



City of West Allis

Meeting Minutes

Common Council

Mayor Dan Devine, Chair

Alderperson Thomas G. Lajsic, Council President

Alderpersons: Suzzette Grisham, Kevin Haass, Danna Kuehn, Thomas G. Lajsic, Rosalie L. Reinke, Daniel J. Roadt, Tracy Stefanski, Angelito Tenorio, Vincent Vitale, and Martin J. Weigel

Tuesday, November 16, 2021

7:00 PM

City Hall, Common Council Chambers
7525 W. Greenfield Avenue

REGULAR MEETING

A. CALL TO ORDER

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

B. ROLL CALL

Present 9 - Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

Excused 1 - Grisham

Ald. Reinke was not present at the time of Roll Call but arrived at 7:49 p.m.

C. PLEDGE OF ALLEGIANCE

Ald. Lajsic led the Pledge of Allegiance.

D. PUBLIC HEARINGS

Steve Schaer, Planning & Zoning Manager, gave an explanation for public hearings #1 - #6. City Planner Tony Giron gave the explanation for public hearing #7.

1. [R-2021-0711](#) Resolution for a Special Use Permit for a playground use to be located at 2320-34 S. 79th St.

Sponsors: Safety and Development Committee

Public Comments:

The following people had questions / concerns about the proposed playground:

**James Larson, 2345 S. 80th Street.*

**Scott Stitchen, (address not given)*

**Bruce Endlich, 2353 S. 78th Street*

The following people spoke in favor of the proposed playground:

**Pastor Harold Bender, 2367 S. 118th Street*

**School Principal John Burkee, 8536 W. Arthur Place*

**Michael Carson, 1201 S. 96th Street*

2. [R-2021-0672](#) Resolution for a Special Use Permit for a community-based residential facility to be located at 8410 W. Cleveland Ave.

Sponsors: Safety and Development Committee

Public Comments: None

3. [R-2021-0671](#) Resolution for a Special Use Permit for an automobile convenience store and gas station use to be located at 2904 S. 84th St.

Sponsors: Safety and Development Committee

Public Comments:

The following people had questions / concerns about the proposed automobile convenience store and gas station:

**Peggy Bitz, 8355 W. Beloit Road*

**James Larson, 2345 S. 80th Street*

4. [O-2021-0083](#) Ordinance to amend the official West Allis Zoning Map by rezoning property located at 1359 S. 84th St. from RB-2 Residence District to C-2 Neighborhood Commercial submitted by City of West Allis.

Sponsors: Safety and Development Committee

Public Comments for hearings #4 & #5:

The following people had questions / concerns about the proposed automobile convenience store and gas station:

**Marie Ullerich, 1355 S. 84th Street*

**Beth Miller, 1327 S. 84th Street*

5. [R-2021-0670](#) Resolution for a Special Use Permit for an automobile convenience store and gas station use to be located at 8404 W. Greenfield Ave. and 1359 S. 84th St.

Sponsors: Safety and Development Committee

Public Comments: See Above.

6. [O-2021-0090](#) Ordinance to amend the official West Allis Zoning Map by rezoning property located at 8530-56 W. National Ave. from M-1, Manufacturing District and C-2, Neighborhood Commercial to C-2 Neighborhood Commercial submitted by John Pechan, Bethesda Lutheran Communities.

Sponsors: Safety and Development Committee

Public Comments: None

7. [O-2021-0084](#) Ordinance to amend the Official West Allis Zoning Map amending section 12.05 for certain properties along the Hwy 100 corridor in alignment with the 2040 Comprehensive Plan.

Sponsors: Safety and Development Committee

Public Comments:

The following people are concerned about the properties they represent and feel they should not be included in the rezoning project:

**Robert Schmidt of Boulder Venture, representing Site 51, a vacant 8.5-acre parcel, stated several certain types of businesses could be zoned out of the City if this is approved.*

**Brad Dagen, representing the affected property at 1650 S. 108th Street. He would like this property removed from the rezone list so he can work toward a better development.*

E. CITIZEN PARTICIPATION

None.

F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

Mayor Devine announced that the following Standing Committees would meet during recess: Administration & Finance, Public Works, Safety & Development, License & Health, and Advisory.

G. MAYOR'S REPORT

There will be a food drive this Saturday at the Farmer's Market. The Christkindlmarket is back and is December 3 & 4, which is the same weekend as our Christmas Parade. The City's fall leaf pickup was extended to November 21.

H. ALDERPERSON'S REPORT

None.

I. APPROVAL OF MINUTES

8. [2021-1375](#) November 2, 2021 Draft Common Council Minutes.

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

J. STANDING COMMITTEE REPORTS

LICENSE & HEALTH COMMITTEE

9. [2021-1251](#) New Class B Tavern License Application for Edwin Ordonez, d/b/a McCoco's, 7420 W. Greenfield Avenue. Agent: Edwin Ordonez.

Held

10. [2021-1273](#) New Class B Tavern License and Public Entertainment Premise Permit for Eckbar LLC, d/b/a Eckbar, 7408 W. Walker Street, West Allis, WI 53214; Agent: Melanie Kukis. Public Entertainment Premise Permit to include juke box, DJ, bands, karaoke, patrons dancing, instrumental music, movie, pool table and amusement machines.

Ald. Vitale moved to approve this matter, Ald. Kuehn seconded, motion carried by roll call vote:

Aye: 9 - Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

No: 0

K. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)

Passed The Consent Vote

Ald. Lajsic moved to approve the Consent Agenda, items #11 - #16 on a Consent Vote, motion carried by roll call vote.

Aye: 9 - Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

No: 0

11. [O-2021-0103](#) Ordinance to adjust animal fancier permit year to match calendar year.

Sponsors: Alderperson Reinke

Passed.

12. [R-2021-0763](#) Resolution declaring Christkindlmarkt, scheduled for Friday, December 3, 2021 for the hours of 4:00 p.m. to 9:00 p.m., and Saturday, December 4, 2021, 12:00 p.m. to 4:00 p.m., at the West Allis Farmers Market, a Community Event.

Adopted.

13. [2021-1388](#) November 2021 Municipal Attorney report of claims paid, and claims recommended for disallowance.

Placed on File.

14. [2021-1342](#) October 2021 Municipal Judge Report, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$89,205.68.

Placed on File.

15. [2021-1343](#) Finance Director/Comptroller submitting report for October 2021 indicating City of West Allis checks issued in the amount of \$4,342,103.25.

Placed on File.

16. [2021-1370](#) Claim by Hanover Insurance Group for Amy Moreno regarding vehicle damage at S. 56th Street on August 26, 2021.

Referred to City Attorney.

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 8:27 p.m. and returned at 9:17 p.m.

Roll Call was taken and the following were present:

Present 9 - Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale and Weigel.

Excused 1 - Grisham

M. NEW AND PREVIOUS MATTERS

ADMINISTRATION & FINANCE COMMITTEE

Passed The Block Vote

Ald. Haass moved to approve all the actions on items #17 - #21 on a block vote, motion carried by roll call vote.

Aye: 9 - Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

No: 0

- 17. [R-2021-0746](#) Resolution approving an Emergency Medical Services Agreement between the City of West Allis (“City”) and the Wisconsin State Fair Park Board (“Board”) for first aid, first response, and emergency transport for the 2022 and 2023 State Fair seasons.

Sponsors: Administration and Finance Committee

Committee Action:

Ald. Weigel moved to adopt, Ald. Lajsic seconded, motion carried.

Council Action:

Adopted.

- 18. [R-2021-0751](#) Resolution approving an Intergovernmental Cooperation Agreement between the City of West Allis (“City”) and the City of Wauwatosa for joint use and cost sharing of the Wauwatosa Fire training grounds.

Sponsors: Administration and Finance Committee

Committee Action:

Ald. Kuehn moved to adopt, Ald. Tenorio seconded, motion carried.

Council Action:

Adopted.

19. [R-2021-0777](#) Resolution relative to accepting the proposal of Key Code Media, Inc. for furnishing and installing wireless technology and equipment for the hearing impaired in the Common Council Chambers, Room 128 and the Art Gallery.

Sponsors: Administration and Finance Committee

Committee Action:

Ald. Kuehn moved to adopt, Ald. Tenorio seconded, motion carried.

Council Action:

Adopted.

20. [R-2021-0774](#) Resolution to authorize the Director of Public Works and Information Technology Director to amend an existing agreement with Symbiont, Inc. for GIS support services related to the design of GIS applications in an amount not to exceed \$43,000.

Sponsors: Administration and Finance Committee

Committee Action:

Ald. Lajsic moved to adopt, Ald. Tenorio seconded, motion carried.

Council Action:

Adopted.

21. [R-2021-0780](#) Resolution to Amend Fee Schedule - Parking Permit Fees.

Sponsors: Alderperson Haass

Committee Action:

Ald. Tenorio moved to adopt, Ald. Weigel seconded, motion carried.

Council Action:

Adopted.

22. [2021-1195](#) 2022 City of West Allis Mayor's Recommended Budget.

Committee Action:

Ald. Lajsic moved to adopt, Ald. Weigel seconded, motion carried.

Council Action:

See motion for item #23.

23. [O-2021-0111](#) Ordinance appropriating the necessary funds for the operation and administration of the City of West Allis for Calendar Year 2022.

Sponsors: Alderperson Haass

Committee Action:

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

Ald. Haass moved to adjourn at 8:40 p.m., Ald. Tenorio seconded, motion carried.

Council Action:

Ald. Lajsic moved to pass, motion carried by roll call vote:

Aye: 8 - Haass, Kuehn, Lajsic, Reinke, Roadt, Tenorio, Vitale, and Weigel

No: 1 - Stefanski

PUBLIC WORKS COMMITTEE

Passed The Block Vote

Ald. Roadt moved to approve all the actions on items #24 - #27 on a block vote, motion carried by roll call vote.

Aye: 9 - Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

No: 0

24. [O-2021-0092](#) Ordinance requiring use of city-issued containers for one-, two-, and three-family residential refuse collection.

Sponsors: Alderperson Grisham

Committee Action:

Ald. Vitale moved to pass, Ald. Stefanski seconded, motion carried.

Council Action:

Passed.

25. [R-2021-0752](#) Resolution to accept the proposals of McNeilus Truck and Manufacturing and Cumberland Service Center, Inc. for furnishing and delivering one 2022 McNeilus Model 2016 20 yard refuse packer body for \$110,384 and one 2022 Crane Carrier Company LET2-46 cab, chassis, and snowplow package for \$173,213 for a total sum of \$283,597.

Sponsors: Public Works Committee

Committee Action:

Ald. Vitale moved to adopt, Ald. Stefanski seconded, motion carried.

Council Action:

Adopted.

26. [R-2021-0753](#) Resolution to authorize the purchase of one Aries Pathfinder TV Inspection System mounted in a Ford Transit chassis for a sum of \$265,147.

Sponsors: Public Works Committee

Committee Action:

Ald. Vitale moved to adopt, Ald. Rosalie seconded, motion carried.

Council Action:

Adopted.

27. [R-2021-0756](#) Resolution to approve an option and land lease agreement proposal to build a monopole communications tower by New Cingular Wireless PCS, LLC on city-owned land located at 1725 S. 96th St. (Tax Key No. 450-9993-004).

Sponsors: Public Works Committee

Committee Action:

Ald. Stefanski moved to postpone, Ald. Vitale seconded, motion carried.

Ald. Stefanski moved to adjourn at 8:45 p.m., Ald. Reinke seconded, motion carried.

Council Action:

Approved postponement.

SAFETY & DEVELOPMENT COMMITTEE

Passed The Block Vote

Ald. Lajsic moved to approve all the actions on items #29 - #32 and #34 - #35 on a block vote, motion carried by roll call vote.

Aye: 9 - Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

No: 0

29. [R-2021-0672](#) Resolution for a Special Use Permit for a community-based residential facility to be located at 8410 W. Cleveland Ave.

Sponsors: Safety and Development Committee

Committee Action:

Ald. Weigel moved to adopt, Ald. Tenorio seconded, motion carried.

Council Action:

Adopted.

30. [R-2021-0671](#) Resolution for a Special Use Permit for an automobile convenience store and gas station use to be located at 2904 S. 84th St.

Sponsors: Safety and Development Committee

Committee Action:

Ald. Kuehn moved to adopt, Ald. Tenorio seconded, motion carried.

Council Action:

Adopted.

31. [O-2021-0083](#) Ordinance to amend the official West Allis Zoning Map by rezoning property located at 1359 S. 84th St. from RB-2 Residence District to C-2 Neighborhood Commercial submitted by City of West Allis.

Sponsors: Safety and Development Committee

Committee Action:

Ald. Kuehn moved to adopt, Ald. Weigel seconded, motion carried.

Council Action:

Adopted.

32. [R-2021-0670](#) Resolution for a Special Use Permit for an automobile convenience store and gas station use to be located at 8404 W. Greenfield Ave. and 1359 S. 84th St.

Sponsors: Safety and Development Committee

Committee Action:

Ald. Kuehn moved to adopt, Ald. Tenorio seconded, motion carried.

Council Action:

Adopted.

34. [O-2021-0084](#) Ordinance to amend the Official West Allis Zoning Map amending section 12.05 for certain properties along the Hwy 100 corridor in alignment with the 2040 Comprehensive Plan.

Sponsors: Safety and Development Committee

Committee Action:

Ald. Weigel moved to amend the map, removing the following two properties: Tax Key 520-1011-000, 3000 Block S. 108th Street and Tax Key 449-9981-009, 1650 S. 108th Street, Ald. Kuehn seconded, motion carried.

Council Action:

Passed as Amended.

35. [2021-1404](#) Draft 2021 Safety & Development Committee Minutes for the following dates:

*June 28

*September 14

Committee Action:

Ald. Haass moved to approve, Ald. Tenorio seconded, motion carried.

Ald. Tenorio moved to adjourn at 8:48 p.m., Ald. Haass seconded, motion carried.

Council Action:

Approved.

28. [R-2021-0711](#) Resolution for a Special Use Permit for a playground use to be located at 2320-34 S. 79th St.

Sponsors: Safety and Development Committee

Committee Action:

Ald. Haass moved to adopt, Ald. Tenorio seconded, motion carried.

Council Action:

Adopted

Ald. Lajsic moved to adopt, motion carried by roll call vote.

Aye: 8 - Haass, Kuehn, Lajsic, Reinke, Roadt, Tenorio, Vitale, and Weigel

No: 1 - Stefanski

33. [O-2021-0090](#) Ordinance to amend the official West Allis Zoning Map by rezoning property located at 8530-56 W. National Ave. from M-1, Manufacturing District and C-2, Neighborhood Commercial to C-2 Neighborhood Commercial submitted by John Pechan, Bethesda Lutheran Communities.

Sponsors: Safety and Development Committee

Committee Action:

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

Council Action:

Passed

Ald. Lajsic moved to pass, Ald. Kuehn seconded, motion carried by roll call vote.

Aye: 7 - Haass, Kuehn, Lajsic, Reinke, Tenorio, Vitale, and Weigel

No: 2 - Roadt, and Stefanski

LICENSE & HEALTH COMMITTEE

Passed The Block Vote

Ald. Vitale moved to approve all the actions on items #36 - #39 on a block vote, motion carried by roll call vote.

Aye: 9 - Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

No: 0

36. [2021-1378](#) 2021-2023 New Operator’s License (Bartender/Sales Clerk) application for Donald Berndt.

Committee Action:

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

Council Action:

Approved.

37. [2021-1379](#) 2021-2023 New Operator’s License (Bartender/Sales Clerk) application for Arianna McCarthy.

Committee Action:

Ald. Stefanski moved to postpone to December 14, 2021 meeting and provide an updated police report, Ald. Reinke seconded, motion carried.

Council Action:

Approved postponement.

38. [2021-1362](#) Draft 2021 License & Health Committee Minutes for the following dates:

- *May 4
- *May 18
- *June 14
- *October 4

Committee Action:

Ald. Reinke moved to approve, Ald. Roadt seconded, motion carried.

Council Action:

Approved.

39. [2021-1377](#) October 2021 Police Department tavern violations/calls for service report.

Committee Action:

Ald. Roadt moved to Place on File, Ald. Stefanski seconded, motion carried.

Ald. Stefanski moved to adjourn at 8:55 p.m., Ald. Reinke seconded, motion carried.

Council Action:

Placed on File.

ADVISORY COMMITTEE

Passed The Block Vote

Ald. Reinke moved to approve all the actions on items #40 & #41 on a block vote, motion carried by roll call vote.

Aye: 9 - Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

No: 0

40. [O-2021-0100](#) Division ordinance to readjust ward boundaries due to 2020 federal census.

Sponsors: Alderperson Lajsic

Committee Action:

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

Council Action:

Passed.

41. [O-2021-0101](#) Ordinance to redistrict the boundaries of aldermanic districts.

Sponsors: Alderperson Lajsic

Committee Action:

Ald. Stefanski moved to pass, Ald. Vitale seconded, motion carried.

Ald. Stefanski moved to adjourn at 9:11 p.m., Ald. Vitale seconded, motion carried.

Council Action:

Passed.

N. ADJOURNMENT

Ald. Lajsic moved to adjourn at 9:28 p.m., Ald. Stefanski seconded, motion carried.

Next scheduled meeting is December 14, 2021 at 7:00 p.m.

YouTube Meeting Links for November 16, 2021

Common Council Part 1

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

Recess - Administration & Finance / Safety & Development

<https://www.youtube.com/watch?v=dJLBeSm8DI>

Recess - License & Health, Public Works & Advisory

<https://www.youtube.com/watch?v=lxp2GYAj8bl>

Common Council Part 2

<https://www.youtube.com/watch?v=a5vSVxVjw5s>



All meetings of the {bdName} 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.