



City of West Allis

Meeting Agenda

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

Tuesday, June 15, 2004

7:04 PM

City Hall - Council Chambers

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. PUBLIC HEARINGS

1. [2004-0245](#) Special use application submitted by Pat Donahue of Wilde Toyota for the proposed expansion of the existing car dealership located at 3211 and 3225 S. 108 St.

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 118

Administration & Finance, Safety & Development, Advisory

Room 128

Public Works, License & Health

G. MISCELLANEOUS BUSINESS

Mayor's Report

Alderspersons Comments

H. AGENDA APPROVAL

I. APPROVAL OF MINUTES

Minutes of the Common Council regular meeting of June 1, 2004.

J. ITEMS NOT REFERRED TO COMMITTEE

None.

K. STANDING COMMITTEE REPORTS

None.

L. COMMON COUNCIL RECESS

M. NEW AND PREVIOUS MATTERS

ADMINISTRATION & FINANCE COMMITTEE

2. [O-2004-0029](#) An Ordinance to amend Ordinance No. 6648, as amended, establishing the salaries of certain employees in the Labor Service of the City of West Allis for the Years 2002-2005 (Water Division Lead Person).
3. [R-2004-0204](#) Resolution relative to accepting the proposal of HVS International for providing a Hotel Feasibility Study for a total sum of \$25,000.00.
- 3a. [2004-0424](#) Communication from Fire Chief in regard to the proposal for Tunnel Rescue Services for Milwaukee Metropolitan Sewerage District.

PUBLIC WORKS COMMITTEE

4. [R-2004-0197](#) Resolution to Approve the Second Extension and Amendment to Recycling/Processing Agreement by and between West Allis Salvage Co., Inc. and the City of West Allis.
5. [R-2004-0198](#) Final Resolution authorizing public improvement by concrete pavement repair in W. Cleveland Ave. from S. 84 St. to S. 92 St. and levying special assessments against benefited properties.
6. [R-2004-0199](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of W. Greenfield Ave. (STH 59) from I-894 to S. 92 St. and portions of intersecting streets by concrete reconstruction of the pavement with miscellaneous sidewalk repair, new driveway approaches, sanitary sewer relay, building services and utility adjustments.
7. [R-2004-0202](#) Resolution Granting a Privilege for Encroachment (Major) to New Owner Russell E. Vollmer for property located at 1370 South 74th Street.
8. [R-2004-0205](#) Resolution to approve bid of Payne & Dolan, Inc. for major asphalt resurfacing of the pavement with miscellaneous walk repair, streetscaping and utility adjustments in S. 70 St. from approximately 58 ft. south of W. Washington St. on the west side to W. Greenfield Ave. in the amount of \$332,818.92.

9. [R-2004-0206](#) Resolution to approve bid of Arrow-Crete Construction, LLC for replacement or repair of concrete sidewalk at random locations in the general area bounded by W. Burnham St., W. Cleveland Ave., S. 78 St. and S. 84 St., in the amount of \$248,586.
10. [R-2004-0207](#) Resolution to approve bid of Green Bay Pipe & TV Contractors, LLC for closed circuit TV inspection of sanitary and storm sewers at various locations in the City of West Allis, in the amount of \$17,850.
11. [2004-0368](#) Communication from City Engineer regarding proposed 2005 Special Assessment Rates.
12. [2004-0417](#) Communication from City Engineer regarding request to vacate an alley at 1901 S. 93 Street.

SAFETY & DEVELOPMENT COMMITTEE

13. [R-2004-0200](#) Resolution to approve a Purchase and Sale Agreement by and between the Community Development Authority of the City of West Allis and Fluid Technology, Inc., d/b/a Wisconsin Tank Company for the property located at 1445 South 66 Street
Attachments: [R-2004-0200 signed and agreements](#)
14. [R-2004-0203](#) Resolution to designate a developer for the Six Points/Farmers Market Redevelopment Area
15. [O-2004-0025](#) Ordinance to create Section 12.42(2)(o) of the Revised Municipal Code to permit car wash facilities as a special use in the C-3 Community Commercial District
16. [2004-0221](#) Request by Frank Richardson of Arch Design Ltd. for an Ordinance to amend Section 12.42(2) of the Revised Municipal Code to permit car wash facilities as a special use within the C-3 Community Commercial District.
17. [R-2004-0172](#) Resolution relative to determination of Special Use Application submitted by Frank Richardson of Arch Design Ltd., on behalf of Intisar Hasan, owner, to demolish the existing gas station and construct a new gas station with convenience store and car wash facility at 1112 S. 108 St.
18. [R-2004-0195](#) Resolution relative to authorizing the revocation of the Special Use Permit for outdoor sales and display at The Home Depot, USA, Inc. located at 11071 W. National Ave.
19. [2004-0418](#) Special use application submitted by Ralph Fleege owner for an expansion of the existing commercial/tavern use within the existing mixed use property located at 6540 W. Grant St., 2190 S. 66 St. (tax key 475-0131-000).
20. [2004-0419](#) Special Use Application submitted by CBA of Wisconsin to establish a vehicle service and repair facility within the existing building located at 11139 W. Becher St. (tax key 481-9992-005).
21. [2004-0420](#) Special Use Application submitted by Steve Dunn d/b/a Korbely's for an expansion to the existing tavern located at 7408 W. Walker St. (tax key 440-0030-002).

22. [2004-0422](#) Special use application submitted by the Albion Group on behalf of HKM, Inc. for the construction of a mixed use residential-commercial development on land located at 58** W. Burnham St. (tax key 455-0095-000).
23. [2004-0421](#) Request by Michael Hoffman of Creekside Meadows, LLC for an Ordinance to amend the Official West Allis Zoning Map by rezoning properties located at 3190 and 31** S. Wollmer Rd. from C-4 Regional Commercial District and RA-1 Residence District to RC-1 Multi-family Residential District (tax keys 523-9987-001 and 523-9987-002).

Public Hearing Items (Safety & Development Committee)

24. [R-2004-0208](#) Resolution relative to determination of Special Use Application submitted by Pat Donahue, d/b/a Wilde Toyota, to expand the existing car dealership located at 3211, 3225 and 33** S. 108 St.
25. [2004-0245](#) Special use application submitted by Pat Donahue of Wilde Toyota for the proposed expansion of the existing car dealership located at 3211 and 3225 S. 108 St.

LICENSE & HEALTH COMMITTEE

26. [2003-0512](#) Summons and Complaint in the matter of the complaint against Susan C. Jesion, for the premises at 7100 W. National Ave., d/b/a Jesion's Needle Inn (2003-2004 Class B Tavern License no. 16).
27. [2004-0297](#) 2004-2005 Class B Tavern License renewal application no. 59 and Dance Hall License appl. no. 42 of Susan C. Jesion, d/b/a Jesion's Needle Inn for premises at 7100 W. National Ave.
28. [2003-0497](#) 2003-2004 Class B Tavern License appl. no. 133 of Robert J. Jesion, for premises at 7100 W. National Ave., d/b/a Jesion's Needle Inn (new-existing).
29. [2003-0258](#) 2003-2004 Tavern Operator License appl. no. 29 of Robert J. Jesion.
30. [2004-0154](#) Attorney Thomas C. Wilkoski requesting on behalf of Robert J. Jesion, that the City of West Allis revoke the current Class B Liquor license of Susan C. Jesion at 7100 W. National Ave.
31. [2004-0086](#) 2003-2004 Class B Tavern License appl. no. 138 of Transfer Cafe LLC, James Yohanan, Agent, d/b/a Needle Inn, for premises at 7100 W. National Ave. (new-existing location).
32. [2004-0137](#) 2003-2004 Class B Tavern License Transfer appl. no. 138 of Transfer Cafe LLC, James Yohanan, Agent, d/b/a The Needle Inn, from 6217 W. Greenfield Ave. to 7100 W. National Ave. (existing-transfer).
33. [2004-0286](#) 2004-2005 Class B Tavern License appl. no. 70 of Transfer Cafe, LLC, James Yohanan, Agent, for premises at 7100 W. National Ave.(new-existing location).
34. [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).
35. [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.
36. [2004-0298](#) 2004-2005 Class B Tavern renewal application no. 39 of Puddles, Inc., Caroline F. Kuptz, Agent, d/b/a Close Encounters for premises at 1700 S. 92nd Street
37. [2004-0383](#) 2004-2005 Class B Tavern License appl. no. 120, Instrumental Music License appl. no. 43 and Dance Hall License appl. no 80 of Puddles, Inc., Caroline Kuptz, Agent, d/b/a Close Encounters, for premises located at 6139 W. Beloit Rd.
38. [2004-0351](#) 2004-2005 Combination Class A Liquor License appl. no. 19 of Talwinder Soos, d/b/a One Stop West Allis Food Store, for premises located at 5909 W. Lincoln Ave. (new-nonexisting location).
39. [2004-0352](#) 2004-2005 Class A Beer License appl. no. 4 of Greencone, Inc., Feroz B. Babulwala, Agent, d/b/a Garry's Liquor, for premises located at 1568 S. 81 St. (new-existing location).
40. [2004-0380](#) 2004-2005 Combination Class A Liquor License renewal appl. no. 21 of Thomas Lazaris, d/b/a Corner Depot, for premises located at 6231 W. Lincoln Ave.
41. [2004-0381](#) 2004-2005 Combination Class A Liquor License renewal appl. no. 24 of Dhillon's Market, Inc., Inderjeet S. Dhillon, Agent, d/b/a Corner Depot, 6231 W. Lincoln Ave.
42. [2004-0382](#) 2004-2005 Class B Tavern License renewal appl. no. 104 of Patricia A. Van De Hei, d/b/a Patty's Railroad Crossing Pub & Grill, for premises located at 6139 W. Beloit Rd.
43. [2004-0384](#) 2004-2005 Class B Tavern License renewal appl. no. 108 and Dance Hall License appl no. 73 of Jerry C. Ulrich, d/b/a Scooter's Tap, for premises located at 9000 W. National Ave.
44. [2004-0386](#) 2004-2005 Class B Tavern License renewal appl. no. 121, Instrumental Music License appl. no. 44 and Dance Hall License appl. no. 81 of Rock Shop, Inc., Brian E. Malec, Agent, d/b/a The Rock Shop, for premises at 1900 S. 60 St.
45. [2004-0400](#) 2004-2005 Class B Tavern License renewal appl. no. 103 of Brian E. Malec for premises at 6330 W. Greenfield Ave., d/b/a The Rock Shop.
46. [2004-0387](#) 2004-2005 Class B Tavern License renewal appl. no. 122, Instrumental Music License appl. no. 45 and Dance Hall License appl. no. 82 of Kent L. Keske, d/b/a Keslers, for premises at 6901 W. Beloit Rd.
47. [2004-0388](#) 2004-2005 Class B Tavern License appl. no. 125, Instrumental Music License appl. no. 48 and Dance Hall License appl. no. 85 of Ubie's Double Vision, LLC, Robert A. Uebelacker, Agent, d/b/a Ubie's Double Vision, for premises at 5501 W. Burnham St. (new-existing location)
48. [2004-0389](#) 2004-2005 Class B Tavern License renewal appl. no. 112, Instrumental Music License appl. no. 40 and Dance Hall License appl. no. 75 of Jeneric, LLC, Eric J. Seibold,

- Agent, d/b/a The Dirty Martini, for premises at 6540 W. Grant St.
49. [2004-0399](#) 2004-2005 Class B Tavern License renewal appl. no. 93, Dance Hall License appl. no. 64 and Instrumental Music License appl. no. 24 of Topgun Saloon, Inc., Angela M. Robinson, Agent, d/b/a Top Gun Saloon, for premises located at 1100 S. 60 St.
50. [2004-0401](#) 2004-2005 Class B Tavern License renewal appl. no. 124, Dance Hall License appl. nos. 84 and Instrumental Music License appl. no. 47 of 1016 Kos, Inc., Nicole L. Layman, Agent, d/b/a Pallas Restaurant for premises located at 1657 S. 108 St.(new agent).
51. [2004-0213](#) Police Department Report involving Scotty's, 6500 W. Greenfield Ave.(2003-2004 Class B Tavern License no. 73, Dance Hall License no. 54, Instrumental Music License no. 25 and Cigarette License no. 81 of Scott R. Jesion, Incident Date: March 17, 2004).
52. [2004-0217](#) 2003-2004 Class B Tavern License renewal appl. no. 141 of Bencor, Inc., David M. Bennett, Agent, d/b/a Bennett's, for premises at 1416 S. 66 St.
53. [2004-0296](#) 2004-2005 Combination Class A Liquor License renewal appl. no. 14 of Abdul M. Khan, d/b/a Martha's Vineyard for premises at 10711 W. Oklahoma Ave.
54. [2004-0308](#) 2004-2005 Class B Tavern License renewal appl. no. 71, Dance Hall License renewal appl. no. 50, of Susan M. Igl, d/b/a Fred's Never Inn but Sue is, 5819 W. National Ave.
55. [2004-0315](#) 2004-2005 Class B Tavern License renewal appl. no. 20 of The Breaking Point Inc., Dale L. Reinders, Agent, d/b/a The Breaking Point for premises located at 6415 W. Greenfield Ave.(new agent)
56. [2004-0348](#) 2004-2005 Class B Tavern License renewal appl. no. 83 of Doyle Foodservices, Inc., Thomas C. Doyle, Agent, d/b/a Doyles Milwaukee Inn, for premises located at 7335 W. Greenfield Ave.
57. [2004-0390](#) 2004-2006 Tavern Operator renewal license appl. no. 184 of James R. Ondishko.
58. [2004-0391](#) 2004-2006 Tavern Operator renewal license appl. no. 192 of Cindy A. Stadler.
59. [2004-0392](#) 2004-2005 Tavern Operator license appl. no. 381 of Michael P. Egan.
60. [2004-0393](#) 2004-2006 Tavern Operator renewal license appl. no. 193 of Darryl E. Raether.
61. [2004-0347](#) 2004-2005 Tavern Operator renewal license appl. no. 173 of Craig D. Natzke.
62. [2004-0409](#) 2004 Special Event Direct Sellers License appl. no. 7 of William H. McMahon.
63. [2004-0408](#) Attorney Phil Elliott, Jr. communication on behalf of Gurdip Singh Baidwan regarding objection to the transfer of Combination Class A Liquor License by Feroz Babulwala from property located at 1568 S. 81 St.
64. [2004-0406](#) 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: April 11, 2004).

65. [2004-0407](#) Police Department Report involving Stacey's, 6711 W. Beloit Rd. (2003-2004 Class B Tavern License no. 106, Dance Hall License no. 77 and Cigarette License no. 120 of Stacey's, Inc., Carol L. McMahon, Agent, Incident Date: May 27, 2004).
66. [2004-0238](#) 2004-2005 Second Hand Dealer License appl. no. 28 of Easterling Typewriter Service Group, Paul E. Easterling, Agent, for premises at 8229 W. Lapham St.
67. [2004-0375](#) 2004-2005 Class C Wine License renewal applications.
68. [2004-0376](#) 2004-2005 Class B Beer License renewal applications.
69. [2004-0377](#) 2004-2005 Class A Beer License renewal applications.
70. [2004-0378](#) 2004-2005 Combination Class A Liquor License renewal applications.
71. [2004-0379](#) List of 2004-2005 Class B Tavern, Dance Hall, Instrumental Music, Tavern Entertainment and Bowling Alley License renewal applications.
72. [2004-0385](#) 2004-2005 Class B Tavern License renewal appl. no. 119, Dance Hall License appl no. 79, and Instrumental Music License appl. no. 42 of Weigel's Hillcrest, Inc., Martin J. Weigel Agent, d/b/a Benno's Genuine Bar & Grill, for premises located at 7413 W. Greenfield Ave.
73. [2004-0395](#) 2004 Taxicab Driver License applications.
74. [2004-0396](#) 2004-2005 Used Vehicle Dealer License application(s).
75. [2004-0397](#) 2003-2004 Class B Tavern Special Event Permit appl. no. 15 of Harry O's Inc., Harry Strahlendorf, Agent d/b/a Harry O's, 6743 W. Lincoln Ave.(2003-2004 Class B Tavern License no. 51 and Dance Hall License no. 37) for a pig roast on June 19, 2004, from 12:00 p.m. to 11:00 p.m. (parking lot to be enclosed by snow fencing).
76. [2004-0398](#) 2003-2004 Class B Tavern Special Event Permit appl. no. 16 of Dog House, Inc., Thomas L. Lipp Sr., Agent d/b/a The Dog House, 1641 S. 68 St.(2003-2004 Class B Tavern License no. 104 and Dance Hall License no. 75) for a golf outing on June 12, 2004, from 12:00 p.m. to 9:00 p.m. (parking lot to be enclosed by a wood fence).
77. [2004-0402](#) 2004-2005 Second Hand Dealer License applications.
78. [2004-0403](#) 2004-2005 Phonograph Distributor's License applications.
79. [2004-0404](#) 2004-2005 Amusement Distributor's License applications.
80. [2004-0405](#) 2004-2005 Pawn Dealer License renewal applications.
81. [2004-0413](#) 2004-2006 Package Goods Operator License applications.
82. [2004-0394](#) 2004-2005 and 2004-2006 Tavern Operator License applications.

ADVISORY COMMITTEE

83. [O-2003-0046](#) An Ordinance to Repeal and Recreate Sections 3.2(l), 3.3(b), and 3.7(e) and (f) of the Revised Municipal Code Relating to the Code of Ethics for Public Officials.
84. [2004-0410](#) Reappointments by Mayor Bell to the West Allis Administrative Appeals Review Board of Alderperson Michael Czaplewski, Thomas Beczkiewicz, and Scott Ziegler, their two-year terms to expire June 30, 2006.
85. [2004-0411](#) Appointment by Mayor Bell of Ms. Jean Barney to the West Allis Community Communications Corporation, her two-year term to expire March 31, 2006.
86. [2004-0412](#) Reappointment by Mayor Bell of Rev. Mark Syre to the West Allis Ethics Board, his three-year term to expire June 1, 2007.
87. [2004-0414](#) Appointment by Mayor Bell of Donald Nehmer to the West Allis Ethics Board, his three-year term to expire June 1, 2007.
88. [2004-0415](#) Appointment by Mayor Bell of Alderperson Linda Dobrowski to the West Allis Board of Health, her two-year term to expire January 1, 2006.
89. [2004-0416](#) Reappointments by Mayor Bell to the West Allis Library Board of Albert Muchka and Donna Olson, their three-year terms to expire July 1, 2007.

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

O. 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.