



# City of West Allis

## Meeting Agenda

### Common Council

*Mayor Dan Devine, Chair*

*Alderson Thomas G. Lajsic, Council President*

*Aldersons: Gary T. Barczak, Michael J. Czaplowski, Kevin Haass, Michael P. May, Rosalie L. Reinke,  
Daniel J. Roadt, Tracy Stefanski, Vincent Vitale, and Martin J. Weigel*

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Tuesday, December 17, 2019

7:00 PM

City Hall, Common Council Chambers  
7525 W. Greenfield Avenue

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#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. PLEDGE OF ALLEGIANCE

#### D. PRESENTATION

J. H. Medinger Co., Inc. presentation to the West Allis Police Department's Canine Unit

#### E. PUBLIC HEARINGS

1. [2019-0943](#) On the 2019-2020 Combination Class B License application no. 2742 of Cream City Print Lounge, LLC, Natasha Coe, Agent, d/b/a Cream City Print Lounge, for the premises located at 8010 W. National Ave. (new-nonexisting location) in regard to exceeding the Combination Class B Alcohol License Quota
2. [O-2019-0062](#) Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) from "Industrial and Office" to "Commercial" land use classification for property located at 6610 W. Greenfield Ave.
3. [O-2019-0061](#) Ordinance to amend the Official West Allis Zoning Map by rezoning the property located at 6610 W. Greenfield Ave., 6512 W Greenfield Ave., 6500 W. Greenfield Ave. from M-1, Manufacturing District to C-3, Community Commercial District submitted by the City of West Allis Department of Development
4. [R-2019-0918](#) Resolution relative to determination of Application for a Special Use Permit for Mary Queen of Saints Catholic Academy, a proposed elementary school, to be located at 1121 S. 116 St., submitted by Andrea Heger

#### F CITIZEN PARTICIPATION

The Common Council may receive information from members of the public during this 30-minute period. Each speaker must announce to the council his or her name and address, sign in at the podium, and limit comments to one statement of no more than 5 minutes. The council cannot take action on topics raised by speakers and will not discuss topics with speakers.

## **G. 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 G12 (Art Gallery)  
Advisory, Public Works, Safety & Development

Room 128  
License & Health, Administration & Finance

The general public may contact the Committee Chair relative to an agenda item of interest that could be discussed or acted on during the recess meetings simultaneously occurring in different conference rooms. Additionally, if a member has interest in multiple agenda items which are scheduled for discussion or action during the recess meetings simultaneously occurring, s/he should contact the chair of the committee to inform of such interest.

## **H. MAYOR'S REPORT**

This item is a report from the Mayor to the public regarding recent events attended, awards and commendations, and upcoming events. No discussion or action shall take place by members of the Council unless otherwise listed below.

## **I. ALDERPERSON'S REPORT**

This item is a report from individual Alderpersons to the public regarding recent events attended, awards and commendations, and upcoming events. No discussion or action shall take place by members of the Council unless otherwise listed below.

## **J. APPROVAL OF MINUTES**

5. [2019-0959](#) Minutes (Draft) of the Common Council meeting of December 3, 2019

## **K. ITEMS NOT REFERRED TO COMMITTEE**

6. [2019-0941](#) Report of the Municipal Judge for the month of November 2019, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$71,473.88
7. [2019-0920](#) Claim by Melitza Colon regarding damage to property at 6800 blk of W. Greenfield Ave. on October 16, 2019
8. [2019-0935](#) Claim by Roman Rodriguez regarding damage to vehicle at 2211 S. 61 St. on December 10, 2019

9. [2019-0936](#) Claim by Mary Merrill regarding loss of rent at 1570 S. 80 St. on September 1, 2019

#### L. STANDING COMMITTEE REPORTS

*None*

#### M. COMMON COUNCIL RECESS

#### N. NEW AND PREVIOUS MATTERS

#### ADMINISTRATION & FINANCE & PUBLIC WORKS COMMITTEES

##### New Matters for Introduction

10. [R-2019-0914](#) Resolution to authorize the unscheduled engine replacement of Vehicle #1498, a 10 yard sewer jet/hydro vacuum unit, by Wisconsin Kenworth of Oak Creek for the sum of \$33,391.38 and to authorize a transfer of \$13,855.38 from the Sewer Utility Capital Items/Equipment account to the Maintenance Account to facilitate the unbudgeted repair
11. [2019-0940](#) Update on Water Rate Case Application/Public Service Commission Filing

#### ADMINISTRATION & FINANCE COMMITTEE

##### New Matters for Introduction

- 11a. [O-2019-0064](#) Ordinance to amend Salary Ordinance No. O-2019-0024 and establishing a pay range for Neighborhood Partnership Specialists in the Miscellaneous Pay Scale
12. [O-2019-0060](#) Ordinance to Create Sections 7.121(3) and 11.13(1)(p) and Amend Section 6.09(1)(a) of the West Allis Municipal Code Relating to rules and fees for the West Allis Dog Park
13. [R-2019-0912](#) Resolution amending the 2020 Schedule of Fees for the City of West Allis to include fees for the West Allis Dog Park
14. [R-2019-0909](#) Resolution to approve intergovernmental agreement with City of Milwaukee to provide protective services for the 2020 Democratic National Convention
15. [R-2019-0915](#) Resolution awarding the sale of \$10,920,000 General Obligation Corporate Purpose Bonds, Series 2019A
16. [R-2019-0917](#) Resolution authorizing the Mayor to partner with Savage Solutions to implement and execute the second full year of the accepted Three Year Marketing Strategy and Plan for the City of West Allis in the amount of \$180,000 [\$100,000 from a donation from FIRE (First-Ring Industrial Redevelopment Enterprise) and \$80,000 from funds designated for Tourism Promotion and Development based on a change to state law which requires room tax revenue allocation to Tourism Promotion and Development]

17. [R-2019-0925](#) Resolution to approve a Commercial Facade Improvement Project Contract by and between the City of West Allis and Simon Says “Invest” LLC, property owner for the property located at 5831-35 W. National Ave. in an amount up to \$30,000
18. [2019-0956](#) Communication from the Director of Building Inspections and Neighborhood Services, City Administrator and the Director of Information Technology regarding a software solution for permits and licensing
19. [2019-0921](#) Finance Director/Comptroller submitting report for November 2019 indicating City of West Allis checks issued in the amount of \$2,897,660.38

### Previous Matters for Consideration

20. [R-2019-0874](#) Resolution establishing health insurance plan, funding levels, employee health care premium contributions, and Health Savings Contributions for the plan year March 1, 2020 through February 28, 2021

### PUBLIC WORKS COMMITTEE

#### New Matters for Introduction

21. [R-2019-0903](#) Resolution relative to accepting the proposal of JX Truck Center for furnishing and delivering one new 2021 Peterbilt Model 520 tandem axle chassis for the sum of \$139,572.26 and of Macqueen Equipment for furnishing and delivering one new Heil DP5000 25 yard refuse body for the sum of \$119,337, for a total of \$258,909.26
22. [R-2019-0908](#) Resolution relative to accepting the sole source proposal of Traffic & Parking Control Co., Inc. to provide Traffic Engineering Services for the City of West Allis Engineering Department for an amount not to exceed \$23,700
23. [R-2019-0913](#) Resolution authorizing the City Engineer to amend an existing Professional Services Contract with R.A. Smith, Inc. to provide Traffic Engineering Services for the City of West Allis Engineering Department for an amount not to exceed \$28,400
24. [R-2019-0910](#) Resolution authorizing the City Engineer to amend an existing Professional Services Contract with KL Engineering, Inc. for Engineering Consulting Services related to the conversion of old series street lighting circuits to new parallel circuits with LED lighting for an amount not to exceed \$120,000
25. [R-2019-0919](#) Resolution approving an extension of the Ground Lease Agreement by and between the City of West Allis and the United States Postal Service for parking in the off-street municipal parking lot

### SAFETY & DEVELOPMENT COMMITTEE

#### New Matters for Introduction

26. [R-2019-0762](#) Resolution approving a Certified Survey Map to combine the existing parcels located at 1446 S. 72 St. and 1442 S. 72 St. into 1 parcel, submitted by Pat Musta (Tax Key No. 453-0070-002 and 453-0070-001)
27. [2019-0873](#) Certified Survey Map to combine the existing parcels located at 1446 S. 72 St. and 1442 S. 72 St. into 1 parcel, submitted by Pat Musta (Tax Key No. 453-0070-002 and 453-0070-001)
28. [R-2019-0772](#) Resolution approving a Certified Survey Map to consolidate parcels located at 9015 W. Maple St. (451-1006-000), 1800 S. 92 St. (451-1002-000), 9106 W. Mitchell St. (451-0395-001), 9032 W. Mitchell St. (451-0393-005), 8905 W. Mitchell St. (451-0396-001), 8917 W. Mitchell St. (451-0400-001), 1717 S. 89 St. (451-0403-002), 1721 S. 89 St. (451-0403-003), 1700 Block S. 89 St. (451-0403-005), 1700 Block S. 89 St. (451-0404-001), 8902 W. Maple St. (451-0405-000), 8908 W. Maple St. (451-0406-000), 8914 W. Maple St. (451-0407-001), submitted by Thomas Rasmussen on behalf of CHR Hansen, Inc. property owner
29. [2019-0872](#) Certified Survey Map to consolidate parcels located at 9015 W. Maple St. (451-1006-000), 1800 S. 92 St. (451-1002-000), 9106 W. Mitchell St. (451-0395-001), 9032 W. Mitchell St. (451-0393-005), 8905 W. Mitchell St. (451-0396-001), 8917 W. Mitchell St. (451-0400-001), 1717 S. 89 St. (451-0403-002), 1721 S. 89 St. (451-0403-003), 1700 Block S. 89 St. (451-0403-005), 1700 Block S. 89 St. (451-0404-001), 8902 W. Maple St. (451-0405-000), 8908 W. Maple St. (451-0406-000), 8914 W. Maple St. (451-0407-001), submitted by Thomas Rasmussen on behalf of CHR Hansen, Inc. property owner
30. [R-2019-0860](#) Resolution approving a Certified Survey Map to split the existing parcel located at 1010 - 1304 S. 70 St. into 2 parcels, submitted by Scott Yauck, d/b/a Cobalt Partners, LLC (Tax Key No. 439-0001-026)
31. [2019-0874](#) Certified Survey Map to split the existing parcel located at 1010 - 1304 S. 70 St. into 2 parcels, submitted by Scott Yauck, d/b/a Cobalt Partners, LLC (Tax Key No. 439-0001-026)

### Previous Matters for Consideration

32. [2019-0888](#) Southeastern Wisconsin Regional Planning Commission 2018 Annual Report

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

33. [O-2019-0062](#) Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) from "Industrial and Office" to "Commercial" land use classification for property located at 6610 W. Greenfield Ave.

34. [O-2019-0061](#) Ordinance to amend the Official West Allis Zoning Map by rezoning the property located at 6610 W. Greenfield Ave., 6512 W Greenfield Ave., 6500 W. Greenfield Ave. from M-1, Manufacturing District to C-3, Community Commercial District submitted by the City of West Allis Department of Development
35. [R-2019-0918](#) Resolution relative to determination of Application for a Special Use Permit for Mary Queen of Saints Catholic Academy, a proposed elementary school, to be located at 1121 S. 116 St., submitted by Andrea Heger
36. [2019-0800](#) Application for a Special Use Permit for Mary Queen of Saints Catholic Academy, a proposed elementary school, to be located at 1121 S. 116 St., submitted by Andrea Heger

## LICENSE & HEALTH COMMITTEE

### New and Previous Matters for Introduction

37. [2019-0954](#) Summons and Complaint in the matter of the complaint against Lele's Whiskey Corner, LLC, Erwin Magritz, Agent, for the premises located at 1309 S. 60 St., d/b/a Remedy Bar (2019-2020 Combination Class B Alcohol License No. 1733)
38. [2019-0578](#) Police Department Report involving Remedy Bar, 1309 S. 60 St., of LeLe's Whiskey Corner, LLC, Erwin C. Magritz, Agent, Incident Date: July 11, 2019
39. [2019-0579](#) Police Department Report involving Remedy Bar, 1309 S. 60 St., of LeLe's Whiskey Corner, LLC, Erwin C. Magritz, Agent, Incident Date: July 19, 2019
40. [2019-0751](#) Police Department Report relative to the September 8, 2019 Tavern compliance checks involving eleven (11) West Allis businesses, resulting in two (2) violations, Lele's Whiskey Corner, LLC, Erwin Magritz, Agent, d/b/a Remedy Bar, premises located at 1309 S. 60 St.
41. [2019-0948](#) Police Department Report involving Remedy Bar, 1309 S. 60 St., of LeLe's Whiskey Corner, LLC, Erwin C. Magritz, Agent, Incident Date: November 20, 2019
42. [2019-0915](#) 2019-2020 Combination Class B License application no. 2743 of Mallas Food Services, LLC, Satishkumar V. Patel, Agent, d/b/a Aris Sports Bar, for the premises located at 1657 S. 108 St. (new-existing location)
43. [2019-0916](#) 2019-2020 Combination Class B License application no. 2742 of Cream City Print Lounge, LLC, Natasha C. Coe, Agent, d/b/a Cream City Print Lounge, for the premises located at 8010 W. National Ave. (new-nonexisting location)
44. [2019-0950](#) Petition to exceed the alcohol license quota submitted by Markus Gorsic, of Jagers LLC, d/b/a Da Bar, for a 2019-2020 Combination Class B Liquor License for the premises located at 1900 S. 60 St.

45. [2019-0901](#) 2019-2021 Operator's License (bartender/sales clerk) application of Debra A. Berrones  
*Recommendation:* Applicant responded to the letter and will appear
46. [2019-0902](#) 2019-2021 Operator's License (bartender/sales clerk) application of Gabrielle N. Hanley  
*Recommendation:* Applicant responded to the letter and will appear
47. [2019-0905](#) 2019-2021 Operator's License (bartender/sales clerk) application of Danielle M. Nichols  
*Recommendation:* Applicant responded to the letter and will appear
48. [2019-0907](#) 2019-2021 Operator's License (bartender/sales clerk) application of Bradley J. Peterson  
*Recommendation:* Applicant responded to the letter and will appear
49. [2019-0909](#) 2019-2021 Operator's License (bartender/sales clerk) application of Ashley N. Seifert  
*Recommendation:* Applicant responded to the letter and will appear
50. [2019-0911](#) 2019-2021 Operator's License (bartender/sales clerk) application of Marquis A. Young, Sr.  
*Recommendation:* Applicant responded to the letter and will appear
51. [2019-0900](#) 2019-2021 Operator's License (bartender/sales clerk) application of James C. Balfe  
*Recommendation:* No response from applicant
52. [2019-0903](#) 2019-2021 Operator's License (bartender/sales clerk) application of Roberto Herrera, Jr.  
*Recommendation:* No response from applicant
53. [2019-0904](#) 2019-2021 Operator's License (bartender/sales clerk) application of Kayla M. Luty  
*Recommendation:* No response from applicant
54. [2019-0906](#) 2019-2021 Operator's License (bartender/sales clerk) application of Banae M. Perfect  
*Recommendation:* No response from applicant
55. [2019-0908](#) 2019-2021 Operator's License (bartender/sales clerk) application of Isabella L. Ramirez  
*Recommendation:* No response from applicant
56. [2019-0910](#) 2019-2021 Operator's License (bartender/sales clerk) application of Judith L. Tobar  
*Recommendation:* No response from applicant
57. [2019-0912](#) 2019-2021 Operator's License (bartender/sales clerk) application of Jennifer D. Salzer

58. [2019-0938](#) License applications
- Operator's License Application 2019-2021:*
- Berendt, Sherri L.
  - Crom, Rachel A.
  - McGuigan, Jennifer M.
  - Ni, Yunguang
  - Tran, Tabatha P.
  - Waizin, Moe
- Secondhand Article Dealer License Application 2019-2020*
- d/b/a Happy 8 Collectibles, LLC, Minerva Sanchez, Agent, 6747 W. Lincoln Ave.
59. [2019-0952](#) Combination Class B Special Event Permit application no. 20 of Kegel's LLC, Julian Kegel, d/b/a Kegel's Inn, for the Kegel's Beer Garden and Ice Rink events to be held from December 17, 2019 - December 31, 2020, Monday-Sunday 11:00 a.m. - 9:00 p.m. Food and Outdoor Music. Event extends onto City-Right-of-Way.
60. [2019-0951](#) Combination Class B Special Event Permit application no. 21 of La Says Invest LLC, Christopher Kuranz, d/b/a Public Table for the Beer Garden and Ice Rink events to be held from December 17, 2019 - December 31, 2020, Monday-Sunday 11:00 a.m. - 9:00 p.m. Food and Outdoor Music. Event extends onto City-Right-of-Way
61. [2019-0942](#) Police Department Report regarding tavern violations/calls for service for the month of November 2019
62. [2019-0944](#) Police Department Reports regarding November 2019 Tobacco and Alcohol/Tavern compliance check reports; and the Wisconsin Clean Air Act Smoking Ban Report. No violations reported
63. [2019-0945](#) Police Department Report involving Slurp-n-Burp Fun Bar, 1454 S. 92 St., of R & K Entertainment Enterprises, LLC, Robert M. Lucas, Agent. Incident Date: November 1, 2019
64. [2019-0946](#) Police Department Report involving Premier Sports Lounge, 1022 S. 60 St., of Premier Sports Lounge LLC, Tabitha A. Harris, Agent, Incident Date: November 2, 2019
65. [2019-0947](#) Police Department Report involving Uncle Festers, 5732 W. Mitchell St., of Uncle Festers LLC, Ashley Kapalczynski, Agent, Incident Date: November 4, 2019
66. [2019-0949](#) Police Department Report involving JC's Pub & Grub, 8028 W. National Ave., of JC's Pub, Inc., Jeffery Clark, Agent, Incident Date: November 9, 2019

## ADVISORY COMMITTEE

### New Matters for Introduction



67. [R-2019-0921](#) Resolution relative to relocating the polling place for the Tenth Ward of the Second Aldermanic District from the Recreation Center to the West Allis Senior Center and the Twentieth Ward of the Fourth Aldermanic District from the Recreation Center to the Beloit Road Senior Housing Clubhouse for the Spring 2020 Primary and General Elections
68. [2019-0953](#) Mayor Devine and City Clerk communication and appointment listing of Election Inspectors and Special Voting Deputies for 2020-2021
69. [2019-0928](#) Appointments by Mayor Devine of Youth Members (Fehrenbach, Hertlein) to the West Allis Youth Commission
70. [2019-0927](#) Appointment by Mayor Devine of David Stolpe as an Adult Advisor-School Superintendent Designee to the West Allis Youth Commission
71. [2019-0958](#) Appointment by Mayor Devine of Ms. Christine Klug as an Adult Advisor-School Board President Designee to the West Allis Youth Commission
72. [2019-0957](#) Appointment by Mayor Devine of Mr. Christopher Saugstad as a member of the West Allis Community Development Authority, his four-year term to expire October 1, 2023

**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.

#### **NOTICE OF POSSIBLE QUOROM**

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

#### **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.