



City of West Allis

Meeting Minutes

Common Council

Mayor Dan Devine, Chair

Aldersperson James W. Sengstock, Council President

Alderspersons: Gary T. Barczak, Michael J. Czaplewski, Kurt E. Kopplin, Thomas G. Lajsic, Richard F. Narlock, Rosalie L. Reinke, Daniel J. Roadt, Vincent Vitale, and Martin J. Weigel

Tuesday, February 15, 2011

7:00 PM

City Hall Common Council Chambers

REGULAR MEETING

A. CALL TO ORDER

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

B. ROLL CALL

Present 10 - Barczak, Czaplewski, Kopplin, Lajsic, Narlock, Reinke, Roadt, Sengstock, Vitale, and Weigel

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Ald. Kopplin.

D. PUBLIC HEARINGS

1. [R-2011-0033](#) Resolution to confirm and adopt the report of the Director of Public Works/City Engineer containing the schedule of proposed assessments for improvement of W. Ohio Ave. from S. 119 St. to S. 122 St., and W. Holt Ave. from 95 feet west of S. 119 St. to 290 feet east of S. 122 St.

Sponsors: Public Works Committee

The Clerk's Office received two (2) letters of opposition on the proposed improvement.

Explanation by Peter Daniels, Principal Engineer.

Appearances: None.

2. [R-2011-0035](#) Resolution relative to determination of Special Use Permit for proposed demolition of the existing New Samaria apartment building and construction of a new 50-unit multi-family apartment building to be located at 6640-6700 W. Beloit Rd.

Sponsors: Safety & Development Committee

The Clerk's Office received three (3) letters of concern on the Special Use Permit; one (1) letter from co-developer, Cardinal Capital Management, Inc.

Explanation by John Stibal, Director of Development.

Appearances:

Amy Baxter, 2218 S. 68 St., on behalf of the East Allis Association, commended John Stibal and the Development Department for involving their Association early on with the project and keeping in regular contact. The Association supported the redevelopment because the building design will be aesthetically pleasing, services will be improved, a higher quality of life, and the project will bring the residents and neighborhood together.

Terry Fischer, pastor of the connected church, agreed with Ms. Baxter, and said that it will be nice to see the building improved and supported the project. He did have questions regarding parking and if the facility will remain the same type that it is.

Jeff Wolfe, 2227 S. 66 St., addressed his concerns with controlling the number of people there.

Erich Schwenker, 135 S. 84 St., Suite 100, Milwaukee, Cardinal Capital Management representative, commented on the tax credits and funding obtained that specifically describes what can be done. He said that housing is for single occupancy and for those recovering from mental illness.

Bridget McMahon, 1635 S. 115 Ct., inquired about the time frame for demolition.

Mike Trefz, 2218 S. 67 Pl., asked if there would be any disruption when using the alley.

3. [R-2011-0044](#) Resolution relative to determination of Special Use Permit for Milwaukee Plumbing and Piping, Inc. offices to be located on the first floor of a mixed-use building located at 11300-02 W. Greenfield Ave.

Sponsors: Safety & Development Committee

Explanation by John Stibal, Director of Development.

Appearances:

Janet Szarik, 1357 S. 113 St., addressed her concerns relative to parking, traffic and noise.

Al Holtz, President of Milwaukee Plumbing, said they have six vehicles, and assignments are scheduled by email and phone.

4. [R-2011-0040](#) Resolution relative to determination of Special Use Permit for proposed antennas and associated equipment to be located at the water tower at 8435 W. National Ave.

Sponsors: Safety & Development Committee

Explanation by John Stibal, Director of Development.

Appearances: None.

E. CITIZEN PARTICIPATION

Kevin McFaddan, 1212 S. 64 St., described his experience, complaints and meetings relative to the noise coming from Motor Castings since 2005. He requested relief from the noise, and commented on the installation of a scrubber system there.

Scott Woeckener, 8544 W. National Ave., introduced and described his multi media company.

F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

Mayor Devine 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 Devine reminded everyone about the Primary, and announced the Spring Election scheduled for April 5th.

Alderspersons Comments

None.

H. AGENDA APPROVAL

that the agenda as submitted be accepted

I. APPROVAL OF MINUTES

to approve the minutes of the regular meeting of February 1, 2011

J. ITEMS NOT REFERRED TO COMMITTEE

5. [2011-0079](#) Quarterly Report of Matters Pending Before Committee Prior to November 1, 2010.

Attachments: [November 1, 2010 Quarterly Report.pdf](#)

6. [2011-0077](#) Rose & deJong, S.C. Notice of Claim on behalf of Richard Lyles requesting reimbursement in the amount of \$1,574.00 relative to an incident allegedly occurring on or around July 8, 1993.

7. [2011-0080](#) Amended Summons and Complaint in the matter of National Mortgage, LLC vs. Julie A. Balistreri, et al, regarding foreclosure of mortgage, Case No. 10-CV-012968.

8. [2011-0089](#) Marek K. Matuszczak communication relative to his request of refund on his 2010 taxes.

Passed The Block Vote

K. STANDING COMMITTEE REPORTS

None.

L. COMMON COUNCIL RECESS

that the Council recess until completion of Committee meetings

Thereupon, the Council took a recess at 7:49 p.m. Upon returning from recess at 8:30 p.m., and the roll call being taken, there were:

Present 10 - Barczak, Czaplewski, Kopplin, Lajsic, Narlock, Reinke, Roadt, Sengstock, Vitale, and Weigel

M. NEW AND PREVIOUS MATTERS

ADMINISTRATION & FINANCE COMMITTEE

9. [R-2011-0036](#) Resolution relative to Approving 2010 Transfers, Carryovers, Open Purchase Orders, Capital Accumulation Charges and Negative Department Balances.

Sponsors: Administration & Finance Committee

Attachments: [2010 Carry Overs.pdf](#)

Held in Administration & Finance Committee during recess.

10. [R-2011-0045](#) Resolution approving the terms and conditions for an Economic Development Loan to Wholesale Partners LLC, d/b/a Cabinets & Counters under the Department of Housing and Urban Development Community Development Block Grant Program in an amount not to exceed \$80,000.

Sponsors: Administration & Finance Committee

11. [R-2011-0046](#) Resolution approving the terms and conditions for an Economic Development Loan to MPP Enterprises LLC under the Department of Housing and Urban Development Community Development Block Grant Program in an amount not to exceed \$57,000.

Sponsors: Administration & Finance Committee

12. [2011-0093](#) Communication from City Administrative Officer regarding request to fill upcoming vacant position of Principal Secretary in the Development Department.

Attachments: [VACPOSREQ.DevPrinSecy 021511.pdf](#)

and Place on File

13. [2011-0086](#) Comptroller/Manager of Finance submitting the report for the month of September 2010 indicating City of West Allis checks issued in the amount \$2,345,754.65.

14. [2011-0087](#) Comptroller/Manager of Finance submitting the report for the month of October 2010 indicating City of West Allis checks issued in the amount of \$4,460,016.05.

15. [2011-0088](#) Comptroller/Manager of Finance submitting the report for the month of November 2010 indicating City of West Allis checks issued in the amount of \$5,168,752.39.

16. [2011-0094](#) Comptroller/Manager of Finance submitting the report for the month of December 2010 indicating City of West Allis checks issued in the amount of \$3,537,302.35

Passed The Block Vote

Aye: 10 - Barczak, Czaplewski, Kopplin, Lajsic, Narlock, Reinke, Roadt, Sengstock, Vitale, and Weigel

No: 0

PUBLIC WORKS COMMITTEE

17. [R-2011-0042](#) Resolution authorizing staff to petition the Public Service Commission for a PWAC Rate Adjustment.

Sponsors: Public Works Committee

Attachments: [Milwaukee Water Works notification of rate increase2011.pdf](#)

18. [R-2011-0043](#) Resolution to approve the West Allis Water Utility's February 8, 2011 PWAC Rate Adjustment.

Sponsors: Public Works Committee

19. [2011-0069](#) Communication from Director of Public Works/City Engineer regarding 2012-2016 Capital Improvement Paving Program.

Attachments: [COMM-2012 Capital Improvement Memo.pdf](#)
[2012-2016 Capital Improvement Paving Program.pdf](#)

20. [2011-0078](#) Southeastern Wisconsin Regional Planning Commission communication providing a copy of SEWRPC Planning Report No. 52, A Regional Water Supply Plan for Southeastern Wisconsin, and a copy of Commission Resolution No. 2010-18, adopting this plan as a guide for the physical development of the Region.

21. [R-2011-0033](#) Resolution to confirm and adopt the report of the Director of Public Works/City Engineer containing the schedule of proposed assessments for improvement of W. Ohio Ave. from S. 119 St. to S. 122 St., and W. Holt Ave. from 95 feet west of S. 119 St. to 290 feet east of S. 122 St.

Sponsors: Public Works Committee

22. [R-2011-0034](#) Final Resolution authorizing public improvement by concrete reconstruction with miscellaneous walk repair, new driveway approaches, storm sewer, sanitary sewer relay, building services and utility adjustments in W. Ohio Ave. from S. 119 St. to S. 122 St., and W. Holt Ave. from 95 feet west of S. 119 St. to 290 feet east of S. 122 St. and levying special assessments against benefited properties.

Sponsors: Public Works Committee

Passed The Block Vote

Aye: 10 - Barczak, Czaplewski, Kopplin, Lajsic, Narlock, Reinke, Roadt, Sengstock, Vitale, and Weigel

No: 0

SAFETY & DEVELOPMENT COMMITTEE

23. [O-2011-0007](#) An Ordinance to Adopt the City of West Allis 2030 Comprehensive Plan.

Sponsors: Safety & Development Committee

Attachments: [O-2011-0007 signed](#)

24. [2011-0084](#) Special Use Permit applications to establish a new restaurant, Jet's Pizza at 9129 W. Greenfield Ave. within a portion of the multi-tenant commercial building located at 9129-35 W. Greenfield Ave., submitted by Terri Stevens, LS Architecture and William Pat Waple, WJ Pizza, LLC applicant.

Held in Safety & Development Committee during recess.

25. [R-2011-0032](#) Resolution approving a Certified Survey Map to demolish and combine a 3-family residence located at 1341-43 and 43A S. 63 St. and 13** S. 63 St. with Six Points East, a mixed use property located at 6330 W. Greenfield Ave. to create a parking lot expansion for Six Points East, submitted by Martin Merriner, Six Points East, LLC.

Sponsors: Safety & Development Committee

26. [2011-0083](#) Certified Survey Map to demolish and combine a 3-family residence located at 1341-43 and 43A S. 63 St. and 13** S. 63 St. with Six Points East, a mixed use property located at 6330 W. Greenfield Ave. to create a parking lot expansion for Six Points East, submitted by Martin Merriner, Six Points East, LLC.

27. [2011-0090](#) Communication from Excel Engineering, Inc. requesting an additional 5-month extension of time on filing the Certified Survey Map to demolish and combine a 3-family residence located at 1341-43 and 43A S. 63 St. and 13** S. 63 St. with Six Points East, a mixed use property located at 6330 W. Greenfield Ave. to create a parking lot expansion for Six Points East.
28. [R-2011-0031](#) Resolution approving a Certified Survey Map to combine all existing platted lots within tax key number 475-0195-001 for the proposed demolition of the existing New Samaria apartment building and construction of a new 50-unit multi-family apartment building to be located at 6640-6700 W. Beloit Rd. submitted by Norman Barrientos Design and Erich Schwenker of Cardinal Capital Management.
- Sponsors:* Safety & Development Committee
29. [2011-0081](#) Certified Survey Map to combine all existing platted lots within tax key number 475-0195-001 for the proposed demolition of the existing New Samaria apartment building and construction of a new 50-unit multi-family apartment building to be located at 6640-6700 W. Beloit Rd. submitted by Norman Barrientos Design and Erich Schwenker of Cardinal Capital Management.
30. [2011-0082](#) Communication from Cardinal Capital Management requesting an additional 5-month extension of time on filing the Certified Survey Map to combine all existing platted lots within tax key number 475-0195-001 for the proposed demolition of the existing New Samaria apartment building and construction of a new 50-unit multi-family apartment building to be located at 6640-6700 W. Beloit Rd.
31. [R-2011-0035](#) Resolution relative to determination of Special Use Permit for proposed demolition of the existing New Samaria apartment building and construction of a new 50-unit multi-family apartment building to be located at 6640-6700 W. Beloit Rd.
- Sponsors:* Safety & Development Committee
32. [2011-0057](#) Special Use Permit for proposed demolition of the existing New Samaria apartment building and construction of a new 50-unit multi-family apartment building to be located at 6640-6700 W. Beloit Rd.
- Attachments:* [S Loing.pdf](#)
[Cardinal Capital Mgmt.pdf](#)
[M Trefz letter of concern.pdf](#)
33. [R-2011-0044](#) Resolution relative to determination of Special Use Permit for Milwaukee Plumbing and Piping, Inc. offices to be located on the first floor of a mixed-use building located at 11300-02 W. Greenfield Ave.
- Sponsors:* Safety & Development Committee
34. [2011-0058](#) Special Use Permit for Milwaukee Plumbing and Piping, Inc. offices to be located on the first floor of a mixed use building located at 11300-02 W. Greenfield Ave.

35. [R-2011-0040](#) Resolution relative to determination of Special Use Permit for proposed antennas and associated equipment to be located at the water tower at 8435 W. National Ave.

Sponsors: Safety & Development Committee

36. [2011-0021](#) Special Use Permit for proposed antennas and associated equipment to be located at the water tower at 8435 W. National Ave.

Passed The Block Vote

Aye: 10 - Barczak, Czaplewski, Kopplin, Lajsic, Narlock, Reinke, Roadt, Sengstock, Vitale, and Weigel

No: 0

LICENSE & HEALTH COMMITTEE

37. [2011-0070](#) 2010-2011 Tavern Operator License application no. 11-601 of Leslie R. Koppelman.

38. [O-2011-0006](#) An Ordinance to Amend Subsection 9.15(2)(a), to Repeal Subsection 9.15(2)(b)7, and to Renumber 9.15(2)(b)8 to 9.15(2)(b)7 of the West Allis Revised Municipal Code Relating to Licenses and Fees for Charitable Organizations Engaged in Pawn Shops, Secondhand Stores and Secondhand Jewelry Dealers.

Sponsors: Ald. Czaplewski

Held in License & Health Committee during recess.

39. [2011-0092](#) 2010-2011 Used Vehicle Dealer License application(s).

License application no. 1749 granted.

40. [2011-0085](#) 2010-2011 Special Class B Beer and Wine License application(s).

License applications no. 26-29 granted with alcohol sales and service ending at 11 p.m.

41. [2011-0076](#) Tavern Operator License applications.

2010-2011 License applications no. 604-606 granted.

42. [2011-0074](#) Police Department report regarding tavern violations/calls for service for the month of January 2011.

Attachments: [Police Rept January 2011.pdf](#)

43. [2011-0071](#) Police Department Report involving Larry Michael's Club & Cafe, 8900 W. Greenfield Ave. (2010-2011 Class B Tavern License no. 472, Dance Hall License no. 1040 and Instrumental Music License no. 1039, Larry M. Beilfuss, Incident Date: January 8, 2011).
Held in License & Health Committee during recess.
44. [2011-0072](#) Police Department Report involving Dopp's Bar & Grill, 1753 S. 68 St. (2010-2011 Class B Tavern License no. 1490, Dance Hall License no. 1492, and Instrumental Music License no. 1491 of Doppelgangers, Inc., Tammy L. Dopp, Agent, Incident Date: January 24, 2011)
Held in License & Health Committee during recess.
45. [2011-0073](#) Police Department Report regarding violations of the Wisconsin Indoor Clean Air Act Smoking Ban for the month of January 2011 involving one (1) West Allis business (2010-2011 Class B Tavern License no. 456, and Dance Hall License no. 505 of Phylo's LLC, Philip J. Lehmann, Agent, d/b/a Phylo's, 1501 S. 70 St., Incident Date: January 28, 2011, 1st Offense).

Passed The Block Vote

Aye: 10 - Barczak, Czaplowski, Kopplin, Lajsic, Narlock, Reinke, Roadt, Sengstock, Vitale, and Weigel
No: 0

ADVISORY COMMITTEE

46. [2011-0075](#) Chief of Police communication requesting permission to destroy certain records.
Attachments: [Police Chief communication.pdf](#)
47. [2011-0091](#) Legislative Committee minutes for February 8, 2011.
Attachments: [LEG CMTE MINS 020811.pdf](#)
48. [2011-0095](#) Reappointment by Mayor Devine of Karen Timonen as a member of the West Allis Beautification Committee, under the guidelines of the ordinance pertaining to limitation on consecutive terms for members of boards and commissions, her two-year term to expire December 31, 2012.
49. [2011-0096](#) Reappointment by Mayor Devine of Marianna Markowetz as a member of the West Allis Capital Improvement Committee, under the guidelines of the ordinance pertaining to limitation on consecutive terms for members of boards and commissions, her three-year term to expire January 10, 2014.
50. [2011-0097](#) Reappointment by Mayor Devine of Peter Hansen as a member of the West Allis Capital Improvement Committee, his three-year term to expire January 10, 2014.

51. [2011-0099](#) Reappointment by Mayor Devine of John Maydak as a member of the West Allis Community Celebrations Committee, his three-year term to expire December 31, 2013.
52. [2011-0100](#) Reappointments by Mayor Devine to the West Allis Economic Development (Partnership) Committee of John Klose, Jr. and Mark Panlener, their three-year terms to expire January 1, 2014.
53. [2011-0102](#) Appointment by Mayor Devine of Rick Bassler as a member of the West Allis Fair Housing Board, his three-year term to expire February 1, 2014.
54. [2011-0103](#) Appointment by Mayor Devine of Brianna Gonzalez as an Adult Advisor on the West Allis Youth Commission, her four-year term to expire September 30, 2014.
55. [2011-0101](#) Reappointments by Mayor Devine of Alderperson Richard Narlock and Sandra Piotrowski as a member of the West Allis Fair Housing Board, their three-year terms to expire February 1, 2014.
56. [2011-0098](#) Reappointment by Mayor Devine of Alderperson Rosalie Reinke as a member of the West Allis Community Celebrations Committee, her two year term to expire December 31, 2012.

Passed The Block Vote

Aye: 10 - Barczak, Czaplewski, Kopplin, Lajsic, Narlock, Reinke, Roadt, Sengstock, Vitale, and Weigel

No: 0

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

None.

O. ADJOURNMENT

to adjourn at 8:36 p.m., with the next regularly scheduled meeting to be held on March 1, 2011, at 7:00 p.m

*/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.