



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*

Wednesday, November 3, 2004

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 10 - Barczak, Czaplewski, Dobrowski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Vitale, and Weigel

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Ald. Kopplin.

D. PUBLIC HEARINGS

1. [2004-0628](#) Special Use application to establish a Cold Stone Creamery cafe/restaurant within the Shoppes on 100 site located at 2935 S. 108 St. (tax key number 520-9965-026).
Explanation of the proposed special use by Steve Schaer, Manager of Planning & Zoning Division.
Appearances: None.
2. [2004-0629](#) Special Use application for an expansion to Golden Gyros restaurant located at 7233 W. Lincoln Ave. (tax key number 489-0239-001).
Explanation of the proposed special use by Steve Schaer, Manager of Planning & Zoning Division.
Appearances: None.
3. [2004-0611](#) Special Use Application to establish a Subway restaurant to be located at 1717 S. 76 St. (453-0433-001).
Explanation of the proposed special use by Steve Schaer, Manager of Planning & Zoning Division.
Appeaances: None.
4. [2004-0577](#) Special use application for the expansion of baking operations at Grebe's Bakery located at 5132 W. Lincoln Ave.
Explanation of the proposed special use by Steve Schaer, Manager of Planning & Zoning Division.

Appearances: None.

5. [2004-0655](#) Special Use application for construction of storage garages at Nathan Hale High School located at 2606 S. 117 St. (tax key 483-9999-002).

Explanation of the proposed special use by Steve Schaer, Manager of Planning & Zoning Division.

Appearances: None.

6. [2004-0604](#) 2005 City of West Allis Mayor's Recommended Budget.

Explanation of the proposed budget by Paul M. Ziebler, City Administrative Officer, Clerk/Treasurer.

Appearances:

Steve Kudlik, 2320 S. 67 St., commented on the levy increase and questioned the increase of taxes and TIF districts.

Richard Siebenaller, 8719 W. Orchard St., questioned revenues and expenditures, TIF districts, and the tax levy.

Cindy Kudlik, 2320 S. 67 St., commented on savings, and questioned the increased budgets for the Public Works Department and the Municipal Court. Ms. Kudlik inquired about the health insurance fund.

Conrad Hanler, 7306 W. Kinnickinnic River Pkwy., asked about the West Allis Memorial Hospital impact on City expenses or taxes and liability issues.

E. CITIZEN PARTICIPATION

Appearances:

James Mejchar, President, West Allis-West Milwaukee Chamber of Commerce, 7149 W. Greenfield Ave., announced that the Chamber of Commerce Open House is scheduled for November 15th.

Brian Preiss, Executive Director, Downtown West Allis Business Improvement District and Downtown West Allis, Inc., 7231 W. Greenfield Ave., provided a status update. He commented on the Halloween Meet N' Greet celebration, the opening of Doyle's Milwaukee Inn, and improvements in the downtown. Mr. Preiss welcomed new businesses to the downtown.

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 Relations Activities:

Attended dedication of Plaque for Balina Court.

Greeted Youth at conference at Moose Lodge.

Attended opening of Satellite Police Station.

Intergovernmental Activities:

Attended Wisconsin League of Municipalities State Conference.

Management Activities:

Held and gave awards for Employee Suggestion Program.

Employee of the Month at City Hall for Customer Service is Ann Neff.

Announcements:

Announced Community Breakfast on November 22, tickets are available.

Tree Lighting and the Parade sponsored by West Allis Charities on November 16.

Alderspersons Comments

Ald. Weigel attended a pedestrian/bicycle planning summit put on by the Dept. of Transportation along with the Bicycle Federation of Wisconsin. He mentioned that the seminar was on urban planning and to make cities more liveable, bikeable and walkable. Also, Ald. Weigel indicated the battle against smoking is being won. However, the battle against obesity is being lost. He indicated the leading cause of death next year will be obesity-related. He commented on the life expectancy for the younger generation. He mentioned that fifty-seven (57)% of all auto trips in this country are less than 0.5 mile. Also, Ald. Weigel recommended an article from The Municipality on the importance of parks and recreation.

Ald. Czaplewski thanked the City Clerk/Treasurer, Assistant City Clerk, the Clerk/Treasurer's Office staff and poll workers for the fine job they did on Election Day considering the tremendous turnout and thanked them for their extra effort.

H. AGENDA APPROVAL

that the agenda as submitted be accepted

A motion was made by Ald. Sengstock, seconded by Ald. Lajsic, that the agenda as submitted be accepted. The motion carried.

I. APPROVAL OF MINUTES

to approve the minutes of the regular meeting of October 19, 2004

A motion was made by Ald. Sengstock, seconded by Ald. Kopplin, to approve the minutes of the regular meeting of October 19, 2004. The motion carried.

J. ITEMS NOT REFERRED TO COMMITTEE

7. [2004-0640](#) Report of the Municipal Judge for the month of September, 2004, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$91,663.70, all fines, costs and fees in the sum of \$91,787.70 collected in the Municipal Court and the sum of \$79,441.00 in payment of parking violations sent directly to the City Clerk/Treasurer's office.

This Matter was Placed on File on a Block Vote.

8. [2004-0663](#) Mueller, Goss & Possi, S.C. communication regarding a Summons & Complaint in the matter of Millers First Classified Ins. Co. vs. City of West Allis, et al., for property damage - auto.

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

Passed The Block Vote

K. STANDING COMMITTEE REPORT

LICENSE & HEALTH COMMITTEE

10. [2004-0645](#) Police Department Report regarding September 8, 2004, Tobacco Compliance Check involving seven (7) West Allis businesses, resulting with four (4) selling tobacco to an underage person without requesting identification (2004-2005 Cigarette License no. 133 of Bryan SRA, LLC, Ram Joseph, Agent, 6716 W. Lincoln Ave.).
This Matter was Placed on File on a Block Vote.
11. [2004-0646](#) Police Department Report regarding September 8, 2004, Tobacco Compliance Check involving seven (7) West Allis businesses, resulting with four (4) selling tobacco to an underage person without requesting identification (2004-2005 Cigarette License no. 149 of Aquil A. Malik, 6000 W. National Ave.).
This Matter was Placed on File on a Block Vote.
12. [2004-0624](#) Police Department communication regarding Tavern Contacts/Violations as of October 1, 2004.
This Matter was Placed on File on a Block Vote.
13. [2004-0621](#) Appointment of new agent by The Colony Inc., d/b/a The Colony, 5801 W. Beloit Rd. of William W. Collins (2004-2005 Class B Tavern License no. 30, Dance Hall License no. 22, Instrumental Music License no. 15 and Cigarette License no. 31).
This Matter was Approved on a Block Vote.
14. [2004-0643](#) Police Department Reports involving Steel Horse, 6215 W. National Ave. (2004-2005 Class B Tavern License no. 77, Dance Hall License no. 55, Instrumental Music License no. 30 and Cigarette License no. 53 of Frank L. Altenbach, Incident Dates: September 19, 2004 & September 24, 2004).
This Matter was Placed on File on a Block Vote.
15. [2004-0648](#) Police Department communication regarding Steel Horse, 6215 W. National Ave., Frank L. Altenbach (2004-2005 Class B Tavern License no. 72) regarding incidents on September 19, 2004 and September 24, 2004.
This Matter was Placed on File on a Block Vote.
16. [2004-0619](#) 2004-2005 Class B Tavern License appl. no. 132 of Transfer Cafe, LLC, James Yohanan, Agent, d/b/a Needle Inn for premises at 7100 W. National Ave. (new-existing location).
This Matter was Approved subject to the necessary requirement(s) on a Block Vote.
17. [2004-0554](#) 2004-2005 Tavern Operator License appl. no. 481 of Andrea N. Lacoss.
Denied based on two (2) nonappearances.
This Matter was Denied on a Block Vote.
18. [2004-0597](#) 2004-2006 Tavern Operator License appl. no. 271 of Karen M. Wickman.

Denied based on the police report.

This Matter was Denied on a Block Vote.

19. [2004-0598](#) 2004-2006 Tavern Operator License appl. no. 272 of Cathrine A. Schaumberg.

This Matter was Approved on a Block Vote.

20. [2004-0600](#) 2004-2006 Tavern Operator License appl. no. 277 of Cristal F. Nokes.

This Matter was Approved on a Block Vote.

21. [2004-0601](#) 2004-2006 Tavern Operator License appl. no. 270 of Mohinder Singh.

This Matter was Approved on a Block Vote.

22. [2004-0613](#) 2004-2005 Tavern Operator License appl. no. 505 of Susan K. Jones.

This Matter was Approved on a Block Vote.

23. [2004-0615](#) 2004-2005 Tavern Operator License appl. no. 508 of Jeffery M. Hodge.

This Matter was Approved on a Block Vote.

24. [2004-0631](#) Various communications regarding Priya Corp.'s change of legal representation and letters of recommendation.

This Matter was Placed on File on a Block Vote.

Passed The Block Vote

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 8:05 p.m. Upon returning from recess at 8:51 p.m., and the roll call being taken, there were:

Present 10 - Barczak, Czaplewski, Dobrowski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Vitale, and Weigel

M. NEW AND PREVIOUS MATTERS

ADMINISTRATION & FINANCE COMMITTEE

9. [2004-0602](#) Comptroller/Manager of Finance submitting the City of West Allis Audited Financial Statement Package for the period ended December 31, 2003.

This Matter was Approved on a Block Vote.

25. [2004-0650](#) Communication from City Administrative Officer transmitting Traffic Violation & Accident Reports for the period July 1, 2004 through September 30, 2004.

This Matter was Placed on File on a Block Vote.

City Attorney Claim Report

26. [2000-0011](#) Summons & Complaint in the matter of Amanda Kendziora, et al. V. City of West Allis, Et.al. Case No. 00-CV-001333, Case Code 30101 & 30107.

This Matter was Placed on File on a Block Vote.

27. [2002-0177](#) Attorney David E. Stewart communication submitted on behalf of Waste Management of Wisconsin, Inc. regarding Notice of Intention to File Claim for Lien.

This Matter was Placed on File on a Block Vote.

28. [2003-0063](#) Summons and Complaint in the matter of WASTE MANAGEMENT OF WISCONSIN, INC. v. CITY OF WEST ALLIS, ET AL.

This Matter was Placed on File on a Block Vote.

29. [2001-0141](#) Robert P. Kassa, Jacksonville, FL, communication on behalf of his daughter, Kylie C. Kassa, regarding personal injury, due to a fall on the sidewalk, allegedly sustained in front of 1491 S. 94 St., on June 18, 2001.

This Matter was Denied on a Block Vote.

30. [2003-0266](#) Daniel P. Kondos, S.C. Law Offices communication on behalf of their client, Jessica Chairez, regarding Notice of Injury which allegedly occurred near S. 76 St. and W. National Ave., on March 19, 2003.

This Matter was Placed on File on a Block Vote.

31. [2003-0423](#) Summons and Complaint in the matter of WASTE MANAGEMENT OF WISCONSIN, INC. v. CITY OF WEST ALLIS.

This Matter was Placed on File on a Block Vote.

32. [2004-0528](#) Mavis E. Mater, 2152 N. 56 St., Milwaukee, communication regarding personal injuries allegedly sustained on S. 70 St. north of W. Greenfield Ave., on July 28, 2004.

This Matter was Denied on a Block Vote.

33. [2004-0553](#) Steven J. Marefka, 2328 S. 72 St., communication regarding vehicle damage allegedly sustained while parked at 6300 W. McGeoch Ave. on August 31, 2004.

This Matter was Denied on a Block Vote.

Public Hearing Items (Administration & Finance Committee)

34. [O-2004-0045](#) Ordinance appropriating the necessary funds for the operation and administration of the City of West Allis for calendar year 2005.

Held in Administration & Finance Committee during recess.

35. [2004-0604](#) 2005 City of West Allis Mayor's Recommended Budget.

Held in Administration & Finance Committee during recess.

Passed The Block Vote

Aye: 10 - Barczak, Czaplewski, Dobrowski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Vitale, and Weigel

No: 0

PUBLIC WORKS COMMITTEE

36. [R-2004-0312](#) Resolution Granting a Privilege for Encroachment (Major) to New Owner Thomas C. Doyle (d/b/a Doyle's Milwaukee Inn) for property located at 7335 West Greenfield Avenue.

Held in Public Works Committee during recess.

SAFETY & DEVELOPMENT COMMITTEE

37. [R-2004-0271](#) Resolution approving Wehr Steel Development Agreement by and among the Community Development Authority of the City of West Allis and Venturedyne, Ltd. and Carnes Company, Inc. for the former Wehr Steel site located at 2154 S. 54 St.

Held in Safety & Development Committee during recess.

38. [R-2004-0295](#) Resolution relative to determination of Special Use Application for a convenience store addition to the existing gas station located at 7605 W. Greenfield Ave.

This Matter was Adopted on a Block Vote.

39. [2004-0578](#) Special use application for a convenience store addition to the existing gas station located at 7605 W. Greenfield Ave.

This Matter was Placed on File on a Block Vote.

40. [2003-0582](#) Special Use application submitted by DBI, Inc. on behalf of Peter Brake d/b/a Badger Truck Center to expand the existing commercial heavy truck sales and service center located at 10915 W. Rogers St. (tax key no. 481-9997-005 and 481-9997-004)

This Matter was Placed on File on a Block Vote.

41. [2003-0671](#) Special Use Application submitted by Laura Jones d/b/a Jones Outlet to establish a restaurant within the existing building at 8018 W. Becher St.

This Matter was Placed on File on a Block Vote.

42. [2004-0055](#) Special Use Application to establish a restaurant and banquet facility within the existing building located at 5401 W. Burnham St., submitted by Ruben Herrera, d/b/a Taqueria Jalisco Restaurant.

This Matter was Placed on File on a Block Vote.

43. [R-2004-0310](#) Resolution approving the Project Plan for Tax Incremental District Number Eight, City of West Allis, Wisconsin

This Matter was Adopted on a Block Vote.

44. [R-2004-0311](#) Resolution to create Tax Incremental District Number Eight, City of West Allis, Wisconsin, and describe the boundaries thereof, pursuant to Section 66.1105(4)(gm) of the Wisconsin Statutes

This Matter was Adopted on a Block Vote.

45. [2004-0636](#) Communication from John Stibal, Director, Department of Development, regarding resolution approving Project Plan for Tax Incremental District Number Eight, City of West Allis, Wisconsin.

This Matter was Placed on File on a Block Vote.

46. [2004-0637](#) Communication from John Stibal, Director, Department of Development, regarding resolution designating the boundaries for Tax Incremental District Number Eight, City of West Allis, Wisconsin.
This Matter was Placed on File on a Block Vote.
47. [R-2004-0313](#) Resolution approving Certified Survey Map to divide the existing property located at 12110 W. Greenfield Ave.
This Matter was Adopted on a Block Vote.
48. [2004-0630](#) Certified Survey Map to divide the existing property located at 12110 W. Greenfield Ave. (tax key number 446-0493-000).
This Matter was Placed on File on a Block Vote.
49. [R-2004-0319](#) Resolution relative to authorizing the submittal of federal grant applications by the Director of Development and the subsequent appropriation of necessary local matching funds for the U.S. Environmental Protection Agency's Brownfield Cleanup Grant Program and Brownfield Revolving Loan Grant Program.
This Matter was Adopted on a Block Vote.
50. [2004-0653](#) Police Chief communication regarding City of West Allis crime statistics and major crime report.
This Matter was Placed on File on a Block Vote.

Public Hearing Items (Safety & Development Committee)

51. [R-2004-0317](#) Resolution relative to determination of Special Use Application for an expansion to Grebe's Bakery located at 5132-5202 and 5000-50-5100-10-16 W. Lincoln Ave.
This Matter was Adopted on a Block Vote.
52. [2004-0577](#) Special use application for the expansion of baking operations at Grebe's Bakery located at 5132 W. Lincoln Ave.
This Matter was Placed on File on a Block Vote.
53. [R-2004-0314](#) Resolution relative to determination of Special Use Application to establish a Subway Restaurant to be located at 1717 S. 76 St.
This Matter was Adopted on a Block Vote.
54. [2004-0611](#) Special Use Application to establish a Subway restaurant to be located at 1717 S. 76 St. (453-0433-001).
This Matter was Placed on File on a Block Vote.
55. [R-2004-0315](#) Resolution relative to determination of Special Use Application to establish a Cold Stone Creamery restaurant within the Shoppes on 100 site located at 2935 S. 108 St.
This Matter was Adopted on a Block Vote.
56. [2004-0628](#) Special Use application to establish a Cold Stone Creamery cafe/restaurant within the Shoppes on 100 site located at 2935 S. 108 St. (tax key number 520-9965-026).
This Matter was Placed on File on a Block Vote.

57. [R-2004-0318](#) Resolution relative to determination of Special Use Application for an expansion to Golden Gyros Restaurant located at 7233 W. Lincoln Ave.
This Matter was Adopted on a Block Vote.
58. [2004-0629](#) Special Use application for an expansion to Golden Gyros restaurant located at 7233 W. Lincoln Ave. (tax key number 489-0239-001).
This Matter was Placed on File on a Block Vote.
59. [R-2004-0316](#) Resolution relative to determination of Special Use Application submitted by the School District of West Allis-West Milwaukee, et al. for construction of storage garages to be located at 2606 S. 117 St. at Nathan Hale High School
This Matter was Adopted on a Block Vote.
60. [2004-0655](#) Special Use application for construction of storage garages at Nathan Hale High School located at 2606 S. 117 St. (tax key 483-9999-002).
This Matter was Placed on File on a Block Vote.

Passed The Block Vote

Aye: 10 - Barczak, Czaplewski, Dobrowski, Kopplin, Lajsic, Narlock, Reinke, Sengstock, Vitale, and Weigel

No: 0

LICENSE & HEALTH COMMITTEE

61. [2004-0654](#) Cecelia Bort, 12202 W. Greenfield Ave., communication opposed to granting Priya Corporation, d/b/a Martha's Vineyard, 10711 W. Oklahoma Ave., a Class A Liquor License which would exceed the quota.
This Matter was Placed on File on a Block Vote.
62. [2004-0657](#) Time Warner Cable communication regarding the adjustment of their "Returned Check Charge" from \$20.00 to \$30.00 effective December 1, 2004.
This Matter was Placed on File on a Block Vote.
63. [2004-0632](#) 2004-2005 Special Class B Beer and Wine License applications.
License appl. no. 21 granted.
This Matter was Approved on a Block Vote.
64. [2004-0652](#) 2004-2005 Special Instrumental Music Permit appl. no. 1 of Keith A. & Dawn M. Emmrich, partners, d/b/a Stingrays, 5826 W. Burnham St. (2004-2005 Class B Tavern License no. 18) for an event on Saturday, November 20, 2004.
This Matter was Approved on a Block Vote.
65. [2004-0651](#) 2004 and 2005 Taxicab Driver's License applications.
2004 License appl. nos. 77-79 and 2005 License appl. nos. 4-9 granted.
This Matter was Approved on a Block Vote.
66. [2004-0661](#) 2005 Taxicab Operator License applications.

License appl. nos. 1-5 granted.

This Matter was Approved subject to the necessary requirement(s) on a Block Vote.

- 67. [2004-0662](#) 2004-2005 Second Hand Dealer License applications.

License appl. no. 50 granted.

This Matter was Approved subject to the necessary requirement(s) on a Block Vote.

- 68. [2004-0638](#) 2004-2005 and 2004-2006 Tavern Operator License applications.

2004-2005 License appl. nos. 511-515 & 517-518 and 2004-2006 License appl. nos. 288 & 291-292 granted.

This Matter was Approved on a Block Vote.

- 69. [2004-0639](#) 2004-2006 Tavern Operator License appl. no. 284 of Toni M. Steldt.

Held in License & Health Committee during recess.

- 70. [2004-0656](#) 2004-2006 Tavern Operator License appl. no. 287 of Rhiannon M. Van Bennekom.

This Matter was Approved on a Block Vote.

- 71. [2004-0660](#) 2004-2006 Tavern Operator License appl. no. 290 of Elizabeth L. Post.

Held in License & Health Committee during recess.

- 72. [2004-0664](#) 2004-2005 Tavern Operator License appl. no. 516 of Amy K. Brafford.

Held in License & Health Committee during recess.

Passed The Block Vote

ADVISORY COMMITTEE

- 73. [2004-0658](#) Reappointments by Mayor Bell to the West Allis Commission on Aging of Shirley Johnson, Rita Roth, and Sue Titschler, their three-year terms to expire November 1, 2007.

This Matter was Approved on a Block Vote.

- 74. [2004-0659](#) Appointment by Mayor Bell of Mr. Edward Lisinski as a member of the Historical Commission of the City of West Allis, his term to expire December 31, 2006.

This Matter was Approved on a Block Vote.

Passed The Block Vote

Aye: 10 - Barczak, 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 8:55 p.m., with the next regularly scheduled meeting to be held on Tuesday,

November 16, 2004, at 5:00 p.m

A motion was made by Ald. Sengstock, seconded by Ald. Reinke, to adjourn at 8:55 p.m., with the next regularly scheduled meeting to be held on Tuesday, November 16, 2004, at 5:00 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.