



# City of West Allis

## Meeting Agenda

### Common Council

7525 W. Greenfield Ave.  
West Allis, WI 53214

*Mayor Dan Devine, Chair*  
*Alderson Thomas G. Lajsic, Council President*  
*Aldersons: Gary T. Barczak, Michael J. Czapski, Kevin Haass,*  
*Michael P. May, Cathleen M. Probst, Rosalie L. Reinke,*  
*Daniel J. Roadt, Vincent Vitale, and Martin J. Weigel*

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Tuesday, March 15, 2016

7:00 PM

City Hall Common Council Chambers

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#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. PLEDGE OF ALLEGIANCE

#### D. PUBLIC HEARINGS

*None.*

#### E. CITIZEN PARTICIPATION

#### F. 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 210 (Development conference room)*  
*Administration & Finance, Safety & Development, Advisory*

*Room 128*  
*Public Works, License & Health*

#### G. MAYOR'S REPORT

1. Recent events attended
2. Awards/commendations
3. Upcoming events

#### H. ALDERPERSON'S REPORT

1. Recent events attended
2. Awards/commendations
3. Upcoming events

## I. APPROVAL OF MINUTES

1. [2016-0175](#) Minutes (Draft) of the Common Council regular meeting of March 1, 2016.

*Attachments:* [030116 CC Minutes.draft](#)

## J. ITEMS NOT REFERRED TO COMMITTEE

2. [2016-0157](#) American Insurance Services/Clearwater Agency communication on behalf of Joel Steffen relative to vehicle damages allegedly sustained at the Wisconsin State Fair, Gate 1 area on February 20, 2016.

3. [2016-0162](#) Summons and Complaint in the matter of NYMT Loan Trust 2014-RP1 vs. Gary L. Marsh, et al. regarding foreclosure of mortgage, Case No. 16CV001419.

*Attachments:* [Summons & Complaint](#)

4. [2016-0163](#) Secura Insurance Companies Notice of Claim on behalf of Deborah G. Suhm relative to vehicle damages allegedly sustained at the 600 block of South 93rd Street on 12/29/15.

*Attachments:* [DSuhm Notice of Claim](#)

## K. STANDING COMMITTEE REPORTS

### ADMINISTRATION & FINANCE COMMITTEE

*(Regular meeting held on March 7, 2016.)*

5. [R-2016-0054](#) Resolution to endorse the City of West Allis Innovation, Operational Excellence and Continuous Improvement Activities.

*Sponsors:* Administration & Finance Committee

*Unanimously recommended for adoption.*

6. [R-2016-0058](#) Resolution relative to approving 2015 Transfers, Carryovers, Open Purchase Orders, Capital Accumulation Charges, and Negative Department Balances.

*Sponsors:* Administration & Finance Committee

*Attachments:* [2015 Carryover Requests-Preliminary](#)  
[2015 Preliminary Capital Accumulation Fund](#)  
[2015 Open PO Report](#)

*Unanimously recommended for adoption.*

7. [2016-0144](#) Communication from City Administrator regarding notification of resignation from Mark Wyss, Finance Director/Comptroller/Treasurer, effective April 4, 2016.

*Attachments:* [Communication regarding resignation of Finance Director/Comptroller/Treasurer](#)

*Unanimously recommended to be approved.*

## L. COMMON COUNCIL RECESS

## M. NEW AND PREVIOUS MATTERS

### ADMINISTRATION & FINANCE COMMITTEE

#### New Matters for Introduction

8. [R-2016-0061](#) Resolution relative to accepting the sole source proposal of Assessment Technologies of WI, LLC for providing a Market Drive software upgrade for a total net sum of \$9,221.58.
- Sponsors:* Administration & Finance Committee
- Attachments:* [1315 Market Drive sole source letter](#)
9. [R-2016-0064](#) Initial Resolution Authorizing \$2,535,000 General Obligation Bonds of the City of West Allis for Sanitary Sewer Improvements.
- Sponsors:* Administration & Finance Committee
10. [R-2016-0065](#) Initial Resolution Authorizing \$1,010,000 General Obligation Bonds of the City of West Allis for Water System Improvements.
- Sponsors:* Administration & Finance Committee
11. [R-2016-0066](#) Initial Resolution Authorizing \$2,750,000 General Obligation Bonds of the City of West Allis for Street Improvement Projects.
- Sponsors:* Administration & Finance Committee
12. [R-2016-0067](#) Initial Resolution Authorizing \$16,570,000 Taxable General Obligation Refunding Bonds of the City of West Allis.
- Sponsors:* Administration & Finance Committee
13. [R-2016-0068](#) Resolution Directing Publication of Notice to Electors.
- Sponsors:* Administration & Finance Committee
- Attachments:* [Exhibit A for Notice to Electors Resolution](#)
14. [R-2016-0069](#) Resolution Providing for the Sale of \$6,295,000 General Obligation Corporate Purpose Bonds of the City of West Allis.
- Sponsors:* Administration & Finance Committee
15. [R-2016-0070](#) Resolution Providing for the Sale of \$16,570,000 Taxable General Obligation Refunding Bonds of the City of West Allis.
- Sponsors:* Administration & Finance Committee

16. [2016-0165](#) Request for financial assistance to fund Stairway to Heroin community event.  
*Attachments:* [Request for financial assistance for Stairway to Heroin community event.](#)  
[Stairway to Heroin Event Flyer](#)
17. [2016-0166](#) Communication from City Administrator regarding request to fill upcoming vacant position of Clerk II in the Department of Public Works, Administrative Office.  
*Attachments:* [Request to fill upcoming vacant position of Clerk II in DPW, Administrative Office.](#)

### City Attorney Claim Report

18. [2013-0180](#) Michael Welter communication regarding injuries allegedly sustained between 2430 S. 80 St. and 2436 S. 80 St. on February 20, 2013.  
*City Attorney recommended to be placed on file.*
19. [2014-0151](#) Steven G. Paczesny communication regarding invoice #2014-170 dated January 22, 2014, for snow removal charges done on January 4, 2014.  
*City Attorney recommended to be placed on file.*
20. [2015-0273](#) Summons and Complaint in the matter of John Bednarz Jr. and Alison Bednarz vs. Wisconsin Auto Title Loans, Inc., et al, Case No. 15-cv-458.  
*Attachments:* [Litigation Hold Notice](#)  
[Civil Action Summons](#)  
*City Attorney recommended to be placed on file.*
21. [2016-0022](#) David Nourse communication relative to vehicle damages allegedly sustained at 1744 S. 71 St. on December 28, 2015.  
*Attachments:* [Nourse-vehicle damage](#)  
*City Attorney recommended denial.*
22. [2016-0033](#) Just Like Mommy Child Care Center communication regarding 2015 Personal Property taxes.  
*Attachments:* [Claim - Just Like Mommy CCC ppt](#)  
*City Attorney recommended denial.*
23. [2016-0053](#) Anthony and Katie Zilli communication relative to vehicle damages allegedly sustained at approximately S. 57 Street and W. Mobile St. on December 30, 2015.  
*Attachments:* [Claim - Anthony and Katie Zilli](#)  
*City Attorney recommended denial.*
24. [2016-0067](#) Heliodoro De Lira communication regarding expenses incurred as a result of an incident at 6752 W. Becher St. on November 18, 2015.  
*Attachments:* [De Lira-claim](#)  
*City Attorney recommended denial.*

### PUBLIC WORKS COMMITTEE

**New Matters for Introduction**

25. [R-2016-0059](#) Resolution approving an agreement with Schenck regarding a Fleet Management Assessment not to exceed \$25,000.
- Sponsors:* Administration & Finance Committee
- Attachments:* [Schneck Agreement for Fleet Management Assessment](#)
26. [R-2016-0060](#) Resolution authorizing and directing the Director of Public Works/City Engineer to enter into a State/Municipal Agreement for a Highway Improvement Project with the Wisconsin Department of Transportation for the design, construction and other related work on the reconstruction of W. National Avenue from S. 76th Street to S. 82nd Street.
- Sponsors:* Public Works Committee
- Attachments:* [R-2016-0060 Agreement](#)
27. [R-2016-0062](#) Resolution relative to accepting the proposal of Cummins NPower LLC for furnishing and delivering one (1) backup generator for City Hall for a total sum of \$75,391.00.
- Sponsors:* Public Works Committee
- Attachments:* [1311 City Hall Backup Generator](#)
28. [R-2016-0063](#) Resolution relative to accepting the proposal of Ewald Automotive Group for furnishing and delivering two (2) pickup trucks for a total sum of \$57,723.00.
- Sponsors:* Public Works Committee
29. [2016-0171](#) Communication from the Director of Public Works/City Engineer regarding the results of the mailing to residents along S. 85th Street from W. Washington Street to W. Greenfield Avenue for mountable curb.
- Sponsors:* Public Works Committee
- Attachments:* [2016-0171 Memo](#)  
[2016-0171 Mountable Curbs Letter to Property Owners](#)
30. [2016-0172](#) Communication from the Director of Public Works/City Engineer regarding potential issues concerning the City's recycling program.
- Sponsors:* Public Works Committee
- Attachments:* [2016-0172](#)
31. [2016-0173](#) Communication from the Assistant City Engineer regarding the occupancy of the South 91st Street right of way from West Lincoln Avenue to the dead end 280' south of West Lincoln Avenue for the construction of the parking structure addition at Aurora West Allis Medical Center.
- Sponsors:* Public Works Committee
- Attachments:* [Memo-Communication91StreetOccupancy](#)

**SAFETY & DEVELOPMENT COMMITTEE****New Matters for Introduction**

32. [O-2016-0016](#) An Ordinance to create Section 13.36 of the City of West Allis Revised Municipal Code, Chapter 13, Building Code relative to Razing of Buildings and Structures.  
*Sponsors:* Ald. Probst and Ald. Weigel
33. [O-2016-0017](#) An Ordinance to amend subsections 12.06, 12.10(2), 12.30(2), 12.31(4), 12.32(4), 12.33(4), 12.34(3), 12.35(4) and 12.36(8) of the Revised Municipal Code relative to Accessory Building and Accessory Structure definitions and requirements.  
*Sponsors:* Safety & Development Committee
34. [O-2016-0018](#) An Ordinance to repeal and recreate Sections 18.10 and 18.11 of the City of West Allis Revised Municipal Code relative to Registration of Properties Pending Foreclosure and Registration of Real Property with Mortgage Loans in Default.  
*Sponsors:* Safety & Development Committee
35. [R-2016-0071](#) Resolution authorizing the Director of Building Inspection and Neighborhood Services to enter into a program management contract for the management of the zombie and foreclosed property program.  
*Sponsors:* Safety & Development Committee
36. [2016-0174](#) Transmittal of Decision of the Joint Review Board with respect to the First Amendment to the Project Plan and Amendment of the Project Plan Boundary for Tax Incremental District Number Eleven (84th & Greenfield).  
*Attachments:* [JRB Recommendation Letter to Council](#)  
[JRB Resolution Approving TIF 11 Amend #1](#)  
[TIF Project Plan Amendment \(Exhibit A\)](#)
37. [2016-0167](#) Special Use Permit for Automotive PHD, a proposed automotive repair business, to be located at 1825 S. 72nd St.
38. [2016-0168](#) Special Use Permit for Westallion Brewing Company, a proposed brewery and tasting room, to be located at 1825 S. 72nd St.
39. [2016-0169](#) Special Use Permit for Happy Tails Pet Training, a proposed dog training business, to be located at 1412 S. 72 St.
40. [2016-0170](#) Special Use Permit for Foster-Holley Funeral Home, a proposed funeral home, to be located at 8802 W. Becher St.

**Previous Matters for Consideration**

41. [O-2016-0009](#) An Ordinance to Create Section 13.36 of the West Allis Revised Municipal Code Relating to Manufactured and Mobile Homes and Manufactured and Mobile Home Communities.  
*Sponsors:* Safety & Development Committee

**LICENSE & HEALTH COMMITTEE****New Matters for Introduction**

42. [2016-0158](#) Carnival Permit application no. 1 of the West Allis Police Department for National Night Out to be held at the West Allis Farmer's Market, 6501 W. National Ave., on July 25, 2016.
43. [2016-0159](#) Secondhand Article Dealer License application(s).
44. [2016-0160](#) Used Vehicle Dealer License application(s).
45. [2016-0161](#) 2015-2016 Special Class B Beer and Wine License application(s).
46. [2016-0164](#) Operator's License (bartender/sales clerk) applications.
47. [2016-0155](#) Amendment to Operation Plan for Milwaukee Entertainment, LLC, Steven N. Pohlabel, II, Agent, d/b/a Heart Breakers for premises located at 9440 W Greenfield Ave. (2015-2016 Class B Tavern License no. 2100, Tavern Entertainment (Special ) no. 2099, and Dance Hall License no. 2098).

*Attachments:* [Amendment to Plan of Operation 3-15-16](#)

48. [2016-0129](#) Request submitted by Edward A. Brown, Jr. to surrender the Class B Tavern Liquor License, Dance Hall License and Tavern Entertainment (Other) License issued to Wisconsin Beverage and Entertainment Partners, LLC, located at 7211 W. Greenfield Ave., d/b/a 7-West Bistro & Ultra Lounge.

*Attachments:* [Surrender of Licenses request](#)

**Previous Matters for Consideration**

49. [2016-0119](#) Summons and Complaint in the matter of the complaint against Wisconsin Beverage and Entertainment Partners, LLC, Ana Brown, registered agent, Edward A. Brown, Jr., Agent, for the premises located at 7211 W. Greenfield Ave., d/b/a 7-West Bistro & Ultra Lounge (2015-2016 Class B Tavern License no. 2139, Dance Hall License no. 2140, Tavern Entertainment (Other) License no. 2198 and Restaurant License).

*Attachments:* [7-West Bistro Summons 2-23-16](#)  
[7-West Bistro Complaint 2-23-16](#)

50. [2016-0038](#) Police Department Report involving 7-West Bistro & Ultra Lounge, 7211 W. Greenfield Avenue, of Wisconsin Beverage & Entertainment Partners, LLC, Edward A. Brown, Jr., Agent, Incident: 2015.

51. [O-2016-0008](#) Ordinance to Repeal and Recreate Section 9.21 of the West Allis Revised Municipal Code Relating to Manufactured and Mobile Home Community Licenses.

*Sponsors:* License & Health Committee

52. [2016-0060](#) 2015-2016 Class B Tavern License application no. 2290 and Supplemental Questionnaire of Playerz Sports Bar & Grill, LLC, Patrick R. Flanagan, Agent, d/b/a Playerz Sports Bar & Grill, 6231 W. Mitchell St. (new-nonexisting location).  
*Attachments:* [Supplemental Questionnaire](#)
53. [2016-0132](#) Application of Transfer of License from Premises to Premises of 2015-2016 Class B Tavern Liquor License renewal application of Rupena's, Inc., Maria E. Karczewski, Agent, d/b/a Rupena's Summit Café, from 6737 W. Washington St. to 7641 W. Beloit Rd.
54. [2015-0547](#) 2015-2016 Class B Tavern License renewal application no. 862 of Rupena's, Inc., Maria E. Karczewski, Agent, d/b/a Rupena's Summit Café, for the premises located at 6737 W. Washington St.

## ADVISORY COMMITTEE

*None.*

## N. 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.

### 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.