



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*

Tuesday, September 18, 2007

7:00 PM

City Hall - Council Chambers

REGULAR MEETING

A. CALL TO ORDER

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

B. ROLL CALL

Present 10 - Barczak, Czaplowski, Dobrowski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Vitale, and Weigel

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Ald. Weigel.

D. PUBLIC HEARINGS

1. [R-2007-0232](#) Resolution relative to determination of Special Use Permit amendment for proposed multi-family elderly housing complex, to be located on the former Laidlaw Transit, Inc. bus company site and on the former Neis Hardware site at 7725, 7741, 79**, 7939-43 W. National Ave. and 1810 S. 80 St. (Tax Key Nos. 452-0599-001, 452-0598-001, 452-0597-003, 452-0597-002, 452-0597-001, 452-9999-007, 452-0596-000)

Sponsors: Safety & Development Committee

Explanation by John Stibal, Director of Development.

Appearances: None.

2. [R-2007-0233](#) Resolution relative to determination of Special Use Permit for proposed Gathering Grounds coffee shop, to be located at the former Seventh Day Adventist Church at 1610-12 S. 81 St. (Tax Key No. 452-0313-000)

Sponsors: Safety & Development Committee

Explanation by John Stibal, Director of Development.

Appearances: None.

3. [R-2007-0234](#) Resolution relative to determination of Special Use Permit for proposed West Allis Children's Center daycare, to be located within the West Allis Center multi-tenant commercial building at 1126 S. 70 St. (Tax Key No. 439-0001-026)

Sponsors: Safety & Development Committee

Explanation by John Stibal, Director of Development.

Appearances: None.

E. CITIZEN PARTICIPATION

Brian Preiss, Executive Director, Business Improvement District, 7231 W. Greenfield Ave., addressed the Business Improvement District's operating budget. He thanked the West Allis Police Department for their involvement in the downtown area. Mr. Preiss commented on the hanging plant baskets and ongoing efforts to keep the streets clean. He announced the upcoming events for the Business Improvement District: Classic Car show on October 7th, and Greenfield Ave. will be closed off on that day; Meet and Treat is scheduled for October 27th; and the Christmas Parade is scheduled for the morning of Saturday, December 1st in conjunction with the holiday stroll.

F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

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

G. MISCELLANEOUS BUSINESS

Mayor's Report

Public Events:

Attended two ribbon cuttings and one ground breaking.

Attended the Beautification Awards ceremony, the Forks and Corks event, and the Arts A' Fair.

Management:

Continue to work on the City budget.

Alderspersons Comments

None.

H. AGENDA APPROVAL

that the agenda with supplemental item no. 41a be accepted

A motion was made by Ald. Sengstock, seconded by Ald. Reinke, that the agenda with supplemental item no. 41a be accepted. The motion carried.

I. APPROVAL OF MINUTES

to approve the minutes of the regular meeting of September 4, 2007

A motion was made by Ald. Sengstock, seconded by Ald. Lajsic, to approve the minutes of the regular meeting of September 4, 2007. The motion carried.

J. ITEMS NOT REFERRED TO COMMITTEE

4. [2007-0585](#) Communications and all other matters referred to various Committees prior to July 1, 2007.

A motion was made by Ald. Dobrowski, seconded by Ald. Barczak, that this matter be Placed on File. The motion carried by the following vote:

Aye: 10 - Barczak, Czaplewski, Dobrowski, 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. Dobrowski, that the Council recess until completion of Committee meetings. The motion carried.

Thereupon, the Council took a recess at 7:17 p.m. Upon returning from recess at 7:45 p.m., and the roll call being taken, there were:

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

M. NEW AND PREVIOUS MATTERS

COMMITTEE OF THE WHOLE

- 5. [2007-0510](#) Communication from Mayor Bell transmitting Final Report of Strategic Planning Exercise.

Attachments: [CC LTR.2007 STRATPLNG RPT.doc](#)
[BREAKOUT GROUPS 2007 REPORT.doc](#)
[ACTION PLANS 07.GROUP 1.doc](#)
[ACTION PLANS 07.GROUP 2.doc](#)
[ACTION PLANS 07.GROUP 3.doc](#)
[ACTION PLANS 07.GROUP 4.doc](#)
[ACTION PLANS 07.GROUP 5.doc](#)

Report approved.

This Matter was Placed on File on a Block Vote.

- 6. [2007-0511](#) Communication from City Administrative Officer transmitting results of 2006 Priority Setting Session on City Services.

Attachments: [MCC.2006 PriorityStngSessn.doc](#)
[CWA SERVICES.PRIORITY SETTING SESSION 061206 Ranking.doc](#)

Report approved.

This Matter was Placed on File on a Block Vote.

Passed The Block Vote

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

No: 0

ADMINISTRATION & FINANCE COMMITTEE

7. [R-2007-0230](#) Resolution approving an Action Plan for Fiscal Year 2008 relative to the Community Development Block Grant (CDBG) Program.

Sponsors: Administration & Finance Committee

This Matter was Adopted on a Block Vote.

8. [2007-0583](#) Communication from the Director of Public Works regarding money received from tree removals for driveway approach installation being placed in the Department's account for acquiring new trees instead of in the City's general fund.

Attachments: [tree removal for driveways.rtf](#)

This Matter was Placed on File on a Block Vote.

City Attorney Claim Report

9. **2001-0040** Theresa Remkus, 2036 S. 85 St., communication regarding property damage allegedly sustained during the last week of August 2001.

This Matter was Denied on a Block Vote.

10. [2001-0135](#) Kemper Insurance Companies communication submitted on behalf of Wisconsin Nipple & Fitting regarding property damage allegedly sustained at 1900 S. 89 St.

This Matter was Denied on a Block Vote.

11. [2007-0113](#) Michael Best & Friedrich, LLP on behalf of Tri-North Builders, Inc., communication regarding payment for work performed at the West Allis Fire Station No. 2, 2040 S. 67th Place, in the amount of \$7,520.81 plus interest.

This Matter was Placed on File on a Block Vote.

12. [2007-0457](#) Heather Hauenstein communication regarding vehicle damage allegedly sustained on W. National Ave. at the Hwy 45 Southbound entrance ramp on June 30, 2007.

This Matter was Denied on a Block Vote.

13. [2007-0526](#) Lance Plout communication regarding vehicle damage allegedly sustained at or near S. 76 St. and W. Oklahoma Ave. on May 10, 2007.

This Matter was Denied on a Block Vote.

Passed The Block Vote

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

No: 0

PUBLIC WORKS COMMITTEE

14. [R-2007-0210](#) Resolution to approve an amendment to the agreement for disposal of solid waste by and between Veolia Environmental Services and the City of West Allis.

Sponsors: Public Works Committee

This Matter was Adopted on a Block Vote.

15. [R-2007-0225](#) Resolution to approve an Agreement by and between the City of West Allis and the Union Pacific Railroad Company for widening of the track crossing in the 6700 block of West National Avenue.

Sponsors: Public Works Committee

This Matter was Adopted on a Block Vote.

16. [R-2007-0227](#) Resolution relative to accepting the proposal of Neher Electric Supply Co. for furnishing street light and traffic signal lamps for a total sum of \$39,365.10.

Sponsors: Public Works Committee

Attachments: [962 Street & Traffic Lamps.xls](#)

This Matter was Adopted on a Block Vote.

Passed The Block Vote

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

No: 0

SAFETY & DEVELOPMENT COMMITTEE

17. [O-2007-0036](#) An Ordinance to Repeal Section 4.08 of the Revised Municipal Code Relating to Special Police Powers.

Sponsors: Lajsic

This Matter was Passed on a Block Vote.

18. [R-2007-0231](#) Resolution relative to authorizing the submittal of federal grant applications by the Director of Development and the subsequent appropriation of necessary local matching funds for the U.S. Environmental Protection Agency's Brownfield Assessment Grant Program, Cleanup Grant Program, and Brownfield Revolving Loan Grant Program.

Sponsors: Safety & Development Committee

This Matter was Adopted on a Block Vote.

19. [R-2007-0226](#) Resolution Approving an Indefeasible Right-of-Use Agreement by and between the City of West Allis and the West Allis-West Milwaukee School District Relating to the Fiber Optic Cable Between the Police Department and Nathan Hale High School.

Sponsors: Lajsic

Attachments: [Indefeasible Right-of-Use Agreement.doc](#)

This Matter was Adopted on a Block Vote.

20. [R-2007-0223](#) Resolution relative to determination of Special Use Permit for proposed to be located within the existing commercial building at 9004 W. Lincoln Ave. (Tax Key No. 478-0309-001)
- Sponsors:* Safety & Development Committee
- This Matter was Adopted on a Block Vote.**
21. [2007-0522](#) Special Use Permit for proposed parent educational program to be located within the existing commercial building at 9004 W. Lincoln Ave. (Tax Key No. 478-0309-001)
- This Matter was Placed on File on a Block Vote.**
22. [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
- Held in Safety & Development Committee during recess.*
23. [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)
- Held in Safety & Development Committee during recess.*
24. [2007-0589](#) Special Use Permit for proposed landscape supply/storage business, Nature Boy Landscape & Supply, to be located at 528 S. 108 St. (Tax Key No. 415-9994-002)
- Held in Safety & Development Committee during recess.*
25. [2007-0590](#) Special Use Permit for extended hours of operation for proposed Subway restaurant, to be located within Lincoln Plaza at 2251 S. 108 St. (Tax Key No. 481-9990-001)
- Held in Safety & Development Committee during recess.*
26. [2007-0591](#) Special Use Permit for proposed Shawna's Pub & Grub bar and restaurant, to be located at the former Doyle's Milwaukee Inn at 1101-03 S. 60 St. (Tax Key No. 439-0154-000)
- Held in Safety & Development Committee during recess.*
27. [2007-0592](#) Special Use Permit for proposed placement of AT&T telephone equipment cabinets, to be located at 10506 W. Greenfield Ave. (Tax Key No. 444-0516-001)
- Held in Safety & Development Committee during recess.*
28. [2007-0593](#) Special Use Permit for proposed placement of AT&T telephone equipment cabinets, to be located at 1606 S. 116 St. (Tax Key No. 448-0001-000)
- Held in Safety & Development Committee during recess.*
29. [2007-0594](#) Special Use Permit for proposed placement of AT&T telephone equipment cabinets, to be located at 6808 W. Lincoln Ave. (Tax Key No. 476-0231-000)

Held in Safety & Development Committee during recess.

Public Hearing Items (Safety & Development Committee)

30. [R-2007-0232](#) Resolution relative to determination of Special Use Permit amendment for proposed multi-family elderly housing complex, to be located on the former Laidlaw Transit, Inc. bus company site and on the former Neis Hardware site at 7725, 7741, 79**, 7939-43 W. National Ave. and 1810 S. 80 St. (Tax Key Nos. 452-0599-001, 452-0598-001, 452-0597-003, 452-0597-002, 452-0597-001, 452-9999-007, 452-0596-000)

Sponsors: Safety & Development Committee

This Matter was Adopted on a Block Vote.

31. [R-2007-0233](#) Resolution relative to determination of Special Use Permit for proposed Gathering Grounds coffee shop, to be located at the former Seventh Day Adventist Church at 1610-12 S. 81 St. (Tax Key No. 452-0313-000)

Sponsors: Safety & Development Committee

Held in Safety & Development Committee during recess.

32. [2007-0536](#) Special Use Permit for proposed Gathering Grounds coffee shop, to be located at the former Seventh Day Adventist Church at 1610-12 S. 81 St. (Tax Key No. 452-0313-000)

Held in Safety & Development Committee during recess.

33. [R-2007-0234](#) Resolution relative to determination of Special Use Permit for proposed West Allis Children's Center daycare, to be located within the West Allis Center multi-tenant commercial building at 1126 S. 70 St. (Tax Key No. 439-0001-026)

Sponsors: Safety & Development Committee

This Matter was Adopted on a Block Vote.

34. [2006-0637](#) Special Use Permit for proposed Small Treasures Daycare, to be located within the West Allis Center multi-tenant commercial building at 1126 S. 70 St. (Tax Key No. 439-0001-026)

This Matter was Placed on File on a Block Vote.

Passed The Block Vote

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

No: 0

LICENSE & HEALTH COMMITTEE

35. [2007-0581](#) 2007-2008 Class B Tavern license application no. 1329, Dance Hall license application no. 1333 and Instrumental Music license application no. 1331 of House of Jokers, Inc., Lisa M. Neibert, Agent, d/b/a House of Jokers, for premises located at 6328 W. Mitchell St. (new-existing location).

Satisfy necessary requirements within thirty (30) days.

This Matter was Approved subject to the necessary requirement(s) on a Block Vote.

36. [2007-0577](#) 2007-2008 Tavern Operator License application no. 376 of Cayla M. Yanny.
Held in License & Health Committee during recess.
37. [2007-0578](#) 2007-2008 Tavern Operator License application no. 378 of Joseph M. Schleicher.
Held in License & Health Committee during recess.
38. [2007-0579](#) 2007-2009 Tavern Operator License application no. 395 of Daniel J. Dougherty.
Held in License & Health Committee during recess.
39. [2007-0580](#) 2007-2009 Tavern Operator License application no. 396 of Caidy L. Muhar.
Held in License & Health Committee during recess.
40. [2007-0587](#) 2007-2008 Combination Class A Liquor License application no. 1323 of Aldi, Inc. (Wisconsin), Thomas P. Waldoch, Agent, d/b/a Aldi #10 for premises located at 1712 S. 108 St. (new-nonexisting)
Held in License & Health Committee during recess.
41. [2007-0588](#) 2007-2008 and 2007-2009 Tavern Operator License applications.
*2007-2008 License application nos. 379 and 382 granted.
2007-2009 License application nos. 398-400, 403, and 404 granted.*
- This Matter was Approved on a Block Vote.**
- 41a. [2007-0601](#) 2007-2008 Class B Tavern Special Event Permit appl. no. 8 of Gregory L. Tans, d/b/a Sir Gregory's Pub, 7534 W. Beloit Rd. (2007-2008 Class B Tavern License no. 832 and Dance Hall License no. 834), for an outdoor cookout to celebrate twenty-four years in business from 2:00 p.m. to 9:00 p.m. (tent on east side of building) to be held on September 29, 2007.
This Matter was Approved on a Block Vote.

Passed The Block Vote

Aye: 10 - Barczak, Czapplewski, Dobrowski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Vitale, and Weigel

No: 0

ADVISORY COMMITTEE

42. [R-2007-0224](#) Resolution to approve the Year 2008 Operating Plan for the Downtown West Allis Business Improvement District and to adopt the Special Assessment Method as stated therein (Preliminary).

Sponsors: Advisory Committee

Attachments: [Special Assessment Method Year 2008.pdf](#)
[BID Operating Plan 2008.pdf](#)

This Matter was Adopted on a Block Vote.

43. [2007-0598](#) Legislative Committee minutes for September 11, 2007.

Attachments: [091107 LEGCMTE MIN.doc](#)

This Matter was Placed on File on a Block Vote.

44. [2007-0584](#) Appointment by Mayor Bell of Curtis Mould as an Adult Advisor-School Superintendent's Designee to the West Allis Youth Commission.

Attachments: [YOUTHCOMM.MOULD.doc](#)

This Matter was Approved on a Block Vote.

45. [2007-0596](#) Notification of appointment of Karen Jasniewski to the West Allis Community Improvement Foundation, Inc.

Attachments: [MCC.WACIF APPT.Jasniewski.doc](#)

This Matter was Approved on a Block Vote.

46. [2007-0597](#) Notification of reappointment of Paul M. Ziehler to the West Allis Community Improvement Foundation, Inc.

Attachments: [MCC.WACIF APPT.Ziehler.doc](#)

This Matter was Approved on a Block Vote.

Passed The Block Vote

Aye: 10 - Barczak, Czaplewski, Dobrowski, Kopplin, Lajsic, Narlock, Reinke, 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 7:50 p.m., with the next regularly scheduled meeting to be held on October 2, 2007, at 7:00 p.m

A motion was made by Ald. Sengstock, seconded by Ald. Reinke, to adjourn at 7:50 p.m., with the next regularly scheduled meeting to be held on October 2, 2007, 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.