



City of West Allis

Meeting Minutes

Common Council

Mayor Dan Devine, Chair

Aldersperson Thomas G. Lajsic, Council President

*Alderspersons: Suzzette Grisham, Kevin Haass, Danna Kuehn, Thomas G. Lajsic, Rosalie L. Reinke,
Daniel J. Roadt, Tracy Stefanski, Ray Turner, Vincent Vitale, and Martin J. Weigel*

Tuesday, September 5, 2023

7:00 PM

City Hall, Common Council Chambers
7525 W. Greenfield Avenue

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. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner, Ald. Vitale, Ald. Weigel

C. PLEDGE OF ALLEGIANCE

Led by Ald. Vitale.

D. PUBLIC HEARINGS

1. [O-2023-0057](#) Ordinance to rezone property located at 9343 W. Lincoln Ave. from RC to C-2 Commercial (Tax Key No. 486-0030-000).

Sponsors: Economic Development Committee

Planning & Zoning Manager Steve Schaer presented.

E. CITIZEN PARTICIPATION

Gerald Griesemer, 2367 S. 98th St., spoke about the 84th & National Project.

Brian Gerard, 2189 S. 90th St., spoke about the 84th & National Project.

F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

Mayor Devine announced that the following Standing Committees would meet during recess: Administration, Economic Development, Public Safety and Public Works.

G. MAYOR'S REPORT

Mayor Devine reminded citizens to be careful dropping kids off for school, the last Summer Concert Series date of 9/7 at 69th & National and Art on the Plaza with Inspiration Studios on 9/8.

H. ALDERPERSON'S REPORT

Ald. Haass reminded citizens about the West Allis community ride @ Ope Brewing Company on 9/6 at 5pm.

I. APPROVAL OF MINUTES

2. [2023-0513](#) August 1, 2023 Common Council Minutes.

Ald. Lajsic moved to approve, Ald. Stefanski seconded, motion carried.

J. STANDING COMMITTEE REPORTS

None.

K. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)

Passed The Consent Vote

Ald. Lajsic moved to approve the Consent Agenda, items #3 - #50, Ald. Grisham seconded, motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner, Ald. Vitale, Ald. Weigel

No: 0

3. [O-2023-0058](#) Ordinance to adopt parking restrictions on the east side of S. 70th St. from W. Madison St. to 200' North of W. Madison St.

Sponsors: Alderperson Vitale and Alderperson Weigel

Passed

4. [O-2023-0060](#) Ordinance to adopt parking restrictions on the south side of W. National Ave. from S. 86th St. to 80' East of S. 86th St.

Sponsors: Alderperson Kuehn

Passed

5. [O-2023-0061](#) Ordinance to repeal and recreate dangerous dog regulations.

Sponsors: Alderperson Weigel

Ald. Haass referred to Public Safety Committee.

6. [O-2023-0062](#) Ordinance to allow for optional bicycle and motor bicycle registration by city residents.

Sponsors: Alderperson Weigel

Ald. Haass referred to Public Safety Committee.

7. [O-2023-0063](#) Ordinance incorporating general license disqualifiers into alcohol licensing.

Sponsors: Alderperson Lajsic

Ald. Weigel referred to Public Safety Committee.

8. [O-2023-0064](#) Ordinance to reclassify and retitle WIC Support Staff and Special Assessments Specialist.

Sponsors: Alderperson Haass

Passed

9. [R-2023-0539](#) Resolution to provide services as a wireless 9-1-1 public safety answering point.

Adopted

10. [R-2023-0594](#) Resolution approving the 2024 calendar of meeting dates of the West Allis Common Council.

Adopted

11. [R-2023-0595](#) Resolution to approve the proposals from Dorner Company and Sabel Mechanical LLC to install a 12" control valve at the 84th Street pump station for the total amount of \$45,071.10.

Sponsors: Public Works Committee

Adopted

12. [R-2023-0603](#) Resolution authorizing the continuation of the Humana Medicare Advantage Plan for Medicare eligible retirees from January 1, 2024 to December 31, 2024.

Adopted

13. [R-2023-0604](#) Resolution authorizing the City Engineer to enter into a State/Municipal Agreement with the Wisconsin Department of Transportation for the reconstruction of Connecting Highway 59.

Sponsors: Public Works Committee

Adopted

14. [R-2023-0605](#) Resolution authorizing the City Engineer to enter into a State/Municipal Agreement with the Wisconsin Department of Transportation for the reconstruction of Connecting Highway 181 (S. 84th St.).

Sponsors: Public Works Committee

Adopted

15. [R-2023-0607](#) Resolution Granting a Privilege to 6108 West Burnham LLC for property located at 6108-10 W. Burnham St. Tax Key No. 454-0578-000.

Adopted

16. [R-2023-0608](#) Resolution to approve bid of UPI Construction LLC for sanitary spot relays & manhole repairs in various locations in the City of West Allis in the amount of \$97,577.

Sponsors: Public Works Committee

Adopted

17. [R-2023-0610](#) Resolution authorizing the Health Department to accept and expend funding from State of Wisconsin/Wisconsin Department of Health Services.

Adopted

18. [R-2023-0611](#) Resolution approving the action plan for fiscal year 2023 relative to the Community Development Block Grant (CDBG) Program.
Adopted
19. [R-2023-0612](#) Resolution relative to the agreement with the Village of Greendale for Public Health Services for the year 2024.
Adopted
20. [R-2023-0613](#) Resolution relative to the agreement with the Village of West Milwaukee for Public Health Services for years 2024-2025.
Adopted
21. [R-2023-0614](#) Resolution relative to the agreement with the City of Greenfield for Public Health Services.
Adopted
22. [R-2023-0615](#) Resolution to approve a Commercial Facade Improvement Project Contract by and between the City of West Allis and Anthony Bugarino, property owner for the property located at 5832 W. Lincoln Ave., in the amount not to exceed \$20,000.
Adopted
23. [R-2023-0618](#) Resolution approving a \$500,000 Brownfield Revolving Loan Fund from the City's U.S. EPA Revolving loan fund grant to 3LP West Allis LLC, for property located 8530-56 W. National Ave. (Tax Key No. 478-998-003) (Former Clark Oil Property).
Adopted
24. [R-2023-0619](#) Resolution approving a neighborhood small grant program, focus grant, to the Liberty Heights Park Neighborhood Association up to \$500.
Adopted
25. [R-2023-0620](#) Resolution approving a neighborhood small grant program, focus grant, to the East Allis Neighborhood Association up to \$500.
Adopted
26. [R-2023-0621](#) Resolution Authorizing the City of West Allis to enter into agreement with tes Historical Consulting, LLC as consultant to nominate three properties to the National Register of Historic Places.
Adopted
27. [R-2023-0622](#) Resolution relative to continuing City of West Allis membership in the Cities & Villages Mutual Insurance Company (CVMIC) and liability insurance for the years 2025 and 2026.
Adopted
28. [2023-0441](#) Conditional Use Permit for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St.
Placed on File

29. [2023-0542](#) Class B Tavern Temporary Premise & Entertainment Extension request for a one-day event for Kim Engebregtsen, d/b/a Kip's Inn, 837 S. 108th St. on September 23, 2023.
Granted
30. [2020-0344](#) Claim by Robert Mills regarding injuries and damages at W. Rogers St. and S. 116th St. on April 27, 2020.
Placed on File
31. [2022-0034](#) Claim by Florine Hicks, regarding misinformation pertaining to constructing a residential fence and site compliance codes at 8711A W. Schlinger Ave., on July 16, 2021.
Placed on File
32. [2023-0108](#) Claim by Assessment Reduction Services, LLC on behalf of Aimbridge Hospitality for recovery of unlawful taxes for a portion of 2022 Personal Property Taxes.
Placed on File
33. [2023-0109](#) Claim by Assessment Reduction Services, LLC on behalf of Roaring Fork LLC for recovery of unlawful taxes for a portion of 2022 Personal Property Taxes.
Placed on File
34. [2023-0110](#) Claim by Assessment Reduction Services, LLC on behalf of Aria at Mitchell Manor LLC for recovery of unlawful taxes for a portion of 2022 Personal Property Taxes.
Placed on File
35. [2023-0369](#) Claim by Alexander Bonilla regarding excessive force at 2100 Block of S. 124th St. on October 24, 2021.
Placed on File
36. [2023-0436](#) Claim by the Eunmi Michler regarding vehicle damage at 98th & Lincoln Ave. on February 17, 2023.
Denied
37. [2023-0510](#) Claim by Elliott Bingham for an accident on May 16, 2023.
Referred to City Attorney
38. [2023-0518](#) Claim by Yolanda Bonilla for alleged property damage at 824 S 77th St., on July 8, 2023.
Referred to City Attorney
39. [2023-0540](#) Claim by Alexis Rutishauser for alleged damage on August 11, 2023 in Handicap Parking - Lot C - Wisconsin State Fair.
Referred to City Attorney

40. [2023-0549](#) Claim by Eugene Faust for alleged physical injury at S. 124th and National Ave. on or about July 11, 2023.
Referred to City Attorney
41. [2023-0552](#) Claim by Becky and Salvatore Sivilotti for alleged citation error at 1417 S. 86th St. on August 5, 2023.
Referred to City Attorney
42. [2023-0570](#) Claim by Jeff Hall for alleged expenses incurred at 5200 W. Burnham on March 1, 2018.
Referred to City Attorney
43. [2023-0511](#) Finance Director/Comptroller submitting report for July 2023 indicating City of West Allis checks issued in the amount of \$2,482,445.03.
Placed on File
44. [2023-0529](#) July 2023 Municipal Judge Report, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$73,318.82.
Placed on File
45. [2023-0559](#) 2022 Annual Financial Report and related auditor communication.
Placed on File
46. [2023-0566](#) Transmittal of Decision of the Joint Review Board with respect to Tax Increment District Number Nineteen (86th and National Ave.).
Placed on File
47. [2023-0568](#) Communication regarding 2024 Special Assessment Rates.

Sponsors: Public Works Committee

- Placed on File**
48. [2023-0571](#) Appointment by Mayor Devine of Jessica Katzenmeyer to the Board of Health for a 2-year term to expire September 5, 2025.
Approved
49. [2023-0572](#) Appointment by Mayor Devine of Marissa Nowling to the Board of Appeals for a 3-year term to expire September 5, 2026.
Approved
50. [2023-0575](#) Class B Tavern Temporary Premise Extension request for Rupena's, 7641 W. Beloit Ave. for a one-day event to be held on October 14, 2023.
Granted

L. COMMON COUNCIL RECESS

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

The Council recessed at 7:19 p.m. and returned at 8:30 p.m.

M. NEW AND PREVIOUS MATTERS**ADMINISTRATION COMMITTEE**

Committee convened at 8:10 p.m.

Ald. Weigel moved to convene into Closed Session at 8:11 p.m., pursuant to the provisions of Wis. Stat. Section 19.85(1)(g), for agenda item #51, Ald. Lajsic seconded, motion carried by roll call vote.

Roll Call - 5 - Haass, Kuehn, Lajsic, Vitale, Weigel

Ald. Weigel moved to re-convene into Open Session at 8:28 p.m., Ald. Lajsic seconded, motion carried by roll call vote.

Roll Call was taken and the following were present:

Roll Call - 5 - Haass, Kuehn, Lajsic, Vitale, Weigel

51. [2023-0562](#)

Discussion regarding the overdue delivery of a pumping engine from Seagrave Fire Apparatus LLC.

Committee Action:

Proceed with City Attorney recommendation.

Ald. Weigel moved to adjourn at 8:28 p.m., Ald. Lajsic seconded, motion carried.

Council Action:

Proceeded with City Attorney recommendation by following roll call vote:

Aye: 10 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner, Ald. Vitale, Ald. Weigel

No: 0

PUBLIC WORKS COMMITTEE

None.

ECONOMIC DEVELOPMENT COMMITTEE

Committee convened at 7:23 p.m.

54. [R-2023-0616](#) Resolution to approve Development Agreement between the City of West Allis and 3LP West Allis, LLC, for the property located at 8530-56 W. National Ave.

Committee Action:

Ald. Weigel moved for a separate vote at the Common Council, Ald. Haass seconded, motion carried.

Council Action:

Ald. Lajdic moved to adopt, Ald. Vitale seconded, motion carried by following roll call vote:

Aye: 8 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Stefanski, Ald. Vitale, Ald. Weigel

No: 2 - Ald. Roadt, Ald. Turner

Passed The Block Vote

Ald. Lajdic moved to approve the items #52 - #53 and #55 - #58, motion carried by roll call vote: motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner, Ald. Vitale, Ald. Weigel

No: 0

52. [O-2023-0052](#) Ordinance to Amend Section 19 of the West Allis Revised Municipal Code, relative to updating regulations for Child Care Centers, Nicotine Sales, and other minor changes.

Sponsors: Alderperson Lajsic

Committee Action:

Ald. Weigel moved to hold pending amendments, Ald. Haass seconded, motion carried

Council Action: Held

53. [R-2023-0563](#) Resolution approving a Certified Survey Map to combine the existing parcels at 9333 W. Lincoln Ave. into 1 parcel (Tax Key Nos. 486-0012-001 & 486-0030-000).

Committee Action:

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

Council Action: Adopted

55. [R-2023-0617](#) Resolution to approve the Purchase and Sale and Development Agreement between Baum Revision (BR West Allis LLC) and the City of West Allis and Community Development Authority of the City of West Allis for proposed historic rehabilitation reuse of the property at 6771 W. National Ave. (Tax Key No. 453-0564-003) and the adjacent parcel located at 67** W. Mitchell St. (Tax Key No. 453-0564-004).

Committee Action:

Ald. Kuehn moved to hold pending meeting with operator, Ald. Haass seconded, motion carried.

Council Action: Held

56. [2023-0431](#) New Class A Liquor and Beer License application for Family Dollar Stores of Wisconsin, LLC, d/b/a Family Dollar #30524, 9306 W. Greenfield Ave. Agent: Logan Rumbaugh.

Committee Action:

Ald. Kuehn moved to deny based on concentration, Ald. Haass seconded, motion carried

Council Action: Denied

57. [2023-0563](#) Discussion regarding potential rezoning of Lane Intermediate School at 1300 S. 109th St. from RA-3 to C-3.

Sponsors: Alderperson Haass

Committee Action:

Ald. Kuehn moved to hold, Ald. Haass seconded, motion carried.

Council Action: Held

Public Hearing Items (Economic Development Committee)

58. [O-2023-0057](#) Ordinance to rezone property located at 9343 W. Lincoln Ave. from RC to C-2 Commercial (Tax Key No. 486-0030-000).

Sponsors: Economic Development Committee

Committee Action:

Ald. Haass moved to pass, Ald. Kuehn seconded, motion carried.

Ald. Kuehn moved to adjourn at 8:10 p.m., Ald. Haass seconded, motion carried.

Council Action: Passed

Aye: 10 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner, Ald. Vitale, Ald. Weigel

No: 0

PUBLIC SAFETY COMMITTEE

Committee convened at 7:25 p.m.

64. [2023-0457](#) Notification of non-renewal for the 2023-2025 Operator's License (Bartender/Class D Operator) application for Ciara Jarrett. (Second appearance)
- Others Present: Principal Assistant City Attorney Monti, Deputy City Attorney Cerwin and Police Office Supervisor Petrick as witness*
- Exhibit #1, Summary of DOT Record, was submitted.*
- Committee Action:**
Ald. Stefanski moved to grant, Ald. Turner seconded, motion carried with one Nay from Ald. Reinke.
- Council Action**
Ald. Stefanski moved to grant, Ald. Turner seconded, motion carried by following roll call vote:
- Aye: 7 - Ald. Grisham, Ald. Kuehn, Ald. Lajsic, Ald. Roadt. Ald. Stefanski, Ald. Turner, Ald. Weigel**
No: 3 - Ald. Haass, Ald. Reinke, Ald. Vitale

Passed The Block Vote

Ald. Grisham moved to approve the items #5 - #7 and #59 - #63, motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner, Ald. Vitale, Ald. Weigel

No: 0

5. [O-2023-0061](#) Ordinance to repeal and recreate dangerous dog regulations.
- Sponsors:** Alderperson Weigel
- Committee Action:**
Ald. Stefanski moved to Pass, Ald. Reinke seconded, motion carried.
- Council Action: Passed**
6. [O-2023-0062](#) Ordinance to allow for optional bicycle and motor bicycle registration by city residents.
- Sponsors:** Alderperson Weigel
- Committee Action:**
Ald. Stefanski moved to Pass, Ald. Reinke seconded, motion carried.
- Council Action: Passed**
7. [O-2023-0063](#) Ordinance incorporating general license disqualifiers into alcohol licensing.
- Sponsors:** Alderperson Lajsic
- Committee Action:**
Ald. Reinke moved to Pass, Ald. Stefanski seconded, motion carried.
- Council Action: Passed**

59. [2023-0504](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for Crystal Gleason.
(Second appearance)
Committee Action:
Ald. Roadt moved to deny due to non-appearance, Ald. Roadt seconded, motion carried.

Council Action: Denied
60. [2023-0519](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for James Ewald.
(Second appearance)
Committee Action:
Ald. Stefanski moved to hold, Ald. Roadt seconded, motion carried.

Council Action: Held
61. [2023-0520](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for Riana Garivay.
(First appearance)
Committee Action:
Ald. Stefanski moved to grant, Ald. Reinke seconded, motion carried.

Council Action: Granted
62. [2023-0541](#) 2023-2025 Renewal Operator's License (Bartender/Class D Operator) application for Janet Welch.
(Second appearance)
Committee Action:
Ald. Stefanski moved to hold, Ald. Reinke seconded, motion carried.

Council Action: Held
63. [2023-0544](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for Nicole Burke.
(Second appearance)
Committee Action:
Ald. Stefanski moved to hold, Ald. Turner seconded, motion carried

Council Action: Held

N. ADJOURNMENT

Ald. Lajsic moved to adjourn at 8:36 p.m., Ald. Kuehn seconded, motion carried.

Next scheduled meeting is September 19, 2023 at 7:00 p.m.

YouTube Meeting Links for September 5, 2023:

Common Council Part 1

https://www.youtube.com/watch?v=mEhf_3lfZNk

Recess - Administration & Economic Development

<https://www.youtube.com/watch?v=z6xrXsQljZo>

Recess - Public Works & Public Safety

<https://www.youtube.com/watch?v=3YuskNnu55U>

Common Council Part 2

<https://www.youtube.com/watch?v=fVGM0M5c0Wk&t=75s>



All meetings of the {bdName} 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.