



# City of West Allis

## Meeting Agenda

### Common Council

*Mayor Jeannette Bell, Chair*

*Aldersperson James W. Sengstock, Council President*

*Alderspersons: Gary T. Barczak, Michael J. Czapski, Kurt E. Kopplin, Thomas G. Lajcik, Richard F. Narlock, Rosalie*

*L. Reinke, Lester Trudell, Jr.,*

*Vincent Vitale, and Martin J. Weigel*

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Monday, April 5, 2004

7:07 PM

City Hall - Council Chambers

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#### REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. PUBLIC HEARINGS

1. [O-2004-0014](#) Ordinance amending Section 12.45(2) of the Revised Municipal Code to permit waste water treatment facilities as a special use in the M-1 Manufacturing District
2. [2004-0095](#) Special Use application submitted by CWT of Wisconsin to operate a Central Wastewater Treatment facility within a portion of an existing building located at 356-360 S. Curtis Rd. (tax key 413-9999-038).
3. [2004-0126](#) Special use application submitted by McDonald's Corporation for a restaurant addition and to change the hours of operation at the McDonald's Restaurant located at 8301 W. Greenfield Ave.
4. [2004-0150](#) Special use application submitted by Kathy Enfield on behalf of H&R Block to establish a tax preparation school within a portion of the Lincoln Plaza Shopping Center located at 2261 S. 108 St.
5. [2004-0096](#) Special Use application submitted by Bernhard Schreib on behalf of Cutting Edge Ministry to expand the existing church within a portion of the existing building located at 8550 W. National Ave.

E. CITIZEN PARTICIPATION

## F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

*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 118*

*Administration & Finance, Safety & Development, Advisory*

*Room 128*

*Public Works, License & Health*

## G. MISCELLANEOUS BUSINESS

**Agenda Approval****Approval of Minutes**

*Minutes of the Common Council regular meeting of March 16, 2004.*

## H. ITEMS NOT REFERRED TO COMMITTEE

6. [2004-0126](#) Special use application submitted by McDonald's Corporation for a restaurant addition and to change the hours of operation at the McDonald's Restaurant located at 8301 W. Greenfield Ave.
7. [2004-0175](#) David Krauter, 2155 S. 78 St., communication regarding property damage allegedly sustained during the installation of an outside water meter on March 9, 2004.
8. [2004-0179](#) Sentry Claims Service communication regarding vehicle damage allegedly sustained on October 17, 2003, on behalf of their insured, Jimmie Lewis, in the amount of \$1,146.83.
9. [2004-0190](#) Erv Eckert, 1600 S. 59 St., communication regarding property damage allegedly sustained on March 25, 2004.

## I. STANDING COMMITTEE REPORT

**LICENSE & HEALTH COMMITTEE**

*Regular meeting held March 23, 2004. (Ald. Sengstock excused.)*

10. [2004-0141](#) Police Department Report involving Kicks Nightclub, 1900 S. 60 St.(2003-2004 Class B Tavern License no. 77, Dance Hall License no. 56, and Instrumental Music License no. 26, of Palrena Inc., Wayne J. Paluch, Agent, Incident Date: February 22, 2004).  
*Unanimously recommended to be placed on file.*
11. [2004-0142](#) Police Department Report involving Jock Stop Sports Bar, 7930 W. National Ave. (2003-2004 Class B Tavern License no. 40, Dance Hall License no. 30, and Cigarette License no. 64, of BMC International, LLC, Robert F. Maurer, Agent, Incident Date: February 20, 2004).  
*(Ald. Sengstock present at this time.) Unanimously recommended to be placed on file.*
12. [2004-0143](#) Police Department Report involving Jock Stop Sports Bar, 7930 W. National Ave. (2003-2004 Class B Tavern License no. 40, Dance Hall License no. 30, and Cigarette License no. 64, of BMC International, LLC, Robert F. Maurer, Agent, Incident Date: February 13, 2004).  
*Unanimously recommended to be placed on file.*
13. [2004-0144](#) Police Department Report involving Shepherd's Hideaway, 8924 W. Schlinger Ave. (2003-2004 Class B Tavern License no. 38, Dance Hall License no. 28, Instrumental Music License no. 15, and Cigarette License no. 63 of Shepherd's Sports Lounge, Inc., Christina M. Knueppel, Agent, Incident Date: February 5, 2004).  
*Unanimously recommended to be placed on file.*
14. [2004-0145](#) Police Department Report regarding February 12, 2004, Alcohol/Liquor Compliance Check involving sixteen (16) West Allis businesses, resulting with five (5) selling alcohol to an underage person without requesting identification (2003-2004 Combination Class A Liquor License no. 20, and Cigarette License no. 162 of Jyoti J & K, Inc., Jyoti Varma, Agent d/b/a Riverbend Liquor Mart, 7506 W. Oklahoma Ave.).  
*Unanimously recommended to be placed on file.*

15. [2004-0146](#) Police Department Report regarding February 12, 2004, Alcohol/Liquor Compliance Check involving sixteen (16) West Allis businesses, resulting with five (5) selling alcohol to an underage person without requesting identification (2003-2004 Combination Class A Liquor License no. 12, and Cigarette License no. 96 of Thomas Lazaris, d/b/a Corner Depot, 6231 W. Lincoln Ave.).  
*Unanimously recommended to be placed on file.*
16. [2004-0147](#) Police Department Report regarding February 12, 2004, Alcohol/Liquor Compliance Check involving sixteen (16) West Allis businesses, resulting with five (5) selling alcohol to an underage person without requesting identification (2003-2004 Combination Class A Liquor License no. 1, and Cigarette License no. 101 of Sharifali Corp., Noorali G. Manjee, Agent, 9127 W. Lincoln Ave.).  
*Unanimously recommended to be placed on file.*
17. [2004-0148](#) Police Department Report regarding February 12, 2004, Alcohol/Liquor Compliance Check involving sixteen (16) West Allis businesses, resulting with five (5) selling alcohol to an underage person without requesting identification (2003-2004 Combination Class A Liquor License no. 5, and Cigarette License no. 92 of Mega Marts, Inc., Gary W. Pucel, Agent, 2625 S. 108 St.).  
*Unanimously recommended to be placed on file.*

J. COMMON COUNCIL RECESS

K. NEW AND PREVIOUS MATTERS

**ADMINISTRATION & FINANCE and LICENSE & HEALTH COMMITTEES**

18. [R-2004-0104](#) Resolution relative to accepting the proposal of Clarke Mosquito Control for furnishing and delivering mosquito larvacide for a total net sum of \$20,035.90.

**ADMINISTRATION & FINANCE COMMITTEE**

19. [O-2004-0013](#) An Ordinance to amend Ordinance No. 6649 Establishing the Salaries of Certain Employees in the Administrative & Clerical Service of the City of West Allis for the Years 2002-2005 (Webmaster/Programmer Analyst).
20. [R-2004-0103](#) Resolution relative to accepting the proposals of ASD Healthcare, Aventis Pharmaceuticals and FFF Enterprises for furnishing and delivering 350 vials of Flu Vaccine for a total sum of \$25,726.50.

21. [R-2004-0105](#) Resolution relative to accepting the proposal of J&M Displays, Inc. for furnishing the 4th of July fireworks for a total sum of \$10,000.00.
22. [R-2004-0111](#) Resolution to approve Agreement by and between the City of West Allis and the School District of West Allis-West Milwaukee, et al, relative to Honey Creek/Franklin School Grounds Revitalization Plan
23. [R-2004-0113](#) Resolution authorizing the Department of Development to complete, in conjunction with the Wisconsin State Fair Park Exposition Center, Inc., a consultant selection process for a Hotel Feasibility Study
24. [2004-0185](#) Fire Chief communication regarding a Federal Emergency Management Agency (FEMA) "Assistance to Firefighters Grant Program", the Federal portion being \$110,635 and the City's responsibility will be \$47,415.

#### **PUBLIC WORKS COMMITTEE**

25. [O-2004-0012](#) An Ordinance to Amend Subsections 7.05(1)(h) and 7.05(4)(a)2, Repeal and Recreate Subsections 7.05(4)(a)3 and 4 and Amend Subsection 7.05(7) of the Revised Municipal Code Relating to Refuse Collection.
26. [R-2004-0106](#) Resolution relative to accepting the proposal of Bruce Municipal Equipment, Inc. for furnishing residential waste carts for a net sum of \$16,800.00.
27. [R-2004-0107](#) Resolution Authorizing and Directing the City Engineer to Enter Into a State/Municipal Agreement for a Highway Improvement Project with the Wisconsin Department of Transportation for the Design, Right-of-Way Acquisition, Construction and Other Related Work for the Reconstruction of South 60th Street from W. Lincoln Ave. to the North City Limits.
28. [R-2004-0108](#) Resolution Authorizing and Directing the City Engineer to Enter Into a State/Municipal Agreement for a Highway Improvement Project with the Wisconsin Department of Transportation for the Design, Right-of-Way Acquisition, Construction and Other Related Work for the Reconstruction of West National Avenue from S. 85th Street to S. 92nd Street.
29. [R-2004-0109](#) Resolution relative to accepting the proposals of various nurseries for furnishing and delivering 246 trees for spring planting for a total sum of \$23,668.25.

30. [R-2004-0110](#) Assessment Resolution relative to various options for paying the assessments for the improvement of S. 108 Court (East Side of S. 108 Street) from approximately 300' to 600' north of Theo Trecker Way by the installation of new concrete curb and gutter, new concrete pavement, new driveway approaches, storm sewer and utility adjustments – 1998 Project No. 1981152—in accordance with Section 1.05(7), (8), & (9) of the Revised Municipal Code, and directing that a certified list be given to the City Clerk's office for those assessments to be entered upon and collected on the tax roll.
31. [R-2004-0112](#) Resolution relative to accepting the proposal of Miller & Associates-Sauk Prairie, Inc. for furnishing and delivering a custom gazebo for a total sum of \$18,647.00.
32. [R-2004-0121](#) Resolution authorizing and directing the City Engineer to pay for Sanitary Sewer Lateral Repairs at 1445 S. 57 Street not to exceed \$30,000.
33. [R-2004-0122](#) Resolution authorizing and directing the City Engineer to enter into an agreement with Nawkaw for staining of the outside brick on Fire Station No. 1 not to exceed \$9,500.
34. [R-2004-0123](#) Resolution authorizing the City Engineer and City Attorney to declare WB Corporation in default on 2002 Project No. 14, Fire Station No. 1 and directing them to take all appropriate action necessary to complete the project.
35. [2004-0177](#) Communication from Woodlawn Lutheran Church requesting to display four banners from March through August in celebration of their 75th anniversary.

#### **SAFETY & DEVELOPMENT COMMITTEE**

36. [R-2004-0048](#) Resolution approving Certified Survey Map submitted by Wahlgren-Schwenn, Inc., for proposed lot split on the existing property located at 1800 S. 108 St. and 1735 S. 106 St. (former Excalibur site, tax key no. 449-9980-006).
37. [2004-0101](#) Certified Survey Map submitted by Wahlgren-Schwenn, Inc., for proposed lot split on the existing property located at 1800 S. 108 St. and 1735 S. 106 St. (former Excalibur site, tax key no. 449-9980-006).
38. [R-2004-0101](#) Resolution approving Certified Survey Map for proposed lot split of property located at 2177 S. 86 St. submitted by Daniel Milton of Milton Investments.
39. [2004-0168](#) Certified Survey Map for proposed lot split of property located at 2177 S. 86 St. submitted by Daniel Milton of Milton Investments.

40. [R-2004-0102](#) Resolution approving Certified Survey Map for consolidation/redivision of undeveloped properties located at 90\*\* W. Stuth Ave. (4 existing lots - 3 proposed) submitted by Bernice L. Kolinski, owner.
41. [2004-0169](#) Certified Survey Map for consolidation/redivision of undeveloped properties located at 90\*\* W. Stuth Ave. (4 existing lots - 3 proposed) submitted by Bernice L. Kolinski, owner.
42. [R-2004-0114](#) Resolution amending a professional services contract with HNTB Corporation for planning and other professional services in the amount of \$5,000
43. [R-2004-0115](#) Resolution Approving the Cooperation Agreement by and between the Community Development Authority and the City of West Allis for Tax Incremental District Number Seven - Summit Place Business Park Redevelopment Project.

*Attachments:* [Coop-Agrmnt-CDA-4-5-04.doc](#)

44. [R-2004-0116](#) Resolution Approving the Cooperation Agreement by and between the Community Development Authority and the City of West Allis for Tax Incremental District Number Six - S. 67 and W. Becher Place Light Industrial Park Redevelopment Project.
45. [R-2004-0124](#) Resolution to repeal Resolution R-2004-0079 and recreate resolution relative to determination of Special Use Application submitted by Chou N. Mui, d/b/a Joy's Wok, to establish a restaurant within the existing building located at 8929 W. Becher St. (formerly Goody's Restaurant)
46. [2004-0187](#) A Communication from the Director, Department of Building Inspections & Zoning regarding submittal of the 2003 Annual Report.
- 46a. [R-2004-0125](#) Resolution approving a Certified Survey Map submitted by Rudy Borchardt of Whitnall Summit on behalf of 6600 Washington, LLC and Standard Ductile & Grey for a proposed lot split on the existing property located at 6500 and 6600 W. Washington St. (tax key numbers 439-0001-015 and 439-0001-016).
- 46b. [2004-0191](#) Certified Survey Map submitted by Rudy Borchardt of Whitnall Summit on behalf of 6600 Washington, LLC and Standard Ductile & Grey for a proposed lot split on the existing property located at 6500 and 6600 W. Washington St. (tax key numbers 439-0001-015 and 439-0001-016).
- 46b. [2004-0191](#) Certified Survey Map submitted by Rudy Borchardt of Whitnall Summit on behalf of 6600 Washington, LLC and Standard Ductile & Grey for a proposed lot split on the existing property located at 6500 and 6600 W. Washington St. (tax key numbers 439-0001-015 and 439-0001-016).

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

47. [O-2004-0014](#) Ordinance amending Section 12.45(2) of the Revised Municipal Code to permit waste water treatment facilities as a special use in the M-1 Manufacturing District
48. [R-2004-0119](#) Resolution relative to determination of Special Use Application submitted by John Sherff,

- d/b/a Central Wastewater Treatment of Wisconsin, to establish a wastewater treatment facility within a portion of a building located at 356-60 S. Curtis Rd.
49. [2004-0095](#) Special Use application submitted by CWT of Wisconsin to operate a Central Wastewater Treatment facility within a portion of an existing building located at 356-360 S. Curtis Rd. (tax key 413-9999-038).
50. [2004-0099](#) Request by CWT of Wisconsin for an ordinance to amend Section 12.45(2) of the Revised Municipal Code to permit wastewater treatment facilities as a special use.
51. [R-2004-0118](#) Resolution relative to determination of Special Use Application submitted by Mary Beth Motisi on behalf of the McDonald's Corporation, for a restaurant addition and to change the hours of operation at the McDonald's Restaurant located at 8301 W. Greenfield Ave.
52. [2004-0126](#) Special use application submitted by McDonald's Corporation for a restaurant addition and to change the hours of operation at the McDonald's Restaurant located at 8301 W. Greenfield Ave.
53. [R-2004-0117](#) Resolution relative to determination of Special Use Application submitted by Kathy Enfield, on behalf of H&R Block to establish a tax preparation school within a portion of the Lincoln Plaza Shopping Center located at 2261 S. 108 St.
54. [2004-0150](#) Special use application submitted by Kathy Enfield on behalf of H&R Block to establish a tax preparation school within a portion of the Lincoln Plaza Shopping Center located at 2261 S. 108 St.
55. [R-2004-0120](#) Resolution relative to determination of special use application submitted by Bernhard Schreib, on behalf of Cutting Edge Ministry, to expand the existing church within a portion of the existing building located at 8550 W. National Ave.
56. [2004-0096](#) Special Use application submitted by Bernhard Schreib on behalf of Cutting Edge Ministry to expand the existing church within a portion of the existing building located at 8550 W. National Ave.

#### **LICENSE & HEALTH COMMITTEE**

57. [2004-0110](#) Summons and Complaint in the matter of the complaint against La Troje Corp., Ana M. Razo, Agent, for the premises at 6217 W. Greenfield Ave., d/b/a La Troje (2002-2003 Class B Tavern License no. 40 and 2003-2004 Class B Tavern License renewal appl. no. 92).
58. [2003-0449](#) 2003-2004 Class B Tavern License renewal appl. no. 92 of La Troje Corp., Ana M. Razo, Agent, for premises at 6217 W. Greenfield Ave.
59. [2004-0118](#) Attorney John H. Pellmann requesting on behalf of Ana M. Razo, that the City of West Allis give Ms. Razo until the May 2004 Common Council meeting before taking any further action to suspend/revoke the Class B Tavern License of La Troje Corp.
60. [2004-0057](#) 2003-2004 Class B Tavern License appl. no. 137 of The Italian Chef, Inc., Constantine A. George, Agent, for premises at 10635 W. Greenfield Ave. (from 6217 W. Greenfield



Ave., new-transfer).

61. [2002-0245](#) Constantine George, 1313 S. 72 St., communication regarding a Formal Complaint on the closure, for some period of time, of La Troje Mexican Restaurant, 6217 W. Greenfield Ave., expressing interest in securing the liquor license for a Greek Restaurant in downtown West Allis.
62. [2004-0181](#) 2003-2004 Tavern Operator License appl. no. 818 of MaryAnn P. Scherrer.
63. [2004-0182](#) 2003-2005 Tavern Operator License appl. no. 99 of Nicole M. Hall.
64. [2004-0186](#) 2003-2005 Tavern Operator License appl. no. 104 of Luke G. Bower.
65. [2004-0184](#) 2004 Taxicab Driver License appl. no. 41 of Marcus L. Gray.
66. [2003-0337](#) 2003 Taxicab Driver License appl. no. 47 of Angrej Singh.
67. [2004-0149](#) Police Department Report regarding February 12, 2004, Alcohol/Liquor Compliance Check involving sixteen (16) West Allis businesses, resulting with five (5) selling alcohol to an underage person without requesting identification (2003-2004 Combination Class A Liquor License no. 11, and Cigarette License no. 25 of American Drug Stores, Inc., Philip A. Meersman, Agent, 11111 W. Greenfield Ave.).
68. [2004-0189](#) Video/Cable Communications Coordinator communication regarding 1st Quarter Operating Funds for the Educational Access Channel.
69. [2004-0157](#) 2003-2005 Tavern Operator License appl. no. 85 of Daniel A. Hetzel.
70. [2004-0170](#) 2003-2004 and 2004-2005 Second Hand Dealer License applications.
71. [2004-0171](#) 2004-2005 Trailer and Truck Rental License applications.
72. [2004-0172](#) 2004-2005 Precious Metal & Gem Dealer License applications.
73. [2004-0173](#) 2004-2005 Mobile Home Park License applications.
74. [2004-0176](#) 2004-2005 Used Vehicle Dealer License applications.
75. [2004-0183](#) 2004 Taxicab Driver License applications.
76. [2004-0188](#) 2003-2004 Special Class B Beer and Wine License application(s).
77. [2004-0178](#) 2003-2004 and 2003-2005 Tavern Operator License applications.

**ADVISORY COMMITTEE**

78. [2004-0174](#) Chief of Police communication requesting permission to destroy certain records.
79. [2004-0180](#) Legislative Committee minutes for March 23, 2004.

L. OTHER MATTERS RELATING TO THE AFFAIRS AND GOVERNMENT OF THE CITY WHICH MAY PROPERLY BE BROUGHT BEFORE THE COMMON COUNCIL

M. 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.