



# City of West Allis

## Meeting Agenda

### Common Council

7525 W. Greenfield Ave.  
West Allis, WI 53214

*Mayor Dan Devine, Chair*  
*Aldersperson Thomas G. Lajsic, Council President*  
*Alderspersons: 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 1, 2016

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. [O-2016-0014](#) Ordinance to amend the official West Allis Zoning Map by rezoning the properties located at 9005-9029 W. Lincoln Ave., 2307-2331 S. 90th St. and 2320-2330 S. 91 St., from C-2 Neighborhood Commercial District and RB-2 Residential District to RC-1 Residential District.

*Sponsors:* Safety & Development Committee

2. [R-2016-0007](#) Resolution relative to the Vacation and Discontinuance of a t-shaped alley between S. 90 St. and S. 91 St. south of W. Lincoln Ave., as well as the remaining approximately 291' of S. 90 St. south of W. Lincoln Ave., which leads into the Aurora West Allis Medical Center.

*Sponsors:* Public Works Committee

*Attachments:* [Exhibit A](#)

3. [R-2016-0048](#) Resolution relative to determination of Special Use Permit for Aurora West Allis Medical Center for a proposed addition to the existing parking structure, to be located at 9005-9029 W. Lincoln Ave., 2307-2331 S. 90th St., 2320-2330 S. 91 St., 8901 W. Lincoln Ave. and 2349 and 2400 S. 90 St.

*Sponsors:* Safety & Development Committee

4. [R-2016-0047](#) Resolution relative to determination of Special Use Permit for Cross Point Church to establish a religious institution within the existing building at 11000 W. Oklahoma Ave.

*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 210 (Development conference room)  
Administration & Finance, Safety & Development, Advisory*

*Room 128  
Public Works, License & Health*

**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. [2016-0135](#) Minutes (Draft) of the Common Council regular meeting of February 16, 2016.

*Attachments:* [02-16-16 CC Minutes.draft](#)

**J. ITEMS NOT REFERRED TO COMMITTEE**

6. [2016-0117](#) Report of the Municipal Judge for the month of January 2016, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$121,493.82.

*Attachments:* [January 2016 court fines](#)

7. [2016-0139](#) Scott Radcliffe communication relative to damages allegedly sustained at 3103 S. 112 St. on January 7, 2016.

*Attachments:* [Scott Radcliffe damages claim](#)

8. [2016-0140](#) Summons and Complaint in the matter of Bayview Loan Servicing, LLC vs. David J. Howard, et al. regarding foreclosure of mortgage, Case No. 16CV001287.

*Attachments:* [S&C Bayview Loan Mort Foreclosure](#)

9. [2016-0142](#) Summons and Complaint in the matter of The Bank of New York Mellon FNA The Bank of New York vs. Robert A. Harvey, et al. regarding foreclosure of mortgage, Case No. 16CV001294.

*Attachments:* [S&C Bk of NY Mellon Mort Foreclosure](#)

## K. STANDING COMMITTEE REPORTS

### LICENSE & HEALTH COMMITTEE

*Regular meeting held on February 23, 2016.*

10. [2016-0055](#) 2015-2017 Operator's License (bartender/sales clerk) application no. 17-405 of Tammela Jo Maddox.  
*Unanimously recommended to be approved.*
11. [2016-0100](#) 2015-2017 Operator's License (bartender/sales clerk) application no. 17-412 of Wendy L. Castro.  
*Unanimously recommended to be approved.*
12. [2016-0102](#) 2015-2017 Operator's License (bartender/sales clerk) application no. 17-413 of Richard R. Comp, II.  
*Unanimously recommended to be approved.*
13. [2016-0104](#) 2015-2017 Operator's License (bartender/sales clerk) application no. 17-416 of Kimberly S. Beach.  
*Unanimously recommended to be approved.*
14. [2016-0107](#) 2015-2016 Operator's License (bartender/sales clerk) application no. 16-380 of Melissa K. Rumsey.  
*Unanimously recommended to be approved.*
15. [2016-0047](#) Police Department Report regarding December 17, 2015 Alcohol Compliance Check involving eight (8) West Allis businesses, resulting with six (6) selling alcohol to an underage person without requesting identification (Sukhdeep K. Randhawa, Agent, of Dilmil, Inc., d/b/a West Allis Liquor & Tobacco, premises located at 7218 W. Greenfield Avenue).  
*Unanimously recommended to be placed on file.*
16. [2016-0105](#) Police Department Report involving Papa's Pub, 1101 S. 60 St., of Papa's Pub, LLC, Dale J. Kristbaum, Agent, Incident Date: December 15, 2015.  
*Unanimously recommended to be placed on file.*
17. [2016-0106](#) Police Department Report involving Capt'n Nicks, 1503 S. 81 St., of Cygent Enterprises, Ltd., Scott A. Giesegeh, Agent, Incident Date: January 26, 2016.  
*Unanimously recommended to be placed on file.*

18. [2016-0108](#) Police Department Report regarding December 30, 2015 Alcohol Compliance Check involving twelve (12) West Allis businesses, resulting with four (4) selling alcohol to an underage person without requesting identification (Jeffrey J. Krueger, Agent, of R&D Krueger Enterprise, Inc., d/b/a Dickens Grille & Spirits, premises located at 9646 W. Greenfield Avenue).  
*Unanimously recommended to be placed on file.*
19. [2016-0110](#) Police Department Report regarding December 30, 2015 Alcohol Compliance Check involving twelve (12) West Allis businesses, resulting with four (4) selling alcohol to an underage person without requesting identification (Antonio Escobedo, Agent, of Senor Sol, LLC, d/b/a Senor Sol Mexican Restaurant, premises located at 8129 W. Greenfield Avenue).  
*Unanimously recommended to be placed on file.*

## L. COMMON COUNCIL RECESS

## M. NEW AND PREVIOUS MATTERS

### ADMINISTRATION & FINANCE COMMITTEE

#### New Matters for Introduction

20. [R-2016-0051](#) Resolution establishing annual City contribution to employee/retiree Health Savings Accounts.  
*Sponsors:* Administration & Finance Committee
21. [R-2016-0059](#) Resolution approving an agreement with Schneck regarding a Fleet Management Assessment not to exceed \$25,000.  
*Sponsors:* Administration & Finance Committee  
*Attachments:* [Schneck Agreement for Fleet Management Assessment](#)
22. [R-2016-0049](#) Resolution relative to accepting the proposal of BP Logix, Inc. for furnishing software maintenance for 2016 for a total sum of \$15,966.96.  
*Sponsors:* Administration & Finance Committee  
*Attachments:* [BP Logix Renewal 2016](#)
23. [R-2016-0055](#) Resolution relative to accepting the sole source proposal of Brewers Radio Network for providing commercial broadcast services for a total net sum of \$15,350.  
*Sponsors:* Administration & Finance Committee  
*Attachments:* [Brewers Radio Network 2016 Broadcast Services Contract](#)

24. [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](#)
25. [R-2016-0052](#) Resolution relative to amending the City of West Allis Policies & Procedures Manual No. 1483, Voluntary Benefit Programs, under Human Resources.  
*Sponsors:* Administration & Finance Committee  
*Attachments:* [Policy 1483 - Marked Copy](#)
26. [R-2016-0054](#) Resolution to endorse the City of West Allis Innovation, Operational Excellence and Continuous Improvement Activities.  
*Sponsors:* Administration & Finance Committee
27. [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](#)
28. [2016-0150](#) Communication from Karla and Randal Klaybor regarding retiree health insurance.
29. [2016-0151](#) Communication from Robert and Judy Morrow regarding retiree health insurance.
30. [2016-0145](#) Communication from Health Commissioner requesting reorganization of the West Allis Health Department.  
*Attachments:* [Health Commissioner Communication regarding Health Dept. Reorganization](#)  
[Proposed changes to Health Dept. Organization Chart](#)
31. [2016-0147](#) Communication from Health Commissioner regarding request to fill temporary Environmentalist position.  
*Attachments:* [Request to Fill Temporary Environmentalist Position](#)
32. [2016-0148](#) Communication from City Administrator regarding request to fill upcoming vacant position of Community Health Nutritionist at the Health Department.  
*Attachments:* [Request to fill Community Health Nutritionist position](#)
33. [2016-0149](#) Communication from City Administrator regarding request to fill vacant position of Library Assistant at the Public Library.  
*Attachments:* [Request to fill Library Assistant position](#)
34. [2016-0116](#) Finance Director/Comptroller submitting report for January 2016 indicating City of West Allis checks issued in the amount of \$2,213,462.96.  
*Attachments:* [January 2016 Claims Report to CC](#)

**PUBLIC WORKS COMMITTEE****New Matters for Introduction**

35. [R-2016-0053](#) Resolution Amending the Agreement with Ayres & Associates to Conduct a Groundwater Investigation of Reported Contamination at the Intersection of S. 84th Street and W. National Avenue as Ordered by the Wisconsin Department of Natural Resources in an Amount Not to Exceed \$20,000.
- Sponsors:* Public Works Committee
36. [R-2016-0046](#) Resolution to approve bid of MJ Construction, 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. 79th St. from W. Greenfield Ave. to W. National Ave. and S. 85th St. from W. Washington St. to W. Greenfield Ave. in the City of West Allis in the amount of \$1,997,834.50.
- Sponsors:* Public Works Committee
- Attachments:* [2016 Prj 1 Bid 2-25-16](#)
37. [2016-0134](#) Petition to install sloping/mountable curb on south 85th Street road construction, between Greenfield Ave. and Washington St. (submitted February 25, 2016).
- Attachments:* [Curb petition submitted 2-25-16](#)
38. [2016-0118](#) Communication from Principal Engineer regarding the Proposed 5-Year Paving Program for years 2017-2021.
- Attachments:* [COMM-2017 paving program memo](#)  
[COMM-5 year paving plan attachment](#)
39. [2016-0130](#) Downtown West Allis Business Improvement District (BID) requesting use of the City Hall parking lots, from 8:00 a.m. to 1:00 p.m., the use of signs and supplies from the Department of Public Works, for “Shape Up Your Summer” to be held on Saturday, June 11, 2016.
- Attachments:* [WA BID Shape Up Your Summer 6-11-16](#)

**Public Hearing Items (Public Works Committee)**

40. [R-2016-0007](#) Resolution relative to the Vacation and Discontinuance of a t-shaped alley between S. 90 St. and S. 91 St. south of W. Lincoln Ave., as well as the remaining approximately 291’ of S. 90 St. south of W. Lincoln Ave., which leads into the Aurora West Allis Medical Center.
- Sponsors:* Public Works Committee
- Attachments:* [Exhibit A](#)

**SAFETY & DEVELOPMENT COMMITTEE****New Matters for Introduction**

41. [O-2016-0013](#) An Ordinance to repeal and recreate subsections 14.75(2) and (3) of the City of West Allis Revised Municipal Code, Chapter 14, Electrical Code relative to electrical permit requirements for homeowners.
- Sponsors:* Ald. May
42. [R-2016-0057](#) Resolution to amend the Cooperation Agreement between the City of West Allis and the Community Development Authority of the City of West Allis for Tax Incremental District Number Eleven (84th & Greenfield), City of West Allis, Wisconsin.
- Sponsors:* Safety & Development Committee
- Attachments:* [Exhibit A - Amended Cooperation Agreement](#)
43. [R-2016-0056](#) Resolution relative to approving the First Amendment to the Project Plan and amending the Project Plan boundary for Tax Incremental District Number Eleven, City of West Allis, Wisconsin (84th & Greenfield)
- Sponsors:* Safety & Development Committee
- Attachments:* [TIF 11 Amend Project Plan-Exh A](#)
44. [2016-0143](#) Communication from the Executive Director relative to the Community Development Authority's favorable recommendation of the First Amendment to the Project Plan and amending the Project Plan boundary for Tax Incremental District Number Eleven, City of West Allis, Wisconsin (84th & Greenfield).
- Attachments:* [CDA Recommendation Ltr-TIF 11 Amend](#)
45. [R-2016-0050](#) Resolution approving a Certified Survey Map by Aurora West Allis Medical Center, to consolidate 5 parcels located at 9005-9029 W. Lincoln Ave. and 2307-2331 S. 90th St. and 2320-2330 S. 91 St., into one lot of record submitted by Richard Kellar, of Aurora Health Care. (Tax Key Nos. 487-0096-000, 487-0100-000, 487-0099-000, 487-0098-000, and 487-0097-000).
- Sponsors:* Safety & Development Committee
46. [2016-0128](#) Certified Survey Map by Aurora West Allis Medical Center, to consolidate 5 parcels located at 9005-9029 W. Lincoln Ave. and 2307-2331 S. 90th St. and 2320-2330 S. 91 St., into one lot of record submitted by Richard Kellar, of Aurora Health Care. (Tax Key Nos. 487-0096-000, 487-0100-000, 487-0099-000, 487-0098-000, and 487-0097-000).
47. [2016-0125](#) Proposed Findings of Fact and Directions to Staff in the matter of the Complaint Against John Scherff, d/b/a Central Wastewater Treatment of Wisconsin LLC, located at 356-360 S. Curtis Rd., regarding their Special Use Permit.
- Attachments:* [Proposed Findings of Fact-CWT](#)

**Previous Matters for Consideration**

48. [R-2016-0002](#) Resolution approving a Certified Survey Map to subdivide the existing School District property into two lots, for the purposes of the construction of a new medical facility at 932 S. 60 St., submitted by the School District of West Allis-West Milwaukee, et al. (owner) and Cardinal Capital Management, Inc. (purchaser) Tax Key No. 438-0196-001.
- Sponsors:* Safety & Development Committee
49. [2016-0014](#) Certified Survey Map to subdivide the existing School District property into two lots, for the purposes of the construction of a new medical facility at 932 S. 60 St., submitted by the School District of West Allis-West Milwaukee, et al. (owner) and Cardinal Capital Management, Inc. (purchaser) Tax Key No. 438-0196-001.

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

50. [O-2016-0014](#) Ordinance to amend the official West Allis Zoning Map by rezoning the properties located at 9005-9029 W. Lincoln Ave., 2307-2331 S. 90th St. and 2320-2330 S. 91 St., from C-2 Neighborhood Commercial District and RB-2 Residential District to RC-1 Residential District.
- Sponsors:* Safety & Development Committee
51. [R-2016-0048](#) Resolution relative to determination of Special Use Permit for Aurora West Allis Medical Center for a proposed addition to the existing parking structure, to be located at 9005-9029 W. Lincoln Ave., 2307-2331 S. 90th St., 2320-2330 S. 91 St., 8901 W. Lincoln Ave. and 2349 and 2400 S. 90 St.
- Sponsors:* Safety & Development Committee
52. [2016-0113](#) Special Use Permit for Aurora West Allis Medical Center for a proposed addition to the existing parking structure, to be located at 9005-9029 W. Lincoln Ave., 2307-2331 S. 90 St., 2320-2330 S. 91 St., 8901 W. Lincoln Ave. and 2349 and 2400 S. 90 St.
53. [R-2016-0047](#) Resolution relative to determination of Special Use Permit for Cross Point Church to establish a religious institution within the existing building at 11000 W. Oklahoma Ave.
- Sponsors:* Safety & Development Committee
54. [2016-0126](#) Special Use Permit for Cross Point Church to establish a religious institution within the existing building at 11000 W. Oklahoma Ave.

**LICENSE & HEALTH COMMITTEE****New Matters for Introduction**

55. [2016-0141](#) 2016-2017 Used Vehicle Dealer License applications.
56. [2016-0138](#) Appointment of new agent, Ismael A. Vazquez, by Mega Marts, LLC, d/b/a Pick 'n Save #6847 located at 6760 W. National Ave.



57. [2016-0133](#) 2015-2016 Class B Tavern Special Event Permit application no. 20 of OAR, LLC, Michael C. O'Connor, Agent, d/b/a O'Connor's Perfect Pint, 8423 W. Greenfield Ave. for a St. Patrick's Day Party to be held Thursday, March 17, 2016 from 8:00 a.m.- 11:00 p.m. (Tents to be placed in parking lot). First (1st) application for 2015-2016 license year.
58. [2016-0136](#) Operator's License (bartender/sales clerk) applications.
59. [2016-0137](#) 2015-2016 Operator's License (bartender/sales clerk) application no. 16-386 of Christina F. Nowak.
60. [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.

### Previous Matters for Consideration

61. [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.

### ADVISORY COMMITTEE

#### New Matters for Introduction

62. [O-2016-0015](#) An Ordinance to Create Subsection 3.05(31) of the West Allis Revised Municipal Code Relating to the Motion to Place on File.

Sponsors: Advisory Committee

63. [2016-0152](#) Reappointments by Mayor Devine to the West Allis Community Celebrations Committee of Kathleen Dagenhardt, Pat Hladilek, Randy Kassa, and Gina Rafenstein, their three-year terms to expire December 31, 2018.
64. [2016-0127](#) Chief of Police communication requesting permission to destroy certain records.

Attachments: [PD record destruc. req.](#)

### O. 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.