



City of West Allis

Meeting Minutes

Common Council

Mayor Dan Devine, Chair

Alderson Thomas G. Lajsic, Council President

*Aldersons: Suzzette Grisham, Kevin Haass, Danna Kuehn, Thomas G. Lajsic, Rosalie L. Reinke,
Daniel J. Roadt, Tracy Stefanski, Ray Turner and Vincent Vitale*

Tuesday, March 5, 2024

7:00 PM

City Hall, Common Council Chambers
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

Mayor Devine called the meeting to order at 7:00 p.m.

B. ROLL CALL

Present 8 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner
Excused 1 - Ald. Vitale

C. PLEDGE OF ALLEGIANCE

Led by Ald. Turner assisted by members of the Boy Scouts of America.

D. PUBLIC HEARINGS

1. [O-2024-0005](#) Ordinance to rezone property located at 5032 W. Rogers St. from I-2 to I-1 Industrial (Tax Key No. 474-0003-000).

Sponsors: Alderson Turner and Alderson Vitale

Manager of Planning & Zoning Schaer presented.

2. [R-2024-0093](#) Resolution to confirm and adopt the report of the City Engineer containing the schedule of proposed assessments for improvement of various streets by concrete reconstruction.

Sponsors: Public Works Committee

City Engineer Dejewski & Assistant City Engineer Hutter presented.

Raye Robinson, 5704 W. Walker St., asked if the City plans to replace the sidewalk slabs in front of her property.

Emily Paprocki, 2001 S. 79 St., asked if there would be any plans for speed reduction in her neighborhood.

Judith Phillips, 1464 S. 89 St., shared her concerns about the financial hardship the assessment would cause her family.

E. PUBLIC PARTICIPATION

Marty Weigel, 2670 S. Seymour Pl., mentioned the Tour of America's Dairyland (ToAD) race will be held this year on Friday, June 14, 2024. He also mentioned the West Allis Fire Fighters Local 342 beer tasting charity event held at Ope Brewing on March 9, 2024. He thanked the Public Works and Forestry departments for their clean up of the West Allis Dog Park. He also invited the public to join the Greenfield Park Supporters group on Facebook.

Ivy Messineo, 2105 S. 89 St., spoke about the traffic/safety concerns at the corner of 86 St. and Becher St.

Courtney Verhage, 2058 S. 83 St., spoke about her concerns regarding bump outs in her neighborhood.

F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

Mayor Devine announced that the following Standing Committees would meet during recess: Administration, Economic Development, Public Safety and Public Works.

G. MAYOR'S REPORT

Mayor Devine thanked Nathan Hale High School for allowing him to serve as a jury member for housing challenges. He mentioned the City is visiting many small businesses throughout West Allis and posting these visits to social media. He also wished his wife, Renee, a very happy birthday!

H. ALDERPERSON'S REPORT

None.

I. APPROVAL OF MINUTES

3. [2024-0086](#) February 6, 2024 Common Council Minutes.

Ald. Lajsic moved to approve, Ald. Stefanski seconded, motion carried.

J. STANDING COMMITTEE REPORTS

None.

K. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)

Passed The Block Vote

Ald. Lajsic moved to approve the Consent Agenda, items #4 - #35, Ald. Grisham seconded, motion carried by roll call vote:

Aye: 8 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner

No: 0

4. [O-2024-0006](#) Ordinance to adopt state licensing law regarding electronic vaping device retailers.
- Sponsors:** Alderperson Lajsic
- Passed**
5. [O-2024-0008](#) Ordinance to impose parking restrictions on the 1400 Block of S. 94th St. and S. 95th St.
- Sponsors:** Alderperson Grisham and Alderperson Kuehn
- Passed**
6. [R-2024-0070](#) Resolution authorizing the City Engineer to execute a cost sharing project agreement for the reconstruction of W. Pierce St. between S. 76th St. and S. 77th St.
- Sponsors:** Public Works Committee
- Adopted**
7. [R-2024-0078](#) Resolution to amend an existing Professional Services Contract with Interstate Roof Systems Consultants, Inc. to provide Design Engineering Services and Quality Compliance Observations for the roof replacement at the West Allis Police Department Substation, for an amount not to exceed \$9,200.
- Sponsors:** Public Works Committee
- Adopted**
8. [R-2024-0080](#) Resolution accepting work of UPI, LLC for sanitary and storm sewer relays and hydrant relocates and authorizing and directing settlement of said contract in accordance with contract terms of 2020 Project No. 13 for final payment in the amount of \$500.
- Sponsors:** Public Works Committee
- Adopted**
9. [R-2024-0081](#) Resolution accepting work of Sirrah Construction for sidewalk repair and authorizing and directing settlement of said contract in accordance with contract terms of 2021 Project No. 10 for final payment in the amount of \$5,000.
- Sponsors:** Public Works Committee
- Adopted**

10. [R-2024-0082](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of North/South Alley between S. 84th St. - S. 85th St.; W. Grant St. to W. Lincoln Ave. by removal and reconstruction of the concrete alley pavement, storm sewer relay and storm underdrain.

Sponsors: Public Works Committee

Adopted

11. [R-2024-0084](#) Final Resolution authorizing public improvement in the general area bounded by W. Cleveland Ave to Union Pacific Railroad; S. 92nd St. to S. 78th St. and levying special assessments against benefited properties.

Sponsors: Public Works Committee

Adopted

12. [R-2024-0089](#) Resolution Granting a Privilege to JMJCA Jimenez LLC for property located at 8129 W. Greenfield Ave. Tax Key No. 452-0358-000.

Adopted

13. [R-2024-0090](#) Resolution to approve the bid of BSI (Building Services Inc.) for renovation work at the West Allis Health Department.

Adopted

14. [R-2024-0091](#) Resolution accepting work of State Contractors, Inc. for alley reconstruction and authorizing and directing settlement of said contract in accordance with contract terms of 2022 Project No. 12 for final payment in the amount of \$1,500.

Sponsors: Public Works Committee

Adopted

15. [R-2024-0094](#) Resolution declaring the 2024 West Allis A La Carte and the Downtown West Allis Classic Car Show as community events.

Adopted

16. [R-2024-0095](#) Resolution to approve bid of State Contractors Inc. for sidewalk repairs in various locations in the City of West Allis in the amount of \$388,999.

Sponsors: Public Works Committee

Adopted

17. [R-2024-0109](#) Resolution to accept the single source proposal from Clear Channel for opioid overdose prevention billboards.

Adopted

18. [R-2024-0110](#) Resolution authorizing the City Engineer to amend an existing agreement with Donohue & Associates, Inc. for Engineering Consulting Services related to the construction of a new emergency generator located at the City's 96th Street Pump Station in an amount not to exceed \$110,000.
- Adopted**
19. [R-2024-0113](#) Resolution relative to accepting the proposals of Werner Electric, Hein Electric Graybar Electric, and Neher Electric for furnishing and delivering fuses, fuse holders, connectors, wire, cable, and luminaires for a total sum of \$90,400.09.
- Adopted**
20. [R-2024-0114](#) Resolution relative to accepting the proposals of Lange Enterprises, and TAPCO for furnishing and delivering 1,000 State Fair No Parking signs, signposts, and mounting accessories for a total sum of \$71,505.00.
- Adopted**
21. [R-2024-0115](#) Resolution in Support of the City of West Allis Health Department's Reaccreditation by the Public Health Accreditation Board.
- Adopted**
22. [2024-0080](#) Claim by Susan Mulder for alleged property damage at the 5900 block of W. Lapham St. on January 30, 2024.
- Referred to City Attorney**
23. [2024-0081](#) Claim by Arminda Fontanez regarding alleged property damage at 75th St. and W. Beloit Rd. on January 23, 2024.
- Referred to City Attorney**
24. [2024-0082](#) Claim by Brett Finke regarding alleged property damage at 75th St. and W. Beloit Rd. on January 23, 2024.
- Referred to City Attorney**
25. [2024-0091](#) Claim by Christian Boughter regarding alleged property damage at S. 62nd St. and W. Washington St. on November 24, 2023.
- Referred to City Attorney**
26. [2024-0089](#) Claim by State Farm Insurance on behalf of Sarah Afridi regarding alleged property damage on March 3, 2023.
- Referred to City Attorney**
27. [2024-0096](#) Claim by Cameron Szedziewski for alleged property damage at S. 76th St. and W. Beloit Rd., on January 23, 2024.
- Referred to City Attorney**
28. [2024-0097](#) Claim by Beth Schoenwetter-Leukam for alleged property damage at 5400 W. Hayes Ave., on January 13, 2024.
- Referred to City Attorney**

29. [2024-0108](#) Claim by Rachel Richter for alleged property damage at S. 76th St. and W. Beloit Rd., on January 23, 2024.
Referred to City Attorney
30. [2024-0111](#) Claim by Brian Pfeifer for alleged property damage at S. 75th St and W. Beloit Rd., on January 23, 2024.
Referred to City Attorney
31. [2024-0090](#) Appointment by Mayor Devine of Amanda Nowak to the Community Development Block Grant Committee for a 2-year term to expire March 5, 2026.
Approved
32. [2024-0119](#) Appointment by Mayor Devine of Ald. Turner to the West Allis Administrative Appeals Review Board for a term to expire on June 30, 2024.
Approved
33. [2024-0128](#) Re-appointment by Mayor Devine of Diane Langford to the Commission on Aging for a 3-year term to expire March 5, 2027.
Approved
34. [2024-0095](#) January 2024 Municipal Judge Report, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$69,971.99.
Placed on File
35. [2024-0098](#) Class B Tavern Seasonal Temporary Premise and Public Entertainment Extension request for Joe Lynch, d/b/a Lynch's, 2300 S. 108th St. for outdoor dining with entertainment/music from May 24, 2024 until Friday August 30, 2024. (TEMP-24-1)
Granted

L. COMMON COUNCIL RECESS

Ald. Lajsic moved that the Council recess until completion of the Standing Committee meetings, Ald. Stefanski seconded, motion carried.

The Council recessed at 7:31 p.m. and returned at 8:04 p.m.

M. NEW AND PREVIOUS MATTERS

ADMINISTRATION COMMITTEE

Committee convened at 7:35 p.m.

36. [R-2024-0106](#) Resolution approving a \$1,500,000 Brownfield Revolving Loan Fund from the City's U.S. EPA Revolving Loan fund grant to the City of West Allis, for the future Public Works building located at 1906 S. 53rd St.

Committee Action: Ald. Lajsic moved to approve, motion carried with a second from Ald. Kuehn.

Committee adjourned at 7:36 p.m.

Council Action: Ald. Haass moved to approve, motion carried with the following roll call:

Aye: 8 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner

No: 0

PUBLIC WORKS COMMITTEE

Committee convened at 7:39 p.m., recessed without objection at 7:47 p.m., and reconvened at 7:53 p.m.

43. [R-2024-0105](#) Resolution approving a Lease Agreement by and between the City of West Allis and Catcon, Inc., located at 1901 S. 84th St., for parking in the City-Owned parking lot.

Committee Action:

Ald. Grisham moved to pass, Ald. Reinke seconded, motion carried with a nay from Ald. Stefanski.

Council Action: Passed with the following roll call vote:

Aye: 7 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Turner

No: 1 - Ald. Stefanski

Passed The Block Vote

Ald. Roadt moved to approve items #37 - #44, motion carried by roll call vote:

Aye: 8 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner

No: 0

37. [R-2024-0060](#) Resolution naming street to be constructed between S. 60th St. and the eastern terminus of W. Washington St. (approx. 1450 ft. east of east right-of-way line of S. 70th St.) W. _____.

Sponsors: Public Works Committee

Committee Action:

Ald. Grisham moved to pass with the new street name being W. Allis-Chalmers Dr., Ald. Turner seconded, motion carried.

Council Action: Passed

38. [R-2024-0069](#) Resolution renaming W. Washington St. Between S. 70th St. and its eastern terminus.
- Committee Action:**
Ald. Grisham moved to pass, Ald. Stefanski seconded, motion carried.
- Council Action: Passed**
39. [R-2024-0092](#) Final Resolution authorizing public improvement for various streets by concrete reconstruction and levying special assessments against benefited properties.
- Sponsors:** Public Works Committee
- Committee Action:**
Ald. Grisham moved to pass, Ald. Reinke seconded, motion carried.
- Council Action: Passed**
40. [R-2024-0096](#) Resolution to approve bid of Crowley Construction Corporation for the Downtown Pavement Marking Project, a Community Development Block Grant Project in the City of West Allis in the amount of \$63,992.50.
- Sponsors:** Public Works Committee
- Committee Action:**
Ald. Grisham moved to pass, Ald. Turner seconded, motion carried.
- Council Action: Passed**
41. [R-2024-0097](#) Resolution on the sale of an approximate 670-sf portion of land on property located at 62** W. National Ave. (Tax key Parcel: 454-0073-001)
- Committee Action:**
Ald. Grisham moved to pass, Ald. Reinke seconded, motion carried.
- Council Action: Passed**
42. [R-2024-0104](#) Resolution approving the Scope of Services for Ramboll Americas Engineering Solutions, Inc. (Ramboll) to provide WDNR notifications and work plans, field investigation, and site investigation reporting, at the former 5032 W. Rogers St. (former transfer station) in an amount not to exceed \$35,000.
- Committee Action:**
Ald. Grisham moved to pass, Ald. Turner seconded, motion carried.
- Council Action: Passed**

- 44. [2024-0127](#) Correspondence from City Engineering regarding Driveway Width Approval at 6601 W. National Ave.

Sponsors: Public Works Committee

Committee Action:

Ald. Grisham moved to pass, Ald. Reinke seconded, motion carried.

Council Action: Passed

Public Hearing Items (Public Works Committee)

- 45. [R-2024-0093](#) Resolution to confirm and adopt the report of the City Engineer containing the schedule of proposed assessments for improvement of various streets by concrete reconstruction.

Sponsors: Public Works Committee

Committee Action:

Ald. Reinke moved to pass, Ald. Grisham seconded, motion carried.

Committee adjourned at 7:59 p.m.

Council Action: Passed

ECONOMIC DEVELOPMENT COMMITTEE

Committee convened at 7:36 p.m.

- 52. [2024-0121](#) New Class B Tavern License for R&C HeavenLei Hospitality LLC., d/b/a Slurp-N-Burp, 1454 S. 92nd St. Agent: Robert Lucas. (ALC-24-1)

Committee Action: Ald. Lajsic moved to deny, motion carried with Ald. Haass seconding, Ald. Kuehn voted nay.

Council Action: Passed with the following roll call vote:

Aye: 7 - Ald. Grisham, Ald. Haass, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner

No: 1 - Ald. Kuehn

Passed The Block Vote

Ald. Lajsic moved to approve the items #46 - #53, motion carried by roll call vote:

Aye: 8 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner

No: 0

46. [R-2024-0098](#) Resolution to approve a Commercial Façade Improvement Contract by and between the City of West Allis and Plantivore, LLC d/b/a Twisted Plants located at 6202 W. Lincoln Ave., in an amount not to exceed \$20,000.
- Committee Action:**
Ald. Kuehn moved to pass, Ald. Haass seconded, motion carried.
- Council Action: Passed**
47. [R-2024-0099](#) Resolution approving amendments to the Neighborhood Small Grant Agreements and Grant Applications.
- Committee Action:**
Ald. Haass moved to pass, Ald. Kuehn seconded, motion carried.
- Council Action: Passed**
48. [R-2024-0100](#) Resolution to approve a Commercial Facade Improvement Grant Contract by and between the City of West Allis and Ouimet Properties, LLC located at 8830 W. National Ave., in an amount not to exceed \$20,000.
- Committee Action:**
Ald. Kuehn moved to pass, Ald. Haass seconded, motion carried.
- Council Action: Passed**
49. [R-2024-0102](#) Resolution to Terminate Tax Increment District Number 12.
- Committee Action:**
Ald. Kuehn moved to pass, Ald. Haass seconded, motion carried.
- Council Action: Passed**
50. [R-2024-0103](#) Resolution to approve a Purchase and Sale and Development Agreement between the City of West Allis, Community Development Authority of the City of West Allis and BR West Allis, LLC. for the property located at 6771 W. National Ave. and the property located at 67** W. Mitchell St.
- Committee Action:**
Ald. Haass moved to pass, Ald. Kuehn seconded, motion carried.
- Council Action: Passed**
51. [R-2024-0111](#) Resolution authorizing Economic Development (FIRE) to fund \$7,500 for an intergovernmental cost sharing agreement for the Powerline Trail Study.
- Committee Action:**
Ald. Haass moved to pass, Ald. Kuehn seconded, motion carried.
- Council Action: Passed**

Public Hearing Items (Economic Development Committee)

53. [O-2024-0005](#) Ordinance to rezone property located at 5032 W. Rogers St. from I-2 to I-1 Industrial (Tax Key No. 474-0003-000).

Sponsors: Alderperson Turner and Alderperson Vitale

Committee Action:

Ald. Kuehn moved to pass, Ald. Haass seconded, motion carried.

Council Action: Passed

Committee adjourned at 7:47 p.m.

PUBLIC SAFETY COMMITTEE

Committee convened at 7:48 p.m.

Passed The Block Vote

Ald. Grisham moved to approve items #54 - #55, motion carried by roll call vote:

Aye: 8 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner

No: 0

54. [2024-0094](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for Mark Lastufka. (BART 1046)

Committee Action:

Ald. Reinke moved to deny based on non-appearance and no evidence of rehabilitation, Ald. Stefanski seconded. Motion carried.

Council Action: Denied

55. [2024-0116](#) Class B Tavern Seasonal Temporary Premise Extension request for Paulie's Pub, 8031 W. Greenfield Ave., from May 24, 2024 through September 30, 2024. (TEMP-24-2)

Committee Action:

Ald. Stefanski moved to grant based on the hours of 3-7 p.m. on 9/7/24, 9/8/24, 9/14/24, 9/15/24, Ald. Turner seconded, motion carried.

Committee adjourned at 7:52 p.m.

Council Action:

Ald. Grisham moved to grant, motion carried.

N. ADJOURNMENT

Ald. Lajsic moved to adjourn at 8:13 p.m., Ald. Stefanski seconded, motion carried.

Next scheduled meeting is March 19, 2024 at 7:00 p.m.

YouTube Meeting Links for March 5, 2024:

Common Council Part 1

<https://www.youtube.com/watch?v=QoN2N6iGXM0&t=1226s>

Recess - Administration & Economic Development

<https://www.youtube.com/watch?v=CI0f-G2XJZw>

Recess - Public Works & Public Safety

<https://www.youtube.com/watch?v=R8TZPGKpBPY>

Common Council Part 2

<https://www.youtube.com/watch?v=kN5jlThspvk>



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.