



City of West Allis

Meeting Agenda

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, July 30, 2024

7:00 PM

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

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

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.
Attachments: [PH Notice - Precision](#)
2. [2024-0474](#) Conditional Use Permit for Sugar Studio LLC, a proposed Food Production use, at 2201 S. 84th St.
Attachments: [PH Notice - Sugar Studio](#)
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.
Attachments: [Res_R-2024-0351](#)
[\(VAC\) Exhibit Y-1207 Hicks](#)

E. PUBLIC PARTICIPATION

The Common Council may receive information from members of the public during this 30-minute period. Each speaker must announce to the council his or her name and address, sign in at the podium, and limit comments to one statement of no more than 5 minutes. The council cannot take action on topics raised by speakers and will not discuss topics with speakers.

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:

Art Gallery – Administration & Economic Development

Council Chambers – Public Safety & Public Works

The general public may contact the Committee Chair relative to an agenda item of interest that could be discussed or acted on during the recess meetings simultaneously occurring in different conference rooms. Additionally, if a member has interest in multiple agenda items which are scheduled for discussion or action during the recess meetings simultaneously occurring, they should contact the chair of the committee to inform of such interest.

G. MAYOR'S REPORT

This item is a report from the Mayor to the public regarding recent events attended, awards and commendations, and upcoming events. No discussion or action shall take place by members of the Council unless otherwise listed below.

H. ALDERPERSONS' REPORT

This item is a report from individual Alderpersons to the public regarding recent events attended, awards and commendations, and upcoming events. No discussion or action shall take place by members of the Council unless otherwise listed below.

I. APPROVAL OF MINUTES

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

Recommendation: Approve

Attachments: [2024-07-10 CC M](#)

J. STANDING COMMITTEE REPORTS

None.

K. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)

5. [R-2024-0405](#) Resolution to amend Fee Schedule to halt pick-up service for concrete and ground collection.

Recommendation: Adopt

Attachments: [Res_R-2024-0405](#)

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.

Recommendation: Adopt

Attachments: [Res_R-2024-0427](#)

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.
- Recommendation:** Adopt
- Attachments:** [Res R-2024-0430](#)
[Ford Quotes](#)
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.
- Recommendation:** Adopt
- Attachments:** [Res R-2024-0433](#)
[PD sub-station roof proposals and certifying letter](#)
9. [R-2024-0438](#) Resolution approving a Neighborhood Small Grant Program, Focus Grant, to the Conrad Gardens Neighborhood Association up to \$2,000.
- Recommendation:** Adopt
- Attachments:** [Res R-2024-0438](#)
[Meeting Notes](#)
[CGNA Proposed Budget 2024](#)
[CGNA Summary of Proposed Activities](#)
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.
- Recommendation:** Adopt
- Attachments:** [Res R-2024-0447](#)
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.
- Recommendation:** Adopt
- Attachments:** [Res R-2024-0450](#)
[Exhibit A FY2024 Annual Action Plan](#)
[Exhibit B 2024 Sample Subrecipient Agreement](#)

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.
- Recommendation:** Adopt
- Attachments:** [Res R-2024-0451](#)
[Exhibit A Becher 85-86 traffic calming and ped xing](#)
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.
- Recommendation:** Adopt
- Attachments:** [Res R-2024-0454](#)
[Exhibit A Demo Site Map 6901 W Beloit](#)
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.
- Attachments:** [Res R-2024-0455](#)
15. [R-2024-0456](#) Resolution declaring Flags for Remembrance: Honoring Victims of Gun Violence a community event.
- Recommendation:** Adopt
- Attachments:** [Res R-2024-0456](#)
[wisconsin anti violence effort request](#)
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.
- Recommendation:** Adopt
- Attachments:** [Res R-2024-0457](#)
[Universal Truck Equipment](#)
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.
- Recommendation:** Place on File
- Attachments:** [May 2024 Municipal Judge](#)

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.
Recommendation: Place on File
Attachments: [June 2024 Municipal Judge](#)
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)
Recommendation: Grant
Attachments: [PNSH-23-5 - Haase - App Summary](#)
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
Recommendation: Grant
Attachments: [TEMP-24-20 - St. Barnabas - App Summary](#)
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
Recommendation: Grant
Attachments: [TEMP-24-23 - Fourth N Long - App Summary](#)
22. [2024-0485](#) Claim by Wes Grulkowski for alleged property damage at 2522 N. 49th St., on April 18, 2024.
Recommendation: Refer to City Attorney
Attachments: [2024-0485 - Claim - Grulkowski](#)
23. [2024-0490](#) Claim by Dennis Dombrowski for alleged property damage at 61st & Mitchell St., on May 26, 2024.
Recommendation: Refer to City Attorney
Attachments: [2024-0490 - Claim - Dombrowski](#)
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.
Recommendation: Refer to City Attorney
Attachments: [2024-0492 - Claim - Anderson](#)
25. [2024-0511](#) Claim by Roger and Susan Knight for alleged property damage at 1221 S. 61st St., on July 17, 2024.
Recommendation: Refer to City Attorney
Attachments: [2024-0511 - Claim - Knight](#)
[Knight Photos](#)

26. [2024-0528](#) Claim by Marcel Griffin for alleged personal injury at W. National Ave. & N. 38th St., on April 3, 2024.

Recommendation: Refer to City Attorney

Attachments: [2024-0528 - Claim - Griffin](#)

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.

Recommendation: Approve

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.

Recommendation: Approve

L. COMMON COUNCIL RECESS

M. NEW AND PREVIOUS MATTERS

ADMINISTRATION COMMITTEE

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

Recommendation: Adopt

Attachments: [Res_R-2024-0434](#)

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

Recommendation: Adopt

Attachments: [Res_R-2024-0424](#)

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

Recommendation: Adopt

Attachments: [Res_R-2024-0428](#)

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.

Recommendation: Adopt

Attachments: [Res_R-2024-0444](#)

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.

Recommendation: Adopt

Attachments: [Res R-2024-0461](#)

[CWA Fire Department Dorm Build Out Station 61 and 62 07252024](#)

[CWA 67th Street Kitchen Area DIRTT Offices 07252024](#)

34. [2024-0493](#) Communication Regarding City Live Stream and Meeting Recording Modernization.

Recommendation: Discussion Purposes Only

Attachments: [Communication to Council 07302024](#)

PUBLIC WORKS COMMITTEE

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.

Recommendation: Adopt

Attachments: [Res R-2024-0395](#)

[PILOT Agreement for electric scooters R-0395](#)

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.

Attachments: [Res R-2024-0351](#)

[\(VAC\) Exhibit Y-1207 Hicks](#)

ECONOMIC DEVELOPMENT COMMITTEE

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).

Recommendation: Adopt

Attachments: [Res R-2024-0437](#)

[CSM R-2024-0437](#)

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.

Recommendation: Adopt

Attachments: [Res R-2024-0441](#)

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)
- Attachments:** [ALC-24-26 - West Allis BP - App Summary](#)
[ALC-24-26 - West Allis BP - Floor Plan](#)
[ALC-24-26 - West Allis BP - Hearing Notice](#)
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)
- Attachments:** [ALC-24-25 - Jimmy B's - App Summary](#)
[ALC-24-25 - Jimmy B's - Hearing Notice](#)
[ALC-24-25 - Jimmy B's - Floor Plan](#)
[ALC-24-25 - Jimmy B's - App Summary Amended](#)
[ALC-24-25 - Jimmy B's - Hearing Notice 2nd](#)
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)
- Attachments:** [ALC-24-27 - The Lone Wolf - App Summary](#)
[ALC-24-27 - The Lone Wolf - Floor Plan](#)
[ALC-24-27 - The Lone Wolf - Hearing Notice](#)
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)
- Attachments:** [ALC-24-28 - DHV Enterprises - App Summary](#)
[ALC-24-28 - DHV Enterprises - Floor Plan](#)
[ALC-24-28 - DHV Enterprises - Hearing Notice](#)

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.
- Attachments:** [PH Notice - Precision](#)
44. [2024-0474](#) Conditional Use Permit for Sugar Studio LLC, a proposed Food Production use, at 2201 S. 84th St.
- Attachments:** [PH Notice - Sugar Studio](#)

PUBLIC SAFETY COMMITTEE

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

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

Attachments: [BART-1220 - Sekey - Hearing Notice](#)

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

Attachments: [BART-131 - Schutte - Notice of non-renewal](#)

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

Attachments: [BART-545 - Rios Martinez - Notice of non-renewal](#)

N. 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 QUORUM

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.