



# City of West Allis

## Meeting Minutes

### Common Council

*Mayor Jeannette Bell, Chair*

*Aldersperson James W. Sengstock, Council President*

*Alderspersons: 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*

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Tuesday, November 20, 2007

7:00 PM

City Hall - Council Chambers

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#### REGULAR MEETING

##### A. CALL TO ORDER

*The meeting was called to order by Mayor Bell at 7:00 p.m.*

##### B. ROLL CALL

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

**Excused** 2 - Kopplin, and Vitale

##### C. PLEDGE OF ALLEGIANCE

*The Pledge of Allegiance was led by Ald. Lajsic.*

##### D. PUBLIC HEARINGS

1. [R-2007-0282](#) Resolution relative to determination of Special Use Permit for a mixed use building with a first floor salon to be located at 1721 S. 81 St. (Tax Key 452-0338-000)

**Sponsors:** Safety & Development Committee

*Explanation by John Stibal, Director of Development.*

*Appearances: None.*

##### E. CITIZEN PARTICIPATION

*Joanie Luedke, 12224 W. Cleveland Ave., West Allis - West Milwaukee Family Resource Center, provided an introduction on the Alcohol Tobacco and other Drug Abuse Coalition. She stated that the coalition is made up of community representatives along with the Family Resource Center and addressed its partnerships. Ms. Luedke said the primary goal of the coalition is to reduce substance abuse among teens. The role of the coalition is to provide leadership in reducing teen use with an emphasis on social non-using activities in the community, and to increase opportunities for sober activities. She addressed developing a plan for sustainability, and inviting community organizations and representatives to join the coalition. Ms. Luedke announced that their next meeting is scheduled for January 16th, 4:00 p.m., at City Hall.*

*Brian Preiss, Executive Director, Business Improvement District, 7231 W. Greenfield Ave., announced Christmas on the Avenue activities scheduled for December 1st.*

##### 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

*Public Events:*

*Attended an AODA meeting. This is a community wide effort to deal with alcohol, drug and other abuse by young people. Attended the Senior Center volunteer luncheon; had lunch with other women mayors from the area; trained docents for the Log Cabin Schoolhouse; and attended the Community Breakfast of Thanks and Giving. The Mayor taped an Onsite West Allis with a citizen whose hobby is photography.*

*Announcements:*

*December 1st is the start of the holiday celebration in West Allis with a parade, activities in the Downtown, ice sculpting, a Christmas sing-a-long, and tree lighting.*

*The historical site at 84th and National will be decorated for the holidays, and the museum and log cabin will be open for visitors on Sunday, December 9th.*

*The Mayor congratulated John Stibal, Director of Development for West Allis, who was recognized and honored recently as a newsmaker of the year by the Wisconsin Builder Magazine.*

### Alderspersons Comments

*Ald. Reinke announced the new project of the Celebrations Committee. The Committee is sponsoring a giving tree in which Veterans from the VA Center will receive gifts, and stars with their names will be hung on the tree at City Hall.*

## H. AGENDA APPROVAL

*that the agenda as submitted be accepted with the exception of agenda item four (4) to be withdrawn*

**A motion was made by Ald. Sengstock, seconded by Ald. Narlock, that the agenda as submitted be accepted with the exception of agenda item four (4) to be withdrawn. The motion carried.**

### 4. [2007-0710](#)

Patricia Tiedt communication regarding vehicle damage allegedly sustained on October 11, 2007.

## I. APPROVAL OF MINUTES

*to approve the minutes of the regular meeting of November 6, 2007*

**A motion was made by Ald. Sengstock, seconded by Ald. Dobrowski, to approve the minutes of the regular meeting of November 6, 2007. The motion carried.**

## J. ITEMS NOT REFERRED TO COMMITTEE

### 2. [2007-0707](#)

Report of the Municipal Judge for the month of October 2007, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$117,124.11.

**This Matter was Placed on File on a Block Vote.**

### 3. [2007-0708](#)

Drellos Law Firm, L.L.C. communication on behalf of Elaine Drellos with Ms. Drellos' Affidavit in regard to City of West Allis vs. Elaine Drellos.

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

**Passed The Block Vote**

**Aye:** 8 - Barczak, Czaplewski, Dobrowski, Lajsic, Narlock, Reinke, Sengstock, 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 7:16 p.m. Upon returning from recess at 7:53 p.m., and the roll call being taken, there were:*

**Present** 8 - Barczak, Czaplewski, Dobrowski, Lajsic, Narlock, Reinke, Sengstock, and Weigel

**Excused** 2 - Kopplin, and Vitale

**M. NEW AND PREVIOUS MATTERS****ADMINISTRATION & FINANCE COMMITTEE**

5. [2007-0628](#) 2008 City of West Allis Mayor's Recommended Budget.

**This Matter was Approved as Amended on a Block Vote.**

6. [O-2007-0044](#) Ordinance appropriating the necessary funds for the operation and administration of the City of West Allis for calendar year 2008.

**Sponsors:** Administration & Finance Committee

**Attachments:** [ADMO.AppropOrd.Atchmt1.doc](#)

[ADMO.AppropOrd.Atchmt2.doc](#)

[ADMO.AppropOrd.Atchmt3.doc](#)

[ADMO.AppropOrd.Atchmt4.doc](#)

*With changes made to attachments.*

**This Matter was Passed on a Block Vote.**

7. [2007-0734](#) Comptroller/Manager of Finance communication submitting the City of West Allis Unaudited Financial Statement Packages for July, August, and September, 2007.

**This Matter was Placed on File on a Block Vote.**

**City Attorney Claim Report**

8. [2001-0142](#) Attorney Michele K. Figueroa, Milwaukee, Notice of Circumstances of Claim and Itemized Statement of the Relief Sought on behalf of Mark Lattimore, 4664 N. 45 St., Milwaukee, regarding an alleged incident sustained on October 11, 2001.

**This Matter was Placed on File on a Block Vote.**

9. [2007-0613](#) Claim for Public Improvement Lien in the amount of \$39,677.03 relative to the Pioneer Neighborhood Redevelopment Project from Veolia ES Emerald Park Landfill, LLC.  
**This Matter was Placed on File on a Block Vote.**
10. [2007-0656](#) Elaine Schmay communication regarding property damage allegedly sustained at 1214 South 76 Street on October 1, 2007.  
**This Matter was Placed on File on a Block Vote.**
11. [2007-0686](#) Notice of Circumstances of Claim and Claim submitted by Murn & Martin, S.C. on behalf of Christopher L. and Linda A. Alessi regarding the property located at 6109-25 and 61\*\* W. Burnham St.  
**This Matter was Placed on File on a Block Vote.**

**Passed The Block Vote**

**Aye:** 8 - Barczak, Czaplowski, Dobrowski, Lajsic, Narlock, Reinke, Sengstock, and Weigel  
**No:** 0

**PUBLIC WORKS COMMITTEE**

12. [R-2007-0279](#) Resolution Constituting a Relocation Order, Pursuant to Secs. 62.22 and 32.05(1) of the Wisconsin Statutes, for the construction of water transmission and distribution facilities and similar water improvements in West Mitchell Street (South 88 Street to South 91 Street).  
**Sponsors:** Public Works Committee  
**This Matter was Adopted on a Block Vote.**
13. [R-2007-0280](#) Resolution to Enter into a Water Main Maintenance Agreement Between the City of West Allis and Lincoln Park MHC, LLC.  
**Sponsors:** Public Works Committee  
**This Matter was Adopted on a Block Vote.**
14. [2007-0727](#) West Allis Wesleyan Church, 2465 S. 108 St., requesting permission to hold a live Nativity in front of their church, including goats and a mule on Saturday, December 1, 2007 and Sunday, December 2, 2007.  
**This Matter was Approved on a Block Vote.**

**Passed The Block Vote**

**Aye:** 8 - Barczak, Czaplowski, Dobrowski, Lajsic, Narlock, Reinke, Sengstock, and Weigel  
**No:** 0

**SAFETY & DEVELOPMENT COMMITTEE**

15. [R-2007-0228](#) Resolution approving a Certified Survey Map for a lot split of undeveloped property located at 113\*\* W. Theo Trecker Way, submitted by Doug Fabio d/b/a We Energies. (Tax Key No. 445-9994-002)

Sponsors: Safety & Development Committee

**This Matter was Adopted on a Block Vote.**

16. [2007-0595](#) Certified Survey Map for a lot split of undeveloped property located at 113\*\* W. Theo Trecker Way, submitted by Doug Fabio d/b/a We Energies. (Tax Key No. 445-9994-002)

**This Matter was Placed on File on a Block Vote.**

17. [R-2007-0275](#) Resolution to authorize the submittal of five state grant applications by the Director of Development and the subsequent appropriation of necessary local matching funds for a Round 9 Brownfield Site Assessment Grant.

Sponsors: Safety & Development Committee

**This Matter was Adopted on a Block Vote.**

18. [R-2007-0283](#) Resolution to approve a Demonstration Commercial Facade Improvement Project Contract by and between the City of West Allis and Sobczak & Sitkowski, LLC, for the properties located at 7240-42 and 7244-46 W. Greenfield Ave. in an amount not to exceed \$15,272.00.

Sponsors: Safety & Development Committee

**This Matter was Adopted on a Block Vote.**

19. [R-2007-0281](#) Resolution to approve an Amendment to the Project Plan for Tax Incremental District Number Seven, City of West Allis, Wisconsin.

Sponsors: Safety & Development Committee

**This Matter was Adopted on a Block Vote.**

20. [2007-0732](#) 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 Seven.

**This Matter was Placed on File on a Block Vote.**

21. [2007-0733](#) Communication from the Director of Development relative to the Plan Commission's favorable recommendation of the Amendment to the Project Plan for Tax Incremental District Number Seven.

**This Matter was Placed on File on a Block Vote.**

22. [2007-0726](#) Communication to consider a Planned Development Agreement pursuant to Sec. 12.61 of the Revised Municipal Code by and between the City of West Allis and CHR. Hansen for a warehousing/loading dock building addition to the existing CHR. Hansen campus, located at 9015 W. Maple St. (Tax Key Nos. 451-0393-005, 451-0395-000, 451-0257-000, 451-1001-000, 451-0272-000, 451-0274-000, 451-0271-000, 451-0270-000, 451-0269-000, 451-0268-000, 451-0267-000, 451-0266-000, 451-0273-000, 451-0401-002, 451-0400-001, 451-0396-001, 451-0403-002, 451-0403-005, 451-0403-003, 451-0404-001, 451-0407-001, 451-0406-000, 451-0405-000, 451-0453-001, 451-0454-000, 451-0264-001)

*Held in Safety & Development Committee during recess.*

23. [2007-0495](#) Request for an alley vacation for a portion of City right of way on the east side of the Oscar's Custard property at 2362 S. 108 St., submitted by James Taylor, owner, Oscar's Custard. (Tax Key No. 485-0016-002)

**This Matter was Placed on File on a Block Vote.**

24. [2007-0665](#) Special Use Permit relative to a request for an extension of time for ez Money Payday Loans to be located within a portion of the existing commercial building located at 11000-10 W. National Ave. (Tax Key No. 520-0131-001).

*Held in Safety & Development Committee during recess.*

25. [2007-0711](#) Special Use Permit to establish Tow-Tal, Inc., a towing business at the property located at 1903-1927 S. 70 St. (Tax Key No. 453-0797-002)

*Held in Safety & Development Committee during recess.*

26. [2007-0712](#) Special Use Permit amendment to amend Resolution No. R-2005-0085 and to establish All Tune and Lube, a vehicle repair facility, within a portion of the existing multi-tenant building at 1745-1875 S. 66 St. & 6607-6701 W. Mitchell St. (Tax Key No. 454-0255-001)

*Held in Safety & Development Committee during recess.*

27. [2007-0713](#) Special Use Permit for proposed Café Grill 'N Games Espresso Coffee House, to be located at 7105 W. Greenfield Ave. (Tax Key No. 453-0059-000)

*Held in Safety & Development Committee during recess.*

28. [2007-0714](#) Special Use Permit for proposed demolition of the existing Shell convenience store and construction of a new BP convenience store and car wash at 8808 W. Oklahoma Ave. (Tax Key Nos. 517-9977-001 and 517-9977-002)

*Held in Safety & Development Committee during recess.*

### **Public Hearing Items (Safety & Development Committee)**

29. [R-2007-0282](#) Resolution relative to determination of Special Use Permit for a mixed use building with a first floor salon to be located at 1721 S. 81 St. (Tax Key 452-0338-000)

**Sponsors:** Safety & Development Committee

**This Matter was Adopted on a Block Vote.**

30. [2007-0680](#) Special Use Permit for a mixed use building with a first floor salon to be located at 1721 S. 81 St. (Tax Key 452-0338-000)

**This Matter was Placed on File on a Block Vote.**

### **Passed The Block Vote**

**Aye:** 8 - Barczak, Czaplowski, Dobrowski, Lajsic, Narlock, Reinke, Sengstock, and Weigel

**No:** 0

### **LICENSE & HEALTH COMMITTEE**

31. [2007-0717](#) Police Department report regarding tavern violations/calls for service for the month of October 2007.  
**This Matter was Placed on File on a Block Vote.**
32. [2007-0709](#) Time Warner Cable communication regarding added or enhanced products in 2007 along with a sample brochure and flyer that will be sent to customers notifying of all channel and rate changes effective December 2007.  
**This Matter was Placed on File on a Block Vote.**
33. [2007-0715](#) 2007-2008 and 2007-2009 Tavern Operator License applications.  
*2007-2008 license application no. 401 granted and  
2007-2009 license application nos. 422-425 & 427 granted.*  
**This Matter was Approved on a Block Vote.**
34. [2007-0716](#) 2007-2008 Second Hand Dealer License renewal application.  
*License no. 331 granted.*  
**This Matter was Approved subject to the necessary requirement(s) on a Block Vote.**
35. [2007-0718](#) Police Department Report involving Shepherd's Hideaway, 8924 W. Schlinger Ave. (2007-2008 Class B Tavern License no. 806, Dance Hall License no. 808, Instrumental Music License no. 809 and Cigarette License no. 807 of Shepherd's Sports Lounge, Inc., Christina M. Knueppel, Agent, Incident Date: October 14, 2007).  
**This Matter was Placed on File on a Block Vote.**
36. [2007-0719](#) Police Department Report involving HD Hideout, 6201 W. Mitchell St. (2007-2008 Class B Tavern License no. 733, Dance Hall License no. 735 and Cigarette License no. 734, HD Hideout, Inc., Carol A. Jackson, Agent, Incident Date: October 15, 2007).  
*Held in License & Health Committee during recess.*
37. [2007-0720](#) Police Department Report involving Barneks, 7411 W. Becher St. (2007-2008 Class B Tavern License no. 1060 and Dance Hall License no. 1062, Dale J. Zbieranek, Incident Date: October 25, 2007).  
**This Matter was Placed on File on a Block Vote.**
38. [2007-0721](#) Police Department Report regarding October 4, 2007 Tobacco Compliance Check involving fourteen (14) West Allis businesses, resulting with none selling tobacco to an underage person without requesting identification.  
**This Matter was Placed on File on a Block Vote.**
39. [2007-0722](#) Police Department Report regarding October 10, 2007 Alcohol Compliance Check involving thirteen (13) West Allis businesses, resulting with four (4) selling alcohol to an underage person without requesting identification (2007-2008 Class A Beer License no. 909 and Cigarette License no. 1014 of National Quick Food Mart, LLC, Gurlal Singh, Agent, d/b/a Kwik Pantry, 5631 W. National Ave.).

*Held in License & Health Committee during recess.*

40. [2007-0723](#) Police Department Report regarding October 10, 2007 Alcohol Compliance Check involving thirteen (13) West Allis businesses, resulting with four (4) selling alcohol to an underage person without requesting identification (2007-2008 Combination Class A Liquor License no. 1170 and Cigarette License no. 1171 of Lapham Beer & Food, LLC, Mohinder Singh, Agent, d/b/a Corner Depot, 6231 W. Lincoln Ave.).

*Held in License & Health Committee during recess.*

41. [2007-0724](#) Police Department Report regarding October 10, 2007 Alcohol Compliance Check involving thirteen (13) West Allis businesses, resulting with four (4) selling alcohol to an underage person without requesting identification (2007-2008 Combination Class A Liquor License no. 1299 and Cigarette License no. 1300 of Jay's Liquor, Inc., Jigar U. Chaudhari, Agent, d/b/a Riverbend Liquor, 7506 W. Oklahoma Ave.).

*Held in License & Health Committee during recess.*

42. [2007-0725](#) Police Department Report regarding October 10, 2007 Alcohol Compliance Check involving thirteen (13) West Allis businesses, resulting with four (4) selling alcohol to an underage person without requesting identification (2007-2008 Combination Class A Liquor License no. 934 and Cigarette License no. 1029 of Layton Food & Gas, LLC, Tarlock Bhatia, Agent, d/b/a Becher Liquor & Beer, 2077 S. 78 St.).

*Held in License & Health Committee during recess.*

43. [2007-0700](#) 2007-2009 Tavern Operator License application no. 9-416 of Robin K. Drews.

*Held in License & Health Committee during recess.*

44. [2007-0699](#) 2007-2008 Tavern Operator License application no. 8-397 of Jennifer M. Smith.

*Held in License & Health Committee during recess.*

45. [2007-0694](#) 2007-2008 Tavern Operator License application no. 8-396 of Daniel R. Protic.

*Held in License & Health Committee during recess.*

46. [2007-0698](#) 2007-2008 Tavern Operator License application no. 8-390 of Michael R. Rusch.

*Held in License & Health Committee during recess.*

47. [2007-0701](#) 2007-2009 Tavern Operator License application no. 9-421 of Christopher A. Baudo.

*Held in License & Health Committee during recess.*

48. [2007-0702](#) 2007-2008 Adult-Oriented Establishment Operator Permit application no. 1013 of Jordan T. Ammon.

*Held in License & Health Committee during recess.*

#### **Passed The Block Vote**

**Aye:** 8 - Barczak, Czaplowski, Dobrowski, Lajsic, Narlock, Reinke, Sengstock, and Weigel

**No:** 0



**ADVISORY COMMITTEE**

49. [2007-0729](#) Reappointments by Mayor Bell to the West Allis Commission on Aging of Shirley Johnson, Rita Roth, and Sue Titschler, their three-year terms to expire November 1, 2010.

Attachments: [JOHNSON S AGE.doc](#)  
[ROTH.AGING.doc](#)  
[TITSCHLER AGE.doc](#)

**This Matter was Approved on a Block Vote.**

50. [2007-0731](#) Appointment by Mayor Bell of Wayne B. Clark as a member of the West Allis Community Development Authority, his term to expire October 1, 2010.

Attachments: [CLARK.CDA.doc](#)

**This Matter was Approved on a Block Vote.**

**Passed The Block Vote**

**Aye:** 8 - Barczak, Czaplewski, Dobrowski, Lajsic, Narlock, Reinke, Sengstock, and Weigel

**No:** 0

51. [2007-0730](#) Reappointment by Mayor Bell of Terry Dobrowski as a member of the West Allis Community Development Authority, his four-year term to expire October 1, 2011.

Attachments: [DOBROWSKI T.CDA.doc](#)

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

**Aye:** 7 - Barczak, Czaplewski, Lajsic, Narlock, Reinke, Sengstock, and Weigel

**No:** 0

**Present:** 1 - Dobrowski

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

*Mayor Bell wished everyone a wonderful Thanksgiving and holiday season.*

**O. ADJOURNMENT**

*to adjourn at 8:00 p.m., with the next regularly scheduled meeting to be held on December 4, 2007, at 7:00 p.m*

**A motion was made by Ald. Sengstock, seconded by Ald. Dobrowski, to adjourn at 8:00 p.m., with the next regularly scheduled meeting to be held on December 4, 2007, at 7:00 p.m. The motion carried.**

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



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.