



# City of West Allis

## Meeting Minutes

### Common Council

*Mayor Dan Devine, Chair*

*Alderson Thomas G. Lajsic, Council President*

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

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Tuesday, March 16, 2021

7:04 PM

City Hall, Common Council Chambers  
7525 W. Greenfield Avenue

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#### REGULAR MEETING

#### A. CALL TO ORDER

*The meeting was called to order by Mayor Devine at 7:04 p.m.*

#### B. ROLL CALL

**Present** 10 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

#### C. PLEDGE OF ALLEGIANCE

*The Pledge of Allegiance was led by Ald. Tenorio.*

#### D. PUBLIC HEARINGS

1. [O-2021-0027](#) Ordinance to amend the official zoning map with the removal of a PDD-2 Overlay, Planned Development District (PDD-2 Commercial), at 11013 and 11111-17 W. Greenfield Ave.

**Sponsors:** Safety and Development Committee

**Attachments:** [Ord O-2021-0027](#)

[Exhibit A](#)

[AFFIDAVIT OF PUBLICATION - PH O-2021-0027 11974256](#)

[AFFIDAVIT OF PUBLICATION - O-2021-0027 11981288](#)

*Explanation by Steve Schaer, Planning & Zoning Manager.*

*Public Comments: None.*

**Public Hearing Held.**

#### E. PUBLIC COMMENT

Debbie Bruss, representative of Rhyme Enterprises located at 330 S. Executive Dr., Suite 201, Brookfield, introduced the company for the managed print program.

#### F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

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

## G. MAYOR'S REPORT

Mayor Devine expressed condolences to the family, friends, and coworkers of Josh Hummel who worked at the Department of Public Works.

## H. ALDERPERSON'S REPORT

None.

## I. APPROVAL OF MINUTES

2. [2021-0190](#) Minutes (draft) of the March 2, 2021 Common Council meeting

**Attachments:** [030221 CC Minutes.draft](#)

[AFFIDAVIT OF PUBLICATION - COMMON COUNCIL MINUTES  
03-02-2021\\_11981291](#)

A motion was made by Lajsic, seconded by Stefanski, that this matter be Approved. The motion carried unanimously.

## J. STANDING COMMITTEE REPORTS

3. [2021-0117](#) Class B Tavern License, for the July 1, 2020 to June 30, 2021 Licensing Period for Peter G. Agnos, d/b/a 84th Classic Cafe, 1650 S. 84 St. (new-nonexisting location)

**Attachments:** [84th Classic Cafe](#)

[AFFIDAVIT OF PUBLICATION - 84th Classic Cafe 2021-0117  
11966713](#)

Approved on a Block Vote.

4. [2021-0112](#) Class B Tavern License, for the July 1, 2020 to June 30, 2021 Licensing Period for DeBacks Wrestling Taco LLC, d/b/a Wrestling Taco, 1606 S. 84 St., West Allis, WI 53214; Agent Nicole M. DeBack (new-nonexisting location)

**Attachments:** [Wrestling Taco Redacted](#)

[AFFIDAVIT OF PUBLICATION - WRESTLING TACO 11974280 AND  
EXPRESS LIQUOR  
Wrestling Taco, Proposed Restaurant.Julie Pfeiffer](#)

Approved on a Block Vote.

5. [2021-0116](#) Combination "Class A" Retailer License for the sale of Fermented Malt Beverages and Intoxicating Liquor, for the July 1, 2020 to June 30, 2021 Licensing Period for Express Liquor LLC, d/b/a Express Liquor, 8530 W. Greenfield Ave., West Allis, WI 53214; Agent Jasminder Singh (new-existing location)

**Attachments:** [Express Liquor Redacted](#)

[AFFIDAVIT OF PUBLICATION - WRESTLING TACO 11974280 AND EXPRESS LIQUOR](#)  
[AFFIDAVIT OF PUBLICATION - FINAL RESOLUTION R-2021-0086](#)

**Approved on a Block Vote.**

7. [2021-0139](#) Class "A" Retailer License for the sale of Fermented Malt Beverages, for the July 1, 2020 to June 30, 2021 Licensing Period for State Fair Petro Mart Inc., d/b/a State Fair Petro Mart, 8404 W. Greenfield Ave., West Allis, WI 53214; Agent Gurinder Nagra (new-nonexisting location, gas station)

**Attachments:** [State Fair Petro Redacted](#)

*Held in License & Health Committee during recess.*

8. [2021-0110](#) Police Department Report regarding tavern violations/calls for service for the month of February 2021

**Attachments:** [February Tavern Report \(Signed\) Redacted](#)

**Placed on File on a Block Vote.**

9. [2021-0200](#) 2020-2022 Operator's License (Bartender/Class D Operator) application of Kathleen Slater

**Approved on a Block Vote.**

#### Passed The Block Vote

**A motion was made by Vitale to approve all the actions on item nos. 3-5, 8 and 9 on a Block Vote. The motion carried unanimously.**

6. [2021-0172](#) Class "A" Retailer License for the sale of Fermented Malt Beverages, for the July 1, 2020 to June 30, 2021 Licensing Period for Fast Fuel Convenience 2 LLC, d/b/a Fast Fuel Convenience, 6000 W. National Ave., West Allis, WI 53214; Agent Simranjeet S. Benipal (new-nonexisting location, gas station)

**Attachments:** [Fast Fuel Convenience Redacted](#)

[Voluntary Surrender -Signed- Fast Fuel Convenience 2 LLC](#)

**A motion was made by Vitale that this matter be Approved as Amended. Amended to Class "A" Fermented Malt Beverages only and with the condition that the license will be voluntarily surrendered on June 30, 2021. The motion carried unanimously.**

**Aye:** 6 - Grisham, Kuehn, Lajsic, Reinke, Tenorio, and Vitale

**No:** 4 - Haass, Roadt, Stefanski, and Weigel

#### K. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)

10. [R-2021-0166](#) Resolution declaring "West Allis Father's Day Bike Race" scheduled for Sunday, June 20, 2021 as a Community Event

**Sponsors:** Safety and Development Committee

**Attachments:** [Res R-2021-0166](#)  
[DWABID Bike Race - Letter to City](#)  
[DWABID Bike Race - Map](#)  
[Res R-2021-0166 signed](#)

**Adopted on a Consent Vote.**

11. [R-2021-0163](#) Resolution directing the Legislature to pass a state budget increasing funding for the shared revenue program

**Sponsors:** Alderperson Lajsic

**Attachments:** [Res R-2021-0163](#)  
[Res R-2021-0163 signed](#)

**Adopted on a Consent Vote.**

12. [R-2021-0144](#) Resolution authorizing the Director of Building Inspection and Neighborhood Services to enter into a program management contract with Property Registration Champions, LLC, dba PROCHAMPS for the management of the zombie and foreclosed property program

**Sponsors:** Safety and Development Committee

**Attachments:** [WI West Allis Agmt - ProChamps](#)  
[Res R-2021-0144](#)  
[Res R-2021-0144 signed](#)

**Adopted on a Consent Vote.**

13. [2021-0165](#) Claim by Pahoua Yang regarding damage to vehicle at 2200 block of 68 St. on February 5, 2021

**Attachments:** [2021-0165 Claim - Pahoua Yang\\_Redacted](#)

**Referred to the City Attorney for Legal Action on a Consent Vote.**

14. [2021-0169](#) Claim by Julie L. Jolitz regarding towing fees from the 1100 block of S. 75 St. on December 17, 2020

**Attachments:** [2021-0169 Claim - Julie L. Jolitz 0001](#)

**Referred to the City Attorney for Legal Action on a Consent Vote.**

15. [2021-0191](#) Claim by James D. Wagner regarding damage to vehicle at the 2900 block of S. 102 St. on January 31, 2021

**Attachments:** [2021-0191 Claim - James D. Wagner 001\\_Redacted](#)

**Referred to the City Attorney for Legal Action on a Consent Vote.**

16. [2021-0199](#) Claim by Anita Jones regarding damage to vehicle at 2227 S. 66 St. on February 4, 2021. American Family Mutual Insurance Company Claim no. 01-003-074531

**Attachments:** [2021-0199 Claim - Anita Jones \(Am Fam\) 001\\_Redacted](#)

**Referred to the City Attorney for Legal Action on a Consent Vote.**

17. [2019-0829](#) Summons and Complaint, Small Claims, by Gary Kohlenberg regarding property damage at 2030 S. 116 St. on April 11, 2019 (Case No. 19SC044952)

**Attachments:** [Claim - GKohlenberg 11-7-19](#)  
[Claims Report-March 16, 2021](#)

**Denied on a Consent Vote.**

18. [2020-0860](#) Claim by Bryan M. Wade regarding damage to vehicle at 1017 S. 120 St. on 11-1-2020

**Attachments:** [2020-0860 Claim - Bryan M. Wade\\_Redacted](#)  
[Claims Report-March 16, 2021](#)

**Denied on a Consent Vote.**

19. [2021-0001](#) Claim by Elizabeth Rau regarding property damage from 2031 S. 105 St. on December 7, 2020

**Attachments:** [Claims Report-March 16, 2021](#)

**Placed on File on a Consent Vote.**

20. [2021-0005](#) Claim by Jamie Christianson regarding vehicle damage at or about Racine Avenue and Hwy 43 North on December 15, 2020

**Attachments:** [2021-0005 Jamie Christianson 0001\\_Redacted](#)  
[Claims Report-March 16, 2021](#)

**Denied on a Consent Vote.**

21. [2021-0025](#) Claim by Benjamin Burki and Eric Brunette regarding damages to property at 1577-1579 S. 62 St. on December 23, 2020

**Attachments:** [2021-0025 Claim - Benjamin Burki and Eric Brunette](#)  
[Claims Report-March 16, 2021](#)

**Placed on File on a Consent Vote.**

22. [2021-0063](#) Claim by Rachel Israel regarding parking tickets

**Attachments:** [2021-0063 Claim -Rachel Israel](#)  
[Claims Report-March 16, 2021](#)

**Denied on a Consent Vote.**

23. [2021-0195](#) Report of the Municipal Judge for the month of February 2021, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$77,080.27

**Attachments:** [Municipal Judge February 2021](#)

**Placed on File on a Consent Vote.**

24. [2021-0171](#) Finance Director/Comptroller submitting report for February 2021 indicating City of West Allis checks issued in the amount of \$2,063,109.13

**Attachments:** [February 2021 Monthly Claims Report to CC](#)

**Placed on File on a Consent Vote.**

25. [2021-0168](#) Communication from the Village of West Milwaukee informing the City of West Allis of their public hearing on April 5, 2021 to consider the request to rezone parcel 5519 W. National Ave.

**Attachments:** [Village of West Milwaukee Public Hearing Notice 001](#)

**Placed on File on a Consent Vote.**

26. [2021-0197](#) Reappointment by Mayor Devine of John Ragonese as a member of the West Allis Board of Health, serving as the Village of West Milwaukee Representative, his two-year term to expire January 2, 2023

**Approved on a Consent Vote.**

#### **Passed The Block Vote**

**A motion was made by Kuehn, seconded by Haass, to approve all the actions on item nos. 10-26 on a Consent Vote. The motion carried by the following vote:**

**Aye:** 10 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

**No:** 0

#### **L. COMMON COUNCIL RECESS**

**A motion was made by Lajsic, seconded by Reinke, that the Council recess until completion of the Standing Committee meetings. The motion carried unanimously.**

#### **M. RECESS COMMITTEE MEETINGS**

*Thereupon, the Council took a recess at 7:15 p.m. Upon returning from recess at 7:50 p.m., and the roll call being taken, the following were present:*

**Present** 10 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

#### **N. NEW AND PREVIOUS MATTERS**

#### **ADMINISTRATION & FINANCE COMMITTEE**

27. [R-2021-0147](#) Resolution relative to accepting the contract of Rhyme Enterprises for providing Managed Print Services for a 5-year period, at a cost of an estimated \$79,000 per year, for a total net sum not to exceed \$395,000

**Sponsors:** Alderperson Lajsic

**Attachments:** [Res\\_R-2021-0147](#)  
[City of West Allis MA](#)  
[City of West Allis Lease](#)  
[City of West Allis Revision Spreadsheet 3.4.21](#)  
[Res\\_R-2021-0147 signed](#)

**Adopted on a Block Vote.**

28. [R-2021-0150](#) Resolution to authorize the purchase of Scale Computing Hyperconverged Solution from GHA Technologies for \$75,451.71 from account 261-8501-517.70-08 to upgrade the City's primary Server Computing Infrastructure and Backup Solution

**Sponsors:** Alderperson Haass

**Attachments:** [Res\\_R-2020-0150](#)  
[GHA-Scale-Quote-2358158-Updated](#)  
[Res\\_R-2020-0150 signed](#)

**Adopted on a Block Vote.**

29. [R-2021-0152](#) Resolution approving the terms & conditions for an Economic Development Loan to Naus Brewing LLC DBA Perspective Brewing Company for the establishment of a brewery located at 7506-08 W. Greenfield Avenue, under the Department of Housing and Urban Development Community Development Block Grant Program in the amount of up to \$100,000

**Sponsors:** Alderperson Haass

**Attachments:** [Res\\_R-2021-0152 \(1\)](#)  
[Commitment Letter 3.9.21](#)  
[Attachment A to Commitment Letter](#)  
[Attachment B to Commitment Letter](#)  
[Attachment C to Commitment Letter](#)  
[Res\\_R-2021-0152 signed](#)

**Adopted on a Block Vote.**

30. [R-2021-0154](#) Resolution approving the terms & conditions for an Economic Development Loan to Ope Brewing Company, LLC and West Allis Brewing Property, LLC for the establishment of a brewery and entertainment venue located at 6749-51 W. National Avenue, 67\*\* W. National Avenue and a portion of 67\*\* W. Mitchell St., in the amount of up to \$150,000

**Sponsors:** Alderperson Haass

- Attachments:** [Res R-2021-0154](#)  
[Commitment Letter 3.11.21](#)  
[Attachment A to Commitment Letter](#)  
[Attachment B to Commitment Letter](#)  
[Exhibit No. 1 to Commitment Letter](#)  
[Res R-2021-0154 signed](#)

**Adopted on a Block Vote.**

31. [R-2021-0157](#) Resolution to consider approving an Action Plan for Fiscal Year 2021 relative to the Community Development Block Grant (CDBG) Program

**Sponsors:** Alderperson Haass

- Attachments:** [Res R-2021-0157](#)  
[2021 Budget 9.1.20 revised 2.26.21](#)  
[Res R-2021-0157 signed](#)

**Adopted on a Block Vote.**

**Passed The Block Vote**

**A motion was made by Haass to approve all the actions on item nos. 27-31 on a Block Vote. The motion carried by the following vote:**

**Aye:** 10 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

**No:** 0

**PUBLIC WORKS COMMITTEE**

32. [R-2021-0137](#) Resolution relative to accepting the sole source proposal of Beson & Houle, LLC to install concrete, structures, and electrical items at Burnham Pointe Park as part of the Burnham Pointe Better Block project for an amount not to exceed \$220,000

**Sponsors:** Alderperson Roadt

- Attachments:** [Res R-2021-0137](#)  
[BURNHAM PARK ESTIMATE WORKBOOK](#)  
[Res R-2021-0137 signed](#)

**Adopted on a Block Vote.**

33. [R-2021-0138](#) Resolution accepting work of MJ Construction, Inc. for street construction in S. 73 St. from W. Greenfield Ave. to W. National Ave. and authorizing and directing settlement of said contract in accordance with contract terms for final payment of 2017 Project No. 10 in the amount of \$20,000



**Sponsors:** Alderperson Roadt

**Attachments:** [Res R-2021-0138](#)  
[Res R-2021-0138 signed](#)

**Adopted on a Block Vote.**

34. [R-2021-0139](#) Resolution accepting work of UPI, LLC for street construction in S. 80 St. from W. Grant St. to W. Lincoln Ave. and S. 87 St. from W. Harrison Ave. to the dead end and authorizing settlement of said contract in accordance with contract terms for final payment of 2019 Project No. 7 in the amount of \$2,000

**Sponsors:** Alderperson Roadt

**Attachments:** [Res R-2021-0139](#)  
[Res R-2021-0139 signed](#)

**Adopted on a Block Vote.**

35. [R-2021-0140](#) Resolution accepting work of UPI, LLC for sanitary sewer relay and sanitary spot relay in various locations and authorizing settlement of said contract in accordance with contract terms for final payment of 2018 Project No. 13 in the amount of \$5,000

**Sponsors:** Alderperson Roadt

**Attachments:** [Res R-2021-0140](#)  
[Res R-2021-0140 signed](#)

**Adopted on a Block Vote.**

36. [R-2021-0158](#) Resolution to accept the proposal of Clean Harbors Environmental Services, Inc. for contamination cleanup of the waste oil tank at the Municipal Yard Drop-off site

**Sponsors:** Alderperson Roadt

**Attachments:** [Res R-2021-0158](#)  
[waste oil tank and contents disposal](#)  
[Res R-2021-0158 signed](#)  
[Clean Harbors Environmental Services signed proposal](#)

**Adopted on a Block Vote.**

37. [R-2021-0161](#) Resolution relative to accepting the proposals of City Electric Supply, Crescent Electric, GexPro Supply, Graybar, and Neher Electric for furnishing and delivering fuses, fuse holders, connectors, wire, cable, and luminaires for a total sum of \$106,723.77

**Sponsors:** Alderperson Roadt

**Attachments:** [Res R-2021-0161](#)  
[RFQ # 21-002 Cable Lumenaires Electrical Supplies](#)  
[Res R-2021-0161 signed](#)

**Adopted on a Block Vote.**

**Passed The Block Vote**

**A motion was made by Roadt to approve all the actions on item nos. 32- 37 on a Block Vote. The motion carried by the following vote:**

**Aye:** 10 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

**No:** 0

**SAFETY & DEVELOPMENT COMMITTEE**

- 38. [O-2021-0027](#) Ordinance to amend the official zoning map with the removal of a PDD-2 Overlay, Planned Development District (PDD-2 Commercial), at 11013 and 11111-17 W. Greenfield Ave.

**Sponsors:** Safety and Development Committee

**Attachments:** [Ord O-2021-0027](#)  
[Exhibit A](#)  
[AFFIDAVIT OF PUBLICATION - PH O-2021-0027 11974256](#)  
[AFFIDAVIT OF PUBLICATION - O-2021-0027 11981288](#)

**A motion was made by Lajsic that this matter was Passed. The motion carried by the following vote:**

**Aye:** 10 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

**No:** 0

- 39. [R-2021-0145](#) Resolution Authorizing the “No Mow May” Property Maintenance Enforcement Event in the City of West Allis for May 2021.

**Sponsors:** Safety and Development Committee

**Attachments:** [Res R-2021-0145](#)

**A motion was made by Lajsic that this matter was Adopted. The motion failed by the following vote:**

**Aye:** 4 - Kuehn, Lajsic, Tenorio, and Weigel

**No:** 6 - Grisham, Haass, Reinke, Roadt, Stefanski, and Vitale

**O. REPORTS OF SPECIAL COMMITTEES**

*None.*

**P. ADJOURNMENT**

A motion was made by Lajsic to adjourn at 8:03 p.m., with the next scheduled meeting to be held on April 7, 2021, at 7:00 p.m The motion carried unanimously.



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.