



# 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, Kurt E. Kopplin, Thomas G. Lajsic, Richard F. Narlock, Rosalie*

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

*Vincent Vitale, and Martin J. Weigel*

---

Tuesday, March 16, 2004

7:00 PM

City Hall - Council Chambers

---

#### REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. PUBLIC HEARINGS

1. [2004-0160](#) Approval of the CONSOLIDATED PLAN COMMUNITY DEVELOPMENT BLOCK GRANT FOR 2003-CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT, B-03-MC-55-0011.
2. [2004-0161](#) Amendment to the Community Development Block Grant Action Plan, B-04-MC-55-0011, creating a Pedestrian Amenity Project at the Historical Seneca Station with a budget not to exceed \$4,000. Funds for the project will be made available with a reduction of \$4,000 to the 2004 Contingency Fund; also Amendment creating a South 70 Street Streetscape Project with a budget not to exceed \$250,000. Funds for the project will be made available with a reduction in the 2003 Contingency Fund by \$125,000 and a transfer of \$125,000 from the 2004 Catalytic Incentives Project.

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 2, 2004.*

## H. ITEMS NOT REFERRED TO COMMITTEE

3. [R-2004-0096](#) Resolution of Commendation for Matthew Lentz. (Sponsored by Ald. Sengstock)
4. [2004-0162](#) Report of the Municipal Judge for the month of February, 2004, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$99,763.78, all fines, costs and fees in the sum of \$98,880.83 collected in the Municipal Court and the sum of \$94,038.00 in payment of parking violations sent directly to the City Clerk/Treasurer's office.
5. [2004-0159](#) We Energies communication regarding alleged steel service damage by water crew at 8205 W. Dakota St. on January 14, 2004.

## I. STANDING COMMITTEE REPORTS

*None.*

## J. COMMON COUNCIL RECESS

## K. NEW AND PREVIOUS MATTERS

**ADMINISTRATION & FINANCE COMMITTEE**

6. [R-2004-0087](#) Resolution approving independent contractor agreement between the City of West Allis and Market Valuations LLC (Allan Land) for commercial property valuation services.
7. [R-2004-0093](#) Resolution approving an Economic Development Loan to Thomas C. Doyle, d/b/a Doyle Food Services, Inc. under the Department of Housing and Urban Development Community Development Block Grant Program in an amount not to exceed \$40,000.
8. [R-2004-0097](#) Resolution Authorizing the Sale of \$3,780,000 General Obligation Corporate Purpose Bonds, Series 2004A.
9. [R-2004-0098](#) Resolution Authorizing the Sale of Approximately \$4,425,000 Taxable General Obligation Community Development Bonds, Series 2004B.
10. [R-2004-0099](#) Resolution Authorizing the Sale of Approximately \$2,275,000 General Obligation Refunding Bonds, Series 2004C.
11. [R-2004-0100](#) Resolution Authorizing the Issuance and Sale of Approximately \$5,505,000 Taxable Bond Anticipation Notes, Series 2004D, pursuant to Section 67.12(1)(b), Wisconsin Statutes.
12. [2004-0151](#) AFSCME communication regarding ratification of the Good Faith Agreement for Local 80 (DPW and Clerical/Administration Units).

**City Attorney Claim Report**

13. [2003-0738](#) Law Offices of Pitts & Pitts communication on behalf of their client, Patricia A. Parker, regarding injuries and damages allegedly sustained at 8100 W. Greenfield Ave. on August 2, 2003.
14. [2004-0117](#) Daniel J. and Rebecca L. Bonneau, 2201 S. 62 St., communication regarding a refund of the late fee for their 2003 Real Estate Property Taxes.
15. [2004-0131](#) Hastings Mutual Insurance Company communication on behalf of their insured, Paul R. and Shelvie J. Griswold, regarding vehicle damage which allegedly occurred on August 18, 2003, in the amount of \$445.02.

**Public Hearing Items (Administration & Finance Committee)**

16. [R-2004-0092](#) Resolution relative to approving the 2003 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant Program
17. [R-2004-0095](#) Resolution approving amendments to the Community Development Block Grant (CDBG) Program to create a Pedestrian Amenity Project at the historical Seneca Station with a budget not to exceed \$4,000, appropriated from a reduction in the CDBG 2004 Contingency Fund; and to create a South 70 Street Streetscape Project with a budget not to exceed \$250,000, appropriated from a reduction in the 2003 Contingency Fund

and the transfer of 2004 Catalytic Incentive Project Funds

### **PUBLIC WORKS COMMITTEE**

18. [O-2004-0010](#) An Ordinance to Create Section 11.165(5) of the West Allis Revised Municipal Code Relating to U.S. Postal Mail Boxes and/or Newspaper Boxes as Privileges in Streets. (Sponsored by Ald. Narlock)
19. [R-2004-0088](#) Resolution ordering preliminary plans and specifications together with a schedule of a proposed assessment for improvement of 7128 W. Kinnickinnic River Parkway by installation of a storm sewer and catch basin.
20. [R-2004-0089](#) Resolution accepting work of Milwaukee General Construction Company for street construction in W. Orchard St. from S. 72 St. to S. 76 St. and authorizing and directing payment of said contract in accordance with contract terms of 2003 Project No. 10.
21. [R-2004-0090](#) Resolution to approve bid of Underground Pipeline, Inc. for sanitary sewer relay in S. 79 St. from W. Greenfield Ave. to W. Lapham St., in the amount of \$159,418.
22. [R-2004-0091](#) Resolution to approve bid of Super Excavators, Inc. for sanitary sewer relay in W. Greenfield Ave. from 90 ft. west of S. 108 St. to S. 116 St., in the amount of \$639,932.
23. [2004-0153](#) We Energies communication reminding the City of their policy regarding use of and trespassing on their property or rights-of-way.

### **SAFETY & DEVELOPMENT COMMITTEE**

24. [R-2004-0094](#) Resolution to authorize the submittal of a Brownfield Application for the property at 1960 S. 67 Pl. (the Lime Pit) by the Director of Development and the subsequent appropriation of necessary local matching funds for a Wisconsin Department of Commerce Brownfield Grant
25. [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.
26. [2004-0168](#) Certified Survey Map for proposed lot split of property located at 2177 S. 86 St. submitted by Daniel Milton of Milton Investments.
27. [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.
28. [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.
29. [2004-0165](#) Transmittal of decision of the Joint Review Board with respect to Tax Incremental District Number Six
30. [2004-0166](#) Transmittal of Decision of the Joint Review Board with respect to Tax Incremental District Number Seven
31. [2003-0104](#) Special Use application submitted by Wilde Toyota to construct additional showroom, vehicle repair and service reception floor space on their existing building/site located at 3211 and 3225 S. 108 St.
32. [2003-0105](#) Request by Wilde Toyota to amend the official map by rezoning certain land located at 3324 S. Wollmer Rd. from RC-1 Residential District to C-4 Regional Commercial District.
33. [2003-0123](#) Special Use Application submitted by Angela Venturini d/b/a Angel's Auto Service to establish an auto repair business within the mixed use building located at 723R-733 S. 84 St. (Tax Key No. 442-0316-000).
34. [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.
35. [2004-0167](#) Special use application for new construction of a Subway restaurant with drive-thru on undeveloped lots located at 22\*\* S. 108 St. (Tax Key Numbers 480-0280-000 and 480-0278-001) submitted by Michael Orville, owner.

**LICENSE & HEALTH COMMITTEE**

36. [2004-0158](#) 2003-2004 Tavern Operator License appl. no. 811 of Sharon L. Thims.
37. [2004-0135](#) 2003-2005 Tavern Operator License appl. no. 80 of Richard A. Moore.
38. [2004-0136](#) 2003-2005 Tavern Operator License appl. no. 82 of Kevin B. MacDonald.
39. [2004-0157](#) 2003-2005 Tavern Operator License appl. no. 85 of Daniel A. Hetzel.
40. [2004-0163](#) 2003-2004 Tavern Operator License appl. no. 93 of Tiffany M. McLaughlin.
41. [O-2004-0011](#) An Ordinance to Amend Subsection 9.15(3)(a)1, Repeal and Recreate 9.15(4), and Repeal Subsection 9.15(5) of the West Allis Revised Municipal Code Relating to Pawnbroker License Fee, and License Issuance and Granting.
42. [R-2004-0086](#) Resolution declaring the Western Days Parade scheduled for June 17, 2004 between 6:00 P.M. and 9:00 P.M. as a Community Function.
43. [2004-0156](#) Time Warner Cable communication announcing the change of name for Digital Channel 134 from Discovery Home and Leisure to Discovery Home Channel effective March 29, 2004.
44. [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.
45. [2003-0657](#) Police Department Report involving Larry Michael's Club and Cafe, 8900 W. Greenfield Ave. (2003-2004 Class B Tavern License no. 11, Dance Hall License no. 10, Instrumental Music License no. 4, and Cigarette License no. 40 of Larry M. Beilfuss, Incident date: June 29, 2003).
46. [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).
47. [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).
48. [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).
49. [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).

50. [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.).
51. [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.).
52. [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.).
53. [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.).
54. [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.).
55. [2004-0134](#) 2004-2005 Used Vehicle Dealer License application(s).

56. [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).
57. [2004-0138](#) 2003-2004 Special Class B Beer and Wine License application(s).
58. [2004-0139](#) 2004-2005 Mobile Home Park License application(s).
59. [2004-0140](#) 2004 Taxicab Driver License applications.
60. [2004-0152](#) 2003-2004 Second Hand Dealer application.
61. [2004-0164](#) 2003-2004 and 2003-2005 Tavern Operator License applications.

#### **ADVISORY COMMITTEE**

62. [2004-0155](#) Legislative Committee minutes for March 9, 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.