



City of West Allis

Meeting Minutes

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, March 15, 2016

7:00 PM

City Hall Common Council Chambers

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

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

B. ROLL CALL

Present 10 - Ald. Barczak, Ald. Czaplewski, Ald. Haass, Ald. Lajsic, Ald. May, Ald. Probst, Ald. Reinke, Ald. Roadt, Ald. Vitale, and Ald. Weigel

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Pack 578 from Franklin Elementary School.

D. PUBLIC HEARINGS

33. [O-2016-0017](#) An Ordinance to amend subsections 12.06, 12.10(2), 12.30(2), 12.31(4), 12.32(4), 12.33(4), 12.34(3), 12.35(4) and 12.36(8) of the Revised Municipal Code relative to Accessory Building and Accessory Structure definitions and requirements.

Sponsors: Safety & Development Committee

Explanation by Bart Griepentrog, Planner II

Appearances:

Yuriy Ksenidi, 1131 S. 89 St., asked for clarification in changes of the Ordinance.

This matter was Public Hearing Held

E. CITIZEN PARTICIPATION

Koreen McGouch, 6923 W. National Ave., commented on the quality of work done on her alley and the wall involved.

John (Jack) Oleskow, 1220 S. 85 St., commented on the type-g sloping curb that the residents on S. 85 St. requested and the information included in the mailing to S. 85 Street residents.

Sue Maass, 1132 S. 85 St., inquired on sump pump cost and the timeframe, and clarification of which side on the street is being considered for the sloping curbs on S. 85 Street.

Yuiy Ksenidi, 1131 S. 89 St., announced the Friends of Lafollette Park Easter Egg Hunt and breakfast.

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: the Building Inspections and Neighborhood Services Open House listening session; the City Wide Clean-Up; Internet Purchase Stations are now installed at the Police Department located at 11301 W. Lincoln Avenue; and the West Allis Community Dinner Dance benefiting West Allis Chapter 19 of the Disabled American Veterans.

H. ALDERPERSON'S REPORT

Ald. Weigel commented on the window frame LED lighting being installed in businesses to improve the City. There are six (6) versions and a demonstration of the lighting can be viewed at Benno's, 7413 W. Greenfield Avenue.

Ald. Probst thanked both Jefferson and Franklin Elementary Schools for the invitation to read at Read Across America; and thanked the Engineering Department for sending a representative to attend the Neighborhood Association meeting to speak on road construction.

Ald. Lajsic commented on attending the Rotary Club luncheon which had honored Rupena's by awarding them the Rotarian Four Way Test Award.

I. APPROVAL OF MINUTES

1. [2016-0175](#) Minutes (Draft) of the Common Council regular meeting of March 1, 2016.

Attachments: [030116 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

2. [2016-0157](#) American Insurance Services/Clearwater Agency communication on behalf of Joel Steffen relative to vehicle damages allegedly sustained at the Wisconsin State Fair, Gate 1 area on February 20, 2016.

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

3. [2016-0162](#) Summons and Complaint in the matter of NYMT Loan Trust 2014-RP1 vs. Gary L. Marsh, et al. regarding foreclosure of mortgage, Case No. 16CV001419.

Attachments: [Summons & Complaint](#)

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

4. [2016-0163](#) Secura Insurance Companies Notice of Claim on behalf of Deborah G. Suhm relative to vehicle damages allegedly sustained at the 600 block of South 93rd Street on 12/29/15.

Attachments: [DSuhm Notice of Claim](#)

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. Probst, seconded by Ald. Haass, to approve all the actions on the preceding items on a Block Vote. The motion carried by the following vote:

Aye: 10 - Ald. Barczak, Ald. Czaplewski, Ald. Haass, Ald. Lajsic, Ald. May, Ald. Probst, Ald. Reinke, Ald. Roadt, Ald. Vitale, and Ald. Weigel

No: 0

K. STANDING COMMITTEE REPORTS**ADMINISTRATION & FINANCE COMMITTEE**

5. [R-2016-0054](#) Resolution to endorse the City of West Allis Innovation, Operational Excellence and Continuous Improvement Activities.

Sponsors: Administration & Finance Committee

This matter was Adopted on a Block Vote.

6. [R-2016-0058](#) Resolution relative to approving 2015 Transfers, Carryovers, Open Purchase Orders, Capital Accumulation Charges, and Negative Department Balances.

Sponsors: Administration & Finance Committee

Attachments: [2015 Carryover Requests-Preliminary](#)
[2015 Preliminary Capital Accumulation Fund](#)
[2015 Open PO Report](#)

This matter was Adopted on a Block Vote.

7. [2016-0144](#) Communication from City Administrator regarding notification of resignation from Mark Wyss, Finance Director/Comptroller/Treasurer, effective April 4, 2016.

Attachments: [Communication regarding resignation of Finance Director/Comptroller/Treasurer](#)

This matter was Approved on a Block Vote.

Passed The Block Vote

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

Aye: 10 - Ald. Barczak, Ald. Czaplewski, Ald. Haass, Ald. Lajsic, Ald. May, Ald. Probst, Ald. Reinke, Ald. Roadt, Ald. Vitale, and Ald. Weigel

No: 0

L. COMMON COUNCIL RECESS

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

Thereupon, the Council took a recess at 7:42 p.m. Upon returning from recess at 8:50 p.m., and the roll call being taken, there were:

Present 10 - Ald. Barczak, Ald. Czaplewski, Ald. Haass, Ald. Lajsic, Ald. May, Ald. Probst, Ald. Reinke, Ald. Roadt, Ald. Vitale, and Ald. Weigel

M. NEW AND PREVIOUS MATTERS

ADMINISTRATION & FINANCE COMMITTEE

8. [R-2016-0061](#) Resolution relative to accepting the sole source proposal of Assessment Technologies of WI, LLC for providing a Market Drive software upgrade for a total net sum of \$9,221.58.

Sponsors: Administration & Finance Committee

Attachments: [1315 Market Drive sole source letter](#)

This matter was Adopted on a Block Vote.

9. [R-2016-0064](#) Initial Resolution Authorizing \$2,535,000 General Obligation Bonds of the City of West Allis for Sanitary Sewer Improvements.

Sponsors: Administration & Finance Committee

This matter was Adopted on a Block Vote.

10. [R-2016-0065](#) Initial Resolution Authorizing \$1,010,000 General Obligation Bonds of the City of West Allis for Water System Improvements.

Sponsors: Administration & Finance Committee

This matter was Adopted on a Block Vote.

11. [R-2016-0066](#) Initial Resolution Authorizing \$2,750,000 General Obligation Bonds of the City of West Allis for Street Improvement Projects.

Sponsors: Administration & Finance Committee

This matter was Adopted on a Block Vote.

12. [R-2016-0067](#) Initial Resolution Authorizing \$16,570,000 Taxable General Obligation Refunding Bonds of the City of West Allis.

Sponsors: Administration & Finance Committee

This matter was Adopted on a Block Vote.

13. [R-2016-0068](#) Resolution Directing Publication of Notice to Electors.

Sponsors: Administration & Finance Committee

Attachments: [Exhibit A for Notice to Electors Resolution](#)

This matter was Adopted on a Block Vote.

14. [R-2016-0069](#) Resolution Providing for the Sale of \$6,295,000 General Obligation Corporate Purpose Bonds of the City of West Allis.

Sponsors: Administration & Finance Committee

This matter was Adopted on a Block Vote.

15. [R-2016-0070](#) Resolution Providing for the Sale of \$16,570,000 Taxable General Obligation Refunding Bonds of the City of West Allis.

Sponsors: Administration & Finance Committee

This matter was Adopted on a Block Vote.

16. [2016-0165](#) Request for financial assistance to fund Stairway to Heroin community event.

Attachments: [Request for financial assistance for Stairway to Heroin community event.](#)
[Stairway to Heroin Event Flyer](#)

This matter was Approved for \$800 on a Block Vote.

17. [2016-0166](#) Communication from City Administrator regarding request to fill upcoming vacant position of Clerk II in the Department of Public Works, Administrative Office.
- Attachments:* [Request to fill upcoming vacant position of Clerk II in DPW, Administrative Office.](#)
- This matter was Approved and Placed on File on a Block Vote.**
18. [2013-0180](#) Michael Welter communication regarding injuries allegedly sustained between 2430 S. 80 St. and 2436 S. 80 St. on February 20, 2013.
- This matter was Placed on File on a Block Vote.**
19. [2014-0151](#) Steven G. Paczesny communication regarding invoice #2014-170 dated January 22, 2014, for snow removal charges done on January 4, 2014.
- This matter was Placed on File on a Block Vote.**
20. [2015-0273](#) Summons and Complaint in the matter of John Bednarz Jr. and Alison Bednarz vs. Wisconsin Auto Title Loans, Inc., et al, Case No. 15-cv-458.
- Attachments:* [Litigation Hold Notice](#)
[Civil Action Summons](#)
- This matter was Placed on File on a Block Vote.**
21. [2016-0022](#) David Nourse communication relative to vehicle damages allegedly sustained at 1744 S. 71 St. on December 28, 2015.
- Attachments:* [Nourse-vehicle damage](#)
- This matter was Denied on a Block Vote.**
22. [2016-0033](#) Just Like Mommy Child Care Center communication regarding 2015 Personal Property taxes.
- Attachments:* [Claim - Just Like Mommy CCC ppt](#)
- This matter was Denied on a Block Vote.**
23. [2016-0053](#) Anthony and Katie Zilli communication relative to vehicle damages allegedly sustained at approximately S. 57 Street and W. Mobile St. on December 30, 2015.
- Attachments:* [Claim - Anthony and Katie Zilli](#)
- This matter was Denied on a Block Vote.**

24. [2016-0067](#) Heliodoro De Lira communication regarding expenses incurred as a result of an incident at 6752 W. Becher St. on November 18, 2015.

Attachments: [De Lira-claim](#)

This matter was Denied on a Block Vote.

Passed The Block Vote

A motion was made by Ald. Vitale, 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: 10 - Ald. Barczak, Ald. Czaplewski, Ald. Haass, Ald. Lajsic, Ald. May, Ald. Probst, Ald. Reinke, Ald. Roadt, Ald. Vitale, and Ald. Weigel

No: 0

PUBLIC WORKS COMMITTEE

New Matters for Introduction

25. [R-2016-0059](#) Resolution approving an agreement with Schenck regarding a Fleet Management Assessment not to exceed \$25,000.

Sponsors: Administration & Finance Committee

Attachments: [Schneck Agreement for Fleet Management Assessment](#)

Held in Public Works Committee during recess.

26. [R-2016-0060](#) Resolution authorizing and directing the Director of Public Works/City Engineer to enter into a State/Municipal Agreement for a Highway Improvement Project with the Wisconsin Department of Transportation for the design, construction and other related work on the reconstruction of W. National Avenue from S. 76th Street to S. 82nd Street.

Sponsors: Public Works Committee

Attachments: [R-2016-0060 Agreement](#)

This matter was Adopted on a Block Vote.

27. [R-2016-0062](#) Resolution relative to accepting the proposal of Cummins NPower LLC for furnishing and delivering one (1) backup generator for City Hall for a total sum of \$75,391.00.

Sponsors: Public Works Committee

Attachments: [1311 City Hall Backup Generator](#)

This matter was Adopted on a Block Vote.

28. [R-2016-0063](#) Resolution relative to accepting the proposal of Ewald Automotive Group for furnishing and delivering two (2) pickup trucks for a total sum of \$57,723.00.
- Sponsors:* Public Works Committee
- This matter was Adopted on a Block Vote.**
29. [2016-0171](#) Communication from the Director of Public Works/City Engineer regarding the results of the mailing to residents along S. 85th Street from W. Washington Street to W. Greenfield Avenue for mountable curb.
- Sponsors:* Public Works Committee
- Attachments:* [2016-0171 Memo](#)
[2016-0171 Mountable Curbs Letter to Property Owners](#)
- Held in Public Works Committee during recess.*
30. [2016-0172](#) Communication from the Director of Public Works/City Engineer regarding potential issues concerning the City's recycling program.
- Sponsors:* Public Works Committee
- Attachments:* [2016-0172](#)
- This matter was Placed on File on a Block Vote**
31. [2016-0173](#) Communication from the Assistant City Engineer regarding the occupancy of the South 91st Street right of way from West Lincoln Avenue to the dead end 280' south of West Lincoln Avenue for the construction of the parking structure addition at Aurora West Allis Medical Center.
- Sponsors:* Public Works Committee
- Attachments:* [Memo-Communication91StreetOccupancy](#)
- This matter was Placed on File on a Block Vote.**

Passed The Block Vote

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

Aye: 10 - Ald. Barczak, Ald. Czaplewski, Ald. Haass, Ald. Lajsic, Ald. May, Ald. Probst, Ald. Reinke, Ald. Roadt, Ald. Vitale, and Ald. Weigel

No: 0

SAFETY & DEVELOPMENT COMMITTEE

32. [O-2016-0016](#) An Ordinance to create Section 13.22 of the City of West Allis Revised Municipal Code, Chapter 13, Building Code relative to Razing of Buildings and Structures.
- Sponsors:* Ald. Probst and Ald. Weigel
- This matter was Passed as Amended on a Block Vote.**

33. [O-2016-0017](#) An Ordinance to amend subsections 12.06, 12.10(2), 12.30(2), 12.31(4), 12.32(4), 12.33(4), 12.34(3), 12.35(4) and 12.36(8) of the Revised Municipal Code relative to Accessory Building and Accessory Structure definitions and requirements.
- Sponsors:* Safety & Development Committee
- Held in Safety & Development Committee during recess.*
34. [O-2016-0018](#) An Ordinance to repeal and recreate Sections 18.10 and 18.11 of the City of West Allis Revised Municipal Code relative to Registration of Properties Pending Foreclosure and Registration of Real Property with Mortgage Loans in Default.
- Sponsors:* Safety & Development Committee
- This matter was Passed on a Block Vote.**
35. [R-2016-0071](#) Resolution authorizing the Director of Building Inspection and Neighborhood Services to enter into a program management contract for the management of the zombie and foreclosed property program.
- Sponsors:* Safety & Development Committee
- This matter was Adopted on a Block Vote.**
36. [2016-0174](#) Transmittal of Decision of the Joint Review Board with respect to the First Amendment to the Project Plan and Amendment of the Project Plan Boundary for Tax Incremental District Number Eleven (84th & Greenfield).
- Attachments:* [JRB Recommendation Letter to Council](#)
[JRB Resolution Approving TIF 11 Amend #1](#)
[TIF Project Plan Amendment \(Exhibit A\)](#)
- This matter was Approved and Placed on File on a Block Vote.**
37. [2016-0167](#) Special Use Permit for Automotive PHD, a proposed automotive repair business, to be located at 1825 S. 72nd St.
- Held in Safety & Development Committee during recess.*
38. [2016-0168](#) Special Use Permit for Westallion Brewing Company, a proposed brewery and tasting room, to be located at 1825 S. 72nd St.
- Held in Safety & Development Committee during recess.*
39. [2016-0169](#) Special Use Permit for Happy Tails Pet Training, a proposed dog training business, to be located at 1412 S. 72 St.
- Held in Safety & Development Committee during recess.*
40. [2016-0170](#) Special Use Permit for Foster-Holley Funeral Home, a proposed funeral home, to be located at 8802 W. Becher St.
- Held in Safety & Development Committee during recess.*

41. [O-2016-0009](#) An Ordinance to Create Section 13.36 of the West Allis Revised Municipal Code Relating to Manufactured and Mobile Homes and Manufactured and Mobile Home Communities.

Sponsors: Safety & Development Committee

This matter was Passed on a Block Vote.

Passed The Block Vote

A motion was made by Ald. Lajsic, 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: 10 - Ald. Barczak, Ald. Czaplewski, Ald. Haass, Ald. Lajsic, Ald. May, Ald. Probst, Ald. Reinke, Ald. Roadt, Ald. Vitale, and Ald. Weigel

No: 0

LICENSE & HEALTH COMMITTEE

42. [2016-0158](#) Carnival Permit application no. 1 of the West Allis Police Department for National Night Out to be held at the West Allis Farmer's Market, 6501 W. National Ave., on July 25, 2016.

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

43. [2016-0159](#) Secondhand Article Dealer License application(s).

License application nos. 303 and 1859 granted.

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

44. [2016-0160](#) Used Vehicle Dealer License application(s).

License application nos. 1516, 2125 and 2170 granted.

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

45. [2016-0161](#) 2015-2016 Special Class B Beer and Wine License application(s).

License application nos. 29 - 31 granted.

This matter was Approved on a Block Vote.

46. [2016-0164](#) Operator's License (bartender/sales clerk) applications.

2015-2016 License application no. 394 granted.

2015-2017 License application nos. 420-429 granted.

This matter was Approved on a Block Vote.

47. [2016-0155](#) Amendment to Operation Plan for Milwaukee Entertainment, LLC, Steven N. Pohlbel, II, Agent, d/b/a Heart Breakers for premises located at 9440 W Greenfield Ave. (2015-2016 Class B Tavern License no. 2100, Tavern Entertainment (Special) no. 2099, and Dance Hall License no. 2098).

Attachments: [Amendment to Plan of Operation 3-15-16](#)

Held in License & Health Committee during recess.

48. [2016-0129](#) Request submitted by Edward A. Brown, Jr. to surrender the Class B Tavern Liquor License, Dance Hall License and Tavern Entertainment (Other) License issued to Wisconsin Beverage and Entertainment Partners, LLC, located at 7211 W. Greenfield Ave., d/b/a 7-West Bistro & Ultra Lounge.

Attachments: [Surrender of Licenses request](#)

This matter was Approved on a Block Vote.

49. [2016-0119](#) Summons and Complaint in the matter of the complaint against Wisconsin Beverage and Entertainment Partners, LLC, Ana Brown, registered agent, Edward A. Brown, Jr., Agent, for the premises located at 7211 W. Greenfield Ave., d/b/a 7-West Bistro & Ultra Lounge (2015-2016 Class B Tavern License no. 2139, Dance Hall License no. 2140, Tavern Entertainment (Other) License no. 2198 and Restaurant License).

Attachments: [7-West Bistro Summons 2-23-16](#)

[7-West Bistro Complaint 2-23-16](#)

This matter was Placed on File on a Block Vote.

50. [2016-0038](#) Police Department Report involving 7-West Bistro & Ultra Lounge, 7211 W. Greenfield Avenue, of Wisconsin Beverage & Entertainment Partners, LLC, Edward A. Brown, Jr., Agent, Incident: 2015.

This matter was Placed on File on a Block Vote.

51. [O-2016-0008](#) An Ordinance to Repeal and Recreate Section 9.21 of the West Allis Revised Municipal Code Relating to Manufactured and Mobile Home Community Licenses.

Sponsors: License & Health Committee

This matter was Passed as Amended on a Block Vote.

52. [2016-0060](#) 2015-2016 Class B Tavern License application no. 2290 and Supplemental Questionnaire of Playerz Sports Bar & Grill, LLC, Patrick R. Flanagan, Agent, d/b/a Playerz Sports Bar & Grill, 6231 W. Mitchell St. (new-nonexisting location).

Attachments: [Supplemental Questionnaire](#)

This matter was Denied based on Municipal Quota and no criteria met on a Block Vote.

53. [2016-0132](#) Application of Transfer of License from Premises to Premises of 2015-2016 Class B Tavern Liquor License renewal application of Rupena's, Inc., Maria E. Karczewski, Agent, d/b/a Rupena's Summit Café, from 6737 W. Washington St. to 7641 W. Beloit Rd.

Held in License & Health Committee during recess.

54. [2015-0547](#) 2015-2016 Class B Tavern License renewal application no. 862 of Rupena's, Inc., Maria E. Karczewski, Agent, d/b/a Rupena's Summit Café, for the premises located at 6737 W. Washington St.

Held in License & Health Committee during recess.

Passed The Block Vote

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

Aye: 10 - Ald. Barczak, Ald. Czaplewski, Ald. Haass, Ald. Lajsic, Ald. May, Ald. Probst, Ald. Reinke, Ald. Roadt, Ald. Vitale, and Ald. Weigel

No: 0

ADVISORY COMMITTEE

None.

N. ADJOURNMENT

A motion was made by Ald. Lajsic, seconded by Ald. Reinke, to adjourn at 8:55 p.m., with the next regularly scheduled meeting to be held on April 4, 2016 at 7:00 p.m. The motion carried unanimously.

*Respectfully submitted,
Monica Schultz, City Clerk*