



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, September 19, 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 9 - Czaplewski, Dobrowski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Vitale, and Weigel

Excused 1 - Barczak

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Ald. Reinke.

D. PUBLIC HEARINGS

1. [2006-0539](#)

Request submitted by Ruth Kressl for proposed rezoning from M-1 Manufacturing District to C-2 Neighborhood Commercial District for properties located at 1753 S. 68 St. (mixed-use building), 1805-07 S. 68 St. (duplex) and 1811-13 S. 68 St. (duplex). (Tax Key Nos. 453-0752-002, 453-0754-000 and 453-0755-000)

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

Appearances: None.

E. CITIZEN PARTICIPATION

Bob Planovsek, 8636 W. Eckel Ln., owns property at 2560 S. 83 St., commented on a situation where his neighbor's tree/bush extends onto his property.

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:

Ceremony recognizing Beautification Awards.

Chamber of Commerce Forks and Corks event at Farmers Market.

Third annual Arts a' Fair.

*Intergovernmental:**Attended:**Alliance of Cities Regional meeting.**Management Activities:**Clerical Task Force Meeting.**Announcements:**City Open House, Saturday, September 23rd, 10 a.m. to 2 p.m.**Classic Car Show in downtown West Allis on Sunday, October 1st.***Alderspersons Comments***Ald. Weigel reminded local high school students about the Youth Commission.**Ald. Reinke commended the West Allis-West Milwaukee Chamber of Commerce on the Forks and Corks event.***H. AGENDA APPROVAL***that the agenda with supplemental item no. 49a be accepted***A motion was made by Ald. Sengstock, seconded by Ald. Reinke, that the agenda with supplemental item no. 49a be accepted. The motion carried.****I. APPROVAL OF MINUTES***to approve the minutes of the regular meeting of September 5, 2006***A motion was made by Ald. Sengstock, seconded by Ald. Vitale, to approve the minutes of the regular meeting of September 5, 2006. The motion carried.****J. ITEMS NOT REFERRED TO COMMITTEE**

- 2.** [2006-0568](#) List of individuals, businesses, and locations in West Allis selected by the West Allis Beautification Committee to receive Proclamation of Commendation.

A motion was made by Ald. Narlock, seconded by Ald. Reinke, that this matter be Placed on File. The motion carried.**K. STANDING COMMITTEE REPORTS***None.***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 7:12 p.m. Upon returning from recess at 7:45 p.m., and the roll call being taken, there were:*

Present 9 - Czaplewski, Dobrowski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Vitale, and Weigel
Excused 1 - Barczak

M. NEW AND PREVIOUS MATTERS**ADMINISTRATION & FINANCE COMMITTEE**

3. [R-2006-0251](#) Resolution Authorizing the Issuance and Sale of Approximately \$3,030,000 Taxable Note Anticipation Notes, Series 2006B, pursuant to Section 67.12(1)(b), Wisconsin Statutes.
This Matter was Adopted As Amended on a Block Vote.
4. [R-2006-0252](#) Resolution Authorizing the Sale of Approximately \$3,695,000 General Obligation Refunding Bonds, Series 2006C.
This Matter was Adopted As Amended on a Block Vote.
5. [2006-0517](#) Communication from Judge Murphy requesting a transfer of \$9,000.00 from the Contingency Fund for the purpose of overtime costs in the implementation of the Phoenix computer system.
This Matter was Approved on a Block Vote.
6. [2006-0569](#) Report for the month of August, 2006 indicating City of West Allis checks issued in the amount of \$3,274,688.84.
This Matter was Placed on File on a Block Vote.

City Attorney Claim Report

7. [2000-0024](#) Elaine M. Petty, 1484 S. 92 St., #18, claim regarding property damages in the amount of \$1,300.00, allegedly sustained from a broken sewer line.
This Matter was Denied on a Block Vote.
8. [2000-0025](#) Kenneth Hicks, 1480 S. 92 St., #20, claim for recent flood damage in the amount of \$4,340.00, in the basement at 1480 S. 92 St.
This Matter was Denied on a Block Vote.
9. [2006-0473](#) Paul Mills communication regarding property damage allegedly sustained at 6845 W. Arthur Ave. on July 9, 2006.
This Matter was Denied on a Block Vote.

Passed The Block Vote

Aye: 9 - Czaplewski, Dobrowski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Vitale, and Weigel

No: 0

PUBLIC WORKS COMMITTEE

10. [R-2006-0229](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of various alleys in the City of West Allis by removal and reconstruction of the concrete alley pavement, storm sewer, storm sewer relay, water main relay, utility adjustments, and storm underdrain.
This Matter was Adopted on a Block Vote.
11. [R-2006-0230](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of the North/South Alley between S. 72 St., S. 73 St., W. Orchard St., and W. National Ave. by concrete pavement repair.
This Matter was Adopted on a Block Vote.

12. [R-2006-0231](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of the general area bounded by S. 108 St., S. 124 St., Union Pacific Railroad, and W. Morgan Ave. by replacement or repair of concrete sidewalk and miscellaneous driveway repair at random locations.
- This Matter was Adopted on a Block Vote.**
13. [R-2006-0232](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of W. Dixon St. from S. 116 St. to S. Curtis Rd. by new concrete street construction, new concrete curb and gutter, new driveway approaches, water main relay, building services, and utility adjustments.
- This Matter was Adopted on a Block Vote.**
14. [R-2006-0233](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of S. 118 St. from W. Fairview Ave. to W. Dixon St. by new concrete street construction, new concrete curb and gutter, new driveway approaches, water main relay, building services, and utility adjustments.
- This Matter was Adopted on a Block Vote.**
15. [R-2006-0235](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of W. Grant St. from S. 55 St. to S. 60 St. and portions of intersecting streets by concrete reconstruction of the pavement, new driveway approaches, miscellaneous sidewalk repair, storm sewer, storm sewer relay, sanitary sewer relay, water main, water main relay, building services, and utility adjustments.
- This Matter was Adopted on a Block Vote.**
16. [R-2006-0237](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of S. 57 St. from W. Mobile St. to W. Grant St. and portions of intersecting streets by concrete reconstruction of the pavement, new driveway approaches, miscellaneous sidewalk repair, storm sewer relay, sanitary sewer relay, water main relay, building services, and utility adjustments.
- This Matter was Adopted on a Block Vote.**
17. [R-2006-0238](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of W. Rogers St. from S. 53 St. to S. 56 St. and portions of intersecting streets by concrete reconstruction of the pavement, new driveway approaches, miscellaneous sidewalk repair, storm sewer relay, sanitary sewer relay, water main relay, building services, and utility adjustments.
- This Matter was Adopted on a Block Vote.**
18. [R-2006-0239](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of W. Mitchell St. from S. 106 St. to S. 108 St. by major asphalt resurfacing of the pavement with miscellaneous sidewalk and driveway repair and utility adjustments.
- This Matter was Adopted on a Block Vote.**

19. [R-2006-0240](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of S. 106 St. from W. Mitchell St. to 400 feet south of W. Mitchell St. by major asphalt resurfacing of the pavement, miscellaneous sidewalk repair, miscellaneous driveway repair and utility adjustments.
- This Matter was Adopted on a Block Vote.**
20. [R-2006-0241](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of W. Lapham St. from S. 108 St. to 243 feet west of S. 108 St. by major asphalt resurfacing of the pavement, miscellaneous sidewalk repair, miscellaneous driveway repair, and utility adjustments.
- This Matter was Adopted on a Block Vote.**
21. [R-2006-0242](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of W. Lincoln Ave. from S. 61 St. to S. 76 St. and portions of intersecting streets by major asphalt resurfacing of the pavement, miscellaneous sidewalk repair, miscellaneous driveway repair, storm sewer, storm sewer relay, sanitary sewer relay, and utility adjustments.
- This Matter was Adopted on a Block Vote.**
22. [R-2006-0243](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of S. 83 St. from W. Arthur Ave. to McCarty Park by major asphalt resurfacing of the pavement, miscellaneous sidewalk repair, miscellaneous driveway repair, and utility adjustments.
- This Matter was Adopted on a Block Vote.**
23. [R-2006-0244](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of S. 82 St. from W. Arthur Ave. to McCarty Park by major asphalt resurfacing of the pavement, miscellaneous sidewalk repair, miscellaneous driveway repair, and utility adjustments.
- This Matter was Adopted on a Block Vote.**
24. [R-2006-0245](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of S. 80 St. from 287 feet south of W. Lincoln Ave. to W. Hayes Ave. by major asphalt resurfacing of the pavement, miscellaneous sidewalk repair, miscellaneous driveway repair, sanitary sewer relay, and utility adjustments.
- This Matter was Adopted on a Block Vote.**
25. [R-2006-0247](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of W. Montana Ave. from S. 99 St. to 147.58 feet west of S. 99 St. by major asphalt resurfacing of the pavement.
- This Matter was Adopted on a Block Vote.**
26. [R-2006-0249](#) Resolution Granting a Privilege for Encroachment (Major) to West Allis Senior Living LLC for property located at 7400 West Greenfield Avenue (West Park Place).
- This Matter was Adopted on a Block Vote.**

27. [R-2006-0253](#) Resolution to approve bid of Underground Pipeline Inc. for Sanitary Sewer, Sanitary Sewer Relay, Storm Sewer, Storm Sewer Relay, Building Services, and Utility Adjustments in:

S. 54 St. from W. Burnham to W. Rogers St., W. Mineral St. from S. 60 St. to S. 61 St., S. 61 St. from W. Mineral St. to W. Washington St., W. Washington St. from S. 61 St. to S. 62 St., W. Burnham St. from S. 60 St. to S. 64 St., S. 64 St. from W. Burnham St. to W. Becher Pl., W. Becher Pl. from S. 64 St. to 20' west of Union Pacific RR R.O.W., in the amount of \$866,569.00

This Matter was Adopted on a Block Vote.

28. [R-2006-0254](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of S. 95 St. from LaFollette Park to 340' north of of LaFollette Park by the extension of storm sewer and the installation of storm sewer laterals.

This Matter was Adopted on a Block Vote.

Passed The Block Vote

Aye: 9 - Czaplewski, Dobrowski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Vitale, and Weigel

No: 0

SAFETY & DEVELOPMENT COMMITTEE

29. [O-2006-0050](#) Ordinance to Repeal Ordinance No. 5473, which pertains to a 4-Stop at the intersection of S. 85 St. and W. Walker St., and to establish Yield Right of Way to Eastbound and Westbound Traffic.

Sponsors: Narlock

This Matter was Passed on a Block Vote.

30. [O-2006-0051](#) Ordinance to Repeal Ordinance No. 5486, which pertains to a 4-Stop at the intersection of S. 86 St. and W. Walker St., and to establish Yield Right of Way to Eastbound and Westbound Traffic.

Sponsors: Narlock

This Matter was Passed on a Block Vote.

31. [O-2006-0052](#) Ordinance to Repeal Ordinance No. 5226, which pertains to a Westbound Stop at the intersection of S. 88 St. and W. McMyron St., and to reestablish the intersection as non-controlled.

Sponsors: Narlock

This Matter was Passed on a Block Vote.

32. [O-2006-0053](#) Ordinance to Repeal Ordinance No. 6602, which pertains to a North/South 2-Way Stop at the intersection of S. 88 St. and W. Walker St., and to reestablish the intersection as non-controlled.

Sponsors: Narlock

This Matter was Passed on a Block Vote.

33. [O-2006-0054](#) Ordinance to Repeal Ordinance No. 6013, which pertains to a 3-Stop at the intersection of S. 89 St. and W. Walker St., and to establish Yield Right of Way to Northbound and Southbound Traffic.

Sponsors: Narlock

This Matter was Passed on a Block Vote.

34. [O-2006-0055](#) Ordinance to Repeal Ordinance No. 6319, which pertains to a 3-Stop at the intersection of S. 88 St. and W. Washington St., and to establish Yield Right of Way to Northbound and Southbound Traffic.

Sponsors: Narlock

This Matter was Passed on a Block Vote.

35. [O-2006-0056](#) Ordinance to Repeal Ordinance No. 6013, which pertains to a 3-Stop at the intersection of S. 89 St. and W. Washington St., and to establish Yield Right of Way to Northbound and Southbound Traffic.

Sponsors: Narlock

This Matter was Passed on a Block Vote.

36. [O-2006-0057](#) Ordinance to Repeal Ordinance No. 6130, which pertains to a 3-Way Stop at the intersection of S. 90 St. and W. Washington St., and to establish Yield Right of Way to Northbound and Southbound Traffic.

Sponsors: Narlock

This Matter was Passed on a Block Vote.

37. [O-2006-0058](#) Ordinance to Repeal Ordinance No. 6118, which pertains to a 3-Way Stop at the intersection of S. 91 St. and W. Washington St., and to establish Yield Right of Way to Northbound and Southbound Traffic.

Sponsors: Narlock

This Matter was Passed on a Block Vote.

38. [R-2006-0236](#) Resolution authorizing a \$17,500 grant agreement #55-06-21553-01 Historic Property Survey Grant Contract between the Division of Historic Preservation-Public History (DHP-PH), Wisconsin Historical Society.

Attachments: [Work Program.rtf](#)

This Matter was Adopted on a Block Vote.

39. [R-2006-0228](#) Resolution relative to selecting Heritage Research, LTD to provide the City of West Allis with a Citywide Historic Property Survey in the amount not to exceed \$17,498.58.

Attachments: [DEV-R-436-9-19-06 Exhibit A.rtf](#)
[DEV-R-436-9-19-06 Exhibit B.rtf](#)

This Matter was Adopted on a Block Vote.

40. [R-2006-0246](#) Resolution to rescind Resolution No. R-2006-0206 and to approve the Certified Survey Map submitted by Daniel J. Milton, to create a single family residential lot for the land located directly east of the duplex located at 1718-20 S. 60 St.

This Matter was Adopted on a Block Vote.

41. [R-2006-0255](#) Resolution to authorize participation in the Wisconsin Ready for Reuse Brownfields Loan Program for property located at 9508 W. Greenfield Ave.

This Matter was Adopted on a Block Vote.

42. [R-2006-0256](#) Resolution approving Certified Survey Map for proposed consolidation and redivision of properties located at 1736 S. 82 St. and 8128-30 W. National Ave. and to attach a portion of the property located at 8118-22 W. National Ave., submitted by Jason Stammer, Chris Greene, Inc., and Brian Nelson, West Allis Animal Hospital. (Tax Key Nos. 452-0606-002, 452-0606-001 and 452-0608-001)

Held in Safety & Development Committee during recess.

43. [2006-0537](#) Certified Survey Map for proposed consolidation and redivision of properties located at 1736 S. 82 St. and 8128-30 W. National Ave. and to attach a portion of the property located at 8118-22 W. National Ave., submitted by Jason Stammer, Chris Greene, Inc., and Brian Nelson, West Allis Animal Hospital. (Tax Key Nos. 452-0606-002, 452-0606-001 and 452-0608-001)

Held in Safety & Development Committee during recess.

44. [2006-0577](#) Communication from City Engineer regarding pedestrian signal lights at S. 87 Street and W. National Avenue.

This Matter was Placed on File on a Block Vote.

45. [2006-0573](#) Special Use Permit for proposed construction of a Sam's Club Fueling Station, to be located in front of the existing Sam's Club store at 1540 S. 108 St. (Tax Key No. 449-9981-017)

Held in Safety & Development Committee during recess.

46. [2006-0574](#) Request to amend the Official West Allis Zoning Map by rezoning the underlying zoning District from M-1 Manufacturing District to C-3 Community Commercial District and to establish a Planned Development District Commercial PDD-2 overlay for 1540 S. 108 St., pursuant to Section 12.05 of the Revised Municipal Code. (Tax Key Number 449-9981-017)

Held in Safety & Development Committee during recess.

47. [2005-0462](#) Request for a Planned Development Agreement by and between the City of West Allis and Sam's Club for new construction of a Sam's Club fuel center facility and other site and architectural improvements on the Sam's Club property located at 1540 S. 108 St. (Tax Key Number 449-9981-017) pursuant to Sec. 12.61 of the Revised Municipal Code.
- Held in Safety & Development Committee during recess.*
48. [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)
- Held in Safety & Development Committee during recess.*
49. [2006-0572](#) Special Use Permit for proposed telecommunication antenna to be located on top of the existing La Gran D Radio building at 1136 S. 108 St. (Tax Key No. 444-0460-001)
- Held in Safety & Development Committee during recess.*
- 49a. [2006-0583](#) Police Chief communication regarding City of West Allis crime statistics and major crime report for July 2006.

This Matter was Placed on File on a Block Vote.

Public Hearing Items (Safety & Development Committee)

50. [O-2006-0059](#) Ordinance to amend the official West Allis Zoning Map by rezoning certain properties located at 1753 S. 68 St., 1805-07 S. 68 St. and 1811-13 S. 68 St. from M-1 Manufacturing District to C-2 Neighborhood Commercial District (Tax Key Nos. 453-0752-002, 453-0754-000, and 453-0755-000)

Sponsors: Safety & Development Committee

This Matter was Passed on a Block Vote.

51. [2006-0539](#) Request submitted by Ruth Kressl for proposed rezoning from M-1 Manufacturing District to C-2 Neighborhood Commercial District for properties located at 1753 S. 68 St. (mixed-use building), 1805-07 S. 68 St. (duplex) and 1811-13 S. 68 St. (duplex). (Tax Key Nos. 453-0752-002, 453-0754-000 and 453-0755-000)

This Matter was Placed on File on a Block Vote.

Passed The Block Vote

Aye: 9 - Czaplewski, Dobrowski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Vitale, and Weigel

No: 0

LICENSE & HEALTH COMMITTEE

52. [2006-0535](#) 2006-2007 Class B Tavern License application no. 1166 of JADS, LLC, Joanne Grace, Agent, d/b/a JADS for premises located at 6215 W. National Ave. (new-existing location)

Held in License & Health Committee during recess.

53. [2006-0566](#) Time Warner Cable communication regarding the addition of Cutting Edge on Demand effective September 13, 2006.
This Matter was Placed on File on a Block Vote.
54. [2006-0578](#) Police Department Report regarding August 29, 2006 Tobacco Compliance Check involving ten (10) West Allis businesses, resulting with none selling tobacco to an underage person without requesting identification.
This Matter was Placed on File on a Block Vote.
55. [2006-0576](#) 2006-2007 Second Hand Dealer License application(s).
2006-2007 license application nos. 1172-1173 granted.
This Matter was Approved subject to the necessary requirement(s) on a Block Vote.
56. [2006-0567](#) 2006-2007 Special Class B Beer & Wine application(s).
License application nos. 8 - 9 granted.
This Matter was Approved on a Block Vote.
57. [2006-0580](#) 2006-2007 and 2006-2008 Tavern Operator License applications.
2006-2007 license application nos. 564, 566, 568 granted and 2006-2008 license application nos. 262, 263, 266, 268 - 270 granted.
This Matter was Approved on a Block Vote.

Passed The Block Vote

Aye: 9 - Czaplewski, Dobrowski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Vitale, and Weigel

No: 0

ADVISORY COMMITTEE

58. [R-2006-0234](#) Resolution relative to changing a part of the membership of the West Allis Community Celebrations Committee.
This Matter was Adopted on a Block Vote.
59. [R-2006-0250](#) Resolution to approve the Year 2007 Operating Plan for the Downtown West Allis Business Improvement District and to adopt the Special Assessment Method as stated therein (Preliminary).
Attachments: [BID Operating Plan 2007 R-2006-0250.pdf](#)
[Special Assessment Method R-2006-0250.pdf](#)
This Matter was Adopted on a Block Vote.

Passed The Block Vote

Aye: 9 - Czaplewski, Dobrowski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Vitale, and Weigel

No: 0

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

None.

O. ADJOURNMENT

to adjourn at 7:47 p.m., with the next regularly scheduled meeting to be held on October 3, 2006, at 7:00 p.m

A motion was made by Ald. Sengstock, seconded by Ald. Vitale, to adjourn at 7:47 p.m., with the next regularly scheduled meeting to be held on October 3, 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.