



City of West Allis

Meeting Minutes

Common Council

Mayor Jeannette Bell, Chair

Alderson James W. Sengstock, Council President

*Aldersons: Gary T. Barczak, Michael J. Czaplowski, Linda A. Dobrowski,
Kurt E. Kopplin, Thomas G. Lajsic, Richard F. Narlock, Rosalie L. Reinke,
Vincent Vitale, and Martin J. Weigel*

Monday, April 14, 2008

5:30 PM

City Hall - Council Chambers

SPECIAL MEETING

A. CALL TO ORDER

The meeting was called to order by Mayor Bell at 5:30 p.m.

B. ROLL CALL

Present 8 - Barczak, Czaplowski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, and Weigel

Excused 2 - Dobrowski, and Vitale

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Ald. Narlock.

D. PUBLIC HEARINGS

A second roll call was taken to reflect Ald. Vitale present at this time.

Present 9 - Barczak, Czaplowski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Vitale, and Weigel

Excused 1 - Dobrowski

1. [O-2008-0017](#) Ordinance to amend the official West Allis Zoning Map by rezoning a portion of 1710-12 S. 80 St. and 7920 W. National Ave. to RB-2 Residence District and C-2 Neighborhood Commercial District for the demolition/reconstruction of an existing gas station and convenience store located at 7920 W. National Ave. (Tax Key Nos. 452-0539-000 and 452-0537-000)

Sponsors: Safety & Development Committee

Hearing nos. 1 & 2 were taken together. Explanation by John Stibal, Director of Development.

Appearance: Tom Phelps, 1703 S. 80 St., asked for clarification of the rezoning proposal.

2. [O-2008-0018](#) Ordinance to amend the official West Allis Zoning Map by rezoning 2320 S. 92 St. and 2323 S. 91 St. from RB-2 Residence District to RC-1 Residence District. (Tax Key Nos. 487-0092-000 and 487-0095-000)

Sponsors: Safety & Development Committee

Hearing nos. 1 & 2 were taken together. Explanation by John Stibal, Director of Development.

Appearances: None.

E. CITIZEN PARTICIPATION

None.

F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

Mayor Bell announced that the following Committees would meet during recess: Administration & Finance, Public Works, Safety & Development, License & Health, and Advisory.

G. MISCELLANEOUS BUSINESS

Mayor's Report

Mayor Bell said that it has been a pleasure to serve and work with the Common Council for the last twelve years, and she appreciated the opportunity.

Alderspersons Comments

Ald. Weigel reported on a workshop regarding alternative-fuel vehicles at MATC.

Ald. Sengstock said that he enjoyed working with Mayor Bell for the past twelve years. He commented on working as a team. Ald. Sengstock wished her success in her endeavors and an enjoyable and healthy retirement.

H. AGENDA APPROVAL

that the agenda as submitted be accepted with the addition of supplemental agenda item no. 2a

A motion was made by Ald. Sengstock, seconded by Ald. Vitale, that the agenda as submitted be accepted with the addition of supplemental agenda item no. 2a. The motion carried.

I. APPROVAL OF MINUTES

to approve the minutes of the regular meeting of March 31, 2008

A motion was made by Ald. Sengstock, seconded by Ald. Lajsic, to approve the minutes of the regular meeting of March 31, 2008. The motion carried.

J. ITEMS NOT REFERRED TO COMMITTEE

- 2a. [R-2008-0093](#) Resolution of Commendation for Dean Puschnig, Chief of Police.

Sponsors: Common Council

**A motion was made by Ald. Sengstock, seconded by Ald. Reinke, that this matter be Adopted.
The motion carried by the following vote:**

Aye: 9 - Barczak, Czaplowski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Vitale, and Weigel

No: 0

3. [2008-0197](#) Georgia T. Sullivan communication regarding vehicle damage allegedly sustained at 7332 W. National Avenue on March 12, 2008.

This Matter was Referred for Legal Action to the City Attorney on a Block Vote.

4. [2008-0210](#) Notice of Circumstances of Claim submitted by Scott R. Winkler, Winkler Law Firm, S.C. on behalf of Guillermo Gallegos Lopez and Maribel Barron regarding injuries and damages allegedly sustained at South 72 Street and West Oklahoma Avenue on March 1, 2008.

This Matter was Referred for Legal Action to the City Attorney on a Block Vote.

5. [2008-0212](#) CEI Auto Claims Management communication on behalf of Mary Kay Cosmetics regarding vehicle damages allegedly sustained at South 119 Street and West Oklahoma Avenue on February 8, 2008.

This Matter was Referred for Legal Action to the City Attorney on a Block Vote.

Passed The Block Vote

Aye: 9 - Barczak, Czaplewski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Vitale, and Weigel

No: 0

K. STANDING COMMITTEE REPORTS

None.

L. COMMON COUNCIL RECESS

that the Council recess until completion of Committee meetings

A motion was made by Ald. Sengstock, seconded by Ald. Reinke, that the Council recess until completion of Committee meetings. The motion carried.

Thereupon, the Council took a recess at 5:42 p.m. Upon returning from recess at 6:02 p.m., and the roll call being taken, there were:

Present 9 - Barczak, Czaplewski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Vitale, and Weigel

Excused 1 - Dobrowski

M. NEW AND PREVIOUS MATTERS

ADMINISTRATION & FINANCE COMMITTEE

6. [2008-0220](#) Chief of Police communication regarding Community Alliance Against Drugs liability issues of their members.

A motion was made by Ald. Czaplewski, seconded by Ald. Reinke, that this matter be Approved. The motion carried by the following vote:

Aye: 9 - Barczak, Czaplewski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Vitale, and Weigel

No: 0

PUBLIC WORKS COMMITTEE

7. [R-2008-0080](#) Resolution authorizing the Director of Public Works to accept the proposal of Earth Tech to provide consulting services relative to the NR216 Permit compliance requirements for 2008 for a sum not to exceed \$37,607.

Sponsors: Public Works Committee

This Matter was Adopted on a Block Vote.

8. [2008-0208](#) Downtown West Allis Business Improvement District (BID) requesting permission to use the public parking lot on the south side of Greenfield Avenue between 73 and 72 Streets, parking restrictions, and the use of signs and supplies from the Department of Public Works to hold the Downtown West Allis BID Merchants Appreciation Picnic on May 28, 2008 from 11:00 a.m. - 1:00 p.m.

Attachments: [2008-0208.pdf](#)

This Matter was Approved on a Block Vote.

9. [2008-0215](#) Request from West Park Place Senior Living to block off South 74 Street from West Greenfield Avenue to the alley at the back of the building on Saturday, June 14, 2008, for an outdoor picnic with live entertainment.

Attachments: [2008-0215.pdf](#)

This Matter was Approved on a Block Vote.

Passed The Block Vote

Aye: 9 - Barczak, Czaplowski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Vitale, and Weigel

No: 0

SAFETY & DEVELOPMENT COMMITTEE

10. [R-2008-0085](#) Resolution to rescind Resolution No. 2008-0055 and to approve the Certified Survey Map for proposed lot consolidation of multiple commercial parcels on the CHR. Hansen campus located at 9015 W. Maple St. submitted by Gary Mandli, CHR. Hansen, Inc. (Tax Key Nos. 451-0453-001, 451-0454-000, 451-0264-001, 451-0273-000, 451-0401-002, 451-0266-000, 451-0267-000, 451-0268-000, 451-0269-000, 451-0270-000, 451-0271-000, 451-0274-000, 451-0272-000, 451-1001-000, 451-0257-000)

Sponsors: Safety & Development Committee

This Matter was Adopted on a Block Vote.

11. [R-2008-0091](#) A Resolution Approving a Project Plan Amendment for Tax Increment District Number One of the City of West Allis, Wisconsin and Making Certain Findings with Respect Thereto

Sponsors: Safety & Development Committee

This Matter was Adopted on a Block Vote.

12. [2008-0216](#) Communication from the Executive Director relative to the Community Development Authority of the City of West Allis' favorable recommendation of the Amendment to the Project Plan for Tax Incremental District Number One.
- This Matter was Placed on File on a Block Vote.**
13. [2008-0217](#) Communication from the Executive Director relative to the West Allis Plan Commission favorable recommendation of the Amendment to the Project Plan for Tax Incremental District Number One.
- This Matter was Placed on File on a Block Vote.**
14. [R-2008-0092](#) A Resolution Approving a Project Plan Amendment for Tax Increment District Number Three of the City of West Allis, Wisconsin and Making Certain Findings with Respect Thereto
- Sponsors:** Safety & Development Committee
- This Matter was Adopted on a Block Vote.**
15. [2008-0219](#) Communication from the Executive Director relative to the Community Development Authority of the City of West Allis' favorable recommendation of the Amendment to the Project Plan for Tax Incremental District Number Three.
- This Matter was Placed on File on a Block Vote.**
16. [2008-0218](#) Communication from the Executive Director relative to the West Allis Plan Commission favorable recommendation of the Amendment to the Project Plan for Tax Incremental District Number Three.
- This Matter was Placed on File on a Block Vote.**

Public Hearing Items (Safety & Development Committee)

17. [O-2008-0017](#) Ordinance to amend the official West Allis Zoning Map by rezoning a portion of 1710-12 S. 80 St. and 7920 W. National Ave. to RB-2 Residence District and C-2 Neighborhood Commercial District for the demolition/reconstruction of an existing gas station and convenience store located at 7920 W. National Ave. (Tax Key Nos. 452-0539-000 and 452-0537-000)
- Sponsors:** Safety & Development Committee
- This Matter was Passed on a Block Vote.**
18. [2008-0175](#) Request submitted by Michael Amrhein of Pyramid Project Management for an ordinance to amend the official West Allis Zoning Map by rezoning a portion of 1710-12 S. 80 St. and 7920 W. National Ave. to RB-2 Residence District and C-2 Neighborhood Commercial District for the demolition/reconstruction of an existing gas station and convenience store located at 7920 W. National Ave. (Tax Key Nos. 452-0539-000 and 452-0537-000).
- This Matter was Placed on File on a Block Vote.**

19. [O-2008-0018](#) Ordinance to amend the official West Allis Zoning Map by rezoning 2320 S. 92 St. and 2323 S. 91 St. from RB-2 Residence District to RC-1 Residence District. (Tax Key Nos. 487-0092-000 and 487-0095-000)

Sponsors: Safety & Development Committee

This Matter was Passed on a Block Vote.

20. [2008-0200](#) Request from Michael Scholl to amend the official West Allis Zoning Map by rezoning 2320 S. 92 St. and 2323 S. 91 St. from RB-2 Residence District to RC-1 Residence District. (Tax Key Nos. 487-0092-000 and 487-0095-000)

This Matter was Placed on File on a Block Vote.

Passed The Block Vote

Aye: 9 - Barczak, Czaplewski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Vitale, and Weigel

No: 0

LICENSE & HEALTH COMMITTEE

21. [2008-0207](#) 2008-2009 Mobile Home Park License renewal application(s).
License application no. 292 granted.
This Matter was Approved subject to the necessary requirement(s) on a Block Vote.
22. [2008-0211](#) 2008-2009 Used Vehicle Dealer License renewal application(s).
2008-2009 License application nos. 256, 258, 273 & 1181 granted.
This Matter was Approved subject to the necessary requirement(s) on a Block Vote.
23. [2008-0213](#) 2007-2008 Used Vehicle Dealer License application no. 256 of Wilde Toyota at 3225 S. 108 Street.
This Matter was Approved subject to the necessary requirement(s) on a Block Vote.
24. [2008-0221](#) 2007-2008 and 2007-2009 Tavern Operator License applications.
2007-2008 License application nos. 428 - 432 granted.
2007-2009 License application nos. 468-471, 474-477 granted.
This Matter was Approved on a Block Vote.
25. [2008-0214](#) Appointment of new agent, Carmen Maiorano, by Mega Marts, LLC, d/b/a Pick 'n Save #6847 located at 6760 W. National Ave. (2007-2008 Combination Class A Liquor License application no. 1089).
This Matter was Approved on a Block Vote.
26. [2008-0206](#) Summons and Complaint in the matter of the complaint against Top Gun Saloon, Inc., Angela M. Robinson, Agent for the premises located at 1100 S. 60 St., d/b/a Top Gun Saloon (2007-2008 Class B Tavern License no. 88).
Attachments: [2008-0206.pdf](#)
Held in License & Health Committee during recess.
27. [2008-0102](#) Police Department Report involving Top Gun Saloon, 1100 S. 60 St. (2007-2008 Class B Tavern License no. 729, Dance Hall License no. 731 and Instrumental Music License no. 730 of Top Gun Saloon, Inc., Angela M. Robinson, Agent, Incident Date: February 3, 2008).
Held in License & Health Committee during recess.

Passed The Block Vote

Aye: 9 - Barczak, Czaplewski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Vitale, and Weigel

No: 0

ADVISORY COMMITTEE

None.

N. OTHER MATTERS RELATING TO THE AFFAIRS AND GOVERNMENT OF THE CITY WHICH MAY PROPERLY BE BROUGHT BEFORE THE COMMON COUNCIL

Ald. Sengstock announced Common Council photographs to be taken on April 15th with the Inauguration Ceremony to follow.

O. ADJOURNMENT

to adjourn at 6:05 p.m., with the Inauguration Ceremony to be held on April 15, 2008, at 7:00 p.m

A motion was made by Ald. Sengstock, seconded by Ald. Reinke, to adjourn at 6:05 p.m., with the Inauguration Ceremony to be held on April 15, 2008, at 7:00 p.m. The motion carried.

*/s/Paul M. Ziehler
City Administrative Officer
Clerk/Treasurer*



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.