



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, April 19, 2005

7:00 PM

City Hall - Council Chambers

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. PUBLIC HEARINGS

1. [2005-0232](#) On the consideration of withdrawal of the West Allis Public Library from the Milwaukee County Federated Library System at the end of the year 2005.
2. [O-2005-0018](#) An Ordinance to amend the official West Allis Zoning Map by rezoning the southern portion of a split zoned property located at 8531 W. Lincoln Ave. (Krueger Dental office) from RB-2 Residence District to C-2 Neighborhood Commercial District (Tax Key No. 487-0031-001).
3. [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).
4. [2005-0107](#) Special use application to establish a restaurant with banquet facility within the former Mykonos building located at 8201 W. Greenfield Ave. (tax key number 451-0644-005).
5. [2005-0135](#) Special use application submitted by Whitnall Summit Corporation to establish a temporary staffing agency within a portion of the Summit Place building located at 6737 W. Washington St.
6. [2005-0141](#) Special use application to establish a day care facility within the existing building located at 5401 W. Burnham St. submitted by Shontina Gladney, Come Grow With Me Day Care (Tax Key no. 474-0015-001).
7. [2005-0160](#) Special use application to establish an Auto Repair Facility (West Allis Radiator and Sales Company) to be located at 6316 W. Burnham St. (tax key number 455-0391-001).

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 April 5, 2005.

J. ITEMS NOT REFERRED TO COMMITTEE

8. [2005-0231](#) Report of the Municipal Judge for the month of March, 2005, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$134,709.61, all fines, costs and fees in the sum of \$133,556.41 collected in the Municipal Court and the sum of \$105,181.00 in payment of parking violations sent directly to the City Clerk/Treasurer's office.
9. [2005-0212](#) Communications and all other matters referred to various Committees prior to January 1, 2005.
10. [2005-0213](#) Elder Grueneberg communication regarding vehicle damage allegedly sustained at S. 85 St. and W. Greenfield Ave. on April 7, 2005.
11. [2005-0214](#) Cannon & Dunphy, S.C. communication submitted on behalf of Kevin Trongard regarding injuries allegedly sustained at S. 76th St. and W. Beloit Rd. on March 17, 2005.
12. [2005-0234](#) Dan & Diane Takula communication regarding property damage allegedly sustained at 2403 S. 63 St.
13. [2005-0235](#) Summons & Complaint in the matter of GUY J. PAIDER V. CITY OF WEST ALLIS, ET AL.

K. STANDING COMMITTEE REPORTS

ADMINISTRATION & FINANCE COMMITTEE

Regular meeting held on April 11, 2005.

14. [R-2003-0070](#) Resolution to Approve the Second Amendment to Lease By and Between West Allis Memorial Hospital, Inc., and Aurora Health Care, Inc., and the City of West Allis.
Unanimously recommended to be placed on file.
15. [R-2005-0128](#) Initial Resolution Authorizing the Borrowing of not to Exceed \$12,500,000; Providing for the Issuance and Sale of General Obligation Securities Therefore; and Levying a Tax in Connection Therewith.
Unanimously recommended for adoption.
16. [R-2005-0130](#) Initial Resolution Authorizing the Borrowing of not to Exceed \$5,000,000 for Sanitary Sewer Improvements; Providing for the Issuance and Sale of General Obligation Securities Therefore; and Levying a Tax in Connection Therewith.
Unanimously recommended for adoption.
17. [R-2005-0131](#) Initial Resolution Authorizing the Borrowing of not to Exceed \$3,500,000 for Water System Improvements; Providing for the Issuance and Sale of General Obligation Securities Therefore; and Levying a Tax in Connection Therewith.
Unanimously recommended for adoption.

18. [R-2005-0132](#) Initial Resolution Authorizing the Borrowing of not to Exceed \$3,000,000 for Six Points Redevelopment Projects; Providing for the Issuance and Sale of General Obligation Securities Therefore; and Levying a Tax in Connection Therewith.
Unanimously recommended for adoption.
19. [R-2005-0133](#) Initial Resolution Authorizing the Borrowing of not to Exceed \$750,000 for Lime Pit Redevelopment Project; Providing for the Issuance and Sale of General Obligation Securities Therefore; and Levying a Tax in Connection Therewith.
Unanimously recommended for adoption.
20. [R-2005-0134](#) Initial Resolution Authorizing the Borrowing of not to Exceed \$500,000 for Wehr Steel Redevelopment Project; Providing for the Issuance and Sale of General Obligation Securities Therefore; and Levying a Tax in Connection Therewith.
Unanimously recommended for adoption.

L. COMMON COUNCIL RECESS

M. NEW AND PREVIOUS MATTERS

ADMINISTRATION & FINANCE COMMITTEE

21. [O-2005-0019](#) An Ordinance to amend Ordinance No. 6634 establishing the salary ranges of certain employees in the Executive Service, the Managerial Service, the Deputy Service, and the Confidential, Professional, and Supervisory Service of the City of West Allis for the Years 2002-2005 (Director of Development).
22. [R-2005-0136](#) Resolution relative to accepting the proposals of ASD Healthcare, Aventis Pharmaceuticals and FFF Enterprises for furnishing and delivering 350 vials of Flu Vaccine for a total sum of \$32,568.00.
23. [2005-0252](#) Request from Health Commissioner to change the Table of Organization for the Senior Center and fill a vacancy at the Center.
24. [R-2005-0145](#) Resolution authorizing the sale of \$5,040,000 General Obligation Corporate Purpose Bonds, Series 2005A.
25. [R-2005-0146](#) Resolution authorizing the issuance and sale of \$3,500,000 Bond Anticipation Notes, Series 2005B, pursuant to Section 67.12(1)(b), Wisconsin Statutes.

26. [R-2005-0147](#) Resolution authorizing the issuance and sale of \$3,830,000 Taxable Bond Anticipation Notes, Series 2005C, pursuant to Section 67.12(1)(b), Wisconsin Statutes.

City Attorney Claim Report

27. [2005-0172](#) Eisenberg, Weigel, Carlson, Blau & Clemens, S.C. and Kondos & Kondos Law Center Summons and Complaint in the matter of Roberto Herrera and Star S. Herrera vs. the City of West Allis, et al.
28. [2005-0185](#) Denise Maglio, Grafton, communication regarding vehicle damage allegedly sustained while traveling on W. Greenfield Ave. at S. 95 St., on March 18, 2005.

PUBLIC WORKS COMMITTEE

29. [R-2005-0135](#) Resolution Granting a Privilege for Encroachment (Major) to Owner Scott W. Moline for property located at 7530-32 West Lincoln Avenue.
30. [R-2005-0144](#) Resolution to approve bid of Black Diamond Group for alley reconstruction at various locations in the City of West Allis, in the amount of \$919,107.15.
31. [R-2005-0148](#) Resolution authorizing and directing the City Engineer to pay for sanitary sewer lateral repairs at 2117 South 79th Street in the amount of \$7,636.24.
32. [R-2005-0149](#) Resolution Granting a Privilege for Encroachment (Major) to Owner 80 West Allis LLC for property located at 6401-27 West Greenfield Avenue and 1414 South 65th Street.
33. [2005-0208](#) Petition submitted by area residents of S. 56 St., just north of National Ave., against the reconstruction of S. 56 St. 475' north of W. Walker St. to W. National Ave.
34. [2005-0209](#) Communication from City Engineer regarding Revised 2005 Capital Improvement Program.
35. [2005-0191](#) Crawdaddy's Restaurant, Inc., John Vukelic, Agent, d/b/a Crawdaddy's, 6414 W. Greenfield Ave. requesting permission to utilize the pocket park located on the corner of S. 64 St. and W. Greenfield Ave., to celebrate their 10th anniversary on Sunday, May 15, 2005, including music, food and fun.

SAFETY & DEVELOPMENT COMMITTEE

36. [O-2004-0052](#) Ordinance to amend the official West Allis Zoning Map by establishing a Planned Development District Commercial PDD-2 overlay for property located at 1710 S. 108 St. (Crestwood Bakery Property) pursuant to Sec. 12.61 of the West Allis Revised Municipal Code (Tax Key Number 449-9981-011)
37. [R-2004-0353](#) Resolution approving a Planned Development District-Commercial PDD-2 between the City of West Allis and Shecterle Commercial Properties 2, LLC to establish a Planned Development Agreement for new construction of various retail commercial uses at 1710 S. 108 St., pursuant to Sec. 12.61 of the West Allis Revised Municipal Code.
- Attachments:* [PDD-Crestwood Commons-EXHIBIT A-12-21-04.rtf](#)
[PDD-CrestwoodCommons-Agrmt 12-21-04.rtf](#)
[PDD-CrestwoodCommonsExh C-12-21-04.rtf](#)
38. [2004-0702](#) Request by Shecterle Enterprises, Inc. to establish a Planned Development District Commercial PDD-2 overlay district and Planned Development Agreement for the redevelopment of approximately 5.45 acres of land (Crestwood Bakery property) located at 1710 S. 108 St. for a commercial/retail development.
(Tax Key No. 449-9981-011).
39. [R-2005-0076](#) Resolution relative to determination of Special Use Application submitted by Becher Street Pump to establish a gas station and convenience store to be located at 8323 W. Becher St. (Tax Key No. 477-0533-000)
40. [2005-0058](#) Special Use application to establish the Becher Street Pump gas station and convenience store to be located at 8323 W. Becher St.
(tax key number 477-0533-000).
41. [2005-0139](#) Petition submitted by residents for the remodeling of the service station at 8323 W. Becher St. to a convenience store/gas station.
42. [2005-0146](#) Amy Blitzer communication and supplemental petition opposed to the application for the Becher Street Pump gas station and convenience store located at 8323 W. Becher Street.
43. [2005-0098](#) Amy Blitzer communication and petition opposed to the application for the Becher Street Pump gas station and convenience store located at 8323 W. Becher Street.
44. [R-2005-0142](#) Resolution authorizing continuation in a Consortium Agreement with Milwaukee County and the City of Wauwatosa for the purpose of continued participation in the federal HOME Program for 2006-2008.
45. [2005-0173](#) Police Chief communication regarding City of West Allis crime statistics and major crime report for the month of February 2005.
46. [2005-0207](#) Daniel J. Milton communication requesting an extension on his Certified Survey Map review for 1028 S. 97 Street.

47. [2005-0106](#) Special use application to establish a cafe and deli convenience store within the existing mixed-use building located at 5930-32 W. Burnham St. (tax key number 455-0064-000).
48. [2005-0217](#) Special use application to establish a Curves Health Club located within a portion of the existing multi-tenant building located at 10820-22 W. National Ave. (Tax Key number 520-0010-001).
49. [2005-0218](#) Special Use application to establish a vehicle repair facility within the existing building located at 12323 W. Fairview Ave. (Tax Key number 413-9996-006).
50. [2005-0219](#) Special Use application to establish a tanning salon within a portion of the multi-tenant commercial property located at 1606-1650 S. 84 St. (Tax Key number 452-0431-001).
51. [2005-0228](#) Special use application to establish a staffing agency within a portion of the existing Roman Center building located at 1551 S. 108 St. (Tax Key number 448-9998-002).

Public Hearing Items (Safety & Development Committee)

52. [O-2005-0018](#) An Ordinance to amend the official West Allis Zoning Map by rezoning the southern portion of a split zoned property located at 8531 W. Lincoln Ave. (Krueger Dental office) from RB-2 Residence District to C-2 Neighborhood Commercial District (Tax Key No. 487-0031-001).
53. [2005-0117](#) Request for an ordinance to amend the official West Allis Zoning map by rezoning the southern portion of a split zoned property located at 8531 W. Lincoln Ave. (Krueger Dental office) from RB-2 Residential to C-2 Neighborhood Commercial District to create a contiguous commercially zoned property (tax key no. 487-0031-001).
54. [R-2005-0137](#) Resolution relative to determination of Special Use Application to establish an auto repair business within a portion of the existing mixed-use building located at 723R-33 S. 84 St. (Tax Key No. 442-0316-000)
55. [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).
56. [R-2005-0138](#) Resolution relative to determination of Special Use Application to establish a restaurant and banquet facility within the former Mykonos Restaurant located at 8201 W. Greenfield Ave. (Tax Key No. 451-0644-005)
57. [2005-0107](#) Special use application to establish a restaurant with banquet facility within the former Mykonos building located at 8201 W. Greenfield Ave. (tax key number 451-0644-005).
58. [R-2005-0139](#) Resolution relative to determination of Special Use Application to establish a temporary staffing agency within a portion of the Summit Place building located at 6737 W. Washington St. (Tax Key No. 439-0001-031).

59. [2005-0135](#) Special use application submitted by Whitnall Summit Corporation to establish a temporary staffing agency within a portion of the Summit Place building located at 6737 W. Washington St.
60. [R-2005-0141](#) Resolution relative to determination of Special Use Application to establish a day care facility within the existing building located at 5401 W. Burnham St., submitted by Shontina Gladney, Come Grow with Me Day Care.
(Tax Key No. 474-0015-001)
61. [2005-0141](#) Special use application to establish a day care facility within the existing building located at 5401 W. Burnham St. submitted by Shontina Gladney, Come Grow With Me Day Care (Tax Key no. 474-0015-001).
62. [R-2005-0140](#) Resolution relative to determination of Special Use Application to establish an auto repair facility (West Allis Radiator and Sales Company) to be located at 6316 W. Burnham St.
(Tax Key No. 454-0391-001).
63. [2005-0160](#) Special use application to establish an Auto Repair Facility (West Allis Radiator and Sales Company) to be located at 6316 W. Burnham St.
(tax key number 455-0391-001).

LICENSE & HEALTH COMMITTEE

64. [O-2004-0051](#) An Ordinance to Repeal Section 9.01(1) and to Renumber and Amend Sections 9.01(2), (3), (4) and (5) of the Revised Municipal Code relating to Quotas for Class A Liquor Licenses and Create Section 9.02(2.5) of the Revised Municipal Code relating to Public Participation for Liquor Licenses.
65. [2005-0237](#) Attorney Roger C. Pyzyk communication regarding Frank Perko's 2004-2005 Class B Tavern License application at 5401 W. Burnham St. and the 2004-2005 Combination Class A Liquor License application of Priya Corporation at 10711 W. Oklahoma Ave.
66. [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).
67. [2005-0022](#) Police Department communication regarding Police records, calls for service to liquor stores.
68. [2005-0220](#) Police Department communication regarding tavern violations/calls for service for the month of March 2005.
69. [2005-0229](#) Video/Cable Communications Coordinator communication regarding 1st Quarter Funding Recommendations for the West Allis Community Communications Corporation (WACCC).
70. [2005-0230](#) Video/Cable Communications Coordinator communication regarding 1st quarter funding for Educational Access.
71. [2005-0221](#) Police Department Report involving Painted Parrot, 8028 W. National Ave.
(2004-2005 Class B Tavern License no. 12, Dance Hall License no. 10, Instrumental

- Music License no. 10, and Cigarette License no. 119 of LTL PNK HSZ, LLC, Gregory S. Barczak, Agent, Incident Date: March 12, 2005.)
72. [2005-0222](#) Police Department Report involving Dog House, 1641 S. 68 St.(2004-2005 Class B Tavern License no. 91, Dance Hall License no. 62 and Cigarette License no. 86 of Dog House, Inc., Thomas L. Lipp, Sr., Agent, Incident Date: March 23, 2005.)
73. [2005-0223](#) Police Department Report involving Fred's Never Inn, But Sue Is, 5819 W. National Ave. (2004-2005 Class B Tavern License no. 71, and Dance Hall License no. 50 of Susan M. Igl, Incident Date: March 20, 2005).
74. [2005-0224](#) Police Department Report involving Needle Inn, 7100 W. National Ave. (2004-2005 Class B Tavern License no. 132, Dance Hall License no. 91, Instrumental Music License no. 52 and Cigarette License no. 157 of Transfer Cafe, LLC, James Yohanan, Agent, Incident Date: March 16, 2005).
75. [2005-0225](#) Police Department Reports involving Becher Beer & Liquor, 2079 S. 69 St. (2004-2005 Class A Liquor License no. 22 and Cigarette License no. 129 of Madhat G. Saleh, Incident Dates: March 4, 2005 & March 25, 2005).
76. [2005-0226](#) Police Department Report involving The New Heartbreakers, 9442 W. National Ave. (2004-2005 Class B Tavern License no.139, Dance Hall License no. 47 Tavern Entertainment License no. 5, and Cigarette License no. 165 of ELS Properties, LLC, Edward R. Sisolak, Agent, Incident Date: March 5, 2005).
77. [2005-0227](#) Police Department Report involving Dopp's Bar & Grill, 1022 S. 60 St. (2004-2005 Class B Tavern License no. 76, Dance Hall License no. 54, Instrumental Music License no. 29 and Cigarette License no. 52 of Doppelganger's, Inc., Tammy L. Dopp, Agent, Incident Date: March 7, 2005).

78. [2005-0181](#) 2005-2006 Mobile Home Park License appl. no. 6 of James Davis, 1021 S. 84 St. and 1022 S. 85 St.
79. [2005-0203](#) 2005-2006 Mobile Home Park License appl.(s).
80. [2005-0204](#) 2005-2006 Salvage & Recycling Center License appls.
81. [2005-0205](#) 2005-2006 Phonograph Distributor's License application(s).
82. [2005-0206](#) 2005-2006 Second Hand Dealer License applications.
83. [2005-0211](#) 2005-2006 Trailer and Truck Rental License application(s).
84. [2005-0215](#) 2005-2006 Used Vehicle Dealer License application(s).
85. [2005-0216](#) 2005-2006 Precious Metal & Gem Dealer License application(s).
86. [2005-0236](#) 2004-2005 Class B Tavern Special Event Permit appl. no. 9 of Crawdaddy's Restaurant Inc., John Vukelic, Agent, d/b/a Crawdaddy's, 6414 W. Greenfield Ave. (2004-2005 Class B Tavern License no. 57) for an outdoor party event on Sunday, May 15, 2005, from 1:00 p.m. to 7:00 pm (fenced in north west corner of 64th St. and Greenfield Ave.).
87. [2005-0238](#) 2005 Taxicab Driver License application(s).
88. [2005-0239](#) 2004-2005 and 2004-2006 Tavern Operator License applications.
89. [2005-0240](#) 2005-2006 and 2005-2007 Tavern Operator License applications.

ADVISORY COMMITTEE

90. [2005-0241](#) Appointment by Mayor Bell of Ms. Charlene Dempsey as a member of the West Allis Beautification Committee, her two-year term to expire December 31, 2006.

Attachments: [DEMPSEY.BEAU.doc](#)

91. [2005-0242](#) Reappointment by Mayor Bell of Ald. Richard Narlock as a member of the West Allis Fair Housing Board, his three-year term to expire February 1, 2008.

Attachments: [NARLOCK.FHB.doc](#)

92. [2005-0243](#) Reappointment by Mayor Bell of Ms. Ruth Snedic as a member of the West Allis Plan Commission, her three-year term to expire April 30, 2008.

Attachments: [SNEDIC.doc](#)

93. [2005-0244](#) Reappointment by Mayor Bell of Mr. Joseph Kempen as a member of the West Allis Police and Fire Commission, his five-year term to expire May 1, 2010.
Attachments: [KEMPEN.PF.doc](#)
94. [2005-0245](#) Appointment by Mayor Bell of Mr. Dave Jonasen as a member of the West Allis Community Communications Corporation, his two-year term to expire March 31, 2007.
Attachments: [JONASEN.WACCC.doc](#)
95. [2005-0246](#) Reappointments by Mayor Bell of Ms. Colleen Baker and Ms. Rita Kohls as members of the West Allis Community Communications Corporation, their two-year terms to expire March 31, 2007.
Attachments: [BAKER.WACCC.doc](#)
[KOHLS.WACCC.doc](#)
96. [2005-0233](#) Legislative Committee minutes for April 12, 2005.

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.