



**CITY OF WAUWATOSA**  
**COMMUNITY AFFAIRS COMMITTEE**  
**MINUTES • JANUARY 9, 2018**

Regular Meeting

Committee Room #1

7:30 PM

7725 West North Avenue, Wauwatosa, WI 53213

**COMMUNITY AFFAIRS COMMITTEE ITEMS**

Attendee Name	Title	Status	Arrived
Kathleen Causier	Alderswoman	Present	
Tim Hanson	Alderman	Excused	
Bobby Pantuso	Alderman	Present	
Cheryl Berdan	Alderswoman	Present	
Jason Wilke	Alderman	Excused	
Matthew Stippich	Alderman	Present	
Michael Walsh	Alderman	Present	
Kelly Rifelj	Alderswoman	Present	
Alan Kesner	City Attorney	Present	

1. Discussion of amendments to Developer's Agreement and PILOT Agreement with St. Camillus Health System

Mr. Kesner opened the meeting with a current summary of the progress and proposed changes to the Developer's Agreement from 2015 and the PILOT Agreement from 1988.

Ms. Deborah Tomczyk of Reinhart Boerner Van Deuren s.c., attorney for St. Camillus, was present for the discussion.

Mr. Kevin Schwab, St. Camillus CEO, gave reports on the progress of Phase I of the "Project". Phase I consisted of replacing and upgrading existing independent and memory care units and increasing the total residential unit count at the property by 8 units. Mr. Schwab also went over Phase II and the different areas affected such as traffic impacts, site design to the surrounding community, storm water and sewer, landscaping, and pedestrian flows. He spoke about additional operational restrictions to reduce the burden on City emergency services generated from the property following completion of Phase II. He explained that the Developer agrees to operate the property consistent with the *Two-Person Response Policy*, Internal Alarms and Internal Policies as stated in the Developer's Agreement.

James and Angela Gates, 501 N. 103<sup>rd</sup> Street, asked about whether they've considered other plans to update. Mr. Schwab gave specifics of the considerations taken and eliminated all but this current plan to get to the final decision of 15 stories and 168 feet high. The Gates' also shared concerns about the safety of staff, residents, visitors and neighbors during the construction of Phase II. Mr. Schwab assured them that there is a strong safety plan in place and the thoroughfare between buildings will be discontinued during the construction.

Mr. Schwab noted that an updated letter will be going out to the neighbors of San Camillus on January 15<sup>th</sup>, 2018, and the next process with the Plan Commission may start in February 2018.

Committee members voiced their appreciation to Mr. Schwab and Ms. Tomczyk for their continued communication with the City. It was expressed that the tenacity to look at the PILOT agreement has made St. Camillus an example to other facilities. Ald. Causier thanked Mr. Schwab and Ms. Tomczyk for coming and adjourned the meeting.

**RESULT:**            **INFORMATION ONLY**

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Carla A. Ledesma, CMC, City Clerk