



# 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, November 12, 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 - 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. Haass.*

#### D. PUBLIC HEARINGS

1. [2024-0734](#) 2025 City of West Allis Mayor's Recommended Budget.

**Attachments:** [2025 Mayor's Recommended Budget 10.15](#)  
[2025 Capital Budget \(as recommended\)](#)  
[Budget - Correspondance](#)

*Jason Kaczmarek, Finance Director/Comptroller, and Rebecca Grill, City Administrator/Clerk, presented.*

2. [O-2024-0042](#) Ordinance to create and amend conditional use criteria for certain automotive uses.

**Sponsors:** Economic Development Committee

**Attachments:** [Ord O-2024-0042](#)  
[PH - Auto](#)

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

3. [2024-0726](#) Conditional Use Permit for Old Bank Renovation, a proposed restaurant use, at 6125 W. National Ave.

**Attachments:** [6125 W. National Ave.](#)  
[Proof of Publication - 2024-10-03 - Old Bank Reno & Map](#)

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

4. [R-2024-0618](#) Resolution to approve a substantial amendment to the FY2020-FY2024 Community Development Block Grant Action Plan, relative to use unprogrammed Block Grant funding of \$27,941.22 to complete the Becher St. Pedestrian Lighting activity.

Attachments: [Res R-2024-0618](#)  
[Res R-2024-0618 SIGNED](#)

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

5. [R-2024-0619](#) Resolution to approve a substantial amendment to the FY2020-FY2024 Community Development Block Grant Action Plan to use \$3,434.33 unprogrammed Block Grant funding toward completing slum and blight removal activity of a vacant tavern located at 6901 W. Beloit Rd.

Attachments: [Res R-2024-0619](#)  
[Exhibit - 6901 W Beloit Rd](#)  
[Res R-2024-0619 SIGNED](#)

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

## E. PUBLIC PARTICIPATION

*Resl Okruhlica, 8521 W. Orchard St., expressed gratitude for the consideration of neighborhood associations in the proposed 2025 City Budget.*

*John Cervantes, 1344 S. 76th St., wanted to thank City officials for their continuous improvements to the City.*

*Shannika Davis, 1224 S. 74th St., wanted to thank the City for their participation and contributions to the Engage workshop.*

## F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

## G. MAYOR'S REPORT

*Mayor Devine wanted to thank staff for their efforts regarding the November Presidential election.*

## H. ALDERPERSONS' REPORT

*Ald. Grisham expressed appreciation for all Veterans.*

## I. APPROVAL OF MINUTES

6. [2024-0778](#) October 15, 2024 Common Council Minutes.

Attachments: [2024-10-15 CC M](#)

*Ald. Grob moved to approve, Ald. Kuehn 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 #7 - #35, 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

7. [R-2024-0620](#) Resolution amending the fees for ambulance services.

**Attachments:** [Res R-2024-0620](#)  
[Res R-2024-0620 SIGNED](#)

**Adopted**

8. [R-2024-0624](#) Resolution to accept the proposal of Compass Minerals for furnishing and delivering 3000 tons of deicing road salt for a total sum of \$237,720.

**Attachments:** [Res R-2024-0624](#)  
[Salt 2024-2025](#)  
[Res R-2024-0624 SIGNED](#)

**Adopted**

9. [2024-0757](#) Change of Agent for a Class A Beer License for Mega Marts, LLC, DBA Pick N Save at 6760 W. National Ave. New Agent: Shelley Brannin.

**Attachments:** [2024-0757 - COA - Pick N Save](#)

**Granted**

10. [2024-0331](#) Claim by Robert Steinbacher for alleged property damage at 1034 S. 116th St., on May 10, 2024.

**Attachments:** [2024-0331 - Steinbacher, Robert](#)  
[Claims Report- November 12, 2024](#)

**Denied**

11. [2024-0388](#) Claim by Jose Marquez for alleged property damage at 1934 S. 73rd St., on May 22, 2024.

**Attachments:** [2024-0388 - Jose Marquez - Claim](#)  
[Claims Report- November 12, 2024](#)

**Denied**

12. [2024-0409](#) Claim by Leroy Taylor for towing invoice at 1911 S. 69th St., on June 14th, 2024.

**Attachments:** [2024-0409 - Claim - Taylor](#)  
[Claims Report- November 12, 2024](#)

**Denied**

13. [2024-0428](#) Claim by Thomas Bucholtz for alleged property damage at 10923 W. Lincoln Ave., on January 29th, 2024.

**Attachments:** [2024-0428 - Claim - Bucholtz](#)  
[Claims Report- November 12, 2024](#)

**Denied**

14. [2024-0458](#) Claim by Glenn Czerwinski for alleged property damage at 1033 S. 89th St., on May 30, 2024.

**Attachments:** [2024-0458 - Claim - Czerwinski](#)  
[Claims Report- November 12, 2024](#)

**Denied**

15. [2024-0468](#) Claim by Alex Morales for alleged property damage at 1959 S. 77th St., on May 30, 2024.

**Attachments:** [2024-0468 - Claim - Morales](#)  
[Claims Report- November 12, 2024](#)

**Denied**

16. [2024-0485](#) Claim by Wes Grulkowski for alleged property damage at 2522 N. 49th St., on April 18, 2024.

**Attachments:** [2024-0485 - Claim - Grulkowski](#)  
[Claims Report- November 12, 2024](#)

**Denied**

17. [2024-0490](#) Claim by Dennis Dombrowski for alleged property damage at 61st & Mitchell St., on May 26, 2024.

**Attachments:** [2024-0490 - Claim - Dombrowski](#)  
[Claims Report- November 12, 2024](#)

**Denied**

18. [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](#)  
[Claims Report- November 12, 2024](#)

**Denied**

19. [2024-0542](#) Claim by Crystal Churchill for alleged property damage at 2233 S. 76th St. on July 16, 2024.

**Attachments:** [2024-0542 - Claim - Churchill](#)  
[Claims Report- November 12, 2024](#)

**Denied**

20. [2024-0545](#) Claim by Andrew Williams Jr. & Connie McCants for alleged property damage on May 27, 2024.

**Attachments:** [2024-0545 - Claim - Williams - Mccants](#)  
[Claims Report- November 12, 2024](#)

**Denied**

21. [2024-0720](#) Claim by Maria Medina regarding alleged physical injury at S. 76th St. and W. Howard Ave. on August 14, 2024.

**Attachments:** [2024-0720 - Claim - Medina, Maria](#)

**Referred to City Attorney**

22. [2024-0740](#) Claim by B.V. regarding alleged physical injury at 10111 W. Lincoln Ave. on August 11, 2024.

**Attachments:** [2024-0720 - Claim - B.V.](#)

**Referred to City Attorney**

23. [2024-0742](#) Claim by William Jensen for alleged property damage at W208 N16586 S. Center St. Apt. #3, Jackson, WI., on July 12, 2024.

**Attachments:** [2024-0742 - Claim - Jensen](#)

**Referred to City Attorney**

24. [2024-0754](#) Claim by Tyffanny T. Rios regarding a foreclosure of mortgage (2024CV005362) for property at 8701 W. Stuth Ave.

**Attachments:** [2024-0754 - Claim - Rios](#)

**Referred to City Attorney**

25. [2024-0755](#) Claim by Cristina Gonzalez for alleged personal injury at 2060 S. 86th St. on September 18, 2024.

**Attachments:** [2024-0755 - Claim - Gonzalez](#)

**Referred to City Attorney**

26. [2024-0756](#) Claim by Nahlanny Rivera Gonzalez for alleged personal injury at 2060 S. 86th St. on September 18, 2024.

**Attachments:** [2024-0756 - Claim - Rivera Gonzalez](#)

**Referred to City Attorney**

27. [2024-0765](#) Claim by Isaac Taiwo for alleged property damage at 2330 S. 54th St. on October 14, 2024.

**Attachments:** [2024-0765 - Claim - Taiwo](#)

**Referred to City Attorney**

28. [2024-0768](#) Claim by Schlossmann Honda City for alleged property damage at W. Beloit Rd and W. Oklahoma Ave. on October 18, 2024.

**Attachments:** [2024-0768 - Claim - Schlossmann Honda](#)

**Referred to City Attorney**

29. [2024-0758](#) Renewal applications for Pawn Shop, Secondhand Stores, and Secondhand Jewelry Dealers for:
- Mark Robinson d/b/a GameStop, 6838 W. Greenfield Ave. (PNSH-22-37)
- Essam Rhmoun d/b/a JRS Jewelry Repair Shop LLC, 7239 W. Greenfield Ave. (PNSH-22-33)
- Ali Acevedo d/b/a All Goods, 1411 S. 72nd St. (PNSH-22-16)
- Brian Boyer d/b/a E-5 Sports, 7241 W. Greenfield Ave. (PNSH-22-36)
- Jerry Dutschek d/b/a Military Collectibles Shop, 9707 W. Greenfield Ave. (PNSH-22-3)
- Jay Dietz d/b/a Imperial Sports, 8633 W. Greenfield Ave. (PNSH-22-18)
- Karlene Clark d/b/a Within Reason Resale and Consignment, 7532 W. Becher St. (PNSH-22-26)
- Svetlana Stanic d/b/a Three Sisters Furniture, 2079 S. 81st St. (PNSH-22-14)
- Ed Check d/b/a 2 Brothers-In-Law Vintage LLC, 7332 W. Becher St. (PNSH-22-5)
- Alan Derzon d/b/a David Derzon Coin Company, Inc. 2069 S. 108th St. (PNSH-22-9)
- Mircea Prejbeanu d/b/a Paul's Jewelers, 10822 W. National Ave. (PNSH-22-17)
- Bradley Kent Rixmann d/b/a Pawn America Wisconsin, LLC, 7530 W. Lincoln Ave. (PNSH-22-23)
- Granted**
30. [2024-0762](#) Re-Appointment by Mayor Devine of Gloria Hawkins and Robyn Krimke to the Downtown West Allis Business Improvement District for a 3-year term to expire October 10, 2027.

**Attachments:** [2025 Letter of DWABID Board Appointments](#)

**Approved**

31. [2024-0761](#) Appointment by Mayor Devine of Ali Acevedo to the Downtown West Allis Business Improvement District for a 3-year term to expire October 10, 2027.
- Attachments:** [2025 Letter of DWABID Board Appointments](#)
- Approved
32. [2024-0764](#) Appointment by Mayor Devine of Amy Renee Craig to the Downtown West Allis Business Improvement District for a 3-year term to expire October 10, 2027.
- Attachments:** [2025 Letter of DWABID Board Appointments](#)
- Approved
33. [2024-0797](#) Re-appointments by Mayor Devine to the Public Beautification Committee of Marcia Lawson, Greg Suelzer and Gregg Everts to expire December 31, 2026.
- Approved
34. [2024-0766](#) Finance Director/Comptroller submitting report for October 2024 indicating City of West Allis checks issued in the amount of \$7,106,159.71.
- Attachments:** [Monthly Claims Report](#)
- Placed on File
35. [2024-0780](#) Special Event Application request for Candy Cane Lane, in the neighborhood bordered by 96th St. on the west, 92nd St. on the east, Oklahoma Ave. on the south and Montana Ave. on the north, beginning November 29th, 2024 ending December 25th, 2024. (SPEV-24-76)
- Attachments:** [SPEV-24-76 - App Summary](#)
- Granted

## 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 7:55 p.m. and reconvened at 8:50 p.m.

## M. NEW AND PREVIOUS MATTERS

### ADMINISTRATION COMMITTEE

Committee convened at 7:55 p.m.

#### Passed The Block Vote

Ald. Weigel moved to approve items #36 - #38, 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

36. [R-2024-0574](#) Resolution to approve a new in-vehicle camera project for an annual ongoing cost of \$51,490.

**Attachments:** [Res\\_R-2024-0574](#)  
[City of West Allis - US Samsara](#)  
[Samsara City of west Allis WI quote 10 11 2024](#)  
[PubSec Samsara Terms FINAL](#)  
[Res\\_R-2024-0574 SIGNED](#)

**Committee Action:**  
Ald. Kuehn moved adopt, Ald. Novak seconded, motion carried.

**Council Action:** Adopted

37. [R-2024-0618](#) Resolution to approve a substantial amendment to the FY2020-FY2024 Community Development Block Grant Action Plan, relative to use unprogrammed Block Grant funding of \$27,941.22 to complete the Becher St. Pedestrian Lighting activity.

**Attachments:** [Res\\_R-2024-0618](#)  
[Res\\_R-2024-0618 SIGNED](#)

**Committee Action:**  
Ald. Kuehn moved adopt, Ald. Nowling seconded, motion carried.

**Council Action:** Adopted

38. [R-2024-0619](#) Resolution to approve a substantial amendment to the FY2020-FY2024 Community Development Block Grant Action Plan to use \$3,434.33 unprogrammed Block Grant funding toward completing slum and blight removal activity of a vacant tavern located at 6901 W. Beloit Rd.

**Attachments:** [Res\\_R-2024-0619](#)  
[Exhibit - 6901 W Beloit Rd](#)  
[Res\\_R-2024-0619 SIGNED](#)

**Committee Action:**  
Ald. Kuehn moved adopt, Ald. Grob seconded, motion carried.

Ald. Nowling moved to adjourn at 8:00 p.m., Ald. Novak seconded, motion carried.

**Council Action:** Adopted

## PUBLIC WORKS COMMITTEE

Committee convened at 8:24 p.m.

39. [O-2024-0043](#) Ordinance to consolidate and update refuse, recycling, and yard waste laws.

**Sponsors:** Public Works Committee

**Attachments:** [Ord O-2024-0043](#)

**Committee Action:** Held

**Council Action:** Held

40. [R-2024-0623](#) Resolution updating public works fees for yard waste and refuse curbside pickup service.

**Attachments:** [Res R-2024-0623](#)

**Committee Action:** Held

Ald. Haass moved to adjourn at 8:49 p.m., Ald. Grisham seconded, motion carried.

**Council Action:** Held

### ECONOMIC DEVELOPMENT COMMITTEE

Committee convened at 8:00 p.m.

#### Passed The Block Vote

Ald. Kuehn moved to approve items #41 - #44, 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

41. [2024-0726](#) Conditional Use Permit for Old Bank Renovation, a proposed restaurant use, at 6125 W. National Ave.

**Attachments:** [6125 W. National Ave.](#)

[Proof of Publication - 2024-10-03 - Old Bank Reno & Map](#)

**Committee Action:**

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

**Council Action:** Approved

42. [O-2024-0042](#) Ordinance to create and amend conditional use criteria for certain automotive uses.

**Sponsors:** Economic Development Committee

**Attachments:** [Ord O-2024-0042](#)  
[PH - Auto](#)

**Committee Action:**

Ald. Novak moved to pass as amended, Ald. Nowling seconded, motion carried.

**Council Action: Passed as amended**

43. [R-2024-0616](#) Resolution to approve the terms & conditions for an Economic Development Loan to Redacted Escape Rooms LLC, located at 10234-10240 W. National Ave., in an amount up to \$40,000.

**Attachments:** [Res R-2024-0616](#)  
[Redacted Escape Rooms LLC Commitment Letter](#)  
[Res R-2024-0616 SIGNED](#)

**Committee Action:**

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

**Council Action: Adopted**

44. [R-2024-0617](#) Resolution to amend the terms of a \$2,000,000 Brownfield Revolving Loan Fund Grant to LxL Allis Yards, LLC for the property located on the 4.54 acre parcel on the southeast corner of S. 70 St. and W. Washington St., 11\*\* S. 70 St. Tax Key No. 439-9006-111 (Former Allis Chalmers Tractor Plant).

**Attachments:** [Res R-2024-0617](#)  
[Attachment for amended EPA Loan Commitment Letter 11.4](#)  
[Attachment #2 Amended EPA LxL Agreement 10.25](#)  
[Res R-2024-0617 SIGNED](#)

**Committee Action:**

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

Ald. Kuehn moved to adjourn at 8:07 p.m., Ald. Novak seconded, motion carried.

**Council Action: Adopted**

## PUBLIC SAFETY COMMITTEE

Committee convened at 7:58 p.m.

- 45. [2024-0738](#) New Operator's License (Bartender/Class D Operator) application for Katherine Wisniewski. (BART-1323)

**Attachments:** [2024-0738 - Wisniewski - Hearing Notice](#)

**Committee Action:**

Ald. Grisham moved to grant, Ald. Haass seconded with one no from Ald. Turner. Motion carried.

Ald. Haass moved to adjourn at 8:02 p.m., Ald. Halvorsen seconded, motion carried.

**Council Action: Granted**

- 46. [2024-0779](#) Southwest Suburban Health Department Update.

**Committee Action:**

Bob Leischow, Health Commissioner/City Sealer, presented.

Ald. Haass moved to adjourn at 8:24 p.m., Ald. Halvorsen seconded, motion carried.

**N. ADJOURNMENT**

Ald. Haass moved to adjourn at 8:56 p.m., Ald. Kuehn seconded, motion carried.

Next scheduled meeting is November 19, 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.