



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, Angelito Tenorio, Vincent Vitale, and Martin J. Weigel

Wednesday, April 22, 2020

6:08 PM

REGULAR MEETING (draft)

NOTICE OF VIRTUAL MEETING

The City of West Allis held the Common Council meeting virtually to help protect our community from the Coronavirus (COVID-19) pandemic.

A. CALL TO ORDER

The meeting was called to order by Mayor Devine at 6:08 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. Reinke.

D. PUBLIC HEARINGS

1. [R-2020-0221](#) Resolution relative to determination of an Application for a Special Use Permit for Cleveland Auto, a proposed auto repair facility to be located at 8440 W. Cleveland Ave.

Sponsors: Safety & Development Committee

Attachments: [Application - Cleveland Auto](#)

Explanation by Steve Schaer, Manager of Planning & Zoning

Public Comments: None

Public Hearing Held.

2. [R-2020-0224](#) Resolution relative to determination of an Application for a Special Use Permit for Layman Brewing, a proposed brew pub, to be located at 6001 W. Madison St.

Sponsors: Safety & Development Committee

Attachments: [Application - Layman Brewing](#)

Explanation by Steve Schaer, Manager of Planning & Zoning

Public Comments: None

Public Hearing Held.

E. 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 (Administration & Finance, Advisory, License & Health, Public Works, Safety & Development) will meet during a recess of the virtual Common Council meeting.

F. MAYOR'S REPORT

None.

G. ALDERPERSON'S REPORT

None.

H. APPROVAL OF MINUTES

3. [2020-0265](#) Minutes (Draft) of the Common Council meeting of March 17, 2020 and Special Meeting of April 8, 2020

Attachments: [031720 CC Minutes.draft](#)

[04082020 CC Minutes.draft](#)

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

I. ITEMS NOT REFERRED TO COMMITTEE

4. [2020-0248](#) Report of the Municipal Judge for the month of March 2020, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$182,546.55

Attachments: [Municipal Judge March 2020](#)

This matter was Placed on File on a Block Vote.

5. [2020-0243](#) Claim by Charlese Prather-Glenton regarding damage to property at 1548 S. 58 St. on March 5, 2020

Attachments: [Claim - Charlese Prather-Glenton](#)

This matter was Referred to the City Attorney for Legal Action on a Block Vote.

6. [2020-0244](#) Summons and Compliant by the Estate of Duke A. Swan vs the City of West Allis et al, regarding injury to person at 1962 S. 59 St. on June 16, 2018, Case No. 2020CV002259

Attachments: [2020-0244 Claim - Duke Swan](#)

This matter was Referred to the City Attorney for Legal Action on a Block Vote.

7. [2020-0250](#) Claim by Diamond Bros. LLC regarding damage to property/injury at 9706 W. Greenfield Ave. on June 12, 2019

Attachments: [Claim - Diamond Bros LLC](#)

This matter was Referred to the City Attorney for Legal Action on a Block Vote.

Passed The Block Vote

A motion was made by Weigel, seconded by Stefanski, to approve all the actions on item nos. 4-7 on a Block Vote. The motion carried unanimously.

J. STANDING COMMITTEE REPORTS

None.

K. COMMON COUNCIL RECESS

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

Thereupon, the Council took a recess at 6:33 p.m. Upon returning from recess at 8:17 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

L. NEW AND PREVIOUS MATTERS

ADMINISTRATION & FINANCE COMMITTEE

8. [R-2020-0217](#) Resolution ratifying the emergency purchase the Fire Chief executed with Bauer Compressor and Jefferson Fire and Safety, per the Mayor's authorization, on March 26, 2020, for emergency replacement of the Self-Contained Breathing Apparatus Compressor at the West Allis Fire Department Station #2 in the amount of \$65,533.73

Sponsors: Alderperson Haass

This matter was Adopted on a Block Vote.

9. [R-2020-0225](#) Resolution to consider Economic Development Loan and Housing Rehabilitation Loan deferments, interest forgiveness and amended loan terms to address business and homeowner needs during the COVID-19 national emergency

Sponsors: Administration & Finance Committee

Attachments: [Exhibit A](#)

This matter was Adopted on a Block Vote.

10. [2020-0242](#) Clearwing Productions, Inc. communication regarding a mass layoff of 25 employees at their location of 11101 W. Mitchell St. on March 16, 2020

Attachments: [CLearwing Productions Inc. communication](#)

This matter was Placed on File on a Block Vote.

11. [2020-0258](#) Communication from the Assistant City Administrator/Talent and Strategy Director requesting reclassification of two (2) Human Resources Specialist positions to one (1) Human Resources Generalist position in the Department of Human Resources

Attachments: [Reclass Request HR Generalist Table](#)
[Reclass Request HR Generalist](#)

This matter was Placed on File on a Block Vote.

12. [2020-0261](#) Communication from the Mayor, City Administrator and Departments regarding the novel coronavirus (COVID-19)

This matter was Placed on File on a Block Vote.

13. [2020-0262](#) Communication from the City Administrator regarding the designation of Interim Successors Pursuant to Section 2.465(2) of the City of West Allis Revised Municipal Code

Attachments: [CWA Successors by DeptDiv2020](#)

This matter was Placed on File on a Block Vote.

14. [2020-0249](#) Finance Director/Comptroller submitting report for March 2020 indicating City of West Allis checks issued in the amount of \$2,892,886.31

Attachments: [March 2020 Monthly Claims Report to CC](#)

This matter was Placed on File on a Block Vote.

15. [2020-0263](#) Discussion regarding City Hall Operations and alterations to address safety and security concerns and the streamlining of operations

This matter was Placed on File on a Block Vote.

16. [2018-0445](#) Summons and Complaint in the matter of Sam's Real Estate Business Trust vs City of West Allis, Case No. 18-CV-30301.

Attachments: [Sam's Real Estate Trust CV-18-30301](#)

Held in Administration & Finance Committee during recess.

17. [2018-0640](#) Summons and Complaint in the matter of Sam's Real Estate Business Trust vs. City of West Allis regarding money judgment. Case No. 2018CV006035.

Attachments: [Claim-Sam's Real Estate](#)

Held in Administration & Finance Committee during recess.

18. [2019-0842](#) Claim by Whitnall Summit Co., LLC regarding excessive assessments at the Whitnall Summit Office Complex for 2019

Attachments: [2019-0842 Claim - Whitnall Summit Co., LLC](#)

Held in Administration & Finance Committee during recess.

19. [2020-0012](#) Summons and Complaint by West Allis Hotel Ventures alleging excessive 2019 assessment of the property for 8201 W. Greenfield Ave. (Case No. 2019CV007065)

Attachments: [S&C WA Hotel Ventures \(Case No. 2019CV007065\)](#)

Held in Administration & Finance Committee during recess.

20. [2020-0089](#) Claim by Michael Ermish regarding vehicle damages at 3328 S. 113 St. on January 27, 2020

Attachments: [Claim Ermish](#)
[Claims Report-April, 2020](#)

This matter was Placed on File on a Block Vote.

21. [2020-0105](#) Claim by Guy Stadney regarding vehicle damages at 1971 S. 70 St. on January 18, 2020

Attachments: [Claim - Stadley](#)
[Claim - Guy Stadney amended](#)
[Claims Report-April, 2020](#)

This matter was Placed on File on a Block Vote.

22. [2020-0124](#) Claim by Jessica Pearson regarding damage to property at 3141 S. 114 St. on January 18, 2020

Attachments: [2020-0124 Claim - Jessica Pearson](#)
[Claims Report-April, 2020](#)

This matter was Placed on File on a Block Vote.

23. [2020-0154](#) Claim by Jeanne Psket regarding damages at 1120 S. 121 St. on January 17, 2020

Attachments: [Claim Psket](#)
[Claims Report-April, 2020](#)

This matter was Denied on a Block Vote.

24. [2019-0935](#) Claim by Roman Rodriguez regarding damage to vehicle at 2211 S. 61 St. on December 10, 2019

Attachments: [Roman Rodriguez Redacted](#)
[Claims Report-April, 2020](#)

This matter was Denied on a Block Vote.

25. [2020-0168](#) Claim by Dana J. Adams regarding towing reimbursement on or about February 22, 2019

Attachments: [Claim - Adams](#)
[Claims Report-April, 2020](#)

This matter was Denied on a Block Vote.

Passed The Block Vote

A motion was made by Haass to approve all the actions on item nos. 8-15 and 20-25 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

26. [R-2020-0203](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of Hwy. 100 from north city limits to south city limits by miscellaneous replacement or repair of concrete sidewalk and utility adjustments

Sponsors: Public Works Committee

This matter was Adopted on a Block Vote.

27. [R-2020-0214](#) Resolution authoring and directing the City Engineer to pay for sanitary sewer lateral repairs at 831 S. 115 St. in the total amount of \$9,399.52

Sponsors: Public Works Committee

Attachments: [831 S 115th St Sanitary Lateral Documents](#)

This matter was Adopted on a Block Vote.

28. [R-2020-0218](#) Resolution to approve bid of LaLonde Contractors, Inc. for the installation of concrete curb and gutter, concrete pavement, concrete sidewalk, driveway replacement, sanitary sewer relay, storm sewer, storm sewer relay, water main relay, building services and utility adjustments in S. 58 St. from W. Beloit Rd. to W. Mobile St. within the City of West Allis in the amount of \$1,071,921.55

Sponsors: Public Works Committee

Attachments: [2020-4 BID RESULTS](#)

This matter was Adopted on a Block Vote.

29. [R-2020-0220](#) Resolution to approve bid of LaLonde Contractors, Inc. for the installation of concrete curb and gutter, concrete pavement, driveway replacement, sanitary sewer relay, storm sewer, building services and utility adjustments in W. Lakefield Ave. from E/O S. 119 St. to S. 122 St. and W. Euclid Ave. from S. 119 St. to S. Villa Ct. within the City of West Allis in the amount of \$825,833.43

Sponsors: Public Works Committee

Attachments: [2020-5 BID RESULTS](#)

This matter was Adopted on a Block Vote.

30. [R-2020-0219](#) Resolution to accept the proposal of E.H. WACHS Water Utility Products for furnishing and delivering one (1) standard LX (gas) valve maintenance trailer for the sum of \$67,012.11

Sponsors: Public Works Committee

Attachments: [E.H. WACHS quote and patent letter](#)

This matter was Adopted on a Block Vote.

31. [R-2020-0222](#) Resolution granting a Major Privilege of Encroachment to West Quarter West, LLC for properties located at 1135-39 and 1205 S. 70 St. (Tax Key Nos. 440-0257-002 and 440-0256-002)

Sponsors: Public Works Committee

Attachments: [PoE WestQuarterWest 1135-39&1205 S.70-OwnerSigned](#)

This matter was Adopted on a Block Vote.

32. [R-2020-0227](#) Resolution to accept the proposals of GEXPRO Electrical Supply, Graybar Electric, Neher Electric and Werner Electric for furnishing and delivering fuses, fuse holders, connectors, wire, cable, and luminaires for a total sum of \$110,375.60

Sponsors: Public Works Committee

Attachments: [RFQ # 20-004 Cable Lumenaires Electrical Supplies](#)

This matter was Adopted on a Block Vote.

33. [2020-0252](#) Discussion regarding a request from We Energies for use of the City owned land which is dedicated for storm water drainage purposes

Attachments: [Overview of Area of Request Static](#)

This matter was Tabled on a Block Vote.

Passed The Block Vote

A motion was made by Roadt to approve all the actions on item nos. 26- 33 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

34. [R-2020-0226](#) Resolution relative to consider a proposed amendment to a Development Agreement between the City of West Allis and Cobalt Partners LLC, Tax Incremental District 16, within the S. 70 St. Corridor (West Quarter)

Sponsors: Safety & Development Committee

Attachments: [Exhibit A-Second Amendment to Dev Agreement](#)
[Exhibit A-Redlined-Second Amendment to Dev Agreement](#)

Held in Safety & Development Committee during recess.

- 34a. [R-2020-0233](#) Resolution to impose a temporary moratorium on warehousing, self-storage uses, vehicle and equipment sales and/or rental within an area east of State Highway 100 (STH100) to the existing railroad right-of-way and from W. Washington St. to the north City limits

Sponsors: Alderperson Weigel

Attachments: [Hwy 100 - Zoning & Land Use Map](#)

This matter was Adopted on a Block Vote.

35. [R-2020-0221](#) Resolution relative to determination of an Application for a Special Use Permit for Cleveland Auto, a proposed auto repair facility to be located at 8440 W. Cleveland Ave.

Sponsors: Safety & Development Committee

Attachments: [Application - Cleveland Auto](#)

This matter was Adopted on a Block Vote.

36. [R-2020-0224](#) Resolution relative to determination of an Application for a Special Use Permit for Layman Brewing, a proposed brew pub, to be located at 6001 W. Madison St.

Sponsors: Safety & Development Committee

Attachments: [Application - Layman Brewing](#)

This matter was Adopted on a Block Vote.

Passed The Block Vote

**A motion was made by Lajsic to approve all the actions on item nos. 34a - 36 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

LICENSE & HEALTH COMMITTEE

37. [2020-0259](#) License Applications

2019-2021 Tavern Operator's License applications:

Becker, Jeff L.
Curry, Katie A.
Hyde, Katelyn B.
Howard, Geraldo R.
Masch, Randall C.
Maas, Melissa J.

2020-2021 Used Vehicle Dealer License applications:

- CK Auto Sales, Churchill Luxurious Limousines Services, LLC, Rosemary Medina, Manager, 2081 S. 56 St.
- Classic Motorcars, Inc. Sandra D. Ericksen, Manager, 7010 W. Lincoln Ave.
- National Motors, LLC, Hamdallah A. Rahman, Manager, 5610 W. National Ave.

2020-2021 Carnival Permit application:

St. Rita Parish Festival, Debbie Drzewiezki, Agent,
Friday, July 17 - Sunday, July 19, 2020
2318 S. 61 St.

This matter was Approved subject to the necessary requirement(s) on a Block Vote.

38. [2020-0267](#) Appointment of new Agent, Geraldo Howard, by Cream City Print Lounge, LLC, d/b/a Cream City Print Lounge, located 8010 W. National Ave.

This matter was Approved subject to the necessary requirement(s) on a Block Vote.

Passed The Block Vote

A motion was made by Vitale to approve all the actions on item nos. 37 & 38 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

ADVISORY COMMITTEE

39. [2020-0264](#) Appointments by Mayor Devine of Aaron Hess and John Karol as members of the West Allis Civil Service Commission; their five-year terms to expire May 1, 2025

Attachments: [HESS.CCC](#)
[KAROL CCC APP](#)
[KAROL.CCC](#)

This matter was Approved on a Block Vote.

40. [2020-0269](#) Reappointment by Mayor Devine of Ms. Lisa Franzen to the Office of Weed Commissioner of the City of West Allis for the year 2020

Attachments: [WEED COMM.Franzen](#)

This matter was Approved on a Block Vote.

41. [2020-0270](#) Reappointment by Mayor Devine of Kurt E. Kopplin as a member of the West Allis Police & Fire Commission, his five-year term to expire May 1, 2025

Attachments: [KOPPLIN.P&F](#)

This matter was Approved on a Block Vote.

Passed The Block Vote

A motion was made by Reinke to approve all the actions on item nos. 39-41 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

M. ADJOURNMENT

A motion was made by Lajsic, seconded by Reinke, to adjourn at 8:24 p.m., with the next regularly scheduled meeting to be held on Tuesday, May 5, 2020, at 7:00 p.m. The motion carried unanimously.

Respectfully submitted.



Rebecca Grill
City Administrator



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.