan reported that the February Plan Commission meeting was canceled. There is a meeting scheduled next week with Sweet Water regarding the Village’s permit compliance. The newsletter deadline was last Friday and should be published shortly. Administrator Egan attended an Ehlers Finance Seminar last week. Administrator Egan and Administrative Assistant, Kayla Fitzgerald are registered to attend three (3) webinars regarding Human Resources for small communities. The 2022 audit is currently being prepared. Tomorrow is the election, and the new Badger Books will be used to register voters.

NEW ITEMS FOR FUTURE COMMITTEE DELIBERATION

ANNOUNCEMENTS-COMMITTEE MEETINGS

Wednesday, February 22 <sup>nd</sup> at 1:00pm.....	Personnel Committee Meeting (Closed Session)
<del>Monday, February 27<sup>th</sup> at 6:00pm.....</del>	<del>WMCDA Meeting</del>
Monday, March 6 <sup>th</sup> at 7:00pm.....	Village Board Meeting
Tuesday, March 14 <sup>th</sup> at 6:00pm.....	Plan Commission Meeting

There being no further business before the Village Board, Trustee Edgar moved, seconded by Trustee Schaefer to adjourn.  
Time 7:58p.m.

Voice vote.  
The motion carried.

Respectfully Submitted,

Kayla Fitzgerald, Administrator Assistant