



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. Czaplewski, Kevin Haass,
Michael P. May, Cathleen M. Probst, Rosalie L. Reinke,
Daniel J. Roadt, Vincent Vitale, and Martin J. Weigel

Tuesday, July 11, 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

1. [R-2017-0184](#) Resolution relative to determination of Special Use Permit for a proposed restaurant and gastropub to be located within the existing mixed-use building located at 5835 W. National Ave.
Sponsors: Safety & Development Committee
2. [R-2017-0186](#) Resolution relative to determination of Special Use Permit for Jane's Simply Delicious Popcorn, a proposed limited food production use, to be located within a portion of the Southtown Shopping Center located at 2942 S. 108 St.
Sponsors: Safety & Development Committee
3. [R-2017-0188](#) Resolution relative to determination of Special Use Permit for Tall Guy and a Grill, a proposed catering business, to be located within a portion of the multi-tenant building at 6733-35 W. Lincoln Ave.
Sponsors: Safety & Development Committee
4. [R-2017-0189](#) Resolution relative to determination of a Special Use Permit for Zignego Ready Mix Inc., an existing ready mix concrete business, to amend the terms of their existing Special Use Permit for the overall premise, and to make various site changes on properties located at 4** S. Curtis Rd., 5** S. Curtis Rd., 521 S. Curtis Rd., 551 S. Curtis Rd. and 571 S. Curtis Rd.
Sponsors: Safety & Development 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
License & Health, Administration & Finance*

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

5. [2017-0423](#) Minutes (Draft) of the Common Council regular meeting of June 20, 2017.

Attachments: [062017 CC Minutes.draft](#)

J. ITEMS NOT REFERRED TO COMMITTEE

6. [2017-0428](#) Quarterly Report of Matters Pending Before Committee Prior to July 2017.

Attachments: [Referred Matters Report July 11, 2017](#)

K. STANDING COMMITTEE REPORTS

None.

L. COMMON COUNCIL RECESS**M. NEW AND PREVIOUS MATTERS****ADMINISTRATION & FINANCE AND PUBLIC WORKS COMMITTEE****New Matters for Introduction**

7. [R-2017-0187](#) Resolution relative to accepting the contract proposal of CableCom LLC for the installation of fiber optic cabling at Reservoir Park for a total sum of \$26,288.16.

Sponsors: Administration & Finance Committee

Attachments: [IT Director communication re fiber optic cabling at Reservoir Park](#)
[CableCom LLC proposal for fiber optic cabling at Reservoir Park](#)

ADMINISTRATION & FINANCE COMMITTEE**New Matters for Introduction**

8. [O-2017-0026](#) An Ordinance to amend Salary Ordinance No. O-2017-0011 and establishing the pay of certain Miscellaneous Employees of the City of West Allis (Police Background Investigators and College Co-ops/Interns).

Sponsors: Administration & Finance Committee

9. [R-2017-0181](#) Resolution approving the 2016-2017 State Fair Park Crowd and Traffic Control Services Agreement.

Sponsors: Administration & Finance Committee

Attachments: [State Fair Park Grant Agreement 2016 2017](#)

10. [R-2017-0183](#) Resolution to amend the City's Policies & Procedures Manual No. 1318 relating to On-Call Policy.

Sponsors: Administration & Finance Committee

Attachments: [Policy 1318](#)

11. [R-2017-0185](#) Resolution requesting approval to join WiscNet, a non-profit association, in order to obtain Internet Services for the City of West Allis for a total sum of \$8,700.00.

Sponsors: Administration & Finance Committee

Attachments: [IT Director communication re WiscNet](#)
[WiscNet Memorandum of Understanding](#)

12. [R-2017-0192](#) Resolution approving Subgrantee Agreements and Interdepartmental Agreements by and between the City of West Allis and various Community Development Block Grant recipients and City Departments for support of administrative, public service, housing rehabilitation, economic development, and public facilities activities and projects funded by 2017 Community Development Block Grant funds.
- Sponsors:* Administration & Finance Committee
- Attachments:* [Exhibit A](#)
[Exhibit B](#)
13. [R-2017-0193](#) Resolution approving a West Allis Neighborhood Association Small Grant Program Focus Grant to Rainbow Gardens Neighborhood Association in the amount of \$1,114.
- Sponsors:* Ald. Barczak and Ald. May
- Attachments:* [Focus Grant Agreement - Rainbow Gardens](#)
[Exhibit A to Focus Grant Application - Mural \(7-5-17\)](#)
14. [R-2017-0194](#) Resolution to approve a Commercial Facade Improvement Project Grant Contract by and between the City of West Allis and MCH Properties, LLC, property owners for the property located at 6125-6129 W. Greenfield Ave. in an amount not to exceed \$2,090.
- Sponsors:* Administration & Finance Committee
- Attachments:* [Commercial Facade Contract \(7-7-17\)](#)
15. [R-2017-0195](#) Resolution authorizing a “Hybrid Approach” for the City Assessor Office and engagement with Tyler Technologies, Inc. to perform annual assessment services and a commercial revaluation starting August 1, 2017 and ending July 31, 2019, for a total sum not to exceed \$430,000.
- Sponsors:* Administration & Finance Committee
- Attachments:* [Contract Assessment Service and Cost Break Down](#)
[West Allis Assessment and Revaluation Service RFP DRAFT](#)
[Hybrid Approach Fiscal Note 7-7-17 \(2\)](#)
16. [2017-0422](#) Communication from the City Administrator recommending the appointment of Mr. Jason Williams to the position of City Assessor.
- Attachments:* [J. Williams appt letter](#)
[Resume Jason Williams_Redacted](#)
17. [R-2017-0182](#) Resolution relative to the approval of the Employment Contract for the position of City Assessor with Jason Williams.
- Sponsors:* Administration & Finance Committee
- Attachments:* [Employment Contract for City Assessor](#)

City Attorney Claim Report

18. [2016-0647](#) Summons and Complaint in the matter of Federal National Mortgage Association (“Fannie Mae”) vs Deann M. Curtis, et al, regarding foreclosure of mortgage, Case No. 2016CV007679.

Attachments: [Curtis.foreclosure](#)

City Attorney recommended to be placed on file.

19. [2017-0262](#) Sandra L. Glander Notice of Claim regarding vehicle damages allegedly sustained on March 13, 2017 at 2459 S. 99 St.

Attachments: [Glander - Claim 4-27-17](#)

City Attorney recommended to be placed on file.

20. [2017-0352](#) Kay M. Roy claim regarding vehicle damages allegedly sustained on January 16, 2017 at S. 111 St and W. Becher St.

Attachments: [K. Roy claim](#)

City Attorney recommended to be placed on file.

21. [2017-0364](#) Benjamin Rulli Notice of Claim regarding vehicle damages allegedly sustained at 2113 S. 70 Street on June 5, 2017.

Attachments: [Claim-Benjamin Rulli](#)

City Attorney recommended to deny.

22. [2017-0366](#) Emily Hangartner Notice of Claim regarding vehicle damages allegedly sustained at 1933 S. 60 Street on May 13, 2017.

Attachments: [Claim-Emily Hangartner](#)

City Attorney recommended to deny.

23. [2017-0367](#) Ramon Robinson II Notice of Claim regarding vehicle damages allegedly sustained at 1933 S. 60 Street on May 13, 2017.

Attachments: [Claim-Ramon Robinson II](#)

City Attorney recommended to deny.

PUBLIC WORKS COMMITTEE**New Matters for Introduction**

24. [R-2017-0179](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of W. National Avenue from S. 70 Street to S. 76 Street and W. Lapham Street from S. 56 Street to S. 60 Street and portions of intersecting streets by concrete reconstruction, new driveway approaches, new concrete sidewalk, storm sewer relay, sanitary sewer relay, water main relay, building services and utility adjustments.

Sponsors: Public Works Committee

25. [R-2017-0180](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of S. 124 Street from W. Lincoln Avenue to W. Oklahoma Avenue and portions of intersecting streets by rural section asphalt and widening of the pavement.
- Sponsors:* Public Works Committee
26. [R-2017-0197](#) A Resolution to create City of West Allis Policies and Procedures Manual Policy No. 2107 “Park Regulations & Permits”.
- Sponsors:* Public Works Committee
- Attachments:* [park permit form](#)
[park policy](#)
27. [R-2017-0196](#) Resolution to approve bid of Globe Contractors, Inc. for installation of storm sewer and sanitary sewer relay in W. Mitchell St. from S. 69th St. to S. 70th St.; S. 70th St. from W. National Ave. to W. Mitchell St.; S. 71st St. from 275’ North of W. National Ave. to W. National Avenue; S. 72nd St. from 520’ North of W. National Ave. to W. National Ave. and 1121 S. 74th St. within the City of West Allis in the amount of \$503,512.00.
- Sponsors:* Public Works Committee
- Attachments:* [2017-12 BID RESULTS](#)

SAFETY & DEVELOPMENT COMMITTEE

New Matters for Introduction

28. [O-2017-0027](#) Ordinance to Create Section 7.127 of the West Allis Revised Municipal Code Relating to Containment of Dogs
- Sponsors:* Ald. Reinke
29. [R-2017-0190](#) Resolution approving a Certified Survey Map to combine seven existing lots located at 1470-88 S. 84 St., 1515 S. 83 St., 82** W. Orchard St., 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St. into two new lots, split a portion of the existing lot located at 1515 S. 83 St. into a new lot, and combine two other existing lots located at 1502 S. 83 St. and 15** S. 83 St. into one lot for the development of “Element 84” within the 84th and Greenfield Redevelopment area, submitted by Jon Ross, d/b/a Ogden & Company, Inc. and/or Element 84 LLC (Current Tax Key Nos. 451-0642-006, 452-0712-000, 452-0711-000, 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000, 452-0417-001 and 452-0415-000).
- Sponsors:* Safety & Development Committee
- Attachments:* [CSM - Element 84 - Revised](#)
30. [2017-0427](#) Communication from the Police Chief regarding acquiring military surplus equipment for use in Police Department operations.
- Attachments:* [MRAP Proposal](#)

31. [2017-0436](#) Communication from the City Administrator regarding the court-ordered repair order for the former Crawdaddy's property located at 6414-22 W. Greenfield Ave.
- Attachments:* [Crawdaddy's Communication to CC](#)

Previous Matters for Consideration

32. [R-2017-0166](#) Resolution authorizing the acquisition of the former 1.001 acre parcel (former Roosevelt School Playground) from the West Allis-West Milwaukee School District property at located at 9** S. 60 St. (438-1301-000).
- Sponsors:* Safety & Development Committee
- Attachments:* [5.17.17 DRAFT-Quit Claim Deed](#)
[5.17.17 Offer to Purchase](#)

Public Hearing Items (Safety & Development Committee)

33. [R-2017-0184](#) Resolution relative to determination of Special Use Permit for a proposed restaurant and gastropub to be located within the existing mixed-use building located at 5835 W. National Ave.
- Sponsors:* Safety & Development Committee
34. [2017-0396](#) Special Use Permit for a proposed restaurant and gastropub to be located within the existing mixed-use building located at 5835 W. National Ave.
35. [R-2017-0186](#) Resolution relative to determination of Special Use Permit for Jane's Simply Delicious Popcorn, a proposed limited food production use, to be located within a portion of the Southtown Shopping Center located at 2942 S. 108 St.
- Sponsors:* Safety & Development Committee
36. [2017-0397](#) Special Use Permit for Jane's Simply Delicious Popcorn, a proposed limited food production use, to be located within a portion of the South Town Shopping Center located at 2942 S. 108 St.
- Attachments:* [Plan & Description Letter \(6-15-17\)](#)
37. [R-2017-0188](#) Resolution relative to determination of Special Use Permit for Tall Guy and a Grill, a proposed catering business, to be located within a portion of the multi-tenant building at 6733-35 W. Lincoln Ave.
- Sponsors:* Safety & Development Committee
38. [2017-0395](#) Special Use Permit for Tall Guy and a Grill, a proposed catering business, to be located at 6733 W. Lincoln Ave.
39. [R-2017-0189](#) Resolution relative to determination of a Special Use Permit for Zignego Ready Mix Inc., an existing ready mix concrete business, to amend the terms of their existing Special Use Permit for the overall premise, and to make various site changes on properties located at 4** S. Curtis Rd., 5** S. Curtis Rd., 521 S. Curtis Rd., 551 S. Curtis Rd. and 571 S. Curtis Rd.
- Sponsors:* Safety & Development Committee

40. [2017-0402](#) Special Use Permit for Zignego Ready Mix, an existing ready mix concrete business, to amend the terms of their existing Special Use Permit for the overall premise, and to make various site changes on properties located at 4** S. Curtis Rd., 5** S. Curtis Rd., 521 S. Curtis Rd., 551 S. Curtis Rd. and 571 S. Curtis Rd.
- Attachments:* [Applicant Letter \(6-15-17\)](#)
[Leair - Zignego](#)
41. [2016-0566](#) Communication from Bob Zignego on behalf of Zignego Ready Mix, requesting an appeal of the August 24, 2016 Plan Commission decision denying Zignego's proposal to construct two new storage buildings and a screening wall extension for property located at 551 Curtis Road (Tax Key No. 413-9990-003).
- Attachments:* [Appeal Request - Zignego Ready Mix](#)
[Plan Commission Denial Letter - Zignego](#)

LICENSE & HEALTH COMMITTEE

New Matters for Introduction

42. [2017-0418](#) Mega Marts, LLC communication regarding notice of change of liquor agent to Gordon Graf at the Pick 'n Save #6847 located at 6760 W. National Ave., dated June 16, 2017.
- Attachments:* [Mega Marts Communication](#)
43. [2017-0424](#) Appointment of new agent, Gordon Graf, by Mega Marts, LLC, d/b/a Pick 'n Save #6847 located at 6760 W. National Ave.

44. [2017-0429](#) License applications.
- Adult-Oriented Establishment Operator Permit Application 2017-2018:*
Romon D. Wallace, 2350 N. 5 Street, Milwaukee
- Operator's License (bartender/sales clerk) renewal applications 2017-2019:*
Ackey, Alicia M.; Beien, Kelly L.; Brannin, Shelley M.; Cannistra, Shelly M.; Casper, Lisa M.; Champion, James Russell, III; Crowley, Samantha J.; Gibson, Kraig A.; Groshek, Dawn, Marie; Henry, Teresa A.; Jung, Sara A.; Kirchner, Jill A.; Klumb, Andrea L.; Krahan, Tiffany E.; Knapp, Jaqui L.; Kroes, Rebecca C.; Maldonado, Danielle S.; Marseo, Nancy J.; Michael, Healthier M.; Monty, Michelle M.; Mueller, Mary Beth H.; and Mueller, Shayla M.
- Operator's License (bartender/sales clerk) renewal applications 2017-2018:*
Reilly, Cassandra I., and Rozman, Brianna R.
- Secondhand Article Dealer Application 2017-2018:*
Uncle Ned's Consignment Liquidation & Estate Sales, LLC, Steven Swetlik, Agent, 1412 S. 73 St.
45. [2017-0421](#) 2017-2018 Combination Class A Liquor License application no. 2482 of Swami Shree LLC, Rajesh Patel, Agent, d/b/a VJ's Food Mart, for premises located at 9206 W. Schlinger Ave. (new-existing location).
46. [2017-0419](#) 2017-2018 Combination Class A Liquor License application no. 2483 of SANVI Group, LLC, Bhaveshkumar J. Patel, Agent, d/b/a Riverbend Liquor, for premises located at 7506 W. Oklahoma Ave. (new-existing location).
47. [2017-0417](#) 2017-2018 Adult-Oriented Establishment Operator Permit application no. 2477 of Nathaniel W. Piefer.
48. [2017-0407](#) 2017-2019 Operator's License (bartender/sales clerk) renewal application no. 19-247 of Katie L. Hutton.
49. [2017-0408](#) 2017-2019 Operator's License (bartender/sales clerk) renewal application no. 19-154 of Jennifer M. Munson.
50. [2017-0409](#) 2017-2019 Operator's License (bartender/sales clerk) renewal application no. 19-167 of Amanda L. DeJesus.
51. [2017-0410](#) 2017-2019 Operator's License (bartender/sales clerk) renewal application no. 19-284 of Saqib Javed.
52. [2017-0411](#) 2017-2019 Operator's License (bartender/sales clerk) application no. 19-235 of Robin E. Groh.
53. [2017-0413](#) 2017-2019 Operator's License (bartender/sales clerk) application no. 19-053 of Sharon L. Bell.
54. [2017-0414](#) 2017-2018 Operator's License (bartender/sales clerk) application no. 18-268 of Ashley N. Seifert.
55. [2017-0415](#) 2017-2019 Operator's License (bartender/sales clerk) application no. 19-045 of Bianca C. Kealty.
56. [2017-0416](#) 2017-2019 Operator's License (bartender/sales clerk) application no. 19-222 of Douglas J. Ellis.

Previous Matters for Consideration

57. [2017-0350](#) 2017-2019 Operator's License (bartender/sales clerk) application no. 19-71 of Steven J. Kling.
58. [2017-0384](#) Police Department Report involving One More, 7534 W. Beloit Rd., of The 5 Spot, LLC, Christina I. Lopez, Agent, Incident Date: May 26, 2017.
59. [2017-0358](#) 2017-2018 Class B Beer License application no. 2479 of Mongolian Grill Restaurant Operating Company, LLC, Andrew W. Vap, Agent, d/b/a HuHot Mongolian Grill, for premises located at 3021 S. 108 Street (new-nonexisting location).
60. [2017-0357](#) 2017-2018 Class C Wine License application no. 2475 of Mongolian Grill Restaurant Operating Company, LLC, Andrew W. Vap, Agent, d/b/a HuHot Mongolian Grill, for premises located at 3021 S. 108 Street (new-nonexisting location).
61. [2017-0425](#) Summons and Complaint in the matter of the complaint against Classic Realty of West Allis, LLC, Jose Montejano, Agent, for the premises located at 3411 S. 108 St., d/b/a Classic Realty of West Allis (2017-2018 Class B Tavern License no. 2444).
- Attachments:* [Summons & Complaint](#)
62. [2017-0287](#) 2017-2018 Class B Tavern License application no. 2444 of Classic Realty of West Allis LLC, Jose Montejano, Agent, d/b/a Classic Realty of West Allis LLC, for premises located at 3411 S. 108 Street. (new-existing location).
63. [2016-0618](#) Summons and Complaint in the matter of the complaint against Top Dog Enterprises, LLC, Ronald Mellantine, Agent, for the premises located at 9638 W. National Ave., d/b/a The Choice Eatery & Entertainment (2016-2017 Class B Tavern License no. 2316).
- Attachments:* [Summons The Choice Eatery & Entertainment](#)
[Summons time correction](#)
[Complaint The Choice Eatery & Entertainment](#)
[Affidavit of Service](#)
64. [2016-0676](#) Findings and Recommendation in the Matter of the Complaint Against Top Dog Enterprises, LLC, d/b/a The Choice Eatery and Entertainment, Ronald Mellantine, Agent, for premises located at 9638 W. National Ave. (2016-2017 Class B Tavern License no. 2316).
- Attachments:* [F&R Top Dog Enterprises, LLC](#)
[F&R letter](#)

65. [2017-0055](#) 2016-2017 Class B Tavern License application no. 2398 of Top Dog Enterprises, LLC, Ronald L. Mellantine, Agent, d/b/a The Choice Eatery and Entertainment, for the premises located at 9638 W. National Ave. (new-existing location).

Attachments: [Top Dog Enterprises Affidavit of Publication](#)

66. [2017-0325](#) 2017-2018 Class B Tavern License application no. 2453 of Top Dog Enterprise, LLC, Ronald L. Mellantine, Agent, d/b/a The Choice Pub & Eatery, for the premises located at 9638 W. National Ave. (new-existing location).

67. [2017-0400](#) 2017-2018 Pawn Dealer License renewal application no. 1860, Secondhand Article Dealer License renewal application no. 1888, and Secondhand Jewelry Dealer License renewal application no. 1882 of Pawn America Wisconsin, LLC, Bradley K. Rixmann, Agent d/b/a Pawn America for premises at 7530 W. Lincoln Ave.

Attachments: [D. Janczak communication](#)

ADVISORY COMMITTEE

New Matters for Introduction

68. [2017-0431](#) Appointment by Mayor Devine of Aaron Konkol as a member of the West Allis Police and Fire Commission, his five-year term to expire May 1, 2022.

Attachments: [Aaron Konkol appt.](#)

Previous Matters for Consideration

69. [R-2017-0068](#) Resolution establishing the City of West Allis Legislative Package for the 2017-18 State of Wisconsin Legislative Session.

Sponsors: Advisory Committee

Attachments: [2017-18 City of West Allis Legislative Package.032117](#)
[2017-18 City of West Allis Legislative Priorities.071117](#)

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.