



City of West Allis

Meeting Agenda

Common Council

7525 W. Greenfield Ave.
West Allis, WI 53214

Mayor Dan Devine, Chair
Alderson Thomas G. Lajsic, Council President
Aldersons: Gary T. Barczak, Michael J. Czapslewski, Kevin Haass,
Michael P. May, Cathleen M. Probst, Rosalie L. Reinke,
Daniel J. Roadt, Vincent Vitale, and Martin J. Weigel

Tuesday, November 21, 2017

7:00 PM

City Hall Common Council Chambers

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. PUBLIC HEARINGS

- [O-2017-0050](#) Ordinance to amend Section 12.06, 12.40, 12.41, and 12.42 of the Revised Municipal Code relative to defining and permitting art galleries and other places of assembly in Commercial Districts.
Sponsors: Ald. Czapslewski and Ald. Vitale
Attachments: [Staff Report - Ordinance Art Gallery](#)
- [R-2017-0329](#) Resolution relative to determination of Special Use Permit for Super Liquor & Grocery, a proposed liquor and grocery store and mixed use, to be located at 5801-15 W. Beloit Rd.
Sponsors: Safety & Development Committee
Attachments: [Darlene Zaren communication](#)
[Gary Schmutzer communication](#)
- [R-2017-0331](#) Resolution approving an amendment to the FY2015 Community Development Block Grant (CDBG) Action Plan.
Sponsors: Administration & Finance Committee

E. CITIZEN PARTICIPATION

F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

New and Previous Matters referred to Committees may be considered and acted upon by Committees during the Common Council recess. Unless otherwise announced during the meeting, the standing Committees of the Common Council will meet during recess in the following rooms and in the following order:

*Room 123 (Mayor's conference room)
Advisory, Public Works, Safety & Development*

*Room 128
Committee of the Whole, License & Health, Administration & Finance*

The general public may contact the Committee Chair relative to an agenda item of interest that could be discussed or acted on during the recess meetings simultaneously occurring in different conference rooms. Additionally, if a member has interest in multiple agenda items which are scheduled for discussion or action during the recess meetings simultaneously occurring, s/he should contact the chair of the committee to inform of such interest.

G. MAYOR'S REPORT

1. Recent events attended
2. Awards/commendations
3. Upcoming events

H. ALDERPERSON'S REPORT

1. Recent events attended
2. Awards/commendations
3. Upcoming events

I. APPROVAL OF MINUTES

4. [2017-0756](#) Minutes (Draft) of the Common Council regular meeting of November 7, 2017.

Attachments: [110717 CC Minutes \(draft\)](#)

J. ITEMS NOT REFERRED TO COMMITTEE

5. [2017-0720](#) Amended Summons and Complaint in the matter of JP Morgan Chase Bank, National Association vs Christine Robinson, et al, regarding foreclosure of mortgage, Case No. 2016CV007040.

Attachments: [Amended S & C C Robinson](#)

6. [2017-0725](#) Department of Workforce Development Notice of Complaint regarding Case Nos. ERD201702833 and EEOC 443201701297C.

Attachments: [DWD Notice of Complaint](#)

K. STANDING COMMITTEE REPORTS

None.

L. COMMON COUNCIL RECESS**M. NEW AND PREVIOUS MATTERS****COMMITTEE OF THE WHOLE****New Matters for Introduction**

7. [2017-0754](#) Proposed Settlement of the Jerome Lochowicz claim.

ADMINISTRATION & FINANCE AND PUBLIC WORKS COMMITTEES**New Matters for Introduction**

8. [R-2017-0348](#) Resolution relative to accepting the proposal of Monroe Truck Company for furnishing and delivering one (1) 10-yard Stainless Steel Dump Body with a plow and spreader package for \$59,480.00, and the proposal of Lakeside International Truck for furnishing and delivering one (1) 2018 International Cab and Chassis, Model# 7400 SBA 4X2 for \$92,175.00, for a total net sum of \$151,655.00 for the single axle plow/dump truck with a gross vehicle weight of 43,000 pounds.

Sponsors: Public Works Committee and Administration & Finance Committee

Attachments: [Communication requesting purchase of single axle plow dump truck](#)
[Fiscal Note for Dump Truck](#)
[Lakeside Single Axle Quote](#)
[Monroe Single Axle Quote](#)

9. [R-2017-0349](#) Resolution relative to accepting the proposal of Monroe Truck Company for furnishing and delivering one (1) 14-yard Stainless Steel Dump Body with a plow and spreader package for \$56,206.00, and the proposal of Lakeside International Truck for furnishing and delivering one (1) 2019 International Cab and Chassis, Model# HV613 6X4 for \$120,475.00, for a total net sum of \$176,681.00 for the tandem axle plow/dump truck with a gross vehicle weight of 64,000 pounds.

Sponsors: Public Works Committee and Administration & Finance Committee

Attachments: [Communication requesting purchase of tandem axle plow dump truck](#)
[Fiscal Note for Water Utility dump truck](#)
[Lakeside Tandem Axle Quote](#)
[Monroe Tandem Axle Quote](#)

10. [R-2017-0353](#) Resolution approving a Rate Change in the 2018 Sanitary Sewer Usage Charge - City Portion.

Sponsors: Public Works Committee and Administration & Finance Committee

ADMINISTRATION & FINANCE COMMITTEE

New Matters for Introduction

11. [2017-0628](#) 2018 City of West Allis Mayor's Recommended Budget.

Attachments: [2018 Recommended Budget](#)
[Power Point Presentation on 2018 Recommended Budget & Action Plan](#)
[10-17-17 AF Mtg Packet #1](#)
[10-30-17 AF Mtg Packet #2](#)
[11-21-17 AF Mtg Packet #3](#)
[2018 Budget - Public Hearing Notice](#)
[2018 Budget - Affidavit of Publication for Public Hearing Notice](#)

12. [O-2017-0057](#) Ordinance appropriating the necessary funds for the operation and administration of the City of West Allis for Calendar Year 2018.

Sponsors: Administration & Finance Committee

Attachments: [2018 Appropriations Ordinance - Attachments](#)

13. [O-2017-0055](#) Ordinance to amend the City of West Allis Salary Schedule establishing the salaries of the Director of Public Works, City Engineer, Electrical Engineer/Systems Maintenance Superintendent and IT Project Manager.

Sponsors: Administration & Finance Committee

Attachments: [Salary Schedule 11.21.17](#)

14. [R-2017-0333](#) Resolution relative to reauthorization of Worker's Compensation Self-Insurance for the three-year period (2018-2020).
- Sponsors:* Administration & Finance Committee
15. [R-2017-0343](#) Resolution approving a \$295,000 Brownfield Revolving Loan Fund from the City's U.S. EPA Revolving loan fund grant to Mandel/Six Points Office, LLC for the property located at 6609 W. Greenfield Ave.
- Sponsors:* Administration & Finance Committee
- Attachments:* [Exhibit A - Commitment Letter](#)
[Attachment A - Federal Requirements](#)
16. [R-2017-0352](#) Resolution approving the 2018 Capital Improvement Program.
- Sponsors:* Administration & Finance Committee
- Attachments:* [2018 CIP - Exhibit A](#)
17. [2017-0735](#) Request from the Director of Information Technology to extend the temporary appointment of Kathryn Perrone to January 31, 2018 in the position of Information Technology Supervisor.
- Attachments:* [Perrone Extension Request](#)
18. [2017-0736](#) Communication from City Administrator requesting approval to fill the vacant position of Electrical Superintendent as the reclassified Electrical Engineer/Systems Maintenance Superintendent in the Department of Public Works, Building/Inventory and Electrical Division, Electrical Section.
- Attachments:* [Request to fill Electrical Eng/Systems Maint Suptd position](#)
19. [2017-0737](#) Communication from City Administrator requesting approval to fill the vacant position of Truck Driver in the Department of Public Works, Sanitation and Street Division.
- Attachments:* [Request to fill Truck Driver position](#)
20. [2017-0738](#) Communication from City Administrator requesting approval to fill the vacant position of Equipment Mechanic in the Department of Public Works, Fleet Services Division.
- Attachments:* [Request to fill Equipment Mechanic position](#)

Previous Matters for Consideration

21. [2017-0603](#) Communication from City Administrator transmitting the 2018 Capital Improvement Program for consideration and inclusion in the 2018 City of West Allis Budget.

Attachments: [9-13-17 Communication regarding the 2018 Capital Improvement Program](#)
[2018 Capital Improvement Program 9.14.17](#)
[2018 Capital Improvement Program - Updated as of 10.9.17](#)
[10-17-17 AF Mtg Packet #1](#)
[10-30-17 AF Mtg Packet #2](#)
[11-21-17 AF Mtg Packet #3](#)

Public Hearing Item (Administration & Finance Committee)

22. [R-2017-0331](#) Resolution approving an amendment to the FY2015 Community Development Block Grant (CDBG) Action Plan.

Sponsors: Administration & Finance Committee

PUBLIC WORKS COMMITTEE**New Matters for Introduction**

23. [2017-0751](#) Communication from Director of Public Works/City Engineer presenting the latest proposal to extend the current garbage contract with Advance Disposal.

Attachments: [2017-0751 Memo](#)

SAFETY & DEVELOPMENT COMMITTEE**New Matters for Introduction**

24. [O-2017-0056](#) An Ordinance to Create Section 10.105(2)(f) and (2)(g) and to Amend 10.105(3)(b) of the West Allis Revised Municipal Code Relating to All-Night Parking.

Sponsors: Ald. Weigel

25. [R-2017-0350](#) Resolution authorizing the submittal of an Offer to Purchase to Milwaukee County for the property located at 52** W. Burnham St. in the amount of the Milwaukee County appraised value of \$850,000.

Sponsors: Safety & Development Committee

Attachments: [Milwaukee Cty - Bid No 7259](#)

26. [R-2017-0319](#) Resolution approving an amendment to the Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Element 84, LLC for a multi-family development within the 84th and Greenfield Redevelopment Area.
- Sponsors:* Safety & Development Committee
27. [R-2017-0320](#) Resolution approving a Purchase and Sale Agreement and Development Agreement and a Construction License Agreement between the Community Development Authority of the City of West Allis and Mandel Group Properties, LLC for a medical office building development to be located at 14** S. Six Points Crossing.
- Sponsors:* Safety & Development Committee
- Attachments:* [Purchase and Sale Agreement](#)
[Development Agreement \(Exhibit E\)](#)
[Development Financing Agreement Inserts](#)
[Construction License Agreement](#)
28. [2017-0731](#) Special Use Application for Shared Journeys, a proposed school and childcare facility, to be located within a portion of the existing Apostles building located at 1509 S. 76 St. submitted by Lisa Colla, Shared Journey, on behalf of Apostles Presbyterian Church (Tax Key No. 452-0082-001)
- Attachments:* [Application - Shared Journeys](#)
29. [2017-0740](#) Southeastern Wisconsin Regional Planning Commission 2016 Annual Report.
- Attachments:* [SE WI RPC Communication](#)
[2016 Annual Report](#)

Previous Matters for Consideration

30. [R-2017-0243](#) Resolution approving a Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Mandel Group Properties, LLC for a residential development north of W. National Ave. (NoNa), The Market, within the Six Points/Farmers Market Redevelopment Area.
- Sponsors:* Safety & Development Committee
- Attachments:* [Purchase and Sale Agreement](#)
[Development Agreement](#)
[Development Financing Agreement Inserts](#)
[Term Sheet \(Draft\)](#)
31. [R-2017-0260](#) Resolution relative to determination of Special Use Permit for a proposed day care facility to be located at 7234 W. Becher St.
- Sponsors:* Safety & Development Committee
- Attachments:* [AFFIDAVIT OF PUBLICATIONS - 7234 W Becher S](#)
32. [2017-0611](#) Special Use Permit for a proposed day care facility, to be located at 7234 W. Becher St.
- Attachments:* [Application-Day Care-7234 W. Becher](#)

Public Hearing Items (Safety & Development Committee)

33. [O-2017-0050](#) Ordinance to amend Section 12.06, 12.40, 12.41, and 12.42 of the Revised Municipal Code relative to defining and permitting art galleries and other places of assembly in Commercial Districts.
- Sponsors:* Ald. Czaplewski and Ald. Vitale
- Attachments:* [Staff Report - Ordinance Art Gallery](#)
34. [R-2017-0329](#) Resolution relative to determination of Special Use Permit for Super Liquor & Grocery, a proposed liquor and grocery store and mixed use, to be located at 5801-15 W. Beloit Rd.
- Sponsors:* Safety & Development Committee
- Attachments:* [Darlene Zaren communication](#)
[Gary Schmutzer communication](#)

35. [2017-0674](#) Special Use Permit for Super Liquor & Grocery, a proposed liquor and grocery store and mixed use, to be located at 5801-5815 W. Beloit Rd. submitted by Paraminder “Goldie” Singh and Iqbal Kaur of GGI Real Estate, LLC (prospective property owner).

Attachments: [Application - Super Liquor](#)
[Staff Report - Super Liquor & Grocery](#)
[Staff Report-Super Liquor & Grocery- Amended](#)
[GSchmutzer letter of opposition](#)

LICENSE & HEALTH COMMITTEE

New Matters for Introduction

36. [2017-0721](#) Appointment of new Agent, Christopher A. Paul, by Capri Restaurant Group, LLC, d/b/a Capri di Nuovo located at 8340 W. Beloit Rd.
37. [2017-0734](#) License applications.
- Adult-Oriented Establishment Operator Permit Application 2017-2018*
- Rodriguez, Maricella
- Operator’s License (bartender/sales clerk) applications 2017-2018:*
- Best, Linda M.; Brougher, Blair A.; Burns, David J.; Burns, Jacquelyn H.; Dougherty, Daniel, J.; Dougherty, Donald L.; Foster, Jamison V.; Fuentes, Lorissa; Gill, Joseph W.; Higgins, Abigail A.; Higgins, Wendy K.; Isidoro-Gamboa, Marcos; Johnson, Judy M.; Juarez, Beatrice D.; Kaur, Amandeep; Kaur, Harbans; Manthe Susan L.; Rekowski, Nicholas S.; Roberts, Rebecca A.; Schmidt, Dawn M.; Schmidt, Kristin R.; Sizemore, Michael D.; Slivka, Jenny M.; Smith, Leslie Howard, Jr.; Socha, Lori M.; Socher, Alyssa M.; Vazquez Ventura, Alexander; Watson, Janae I.; Westmoreland, Martina N.; Wozniak, Shannon L.; and Young, Jennifer A.; Jablonski, Wayne J.; and Larson, Tracy A.;
38. [2017-0723](#) 2017-2019 Operator’s License (bartender/sales clerk) application no. 19-359 of Sarah L. Groh.
39. [2017-0732](#) 2017-2019 Operator’s License (bartender/sales clerk) application no. 19-364 of Justin Paul Troy Meyer.
40. [2017-0733](#) 2017-2018 Operator’s License (bartender/sales clerk) application no. 18-302 of Nathan M. Zetting.
41. [2017-0743](#) 2017-2019 Operator’s License (bartender/sales clerk) application no. 19-374 of Christopher D. Fifarek.
42. [2017-0745](#) 2017-2018 Operator’s License (bartender/sales clerk) application no. 18-314 of Michael A. Wolski, II.
43. [2017-0748](#) 2017-2018 Operator’s License (bartender/sales clerk) application no. 18-313 of Orlin J. Root-Thalman, III.

Previous Matters for Consideration

44. [2017-0363](#) 2017-2018 Combination Class A Liquor License application no. 2467 of Super Liquor and Grocery LLC, Iqbal Kaur, Agent, d/b/a Super Liquor and Grocery LLC, for premises located at 5801 W. Beloit Road (new-existing location).
45. [2017-0696](#) Request to amend premises of Pick 'n Save, located at 2625 S. 108 St., to establish ClickList service, online ordering for grocery, alcohol, and tobacco products, with pickup in designated parking stalls (2017-2018 Combination Class A Liquor License no. 2202 of Mega Marts, LLC, Karen J. Porteous, Agent).

Attachments: [amend premises ClickList request](#)

ADVISORY COMMITTEE**New Matters for Introduction**

46. [R-2017-0332](#) Resolution changing the July 2018 Common Council date to July 17, 2018.
- Sponsors:* Advisory Committee
47. [2017-0719](#) Appointment by Mayor Devine of Danielle Romain as a member of the West Allis Police & Fire Commission, her term to expire May 1, 2019.
- Attachments:* [Romain Appointment](#)
48. [2017-0741](#) Appointments/Reappointments by Mayor Devine of Youth Members to the West Allis Youth Commission.
- Attachments:* [Youth Members Appts/Reappts](#)
49. [2017-0746](#) Appointment by Mayor Devine of Ald. Kevin Haass to the West Allis Youth Commission as an Adult Advisor-Common Council President's Designee.
- Attachments:* [Haass Appointment Letter](#)
50. [2017-0747](#) Appointment by Mayor Devine of Mr. Noah Leigh to the West Allis Youth Commission as an Adult Advisor-School Board President's Designee.
- Attachments:* [Leigh Appointment Letter](#)
51. [2017-0749](#) Appointment by Mayor Devine of Kimberly Cosby as a member of the West Allis Block Grant Committee, her two-year term to expire September 1, 2019.
- Attachments:* [Cosby Appointment Letter](#)
52. [2017-0750](#) Realignment by Mayor Devine of Barbara Hart to fill the vacant position of Library Board President's Designee for the Historical Commission of the City of West Allis, her term to expire December 31, 2021.
- Attachments:* [Hart Appointment Letter](#)

N. ADJOURNMENT

All meetings of the Common Council 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.