



# City of West Allis

## Meeting Minutes

### Common Council

*Mayor Dan Devine, Chair*

*Alderspersons: Suzzette Grisham, Kimberlee Grob, Kevin Haass,  
Chad Halvorsen, Danna Kuehn, Patty Novak, Marissa Nowling,  
Daniel J. Roadt, Ray Turner and Martin J. Weigel*

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Tuesday, July 30, 2024

7:00 PM

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

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#### REGULAR MEETING

#### A. CALL TO ORDER

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

#### B. ROLL CALL

**Present** 10 - Mayor Devine, Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn,  
Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Weigel  
**Excused** 1 - Ald. Turner

#### C. PLEDGE OF ALLEGIANCE

Led by Ald. Nowling

#### D. PUBLIC HEARINGS

1. [2024-0407](#) Conditional Use Permit for Precision Auto Body MKE, a proposed Light Motor Vehicle Service use at 1649 S. 83rd St.  
*Steve Schaer, Manager of Planning & Zoning, presented.*
2. [2024-0474](#) Conditional Use Permit for Sugar Studio LLC, a proposed Food Production use, at 2201 S. 84th St.  
*Steve Schaer, Manager of Planning & Zoning, presented.*
3. [R-2024-0351](#) Resolution on the Vacation and discontinuance of part of an alley located north of W. Hicks St. between S. 73rd St. and S. 74th St.

**Sponsors:** Alderperson Turner

*Steve Schaer, Manager of Planning & Zoning, presented.*

**E. PUBLIC PARTICIPATION**

*The following individuals spoke regarding the proposed liquor license at 7534 W. Beloit Rd.:*

*Melissa & Glenn Schrubbe, 7528 W. Beloit Rd.*

*Darold Wegner, 7535 W. Beloit Rd.*

*Kelly Marg, 2635 S. 75th St.*

*David Stratil, 2181 S. 96th St.*

*Nichole Schoof, 2536 S. 76th St.*

*Brian Marg, 2635 S. 75th St.*

*Terri Wrensch, 7512 W. Beloit Rd.*

*Frederick Frigo, 7539 S. 75th St.*

*Kelly Fischer, 2475 S. 75th St.*

**F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES****G. MAYOR'S REPORT**

*Mayor Devine thanked West Allis Police Department and Department of Public works for the rapid turnaround to ensure proper security during the visit from the Vice President. He also thanked the Planning department for the Community Bike ride on July 29th. He congratulated Brad Curtis for his retirement from the WAFD after 30 years of service, and also congratulated Oscar's Frozen Custard on their 40th anniversary. He wished Mike Vecchio a very happy 65th birthday, and also reminded the community State Fair begins Thursday, August 1st. He also thanked everyone for their efforts in making National Night Out a success.*

**H. ALDERPERSONS' REPORT**

*Ald. Weigel encouraged people to help clean up the City as there will be a lot of visitors in town for the State Fair. Ald. Halvorsen thanked everyone who attended the District 2 Meet & Greet at Rogers Park.*

**I. APPROVAL OF MINUTES**

**Ald. Haass moved to approve, Ald. Grisham seconded, motion carried.**

4. [2024-0495](#) July 10, 2024 Common Council Minutes.

**Approved**

**J. STANDING COMMITTEE REPORTS**

*None.*

**K. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)**

10. [R-2024-0447](#) Resolution to approve bid of Level Up Construction, Inc. for the Liberty Heights Park Pavilion Project, a Community Development Block Grant Project in the City of West Allis in the amount of \$1,279,630.

**Sponsors:** Public Works Committee

**Ald. Haass moved to refer item #10 to Public Works recess committee, Ald. Grisham seconded, motion carried.**

**Committee Action:**

**Ald. Roadt moved to adopt, Ald. Haass seconded, motion carried.**

#### Passed The Block Vote

**Ald. Haass moved to approve the Consent Agenda, items #5 - #9, #11 - #28, motion carried by roll call vote:**

**Aye:** 9 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Weigel

**No:** 0

5. [R-2024-0405](#) Resolution to amend Fee Schedule to halt pick-up service for concrete and ground collection.  
**Adopted**
6. [R-2024-0427](#) Resolution authorizing purchase of 2024 Ford T-350 Transit Cargo Van and associated ancillary items for police department for a sum not to exceed \$80,000.  
**Adopted**
7. [R-2024-0430](#) Resolution to accept the proposals of Ewald Automotive Group, Hartford, and Casper's Truck Equipment for a total sum of \$72,934.50.  
**Adopted**
8. [R-2024-0433](#) Resolution to approve the bid of F.J.A. Christiansen Roofing Co., Inc. for the West Allis Police Department Substation roof replacement in the amount of \$70,428.  
**Adopted**
9. [R-2024-0438](#) Resolution approving a Neighborhood Small Grant Program, Focus Grant, to the Conrad Gardens Neighborhood Association up to \$2,000.  
**Adopted**
11. [R-2024-0450](#) Resolution approving subgrantee agreements and interdepartmental agreements by and between the City of West Allis and various Community Development Block Grant recipients and City departments for support of administrative, public service, housing rehabilitation, economic development, and public facilities activities and projects funded by 2024 Community Development Block Grant funds.  
**Adopted**

12. [R-2024-0451](#) Resolution to approve an amendment to use surplus 2023 public facility Community Development Block Grant funding toward a new activity for the addition of curb extensions with ADA compliant curb ramps at two intersections along W. Becher St. at S. 85th and S. 86th St. adjacent to Franklin School.

**Adopted**

13. [R-2024-0454](#) Resolution to approve an amendment to use unprogrammed 2023 Community Development Block Grant funding toward slum and blight removal activity including the demolition of a vacant tavern located at 6901 W. Beloit Rd.

**Adopted**

14. [R-2024-0455](#) Resolution to approve bid of Payne & Dolan, Inc. for the resurface of the West Allis Senior Center Parking Lot at 7001 W. National Ave. in the City of West Allis in the amount of \$72,978.

**Sponsors:** Public Works Committee

**Adopted**

15. [R-2024-0456](#) Resolution declaring Flags for Remembrance: Honoring Victims of Gun Violence a community event.

**Adopted**

16. [R-2024-0457](#) Resolution to accept the proposal of universal truck equipment for furnishing and delivering two (2) Universal CST Pin & Loop 11 Foot Heavy Truck Snow Plow's for \$16,463.00 each, and with an estimated total shipping/delivery cost of \$2,000.00 for a total net sum of \$34,926.00.

**Adopted**

17. [2024-0478](#) May 2024 Municipal Judge Report, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$108,500.90.

**Placed on File**

18. [2024-0477](#) June 2024 Municipal Judge Report, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$85,067.90.

**Placed on File**

19. [2024-0488](#) Renewal application for Pawn Shop, Secondhand Stores, and Secondhand Jewelry Dealers for Joseph Haase d/b/a JP Haase Jewelers, 1431 S. 108th St. (PNSH-23-5)

**Granted**

20. [2024-0491](#) Temporary Public Entertainment Permit request for St. Barnabas Parish, hosting a three-day event from August 16, 2024 - August 18, 2024 from 12 p.m. - 10 p.m., to be held at 2318 S. 61st St. Applicant: Samantha Valdivia

**Granted**

21. [2024-0529](#) Temporary Extension of a Class B License request for Fourth-N-Long, hosting a one-day event on September 7, 2024 from 12 p.m. - 6 p.m., to be held at 8911 W. National Ave. Applicant: Michael Lange  
**Granted**
22. [2024-0485](#) Claim by Wes Grulkowski for alleged property damage at 2522 N. 49th St., on April 18, 2024.  
**Referred to City Attorney**
23. [2024-0490](#) Claim by Dennis Dombrowski for alleged property damage at 61st & Mitchell St., on May 26, 2024.  
**Referred to City Attorney**
24. [2024-0492](#) Claim by HSBC Bank USA vs. William M. Anderson, et al. regarding a foreclosure of mortgage (2024CV005362) for property at 1534 S. 81st St.  
**Referred to City Attorney**
25. [2024-0511](#) Claim by Roger and Susan Knight for alleged property damage at 1221 S. 61st St., on July 17, 2024.  
**Referred to City Attorney**
26. [2024-0528](#) Claim by Marcel Griffin for alleged personal injury at W. National Ave. & N. 38th St., on April 3, 2024.  
**Referred to City Attorney**
27. [2024-0533](#) Re-appointment by Mayor Devine to the Public Beautification Committee of Christina Lund to expire December 31, 2025 and Judy Hutto to expire December 31, 2026.  
**Approved**
28. [2024-0534](#) Appointment by Mayor Devine of Julie Gehrke to the Public Beautification Committee for a 2-year term to expire December 31, 2025.  
**Approved**

#### L. COMMON COUNCIL RECESS

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

The Council recessed at 7:53 p.m. and returned at 9:16 p.m.

#### M. NEW AND PREVIOUS MATTERS

**ADMINISTRATION COMMITTEE**

Committee convened at 8:45 p.m. after recessing the Economic Development Committee.

Ald. Kuehn motioned at 8:52 p.m. to recess and reconvene the Economic Development Committee, Ald. Novak seconded, motion carried.

Ald. Weigel motioned at 8:59 p.m. to reconvene the Administration Committee.

**Passed The Block Vote**

Ald. Weigel moved to approve items #29 - #33, motion carried by roll call vote:

**Aye:** 9 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Weigel

**No:** 0

29. [R-2024-0434](#) Resolution authorizing the City Administrator to execute a contract for employee benefit administration services.

**Committee Action:**

Ald. Kuehn moved to approve, Ald. Nowling seconded, motion carried.

**Council Action: Approved**

30. [R-2024-0424](#) Resolution to amend policies and procedures related to city employee and retiree benefits.

**Committee Action:**

Ald. Novak moved to approve, Ald. Grob seconded, motion carried.

**Council Action: Approved**

31. [R-2024-0428](#) Resolution Authorizing the Issuance and Sale of \$26,850,000 General Obligation Promissory Notes, Series 2024A.

**Committee Action:**

Ald. Kuehn moved to approve with an amended amount of \$26,515,000, Ald. Nowling seconded, motion carried.

**Council Action: Approved as amended**

32. [R-2024-0444](#) Resolution Authorizing the Issuance and Sale of a \$2,000,000 General Obligation Promissory Note to the State of Wisconsin Related to the Ready for Reuse Program.

**Committee Action:**

Ald. Kuehn moved to approve, Ald. Novak seconded, motion carried.

**Council Action: Approved**

33. [R-2024-0461](#) Resolution to authorize the construction of individual dormitories and offices within Fire Stations 61 and 62 for a total sum of \$715,330.00.
- Committee Action:**  
**Ald. Weigel** motioned to approve as separated out: **One resolution (R-2024-0462)** authorizing construction of individual dormitories in the amount of **\$650,062.00**; **second resolution (R-2024-0461)** authorizing the construction of offices/kitchen in the amount of **\$65,268.00** and will be heard by **Capital Improvement Committee** at a future date, **Ald. Nowling** seconded, motion carried.
- Ald. Kuehn** motioned to approve R-2024-0462 for the amended amount, **Ald. Novak** seconded, motion carried.
- Council Action: Approved as amended**
- Ald. Kuehn** motioned to refer R-2024-0461 to **Capital Improvement Committee**, **Ald. Novak** seconded, motion carried.
- Council Action: Referred to Capital Improvement Committee**
- Ald. Kuehn** motioned to recess, **Ald. Novak** seconded, motion carried.
34. [2024-0493](#) Communication Regarding City Live Stream and Meeting Recording Modernization.
- Discussion Purposes Only**

## PUBLIC WORKS COMMITTEE

Committee convened at 7:59 p.m. with Ald. Turner excused.

### Passed The Block Vote

**Ald. Roadt** moved to approve items #35 - #36, motion carried by roll call vote:

**Aye:** 9 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Weigel

**No:** 0

35. [R-2024-0395](#) Resolution authorizing the Director of Public Works to enter into a Pilot agreement between the City of West Allis and Lime for short-term commercial rental of scooters.

**Committee Action:**

**Ald. Grisham** moved adopt, **Ald. Haass** seconded, motion carried.

**Council Action: Adopted**

## Public Hearing Items (Public Works Committee)

36. [R-2024-0351](#) Resolution on the Vacation and discontinuance of part of an alley located north of W. Hicks St. between S. 73rd St. and S. 74th St.

**Sponsors:** Alderperson Turner

**Committee Action:**

Ald. Grisham moved adopt, Ald. Haass seconded, motion carried.

Ald. Roadt moved to adjourn at 8:12 p.m., Ald. Haass seconded, motion carried.

**Council Action:** Adopted

## ECONOMIC DEVELOPMENT COMMITTEE

Committee convened at 7:57 p.m.

Ald. Kuehn motioned to recess into Administration Committee at 8:45 p.m., Ald. Novak seconded, motion carried.

Ald. Kuehn motioned to reconvene at 8:52 p.m., Ald. Grob seconded, motion carried.

42. [2024-0505](#) New Class B Tavern License for DHV Enterprises LLC, d/b/a Redwood Inn, 7534 W. Beloit Rd. Agent: Melissa Schrubbe. (ALC-24-28)

**Committee Action:**

Ald. Kuehn moved to grant with the following conditions: Security cameras must be placed inside and outside of property, no access to the alley, doors be to closed when music is playing, no dumping of garbage at night; Ald. Novak seconded, motion carried.

**Council Action:** Granted with 3 nays from Ald. Weigel, Roadt, Haass

## Passed The Block Vote

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

**Aye:** 9 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Weigel

**No:** 0

37. [R-2024-0437](#) Resolution approving a Certified Survey Map to consolidate two properties into one lot of record at 7225 W. National Ave. and 7235 W. National Ave. (Tax Key Nos. 453-0537-000 and 453-0538-000).

**Committee Action:**

Ald. Novak moved to adopt, Ald. Grob seconded, motion carried.

**Council Action:** Adopted



38. [R-2024-0441](#) Resolution to approve the terms and conditions for an Economic Development Loan to Naus Brewing LLC d/b/a Perspective Brewing located at 7508 W. Greenfield Ave., in an amount up to \$30,000.
- Committee Action:**  
Ald. Kuehn moved to adopt, Ald. Novak seconded, motion carried.
- Council Action: Adopted**
39. [2024-0436](#) New Class A Beer License for ARSU Enterprise LLC, d/b/a West Allis BP, 7920 W. National Ave. Agent: Arun Lamichhane. (ALC-24-26)
- Committee Action:**  
Ald. Novak moved to grant with the following conditions: Only allowing 96 square feet of cold display, 4 cooler doors, no warm storage, Ald. Grob seconded, motion carried.
- Council Action:**  
Granted
40. [2024-0437](#) New Class B Tavern and Public Entertainment Licenses for West Allis DDF LLC, d/b/a Jimmy B's, 7216 W. Lincoln Ave. Agent: Sally Sebern. (ALC-24-25)
- Committee Action:**  
Ald. Nowling moved to hold, Ald. Novak seconded, motion carried.
- Council Action: Held until 9/3/24 meeting.**
41. [2024-0489](#) New Class B Tavern License for The Lone Wolf Bar LLC, d/b/a The Lone Wolf Bar, 5906 W. Burnham St. Agent: Amanda Barrett. (ALC-24-27)
- Committee Action:**  
Ald. Nowling moved to grant with amended hours, Ald. Novak seconded, motion carried.
- Council Action: Grant as amended**

#### Public Hearing Items (Economic Development Committee)

43. [2024-0407](#) Conditional Use Permit for Precision Auto Body MKE, a proposed Light Motor Vehicle Service use at 1649 S. 83rd St.
- Committee Action:**  
Ald. Weigel moved to approve, Ald. Novak seconded, motion carried.
- Council Action: Approved**
44. [2024-0474](#) Conditional Use Permit for Sugar Studio LLC, a proposed Food Production use, at 2201 S. 84th St.
- Committee Action:**  
Ald. Nowling moved to approve, Ald. Novak seconded, motion carried.
- Ald. Weigel moved to adjourn at 9:09 p.m.
- Council Action: Approved**

**PUBLIC SAFETY COMMITTEE**

Committee convened at 8:12 p.m. with Ald. Turner excused.

**Passed The Block Vote**

**Ald. Grisham moved to approve the items #45 - #48, motion carried by roll call vote:**

**Aye:** 9 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Weigel

**No:** 0

45. [2024-0476](#) Notice of non-renewal of an Operator's License (Bartender/Class D Operator) application for Tina Mankowski. (BART-261)

**Committee Action:**

**Ald. Haass moved to hold until 9/3/24 meeting, Ald. Grisham seconded. Motion carried.**

**Council Action: Held until 9/3/24**

46. [2024-0497](#) Notice of non-renewal of an Operator's License (Bartender/Class D Operator) application for Kayla Sekey. (BART-1220)

**Committee Action:**

**Ald. Haass moved to deny due to non-appearance and background, Ald. Grisham seconded. Motion carried.**

**Council Action: Denied**

47. [2024-0519](#) Notice of non-renewal of an Operator's License (Bartender/Class D Operator) for Chris Schutte. (BART-131)

**Committee Action:**

**Ald. Haass moved to grant, Ald. Grisham seconded. Motion carried.**

**Council Action: Granted**

48. [2024-0520](#) Notice of non-renewal of an Operator's License (Bartender/Class D Operator) for Alyris Rios Martinez. (BART-545)

**Committee Action:**

**Ald. Haass moved to deny due to non-appearance and background, Ald. Grisham seconded. Motion carried.**

**Ald. Haass moved to adjourn at 8:32 p.m., Ald. Halvorsen seconded, motion carried.**

**Council Action: Denied**

**N. ADJOURNMENT**

**Ald. Haass moved to adjourn at 9:28 p.m., Ald. Nowling seconded, motion carried.**

**Next scheduled meeting is September 3, 2024 at 7:00 p.m.**



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.