



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, May 7, 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. Haass.

D. PRESENTATIONS

1. [2024-0267](#) Presentation by EPA consultants regarding lead service laterals.

Recommendation: Discussion Purpose Only

2. [2024-0226](#) Update from Assessor's Office on 2024 Citywide revaluation.

Recommendation: Discussion Purpose Only

E. PUBLIC HEARINGS

3. [O-2024-0012](#) Ordinance to amend zoning code to prohibit the retail sale of dogs, cats and rabbits.

4. [R-2024-0221](#) 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.

5. [2024-0200](#) Conditional Use Permit for Tsunami Express Carwash, a proposed Car Wash with accessory drive-through service, at 10928 W. Oklahoma Ave.

6. [2024-0230](#) Conditional Use Permit for Panera Bread, a proposed restaurant, at 3020 S. 108th St.

7. [2024-0241](#) Special Event Permit and Zoning exception request for Novak Manor, a proposed temporary event space, located at 9730 W. Montana Ave.

F. 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.

G. 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

Room 128 – 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.

H. 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.

I. 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.

J. APPROVAL OF MINUTES

8. [2024-0252](#) April 23, 2024 Common Council Minutes.

Recommendation: Approve

K. STANDING COMMITTEE REPORTS

None.

L. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)

9. [2024-0249](#) Change of Agent for a Class B Tavern License for Applebee's Neighborhood Grill + Bar at 2865 S. 108th St. New Agent: David Oestreich.

Recommendation: Grant

10. [2024-0255](#) Claim by NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. Connie M. Vianes, et al. regarding a foreclosure of mortgage (2023CV009240) for property at 2902 S. 124th St.

Recommendation: Refer to City Attorney

11. [2024-0270](#) Claim by Larry Heacox regarding alleged property damage at S. 61st St. and W. Washington St. on November 24th, 2023.

Recommendation: Refer to City Attorney

12. [2023-0509](#) Claim by Paula John for alleged property damage at the 2200 block of S. 77th St. on July 26, 2023.

Recommendation: Place on File

13. [2024-0048](#) Claim by James Matthias for alleged property damage at 77th St. and Rogers St., on January 13, 2024.

Recommendation: Place on File

14. [2023-0540](#) Claim by Alexis Rutishauser for alleged damage on August 11, 2023 in Handicap Parking - Lot C - Wisconsin State Fair.

Recommendation: Place on File

15. [2023-0583](#) Claim by Yvonne Stewart for alleged vehicle damage on May 23, 2023, on W. National Ave. in West Allis.

Recommendation: Place on File

16. [2023-0552](#) Claim by Becky and Salvatore Sivilotti for alleged citation error at 1417 S. 86th St. on August 5, 2023.

Recommendation: Place on File

17. [2019-0136](#) Summons and Complaint in the matter of Wells Fargo Bank, N.A., vs Brian T. Williams, et al, regarding foreclosure of mortgage, Case No. 2019CV001026.
Recommendation: Place on File
18. [2024-0089](#) Claim by State Farm Insurance on behalf of Sarah Afridi regarding alleged property damage on March 3, 2023.
Recommendation: Deny
19. [2024-0091](#) Claim by Christian Boughter regarding alleged property damage at S. 62nd St. and W. Washington St. on November 24, 2023.
Recommendation: Deny
20. [2024-0151](#) Claim by Richard Horvath for alleged property damage at 10315 W. Greenfield Ave. on August 9, 2023.
Recommendation: Deny
21. [2024-0054](#) Claim by Raistlin Jacobs for alleged property damage at 1653 S. 62nd St., on January 12, 2024.
Recommendation: Deny
22. [2023-0731](#) Claim by Matt Keup regarding alleged property damage at 1643 S. 63rd St. on October 26th, 2023.
Recommendation: Deny
23. [2023-0665](#) Claim by Isaiah McVey regarding alleged property damage on 61st St. on August 18, 2023.
Recommendation: Deny
24. [2023-0708](#) Claim by Isaiah McVey for alleged injuries on KK Parkway on August 18, 2023.
Recommendation: Deny
25. [2024-0142](#) Claim by Daniel Sheehan for alleged property damage at the 1028 S. 61st St. on February 28, 2024.
Recommendation: Deny
26. [2024-0118](#) Claim by Douglas & Jean Stephany for alleged property damage at 1330 S. 113th St., on January 12, 2024.
Recommendation: Deny
27. [2023-0700](#) Claim by Mary Thomas regarding alleged personal injury on 9218 W. Lincoln Ave. on September 9, 2023.
Recommendation: Deny

28. [2024-0274](#) Claim by Robert Guilliani regarding alleged property damage on 75th and Beloit Ave. on January 23, 2024.
Recommendation: Refer to City Attorney
29. [2024-0258](#) Temporary Extension of a Class B Permit request for Broken Starr, hosting a one-day event on June 15, 2024 from 2 p.m. - 10 p.m., to be held at 1100 S. 60th St. Applicant: John Starr.
Recommendation: Grant
30. [2024-0254](#) Re-appointments by Mayor Devine of Paul Budiac & William Johnson to the Board of Appeals for a 3-year term to expire May 7, 2027.
Recommendation: Approve
31. [2024-0259](#) Re-appointments by Mayor Devine of Ald. Weigel and Ald. Kuehn to the Community Development Authority for a 4-year term to expire May 7, 2028.
Recommendation: Approve
32. [2024-0272](#) Re-appointment by Mayor Devine of John Stibal to the Fair Housing Board for a three-year term to expire May 7, 2027.
Recommendation: Approve
33. [2024-0275](#) Appointment by Mayor Devine of Ald. Weigel to the West Allis Administrative Appeals Review Board for a 2-year term to expire on May 7, 2026.
Recommendation: Approve
34. [2024-0278](#) Appointments by Mayor Devine of Holly Schmidtke, Ray Turner, Barb Janusiak, Linda Grulke and Jessica Katzenmeyer to the West Allis Board of Health with a term to expire on May 7, 2026.
Recommendation: Approve
35. [2024-0261](#) Temporary Public Entertainment Premises Permit request for Downtown West Allis, Inc., hosting a one-day event (A La Carte) on June 2, 2024 from 11 a.m. - 5 p.m., to be held on Greenfield Ave. between 70th and 76th St. Applicant: Dianne Eineichner.
Recommendation: Grant
36. [2024-0273](#) Temporary Public Entertainment Premises Permit request for Downtown West Allis, Inc., hosting a one-day event (Classic Car Show) on October 6, 2024 from 9 a.m. - 4 p.m., to be held on Greenfield Ave. between 70th and 76th St. Applicant: Dianne Eineichner.
Recommendation: Grant
37. [2024-0271](#) Finance Director/Comptroller submitting report for April 2024 indicating City of West Allis checks issued in the amount of \$3,448,534.70.
Recommendation: Place on File

38. [R-2024-0223](#) Resolution declaring several community events.

Recommendation: Adopt

39. [R-2024-0226](#) Resolution declaring the West Allis Downtown “Say Cheese! Crawl” scheduled for Wednesday, July 31st, 2024 and “Fall Soup Crawl” on Saturday, November 2nd, 2024 as Community Events.

Recommendation: Adopt

M. COMMON COUNCIL RECESS

N. NEW AND PREVIOUS MATTERS

ADMINISTRATION COMMITTEE

40. [R-2024-0220](#) Resolution to approve a PILOT agreement between the City and Rogers Memorial Hospital for property located at 2424 S. 102nd St.

Recommendation: Adopt

41. [2023-0508](#) Claim by Deon Duke for alleged physical injury at S. 75th and Lincoln Ave. on June 2, 2023.

For agenda item #41, the Administration Committee may convene in closed session pursuant to the provisions of Wis. Stat. Section 19.85(1)(g) for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The Administration Committee may reconvene in open session after completion of the closed session to consider the balance of the agenda.

PUBLIC WORKS COMMITTEE

42. [O-2024-0016](#) Ordinance to exclude community-based residential facilities and adult family homes from city refuse collection.

Recommendation: Pass

43. [R-2024-0230](#) Resolution to approve bid of LaLonde Contractors, Inc. for Street Construction in W. Walker St. from S. 60th St. to S. 56th St. in the City of West Allis in the amount of \$777,170.47.

Recommendation: Adopt

44. [R-2024-0227](#) Resolution on the Vacation and discontinuance of part of an alley located north of W. Hicks St. between S. 73 St. and S. 74 St.

Recommendation: Adopt

45. [R-2024-0221](#) 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.

46. [R-2024-0222](#) Final Resolution authorizing public improvement concrete construction, concrete reconstruction and/or asphalt resurfacing in various locations and levying special assessments against benefited properties.

Recommendation: Adopt

ECONOMIC DEVELOPMENT COMMITTEE

47. [R-2024-0228](#) Resolution amending the boundaries of the Conrad Gardens Neighborhood Association.

Recommendation: Adopt

48. [R-2024-0229](#) Resolution to amend the loan terms of an existing Economic Development Loan with Lula Mae Aesthetic Boutique, LLC.

Recommendation: Adopt

49. [2024-0244](#) New Class B Tavern and Public Entertainment Licenses for Bourbon Bar and Grilled, d/b/a Bourbon Bar And Grilled, 6300 W. Lincoln Ave. Agent: Manuel Godoy Gonzalez. (ALC-24-4)

50. [2024-0266](#) Class B Tavern Seasonal Temporary Premise Extension request for Nico's Pizza, 9638 W. National Ave., from May 1st, 2024 through September 29th, 2024. (TEMP-24-7)

Public Hearing Items (Economic Development Committee)

51. [O-2024-0012](#) Ordinance to amend zoning code to prohibit the retail sale of dogs, cats and rabbits.

52. [2024-0200](#) Conditional Use Permit for Tsunami Express Carwash, a proposed Car Wash with accessory drive-through service, at 10928 W. Oklahoma Ave.

53. [2024-0230](#) Conditional Use Permit for Panera Bread, a proposed restaurant, at 3020 S. 108th St.

54. [2024-0241](#) Special Event Permit and Zoning exception request for Novak Manor, a proposed temporary event space, located at 9730 W. Montana Ave.

PUBLIC SAFETY COMMITTEE

55. [2024-0276](#) Appointment by Mayor Devine of Sagar Tolani to the West Allis Police & Fire Commission with a term to expire on May 1, 2025.

56. [2024-0162](#) New Operator's License (Bartender/Class D Operator) application for Rosie Lopez. (BART-1069)

57. [2024-0234](#) New Operator's License (Bartender/Class D Operator) application for Kyle Mullins. (BART-1105)

58. [2024-0235](#) New Operator's License (Bartender/Class D Operator) application for Gabrielle Jacobs. (BART-1098)
59. [2024-0245](#) New Operator's License (Bartender/Class D Operator) application for Taylor Mitsche. (BART-1114)
60. [2024-0251](#) New Operator's License (Bartender/Class D Operator) application for Alexis Mesa. (BART-1125)

O. 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.