



# City of West Allis

## Meeting Minutes

### Common Council

*Mayor Dan Devine, Chair*  
*Aldersperson Thomas G. Lajsic, Council President*  
*Alderspersons: Gary T. Barczak, Michael J. Czaplewski, Kevin Haass,*  
*Michael P. May, Rosalie L. Reinke,*  
*Daniel J. Roadt, Vincent Vitale, and Martin J. Weigel*

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Tuesday, April 17, 2018

7:02 PM

City Hall Common Council Chambers  
7525 W. Greenfield Ave.

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#### REGULAR MEETING (draft minutes)

#### A. CALL TO ORDER

*The meeting was called to order by Mayor Devine at 7:02 p.m.*

#### B. ROLL CALL

**Present** 8 - Ald. Barczak, Ald. Czaplewski, Ald. Haass, Ald. Lajsic, Ald. May, Ald. Roadt, Ald. Vitale,  
and Ald. Weigel  
**Excused** 1 - Ald. Reinke

#### C. PLEDGE OF ALLEGIANCE

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

#### D. PUBLIC HEARINGS

1. [R-2018-0262](#) Resolution to confirm and adopt the report of the Interim City Engineer containing the schedule of proposed assessments for improvement of W. Schlinger Avenue from S. 92 Street to approximately 93 feet east of S. 98 Street and portions of intersecting streets by major asphalt resurfacing of the pavement, miscellaneous sidewalk repair, storm sewer relay and utility adjustments.

**Sponsors:** Public Works Committee

**Attachments:** [R-2018-0262 signed](#)

*Explanation by Peter Daniels, Interim Director of Engineering.*

*Appearances:*

*Edward Lipinski, 9631 W. Schlinger Ave., questioned the timing of the project, the heavy trucking for the zoo interchange, why isn't the WI DOT paying for part of the project, who will seal and repair the road in the future, and if the City has coordinated this project with the other utilities.*

*Kimberly Cosby, 9309 W. Schlinger Ave., stated that not all households budgets are the same and not everyone can afford this special assessment.*

*Anthony Marciniak, 9514 W. Schlinger Ave., commented on the height of the existing curbs with the additional thickness of the road. Mr. Marciniak supports the street improvements.*

*Jewel Molthen, 9218 W. Schlinger Ave., questioned the timing of this project and why more notice of the street improvement couldn't be given to residents; and the width of the her property line versus what was given in the estimate.*

*Dennis Cherubini, 9244 W. Schlinger Ave., questioned if this program qualified the Capital Improvement Program. Mr. Cherubini commented on the equipment that has been going down Schlinger Avenue and why the DOT isn't paying for a portion of the road.*

*Jim Fronberry, 9417 W. Schlinger Ave., commented on when the homeowners were notified of this project; and commented if there is insurance on the roadwork and if the property taxes pay for a portion of repairs.*

*Dale Cantwell, 9700 W. Schlinger Ave., questioned what the cost of the project in 2011 was versus what the cost is now and why the residents can't pay for the cost in 2011.*

*Marge Lipinski, 9631 W. Schlinger Ave., commented on the cement and breakage of the road.*

*Josh Trabeau, 9214 W. Schlinger Ave., questioned the method used to break up the road and stated the road is still in good condition.*

#### **Public Hearing Held**

### **E. CITIZEN PARTICIPATION**

*None.*

### **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. MAYOR'S REPORT**

*Mayor Devine announced the following items: 1. The Citywide Clean Up will be rescheduled due to weather; 2. The First Homeowners Resource Fair to be held at City Hall; and 3. A new business "Complete Wedding and Events" located at 7326 W. Greenfield Avenue.*

## H. ALDERPERSON'S REPORT

*Ald. Weigel announced the creation of a Dog Park Group for planning and fundraising for the proposed dog park.*

*Ald. May commented on attending the Bill signing in Madison of the victim prevention package; commended those residents who helped other residents clearing out the snow.*

## I. APPROVAL OF MINUTES

2. [2018-0320](#) Minutes (Draft) of the Common Council Regular Meeting of April 4, 2018.

*Attachments:* [040418 CC Minutes.draft](#)

A motion was made by Ald. Lajsic, seconded by Ald. May, that this matter be Approved. The motion carried unanimously.

## J. ITEMS NOT REFERRED TO COMMITTEE

3. [2018-0325](#) Quarterly Report of Matters Pending Before Committees Prior to April 17, 2018.

*Attachments:* [Referred Matters Report April 2018](#)

This matter was Placed on File on a Block Vote.

4. [2018-0285](#) Summons and Complaint in the matter of BMO Harris Bank, N.A., vs J. K. Lau Investments, LLC regarding foreclosure of mortgage. Case No. 2018CV002768.

*Attachments:* [S&C J.K. Lau Investments 2018CV002768](#)

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

5. [2018-0311](#) Summons and Complaint in the matter of Amelia Lozano vs City of West Allis et al. Case No. 2018CV002723.

*Attachments:* [S&C Amelia Lozano 2018CV002723](#)

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

### Passed The Block Vote

A motion was made by Ald. May, seconded by Ald. Barczak, to approve all the actions on the preceding items on a Block Vote. The motion carried unanimously.

## K. STANDING COMMITTEE REPORTS

### ADMINISTRATION & FINANCE COMMITTEE

*Ald. Haass reported items nos. 6-8 out after recess.*

## L. COMMON COUNCIL RECESS

A motion was made by Ald. Lajsic, seconded by Ald. Czaplewski, that the Council recess until completion of Committee meetings. The motion carried unanimously.

Thereupon, the Council took a recess at 8:06 p.m. Upon returning from recess at 8:55 p.m., and the roll call being taken, there were:

**Present** 8 - Ald. Barczak, Ald. Czaplewski, Ald. Haass, Ald. Lajsic, Ald. May, Ald. Roadt, Ald. Vitale, and Ald. Weigel

**Excused** 1 - Ald. Reinke

## M. NEW AND PREVIOUS MATTERS

### ADMINISTRATION & FINANCE COMMITTEE

#### New Matters for Introduction

6. [R-2016-0229](#) Resolution approving the form of Guarantee to Waukesha State Bank for the Economic Development Loan from the City of West Allis to Westallion Brewing Company, LLC.

**Sponsors:** Administration & Finance Committee

**Attachments:** [SBA Unconditional Limited Guarantee](#)

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

7. [R-2016-0292](#) Resolution approving the terms & conditions for an Economic Development Loan to Kater 2 Kids Salon and Spa Boutique, LLC under the Department of Housing and Urban Development Community Development Block Grant Program in an amount up to \$18,500.

**Sponsors:** Administration & Finance Committee

**This matter was Placed on File on a Block Vote**

8. [R-2018-0242](#) Resolution approving 2017 Recommended Budget Carryovers: Non-Budgeted, High Priority Items Needed in Advance of 2019 Budget.

**Sponsors:** Administration & Finance Committee

**Attachments:** [2017 Carryover Requests - Non-Budgeted, High Priority Items](#)  
[2017 CARRYOVER REQUESTS-Corrected/Current Copy 04-09-18](#)  
[R-2018-0242 signed](#)

**This matter was Adopted on a Block Vote**

9. [R-2018-0256](#) Resolution authorizing the Superintendent of Forestry to apply for a cost-share grant of \$20,000, the City's portion of this grant would be \$14,266.94, to fund Emerald Ash Borer mitigation projects.

**Sponsors:** Public Works Committee and Administration & Finance Committee

**Attachments:** [EAB mitigation projects grant](#)  
[R-2018-0256 signed](#)

**This matter was Adopted on a Block Vote**

10. [O-2018-0016](#) Ordinance to amend the City of West Allis Salary Schedule amending the salary of the Fleet Manager in the Police Department.

**Sponsors:** Administration & Finance Committee

**Attachments:** [2018 Payroll Schedule 4-17-18](#)  
[O-2018-0016 signed](#)

**This matter was Passed on a Block Vote**

11. [R-2018-0261](#) Resolution to implement the City of West Allis Pay for Performance Program by amending City of West Allis Policies and Procedures Manual - #1110 - Creating, Maintaining, and Administering Pay Ranges; recreating #1422 Performance Management and Review Process; and creating #1113 Pay for Exceptional Performance and Educational Achievement Rewards.

**Sponsors:** Administration & Finance Committee

**Attachments:** [Policy & Procedure #1110](#)  
[Policy & Procedure #1113](#)  
[Policy & Procedure #1422](#)  
[Current Policy and Procedure #1422](#)  
[Policy #1113 - Amended](#)  
[Policy #1422 - Amended](#)  
[R-2018-0261 signed](#)

**This matter was Adopted with amendments to Policy #1113 (Section 2.0), and Policy #1422 (Section 2.0) to include the City Attorney's Office on the exclusion, on a Block Vote.**

12. [R-2018-0264](#) Resolution relative to accepting the proposal of Vanguard Computers, Inc. for furnishing and delivering 65 each i3 desktop computers, with 3-year NBD On-Site Extended Warranty, for a total sum of \$32,082.05.

**Sponsors:** Administration & Finance Committee

**Attachments:** [Bid Tab # 18-010 Desktop Computers](#)  
[R-2018-0264 signed](#)

**This matter was Adopted on a Block Vote**

13. [R-2018-0269](#) Resolution to approve a Storefront Improvement Program Grant Contract by and between the City of West Allis and Teamtam, LLC, property owner for the property located at 1753 S. 68 St. in an amount not to exceed \$30,000.

**Sponsors:** Administration & Finance Committee

**Attachments:** [R-2018-0269 signed](#)  
[Signed SIP Grant Contract](#)

**This matter was Adopted on a Block Vote**

14. [2018-0313](#) Communication from Director of Communications requesting to amend the position of Communications Associate from .75 FTE to .90 FTE.

**Attachments:** [Communication regarding Communications Associate position](#)

**This matter was Approved on a Block Vote**

15. [2018-0293](#) Finance Director/Comptroller submitting report for March 2018 indicating City of West Allis checks issued in the amount of \$2,803,302.00.

**Attachments:** [March 2018 Monthly Claims Report to CC](#)

**This matter was Placed on File on a Block Vote**

17. [2017-0003](#) Summons and Complaint in the matter of Bonnie L. Eastman vs. City of West Allis, Case No. 16CV007114.

**Attachments:** [Eastman - claim](#)

**This matter was Placed on File on a Block Vote**

#### Passed The Block Vote

**A motion was made by Ald. Haass, seconded by Ald. May, to approve all the actions on the preceding items on a Block Vote. The motion carried by the following vote:**

**Aye:** 8 - Ald. Barczak, Ald. Czaplewski, Ald. Haass, Ald. Lajsic, Ald. May, Ald. Roadt, Ald. Vitale, and Ald. Weigel

**No:** 0

16. [2018-0100](#) Edward Wistl claim relative to damages allegedly sustained at 7210 W. Greenfield Ave. on January 21, 2018.

**Attachments:** [E. Wistl](#)  
[Ltr to CC-Wistl](#)

**A motion was made by Ald. Haass, seconded by Ald. May, that this matter was Denied. The motion carried by the following vote:**

**Aye:** 7 - Ald. Barczak, Ald. Czaplewski, Ald. Haass, Ald. Lajsic, Ald. May, Ald. Roadt, and Ald. Vitale

**No:** 1 - Ald. Weigel

#### PUBLIC WORKS COMMITTEE

18. [R-2018-0230](#) Resolution accepting work of Poblocki Paving Corp. for the construction of an asphalt parking lot, permeable interlocking concrete pavement system, concrete curb and gutter, storm sewer, pavement marking, landscaping and utility adjustments in the Chalet Parking Lot located at the 6200 Block of W. National Avenue in the City of West Allis and authorizing and directing settlement of said contract in accordance with contract terms for final payment of 2014 Project No. 20 in the amount of \$4,000.00 of the \$225,770.92 total project cost.

**Sponsors:** Public Works Committee

**Attachments:** [R-2018-0230 signed](#)

**This matter was Adopted on a Block Vote**

19. [R-2018-0236](#) Resolution accepting work of LaLonde Contractors, Inc. for the installation of concrete curb and gutter, concrete pavement, miscellaneous walk repair, driveway replacement, sanitary sewer relay, storm sewer, storm sewer relay, water main relay, building services and utility adjustments in S. 77th St. from W. Greenfield Ave. to W. National Ave. and S. 77th St. from W. Madison St. to 300' South of W. Madison St. in the City of West Allis and authorizing and directing settlement of said contract in accordance with contract terms for final payment of 2015 Project No. 4 in the amount of \$41,909.78 of the \$1,335,034.18 total project cost.

**Sponsors:** Public Works Committee

**Attachments:** [R-2018-0236 signed](#)

**This matter was Adopted on a Block Vote**

20. [R-2018-0239](#) Resolution accepting work of LaLonde Contractors, Inc. for the installation of sanitary sewer relay and sanitary sewer spot relays in various locations within the City of West Allis and authorizing and directing settlement of said contract in accordance with contract terms for final payment of 2016 Project No. 7 in the amount of \$117,021.02 of the \$1,415,678.83 total project cost.

**Sponsors:** Public Works Committee

**Attachments:** [R-2018-0239 signed](#)

**This matter was Adopted on a Block Vote**

21. [R-2018-0240](#) Resolution accepting work of LaLonde Contractors, Inc. for the installation of concrete curb and gutter, concrete pavement, concrete sidewalk, driveway replacement, sanitary sewer relay, storm sewer, storm sewer relay, water main relay, building services and utility adjustments in S. 89th St. from W. National Ave. to W. Lincoln Ave. and W. Rogers St. from S. 92nd St. to East of S. 89th St. in the City of West Allis and authorizing and directing settlement of said contract in accordance with contract terms for final payment of 2016 Project No. 2 in the amount of \$277,480.75 of the \$1,886,744.33 total project cost.

**Sponsors:** Public Works Committee

**Attachments:** [R-2018-0240 signed](#)

**This matter was Adopted on a Block Vote**

22. [R-2018-0265](#) Resolution relative to accepting the Single Source proposal of Cal Amp Wireless Networks Corp. for furnishing and delivering AVL Web Tracking Services with Data Plan Tracking for GPS modules on 104 vehicles, for a total net sum of \$27,456.00.

**Sponsors:** Public Works Committee

**Attachments:** [CalAmp Wireless Networks Corp. Proposal](#)  
[R-2018-0265 signed](#)

**This matter was Adopted on a Block Vote**

23. [R-2018-0268](#) Resolution authorizing the Interim City Engineer to amend an existing agreement with McKinstry Essention, LLC for Engineering Consulting Services related to assembling an action plan for replacement of the City's Public Works Facility for an amount not to exceed \$85,900.

**Sponsors:** Public Works Committee

**Attachments:** [West Allis Action Plan BCA Proposal signed](#)  
[R-2018-0268 signed](#)

**This matter was Adopted on a Block Vote**

24. [R-2018-0270](#) Resolution relative to accepting the single source proposal of Environmental Systems Research Institute, Inc. (ESRI) for providing a Small Government Enterprise License Agreement for a 3-year period, at a cost of \$50,000 per year, for a total net sum of \$150,000.

**Sponsors:** Public Works Committee

**Attachments:** [IT Dept Support Letter for ESRI](#)  
[ESRI Quote](#)  
[R-2018-0270 signed](#)

**This matter was Adopted on a Block Vote**

25. [R-2018-0262](#) Resolution to confirm and adopt the report of the Interim City Engineer containing the schedule of proposed assessments for improvement of W. Schlinger Avenue from S. 92 Street to approximately 93 feet east of S. 98 Street and portions of intersecting streets by major asphalt resurfacing of the pavement, miscellaneous sidewalk repair, storm sewer relay and utility adjustments.

**Sponsors:** Public Works Committee

**Attachments:** [R-2018-0262 signed](#)

**This matter was Adopted on a Block Vote**

26. [R-2018-0263](#) Final Resolution authorizing public improvement by major asphalt resurfacing of the pavement, miscellaneous sidewalk repair, storm sewer relay and utility adjustments in W. Schlinger Avenue from S. 92 Street to approximately 93 feet east of S. 98 Street and portions of intersecting streets and levying special assessments against benefited properties.

**Sponsors:** Public Works Committee

**Attachments:** [R-2018-0263 signed](#)

**This matter was Adopted on a Block Vote**

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

A motion was made by Ald. Barczak, seconded by Ald. Vitale, to approve all the actions on the preceding items on a Block Vote. The motion carried by the following vote:

**Aye:** 8 - Ald. Barczak, Ald. Czaplowski, Ald. Haass, Ald. Lajsic, Ald. May, Ald. Roadt, Ald. Vitale, and Ald. Weigel

**No:** 0

#### **SAFETY & DEVELOPMENT COMMITTEE**

27. [2018-0322](#) Communication from the Director of Building Inspection and Neighborhood Services Department regarding Home Business Occupancies.

**Attachments:** [SDC Communication - Home Occupancies - 4-12-18](#)  
[RMC 12.17](#)

*Held in Safety & Development Committee during recess.*

28. [2018-0317](#) Special Use Permit for All About Learning, to establish a daycare facility at 11575 W. Theo Trecker Way.

**Attachments:** [Application - All About Learning](#)  
[All About Learning](#)

*Held in Safety & Development Committee during recess.*

29. [2018-0318](#) Special Use Permit for Natty Oaks to create an outdoor recreational and dining area at 11505 W. National Ave. and 115\*\* W. National Ave. (Tax Key Numbers 520-9974-001 and 520-1008-000).

**Attachments:** [Application - Natty Oaks](#)  
[Natty Oaks \(SUP-SLA\)](#)  
[Natty Oaks PH letter in favor 5-1-18](#)

*Held in Safety & Development Committee during recess.*

#### **LICENSE & HEALTH COMMITTEE**

**30. [2018-0302](#)**

License applications.

**Operator's License (bartender/sales clerk) application 2017-2019:**

- Larson, Katharina;

**Operator's License (bartender/sales clerk) applications 2018-2019**

- Berg, Orville; Beyer, Melissa; Charanjit, Chamber; Clark, John J.; Dionicio, Tina;  
and Waldron, Nicholas

**Operator's License (bartender/sales clerk) applications 2018-2020**

- Schiller, Thomas; and Warner, Margaret

**Operator's License (bartender/sales clerk) renewal applications 2018-2019**

- Loe, Danielle

**Operator's License (bartender/sales clerk) applications renewal 2018-2020**

- Davis, Marie; Perrin, Leonard; and Potocic, Lisa; Schettle, Bernard E.; Silber, Craig J.; Starr, Christopher J.; Volz, Richard T.; and Zarate, Jaime J.

**Aracade License renewal application 2018-2019**

- CEC Entertainment, d/b/a Chuck E. Cheese's #843, 2990 S. 108 St.

**Secondhand Article Dealer License for Charitable Organizations renewal application 2018-2019**

- ProBuColls Association, d/b/a Bargains N' More, 9721 W. Greenfield Ave.

**Secondhand Jewelry Dealer License renewal application 2018-2019:**

- James Barnes, d/b/a Barnes Goldsmith Shop, 8700 W. Greenfield Ave.
- Jewelry Repair Shop III, LLC, d/b/a Jewelry Repair Shop, 7239 W. Greenfield Ave.

**Special Class B Beer & Wine License applications 2017-2018**

- St. Rita Parish, St. Rita Festival, 2318 S. 61 St., July 20-22, 2018.

**Used Vehicle Dealer License renewal application 2018-2019**

- Churchill III Luxurious Limosine Service LLC, d/b/a CK Auto Sales, 2081 S. 56 Street
- RAM Enterprises, LLC, d/b/a Fleet Auto Sales & Services LLC, 7400 W. National Ave.
- HWAG, LLC, d/b/a Hyundai West Allis, 10611 W. Arthur Ave.
- Odelow Motorcars LLC, d/b/a Odelow Motorcars, LLC, 6030 W. Greenfield Ave.
- Prestigious Motors LLC, d/b/a Prestige Motors, 6747 W. Lincoln Ave.
- State Fair Motors, LLC, d/b/a State Fair Motors LLC, 7821 W. Greenfield Ave.

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

31. [2018-0301](#) Police Department Report regarding tavern violations/calls for service for the month of March 2018.

**Attachments:** [Tavern Violations Report February 2018](#)

**This matter was Placed on File on a Block Vote**

32. [2018-0299](#) Police Department Report regarding the month of March 2019 Tavern squad compliance checks involving 38 randomly selected West Allis businesses. No violations were observed.

**This matter was Placed on File on a Block Vote**

33. [2018-0294](#) Police Department Report involving Six Points Pub & Grille, 6200 W. Greenfield Ave., of Escape Horse Inn, LLC, Douglas M. Ross, Agent, Incident Date: March 11, 2018.

**This matter was Placed on File on a Block Vote**

34. [2018-0295](#) Police Department Report involving Studz Pub, 6833 W. National Ave., of DTR Enterprises, LLC, Dean Ratas, Agent, Incident Date: March 18, 2018.

**This matter was Placed on File on a Block Vote**

35. [2018-0296](#) Police Department Report involving Tap City, 7207 W. National Ave., Tap City, Inc., Mary M. Pakula, Agent, Incident Date: March 26, 2018.

**This matter was Placed on File on a Block Vote**

36. [2018-0297](#) Police Department Report involving Paulie's Pub & Eatery, 8031 W. Greenfield Ave., Paulie's Pub & Eatery, LLC, Kristine M. Budiac, Agent, Incident Date: March 27, 2018.

**This matter was Placed on File on a Block Vote**

37. [2018-0298](#) Police Department Report involving Remedy Bar, 1309 S. 60 St., of LeLe's Whiskey Corner, LLC, Erwin C. Magritz, Agent, Incident Date: March 17, 2018.

**This matter was Placed on File on a Block Vote**

38. [2018-0300](#) Police Department Report regarding March 23, 2018 Alcohol Compliance Check involving eleven (11) West Allis businesses, resulting with two (2) selling alcohol to an underage person without requesting identification. (ZJ Squared Ventures, LLC, John G. Mackowski, Agent, d/b/a Brass Monkey, for the premises located at 11904 W. Greenfield Ave.)

**This matter was Placed on File on a Block Vote**

39. [2018-0312](#) Police Department Report regarding March 23, 2018 Alcohol Compliance Check involving eleven (11) West Allis businesses, resulting with two (2) selling alcohol to an underage person without requesting identification. (Rhythm Kitchen, LLC, Michael J. Weier, Agent, d/b/a Crawdaddys, for the premises located at 9427 W. Greenfield Ave.)

**This matter was Placed on File on a Block Vote**

40. [2018-0259](#) 2017-2019 Operator's License (bartender/sales clerk) application no. 19-426 of Melissa L. Belsha.

**This matter was Denied based on history of habitual legal violations on a Block Vote**

41. [2018-0261](#) 2017-2019 Operator's License (bartender/sales clerk) application no. 19-419 of Rosa Maria Gomez Carranza.

*Held in License & Health Committee during recess.*

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

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

**Aye:** 8 - Ald. Barczak, Ald. Czaplewski, Ald. Haass, Ald. Lajsic, Ald. May, Ald. Roadt, Ald. Vitale, and Ald. Weigel

**No:** 0

#### **ADVISORY COMMITTEE**

42. [2018-0321](#) Reappointment by Mayor Devine of Mr. Wayne Clark as a member of the West Allis Plan Commission, his three-year term to expire April 30, 2021.

Attachments: [Clark Appointment Letter](#)

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

**Aye:** 8 - Ald. Barczak, Ald. Czaplewski, Ald. Haass, Ald. Lajsic, Ald. May, Ald. Roadt, Ald. Vitale, and Ald. Weigel

**No:** 0

#### **N. ADJOURNMENT**

**A motion was made by Ald. Lajsic, seconded by Ald. Vitale, to adjourn at 9:02 p.m., with the next regularly scheduled meeting to be held on May 1, 2018, at 7:00 p.m The motion carried unanimously.**

*Respectfully submitted,  
Steven A. Braatz, Jr., City Clerk*