

City of West Allis Meeting Minutes

Common Council

Mayor Dan Devine, Chair

Alderpersons: 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

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.

Attachments: PH Notice - Precision

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.

<u>Attachments:</u> PH Notice - Sugar Studio

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

Attachments: Res R-2024-0351

(VAC) Exhibit Y-1207 Hicks Res R-2024-0351 SIGNED

Steve Schaer, Manager of Planning & Zoning, presented.

E. PUBLIC PARTICIPATION

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

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.

Attachments: 2024-07-10 CC M

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

Attachments: Res R-2024-0447

Res R-2024-0447 SIGNED

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. Resolution to amend Fee Schedule to halt pick-up service for concrete

and ground collection.

Attachments: Res R-2024-0405

Res R-2024-0405 SIGNED

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.

Attachments: Res R-2024-0427

Res R-2024-0427 SIGNED

Adopted

7. Resolution to accept the proposals of Ewald Automotive Group,

Hartford, and Casper's Truck Equipment for a total sum of \$72,934.50.

Attachments: Res_R-2024-0430

Ford Quotes

Res_R-2024-0430 SIGNED

Adopted

R-2024-0433 8. 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.

Attachments: Res R-2024-0433

PD sub-station roof proposals and certifying letter

Res R-2024-0433 SIGNED

Adopted

9. R-2024-0438 Resolution approving a Neighborhood Small Grant Program, Focus

Grant, to the Conrad Gardens Neighborhood Association up to \$2,000.

Attachments: Res R-2024-0438

Meeting Notes

CGNA Proposed Budget 2024

CGNA Summary of Proposed Activities

Res R-2024-0438 SIGNED

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.

Attachments: Res R-2024-0450

Exhibit A FY2024 Annual Action Plan

Exhibit B 2024 Sample Subrecipient Agreement

Res R-2024-0450 SIGNED

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.

Attachments: Res R-2024-0451

Exhibit A Becher 85-86 traffic calming and ped xing

Res R-2024-0451 SIGNED

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.

Attachments: Res R-2024-0454

Exhibit A Demo Site Map 6901 W Beloit

Res R-2024-0454 SIGNED

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

Attachments: Res R-2024-0455

Res R-2024-0455 SIGNED

Adopted

15. R-2024-0456 Resolution declaring Flags for Remembrance: Honoring Victims of Gun

Violence a community event.

Attachments: Res R-2024-0456

wisconsin anti violence effort request

Res R-2024-0456 SIGNED

Adopted

16. 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.

Attachments: Res_R-2024-0457

Universal Truck Equipment
Res R-2024-0457 SIGNED

Adopted

17. <u>2024-0478</u> 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.

<u>Attachments:</u> May 2024 Municipal Judge

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.

Attachments: June 2024 Municipal Judge

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)

Attachments: PNSH-23-5 - Haase - App Summary

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

Attachments: TEMP-24-20 - St. Barnabas - App Summary

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

<u>Attachments:</u> TEMP-24-23 - Fourth N Long - App Summary

Granted

22. 2024-0485 Claim by Wes Grulkowski for alleged property damage at 2522 N. 49th

St., on April 18, 2024.

Attachments: 2024-0485 - Claim - Grulkowski

Referred to City Attorney

23. 2024-0490 Claim by Dennis Dombrowski for alleged property damage at 61st &

Mitchell St., on May 26, 2024.

<u>Attachments:</u> 2024-0490 - Claim - Dombrowski

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.

Attachments: 2024-0492 - Claim - Anderson

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.

Attachments: 2024-0511 - Claim - Knight

Knight Photos

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.

Attachments: 2024-0528 - Claim - Griffin

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.

Attachments: Res R-2024-0434

Res R-2024-0434 SIGNED

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.

Attachments: Res R-2024-0424

Res R-2024-0424 SIGNED

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.

Attachments: Res R-2024-0428

Res_R-2024-0428 SIGNED

2024A - Sale Day Report

Resolution Exhibits

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.

Attachments: Res R-2024-0444

Res R-2024-0444 SIGNED

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.

Attachments: Res R-2024-0461

CWA Fire Department Dorm Build Out Station 61 and 62 07252024

CWA 67th Street Kitchen Area DIRTT Offices 07252024

Res R-2024-0461 SIGNED - Amended

Committee Action:

Ald. Weigel motioned to approve as separated out: One resolution (R-2024-0461) authorizing construction of individual dormitories in the amount of \$650,062.00; second resolution (R-2024-0462) 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-2024-0461 for the amended amount, Ald. Novak seconded, motion carried.

Council Action: Approved as amended

Ald. Kuehn motioned to refer R-2024-0462 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.

Attachments: Communication to Council 07302024

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.

Attachments: Res R-2024-0395

PILOT Agreement for electric scooters R-0395

Res R-2024-0395 SIGNED

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

Attachments: Res_R-2024-0351

(VAC) Exhibit Y-1207 Hicks Res R-2024-0351 SIGNED

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)

Attachments: ALC-24-28 - DHV Enterprises - App Summary

ALC-24-28 - DHV Enterprises - Floor Plan

ALC-24-28 - DHV Enterprises - Hearing Notice

Petition - 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. 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).

Attachments: Res_R-2024-0437

CSM R-2024-0437

Res R-2024-0437 SIGNED

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.

Attachments: Res R-2024-0441

Perspective Brewery Loan Commitment Letter7.26

Res R-2024-0441 SIGNED

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)

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

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)

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

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)

<u>Attachments:</u> ALC-24-27 - The Lone Wolf - App Summary

ALC-24-27 - The Lone Wolf - Floor Plan

ALC-24-27 - The Lone Wolf - Hearing Notice

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.

Attachments: PH Notice - Precision

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.

Attachments: PH Notice - Sugar Studio

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)

Attachments: BART-261 - Mankowski - Hearing Notice

BART-261 - Mankowski - Notice of Non-Renewal

BART-261 - Mankowski - Hearing Notice 2nd

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)

Attachments: BART-1220 - Sekey - Hearing Notice

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)

Attachments: BART-131 - Schutte - Notice of non-renewal

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)

Attachments: BART-545 - Rios Martinez - Notice of non-renewal

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.