



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*

Tuesday, January 14, 2025

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 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

C. PLEDGE OF ALLEGIANCE

Led by Ald. Novak.

D. PUBLIC HEARINGS & PRESENTATIONS

1. [2024-1269](#) Rotary Knights Park presentation.

West Allis Rotary Club members, Steve Afeldt and Bill Beres, presented the City with a check of \$14,239.00 for their sponsorship of the "Rotary-Knights Park" located 6501 W. Beloit Rd.

2. [R-2025-0000](#) 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

Melinda Dejewski, City Engineer, presented.

3. [2024-1143](#) Conditional Use Permit for The Emerald, a proposed Event Space (5,000 or more sq. ft.), at 7546 W. Greenfield Ave.

Steve Schaer, Manager of Planning & Zoning, presented.

The following people spoke regarding this item:

Walter Holtz

John Johnson, 7210 W. Greenfield Ave.

Amy Johnson, 7210 W. Greenfield Ave.

AmyRose Murphy, 1520 S. 76th St.

E. PUBLIC PARTICIPATION

Margaret Morgen, 2433 S. 118th St., and Lothar Hoffmann, 8626 W. Washington St., spoke regarding property taxes.

Lynn Gunderson, 1716 S. 72nd St. spoke regarding T42's pending liquor license application.

Barbara Dahlgren, 1928 S. 56th St., and AmyRose Murphy, 1520 S. 76th St., spoke regarding chickens.

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

None.

H. ALDERPERSONS' REPORT

None.

I. APPROVAL OF MINUTES

4. [2024-1222](#) December 10, 2024 Common Council Minutes.

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

J. STANDING COMMITTEE REPORTS

None.

K. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)**Passed The Block Vote**

Ald. Haass moved to approve the Consent Agenda, items #5 - #63, motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

5. [O-2025-0001](#) Ordinance to create No Parking restrictions in certain areas within the 1400 Block of S. 96th St.

Sponsors: Alderperson Grisham and Alderperson Kuehn

Passed

6. [O-2025-0003](#) Ordinance to increase pay for certain non-represented employees by 2% as approved in 2025 Budget, restructure the salary schedule, and revise titles and classifications for various positions.

Sponsors: Alderperson Weigel

Passed

7. [O-2025-0005](#) Ordinance to create 30-Minute Parking restrictions from 6am-9pm in certain areas on the east side of the 1400 Block of S. 92nd St.
- Sponsors:** Alderperson Grisham and Alderperson Kuehn
- Passed**
8. [R-2024-0685](#) Resolution declaring several community events.
- Sponsors:** Economic Development Committee
- Adopted**
9. [R-2024-0686](#) Resolution authorizing the City Engineer to enter into an agreement for reimbursement from MMSD to fund the disconnection of foundation drains and sanitary lateral rehabilitations on 2024 street reconstructions in an amount not to exceed \$500,000.
- Sponsors:** Public Works Committee
- Adopted**
10. [R-2024-0698](#) Resolution accepting work of Wolverine Construction, LLC for the demolition of the property at 6901 W. Beloit Rd. and authorizing and directing settlement of said contract in accordance with contract terms of 2024 Project No. 31 for final payment in the amount of \$2,495.00.
- Sponsors:** Public Works Committee
- Adopted**
11. [R-2024-0699](#) Resolution to facilitate the purchase of 420 96-gallon and 200 64-gallon garbage carts.
- Adopted**
12. [R-2024-0700](#) Resolution approving an agreement with MMSD to receive \$52,000 in funding through the MMSD Green Solutions Program for the installation of Trees in 2025.
- Sponsors:** Public Works Committee
- Adopted**
13. [R-2024-0701](#) Resolution accepting work of Green Bay Pipe & TV, LLC for the closed-circuit TV Inspection of sanitary & storm sewers at various locations in the City of West Allis and authorizing and directing settlement of said contract in accordance with contract terms of 2024 Project No. 9 for final payment in the amount of \$500.
- Sponsors:** Public Works Committee
- Adopted**

14. [R-2024-0705](#) Resolution accepting work of MJ Construction, Inc. for the storm sewer install & sanitary spot relays at various locations in the City of West Allis and authorizing and directing settlement of said contract in accordance with contract terms of 2022 Project No. 16 for final payment in the amount of \$1,279.50.

Sponsors: Public Works Committee

Adopted

15. [R-2024-0707](#) Resolution Approving an Agreement with MMSD to receive \$34,880 in funding through the MMSD Green Solutions Program for the installation of Green Infrastructure in the intersection of S. 62nd St. and W. Lapham St.

Sponsors: Public Works Committee

Adopted

16. [R-2025-0001](#) Resolution accepting work of LaLonde Contractors, Inc. for the street and alley reconstruction at various locations in the City of West Allis and authorizing and directing settlement of said contract in accordance with contract terms of 2023 Project No. 5 for final payment in the amount of \$7,901.56.

Sponsors: Public Works Committee

Adopted

17. [R-2025-0002](#) Resolution granting a Privilege to JLY Properties, LLC for property located at 6206-10 W. Lincoln Ave. (Tax Key No. 475-0376-000).

Adopted

18. [R-2025-0003](#) Resolution granting a Privilege to Libbey Richard & Eva Revocable Trust for property located at 6131-35 W. Greenfield Ave. (Tax Key No. 454-0063-000).

Adopted

19. [R-2025-0004](#) Resolution granting a Privilege to John H Knecht & Diane M Knecht for property located at 5801-03 W. National Ave. / 1331 S. 58 St. (Tax Key No. 438-0448-000).

Adopted

20. [R-2025-0005](#) Resolution granting a Privilege to 80 West Allis, LLC for property located at 1414 S. 65 St. & 6401-25 W. Greenfield Ave. (Tax Key No. 454-0635-001).

Adopted

21. [R-2025-0006](#) Resolution granting a Privilege to MJ Matel LLC for property located at 7308-12 W. Greenfield Ave. (Tax Key No. 440-0382-000).

Adopted

22. [R-2025-0007](#) Resolution accepting work of Wolf Paving Co., Inc. for the street construction & utility adjustments at W. Becher St from S. 92nd St. to S. 99th St. in the City of West Allis and authorizing and directing settlement of said contract in accordance with contract terms of 2022 Project No. 14 for final payment in the amount of \$2,000.

Sponsors: Public Works Committee

Adopted

23. [R-2025-0008](#) Resolution accepting work of LaLonde Contractors, Inc. for the street reconstruction at W. Boone Ave. from S. 82nd St. to S. 88th St. in the City of West Allis and authorizing and directing settlement of said contract in accordance with contract terms of 2023 Project No. 3 for final payment in the amount of \$13,347.48.

Sponsors: Public Works Committee

Adopted

24. [R-2025-0009](#) Resolution accepting work of LaLonde Contractors, Inc. for the resurfacing of the municipal parking lot in the City of West Allis and authorizing and directing settlement of said contract in accordance with contract terms of 2023 Project No. 11 for final payment in the amount of \$500.

Sponsors: Public Works Committee

Adopted

25. [R-2025-0010](#) Resolution granting a Privilege to First United Methodist Church West Allis for property located at 1574-82 S. 76 St. / 7520 W. Lapham St. (Tax Key No.453-0356-000).

Adopted

26. [R-2025-0011](#) Resolution granting a Privilege to Lutz Land Management LLC for property located at 6832 W. Becher St./2074 S. 69th St. (Tax Key No.476-0106-000).

Adopted

27. [R-2025-0012](#) Resolution granting a Privilege to Lutz Land Management LLC for property located at 6807 W. Becher St./2105 S. 68th St. (Tax Key No. 476-0154-000).

Adopted

28. [R-2025-0013](#) Resolution granting a Privilege to Lutz Land Management LLC for property located at 6918-22 W. Becher St. (Tax Key No. 476-0086-000).

Adopted

29. [R-2025-0014](#) Resolution granting a Privilege to Lutz Land Management LLC for property located at 6531-33 W. Mitchell St. (Tax Key No. 454-0295-001).

Adopted

30. [R-2025-0015](#) Resolution granting a Privilege to Lutz Land Management LLC for property located at 2079 S. 69th St. (Tax Key No. 476-0085-000).

Adopted

31. [R-2025-0016](#) Resolution to approve a contract with Ramboll for providing remedial oversight assistance at the former City waste transfer station site located at 5032 W. Rogers St. for the construction of the new public works facility located at 1906 S. 53rd St., in an amount not to exceed \$15,700.

Sponsors: Public Works Committee

Adopted

32. [R-2025-0020](#) Resolution relating to the reorganization of the Human Resources Department and City Administrator's Office and the addition of a Human Resources Generalist position.

Adopted

33. [R-2025-0021](#) Resolution accepting work of Zenith Tech, Inc. for the street pavement patching, pavement marking & traffic calming at various locations in the City of West Allis and authorizing and directing settlement of said contract in accordance with contract terms of 2023 Project No. 12 for final payment in the amount of \$12,325.43.

Sponsors: Public Works Committee

Adopted

34. [R-2025-0022](#) Resolution to authorize the fire department to accept funding under the Bureau of Justice Comprehensive Opioid, Stimulant, Substance Use Program (COSSUP) grant.

Sponsors: Public Works Committee

Adopted

35. [R-2025-0024](#) Resolution granting a Privilege to MLSD Investments Incorporated for property located at 6801-03 W. Beloit Rd. (Tax Key No. 489-0001-000).

Adopted

36. [2024-1282](#) Renewal applications for Pawn Shop, Secondhand Stores, and Secondhand Jewelry Dealers for:
- SJ Campbell & Associates LLC d/b/a MAC Costumes, 7226 W. Greenfield Ave. (PNSH-24-2)
- Prolific Arms LLC d/b/a Prolific Arms, 2192 S. 60th St. (PNSH-23-8)
- Diane's Designs d/b/a Diane's Designs, 7344 W. Greenfield Ave. (PNSH-22-22)
- Ultratwist Vintage d/b/a Ultratwist Vintage, 7730 W. National Ave. (PNSH-23-1)
- Granted**
37. [2024-0400](#) Claim by Rebecca Swanson for alleged property damage at 6944 W. Beloit Rd., on April 25th, 2024.
- Placed on File**
38. [2024-0742](#) Claim by William Jensen for alleged property damage at W208 N16586 S. Center St. Apt. #3, Jackson, WI., on July 12, 2024.
- Denied**
39. [2024-0755](#) Claim by Cristina Gonzalez for alleged personal injury at 2060 S. 86th St. on September 18, 2024.
- Denied**
40. [2024-0756](#) Claim by Nahlanny Rivera Gonzalez for alleged personal injury at 2060 S. 86th St. on September 18, 2024.
- Denied**
41. [2024-0768](#) Claim by Schlossmann Honda City for alleged property damage at W. Beloit Rd and W. Oklahoma Ave. on October 18, 2024.
- Placed on File**
42. [2024-0929](#) Claim by Caley Hincak for financial reimbursement at 8520 W. Arthur Ave., on November 8, 2024.
- Placed on File**
43. [2024-0968](#) Claim by Alexis McGregor for alleged property damage at Milwaukee County, on October 22, 2024.
- Denied**
44. [2024-1014](#) Claim by Devon Driver for alleged property damage at 11301 W. Lincoln Ave., on August 20, 2024.
- Denied**

45. [2024-1213](#) Claim by Devin Williams regarding alleged personal injury in West Allis on February 4th, 2024.
Referred to City Attorney
46. [2024-1214](#) Claim by Cedric Banks regarding alleged personal injury in West Allis on May 9th, 2024.
Referred to City Attorney
47. [2024-1266](#) Claim by Cornelius Armstrong regarding alleged property damage at 2832 N. 12th St. Lower Unit, on December 10th, 2024.
Referred to City Attorney
48. [2024-1272](#) Claim by Adam Locke regarding alleged physical injury on July 14, 2024.
Referred to City Attorney
49. [2025-0005](#) Lawsuit regarding a foreclosure of mortgage (2024CV010352) for property at 5961 N. 77th St.
Referred to City Attorney
50. [2023-0724](#) Claim by Progressive on behalf of Maria Fortis, regarding vehicle damage at 108th and Cleveland Ave. on August 10, 2023.
Placed on File
51. [2024-0172](#) Claim by Cassidy Gaidish for alleged property damage at 9606 W. Lapham St. on March 1, 2024.
Placed on File
52. [2024-0541](#) Claim by Bruce & Luanne Landgraf for alleged property damage at 12232 W. Holt Ave. on April 15, 2024.
Placed on File
53. [2024-0429](#) Claim by Jasmine Santiago for alleged property damage at 8405 W. National Ave., on June 7th, 2024.
Placed on File
54. [2024-0217](#) Claim by Bryan Kainz regarding excessive force and personal injuries sustained on December 17, 2023.
Denied
55. [2024-0600](#) Claim by Todd Ockwood for alleged property damage at S. 124th St. and W. Greenfield Ave. on August 19, 2024.
Denied
56. [2024-0097](#) Claim by Beth Schoenwetter-Leukam for alleged property damage at 5400 W. Hayes Ave., on January 13, 2024.
Denied
57. [2025-0002](#) Claim by Anne Farrey regarding alleged property damage on December 30, 2024, at 637 S. 93rd St.
Referred to City Attorney

58. [2025-0000](#) Resignation of Rebecca Grill, City Administrator/Clerk.
Placed on File
59. [2024-1267](#) Appointment of Tracey Uttke to Deputy Clerk.
Placed on File
60. [2024-1182](#) November 2024 Municipal Judge Report, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$81,526.42.
Placed on File
61. [2025-0001](#) Finance Director/Comptroller submitting report for December 2024 indicating City of West Allis checks issued in the amount of \$7,656,828.22.
Placed on File
62. [2025-0032](#) Communication recommending the appointment of Richard G. Pfaff to the position of Interim City Administrator effective February 24, 2025.
Placed on File
63. [2025-0038](#) Resignation of Jenny Kosek, Director of Marketing & Engagement.
Placed on File

L. COMMON COUNCIL RECESS

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

The Council recessed at 8:04 p.m. and reconvened at 9:01 p.m.

M. NEW AND PREVIOUS MATTERS

PUBLIC WORKS COMMITTEE

Committee convened at 8:11 p.m.

64. [R-2025-0000](#) 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. Grisham moved to adopt, Ald. Haass seconded, motion carried.

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

Council Action: Adopted

ECONOMIC DEVELOPMENT COMMITTEE

Committee convened at 8:13 p.m.

Passed The Block Vote

Ald. Kuehn moved to approve items #65 - #70, motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

65. [2024-1143](#) Conditional Use Permit for The Emerald, a proposed Event Space (5,000 or more sq. ft.), at 7546 W. Greenfield Ave.

Committee Action:

Ald. Weigel moved to approve with the following amendments:

Maximum capacity of 200 people for 12 months with a closure at 1 a.m., Ald.

Novak seconded, motion carried with one no from Ald. Nowling.

Council Action: Approved as amended.

66. [R-2025-0019](#) Resolution to approve a Commercial Facade Improvement Project Contract by and between the City of West Allis and Walter Holtz, owner of the property located at 7546 W. Greenfield Ave., in the amount not to exceed \$65,000.

Committee Action:

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

Council Action:

Adopted

67. [2024-1144](#) New Class B Tavern and Public Entertainment License for Deco Venue LLC, d/b/a The Emerald, 7546 W. Greenfield Ave. Agent: Wally Holtz. (ALC-24-34)

Committee Action:

Ald. Nowling moved to grant with the following amendments:

Agent is Noreen Higginbohem, and to operate as a banquet hall. Ald. Novak seconded, motion carried.

Council Action: Granted as amended.

68. [2024-1186](#) New Class B Tavern and Public Entertainment License for Mugshotz West Allis LLC, d/b/a Drunk Uncle, 1902 S. 68th St. Agent: Gregory Steffek. (ALC-24-33)

Committee Action:

Ald. Novak moved to deny due to discrepancies in the application, and the current violations of Wis. Stat. 125.26(2)(a). Ald. Nowling seconded, motion carried.

Council Action: Denied

69. [2024-1283](#) New Class B Tavern and Public Entertainment License for Petrichor Flow LLC, d/b/a T42, 1825 S. 72nd St. Agent: Kearsten Netzel-Engel. (ALC-24-35)

Committee Action:

Ald. Kuehn moved to deny due to operating without proper licensing, and a nightclub not being a type of use that fits well in the surrounding residential neighborhood. Ald. Nowling seconded, motion carried.

Council Action: Denied

70. [R-2025-0023](#) Resolution approving the appointment of Daniel Adamczyk to the Code Enforcement Director position.

Committee Action:

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

Ald. Novak moved to adjourn at 8:56 p.m., Ald. Grob seconded, motion carried.

Council Action: Adopted

PUBLIC SAFETY COMMITTEE

Committee convened at 8:12 p.m.

Passed The Block Vote

Ald. Grisham moved to approve items #71 - #76, motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

71. [2024-1116](#) New Operator's License (Bartender/Class D Operator) application for Anthony Ferguson. (BART-1359)

Committee Action:

Ald. Haass moved to grant, Ald. Halvorsen seconded, motion carried.

Council Action:

Granted

72. [2024-1279](#) New Operator's License (Bartender/Class D Operator) application for Jessica Sobojinski. (BART-1364)

Committee Action:

Ald. Haass moved to grant, Ald. Halvorsen seconded, motion carried.

Council Action:

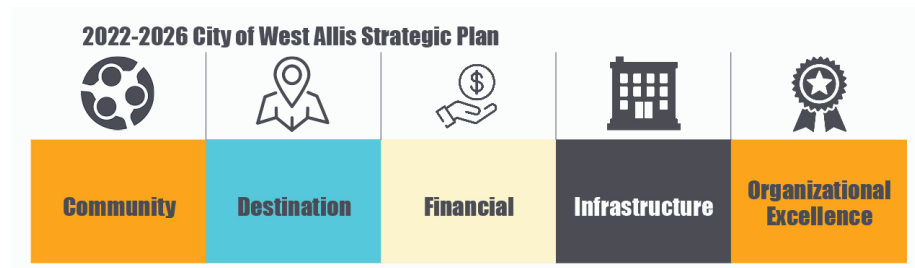
Granted

73. [2024-1280](#) New Operator's License (Bartender/Class D Operator) application for Casey Jupp. (BART-1360)
- Committee Action:**
Ald. Turner moved to deny based on background check and failure to exhibit signs of rehabilitation, Ald. Roadt seconded, motion carried.
- Council Action:**
Denied
74. [2024-1281](#) New Operator's License (Bartender/Class D Operator) application for Erik Vargas Almeida. (BART-1375)
- Committee Action:**
Ald. Halvorsen moved to grant, Ald. Turner seconded, motion carried.
- Council Action:**
Granted
75. [2025-0022](#) New Operator's License (Bartender/Class D Operator) application for Vaneashea Lucas. (BART-1373)
- Committee Action:**
Ald. Grisham moved to grant, Ald. Turner seconded, motion carried.
- Council Action:**
Granted
76. [2025-0031](#) Summons and complaint against Super Bottle LLC d/b/a/ Super Bottle, 1357 S. 76th St. Agent: Rupinderjit Singh
- Committee Action:**
Agent, Rupinderjit Singh, admitted to both counts presented. A hearing will be scheduled for a later date.
- Ald. Haass moved to adjourn at 8:41 p.m., Ald. Halvorsen seconded, motion carried.
- Council Action:**
No action taken

N. ADJOURNMENT

Ald. Haass moved to adjourn at 9:05 p.m., Ald. Grisham seconded, motion carried.

Next scheduled meeting is February 11, 2025 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.