



# City of West Allis

## Meeting Minutes

### Common Council

*Mayor Dan Devine, Chair*

*Aldersperson Thomas G. Lajsic, Council President*

*Alderspersons: Gary T. Barczak, Michael J. Czaplewski, Eric Euteneier, Kevin Haass,*

*Michael P. May, Rosalie L. Reinke,*

*Daniel J. Roadt, Vincent Vitale, and Martin J. Weigel*

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Monday, February 18, 2019

7:02 PM

City Hall Common Council Chambers

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#### REGULAR MEETING (draft minutes)

#### A. CALL TO ORDER

*The meeting was called to order by Mayor Devine at 7:02 p.m.*

#### B. ROLL CALL

**Present** 9 - Ald. Czaplewski, Ald. Euteneier, Ald. May, Ald. Haass, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Vitale, and Ald. Weigel

**Excused** 1 - Ald. Barczak

#### C. PLEDGE OF ALLEGIANCE

*The Pledge of Allegiance was led by Troop 580.*

#### D. PUBLIC HEARINGS

1. [R-2019-0106](#) Resolution to confirm and adopt the report of the City Engineer containing the schedule of proposed assessments for improvement of the general area bounded by S. 84 Street to I-894 and North City Limits to Union Pacific Railroad by miscellaneous replacement or repair of concrete sidewalk and driveways at selected locations.

**Sponsors:** Public Works Committee

**Attachments:** [R-2019-0106 signed](#)

*Explanation by Peter Daniels, City Engineer.*

*Appearances:*

*Rebecca Wade, 1547 S. 93 Street, stated she had never received a notice, asked about distance, timing, and 50% pricing.*

*Richard Cieslak, 1545 S. 92 St., stated he did not receive a corrected notice, believes cost estimate is too low, addressed the timing of the traffic lights in the city, and would like the city to address the drugs and drug houses in the area.*

**Public Hearing Held**

*Items 2 & 3 taken together.*

2. [O-2019-0002](#) Ordinance to amend the Future Land Use Map within the City’s Comprehensive Plan (Chapter 10 Land Use) for the west 127 feet of the property located at 1828 S. 76 St. “High Density Residential” to “Commercial” land use classification. The balance of the east side of the same property to remain under the current land use designation of “Low Density Residential.”

**Sponsors:** Safety & Development Committee

**Attachments:** [O-2019-0002 signed](#)

*One (1) email of concern received in the Clerk's Office.*

*Explanation by John Stibal, Director of Development.*

*Appearances: None.*

**Public Hearing Held**

3. [O-2019-0003](#) Ordinance to amend the Official West Allis Zoning Map by rezoning the west 127 feet of the property located at 1828 S. 76 St. (453-0418-001) from RB-2, Residence District to C-2, Neighborhood Commercial District. The balance of the east side of the same property to remain under the current zoning designation of RB-2/Residence District.

**Sponsors:** Safety & Development Committee

**Attachments:** [O-2019-0003 signed](#)

**Public Hearing Held**

**E. CITIZEN PARTICIPATION**

*John Arndt, 1653 S 61 St., addressed snowplowing and commented on the lack of enforcement of parked cars during snow emergencies.*

*Richard Cieslak, 1545 S. 92 St., commended the Department of Public Works on the excellent snowplowing and requested help with the use of bobcats for the corners.*

*Rebecca Wade, 1547 S. 93 St., commented on curb damage.*

**F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES**

*Mayor Devine announced that the following Committees would meet during recess: Administration & Finance, Public Works, Safety & Development, License & Health, and Advisory.*

**G. MAYOR'S REPORT**

*No Mayor's Report.*

## H. ALDERPERSON'S REPORT

*Ald. Weigel reported on the Fairview Park Neighborhood Association Meeting to be held on March 7, 2019 at Benno's Genuine Bar & Grill.*

## I. APPROVAL OF MINUTES

4. [2019-0120](#) Minutes (Draft) of the Common Council regular meeting of February 5, 2019.

Attachments: [020519 CC Minutes.draft](#)

A motion was made by Ald. Lajsic, seconded by Ald. May, that this matter be Approved. The motion carried unanimously.

## J. ITEMS NOT REFERRED TO COMMITTEE

5. [2019-0101](#) Report of the Municipal Judge for the month of January 2019, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$78,753.05.

Attachments: [Municipal Judge January 2019](#)

This matter was Placed on File on a Block Vote.

6. [2019-0079](#) Claim by Alyssa Bailey-Surges regarding Notice of Injury and Claim for Damages at S. 82 Street and W. Becher Street on October 25, 2018.

Attachments: [Claim - Alyssa Bailey-Surges](#)

This matter was Referred for Legal Action to the City Attorney on a Block Vote.

7. [2019-0082](#) Claim by Tiffany Salazar regarding damage to vehicle at 1958 S. 55th Street on January 27, 2019.

Attachments: [Claim - Tiffany Salazar 02-18-2019](#)

This matter was Referred for Legal Action to the City Attorney on a Block Vote.

### Passed The Block Vote

A motion was made by Ald. Weigel, seconded by Ald. Reinke, to approve all the actions on the preceding items on a Block Vote. The motion carried unanimously.

## K. STANDING COMMITTEE REPORTS

*None.*

## L. COMMON COUNCIL RECESS

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

*Thereupon, the Council took a recess at 7:36 p.m. Upon returning from recess at 8:48 p.m., and the roll call being taken, there were:*

- Present** 9 - Ald. Czaplewski, Ald. Euteneier, Ald. May, Ald. Haass, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Vitale, and Ald. Weigel
- Excused** 1 - Ald. Barczak

## M. NEW AND PREVIOUS MATTERS

### ADMINISTRATION & FINANCE COMMITTEE

8. [R-2019-0121](#) Resolution approving the gifting of Canine Sonny from the West Allis Police Department to Detective Jeff Zientek.
- Sponsors:** Ald. Haass and Lajsic
- Attachments:** [R-2019-0121 signed](#)
- This matter was Adopted on a Block Vote**
9. [R-2019-0138](#) Resolution to set a Schedule of Fees for the City of West Allis.
- Sponsors:** Administration & Finance Committee
- Attachments:** [2019 Fee Schedule-proposed 2-18-19 final with edits](#)  
[2019 Fee Schedule-proposed 2-18-19 final](#)  
[Electrical Permit fee schedule comparison spread sheet 10 31 18](#)  
[R-2019-0138 signed](#)
- This matter was Adopted on a Block Vote**
10. [R-2019-0139](#) Resolution approving an amendment to the FY 2019 Community Development Block Grant (CDBG) Action Plan to provide an additional \$76,500 to the Farmers Market Lead Abatement Project.
- Sponsors:** Administration & Finance Committee
- Attachments:** [R-2019-0139 signed](#)
- This matter was Adopted on a Block Vote**
11. [2019-0108](#) Communication from City Administrator transmitting list of Interim Successors to Elected and Appointed City Officials.
- Attachments:** [Interim Successors List](#)
- This matter was Placed on File on a Block Vote**
12. [2019-0106](#) Communication from City Administrator regarding request to fill the upcoming vacancy of Health Commissioner/City Sealer at the Health Department.
- Attachments:** [Request to fill Health Commissioner/City Sealer Position](#)
- This matter was Approved on a Block Vote**
13. [2019-0107](#) Communication from City Administrator regarding request to fill the vacant Electrical Inspector position with a Commercial Construction Inspector position in the Department of Building Inspection and Neighborhood Services.

Attachments: [Request to fill Commercial Construction Inspector position](#)

**This matter was Approved on a Block Vote**

- 14. [2019-0100](#) Finance Director/Comptroller submitting report for January 2019 indicating City of West Allis checks issued in the amount of \$2,754,522.22.

Attachments: [January 2019 Monthly Claims Report to CC](#)

**This matter was Placed on File on a Block Vote**

**Passed The Block Vote**

**A motion was made by Ald. Haass, seconded by Ald. May, to approve all the actions on the preceding items on a Block Vote. The motion carried by the following vote:**

**Aye:** 9 - Ald. Czaplewski, Ald. Euteneier, Ald. May, Ald. Haass, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Vitale, and Ald. Weigel

**No:** 0

**PUBLIC WORKS COMMITTEE**

- 15. [R-2019-0117](#) Resolution to reject bid of Pro Electric, Inc. for furnishing and installing the electrical work on the City of West Allis street lighting circuits F-1 and L-4 as part of 2019 Project No. 2 in the amount of \$599,256.50.

Sponsors: Public Works Committee

Attachments: [2019-2 Bid Results](#)  
[R-2019-0117 signed](#)

**This matter was Adopted on a Block Vote**

- 16. [R-2019-0119](#) Resolution to approve bid of TMI Coatings, Inc. for the removal, packaging, handling, transportation and disposal of lead-containing materials and lead-contaminated materials followed by the painting of exterior exposed surfaces, including surface preparation, priming and finish coats and all incidental items necessary to complete the work in accordance with the plans and specifications at the West Allis Farmers Market located at 6501 W. National Ave. in the City of West Allis in the amount of \$426,400.

Sponsors: Public Works Committee

Attachments: [2019-1 Bid Results](#)  
[Fiscal Note Farmer's Market](#)  
[R-2019-0119 signed](#)

**This matter was Adopted on a Block Vote**

- 17. [R-2019-0129](#) Resolution relative to accepting the proposal of Vermeer Wisconsin for furnishing and delivering one (1) new, Vermeer Horizontal Directional Drill, Model # D20X22 Series III, including a Vermeer Model MX125 gas engine, DCI F5 Falcon LCD Display, new 12 ton Lucon trailer, 2 each fluted reamers, 3-year warranty coverage with maintenance and dealer freight and prep for a total net sum of \$208,251.55.

**Sponsors:** Public Works Committee

**Attachments:** [Fiscal Note Drill #19-003 Vermeer Drill equipment grading form 2018 1667](#)  
[directional drill 21019](#)  
[TZ City of West Allis D20x22 2-14-19](#)  
[R-2019-0129 signed](#)

**This matter was Adopted on a Block Vote**

- 18. [2019-0072](#) Communication from the City Engineer regarding Driveway Permit Application at 551 S. Curtis Road.

**Attachments:** [551 S Curtis Road Memo](#)  
[551 S Curtis Rd \(SUP-SLA\) Zignego Consolidation Plan 7-26-17](#)

**This matter was Placed on File on a Block Vote**

- 19. [R-2019-0106](#) Resolution to confirm and adopt the report of the City Engineer containing the schedule of proposed assessments for improvement of the general area bounded by S. 84 Street to I-894 and North City Limits to Union Pacific Railroad by miscellaneous replacement or repair of concrete sidewalk and driveways at selected locations.

**Sponsors:** Public Works Committee

**Attachments:** [R-2019-0106 signed](#)

**This matter was Adopted on a Block Vote**

- 20. [R-2019-0107](#) Final Resolution authorizing public improvement by miscellaneous replacement or repair of concrete sidewalk and driveways at selected locations in the general area bounded by S. 84 Street to I-894 and North City Limits to Union Pacific Railroad and levying special assessments against benefited properties.

**Sponsors:** Public Works Committee

**Attachments:** [R-2019-0107 signed](#)

**This matter was Adopted on a Block Vote**

**Passed The Block Vote**

**A motion was made by Ald. Vitale, seconded by Ald. Roadt, to approve all the actions on the preceding items on a Block Vote. The motion carried by the following vote:**

**Aye:** 9 - Ald. Czaplewski, Ald. Euteneier, Ald. May, Ald. Haass, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Vitale, and Ald. Weigel

**No:** 0

**SAFETY & DEVELOPMENT COMMITTEE**

21. [R-2019-0140](#) Resolution authorizing the placement of a Wisconsin Department of Natural Resources (WDNR) Deed restriction which will require that Reservoir Park shall not be converted to uses inconsistent with public outdoor recreation without the approval of this Department.

Sponsors: Safety & Development Committee

Attachments: [R-2019-0140 signed](#)

**This matter was Adopted on a Block Vote**

22. [2019-0112](#) Special Use Permit for State Fair Liquor & Food, Inc., a proposed liquor store to be located at 9127 W. Lincoln Ave.

Attachments: [Application - State Fair Liquor](#)

[SUP State Fair Liquor letter opposed](#)

[SUP State Fair Liquor letter in favor](#)

*Held in Safety & Development Committee during recess.*

23. [2019-0114](#) Special Use Permit to establish a catering service (food production, limited) and restaurant within the existing building located at 7412 W. Greenfield Ave.

Attachments: [Application- 7412 W Greenfield-Catering](#)

*Held in Safety & Development Committee during recess.*

24. [2019-0115](#) Request for an Ordinance to amend the Official West Allis Zoning Map by rezoning the property located at 8\*\* S. 72 St. and 1000 S. 72 St. from P-1, Park District to C-3, Community Commercial District, submitted by Cobalt Partners (Tax Key No. 440-0213-003).

Attachments: [Application - Rezone Cobalt P-1 to C-3](#)

*Held in Safety & Development Committee during recess.*

25. [R-2019-0090](#) Resolution relative to determination of Special Use Permit for a proposed commercial parking lot to replace the existing building located at 9422-30 W. National Ave.

Sponsors: Safety & Development Committee

**This matter was Adopted As Amended on a Block Vote**

26. [2019-0033](#) Special Use Permit for a proposed commercial parking lot to replace existing building located at 9422-30 National Ave.

Attachments: [Application - Pkg Lot - 9422-30 Nat'l](#)

[Parking Lot 9422-30 W National Ave \(SUP - SLA\)](#)

**This matter was Placed on File on a Block Vote**

27. [R-2019-0095](#) Resolution relative to determination of Special Use Permit for Uniko, a proposed entertainment venue, to be located at 1900 S. 60 St.
- Sponsors:* Safety & Development Committee
- Held in Safety & Development Committee during recess.*
28. [2019-0034](#) Special Use Permit for Uniko, a proposed entertainment venue, to be located at 1900 S. 60 St.
- Attachments:* [Application - Uniko](#)  
[Uniko 1900 S 60 St \(SUP-SLA\)](#)
- Held in Safety & Development Committee during recess.*
29. [O-2019-0002](#) Ordinance to amend the Future Land Use Map within the City’s Comprehensive Plan (Chapter 10 Land Use) for the west 127 feet of the property located at 1828 S. 76 St. “High Density Residential” to “Commercial” land use classification. The balance of the east side of the same property to remain under the current land use designation of “Low Density Residential.”
- Sponsors:* Safety & Development Committee
- Attachments:* [O-2019-0002 signed](#)
- This matter was Passed on a Block Vote**
30. [2018-0927](#) Request for an Ordinance to amend the Future Land Use Map within the City’s Comprehensive Plan (Chapter 10 Land Use) to reclassify the future land use of the property located at 1828 S. 76 St. from High Density Residential to Commercial, submitted by John and Chris Ranson, property owners, d/b/a Start-Ups-R-Us LLC (Tax Key No. 453-0418-001).
- Attachments:* [Application - Rezone 1828 S 76 St.](#)
- This matter was Approved on a Block Vote**
31. [O-2019-0003](#) Ordinance to amend the Official West Allis Zoning Map by rezoning the west 127 feet of the property located at 1828 S. 76 St. (453-0418-001) from RB-2, Residence District to C-2, Neighborhood Commercial District. The balance of the east side of the same property to remain under the current zoning designation of RB-2/Residence District.
- Sponsors:* Safety & Development Committee
- Attachments:* [O-2019-0003 signed](#)
- This matter was Passed on a Block Vote**



32. [2018-0926](#) Request for an Ordinance to amend the Official West Allis Zoning Map to rezone the property located at 1828 S. 76 St. from RB-2 Residence District to C-2 Neighborhood Commercial District, submitted by John and Chris Ranson, property owners, d/b/a Start-Ups-R-Us LLC (Tax Key No. 453-0418-001).

Attachments: [Application - Rezone 1828 S 76 St.](#)

**This matter was Approved on a Block Vote**

#### Passed The Block Vote

**A motion was made by Ald. Lajsic, seconded by Ald. Roadt, to approve all the actions on the preceding items on a Block Vote. The motion carried by the following vote:**

**Aye:** 9 - Ald. Czaplewski, Ald. Euteneier, Ald. May, Ald. Haass, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Vitale, and Ald. Weigel

**No:** 0

#### LICENSE & HEALTH COMMITTEE

33. [2019-0119](#) License applications.

*2018-2019 Used Vehicle Dealer License application:*

- *American Restaurant Equipment, 5312 W. Electric Avenue, American Restaurant Rentals LLC, Theodore W. Fleisner, Agent*

*2019-2020 Used Vehicle Dealer License applications:*

- *Autoguys, 9712 W. Schlinger Ave., Frenzy LLC, Warren Thomson, Agent*
- *Car King, Inc., 10124 W. Greenfield Ave., Bruce J. Moench, Agent*
- *Classic Motorcars, Inc., 7010 W Lincoln Ave., Nabil R. Alfahel, Agent*
- *Diamond Jim's West Allis, 9706 W. Greenfield Ave., Diamond Bros LLC, Thomas Litizia, Agent*
- *Don's Auto Body, 2201 S. 116th St., Eichelberger, Inc., Donald G. Eichelberger, Agent*

**This matter was Approved subject to the necessary requirement(s) on a Block Vote**

34. [2019-0083](#) Police Department Report regarding tavern violations/calls for service for the month of January 2019.

Attachments: [January LH Report Redacted](#)

**This matter was Placed on File on a Block Vote**

35. [2019-0084](#) Police Department Report involving Rockstars Saloon, 5826 W. Burnham St., of Sharon L. Butterfield, Incident Date: January 20, 2019.

**This matter was Placed on File on a Block Vote**

36. [2019-0085](#) Police Department Report involving Fourth-N-Long, 8911 W. National Ave., of Mike 7, LLC, Michael G. Lange, Agent, Incident Date: January 20, 2019.

**This matter was Placed on File on a Block Vote**

37. [2019-0086](#) Police Department Report involving Guzzler's Sports Lounge, 7408 W. Walker Street, of Guzzler's Sports Lounge, LLC, Eric G. Millard, Agent, Incident Date: January 6, 2019.  
**This matter was Placed on File on a Block Vote**
38. [2019-0087](#) Police Department Report involving O'Connor's Perfect Pint, 8423 W. Greenfield Ave., of OAR, LLC, Michael O'Connor, Agent, Incident Date: January 14, 2019.  
**This matter was Placed on File on a Block Vote**
39. [2019-0088](#) Police Department Report involving El Sagitario BNC, 907 S. 84 St., of Rascual Ramos, Incident Date: January 19, 2019.  
**This matter was Placed on File on a Block Vote**
40. [2019-0089](#) Police Department Report regarding January 2019 Tobacco, Alcohol/Tavern, and Wisconsin Clean Air Act Smoking Ban compliance checks resulting with no violations being reported.  
**This matter was Placed on File on a Block Vote**
41. [2019-0113](#) Petition to exceed the alcohol license quota submitted by Ronald Mellantine, for a 2018-2019 Class B Tavern Liquor License for Top Dog Enterprises, LLC, d/b/a Crawdaddy's Roadhouse, located at 9638 W. National Ave.  
*Attachments:* [Petition to exceed the Quota](#)  
**This matter was Approved and to go forth with the public hearing on a Block Vote**
42. [2019-0104](#) Communication regarding 2018-2019 Class B Tavern License application 18-2599, Pho Saigon VN, LLC, d/b/a Pho Saigon, Ly Quian Vu, Agent, for the premises located at 10534 W. Greenfield Ave., approved subject to necessary requirements on June 29, 2018, not yet issued as of February 14, 2019.  
*Attachments:* [Pho Saigon letter](#)  
**This matter was Placed on File on a Block Vote**
43. [2019-0059](#) 2018-2019 Operator's License (bartender/sales clerk) application no. 19-566 of Shyanna N. Her.  
*Held in License & Health Committee during recess.*
44. [2019-0058](#) 2018-2019 Operator's License (bartender/sales clerk) application no. 19-564 of Joseph J. Busalacchi.  
*Held in License & Health Committee during recess.*
45. [2019-0060](#) 2018-2020 Operator's License (bartender/sales clerk) application no. 20-605 of Amanda J. Rumisek.  
**This matter was Approved on a Block Vote**

**Passed The Block Vote**

A motion was made by Ald. Haass, seconded by Ald. May, to approve all the actions on the preceding items on a Block Vote. The motion carried by the following vote:

**Aye:** 9 - Ald. Czaplewski, Ald. Euteneier, Ald. May, Ald. Haass, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Vitale, and Ald. Weigel

**No:** 0

## ADVISORY COMMITTEE

46. [O-2019-0004](#) An Ordinance to amend Section 2.24 and 2.25 of the City of West Allis Revised Municipal Code relieving the Health Commissioner and Board of Health from Farmers Market Duties.

**Sponsors:** Advisory Committee

**Attachments:** [Marked copy shows edits](#)  
[O-2019-0004 signed](#)

A motion was made by Ald. Reinke, seconded by Ald. May, that this matter was Passed. The motion carried by the following vote:

**Aye:** 8 - Ald. Czaplewski, Ald. Euteneier, Ald. May, Ald. Haass, Ald. Lajsic, Ald. Roadt, Ald. Vitale, and Ald. Weigel

**No:** 1 - Ald. Reinke

47. [2019-0109](#) Appointments by Mayor Devine of Members to the newly-established West Allis Farmers Market Committee.

**Attachments:** [Farmers Market Committee Appointments](#)

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

**Aye:** 8 - Ald. Czaplewski, Ald. Euteneier, Ald. May, Ald. Haass, Ald. Lajsic, Ald. Roadt, Ald. Vitale, and Ald. Weigel

**No:** 0

**Present:** 1 - Ald. Reinke

48. [2019-0111](#) Reappointment by Mayor Devine of Mary Cay Freiberg as a member of the West Allis Board of Health, under the guidelines of the ordinance pertaining to limitation on consecutive terms for members of Boards and Commissions, her two-year term to expire January 1, 2021.

**Attachments:** [Freiberg Reappointment Letter](#)

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

**Aye:** 9 - Ald. Czaplewski, Ald. Euteneier, Ald. May, Ald. Haass, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Vitale, and Ald. Weigel

**No:** 0

**N. ADJOURNMENT**

**A motion was made by Ald. Lajsic, seconded by Ald. Czaplewski, to adjourn at 8:55 p.m., with the next regularly scheduled meeting to be held on March 5, 2019, at 7:00 p.m. The motion carried unanimously.**

*Respectfully submitted,*

*Steven A. Braatz, Jr.  
City Clerk*



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.