



City of West Allis

Meeting Minutes

Common Council

Mayor Jeannette Bell, Chair

Aldersperson James W. Sengstock, Council President

Alderspersons: Gary T. Barczak, Michael J. Czapski, Kurt E. Kopplin, Thomas G. Lajsic, Richard F. Narlock, Rosalie L. Reinke, Lester Trudell, Jr., Vincent Vitale, and Martin J. Weigel

Tuesday, March 16, 2004

7:00 PM

City Hall - Council Chambers

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, Czapski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Trudell, Vitale, and Weigel

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Ald. Lajsic.

D. PUBLIC HEARINGS

1. [2004-0160](#)

Approval of the CONSOLIDATED PLAN COMMUNITY DEVELOPMENT BLOCK GRANT FOR 2003-CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT, B-03-MC-55-0011.

Explanation of the proposed block grant by John Stibal, Director of Development.

Appearances:

None

2. [2004-0161](#)

Amendment to the Community Development Block Grant Action Plan, B-04-MC-55-0011, creating a Pedestrian Amenity Project at the Historical Seneca Station with a budget not to exceed \$4,000. Funds for the project will be made available with a reduction of \$4,000 to the 2004 Contingency Fund; also Amendment creating a South 70 Street Streetscape Project with a budget not to exceed \$250,000. Funds for the project will be made available with a reduction in the 2003 Contingency Fund by \$125,000 and a transfer of \$125,000 from the 2004 Catalytic Incentives Project.

Explanation of the proposed Amendment by John Stibal Director of Development .

Appearances:

None.

E. CITIZEN PARTICIPATION

James Mejchar, 7149 W. Greenfield Ave., commented on his experience at Our Lady of Guadalupe Church. He also mentioned the Community Improvement Foundation's Spring Dance scheduled for April 17th at Klemmer's. The Foundation is partnering with the Rotary

Club, and the Milwaukee Free Clinic will be the recipient of the funds. Tickets are available at the Chamber of Commerce and City Hall and are \$40 each.

Dennis Krizan, 6018 W. National Ave., described his appeal process after applying for a permit for a building at S. 96 St and W. Greenfield Ave. He described his feelings about local government.

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

Agenda Approval

that the agenda as submitted be accepted

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

Approval of Minutes

to approve the minutes of the regular meeting of March 2, 2004

A motion was made by Ald. Sengstock, seconded by Ald. Lajsic, to approve the minutes of the regular meeting of March 2, 2004. The motion carried.

H. ITEMS NOT REFERRED TO COMMITTEE

3. [R-2004-0096](#) Resolution of Commendation for Matthew Lentz. (Sponsored by Ald. Sengstock)

WHEREAS, Matthew Lentz is a student at West Allis Central High School; and,

WHEREAS, Mr. Lentz was the Wrestling Team Co-Captain for the 2003-2004 season; and,

WHEREAS, Mr. Lentz has won various wrestling championships during his high school career, including the 2004 WIAA Division I State Wrestling Champion; and,

WHEREAS, Mr. Lentz is an Honor Roll Student; and,

WHEREAS, Mr. Lentz also played varsity baseball and football and participates in the Irving Swim Program.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that Matthew Lentz be and is hereby specially commended for his scholastic and athletic accomplishments while attending West Allis Central High School.

Let this Resolution be entered in the official minutes of the Common Council and a certified copy goes forth to Matthew Lentz.

A motion was made by Ald. Sengstock, seconded by Ald. Reinke, that this matter be Adopted. The motion carried by the following vote:

Aye: 10 - Barczak, Czaplewski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Trudell, Vitale, and Weigel

No: 0

4. [2004-0162](#) Report of the Municipal Judge for the month of February, 2004, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$99,763.78, all fines, costs and fees in the sum of \$98,880.83 collected in the Municipal Court and the sum of \$94,038.00 in payment of parking violations sent directly to the City Clerk/Treasurer's office.

to postpone to April 5, 2004

A motion was made by Ald. Barczak, seconded by Ald. Narlock, to postpone to April 5, 2004. The motion carried.

5. [2004-0159](#) We Energies communication regarding alleged steel service damage by water crew at 8205 W. Dakota St. on January 14, 2004.

A motion was made by Ald. Narlock, seconded by Ald. Reinke, that this matter be Referred for Legal Action. The motion carried.

I. STANDING COMMITTEE REPORTS

None.

J. COMMON COUNCIL RECESS

that the Council recess until completion of Committee meetings

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

Thereupon, the Council took a recess at 7:25 p.m. Upon returning from recess at 8:21 p.m., and the roll call being taken, there were:

Present 10 - Barczak, Czaplowski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Trudell, Vitale, and Weigel

K. NEW AND PREVIOUS MATTERS

ADMINISTRATION & FINANCE COMMITTEE

6. [R-2004-0087](#) Resolution approving independent contractor agreement between the City of West Allis and Market Valuations LLC (Allan Land) for commercial property valuation services.

This Matter was Adopted on a Block Vote.

7. [R-2004-0093](#) Resolution approving an Economic Development Loan to Thomas C. Doyle, d/b/a Doyle Food Services, Inc. under the Department of Housing and Urban Development Community Development Block Grant Program in an amount not to exceed \$40,000.

This Matter was Adopted on a Block Vote.

8. [R-2004-0097](#) Resolution Authorizing the Sale of \$3,780,000 General Obligation Corporate Purpose Bonds, Series 2004A.

This Matter was Adopted on a Block Vote.

9. [R-2004-0098](#) Resolution Authorizing the Sale of Approximately \$4,425,000 Taxable General Obligation Community Development Bonds, Series 2004B.

This Matter was Adopted As Amended on a Block Vote.

10. [R-2004-0099](#) Resolution Authorizing the Sale of Approximately \$2,275,000 General Obligation Refunding Bonds, Series 2004C.
This Matter was Adopted As Amended on a Block Vote.
11. [R-2004-0100](#) Resolution Authorizing the Issuance and Sale of Approximately \$5,505,000 Taxable Bond Anticipation Notes, Series 2004D, pursuant to Section 67.12(1)(b), Wisconsin Statutes.
This Matter was Adopted on a Block Vote.
12. [2004-0151](#) AFSCME communication regarding ratification of the Good Faith Agreement for Local 80 (DPW and Clerical/Administration Units).
This Matter was Placed on File on a Block Vote.

City Attorney Claim Report

13. [2003-0738](#) Law Offices of Pitts & Pitts communication on behalf of their client, Patricia A. Parker, regarding injuries and damages allegedly sustained at 8100 W. Greenfield Ave. on August 2, 2003.
This Matter was Denied on a Block Vote.
14. [2004-0117](#) Daniel J. and Rebecca L. Bonneau, 2201 S. 62 St., communication regarding a refund of the late fee for their 2003 Real Estate Property Taxes.
This Matter was Allowed on a Block Vote.
15. [2004-0131](#) Hastings Mutual Insurance Company communication on behalf of their insured, Paul R. and Shelvie J. Griswold, regarding vehicle damage which allegedly occurred on August 18, 2003, in the amount of \$445.02.
This Matter was Denied on a Block Vote.

Public Hearing Items (Administration & Finance Committee)

16. [R-2004-0092](#) Resolution relative to approving the 2003 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant Program
This Matter was Adopted on a Block Vote.
17. [R-2004-0095](#) Resolution approving amendments to the Community Development Block Grant (CDBG) Program to create a Pedestrian Amenity Project at the historical Seneca Station with a budget not to exceed \$4,000, appropriated from a reduction in the CDBG 2004 Contingency Fund; and to create a South 70 Street Streetscape Project with a budget not to exceed \$250,000, appropriated from a reduction in the 2003 Contingency Fund and the transfer of 2004 Catalytic Incentive Project Funds
This Matter was Adopted on a Block Vote.

Passed The Block Vote

Aye: 10 - Barczak, Czapski, Kopplin, Lajcsic, Narlock, Reinke, Sengstock, Trudell, Vitale, and Weigel

No: 0

PUBLIC WORKS COMMITTEE

18. [O-2004-0010](#) An Ordinance to Create Section 11.165(5) of the West Allis Revised Municipal Code Relating to U.S. Postal Mail Boxes and/or Newspaper Boxes as Privileges in Streets. (Sponsored by Ald. Narlock)
- This Matter was Passed on a Block Vote.**
19. [R-2004-0088](#) Resolution ordering preliminary plans and specifications together with a schedule of a proposed assessment for improvement of 7128 W. Kinnickinnic River Parkway by installation of a storm sewer and catch basin.
- This Matter was Adopted on a Block Vote.**
20. [R-2004-0089](#) Resolution accepting work of Milwaukee General Construction Company for street construction in W. Orchard St. from S. 72 St. to S. 76 St. and authorizing and directing payment of said contract in accordance with contract terms of 2003 Project No. 10.
- This Matter was Adopted on a Block Vote.**
21. [R-2004-0090](#) Resolution to approve bid of Underground Pipeline, Inc. for sanitary sewer relay in S. 79 St. from W. Greenfield Ave. to W. Lapham St., in the amount of \$159,418.
- This Matter was Adopted on a Block Vote.**
22. [R-2004-0091](#) Resolution to approve bid of Super Excavators, Inc. for sanitary sewer relay in W. Greenfield Ave. from 90 ft. west of S. 108 St. to S. 116 St., in the amount of \$639,932.
- This Matter was Adopted on a Block Vote.**
23. [2004-0153](#) We Energies communication reminding the City of their policy regarding use of and trespassing on their property or rights-of-way.
- This Matter was Placed on File on a Block Vote.**

Passed The Block Vote

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

No: 0

SAFETY & DEVELOPMENT COMMITTEE

24. [R-2004-0094](#) Resolution to authorize the submittal of a Brownfield Application for the property at 1960 S. 67 Pl. (the Lime Pit) by the Director of Development and the subsequent appropriation of necessary local matching funds for a Wisconsin Department of Commerce Brownfield Grant
- This Matter was Adopted on a Block Vote.**
25. [R-2004-0101](#) Resolution approving Certified Survey Map for proposed lot split of property located at 2177 S. 86 St. submitted by Daniel Milton of Milton Investments.
- Held in Safety & Development Committee during recess.*

26. [2004-0168](#) Certified Survey Map for proposed lot split of property located at 2177 S. 86 St. submitted by Daniel Milton of Milton Investments.
Held in Safety & Development Committee during recess.
27. [R-2004-0102](#) Resolution approving Certified Survey Map for consolidation/redivision of undeveloped properties located at 90** W. Stuth Ave. (4 existing lots - 3 proposed) submitted by Bernice L. Kolinski, owner.
Held in Safety & Development Committee during recess.
28. [2004-0169](#) Certified Survey Map for consolidation/redivision of undeveloped properties located at 90** W. Stuth Ave. (4 existing lots - 3 proposed) submitted by Bernice L. Kolinski, owner.
Held in Safety & Development Committee during recess.
29. [2004-0165](#) Transmittal of decision of the Joint Review Board with respect to Tax Incremental District Number Six
This Matter was Placed on File on a Block Vote.
30. [2004-0166](#) Transmittal of Decision of the Joint Review Board with respect to Tax Incremental District Number Seven
This Matter was Placed on File on a Block Vote.
31. [2003-0104](#) Special Use application submitted by Wilde Toyota to construct additional showroom, vehicle repair and service reception floor space on their existing building/site located at 3211 and 3225 S. 108 St.
This Matter was Placed on File on a Block Vote.
32. [2003-0105](#) Request by Wilde Toyota to amend the official map by rezoning certain land located at 3324 S. Wollmer Rd. from RC-1 Residential District to C-4 Regional Commercial District.
This Matter was Placed on File on a Block Vote.
33. [2003-0123](#) Special Use Application submitted by Angela Venturini d/b/a Angel's Auto Service to establish an auto repair business within the mixed use building located at 723R-733 S. 84 St. (Tax Key No. 442-0316-000).
Held in Safety & Development Committee during recess.
34. [2004-0150](#) Special use application submitted by Kathy Enfield on behalf of H&R Block to establish a tax preparation school within a portion of the Lincoln Plaza Shopping Center located at 2261 S. 108 St.
Held in Safety & Development Committee during recess.
35. [2004-0167](#) Special use application for new construction of a Subway restaurant with drive-thru on undeveloped lots located at 22** S. 108 St. (Tax Key Numbers 480-0280-000 and 480-0278-001) submitted by Michael Orville, owner.
Held in Safety & Development Committee during recess.

Passed The Block Vote

Aye: 10 - Barczak, Czaplewski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Trudell, Vitale, and Weigel

No: 0

LICENSE & HEALTH COMMITTEE

36. [2004-0158](#) 2003-2004 Tavern Operator License appl. no. 811 of Sharon L. Thims.
This Matter was Approved on a Block Vote.
37. [2004-0135](#) 2003-2005 Tavern Operator License appl. no. 80 of Richard A. Moore.
This Matter was Approved on a Block Vote.
38. [2004-0136](#) 2003-2005 Tavern Operator License appl. no. 82 of Kevin B. MacDonald.
This Matter was Approved on a Block Vote.
39. [2004-0157](#) 2003-2005 Tavern Operator License appl. no. 85 of Daniel A. Hetzel.
Held in License & Health Committee during recess.
40. [2004-0163](#) 2003-2004 Tavern Operator License appl. no. 93 of Tiffany M. McLaughlin.
This Matter was Approved on a Block Vote.
41. [O-2004-0011](#) An Ordinance to Amend Subsection 9.15(3)(a)1, Repeal and Recreate 9.15(4), and Repeal Subsection 9.15(5) of the West Allis Revised Municipal Code Relating to Pawnbroker License Fee, and License Issuance and Granting.
This Matter was Passed on a Block Vote.
42. [R-2004-0086](#) Resolution declaring the Western Days Parade scheduled for June 17, 2004 between 6:00 P.M. and 9:00 P.M. as a Community Function.
This Matter was Adopted on a Block Vote.
43. [2004-0156](#) Time Warner Cable communication announcing the change of name for Digital Channel 134 from Discovery Home and Leisure to Discovery Home Channel effective March 29, 2004.
This Matter was Placed on File on a Block Vote.
44. [2004-0154](#) Attorney Thomas C. Wilkoski requesting on behalf of Robert J. Jesion, that the City of West Allis revoke the current Class B Liquor license of Susan C. Jesion at 7100 W. National Ave.
Held in License & Health Committee during recess.
45. [2003-0657](#) Police Department Report involving Larry Michael's Club and Cafe, 8900 W. Greenfield Ave. (2003-2004 Class B Tavern License no. 11, Dance Hall License no. 10, Instrumental Music License no. 4, and Cigarette License no. 40 of Larry M. Beilfuss, Incident date: June 29, 2003).
This Matter was Placed on File on a Block Vote.

46. [2004-0141](#) Police Department Report involving Kicks Nightclub, 1900 S. 60 St.(2003-2004 Class B Tavern License no. 77, Dance Hall License no. 56, and Instrumental Music License no. 26, of Palrena Inc., Wayne J. Paluch, Agent, Incident Date: February 22, 2004).
- Held in License & Health Committee during recess.*
47. [2004-0142](#) Police Department Report involving Jock Stop Sports Bar, 7930 W. National Ave. (2003-2004 Class B Tavern License no. 40, Dance Hall License no. 30, and Cigarette License no. 64, of BMC International, LLC, Robert F. Maurer, Agent, Incident Date: February 20, 2004).
- Held in License & Health Committee during recess.*
48. [2004-0143](#) Police Department Report involving Jock Stop Sports Bar, 7930 W. National Ave. (2003-2004 Class B Tavern License no. 40, Dance Hall License no. 30, and Cigarette License no. 64, of BMC International, LLC, Robert F. Maurer, Agent, Incident Date: February 13, 2004).
- Held in License & Health Committee during recess.*
49. [2004-0144](#) Police Department Report involving Shepherd's Hideaway, 8924 W. Schlinger Ave. (2003-2004 Class B Tavern License no. 38, Dance Hall License no. 28, Instrumental Music License no. 15, and Cigarette License no. 63 of Shepherd's Sports Lounge, Inc., Christina M. Knueppel, Agent, Incident Date: February 5, 2004).
- Held in License & Health Committee during recess.*
50. [2004-0145](#) Police Department Report regarding February 12, 2004, Alcohol/Liquor Compliance Check involving sixteen (16) West Allis businesses, resulting with five (5) selling alcohol to an underage person without requesting identification (2003-2004 Combination Class A Liquor License no. 20, and Cigarette License no. 162 of Jyoti J & K, Inc., Jyoti Varma, Agent d/b/a Riverbend Liquor Mart, 7506 W. Oklahoma Ave.).
- Held in License & Health Committee during recess.*
51. [2004-0146](#) Police Department Report regarding February 12, 2004, Alcohol/Liquor Compliance Check involving sixteen (16) West Allis businesses, resulting with five (5) selling alcohol to an underage person without requesting identification (2003-2004 Combination Class A Liquor License no. 12, and Cigarette License no. 96 of Thomas Lazaris, d/b/a Corner Depot, 6231 W. Lincoln Ave.).
- Held in License & Health Committee during recess.*
52. [2004-0147](#) Police Department Report regarding February 12, 2004, Alcohol/Liquor Compliance Check involving sixteen (16) West Allis businesses, resulting with five (5) selling alcohol to an underage person without requesting identification (2003-2004 Combination Class A Liquor License no. 1, and Cigarette License no. 101 of Sharifali Corp., Noorali G. Manjee, Agent, 9127 W. Lincoln Ave.).
- Held in License & Health Committee during recess.*

53. [2004-0148](#) Police Department Report regarding February 12, 2004, Alcohol/Liquor Compliance Check involving sixteen (16) West Allis businesses, resulting with five (5) selling alcohol to an underage person without requesting identification (2003-2004 Combination Class A Liquor License no. 5, and Cigarette License no. 92 of Mega Marts, Inc., Gary W. Pucel, Agent, 2625 S. 108 St.).
Held in License & Health Committee during recess.
54. [2004-0149](#) Police Department Report regarding February 12, 2004, Alcohol/Liquor Compliance Check involving sixteen (16) West Allis businesses, resulting with five (5) selling alcohol to an underage person without requesting identification (2003-2004 Combination Class A Liquor License no. 11, and Cigarette License no. 25 of American Drug Stores, Inc., Philip A. Meersman, Agent, 11111 W. Greenfield Ave.).
Held in License & Health Committee during recess.
55. [2004-0134](#) 2004-2005 Used Vehicle Dealer License application(s).
License appl. nos. 29-35 granted.
This Matter was Approved subject to the necessary requirement(s) on a Block Vote.
56. [2004-0137](#) 2003-2004 Class B Tavern License Transfer appl. no. 138 of Transfer Cafe LLC, James Yohanan, Agent, d/b/a The Needle Inn, from 6217 W. Greenfield Ave. to 7100 W. National Ave. (existing-transfer).
Held in License & Health Committee during recess.
57. [2004-0138](#) 2003-2004 Special Class B Beer and Wine License application(s).
License appl. nos. 28-29 granted.
This Matter was Approved on a Block Vote.
58. [2004-0139](#) 2004-2005 Mobile Home Park License application(s).
License appl. nos. 3-5 granted.
This Matter was Approved subject to the necessary requirement(s) on a Block Vote.
59. [2004-0140](#) 2004 Taxicab Driver License applications.
License appl. nos. 36-39 granted.
This Matter was Approved on a Block Vote.
60. [2004-0152](#) 2003-2004 Second Hand Dealer application.
License appl. no. 50 granted.
This Matter was Approved subject to the necessary requirement(s) on a Block Vote.
61. [2004-0164](#) 2003-2004 and 2003-2005 Tavern Operator License applications.
2003-2004 License appl. nos. 812-819 granted and 2003-2005 License appl. nos. 83-84, 86-92 & 94-95 granted.
This Matter was Approved on a Block Vote.

Passed The Block Vote

Aye: 10 - Barczak, Czaplewski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Trudell, Vitale, and Weigel

No: 0

ADVISORY COMMITTEE

62. [2004-0155](#) Legislative Committee minutes for March 9, 2004.

A motion was made by Ald. Reinke, seconded by Ald. Barczak, that this matter be Placed on File. The motion carried.

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

Ald. Barczak commented on the process of Citizen Participation as part of the Council meeting, and he indicated that he had not received information regarding Mr. Krizan's issue mentioned during Citizen Participation.

Ald. Sengstock stated that the Inauguration is scheduled for April 20th. The new Council's first regular meeting will take place on May 4th at 7:00 p.m. Also, Ald. Sengstock thanked Mayor Bell and Ald. Reinke for their reminder of St. Patrick's Day

M. ADJOURNMENT

to adjourn at 8:28 p.m., with the next regularly scheduled meeting to be held on April 5, 2004 at 7:00 p.m

A motion was made by Ald. Sengstock, seconded by Ald. Barczak, to adjourn at 8:28 p.m., with the next regularly scheduled meeting to be held on April 5, 2004 at 7:00 p.m. The motion carried.

*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.