



City of West Allis

Meeting Agenda

Common Council

7525 W. Greenfield Ave.
West Allis, WI 53214

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 19, 2007

7:00 PM

City Hall - Council Chambers

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. PUBLIC HEARINGS

1. [R-2007-0148](#) Resolution to confirm and adopt the report of the City Engineer containing the schedule of proposed assessments for improvement of the general area bounded by S. 108 St., S. 124 St., Union Pacific Railroad, and W. Morgan Ave.
Sponsors: Public Works Committee

2. [R-2007-0115](#) Resolution Relative to Vacation and Discontinuance of a Street Right-of-Way South of West Maple Street Between South 88th Street and South 90th Street.
Sponsors: Public Works Committee

3. [O-2007-0024](#) Ordinance to amend the official West Allis Zoning Map by rezoning certain properties located at 7939-43 W. National Ave. and 1810 S. 80 St., and 8001 W. National Ave. from C-3 Community Commercial District to C-2 Neighborhood Commercial District. (Tax Key Nos. 452-0596-000 and 452-0523-000)
Sponsors: Safety & Development Committee

4. [R-2007-0158](#) Resolution relative to determination of Special Use Permit to establish a martial arts business within a portion of the existing multi-tenant commercial/industrial building located at 11331 W. Rogers St. (Tax Key No. 481-9994-003)
Sponsors: Safety & Development Committee

5. [R-2007-0159](#) Resolution relative to determination of Special Use Permit to establish a dance school business within a portion of the existing multi-tenant commercial/industrial building located at 11331 W. Rogers St. (Tax Key No. 481-9994-003)
Sponsors: Safety & Development Committee
6. [R-2007-0141](#) Resolution relative to approving the 2006 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant Program
Sponsors: Administration & Finance Committee
7. [R-2007-0142](#) Resolution approving an amendment to the Community Development Block Grant Action Plan, B-04-MC-55-0001, creating the Neighborhood Green Space Project with a budget not to exceed \$10,000.00.
Sponsors: Administration & Finance Committee
8. [2007-0403](#) On the 2007-2008 Class B Tavern License appl. no. 1251 of Bunkers, LLC, Scott J. Bunker, Agent, d/b/a Bunkers for premises located at 7418-20 W. Greenfield Ave. (new-nonexisting) in regard to exceeding the quota.

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 5, 2007.

J. ITEMS NOT REFERRED TO COMMITTEE

- 9. [2007-0373](#) Summons and Complaint in the matter of Samantha R. Jeske, Richard P. Kaczor and Carrie A. Kaczor, Plaintiffs, and the City of West Allis, et al, Involuntary Plaintiffs vs. Liberty Mutual Fire Insurance Company and Bernard A. Brickner
- 10. [2007-0399](#) James McCarthy communication regarding vehicle damage allegedly sustained at 70 Street and Mitchell Street on June 6, 2007.

K. STANDING COMMITTEE REPORTS

ADMINISTRATION & FINANCE COMMITTEE

Recess meeting held on May 15, 2007.

- 11. [2007-0052](#) Jim Henry communication regarding property damage allegedly sustained at 9141 W. National Ave. on December 28, 2006.
*Recommended to deny by the following vote:
Ayes: Alderpersons Czaplewski, Weigel, Barczak and Reinke - 4
Noes: Alderperson Lajsic - 1*
- 11. [2007-0052](#) Jim Henry communication regarding property damage allegedly sustained at 9141 W. National Ave. on December 28, 2006.
Regular Meeting held on June 11, 2007. (Ald. Reinke excused)
- 12. [2007-0341](#) Communication from Library Director submitting the library strategic plan for the years 2007-2009.
Unanimously recommended to be Placed on File.

L. COMMON COUNCIL RECESS

M. NEW AND PREVIOUS MATTERS**ADMINISTRATION & FINANCE COMMITTEE**

13. [R-2007-0147](#) Resolution relative to City of West Allis continued participation in the State of Wisconsin Local Government Property Insurance Fund.
Sponsors: Administration & Finance Committee
14. [R-2007-0151](#) Resolution approving refinancing terms of the Economic Development Loan with Carol L. Bohringer, d/b/a Sammy's Red Hots & Brats, located at 10534 W. Greenfield Ave.
Sponsors: Administration & Finance Committee
15. [R-2007-0154](#) Resolution relative to accepting the proposal of Environmental Systems Research Institute, Inc. (ESRI) for providing GIS software, support and maintenance for a total net sum of \$61,500.00.
Sponsors: Administration & Finance Committee
16. [R-2007-0157](#) Resolution relative to accepting the proposals of various suppliers for furnishing imaging hardware, software and workstation for a total estimated sum of \$29,150.00.
Sponsors: Administration & Finance Committee
17. [2007-0394](#) Manager of Information Technology communication requesting a transfer of funds in the Information Technology Division's budget in the amount of \$4,500 from consulting to other salary.
18. [2007-0396](#) Comptroller/Manager of Finance submitting the City of West Allis Unaudited Financial Statement Package for the quarter ending March 31, 2007 for review and approval.
19. [2007-0397](#) Comptroller/Manager of Finance submitting the City of West Allis Unaudited Financial Statement Package for the period ended December 31, 2006.
20. [2007-0390](#) Status Report and Financial Plan Recommendations for Completion of Centennial Plaza Project.
21. [2007-0389](#) Communication from City Administrative Officer relative to the 2008-2017 Ten Year Capital Improvement Program.

City Attorney Claim Report

22. [2007-0193](#) Mr. and Mrs. David Elertson communication regarding the water bill received in November 2006 for the property at 2342 S. 100 St.

Public Hearing Items (Administration & Finance Committee)

23. [R-2007-0141](#) Resolution relative to approving the 2006 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant Program
Sponsors: Administration & Finance Committee
24. [R-2007-0142](#) Resolution approving an amendment to the Community Development Block Grant Action Plan, B-04-MC-55-0001, creating the Neighborhood Green Space Project with a budget not to exceed \$10,000.00.
Sponsors: Administration & Finance Committee

PUBLIC WORKS COMMITTEE

25. [R-2007-0143](#) Resolution to approve bid of Burkhart Construction Corp. for the construction of Centennial Plaza at City of West Allis City Hall, 7525 W. Greenfield Ave., in the amount of \$795,231.72.
Sponsors: Public Works Committee
26. [R-2007-0146](#) Resolution Granting an Access Easement to Wisconsin Bell, Inc., d/b/a AT&T-Wisconsin, a Wisconsin Corporation, to Install a New Utility Cabinet at South 75th Street and West Greenfield Avenue.
Sponsors: Public Works Committee
27. [R-2007-0150](#) Resolution accepting work of D.C. Burbach, Inc. for the replacement or repair of concrete sidewalk in the General Area Bounded by W. Burnham St., W. Cleveland Ave., S. 84 St. and S. 92 St. in the City of West Allis and authorizing and directing settlement of said contract in accordance with contract terms of 2005 Project No. 2.
Sponsors: Public Works Committee
28. [R-2007-0153](#) Resolution Relative to the Notice of Hearing for the Discontinuance and Vacation of a 386' long x 18' wide Portion of the City Right-of-Way Along the South Side of West National Avenue Between South 78th Street and South 80th Street.
Sponsors: Public Works Committee

29. [R-2007-0152](#) Resolution Relative to Discontinuance and Vacation of a 386' long x 18' wide Portion of the City Right-of-Way Along the South Side of West National Avenue Between South 78th Street and South 80th Street.
Sponsors: Public Works Committee
30. [2007-0398](#) Communication from City Engineer regarding preliminary 2008 Capital Improvement Program.
31. [2007-0380](#) Communication from the Commissioner of Railroads regarding the Final Decision relative to complaint of the City of West Allis for the repair of the public crossings of the Union Pacific Railroad Co. Tracks with 55 Street and 57 Street.
32. [2007-0400](#) Request from the Health Commissioner to close off Lapham Street at the Farmer's Market on Saturday's during the Market season.

Public Hearing Items (Public Works Committee)

33. [R-2007-0148](#) Resolution to confirm and adopt the report of the City Engineer containing the schedule of proposed assessments for improvement of the general area bounded by S. 108 St., S. 124 St., Union Pacific Railroad, and W. Morgan Ave.
Sponsors: Public Works Committee
34. [R-2007-0149](#) Final Resolution authorizing public improvement by replacement or repair of concrete sidewalk and miscellaneous driveway repair in the general area bounded by S. 108 St., S. 124 St., Union Pacific Railroad, and W. Morgan Ave. and levying special assessments against benefited properties.
Sponsors: Public Works Committee
35. [R-2007-0115](#) Resolution Relative to Vacation and Discontinuance of a Street Right-of-Way South of West Maple Street Between South 88th Street and South 90th Street.
Sponsors: Public Works Committee

SAFETY & DEVELOPMENT COMMITTEE

36. [O-2007-0022](#) An Ordinance to Establish Parking Restrictions on Both Sides of the East 200 Ft. of the 10800 Blk. of W. Rogers St.
Sponsors: James W. Sengstock

37. [O-2007-0023](#) Ordinance to amend Section 12.13 of the Revised Municipal Code relative to creating additional restrictions on the development of large retail sites by creating a Big Box Ordinance and to amend Section 12.42 relative to permitting large retail developments as a Special Use in the C-3 Community Commercial District.
Sponsors: Safety & Development Committee
38. [R-2007-0155](#) Resolution to Approve Large Retail Development Requirements
Sponsors: Safety & Development Committee
39. [R-2007-0156](#) Resolution to Impose a Moratorium on New Retail Developments Over 50,000 Square Feet.
Sponsors: Safety & Development Committee
40. [2007-0386](#) Transitional Use Permit to demolish an existing two-family dwelling at 7802-04 W. Hicks St. and to convert it to a commercial parking lot for HM Graphics, an existing business located at 7840 W. Hicks St. (Tax Key Nos. 477-0142-003 and 477-0143-000)
41. [2007-0393](#) Special Use Permit for proposed Paint 'N Place auto repair and body shop establishment to be located within the vacant building at 1811 S. 84 St. (Tax Key No. 452-0442-001)
42. [2007-0387](#) Request submitted by David Jorgensen of VJS Development for proposed rezoning of 9.12 acres of land of the southeast corner of the State Fair Park property at 7722 W. Greenfield Ave. from SF State Fair Park District to C-3 Community Commercial District. (Tax Key No. 441-0105-001)

Public Hearing Items (Safety & Development Committee)

43. [O-2007-0024](#) Ordinance to amend the official West Allis Zoning Map by rezoning certain properties located at 7939-43 W. National Ave. and 1810 S. 80 St., and 8001 W. National Ave. from C-3 Community Commercial District to C-2 Neighborhood Commercial District. (Tax Key Nos. 452-0596-000 and 452-0523-000)
Sponsors: Safety & Development Committee
44. [R-2007-0158](#) Resolution relative to determination of Special Use Permit to establish a martial arts business within a portion of the existing multi-tenant commercial/industrial building located at 11331 W. Rogers St. (Tax Key No. 481-9994-003)
Sponsors: Safety & Development Committee

45. [2007-0311](#) Special Use Permit to establish a martial arts business within a portion of the existing multi-tenant commercial/industrial building located at 11331 W. Rogers St. (Tax Key No. 481-9994-003)
46. [R-2007-0159](#) Resolution relative to determination of Special Use Permit to establish a dance school business within a portion of the existing multi-tenant commercial/industrial building located at 11331 W. Rogers St. (Tax Key No. 481-9994-003)
Sponsors: Safety & Development Committee
47. [2007-0310](#) Special Use Permit to establish a dance school business within a portion of the existing multi-tenant commercial/industrial building located at 11331 W. Rogers St. (Tax Key No. 481-9994-003)

LICENSE & HEALTH COMMITTEE

48. [2007-0268](#) 2007-2009 Tavern Operator License application no. 142 of Jacqueline A. Collier.
49. [2007-0257](#) 2007-2009 Tavern Operator License application no. 133 of Carrie L. Gaura.
50. [2007-0332](#) 2007-2009 Tavern Operator License application no. 236 of Michael J. Jonas.
51. [2007-0360](#) 2007-2009 Tavern Operator License application no. 254 of Kelly R. Froehlich.
52. [2007-0358](#) 2007-2009 Tavern Operator License application no. 273 of Christine L. Kohn.
53. [2007-0370](#) 2007-2008 Tavern Operator License application no. 346 of Sadi A. Waterstraat.
54. [2007-0395](#) 2007-2008 Tavern Operator License application no. 347 of Jason C. Snyder.
55. [2007-0269](#) 2006-2007 Adult-Oriented Establishment Operator Permit application no. 1246 of Lindsey R. Hayes.
56. [2007-0369](#) 2007 Direct Sellers/Solicitors Permit application no. 26 of Kristy L. Keatts.
57. [2007-0330](#) 2007-2008 Precious Metal & Gem Dealer License application no. 1262 of Shallow Jewelers, Inc., 8919 W. Greenfield Ave.
58. [2007-0364](#) 2007-2008 Class B Tavern License appl. no. 1267 of JKL Investments, LLC, Jeffrey Lau, Agent, d/b/a 57 Bar, premises located at 5632 W. Burnham St. (new-existing location).

59. [2007-0362](#) 2007-2008 Class B Tavern License Renewal appl. no. 1086 of 57 Bar, LLC, Allen R. Lorentz, Agent, d/b/a 57 Bar, premises located at 5632 W. Burnham St.
60. [2007-0339](#) 2007-2008 Combination Class A Liquor License application no. 1260 of Amardeep, LLC, Amardeep Amardeep, Agent, d/b/a Lucky Food & Liquor, premises located at 2079 S. 69 St. (new existing location)
61. [2007-0340](#) 2007-2008 Combination Class A Liquor License renewal application no. 1110 of R Khoury, LLC, Rosette A. Khoury, Agent, d/b/a Becher Beer & Liquor, premises located at 2079 S. 69 St.
62. [2007-0367](#) 2007-2008 Class B Beer License appl. no. 1252 of Andrea's Pizza & Restaurant, Inc., Landi Feto, Agent, d/b/a Andrea's Pizza & Restaurant located at 7520 W. Oklahoma Ave. (new nonexisting)
63. [2007-0363](#) 2007-2008 Class B Tavern License appl. no. 1264 of June Bugs, LLC., June Mondry, Agent d/b/a June Bugs located at 6231 W. Mitchell St. (new existing location).
64. [2007-0318](#) Police Department Report involving Rider's Inn, 6231 W. Mitchell St. (2007-2008 Class B Tavern License renewal application no. 461, Dance Hall License renewal application no. 508 and Cigarette License renewal application no. 460 of J.K.H., Inc., John D. Sierocuk, Agent, Incident Date: February 16, 2007).
65. [2007-0271](#) 2007-2008 Class B Tavern License renewal application no. 1254 and Dance Hall application no. 1255 of Iris Girl, LLC, Peter D. Crivello, Agent, d/b/a Scotty's Pub, for premises located at 6500 W. Greenfield Ave.(new-existing)
66. [2007-0308](#) Communication requesting a 30 day extension to complete the necessary requirements for 2006-2007 Class B Tavern License application no. 1235 and Dance Hall License appl. no. 1236 of Risk Takers, LLC., Pamela Houck, Agent, d/b/a Good Times for premises located at 7731 W. Becher St. (new-existing)
67. [2007-0368](#) 2007-2008 Class B Tavern License application no. 1273 and Dance Hall License appl. no.1274 of Risk Takers, LLC., Pamela Houck, Agent, d/b/a Good Times for premises located at 7731 W. Becher St. (new-existing)
68. [2007-0316](#) Police Department Report regarding February 4, 2007 Tobacco Compliance Check involving thirteen (13) West Allis businesses, resulting with two (2) selling tobacco to an underage person without requesting identification (2007-2008 Combination Class A Liquor License renewal application no. 1113 and 2007-2008 Cigarette License renewal application no. 1114 of Supreme Enterprises, Inc., Inderjeet Singh, Agent, d/b/a Oklahoma Liquor & Tobacco at 10711 W. Greenfield Ave.)
69. [2007-0401](#) Request from the Health Commissioner to expand the use of the West Allis Farmer's Market

70. [2007-0384](#) 2007-2008 Class A Beer License renewal application(s).
71. [2007-0385](#) 2007-2008 Combination Class A Liquor License renewal application(s).
72. [2007-0381](#) 2007-2008 Class B Tavern, Dance Hall, Instrumental Music, Tavern Entertainment and Pool Table License renewal applications.
73. [2007-0382](#) 2007-2008 Class B Beer License renewal application(s).
74. [2007-0383](#) 2007-2008 Class C Wine License renewal application.
75. [2007-0379](#) 2007-2008 Class B Tavern Special Event Permit appl. no. 5 of GW's Jaws, LLC, Eunice A. Weber, Agent, d/b/a GW's Jaws, 9033 W. National Ave., (2007-2008 Class B Tavern License no. 629, Instrumental Music License no. 634) for Chicken Festival, including live band, on Saturday, September 15, 2007 from 2:00 p.m. to 9:00 p.m. (Parking lot roped off with tents, and chicken cooking pit in parking lot).
76. [2007-0378](#) 2007-2008 Class B Tavern Special Event Permit appl. no. 4 of Dog House, Inc., Thomas Lee Lipp, Sr., Agent, d/b/a The Dog House, 1641 S. 68 Street, (2007-2008 Class B Tavern License no. 810) for a wedding party on July 7, 2007 from 9 a.m. to 9:00 p.m. (Fenced in Backyard).
77. [2007-0392](#) 2007-2008 Dance Hall renewal application no. 846, and Instrumental Music License renewal application no. 847, Kent L. Keske, d/b/a Kesler's, for premises located at 6901 W. Beloit Rd.
78. [2007-0402](#) 2007-2008 Trailer and Truck Rental License renewal application(s).
79. [2007-0377](#) 2007-2008 Arcade License renewal application(s).
80. [2007-0376](#) 2007-2008 Second Hand Dealer License renewal application(s).
81. [2007-0375](#) 2007-2008 Phonograph Distributor's License renewal application(s).
82. [2007-0374](#) 2007-2008 Amusement Distributor's License renewal application(s).
83. [2007-0405](#) 2007-2008 and 2007-2009 Tavern Operator License applications.
84. [2007-0317](#) Police Department Report involving Tavern on the Green, 11904 W. Greenfield Ave. (2006-2007 Class B Tavern License no. 813 of Tavern on the Green, LLC. Timothy G. Capper, Agent, Incident Date: March 17, 2007).

85. [2007-0366](#) 2007-2008 Class B Tavern license renewal application no. 857, Dance Hall license renewal application no. 859 and Instrumental Music license renewal application no. 860 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.
86. [2007-0365](#) 2007-2008 Class B Tavern License renewal appl. no. 454, Dance Hall License renewal appl. no. 504 and Instrumental Music License renewal appl. no. 1068 of LT'L PNK HSZ, LLC, Gregory S. Barczak, Agent, d/b/a Painted Parrot, premises located at 8028 W. National Ave.

PUBLIC HEARING ITEMS (License & Health Committee)

87. [2007-0321](#) 2007-2008 Class B Tavern License application no. 1251, of Bunkers, LLC, Scott J. Bunker, Agent, d/b/a Bunkers for premises located at 7418-20 W. Greenfield Ave. (new-nonexisting)

ADVISORY COMMITTEE

88. [2007-0388](#) Appointment by Mayor Bell of Mr. Lynn Franke to the Office of Weed Commissioner of the City of West Allis for the year 2007.
89. [2007-0391](#) Legislative Committee minutes for June 12, 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.

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.