



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, Eric Euteneier, Kevin Haass,

Michael P. May, Rosalie L. Reinke,

Daniel J. Roadt, Vincent Vitale, and Martin J. Weigel

Tuesday, December 4, 2018

7:09 PM

City Hall Common Council Chambers
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

The meeting was called to order by Mayor Devine at 7:09 p.m.

B. ROLL CALL

Present 9 - Ald. Czaplewski, Ald. Euteneier, Ald. May, Ald. Haass, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Vitale, and Ald. Weigel

Excused 1 - Ald. Barczak

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Ald. Euteneier.

D. PUBLIC HEARINGS

1. [R-2018-0757](#) Resolution to confirm and adopt the report of the City Engineer containing the schedule of proposed assessments for improvement of W. National Avenue from S. 92 Street to S. 95 Street and portions of intersecting streets

Sponsors: Public Works Committee

Attachments: [R-2018-0757 signed](#)

Explanation by Peter Daniels, City Engineer.

Appearances:

Sam Tell, 9218 W. National Ave., asked about the lateral hookup cost being included in the estimate.

John Peller, 9338 W. National Ave., asked for clarification of costs assessed for corner lots.

Public Hearing Held

2. [R-2018-0715](#) Resolution relative to determination of Special Use Permit for a proposed banquet facility to be located within a portion of an existing shopping center located at 2671 S. 76 St.

Sponsors: Safety & Development Committee

Attachments: [R-2018-0715 signed](#)

Explanation by John Stibal, Director of Development.

Appearances:

Jose Saldivar, 2636 S. 76 St., expressed a concern about alcohol sales.

Public Hearing Held

Item nos. 3 and 4 were taken together.

3. [O-2018-0048](#) Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) from "Commercial" to "Industrial and Office" land use classification for property located at 1800 S. 92 St. (Tax Key No. 451-1002-000), submitted by Chr. Hansen.

Sponsors: Safety & Development Committee

Attachments: [Future Land Use Map](#)
[O-2018-0048 signed](#)

Explanation by John Stibal, Director of Development.

Appearances: None.

Hilary Schroeder, 8932 W. Mitchell St., expressed concerns with crime in the neighborhood increasing with the rental buildings being boarded up and fenced off and asked about the alarms going off several times a day.

Attorney Debbie Tomczyk, 1000 N. Water St., for Chr. Hansen, said the the buildings would be demolished by the end of this year. She stated Chr. Hansen is an asset to the neighborhood and City by bringing development, jobs, and property taxes and that the plan is for Chr. Hansen to make this a long term US headquarters, and they are willing to work with and address any concerns with the neighbors.

Public Hearing Held

4. [O-2018-0047](#) Ordinance to amend the Official West Allis Zoning Map by rezoning the property located at 1800 S. 92 St. from C-2, Neighborhood Commercial District to M-1, Manufacturing District.

Sponsors: Safety & Development Committee

Attachments: [Rezoning Map - 1800 S 92](#)
[O-2018-0047 signed](#)

Explanation by John Stibal, Director of Development.

Appearances: See item no. 3.

Public Hearing Held

E. CITIZEN PARTICIPATION

Steve Yanacheck, 1220 S. 122 St., wanted to bring to the public's attention airplanes spraying chemical trails and that it needs to be stopped.

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 thanked everyone for their effort, time, and donations for all the Christmas activities; and addressed feedback he had received regarding the parade cancellation and no rain date.

H. ALDERPERSON'S REPORT

None.

I. APPROVAL OF MINUTES

5. [2018-0949](#) Minutes (Draft) of the Common Council regular meeting of November 20, 2018.

Attachments: [112018 CC Minutes.draft](#)

A motion was made by Ald. Lajsic, seconded by Ald. May, to approve the minutes of the regular meeting of November 20, 2018. The motion carried unanimously.

J. ITEMS NOT REFERRED TO COMMITTEE

6. [2018-0952](#) Summons and Complaint in the matter of New Residential Mortgage Loan Trust 2018-2 vs Debra J. Roszina, et al, regarding foreclosure of mortgage, Case No. 2018CV009687.

Attachments: [S&C Roszina Mort Foreclosure 2018CV009687](#)

A motion was made by Ald. Haass, seconded by Ald. Reinke, that this matter be Referred for Legal Action to the City Attorney. The motion carried unanimously.

K. STANDING COMMITTEE REPORTS

None.

L. COMMON COUNCIL RECESS

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

Thereupon, the Council took a recess at 7:57 p.m. Upon returning from recess at 8:41 p.m., and the roll call being taken, there were:

Present 9 - Ald. Czaplewski, Ald. Euteneier, Ald. May, Ald. Haass, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Vitale, and Ald. Weigel

Excused 1 - Ald. Barczak

M. NEW AND PREVIOUS MATTERS

ADMINISTRATION & FINANCE COMMITTEE

7. [2018-0945](#) Request from the Director of Public Works to extend the temporary appointment of Cindy Rausch in the position of Building and Sign/Inventory Superintendent.

Attachments: [C. Rausch interim appointment](#)

This matter was Approved on a Block Vote

8. [R-2018-0773](#) Resolution amending the fees for ambulance services provided by the West Allis Fire Department, effective January 1, 2019.

Sponsors: Administration & Finance Committee

Attachments: [Fire Chief Memo re ambulance billing fees](#)
[R-2018-0773 signed](#)

This matter was Adopted on a Block Vote

9. [R-2018-0775](#) Resolution establishing dental insurance funding levels and employee dental care premium contributions for the plan year March 1, 2019 through February 29, 2020.

Sponsors: Administration & Finance Committee

Attachments: [2019 Recommended Dental Insurance Rates](#)
[R-2018-0775 signed](#)

This matter was Adopted on a Block Vote

10. [R-2018-0783](#) Resolution authorizing a banking services contract extension with Tri City National Bank through August 31, 2019.

Sponsors: Administration & Finance Committee

Attachments: [R-2018-0783 signed](#)

This matter was Adopted on a Block Vote

11. [R-2018-0745](#) Resolution to amend City of West Allis Policies & Procedures Manual Policy No. 1424, Overtime, Compensatory Time, and Premium Pay.

Sponsors: Administration & Finance Committee

Attachments: [Policy 1424 - Shows Changes](#)
[R-2018-0745 signed](#)

This matter was Adopted on a Block Vote

12. [2018-0948](#) Communication from City Administrator requesting approval to fill the vacant position of Administrative Support Specialist in the Department of Public Works, Sanitation and Street Division.

Attachments: [Request to fill Admin. Support Specialist position](#)

This matter was Approved on a Block Vote

13. [2018-0957](#) Communication from Mayor Devine recommending the appointment of Mr. Kail Decker for the remainder of the current term of City Attorney that expires on April 30, 2020.

Attachments: [Mayor communication recommending apptmt of City Attorney](#)

This matter was Approved on a Block Vote

Passed The Block Vote

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

Aye: 9 - Ald. Czaplewski, Ald. Euteneier, Ald. May, Ald. Haass, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Vitale, and Ald. Weigel

No: 0

PUBLIC WORKS COMMITTEE

- 14. [R-2018-0769](#) Resolution authorizing the City Engineer to amend an existing contract with Langer Roofing & Sheet Metal, Inc. for modifications to the snow retention system on the Police Court Center roof for an amount not to exceed \$15,900.00.

Sponsors: Public Works Committee

Attachments: [West Allis Police Department Snow Retention Snow Guard Plan](#)

This matter was Placed on File on a Block Vote

- 15. [R-2018-0757](#) Resolution to confirm and adopt the report of the City Engineer containing the schedule of proposed assessments for improvement of W. National Avenue from S. 92 Street to S. 95 Street and portions of intersecting streets

Sponsors: Public Works Committee

Attachments: [R-2018-0757 signed](#)

This matter was Adopted on a Block Vote

- 16. [R-2018-0758](#) Final Resolution authorizing public improvement by concrete reconstruction, new concrete sidewalk, new driveway approaches, storm sewer relay, sanitary sewer relay, water main relay, building services and utility adjustments in W. National Avenue from S. 92 Street to S. 95 Street and portions of intersecting streets and levying special assessments against benefited properties.

Sponsors: Public Works Committee

Attachments: [R-2018-0758 signed](#)

This matter was Adopted on a Block Vote

Passed The Block Vote

A motion was made by Ald. Vitale, 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: 9 - Ald. Czaplewski, Ald. Euteneier, Ald. May, Ald. Haass, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Vitale, and Ald. Weigel

No: 0

SAFETY & DEVELOPMENT COMMITTEE

17. [R-2018-0779](#) Resolution Authorizing Proactive Property Maintenance Inspections

Sponsors: May

Attachments: [R-2018-0779 signed](#)

This matter was Adopted on a Block Vote

18. [R-2018-0715](#) Resolution relative to determination of Special Use Permit for a proposed banquet facility to be located within a portion of an existing shopping center located at 2671 S. 76 St.

Sponsors: Safety & Development Committee

Attachments: [R-2018-0715 signed](#)

This matter was Adopted As Amended on a Block Vote

19. [2018-0899](#) Special Use Permit for a proposed banquet facility to be located within a portion of an existing shopping center located at 2671 S. 76 St., submitted by Joe Galbraith on behalf of Maria Rupena Karczewski.

Attachments: [Application - Rupenas Banquet Facility](#)

This matter was Placed on File on a Block Vote

20. [O-2018-0048](#) Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) from "Commercial" to "Industrial and Office" land use classification for property located at 1800 S. 92 St. (Tax Key No. 451-1002-000), submitted by Chr. Hansen.

Sponsors: Safety & Development Committee

Attachments: [Future Land Use Map](#)
[O-2018-0048 signed](#)

This matter was Passed on a Block Vote

21. [2018-0897](#) Request for an Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) from "Commercial" to "Industrial and Office" land use classification for property located at 1800 S. 92 St. submitted by Chr. Hansen (Tax Key No. 451-1002-000).

Attachments: [Application - Amend Future Land Use Map](#)
[Public Hearing Notice - Chr Hansen](#)
[Maps - Chr Hansen](#)

This matter was Placed on File on a Block Vote

22. [O-2018-0047](#) Ordinance to amend the Official West Allis Zoning Map by rezoning the property located at 1800 S. 92 St. from C-2, Neighborhood Commercial District to M-1, Manufacturing District.

Sponsors: Safety & Development Committee

Attachments: [Rezoning Map - 1800 S 92](#)
[O-2018-0047 signed](#)

This matter was Passed on a Block Vote

23. [2018-0896](#) Request for an Ordinance to amend the Official West Allis Zoning Map by rezoning the property located at 1800 S. 92 St. from C-2, Neighborhood Commercial District to M-1, Manufacturing District submitted by Chr. Hansen (Tax Key No. 451-1002-000).

Attachments: [Application - Rezone Chr Hansen C2 to M1](#)
[Public Hearing Notice - Chr Hansen](#)
[Maps - Chr Hansen](#)

This matter was Placed on File on a Block Vote

Passed The Block Vote

A motion was made by Ald. Lajsic, 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: 9 - Ald. Czaplewski, Ald. Euteneier, Ald. May, Ald. Haass, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Vitale, and Ald. Weigel

No: 0

LICENSE & HEALTH COMMITTEE

24. [2018-0951](#) 2018-2019 Class B Tavern License application no. 2638, of Uniko LLC, Jonathan DeLeon, Agent, d/b/a Uniko, for the premises located at 1900 S. 60 St. (new-nonexisting location).

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

25. [2018-0931](#)

License applications.

Gun Range License Renewal Application 2019:

- *The Shooters Shop, Inc., d/b/a The Shooters Shop, Kevin M. Nugent, Agent, 2465 S. 84 St.*

Secondhand Article Dealer License application 2018-2019:

- *2 Brothers-in Law-Vintage, LLC, Edward F. Check, Agent 2076 S. 74 St.*

Adult-Oriented Establishment Operator Permit Application 2018-2019:

- *Choinski, Devin M.; and*
- *Jackson, Shinique N.*

Operator's License (bartender/sales clerk) applications 2018-2019 and 2018-2020:

- *Gielou, Mopnique V.;*
- *Hierra, Kelsey L.;*
- *Keegamn, Julia L.;*
- *Maddox, Tammela S.;*
- *Ortiz, Enid M.;*
- *Pumphrey, Alyssa L.;*
- *Thompson, Carly P.;*
- *Wilson, Mark A.; and*
- *Winters, Branden D.*

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

26. [2018-0950](#)

Appointment of new Agent, Philip M. Kleist, by Tap City Inc., d/b/a Tap City USA, located at 7207 W. National Ave.

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

Passed The Block Vote

A motion was made by Ald. Czaplewski, 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: 9 - Ald. Czaplewski, Ald. Euteneier, Ald. May, Ald. Haass, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Vitale, and Ald. Weigel

No: 0

ADVISORY COMMITTEE

27. [2018-0954](#)

Reappointment by Mayor Devine of Patricia Wikenhauser as a member of the West Allis Commission on Aging, under the guidelines of the ordinance pertaining to limitation on consecutive terms for members of boards and commissions, her three-year term to expire November 1, 2021.

Attachments: [Wikenhauser Appointment Letter](#)

This matter was Approved on a Block Vote

28. [2018-0955](#) Reappointments by Mayor Devine to the West Allis Commission on Aging of Tammy Herro, Margee Maydak, and David Rymaszewski, their three-year terms to expire November 1, 2021.

Attachments: [Herro Appointment Letter](#)
[Maydak Appointment Letter](#)
[Rymaszewski Appointment Letter](#)

This matter was Approved on a Block Vote

29. [2018-0956](#) Reappointment by Mayor Devine of John Noll to the Historical Commission of the City of West Allis, his five-year term to expire December 31, 2023.

Attachments: [Noll Appointment Letter](#)

This matter was Approved on a Block Vote

Passed The Block Vote

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

Aye: 9 - Ald. Czaplewski, Ald. Euteneier, Ald. May, Ald. Haass, Ald. Lajsic, Ald. Reinke, 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 8:46 p.m., with the next regularly scheduled meeting to be held on December 18, 2018 at 7:00 p.m. The motion carried unanimously.

Respectfully submitted,

Steven A. Braatz, Jr.
City Clerk



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.