



City of West Allis

Meeting Agenda

Common Council

Mayor Dan Devine, Chair

Aldersperson Thomas G. Lajszic, Council President

*Alderspersons: 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*

Tuesday, October 15, 2019

7:00 PM

City Hall Common Council Chambers

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. PUBLIC HEARINGS

1. [R-2019-0734](#) Resolution to approve the Year 2020 Operating Plan for the Downtown West Allis Business Improvement District and to adopt the Special Assessment Method as stated therein (Final)

E. 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.

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 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.

G. 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.

H. 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.

I. APPROVAL OF MINUTES

2. [2019-0770](#) Minutes (Draft) of the Common Council meeting of October 1, 2019

J. ITEMS NOT REFERRED TO COMMITTEE

3. [2019-0737](#) Report of the Municipal Judge for the month of September 2019, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$99,646.42
4. [2019-0708](#) Summons and Complaint in the matter of Highland Commons, LLC vs. City of West Allis, Case No. 2019CV007517
5. [2019-0710](#) Notice of Circumstances Giving Rise to Claim regarding Michelle Kasper injuries allegedly sustained near the Morgan Grove Apartments, located at 3459 S. 110 St. on or about July 14, 2019
6. [2019-0725](#) Summons and Complaint in the matter of Wells Fargo Bank vs Timothy J. Lagoo, et al, regarding foreclosure of mortgage, Case No. 2019CV007372
7. [2019-0733](#) Claim by Daniel Komorowski regarding damage to vehicle at the intersection of W. Dakota St. and S. 92 St. on September 29, 2019
8. [2019-0753](#) Lawsuit by Hillside Properties LLC alleging excessive real estate taxes for the year 2019 at 10211 W. Greenfield Ave., parcel number 449-9996-005
9. [2019-0755](#) Claim by Kelley Chaplock regarding vehicle damages at S. 84 St. and W. Beloit Rd. on September 19, 2019
10. [2019-0756](#) Felker Family LP summons regarding alleged excessive real estate taxes improved for the year 2019 at 333 S. 108 St., parcel number 414-9990-001, Case no. 2019CV00708

K. STANDING COMMITTEE REPORTS**ADMINISTRATION & FINANCE COMMITTEE**

(Regular Meeting held October 7, 2019)

11. [O-2019-0021](#) Ordinance to establish the salary of the Mayor of the City of West Allis for the four year term commencing on the third Tuesday in April, 2020

Recommended for Passage.

Aye: 4 - Ald. Haass, Ald. Weigel, Ald. May, and Ald. Roadt

No: 1 - Ald. Czaplewski

12. [O-2019-0022](#) Ordinance to establish the salary range of the Municipal Judge of the City of West Allis for the period of May 1, 2019 through April 30, 2023

Unanimously Recommended for Passage.

13. [O-2019-0023](#) Ordinance to establish the salary of the Alderpersons of the City of West Allis for the four year term commencing on the third Tuesday in April 2020

Replaced by O-2019-0040 - Unanimously Recommended to be Placed on File

14. [O-2019-0040](#) Ordinance to establish the salary of the Alderpersons of the City of West Allis for the four-year term of April 21, 2020 through April 15, 2024

Unanimously Recommended for Passage as Amended

SAFETY & DEVELOPMENT COMMITTEE

(Regular Meeting held on October 9, 2019)

15. [R-2019-0712](#) Resolution to consider a Development Agreement by and between Chr. Hansen, Inc. and the City of West Allis

Unanimously Recommended For Adoption

16. [R-2019-0714](#) Resolution to consider an Amendment #1 (amendment to the master site plan) to the Development Agreement by and between the City of West Allis and developers (West Quarter East, LLC and West Quarter West, LLC) regarding S. 70 St. Corridor development project

Unanimously Recommended for Adoption

17. [R-2019-0716](#) Resolution to consider a Beloit Road Management Agreement by and between Beloit Senior Housing, LLC and Ogden and Company, Inc.

Unanimously Recommended For Adoption

18. [R-2019-0719](#) Resolution to consider an extension of time request for a Letter of Intent Agreement with Capri Restaurant Group for the Reunion, located at 6610 W. Greenfield Ave.

Unanimously Recommended for Adoption as Amended (amending from sixty (60) days to a ninety (90) day extension of time)

19. [R-2019-0720](#) Resolution to consider an extension of time request for Letter of Intent Agreement with Baum Revision, LLC Group for property located at 6771 W. National Ave. and potentially portions of 67** W. Mitchell St.

Unanimously Recommended for Adoption

L. COMMON COUNCIL RECESS**M. NEW AND PREVIOUS MATTERS****ADMINISTRATION & FINANCE COMMITTEE****New Matters for Introduction**

20. [R-2019-0718](#) Resolution to approve a Storefront Improvement Program Grant Contract by and between the City of West Allis and Donnelly Real Estate LLC, property owner for the property located at 7301 W. National Ave. in an amount not to exceed \$30,000
21. [R-2019-0733](#) Resolution authorizing the Health Commissioner to utilize grant funding received from the U.S. Food & Drug Administration (FDA) for Training within the Environmental Division in the amount of \$3,000
22. [R-2019-0741](#) Resolution to consider the transfer of \$40,000 from the Community and Economic Development Investment Fund Reserve to the Community Development Authority of the City of West Allis for purposes of a Land Contract regarding the property located at 10620 W. Greenfield Ave.
23. [2019-0738](#) Finance Director/Comptroller submitting report for September 2019 indicating City of West Allis checks issued in the amount of \$2,796,333.83
24. [2019-0757](#) 2020 City of West Allis Mayor's Recommended Budget
- Electronic version of the budget will likely be available on October 15, 2019 prior to the Common Council meeting.*
25. [2019-0771](#) Communication regarding consideration of 2020 fee changes related to dog/cat license late fees, record check fees, and fire inspection fees

City Attorney Claim Report

26. [2019-0330](#) Claim by Andi Lushi regarding damage to property at 7726 W. Becher Street on March 8, 2019
- City Attorney recommended to be Placed on File*
27. [2019-0398](#) Claim by Michael Doornek regarding damage to property at 8110 W. Raymond Lane on May 22, 2019
- City Attorney Recommended to Deny*

28. [2019-0613](#) Jamaal Russell communication requesting reimbursement of towing fees allegedly sustained on August 24, 2019

City Attorney Recommended to Deny

For each agenda item listed under the City Attorney Claim Report, the committee may convene in closed session pursuant to the provisions of Section 19.85(1)(g) of the Wisconsin State Statutes for the purpose of conferring with the City Attorney who will render oral or written advice concerning strategy to be adopted with respect to litigation in which the city is or is not likely to become involved. This committee may reconvene in open session after completion of the closed session to consider the balance of the agenda.

Public Hearing Items (Administration & Finance Committee)

29. [R-2019-0734](#) Resolution to approve the Year 2020 Operating Plan for the Downtown West Allis Business Improvement District and to adopt the Special Assessment Method as stated therein (Final)
30. [R-2019-0690](#) Resolution to approve the Year 2020 Operating Plan for the Downtown West Allis Business Improvement District and to adopt the Special Assessment Method as stated therein (Preliminary)

Replaced by R-2019-0734 and will be Placed on File

PUBLIC WORKS COMMITTEE

New Matters for Introduction

31. [R-2019-0731](#) Resolution authorizing the City Engineer to amend an existing agreement with Ring & DuChateau, LLP for engineering services for Air Conditioning system repairs at the West Allis Police Department in an amount not to exceed \$10,000

SAFETY & DEVELOPMENT COMMITTEE

New Matters for Introduction

32. [O-2019-0042](#) Ordinance to repeal and recreate Section 13.34 of the City of West Allis Revised Municipal Code, Chapter 13, Building Code, relative to numbering of houses
33. [2019-0758](#) Application for a Special Use Permit for Layman Brewing, a proposed brew pub, to be located at 7133 W. Becher St. submitted by Kyle Ida, business owner/applicant
34. [2019-0759](#) Application for a Special Use Permit for The Lapham, a proposed restaurant, to be located at 1603 S. 81 St., with commercial parking to be located at 1603 S. 81 St., 16**S. 82 St. and 16** S. 81 St.
35. [2019-0762](#) Application for a Special Use Permit for the Reunion Restaurant, a proposed restaurant and event facility, to be located at 6610 W. Greenfield Ave.

36. [R-2019-0739](#) Resolution approving a Lease Agreement by and between the City of West Allis and The LifeWay Church, located at 7515 W. National Ave., for parking in the Library lot

Previous Matters for Consideration

37. [R-2019-0685](#) Resolution relative to determination of Application for a Special Use Permit for The LifeWay Church, a proposed religious institution to be located at 7515 W. National Ave.
38. [2019-0649](#) Application for a Special Use Permit for The LifeWay Church, a proposed religious institution, to be located at 7515 W. National Ave.

LICENSE & HEALTH COMMITTEE

New Matters for Introduction

39. [2019-0763](#) Request from the Health Commissioner to fill the vacant Deputy Director position through promotion of existing employee at the Health Department
- Pursuant to policy 404 section 7.0 (1)(a) the promotions for deputy positions are to be considered by the committee which liaisons with the department*
40. [2019-0706](#) License applications
- Adult-Oriented Operator Permit Applications 2019-2020*
Orlando, Earline B
- Class "B" Beer application 2019-2020*
Mother of Perpetual Help Congregation, 2322 S. 106 St.,
Packer Party/Chili Cook-Off, Sunday, October 20, 2019,
noon - 8:00 p.m. (1st application, beer)
- Manufactured and Mobile Home Community License Application 2019-2020*
Derynda, Thaddeus J
- Operator's License Applications 2019-2021*
Bromley, Mary L
Brzycki, Angelina K
Isidoro, Sandy G
Keller, Brian R
Kobow, Lily A
Olson, Samuel J
Williamson, Angela L
41. [2019-0736](#) Police Department Report regarding tavern violations/calls for service for the month of September 2019
42. [2019-0750](#) Police Department Reports regarding September 2019 Wisconsin Clean Air Act Smoking Ban, Tobacco and Alcohol compliance checks resulting with no violations being reported

- 43. [2019-0740](#) Police Department Report involving Flappers, 7527 W. Becher St., of Mark S. Silber, Incident Date: September 3, 2019
- 44. [2019-0741](#) Police Department Report involving Broken Starr Saloon, 1100 S. 60 St., John Starr Pickles LLC, John Starr, Agent, Incident Date: September 6, 2019
- 45. [2019-0742](#) Police Department Report involving Premier Sports Lounge, 1022 S. 60 St., of Premier Sports Lounge LLC, Tabitha Harris, Agent, Incident Date: September 6, 2019
- 46. [2019-0744](#) Police Department Report involving JC's Pub & Grub, 8028 W. National Ave., of JC's Pub, Inc., Jeffery Clark, Agent, Incident Date: September 18, 2019
- 47. [2019-0745](#) Police Department Report involving Tap City U.S.A., 7207 W. National Ave., Tap City, Inc., Philip Kleist, Agent, Incident Date: September 18, 2019
- 48. [2019-0746](#) Police Department Report involving Dingers, 6139 W. Beloit Rd., of Victory Hospitality Group, Steven P. Miick, Agent, Incident Date: September 18, 2019
- 49. [2019-0747](#) Police Department Report involving Dickens Grille & Spirits, 9646 W. Greenfield Ave., of R & D Krueger Enterprises, Inc., Jeffrey Krueger, Agent, Incident Date: September 19, 2019
- 50. [2019-0748](#) Police Department Report involving Tap City U.S.A., 7207 W. National Ave., Tap City, Inc., Philip Kleist, Agent, Incident Date: September 20, 2019
- 51. [2019-0749](#) Police Department Report involving The Drunk Uncle, 1902 S. 68 St., of Steffek LLC, Neal A. Steffek, Agent, Incident Date: September 21, 2019
- 52. [2019-0739](#) Police Department Report involving Persona Bar, 6404 W. National Ave., of Persona Bar, LLC, Lena M. Stiff, Agent, Incident Date: September 1, 2019 (2019-2020 Combination Class B License not renewed as of incident date)
- 53. [2019-0743](#) Police Department Report involving Persona Bar, 6404 W. National Ave., of Persona Bar, LLC, Lena M. Stiff, Agent, Incident Date: September 17, 2019 (2019-2020 Combination Class B License not renewed as of incident date)
- 54. [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.
- 55. [2019-0752](#) Police Department Report relative to the September 8, 2019 Tavern compliance checks involving eleven (11) West Allis businesses, resulting in two (2) violations, Crawdaddy's on Greenfield, LLC, Troy Meyer, Agent, d/b/a Crawdaddy's on Greenfield, premises located at 9427 W. Greenfield Ave.
- 56. [2019-0705](#) 2019-2020 Combination Class B Liquor License application no. 2729 of Persona Bar LLC, Lena Stiff, Agent, d/b/a Persona Bar LLC, for the premises located at 6404 W. National Ave.

57. [2019-0707](#) 2019-2020 Combination Class B Liquor License application no. 2730 of Wisconsin Apple LLC, Kent Billingsley, Agent, d/b/a Applebee's Neighborhood Grill & Bar, for the premises located at 2865 S. 108 St. (new-existing location)

ADVISORY COMMITTEE

New Matters for Introduction

58. [2019-0734](#) Library Director request for permission to destroy certain records
59. [2019-0760](#) Appointments by Mayor Devine of members to the West Allis Christmas Parade Subcommittee
60. [2019-0766](#) Appointment by Mayor Devine of Kathleen Dagenhardt as the Alternate Member No. 1 on the Plan Commission, her three-year term expires on April 30, 2022
61. [2019-0767](#) Appointments/Reappointments by Mayor Devine of Youth Members to the West Allis Youth Commission
62. [2019-0768](#) Appointment by Mayor Devine of Melvin Johnson as an Adult Advisor-School Superintendent Designee to the West Allis Youth Commission
63. [2019-0769](#) Appointment by Mayor Devine of Brian Summerfield as an Adult Advisor-School Superintendent Designee to the West Allis Youth Commission
64. [2019-0764](#) Reappointments by Mayor Devine to the West Allis Commission on Aging of Deborah Tiegs and John Zentgraf, their three-year terms to expire November 1, 2022
65. [2019-0765](#) Reappointments by Mayor Devine to the West Allis Block Grant Committee of Dawn Groshek and Steve Hook, their two-year terms to expire on September 1, 2021

Previous Matters for Consideration

66. [R-2019-0682](#) Resolution regarding a demand to impose incarceration and longer terms of incarceration for criminals whose actions endanger the safety of West Allis citizens

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.

NOTICE OF POSSIBLE QUORUM

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.