



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Meeting Agenda

Common Council

Mayor Dan Devine, Chair

Alderman James W. Sengstock, Council President

*Aldermen: Gary T. Barczak, Michael J. Czaplewski, Kurt E. Kopplin, Thomas G. Lajsic,
Richard F. Narlock, Rosalie L. Reinke, Daniel J. Roadt, Vincent Vitale, and Martin J. Weigel*

Tuesday, August 5, 2008

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-2008-0138](#) Resolution Relative to the Vacation and Discontinuance of an Alley South of West Lincoln Avenue Between South 78th Street and South 79th Street.
Sponsors: Public Works Committee

2. [R-2008-0174](#) Resolution relative to determination of Special Use Permit to establish a martial arts facility within the Renaissance Faire building located at 819 S. 60 St. (Tax Key No. 439-0002-008)
Sponsors: Safety & Development Committee

3. [R-2008-0176](#) Resolution relative to determination of Special Use Permit to amend R-2006-0171 to include/establish an auto repair use within a portion of the existing McAdams Car Co. building located at 2081 S. 56 St. (Tax Key No. 474-0241-000).
Sponsors: Safety & Development Committee

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 July 1, 2008 and special meeting of July 9, 2008.

J. ITEMS NOT REFERRED TO COMMITTEE

4. [2008-0526](#) Report of the Municipal Judge for the month of June 2008, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$114,627.23.
5. [2008-0497](#) Janet A. O'Connor communication regarding vehicle damage allegedly sustained at 856 S. 74 St. on May 23, 2008.
6. [2008-0499](#) Edward Krause communication regarding vehicle damage allegedly sustained at S. 60 St. and W. Lincoln Ave. on June 7, 2008.
7. [2008-0509](#) Notice of Circumstances of Claim submitted by Attorney Brian J. Henderson, on behalf of Marilyn G. and Carl K. Tomaszewski regarding injuries and damages allegedly sustained at 11601 W. Lincoln Ave. on April 19, 2008.
8. [2008-0511](#) Summons and Complaint in the matter of American Family Mutual Insurance Company vs. City of West Allis, et al.
9. [2008-0519](#) Summons & Complaint in the matter of Countrywide Home Loans, Inc., vs. City of West Allis, et al.
10. [2008-0528](#) Robert & Sharon Jerominski communication regarding property damage allegedly sustained on June 9, 2008 at 8742 W. McMyron St.

11. [2008-0545](#) Henry Teetz, III communication regarding vehicle damage allegedly sustained at the parking lot near W. Oconto Pl. on July 24, 2008.

K. STANDING COMMITTEE REPORTS

None.

L. COMMON COUNCIL RECESS

M. NEW AND PREVIOUS MATTERS

ADMINISTRATION & FINANCE COMMITTEE

12. [O-2008-0037](#) An Ordinance to establish the salaries of certain employees in the Engineering Technicians and Aides Association of the City of West Allis (ET & AA) for 2008, 2009, and 2010.
13. [R-2008-0135](#) Resolution approving refinancing terms of the Economic Development Loan with R.E.M. Investments, LLC located at 1469 S. 70 St.
Sponsors: Administration & Finance Committee
14. [R-2008-0180](#) Resolution relative to accepting the proposal of Brodart Library Supplies & Furnishings for providing a circulation desk system for a total net sum of \$14,410.00.
Sponsors: Administration & Finance Committee
15. [2008-0525](#) Communication from Assistant City Attorney Jeffrey Warchol regarding the Economic Development Loan Payoff of Carol and Daniel Bohringer, d/b/a Sammy's Red Hots & Brats.
16. [2008-0546](#) Communication from Manager, Purchasing/Central Services relative to Procurement Card Contract with JPMorgan Chase Bank, N.A.
17. [2008-0548](#) Communication from Comptroller/Manager of Finance relative to stop-loss contract with Elite Underwriting Services.
18. [2008-0527](#) Communication from City Administrative Officer transmitting Traffic Violation & Accident Reports for the period April 1, 2008 through June 30, 2008.

City Attorney Claim Report

19. [2008-0159](#) TrustSolutions, LLC request for cancellation of personal property tax identification number 537837 and refund of \$4822.48 due to two personal property tax identification numbers being assigned to TrustSolutions, LLC for the same property.
20. [2008-0212](#) CEI Auto Claims Management communication on behalf of Mary Kay Cosmetics regarding vehicle damages allegedly sustained at South 119 Street and West Oklahoma Avenue on February 8, 2008.
21. [2008-0248](#) Carla Granneman communication regarding vehicle damage allegedly sustained at S. 72nd St. and W. Beloit Rd. on February 8, 2008.
22. [2008-0352](#) Drellos Law Firm, LLC. Notice of Claim on behalf of Walters Wrecking, Inc. regarding Breach of Contract relative to removal of fencing on West National Avenue.
23. [2008-0397](#) Thomas Poppe communication requesting a refund of towing charges which allegedly occurred at 2197 S. 78 Street on February 6, 2008.
24. [2008-0398](#) Tracy Laverdure communication regarding vehicle damage allegedly sustained at 2040 S. 67 Place on May 14, 2008.
25. [2008-0399](#) John Gardner communication regarding vehicle damage allegedly sustained at 1000 S. 108 St., Lot D10, on May 24, 2008.
26. [2008-0471](#) Terrence and Jane Donaldson communication regarding property damage allegedly sustained on June 7, 2008 at 2534 S. 78 Street.
27. [2008-0490](#) Colleen Devereey communication regarding property damage allegedly sustained on June 7, 2008 at 7742 W. Rogers St.

PUBLIC WORKS AND SAFETY & DEVELOPMENT COMMITTEES

28. [O-2008-0038](#) Ordinance to Create Subsections 13.21(13)(h)1c(iii), 13.21(13)(h)2e(iii) and 13.21(15)(b)4 of the West Allis Revised Municipal Code Relating to Restricting Wall Signage Along an Alley and to Create Subsection 13.21(11)(c) Relating to Allowing Guidance Signs.
- Sponsors:** Martin J. Weigel

PUBLIC WORKS COMMITTEE

29. [R-2008-0177](#) Resolution relative to accepting the proposal of Traffic & Parking Controls for furnishing and delivering traffic signal lamps and housing assemblies for a total sum of \$92,959.86.
Sponsors: Public Works Committee
30. [R-2008-0181](#) Resolution to approve bid of LaLonde Contractors, Inc. for alley reconstruction in various locations in the City of West Allis, in the amount of \$766,358.25.
Sponsors: Public Works Committee
31. [R-2008-0183](#) Resolution to approve bid of Payne & Dolan, Inc. for street construction, sanitary sewer relay, storm sewer relay, building services & utility adjustments in various locations within the City of West Allis, in the amount of \$1,106,696.50.
Sponsors: Public Works Committee
32. [2008-0544](#) Communication from the West Allis Business Improvement District for approval to install new street name signage for the downtown area between S. 70th and S. 76th Street along W. Greenfield Ave.
33. [2008-0547](#) Southeastern Wisconsin Regional Planning Commission communication providing a certified copy of SEWRPC Planning Report No. 50, A Regional Water Quality Management Plan Update for the Greater Milwaukee Watersheds.

Public Hearing Items (Public Works Committee)

34. [R-2008-0138](#) Resolution Relative to the Vacation and Discontinuance of an Alley South of West Lincoln Avenue Between South 78th Street and South 79th Street.
Sponsors: Public Works Committee

SAFETY & DEVELOPMENT COMMITTEE

35. [O-2008-0030](#) An Ordinance to Create Section 18.09 of the West Allis Revised Municipal Code Relating to Nuisance Abandoned Dwellings.
Sponsors: Safety & Development Committee
36. [O-2008-0036](#) An Ordinance to Establish Parking Restrictions on the North Side of the East 100 Feet of the 7800 Block of W. Hicks St.
Sponsors: Kurt E. Kopplin

37. [R-2008-0157](#) Resolution relative to Termination of The Learning Years child daycare center Special Use Permit, located at 932 S. 60 St. (former Roosevelt School building). (Tax Key No. 438-0196-001)
Sponsors: Safety & Development Committee
38. [R-2008-0175](#) Resolution approving an Affidavit of Correction submitted by R.A. Smith amending the legal description and correctly stating the right-of-way width of S. 92 St. for the CHR. Hansen Certified Survey Map to consolidate multiple commercial parcels located at 9015 W. Maple St. submitted by Jim I. Morrow of R. A. Smith and Associates. (Tax Key Nos. 451-0453-001, 451-0454-000, 451-0264-001, 451-0273-000, 451-0401-002, 451-0266-000, 451-0267-000, 451-0268-000, 451-0269-000, 451-0270-000, 451-0271-000, 451-0272-000, 451-1001-000, 451-0257-000)
Sponsors: Safety & Development Committee
39. [R-2008-0178](#) Resolution approving the Project Plan for Tax Incremental District Number Ten, City of West Allis, Wisconsin
Sponsors: Safety & Development Committee
40. [R-2008-0179](#) Resolution to create Tax Incremental District Number Ten, City of West Allis, Wisconsin, and describe the boundaries thereof, pursuant to Section 66.1105(4) (gm) of the Wisconsin Statutes
Sponsors: Safety & Development Committee
41. [2008-0533](#) Communication from the Planning Manager relative to the Plan Commission of the City of West Allis' favorable recommendation of the Project Plan for Tax Incremental District Number Ten.
42. [2008-0534](#) Communication from the Executive Director relative to the Community Development Authority of the City of West Allis' favorable recommendation of the Project Plan for Tax Incremental District Number Ten.

Public Hearing Items (Safety & Development Committee)

43. [R-2008-0174](#) Resolution relative to determination of Special Use Permit to establish a martial arts facility within the Renaissance Faire building located at 819 S. 60 St. (Tax Key No. 439-0002-008)
Sponsors: Safety & Development Committee
44. [2008-0482](#) Special Use Permit to establish a martial arts training facility, d/b/a Martial Starts, within a portion of the Renaissance Faire Building located at 819 S. 60 St. (Tax Key No. 439-0002-008)

45. [R-2008-0176](#) Resolution relative to determination of Special Use Permit to amend R-2006-0171 to include/establish an auto repair use within a portion of the existing McAdams Car Co. building located at 2081 S. 56 St. (Tax Key No. 474-0241-000).

Sponsors: Safety & Development Committee

46. [2008-0487](#) Special Use Permit to amend R-2006-0171 to include/establish an auto repair use within a portion of the existing McAdam's Car Co. building located at 2081 S. 56 St. (Tax Key No. 474-0241-000)

LICENSE & HEALTH COMMITTEE

47. [2008-0495](#) Summons and Complaint in the matter of the complaint against PecMon Corp., John R. Monty, Agent for the premises located at 6533 W. Mitchell St., d/b/a PM Pub & Grub (2007-2008 Class B Tavern License no. 635 and Dance Hall License no. 624).
48. [2008-0311](#) 2008-2009 Class B Tavern License renewal application no. 622 and Dance Hall License renewal application no. 624 of PEC Mon Corp., Dorene Monty, Agent, d/b/a PM Pub & Grub, premises located at 6533 W. Mitchell St.
49. [2008-0324](#) Police Department Report involving PM Pub & Grub, 6533 W. Mitchell St., (2007-2008 Class B Tavern License no. 622, Dance Hall License no. 624 and Cigarette License no. 623 of Pec Mon Corp., John R. Monty, Agent, Incident Date: March 31, 2008).
50. [2008-0236](#) 2008-2009 Tavern Operator License application no. 9-492 of John R. Monty.
51. [2008-0514](#) 2008-2009 Tavern Operator License application no. 9-538 of Frank R. Zaboroski.
52. [2008-0515](#) 2008-2009 Tavern Operator License application no. 9-543 of Alison L. Bertling.
53. [2008-0516](#) 2008-2009 Tavern Operator License application no. 9-546 of Melissa J. Hernke.
54. [2008-0463](#) 2008-2009 Tavern Operator License appl. no. 09-537 of Jodi L. Gidlund-Siegel.
55. [2008-0529](#) 2008-2009 Tavern Operator License application no. 09-551 of Jacqueline D. Michel.
56. [2008-0517](#) 2008-2010 Tavern Operator License renewal application no. 10-239 of Courtney R. Nissenbaum.

57. [2008-0518](#) 2008-2010 Tavern Operator License renewal application no. 10-243 of Kelly K. Vick.
58. [2008-0470](#) 2008-2009 Adult-Oriented Establishment Operator Permit application no. 1050 of Susan A. Westover.
59. [2008-0512](#) 2008-2009 Adult-Oriented Establishment Operator Permit application no. 1434 of Tiffany R. Stolze.
60. [2008-0532](#) 2008-2009 Class B Tavern License appl. no. 1440, Dance Hall License appl. no. 1442 and Instrumental Music License appl. no. 1441 of CZAR'S, LLC, Timothy A. Czarnecki, Agent, d/b/a Kesler's premises located at 6901 W. Beloit Rd. (new-existing).
61. [2008-0521](#) Police Department Report regarding June 25, 2008 Tobacco Compliance Check involving thirteen (13) West Allis businesses, resulting with four (4) selling tobacco to an underage person without requesting identification (2008-2009 Class B Beer License no. 905 and 2008-2009 Cigarette License application no. 1011 of Sharifali, Corp., Noorali G. Manjee, Agent, d/b/a Dino's Food Mart at 9127 W. Lincoln Ave.).
62. [2008-0522](#) Police Department Report regarding June 25, 2008 Tobacco Compliance Check involving thirteen (13) West Allis businesses, resulting with four (4) selling tobacco to an underage person without requesting identification (2008-2009 Cigarette License application no. 484 of Marshall IGA, Inc., Michael W. Mcardle, Agent, d/b/a Cigarette Depot at 1520 S. 84 St.).
63. [2008-0523](#) Police Department Report regarding June 25, 2008 Tobacco Compliance Check involving thirteen (13) West Allis businesses, resulting with four (4) selling tobacco to an underage person without requesting identification (2008-2009 Cigarette License application no. 466 of Mohammed M. Ali, d/b/a Smoker's Club at 10708 W. Oklahoma Ave.).
64. [2008-0524](#) Police Department Report regarding June 25, 2008 Tobacco Compliance Check involving thirteen (13) West Allis businesses, resulting with four (4) selling tobacco to an underage person without requesting identification (2008-2009 Cigarette License application no. 526 of Akash Petroleum, Virendra S. Verma, Agent at 10537 W. Greenfield Ave.).
65. [2008-0507](#) Police Department Report involving Smokin' Joes, 6139 W. Beloit Rd., (2007-2008 Class B Tavern License no. 992, Dance Hall License no. 995, Instrumental Music License no. 994 and Cigarette License no. 993 of Joseph A. Jeffords, Agent, Incident Date: June 29, 2008).

66. [2008-0513](#) 2008-2009 Adult-Oriented Establishment Operator Permit application no. 1433 of Amber L. Richmond.
67. [2008-0368](#) 2008-2010 Tavern Operator License renewal application no. 10-110 of Steven T. Robinson.
68. [2008-0438](#) Summons and Complaint in the matter of the complaint against Steven T. Robinson 2008-2010 Tavern Operator License renewal application no. 10-110.
69. [2008-0531](#) Mega Marts, LLC communication regarding notice of change of liquor agent at the Pick 'n Save #6846 located at 2625 S. 108 St. (2008-2009 Combination Class A Liquor License no. 1087).
70. [2008-0498](#) Appointment of new agent, Daniel J. Romero, by Mega Marts, LLC, d/b/a Pick 'n Save #6847 located at 6760 W. National Ave. (2008-2009 Combination Class A Liquor License no. 1089).
71. [2008-0500](#) 2008-2009 and 2008-2010 Tavern Operator License applications.
72. [2008-0508](#) 2008-2009 Special Instrumental Music Permit appl. no. 1 of Stephen A. Nennig, d/b/a Steven's Steak House, 9140 W. National Ave. (2008-2009 Class B Tavern License no. 655 and Dance Hall License no. 656) for an event on Saturday, August 23, 2008.
73. [2008-0496](#) 2008-2009 Class B Tavern Special Event Permit appl. no. 5 of Yester Years Pub & Grill, Inc., Karen Schoenfeld, Agent, d/b/a Yester Years Pub & Grill, 9411-9427 W. Greenfield Ave., (2008-2009 Class B Tavern License no. 760, Instrumental Music License no. 761, Dance Hall License no. 763 and Cigarette License no. 765) for Harley 105th, August 28, 29, 30, and 31, 2008 from 10 a.m. to 10:00 p.m., (Property in front of building and parking lot).
74. [2008-0530](#) 2008-2009 Class B Tavern Special Event Permit appl. no. 6 of Rocco A. Landgraff, d/b/a Rocco's Bar & Grill, 1309 S. 60 St., (2008-2009 Class B Tavern License no. 1361, Dance Hall License no. 1363 and Cigarette License no. 1362) for 50th Wedding Anniversary, August 26, 2008 from 3:00 p.m. to 11:00 p.m., (Tents in parking lot).
75. [2008-0549](#) 2008-2009 Class B Tavern Special Event Permit appl. no. 7 of Rocco A. Landgraff, d/b/a Rocco's Bar & Grill, 1309 S. 60 St., (2008-2009 Class B Tavern License no. 1361, Dance Hall License no. 1363 and Cigarette License no. 1362) for 40th Birthday Party, September 6, 2008 from 1:00 p.m. to 9:00 p.m., (Tent in parking lot).

76. [2008-0306](#) 2008-2009 Class B Tavern License application no. 1389 of Jacqueline A. George, d/b/a Gyro Grill & Pub for premises located at 10722 W. Oklahoma Avenue (new-nonexisting).
77. [2008-0383](#) 2008-2009 Combination Class A Liquor License appl. no. 1410 of Catering Specialties, Inc., Mark S. Anderson, Agent, d/b/a All Occasions Catering/ Bubbs BBQ, for premises at 7905 W. Lincoln Ave. (new-nonexisting location).
78. [2008-0434](#) 2008-2009 Second Hand Dealer License renewal application(s).
79. [2008-0543](#) 2008-2009 Second Hand Dealer License renewal appl. no. 1375 of DRA Sports Collectibles, LLC, Douglas J. Drake, Agent, d/b/a Gundersons Sports Cards, for premises at 7201 W. National Ave.
80. [2008-0503](#) Police Department report regarding tavern violations/calls for service for the month of June 2008.
81. [2008-0520](#) Police Department Report regarding June 25, 2008 Tobacco Compliance Check involving thirteen (13) West Allis businesses, resulting with four (4) selling tobacco to an underage person without requesting identification.
82. [2008-0504](#) Police Department Report regarding June 26, 2008 Tobacco Compliance Check involving thirteen (13) West Allis businesses, resulting with none selling tobacco to an underage person without requesting identification.
83. [2008-0506](#) Police Department Report involving Harry O's, 6743 W. Lincoln Ave. (2007-2008 Class B Tavern License no. 827, Dance Hall License no. 829, and Instrumental Music License no. 830 of Harry O's, Inc., Harry J. Strahlendorf, Agent, Incident Date: June 29, 2008).
84. [2008-0505](#) Police Department Report involving Mario's, 1900 S. 60 St. (2007-2008 Class B Tavern License no. 1091, Dance Hall License no. 1092 and Instrumental Music License no. 1093 of M & W Hospitality, Inc., Mario P. Morgese, Agent, Incident Date: May 20, 2008).

ADVISORY COMMITTEE

85. [2008-0535](#) Reappointment by Mayor Devine of Ald. Michael Czaplewski to the West Allis Administrative Appeals Review Board.
86. [2008-0536](#) Appointment by Mayor Devine of Deborah Tiegs as a member of the West Allis Commission on Aging, her term to expire November 1, 2010.

87. [2008-0537](#) Appointment by Mayor Devine of Mr. Gautam Ubale as a member of the West Allis Capital Improvement Committee, his term to expire January 1, 2012.
88. [2008-0538](#) Reappointment by Mayor Devine of David Wied as a member of the West Allis Community Celebrations Committee.
89. [2008-0539](#) Appointment by Mayor Devine of Leann Mester as a member of the West Allis Library Board, her three-year term to expire July 1, 2011.
90. [2008-0540](#) Reappointments by Mayor Devine of Carol Garrison and Ellen Karrels as members of the West Allis Library Board, their three-year terms to expire July 1, 2011.
91. [2008-0541](#) Reappointment by Mayor Devine of Sr. Mary Ellen Paulson as a member of the West Allis Library Board, under the guidelines of the ordinance pertaining to limitation on consecutive terms for members of boards and commissions, her three-year term to expire July 1, 2011.
92. [2008-0542](#) Appointment by Mayor Devine of Christopher Ahrens as a member of the West Allis Community Development Authority, his term to expire October 1, 2011.

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.