



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*

Tuesday, October 17, 2006

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 8 - Czaplewski, Dobrowski, Kopplin, Lajsic, Reinke, Sengstock, Vitale, and Weigel

Excused 2 - Barczak, and Narlock

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Ald. Vitale.

D. PUBLIC HEARINGS

1. [R-2006-0271](#)

Resolution to confirm and adopt the report of the City Engineer containing the schedule of proposed assessments for improvement of W. National Ave. from S. Wollmer Rd. to S. Waukesha Rd. and W. Oklahoma Ave. from S. 114 St. to W. National Ave. by concrete reconstruction of the pavement, new driveway approaches, miscellaneous sidewalk repair, storm sewer and utility adjustments.

Explanation of the proposed Resolution by Joseph Burtch, Assistant City Engineer, Engineering Department.

Appearances:

David Fewkes, 3171 S. Toldt Parkway, owner of Riverwalk condo, questioned maintenance responsibility of driveway approach.

Mark Nisenbaum, 1652 S. 69th Street, commented on the cost of the project per household. He indicated that there are elderly individuals on fixed incomes who reside in the complex. He recommended an additional informational meeting be held.

Ryan Steinborn, 8630 W. Arthur Place, commented on the positives and negatives of the project. He indicated there would be more jobs. He further commented on individuals' expenses and wages, and the current economic state.

2. [R-2006-0281](#)

Resolution relative to determination of Special Use Permit to demolish and rebuild Arby's Restaurant, an existing business located at 10743 W. National Ave. (Tax Key No. 519-9995-004)

Explanation of the proposed Resolution by John Stibal, Director of Development.

Appearances: None.

3. [R-2006-0287](#) Resolution relative to determination of Special Use Permit for 1 2 1 Workout, LLC, a one-on-one personal training center to be located within the existing multi-tenant commercial building at 7028 W. Greenfield Ave. (Tax Key No. 440-0231-000)

Explanation of the proposed Resolution by John Stibal, Director of Development.

Appearances: None.

4. [R-2006-0288](#) Resolution relative to determination of Special Use Permit for the internal expansion of Head Start, an existing early childhood education and development services business, located at 1230 S. 61 St., also further encompassing 1204-10, 11**, 1132 S. 61 St., 1137-39, 11**, 12**, 1217 S. 60 St., and 6014 W. Madison St. (Tax Key Nos. 439-0167-000, 439-0168-000, 439-0169-000, 439-0160-000, 439-0161-000, 439-0162-000, 439-0163-000, 439-0164-000, and 439-0165-001)

Explanation of the proposed Resolution by John Stibal, Director of Development.

Appearances:

Richard Nelson, 1135 S. 60th Street, questioned the significance of the starred addresses.

5. [O-2006-0040](#) An Ordinance to Amend Subsection 12.43(2)(k) of the West Allis Revised Municipal Code Relating to Special Uses.

Sponsors: Ald. Reinke

Explanation of the proposed Ordinance by John Stibal, Director of Development.

Appearances: None.

6. [O-2006-0061](#) An Ordinance to Amend Subsections 12.40(1)(l); 12.40(2)(a); 12.41(1)(l) & 12.42(1)(t) of the West Allis Revised Municipal Code Relating to Exceptions for Check Cashing Businesses as Permitted and Special Uses in C-1 Central Business Districts, C-2 Neighborhood Commercial Districts and C-3 Community Commercial Districts.

Sponsors: Ald. Reinke

Explanation of the proposed Ordinance by John Stibal, Director of Development.

Appearances: None.

7. [O-2006-0062](#) Ordinance to amend various Subsections of the Revised Municipal Code to permit Research/Testing Laboratory and Technology Facilities as a Special Use in the C-3 Community Commercial District.

Sponsors: Safety & Development Committee

Explanation of the proposed Ordinance by John Stibal, Director of Development.

Appearances: None.

E. CITIZEN PARTICIPATION

Mark Nisenbaum, 1652 S. 69 Street, thanked Ald. Vitale for addressing trash problems. He commented on review of the budget and no increase in taxes.

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

Public Events:

Attended:

Public meeting to receive \$17,500 from the State Historical Society for a Historical Survey of West Allis.

Held the Town Hall meeting on the City's budget.

Intergovernmental:

Attended:

Alliance of Cities conference on the State Constitution.

League of Municipalities Annual State Conference.

Announcements:

Historical Commissions from around the state will be visiting this Friday and Saturday. They will be holding their fall conference in West Allis.

There is an opportunity for an alderperson to attend a meeting this Friday seeking a consensus on Library issues notably reciprocal borrowing.

Alderspersons Comments

None.

H. 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.

I. APPROVAL OF MINUTES

to approve the minutes of the regular meeting of October 3, 2006

A motion was made by Ald. Sengstock, seconded by Ald. Lajsic, to approve the minutes of the regular meeting of October 3, 2006. The motion carried.

J. ITEM NOT REFERRED TO COMMITTEE

8. [2006-0635](#)

Bill Lamensdorf communication regarding vehicle damage allegedly sustained at 102nd Street between Cleveland and Arthur Avenues on October 1, 2006.

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

K. STANDING COMMITTEE REPORTS

ADMINISTRATION & FINANCE COMMITTEE

Reported out after recess.

L. COMMON COUNCIL RECESS

that the Council recess until completion of Committee meetings

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

Thereupon, the Council took a recess at 7:42 p.m. Upon returning from recess at 8:23 p.m., and the roll call being taken, there were:

Present 8 - Czaplewski, Dobrowski, Kopplin, Lajsic, Reinke, Sengstock, Vitale, and Weigel

Excused 2 - Barczak, and Narlock

M. NEW AND PREVIOUS MATTERS

ADMINISTRATION & FINANCE COMMITTEE

9. [2006-0034](#) Jacquelyn Judkins, Chief Election Inspector for Aldermanic District 2 Ward 8, communication requesting pay increase of \$10.00 per election for Alternate Chief Election Inspectors.

Attachments: [J. Judkins communication 2006-0034.pdf](#)

This Matter was Placed on File on a Block Vote.

10. [R-2006-0269](#) Resolution to Transfer \$100,000 from the Contingency Fund to the Police Department Automotive Account for Advance Purchase of five (5) New Squad Cars.

This Matter was Adopted on a Block Vote.

11. [R-2006-0285](#) Resolution to approve the Second Lease Amendment to the original lease by and between West Allis Memorial Hospital, Inc., and Aurora Health Care, Inc., and the City of West Allis.

This Matter was Adopted on a Block Vote.

12. [R-2006-0286](#) Resolution approving the Summary of Negotiated Settlement between the City of West Allis and the West Allis Professional Police Association.

Attachments: [R-2006-0286 SNS Police.pdf](#)

This Matter was Adopted on a Block Vote.

13. [2006-0631](#) Communication from City Administrative Officer transmitting Traffic Violation and Accident Reports for the period July 1, 2006 through September 30, 2006.

Attachments: [MCCAccidRpt.06 Q3.doc](#)
[Accident Rpt.PW Qtr3 2006.doc](#)
[Accident Rpt.Police Qtr3 2006.doc](#)
[Accident Rpt.Fire Qtr3 2006.doc](#)

This Matter was Placed on File on a Block Vote.

Passed The Block Vote

Aye: 8 - Czaplewski, Dobrowski, Kopplin, Lajsic, Reinke, Sengstock, Vitale, and Weigel

No: 0

PUBLIC WORKS COMMITTEE

14. [R-2006-0267](#) Resolution Granting a Privilege for Encroachment (Major) to West Allis Development LLC for property located on the north side of West Greenfield Avenue Between S. 63 and S. 64 Streets.

Sponsors: Public Works Committee

This Matter was Adopted As Amended on a Block Vote.

15. [R-2006-0275](#) Resolution authorizing the Director of Public Works to enter into an agreement with Short Elliott Hendrickson Inc. (SEH), for the purpose of providing engineering services for the reconditioning of a 1.5 million gallon water tower, in the amount of \$51,700.

This Matter was Adopted on a Block Vote.

16. [R-2006-0282](#) Resolution relative to accepting the proposal of Neher Electric Supply Co. for furnishing street light and traffic signal lamps for a total sum of \$28,363.40.

Attachments: [935 Traffic Signal & Street Lamps.doc](#)

This Matter was Adopted on a Block Vote.

Public Hearing Items (Public Works Committee)

17. [R-2006-0271](#) Resolution to confirm and adopt the report of the City Engineer containing the schedule of proposed assessments for improvement of W. National Ave. from S. Wollmer Rd. to S. Waukesha Rd. and W. Oklahoma Ave. from S. 114 St. to W. National Ave. by concrete reconstruction of the pavement, new driveway approaches, miscellaneous sidewalk repair, storm sewer and utility adjustments.

This Matter was Adopted on a Block Vote.

18. [R-2006-0272](#) Final Resolution authorizing public improvement by concrete reconstruction of the pavement, new driveway approaches, miscellaneous sidewalk repair, storm sewer, and utility adjustments in W. National Ave. from S. Wollmer Rd. to S. Waukesha Rd. and W. Oklahoma Ave. from S. 114 St. to W. National Ave. and levying special assessments against benefited properties.

This Matter was Adopted on a Block Vote.

Passed The Block Vote

Aye: 8 - Czaplewski, Dobrowski, Kopplin, Lajsic, Reinke, Sengstock, Vitale, and Weigel

No: 0

SAFETY & DEVELOPMENT COMMITTEE

19. [O-2006-0041](#) An Ordinance to Create Section 9.32 of the West Allis Revised Municipal Code Relating to Check Cashing Businesses.

Sponsors: Ald. Reinke

This Matter was Passed as Amended on a Block Vote.

20. [R-2006-0264](#) Resolution authorizing staff to negotiate, on behalf of the City of West Allis, the possible acquisition of the property owned by Joseph P. Zablocki, located at 1200 S. 63 St. (Tax Key No. 439-0228-000)

Held in Safety & Development Committee during recess.

21. [R-2006-0289](#) Resolution approving a loan between the City of West Allis and Dorothy G. Inc., d/b/a Redi Quick Dry Cleaners, for the property located at 9588 W. Greenfield Ave.

This Matter was Adopted on a Block Vote.

22. [R-2006-0263](#) Resolution approving a Certified Survey Map for proposed consolidation of lots for the construction of a new multi-tenant retail building (Grant Plaza), to be located at 2200-22** S. 108 St., submitted by Erik Madisen, Madisen Architects. (Tax Key Nos. 480-0281-000, 480-0280-000 and 480-0278-001)

This Matter was Adopted on a Block Vote.

23. [2006-0600](#) Certified Survey Map for proposed consolidation of lots for the construction of a new multi-tenant retail building (Grant Plaza), to be located at 2200-22** S. 108 St., submitted by Erik Madisen, Madisen Architects. (Tax Key Nos. 480-0281-000, 480-0280-000 and 480-0278-001)

This Matter was Placed on File on a Block Vote.

24. [R-2006-0268](#) Resolution approving a Certified Survey Map for proposed lot splits and combinations between existing single-family residential lots at 2596, 25**S. Root River Pkwy and 2561 S. Green Links Dr., submitted by Matt Rupena. (Tax Key Nos. 483-9980-000, 483-9982-002, 483-0092-002, 483-9982-011, and 483-0092-003)

Sponsors: Safety & Development Committee

Held in Safety & Development Committee during recess.

25. [2006-0616](#) Certified Survey Map for proposed lot splits and combinations between existing single-family residential lots at 2596, 25**S. Root River Pkwy and 2561 S. Green Links Dr., submitted by Matt Rupena. (Tax Key Nos. 483-9980-000, 483-9982-002, 483-0092-002, 483-9982-011, and 483-0092-003)

Held in Safety & Development Committee during recess.

26. [R-2006-0284](#) Resolution to authorize the submittal of four state grant applications by the Director of Development and the subsequent appropriation of necessary local matching funds for a Round 8 Brownfield Site Assessment Grant.

This Matter was Adopted As Amended on a Block Vote.

27. [2006-0613](#) Special Use Permit for proposed Big Bird Little Bird Daycare, to be located at 1700 S. 60 St. (Tax Key No. 454-0030-000)

Held in Safety & Development Committee during recess.

28. [2006-0614](#) Special Use Permit for proposed JADS, LLC Southern Cuisine & Entertainment Restaurant, to be located at 6215 W. National Ave. (Tax Key No. 454-0073-001)
Held in Safety & Development Committee during recess.
29. [2006-0615](#) Special Use Permit for the proposed addition of training facilities (confined space and gas fire training equipment) to be located on the . (Tax Key No. 414-9993-002)
Held in Safety & Development Committee during recess.
30. [2006-0636](#) Special Use Permit for proposed Glencastle Irish Dancers instructional facility, to be located within the West Allis Center multi-tenant commercial building at 1126 S. 70 St. (Tax Key No. 439-0001-026)
Held in Safety & Development Committee during recess.
31. [2006-0637](#) Special Use Permit for proposed Small Treasures Daycare, to be located within the West Allis Center multi-tenant commercial building at 1126 S. 70 St. (Tax Key No. 439-0001-026)
Held in Safety & Development Committee during recess.

Public Hearing Items (Safety & Development Committee)

32. [R-2006-0281](#) Resolution relative to determination of Special Use Permit to demolish and rebuild Arby's Restaurant, an existing business located at 10743 W. National Ave. (Tax Key No. 519-9995-004)
This Matter was Adopted on a Block Vote.
33. [2006-0492](#) Special Use Permit to demolish and rebuild Arby's Restaurant, an existing business located at 10743 W. National Ave. (Tax Key No. 519-9995-004)
This Matter was Placed on File on a Block Vote.
34. [R-2006-0287](#) Resolution relative to determination of Special Use Permit for 1 2 1 Workout, LLC, a one-on-one personal training center to be located within the existing multi-tenant commercial building at 7028 W. Greenfield Ave. (Tax Key No. 440-0231-000)
This Matter was Adopted on a Block Vote.
35. [2006-0538](#) Special Use Permit for 1 2 1 Workout, LLC, a one-on-one personal training center to be located within the existing multi-tenant commercial building at 7028 W. Greenfield Ave. (Tax Key No. 440-0231-000)
This Matter was Placed on File on a Block Vote.
36. [R-2006-0288](#) Resolution relative to determination of Special Use Permit for the internal expansion of Head Start, an existing early childhood education and development services business, located at 1230 S. 61 St., also further encompassing 1204-10, 11**, 1132 S. 61 St., 1137-39, 11**, 12**, 1217 S. 60 St., and 6014 W. Madison St. (Tax Key Nos. 439-0167-000, 439-0168-000, 439-0169-000, 439-0160-000, 439-0161-000, 439-0162-000, 439-0163-000, 439-0164-000, and 439-0165-001)
This Matter was Adopted on a Block Vote.

37. [2006-0571](#) Special Use Permit for the internal expansion of Head Start, an existing early childhood education and development services business, located at 1230 S. 61 St. (Tax Key No. 439-0167-000)
This Matter was Placed on File on a Block Vote.
38. [O-2006-0040](#) An Ordinance to Amend Subsection 12.43(2)(k) of the West Allis Revised Municipal Code Relating to Special Uses.
Sponsors: Ald. Reinke
This Matter was Passed as Amended on a Block Vote.
39. [O-2006-0061](#) An Ordinance to Amend Subsections 12.40(1)(l); 12.40(2)(a); 12.41(1)(l) & 12.42(1)(t) of the West Allis Revised Municipal Code Relating to Exceptions for Check Cashing Businesses as Permitted and Special Uses in C-1 Central Business Districts, C-2 Neighborhood Commercial Districts and C-3 Community Commercial Districts.
Sponsors: Ald. Reinke
This Matter was Passed on a Block Vote.
40. [O-2006-0062](#) Ordinance to amend various Subsections of the Revised Municipal Code to permit Research/Testing Laboratory and Technology Facilities as a Special Use in the C-3 Community Commercial District.
Sponsors: Safety & Development Committee
This Matter was Passed on a Block Vote.

Passed The Block Vote

Aye: 8 - Czaplowski, Dobrowski, Kopplin, Lajsic, Reinke, Sengstock, Vitale, and Weigel

No: 0

LICENSE & HEALTH COMMITTEE

41. [2006-0605](#) Time Warner Cable communication regarding possible discontinuance of several channels in the near future depending on the progress of ongoing negotiations.
This Matter was Placed on File on a Block Vote.
42. [2006-0628](#) Time Warner Cable communication announcing the addition of the Home Preview Channel (Digital Channel 140).
This Matter was Placed on File on a Block Vote.
43. [2006-0630](#) Communication from the Director of Building Inspections and Zoning regarding the Used Vehicle Dealer license at 5600 W. Burnham Street, d/b/a/Davon's 3 Price.
Held in License & Health Committee during recess.
44. [2006-0606](#) 2006-2007 Second Hand Dealer License application.
License application nos. 1172 & 1173 granted.
This Matter was Approved subject to the necessary requirement(s) on a Block Vote.

45. [2006-0607](#) 2006-2007 Class B Tavern License renewal appl. no. 894 and Dance Hall License renewal appl. no. 895 of Alberto Sendejo, d/b/a My Bar, for premises at 6404 W. National Ave.
Held in License & Health Committee during recess.
46. [2006-0618](#) 2007 Gun Range License renewal application.
This Matter was Approved subject to the necessary requirement(s) on a Block Vote.
47. [2006-0608](#) 2006-2007 Precious Metal & Gem Dealer License application.
License application no. 356 granted.
This Matter was Approved subject to the necessary requirement(s) on a Block Vote.
48. [2006-0617](#) 2006 Taxicab Driver License application(s).
License application no. 60 granted.
This Matter was Approved on a Block Vote.
49. [2006-0619](#) 2006-2007 and 2006-2008 Tavern Operator License applications.
*2006-2007 license application nos. 574, 576 & 577 granted and
2006-2008 license application nos. 274, 276 & 280-283 granted.
Application no. 567 held.*
This Matter was Approved on a Block Vote.
50. [2006-0620](#) 2006-2007 Adult-Oriented Establishment Operator Permit application no. 1188 of Sasha C. Welch.
Held in License & Health Committee during recess.
51. [2006-0621](#) 2006 Taxicab Driver License application no. 61 of Khan Kharram.
Held in License & Health Committee during recess.
52. [2006-0622](#) 2006 Taxicab Driver License application no. 62 of Devinder Singh.
Held in License & Health Committee during recess.
53. [2006-0629](#) Charles P. Melk, d/b/a Charlie's Brass Works, request for transfer of license from 8121 W. National Ave. to 8214 W. National Ave. (2006-2007 Second Hand Dealer License no. 1191).
License application no. 1191 granted.
This Matter was Approved subject to the necessary requirement(s) on a Block Vote.
54. [2006-0623](#) 2006-2008 Tavern Operator License application no. 277 of Becki L. Schave.
Held in License & Health Committee during recess.
55. [2006-0624](#) 2006-2007 Tavern Operator License application no. 573 of Diane M. Clabaugh.
Held in License & Health Committee during recess.
56. [2006-0625](#) 2006-2007 Tavern Operator License application no. 572 of Nicole M. Fischer.
Held in License & Health Committee during recess.

57. [2006-0626](#) 2006-2007 Tavern Operator License renewal application no. 575 of David E. Villmow.

Held in License & Health Committee during recess.

58. [2006-0627](#) 2006-2008 Tavern Operator License renewal application no. 275 of Angela M. Wery.

Held in License & Health Committee during recess.

Passed The Block Vote

Aye: 8 - Czaplewski, Dobrowski, Kopplin, Lajsic, Reinke, Sengstock, Vitale, and Weigel

No: 0

ADVISORY COMMITTEE

60. [2006-0633](#) Reappointment by Mayor Bell of Robert Bergmann as a member of the West Allis Community Development Authority, his four-year term to expire October 1, 2010.

This Matter was Approved on a Block Vote.

61. [2006-0634](#) Appointment by Mayor Bell of Jim Lisinski as a member of the West Allis Plan Commission, his term to expire April 30, 2007.

This Matter was Approved on a Block Vote.

Passed The Block Vote

Aye: 8 - Czaplewski, Dobrowski, Kopplin, Lajsic, Reinke, Sengstock, Vitale, and Weigel

No: 0

59. [2006-0632](#) Appointment by Mayor Bell of David Princeton as a member of the West Allis Board of Appeals, his term to expire May 1, 2009.

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

Aye: 7 - Czaplewski, Kopplin, Lajsic, Reinke, Sengstock, Vitale, and Weigel

No: 0

Present: 1 - Dobrowski

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

Ald. Sengstock commented on the Breakfast of Thanks and Giving sponsored by the Community Improvement Foundation.

O. ADJOURNMENT

to adjourn at 8:35 p.m., with the next regularly scheduled meeting to be held on November 8, 2006, at 7:00 p.m

A motion was made by Ald. Sengstock, seconded by Ald. Vitale, to adjourn at 8:35 p.m., with the next regularly scheduled meeting to be held on November 8, 2006, at 7:00 p.m. The motion carried.

/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.