



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, July 6, 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. [2004-0422](#) 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).
2. [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).
3. [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).

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**Alderpersons Comments**

H. AGENDA APPROVAL

I. APPROVAL OF MINUTES

Minutes of the Common Council regular meeting of June 15, 2004.

J. ITEMS NOT REFERRED TO COMMITTEE

4. [2004-0437](#) Report of the Municipal Judge for the month of May, 2004, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$83,421.85 in the Municipal Court and the sum of \$78,293.00 in payment of parking violations sent directly to the City Clerk/Treasurer's office.
5. [2004-0440](#) Communications and all other matters referred to various Committees prior to May 31, 2004.
6. [2004-0433](#) Jim Swenson, West Milwaukee, communication regarding a sewer backup allegedly sustained on May 16, 2004, on his property at 1816 S. 66 St.
7. [2004-0444](#) Small Claims Summons and Complaint in the matter of Sentry Insurance vs. City of West Allis, et al.
8. [2004-0453](#) Jessica Gluckman communication regarding an alleged broken sewer pipe in the grass area between the sidewalk and the curb in front of her property at 2255 S. 57 St.

K. STANDING COMMITTEE REPORTS

None.

L. COMMON COUNCIL RECESS

M. NEW AND PREVIOUS MATTERS

ADMINISTRATION & FINANCE AND PUBLIC WORKS COMMITTEES

9. [R-2004-0216](#) Resolution to approve bid of James Luterbach Construction Co., Inc. for remodeling/conversion of the existing West Allis Veterans' Park Pavilion to a Police Satellite Station at 6900 W. National Ave. in the amount of \$194,880 and appropriate an additional \$30,000 for related work.

ADMINISTRATION & FINANCE COMMITTEE

10. [R-2004-0215](#) Resolution relative to accepting the proposal of Insight Public Sector, Inc. for furnishing and delivering IBM personal computers for a total sum not-to-exceed \$78,000.00.
11. [R-2004-0219](#) Resolution approving a Sole Source professional environmental consulting services contract with Ayres Associates in the amount of \$18,221 evaluating modification to the DNR-approved cap on the former landfill located at 11241 W. Lincoln Ave. to allow a soccer complex to be constructed.
12. [R-2004-0220](#) Resolution to approve Commercial Facade Improvement Project Contract by and between the City of West Allis and Douglas J. Persich for the property at 7130 W. Greenfield Ave. in an amount not to exceed \$17,206.
13. [R-2004-0221](#) Resolution to approve Commercial Facade Improvement Project Contract by and between the City of West Allis and Carsten Schwab and Siegfried Schwab for the property at 7038-40-42 W. Greenfield Ave. in an amount not to exceed \$18,000
14. [R-2004-0225](#) Resolution to approve Summary of Negotiated Settlement with the West Allis Federation of Nurses, Local 5038, for 2002.
15. [R-2004-0226](#) Resolution to approve Summary of Negotiated Settlement with the West Allis Federation of Nurses, Local 5038, for 2003-2005.

Attachments: [R-2004-0226 SNS Nurses 2003-2005.pdf](#)

City Attorney Claim Report

16. [2003-0415](#) Summons & Complaint in the matter of ALLEN D. FISHER V. CITY OF WEST ALLIS, ET AL.
17. [2004-0159](#) We Energies communication regarding alleged steel service damage by water crew at 8205 W. Dakota St. on January 14, 2004.
18. [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.
19. [2004-0229](#) William Traynor, 9240 W. Hayes Ave., communication regarding vehicle damage allegedly sustained on April 14, 2004, at S. 75 St. near City Hall.
20. [2004-0251](#) Michael Best & Friedrich LLP, communication on behalf of their client, Walgreen

Company, regarding personal property taxes for 1998, 1999 and 2000 which were allegedly overpaid by Walgreen's, 2677 S. 108 St., and requests a refund in the amount of \$17,938.00, plus interest.

PUBLIC WORKS COMMITTEE

21. [R-2004-0209](#) Resolution accepting work of Underground Pipeline Inc. for the installation of sanitary sewer relay in S. 79 St. from W. Greenfield Ave. to W. Lapham St.
22. [R-2004-0210](#) Resolution accepting work of Underground Pipeline Inc. for the installation of sanitary sewer, sanitary sewer relay, storm sewer relay and utility adjustments in S. 73 St. from W. Lapham St. to W. National Ave.
23. [R-2004-0211](#) Resolution Granting a Privilege for Encroachment (Major) to New Owners Vincent R. and Kristie K. Milne (d/b/a That New Staffing Company LLC) for property located at 5908-5910 West Burnham Street.
24. [R-2004-0212](#) Resolution relative to accepting the proposal of N & S Towing, Inc. for providing vehicle towing and storage services for the City of West Allis.
25. [R-2004-0213](#) Resolution amending Preliminary Resolution No. R-2004-0199 adopted by the Common Council on June 15, 2004, to change the description of the street improvement from concrete reconstruction to asphalt reconstruction.

26. [R-2004-0218](#) Resolution to approve bid of Arrow-Crete Construction, LLC for construction of an asphalt parking lot, concrete curb & gutter, colored imprinted concrete, grading, landscaping, gazebo installation and utility adjustments located in Honey Creek Park between S. 84 St. and S. 86 St., south of W. National Ave., in the amount of \$315,347.
27. [2004-0438](#) Downtown West Allis Business Improvement District (BID) requesting to restrict parking along W. Greenfield Ave. from S. 70 St. to S. 76 St. with the closing of S. 71 St., S. 72 St. and S. 73 St. (south and north to the alleys) for their sidewalk sale, in partnership with the Milwaukee Mile's IRL Race Weekend, called "Downtown Race Day" on Friday, July 23, 2004, from 10:00 a.m. to 5:00 p.m.

SAFETY & DEVELOPMENT COMMITTEE

28. [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.
29. [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.
30. [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.
31. [R-2004-0217](#) Resolution approving an Affidavit of Correction for Certified Survey Map No. 7426 to correct the location of a Shared Use Path.
32. [2004-0463](#) Communication from Anthony Henika requesting an extension of time in accordance with Section 12.80 of the Revised Municipal Code relative to 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).
33. [R-2004-0227](#) Resolution approving a contract between the Wisconsin Department of Commerce and the City of West Allis for a Brownfield Grant in the amount of \$335,000 for the Six Points/Farmers Market Redevelopment Area
34. [2004-0441](#) Bob's Bait Shop, Inc., 1126 S. 108 St., communication in favor of the construction project at 1112 S. 108 St. as long as there are no traffic flow restrictions.

35. [2004-0443](#) Petition to support zoning amendment to permit car washes as a permitted use in C-3 Community Commercial District and construction of a car wash/convenience store/gas station at 1112 S. 108 St.
36. [2004-0434](#) Special use application submitted by Derek Knight on behalf of Marathon Ashland Petroleum to demolish the existing gas station and to construct a new Speedway gas station and convenience store facility on site located at 9130 W. Oklahoma Ave.
37. [2004-0435](#) Special use application submitted by Scott DeBell on behalf of the Target Corporation for an expansion to the existing building/use and various site improvements at the existing Target property located at 2600 S. 108 St.
38. [2004-0464](#) Communication from the Director of Building Inspections & Zoning regarding a status report of the Exterior Property Maintenance Inspection Program.
- 38a. [2004-0465](#) Special Use Application submitted by Dennis Boschi on behalf of Northern Tool to establish an outdoor sales and display area at 610 S. 108 St.

Public Hearing Items (Safety & Development Committee)

39. [R-2004-0223](#) Resolution relative to determination of Special Use Application submitted by Mark Bamke, d/b/a CBA of Wisconsin, to establish a vehicle service and repair facility within the existing building located at 11139 W. Becher St.
40. [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).
41. [R-2004-0224](#) Resolution relative to determination of Special Use Application submitted by Steven W. Dunn, d/b/a Korbely's, Inc., for an expansion to the existing tavern located at 7408 W. Walker St.
42. [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).
43. [R-2004-0222](#) Resolution relative to determination of Special Use Application submitted by the Albion Group, on behalf of the applicant, HKM, Inc. for the construction of a mixed-use residential-commercial development on City-owned land located at 58** W. Burnham St.
44. [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).

LICENSE & HEALTH COMMITTEE

45. [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).
46. [2004-0350](#) 2004-2005 Combination Class A Liquor License appl. no. 17 of Priya Corporation, Kavita S. Khullar, Agent, d/b/a Martha's Vineyard, for premises located at 10711 W. Oklahoma Ave. (new-existing location).
47. [2004-0447](#) 2003-2004 Combination Class A Liquor License Transfer appl. no. 15 of Abdul M. Khan, d/b/a K-C Beverages, from 10711 W. Oklahoma Ave. to 1514-1516 S. 84 St. (transfer-nonexisting location).
48. [2004-0448](#) 2004-2005 Combination Class A Liquor License appl. no. 25 of Abdul M. Khan, d/b/a K-C Beverages, for premises located at 1514-1516 S. 84 St. (new-nonexisting location).
49. [2004-0446](#) 2004-2005 Class B Tavern License appl. no. 127 of Franklyn J. Perko, d/b/a Perko's, 5401 W. Burnham St. (new-nonexisting location)
50. [2004-0442](#) Attorney John H. Pellmann communication on behalf of his client, Ana M. Razo, regarding the 2003-2004 Class B Tavern License renewal appl. no. 92 of La Troje Corp., d/b/a La Troje, 6217 W. Greenfield Ave.
51. [2004-0390](#) 2004-2006 Tavern Operator renewal license appl. no. 184 of James R. Ondishko.
52. [2004-0425](#) 2004-2006 Tavern Operator License appl. no. 206 of Allen R. Steinke.
53. [2004-0429](#) 2004-2006 Tavern Operator License appl. no. 212 of Christine Stauss-Kurnik.
54. [2004-0430](#) 2004-2006 Tavern Operator License appl. no. 216 of Linda J. Schmidt.
55. [2004-0426](#) 2004-2005 Tavern Operator License appl. no. 403 of Nicole A. Kandziora.
56. [2004-0427](#) 2004-2006 Package Goods Operator License appl. no. 28 of Sandra L. Elwing.
57. [2004-0428](#) 2004-2006 Package Goods Operator License appl. no. 33 of Janet C. Wulin.
58. [2004-0458](#) 2004 Special Event Direct Seller's Permit appl. no. 30 of Ricardo L. Manuel.
59. [2004-0452](#) 2004 Special Event Direct Seller's Permit appl. no. 32 of David W. Truby.
60. [2004-0459](#) 2004 Special Event Direct Seller's Permit appl. no. 42 of Michael L. Musgrove.
61. [2004-0436](#) Time Warner Cable communications announcing the launching of the new Passtime Games Channel on Digital Channel 1200 on June 7, 2004 and WFMT, Music Choice Channel 900, will no longer be available as of June 30, 2004.
62. [2004-0445](#) Robert J. Jesion, owner of the business and real estate at 7100 W. National Ave.,

- communication regarding Jesion's Needle Inn being closed since February 13, 2004.
63. [2004-0432](#) 2004 Taxicab Driver License applications.
64. [2004-0439](#) 2004-2006 Package Goods Operator License applications.
65. [2004-0449](#) 2004-2005 Class B Tavern License renewal appl. no. 126 of R-Bar Corporation, Alberto Sendejo, Agent, d/b/a My Bar, for premises located at 6404 W. National Ave.
66. [2004-0450](#) 2004-2005 Phonograph Distributor's License application(s).
67. [2004-0451](#) 2004-2005 Amusement Distributor's License application(s).
68. [2004-0454](#) 2004-2005 Second Hand Dealer License applications.
69. [2004-0457](#) 2004-2005 Special Class B Beer and Wine License applications.
70. [2004-0462](#) 2004-2005 Class B Tavern Special Event Permit appl. no. 3 of Yester Years Pub & Grill, Inc., Karen D. Schoenfeld, Agent, d/b/a Yester Years Pub & Grill, 9427 W. Greenfield Ave. (2004-2005 Class B Tavern License no. 63, Dance Hall License no. 44 and Instrumental Music License no. 23), for a Milwaukee Rally, Miller & Harley Involved, on July 29-31 and August 1, 2004 from 10:00 a.m. to 10:00 p.m. (private property fenced off to Parking Lot for Bike Show with seating in front of Club).
71. [2004-0431](#) 2004-2005 and 2004-2006 Tavern Operator License applications.

ADVISORY COMMITTEE

- 71a. [R-2004-0228](#) Resolution authorizing change of the polling place for the Eleventh Ward of the Second Aldermanic District from Jefferson School to Jefferson Fieldhouse.
72. [2004-0423](#) City Attorney communication requesting approval for destruction of public records in the City Attorney's Office.
73. [2004-0461](#) City Administrative Officer, Clerk/Treasurer communication regarding destruction of election materials schedule.
74. [2004-0460](#) Mayor Bell's request to approve the naming of the Orchard Hills Neighborhood and the Henderson Park Neighborhood.
75. [2004-0455](#) Reappointment by Mayor Bell of Ted Toerpe as a member of the West Allis Library Board, his three-year term to expire July 1, 2007.
76. [2004-0456](#) Appointment by Mayor Bell of Kevin Haass as a member of the West Allis Police & Fire Commission, his five-year term to expire May 1, 2009.

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.