



# City of West Allis

## Meeting Minutes

### Common Council

*Mayor Jeannette Bell, Chair*

*Aldersperson James W. Sengstock, Council President*

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

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Tuesday, January 4, 2005

7:00 PM

City Hall - Council Chambers

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#### 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, Czaplewski, Dobrowski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Vitale, and Weigel

##### C. PLEDGE OF ALLEGIANCE

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

##### D. PUBLIC HEARINGS

1. [O-2005-0004](#) Ordinance to amend section 12.16(11) of the Revised Municipal Code relative to special use time limitations for allowing a six-month extension to the expiration date.

*Explanation of the proposed ordinance by John Stibal, Director of Development.*

*Appearances: None.*

2. [2004-0748](#) Special Use application to construct a Lifetime Credit Union on a vacant lot located at 9515 W. National Ave. (tax key number 486-0099-001).

*Explanation of the proposed special use by John Stibal, Director of Development.*

*Appearances: None.*

3. [2004-0720](#) Special use application submitted by Nothing But Noodles to establish a restaurant within a portion of the Shoppes on 100 retail center located at 2923 S. 108 St. (tax key numbers 520-9965-026 and 520-9965-037).

*Explanation of the proposed special use by John Stibal, Director of Development.*

*Appearances: None.*

4. [2004-0744](#) Special use application to re-establish a mixed use (commercial - residential) within the existing building at 8121-25 W. National Ave. (tax key number 452-0601-000).

*Explanation of the proposed special use by John Stibal, Director of Development.*

*Appearances: None.*

5. [2004-0700](#) Special Use application to establish a restaurant/cafe located at 6220 W. National Ave., within a portion of the Paradise Theater Building (occupant Paradise Cafe, Inc). (Tax Key No. 454-0001-000).

*Hearing nos. 5 & 6 were taken together. Explanation of the special use by John Stibal, Director of Development.*

*Appearances:*

*Michael Maloney, 1412 S. 62 St., stated his concerns regarding off-street parking and questioned what activities will be taking place.*

*Cristine Arnold, 1343 S. 63 St., supported the proposal and commented on the open house and bringing more people to the area businesses.*

*Brian Preiss, Executive Director, Downtown West Allis Business Improvement District and Downtown West Allis, Inc., 7231 W. Greenfield Ave., supported the proposal and commented on the improvements to the building.*

*John West, 1209 S. 72 St., commented on the location for the proposal and his concerns regarding traffic and parking.*

*Dan McGuire, 6235 W. National Ave., opposed to the proposal and stated his concerns regarding parking.*

*Delbert Slowik, 6207 W. National Ave., commented on the renovations to the building and stated his concerns regarding parking and streetscaping.*

*Doug Ross, 6200 W. Greenfield Ave., stated his concerns regarding renovations and parking.*

*Pastor Tom Redlich, founder of the Paradise Family Life Center, 1343 S. 71 St., commented on parking and building restoration, and is in support of the proposal. He commented on the restaurant/coffee house idea. He mentioned that between thirty-five to fifty people will be employed. He said that many events will be offered by the church and it will be an asset to the community.*

6. [2004-0701](#) Special Use application to establish a church at 6229 W. Greenfield Ave. within the former Paradise Theater (occupant Paradise Family Life Center). (Tax Key No. 454-0001-000).

*See Legislative File No. 2004-0700 for explanation and appearances.*

7. [2004-0679](#) Transitional use application for proposed expansion of the Pegasus Restaurant commercial parking lot located at 7727 W. Greenfield Ave. to a vacant residential lot located at 14\*\* S. 78 St. (tax key numbers 452-0052-002 and 452-0048-000).

*Explanation of the proposed transitional use by John Stibal, Director of Development.*

*The Clerk's Office received two (2) letters in opposition to the proposed transitional use.*

*Appearances:*

*James Mejchar, President, West Allis-West Milwaukee Chamber of Commerce, 7149 W. Greenfield Ave., commented on the popularity of the Pegasus Restaurant and said that they are good neighbors. He supports the proposal.*

*Mike Maloney, 1412 S. 62 St., commented on parking and the history of the lot.*

*Judy Cullen, 1447-49 S. 78 St., opposed to the proposal and stated that the current parking is more than adequate.*

*John West, 1209 S. 72 St., stated that additional parking is unnecessary and requested additional security and lighting.*

*Sam Tourloukis, 2530 S. Stonegate Circle, manager of Pegasus Restaurant, indicated that he will not be demolishing any homes, and commented on the current congestion in the area and safety concerns.*

*Anastasia Barrientos, 13371 W. Fountain Dr., #6, New Berlin, manager of Pegasus Restaurant, commented on safety and traffic concerns for their clientele and supports the proposal.*

*Marge Weber, 1428 S. 78 St., supports the proposal.*

*Pat Brick, 1433 S. 78 St., supports the proposal.*

*Tom Taylor, 1444 S. 78 St., supports the proposal.*

#### E. CITIZEN PARTICIPATION

*Appearances:*

*James Mejchar, President, West Allis-West Milwaukee Chamber of Commerce, 7149 W. Greenfield Ave., announced that Community Night is scheduled for Saturday, February 26th at 7:30 p.m. with the Milwaukee Admirals to benefit the Education Foundation. Tickets are \$15 and are available at City Hall and the Chamber of Commerce.*

*John West, 1209 S. 72 St., requested permission to start a business near S. 75 St. and W. Greenfield Ave.*

#### F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

*Mayor Bell 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**

*Management Activities:*

*Performance Appraisals are to be done with Department Heads along with setting tasks and goals for 2005.*

*Mayor Bell's goals for 2005 are at the Council members' desks.*

*Announcements:*

*The Old Timers Baseball Dinner is Monday, January 24, 2005, and Mayor Bell is unable to attend and would welcome a volunteer from the Council in her place.*

*The Youth Commission is sponsoring a Fine Arts Night at City Hall with visual and performing artists from both high schools displaying their talent. This event is Wednesday, January 26th from 6 to 8 p.m.*

### **Alderspersons Comments**

*Ald. Reinke commented on tax collection. She said it was orderly and the lines went quickly. She thanked the Clerk/Treasurer's Office for a job well done.*

*Ald. Weigel commented on the tsunami and the involvement of the Red Cross.*

#### H. AGENDA APPROVAL

*A motion was made by Ald. Sengstock, seconded by Ald. Dobrowski, that the agenda as submitted be accepted. The motion carried unanimously.*

#### I. APPROVAL OF MINUTES

*A motion was made by Ald. Sengstock, seconded by Ald. Dobrowski, to approve the minutes of the regular meeting of December 21, 2004. The motion carried unanimously.*

#### J. ITEM NOT REFERRED TO COMMITTEE

8. [2005-0002](#) Report of the Municipal Judge for the month of November, 2004, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$98,960.59, all fines, costs and fees in the sum of \$97,984.59 collected in the Municipal Court and the sum of \$80,419.50 in payment of parking violations sent directly to the City Clerk/Treasurer's office.

**A motion was made by Ald. Narlock, seconded by Ald. Lajsic, that this matter be Placed on File. The motion carried.**

#### K. STANDING COMMITTEE REPORTS

*None.*

#### L. COMMON COUNCIL RECESS

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

*Thereupon, the Council took a recess at 8:05 p.m. Upon returning from recess at 8:46 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

### ADMINISTRATION & FINANCE AND PUBLIC WORKS COMMITTEES

9. [2004-0689](#) Communication from School District of West Allis-West Milwaukee regarding the City's use of the Parkway Recreation Facility during Fire Department building construction.

*Held in Administration & Finance and Public Works Committees during recess.*

#### ADMINISTRATION & FINANCE COMMITTEE

10. [R-2005-0003](#) Resolution relative to accepting the proposal of Intergaph Corporation to provide GIS GeoMedia Software & Maintenance for a total net sum of \$8,775.00.

**This Matter was Adopted on a Block Vote.**

### City Attorney Claim Report

11. [2004-0625](#) James E. Lipski, W181 N8284 Destiny Dr., Menomonee Falls, communication regarding vehicle damage allegedly sustained while driving in the 3100 block of S. Wollmer Rd. on August 23, 2004.

**This Matter was Denied on a Block Vote.**

**Passed The Block Vote**

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

**No:** 0

**PUBLIC WORKS COMMITTEE**

12. [R-2005-0001](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of S. 74 St. from W. Greenfield Ave. to W. National Ave. and portions of intersecting streets by concrete reconstruction with miscellaneous walk repair, new driveway approaches, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services and utility adjustments.

**This Matter was Adopted on a Block Vote.**

13. [R-2005-0002](#) Resolution accepting work of Green Bay Pipe & TV Contractors, LLC for the closed circuit TV inspection of sanitary sewers at various locations in the City of West Allis and authorizing and directing settlement of said contract in accordance with contract terms of 2004 Project No. 18.

**This Matter was Adopted on a Block Vote.**

14. [R-2005-0004](#) Resolution to approve an amendment to the agreement for disposal of solid waste by and between Superior of Wisconsin, Inc. and the City of West Allis

**Attachments:** [superior-amendment to agreement.rtf](#)

**This Matter was Adopted on a Block Vote.**

15. [2005-0012](#) Communication from the Director of Public Works regarding the establishment of a licensing method for scavengers/junkers.

**Attachments:** [scavengers-junkers.rtf](#)

**This Matter was Approved on a Block Vote.**

**Passed The Block Vote**

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

**No:** 0

**SAFETY & DEVELOPMENT COMMITTEE**

16. [O-2005-0001](#) An Ordinance to amend Sections 14.81, 14.84, 14.85 and 14.87 of the Electrical Code Pertaining to Permits, Fees and Inspections.

**This Matter was Passed on a Block Vote.**

17. [O-2005-0003](#) An Ordinance to amend Section 16.06, 16.07, and 16.08 of the Plumbing Code Pertaining to Permits, Fees and Inspections.  
**This Matter was Passed on a Block Vote.**
18. [2005-0008](#) Special Use application for a proposed expansion (additional tanning beds) to the existing Je Je's Nails Etc., salon located within a mixed use building at 6801 W. Becher St. (tax key number 476-0154-000).  
*Held in Safety & Development Committee during recess.*
19. [2005-0009](#) Special use application for a proposed American Automotive Corporation, an auto repair facility, to be located within a portion of the property located at 6607 W. Mitchell St. (tax key number 454-0255-001).  
*Held in Safety & Development Committee during recess.*

### Public Hearing Items (Safety & Development Committee)

20. [O-2005-0004](#) Ordinance to amend section 12.16(11) of the Revised Municipal Code relative to special use time limitations for allowing a six-month extension to the expiration date.  
**This Matter was Passed on a Block Vote.**
21. [R-2005-0010](#) Resolution relative to determination of a Transitional Use Applications for proposed expansion of the Pegasus Restaurant's commercial parking lot located at 7727 W. Greenfield Ave. to a vacant residential lot located at 14\*\* S. 78 St. (Tax Key Nos. 452-0052-002 and 452-0048-000)  
*Held in Safety & Development Committee during recess.*
22. [2004-0679](#) Transitional use application for proposed expansion of the Pegasus Restaurant commercial parking lot located at 7727 W. Greenfield Ave. to a vacant residential lot located at 14\*\* S. 78 St. (tax key numbers 452-0052-002 and 452-0048-000).  
*Held in Safety & Development Committee during recess.*
23. [R-2005-0006](#) Resolution relative to determination of Special Use Application to establish a restaurant/cafe, Paradise Cafe, Inc., within a portion of the Paradise Theater Building located at 6220 W. National Ave. (Tax Key Number 454-0001-000).  
**Attachments:** [EXHIBIT A.doc](#)  
*Held in Safety & Development Committee during recess.*
24. [2004-0700](#) Special Use application to establish a restaurant/cafe located at 6220 W. National Ave., within a portion of the Paradise Theater Building (occupant Paradise Cafe, Inc). (Tax Key No. 454-0001-000).  
*Held in Safety & Development Committee during recess.*
25. [R-2005-0007](#) Resolution relative to determination of Special Use Application to establish a church, Paradise Family Life Center, within the former Paradise Theater located at 6229 W. Greenfield Ave. (Tax Key Number 454-0001-000).  
**Attachments:** [EXHIBIT A.doc](#)

*Held in Safety & Development Committee during recess.*

26. [2004-0701](#) Special Use application to establish a church at 6229 W. Greenfield Ave. within the former Paradise Theater (occupant Paradise Family Life Center). (Tax Key No. 454-0001-000).

*Held in Safety & Development Committee during recess.*

27. [R-2005-0008](#) Resolution relative to determination of Special Use Application to establish a Nothing But Noodles restaurant within the Shoppes on 100 site located at 2923 S. 108 St.

**This Matter was Adopted on a Block Vote.**

28. [2004-0720](#) Special use application submitted by Nothing But Noodles to establish a restaurant within a portion of the Shoppes on 100 retail center located at 2923 S. 108 St. (tax key numbers 520-9965-026 and 520-9965-037).

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

29. [R-2005-0005](#) Resolution relative to determination of Special Use Application to re-establish a mixed use (commercial-residential) within the existing building at 8121-25 W. National Ave. (Tax Key Number 452-0601-000).

*Attachments:* [ZON-R-482-1-4-05.doc](#)

**This Matter was Adopted on a Block Vote.**

30. [2004-0744](#) Special use application to re-establish a mixed use (commercial - residential) within the existing building at 8121-25 W. National Ave. (tax key number 452-0601-000).

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

31. [R-2005-0009](#) Resolution relative to determination of Special Use Application to construct Lifetime Credit Union on the vacant lot located at 9515 W. National Ave. (Tax Key No. 486-0099-001)

**This Matter was Adopted on a Block Vote.**

32. [2004-0748](#) Special Use application to construct a Lifetime Credit Union on a vacant lot located at 9515 W. National Ave. (tax key number 486-0099-001).

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

**Passed The Block Vote**

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

**No:** 0

**LICENSE & HEALTH COMMITTEE**

33. [2004-0669](#) 2004-2005 Class B Tavern License appl. no. 133 of Mario P. Morgese, d/b/a Mario's for premises at 1900 S. 60 St.(new-existing location).

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

34. [O-2004-0051](#) An Ordinance to Repeal Section 9.01(1) and to Renumber and Amend Sections 9.01(2), (3), (4) and (5) of the Revised Municipal Code relating to Quotas for Class A Liquor Licenses and Create Section 9.02(2.5) of the Revised Municipal Code relating to Public Participation for Liquor Licenses.  
*Held in License & Health Committee during recess.*
35. [2005-0003](#) Police Department communications regarding Complaint/Telephone message involving Brian Malec of the Rock Shop, 1900 S. 60 St.  
**This Matter was Placed on File on a Block Vote.**
36. [2005-0005](#) Video/Cable Communications Coordinator communication regarding recommendations for 4th Quarter Operating Funds to the West Allis/West Milwaukee School District for the Educational Access Channel.  
**This Matter was Approved on a Block Vote.**
37. [2005-0011](#) Video/Cable Communications Coordinator communication regarding 4th Quarter Funding Recommendations for the West Allis Community Communications Corporation (WACCC).  
**This Matter was Approved on a Block Vote.**
38. [2005-0004](#) 2004-2005 Class B Tavern License appl. no. 135 of Fujiyama, LLC, Ren Feng, Agent, d/b/a Fujiyama Sushi & Hibachi for premises located at 2912-20 S. 108 St. (new-nonexisting location).  
*Held in License & Health Committee during recess.*
39. [2005-0006](#) 2004-2005 Class B Tavern License appl. no. 136, Dance Hall License appl. no. 92 and Instrumental Music License appl. no. 53 of Rodeo Grill, LLC, Mark S. Silber, Agent, d/b/a Flappers for premises located at 7527 W. Becher St. (new-existing location).  
*Held in License & Health Committee during recess.*
40. [2005-0001](#) 2004-2005 Special Class B Beer and Wine License applications.  
*License appl. nos. 24-27 granted.*  
**This Matter was Approved on a Block Vote.**
41. [2005-0007](#) 2005 Taxicab Driver License applications.  
*License appl. nos. 26-34 granted.*  
**This Matter was Approved on a Block Vote.**
42. [2005-0010](#) 2004-2005 and 2004-2006 Tavern Operator License applications.  
*2004-2006 License appl. nos. 311-313 granted.*  
**This Matter was Approved on a Block Vote.**

**Passed The Block Vote**

## **ADVISORY COMMITTEE**



*None.*

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

*None.*

**O. ADJOURNMENT**

*A motion was made by Ald. Sengstock, seconded by Ald. Vitale, to adjourn at 8:50 p.m., with the next regularly scheduled meeting to be held on January 18, 2005, at 7:00 p.m. The motion carried unanimously.*

*/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.