



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, October 21, 2025

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. Turner.

D. PUBLIC HEARINGS

1. [2025-6651](#) Conditional Use Permit for RCCG Household of God, a proposed religious institution use, at 6228 W. Washington St.

Attachments: [2025-10-21 - PH Notice - RCCG](#)
2. [O-2025-0393](#) Ordinance to increase lot coverage maximum for residential accessory buildings.

Attachments: [Ord O-2025-0393](#)
3. [O-2025-0394](#) Ordinance to add recovery residence as a conditional use in certain zoning districts.

Attachments: [Ord O-2025-0394](#)
4. [R-2025-3904](#) Resolution to approve the Year 2026 Operating Plan for the Downtown West Allis Business Improvement District and to adopt the special assessment method as stated therein.

Attachments: [Res R-2025-3904](#)
[2026 DWABID Budget Operating Plan](#)
[2026 Completed Assessment Roll](#)

E. 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.

F. 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.

G. 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.

H. 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.

I. APPROVAL OF MINUTES

5. [2025-9182](#) October 7, 2025 Common Council Minutes.

Recommendation: Approve

Attachments: [2025-10-07 CC M](#)

J. STANDING COMMITTEE REPORTS

None.

K. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)

6. [R-2025-4187](#) Resolution granting a Privilege to Charles Artrip for property located at 6830 W. Lincoln Ave./2260 S. 69th St. (Tax Key No. 476-0233-000)
- Recommendation:** Adopt
- Attachments:** [Res_R-2025-4187](#)
7. [R-2025-4188](#) Resolution granting a Privilege to Eppler Enterprises LLC for property located at 6833 W. National Ave./1628 S. 69th St. (Tax Key No. 453-0568-000)
- Recommendation:** Adopt
- Attachments:** [Res_R-2025-4188](#)
8. [R-2025-4215](#) Resolution granting a Privilege to Walter Holtz for property located at 7140-44 W. Greenfield Ave. (Tax Key No. 440-0310-000)
- Recommendation:** Adopt
- Attachments:** [Res_R-2025-4215](#)
9. [R-2025-4204](#) Resolution approving the 2026 calendar of meeting dates of the West Allis Common Council.
- Recommendation:** Adopt
- Attachments:** [Res_R-2025-4204](#)
[2026 Proposed Council Dates](#)
10. [R-2025-4251](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for public improvements related to 2026 Project No. 1.
- Recommendation:** Adopt
- Attachments:** [Res_R-2025-4251](#)
11. [R-2025-4254](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for public improvements related to 2026 Project No. 9.
- Recommendation:** Adopt
- Attachments:** [Res_R-2025-4254](#)
12. [R-2025-4257](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for public improvements related to 2026 Projects 5, 7 and 8.
- Recommendation:** Adopt
- Attachments:** [Res_R-2025-4257](#)

13. [R-2025-4274](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of private side lead water service laterals related to 2026 Projects No. 6 and 11.
- Recommendation:** Adopt
- Attachments:** [Res_R-2025-4274](#)
14. [2025-8646](#) Claim by Alfredo Ramirez for property damage on October 4, 2025 at 1956 S. 89th St.
- Recommendation:** Refer to City Attorney
- Attachments:** [2025-8646 - Claim - Alfredo Ramirez](#)
15. [2025-8733](#) Claim by Juanita Ortiz for property damage on September 17, 2025 at 6415 W. Beloit Rd.
- Recommendation:** Refer to City Attorney
- Attachments:** [2025-8733 - Claim - Juanita Ortiz](#)
16. [2025-8801](#) Claim by Jala Johnson for civil rights violations that occurred on August 20th, 2024.
- Recommendation:** Refer to City Attorney
- Attachments:** [2025-8801 - Claim - Jala Johnson](#)
17. [2025-9180](#) Claim by Richard Behrendt for damages that occurred at 2016 S. 79th St. in September 2025.
- Recommendation:** Refer to City Attorney
- Attachments:** [2025-9180 - Claim - Richard Behrendt](#)
18. [2025-8887](#) September 2025 Municipal Judge Report, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$81,203.46.
- Recommendation:** Place on File
- Attachments:** [September 2025 Municipal Judge Report](#)
19. [2025-9558](#) Special Event & Temporary Extension of a Class B License request for Rupena's Inc, DBA Rupena's Food, hosting a one-day event on October 25th, 2025 from 11:00 a.m. - 5 p.m., to be held at 7621 W. Beloit Rd. Applicant: Maria Rupena (TEMP-25-23)
- Recommendation:** Grant
- Attachments:** [TEMP-25-23 - App Summary](#)

L. COMMON COUNCIL RECESS

M. NEW AND PREVIOUS MATTERS

ADMINISTRATION COMMITTEE

20. [R-2025-4195](#) Resolution creating Tax Incremental District No. 21, approving its project plan, and establishing its boundaries.

Recommendation: Adopt

Attachments: [Res_R-2025-4195](#)

[Res_R-2025-4195 - West Allis TID 21 Project Plan 10.02.25](#)

21. [R-2025-4201](#) Resolution approving an amendment to the project plan of Tax Incremental District No. 7.

Recommendation: Adopt

Attachments: [Res_R-2025-4201](#)

[Res_R-2025-4201 - West Allis TID 7 Project Plan Amendment 10.02.25](#)

22. [2025-9181](#) 2026 City of West Allis Mayor's Recommended Budget Initial Presentation.

Recommendation: Discussion Purposes Only

Attachments: [2026 Operating Budget \(2025-10-21\) Council Submission](#)

[2026 Capital Budget \(2025-10-21\) Council Submission](#)

PUBLIC WORKS COMMITTEE

23. [R-2025-4245](#) Resolution approving a contract with TAPCO to install two Rectangular Rapid Flashing Beacon systems along W. Greenfield Ave. at the S. 87th St. and S. 96th St. intersections for an amount not to exceed \$24,000.

Recommendation: Adopt

Attachments: [Res_R-2025-4245](#)

[Res_R-2025-4245 - Sales Quote](#)

24. [R-2025-4258](#) Resolution to authorize CableCom to furnish and install fiber optic infrastructure to the new Department of Public Works Facility.

Recommendation: Adopt

Attachments: [Res_R-2025-4258](#)

ECONOMIC DEVELOPMENT COMMITTEE

25. [2025-9183](#) New Public Entertainment Premise License for SSBMKE INC, d/b/a Slingshot Bar, 6325 W. National Ave. Agent: Marla Poytinger. (PEP-25-3)

Attachments: [PEP-25-3 - Slingshot - App Summary](#)

[PEP-25-3 - Slingshot - Floor Plan](#)

[PEP-25-3 - Slingshot - Hearing Notice](#)

26. [2025-6651](#) Conditional Use Permit for RCCG Household of God, a proposed religious institution use, at 6228 W. Washington St.

Attachments: [2025-10-21 - PH Notice - RCCG](#)

27. [O-2025-0393](#) Ordinance to increase lot coverage maximum for residential accessory buildings.
Attachments: [Ord_O-2025-0393](#)
28. [O-2025-0394](#) Ordinance to add recovery residence as a conditional use in certain zoning districts.
Attachments: [Ord_O-2025-0394](#)
29. [R-2025-3904](#) Resolution to approve the Year 2026 Operating Plan for the Downtown West Allis Business Improvement District and to adopt the special assessment method as stated therein.
Attachments: [Res_R-2025-3904](#)
[2026 DWABID Budget Operating Plan](#)
[2026 Completed Assessment Roll](#)
30. [R-2025-3907](#) Resolution to approve a Certified Survey Map to split the existing parcel at 2214 S. 60th St. into two parcels. (Tax Key No. 474-0383-000)
Recommendation: Adopt
Attachments: [Res_R-2025-3907](#)
[Res_R-2025-3907 - \(CSM\) 2214 S 60 St](#)
31. [R-2025-4234](#) Resolution approving agreements with Community Development Block Grant subrecipients and City departments for 2025 CDBG-funded programs and projects.
Recommendation: Adopt
Attachments: [Res_R-2025-4234](#)
[Res_R-2025-4234 Exhibit A 2025 CDBG AAP](#)
[Res_R-2025-4234 Exhibit B 2025 CDBG Subrecipient Sample](#)
32. [R-2025-4235](#) Resolution approving a parking lot lease agreement by and between the City of West Allis (“Lessor”) and Antigua Properties, LLC. (“Lessee”), for the property located at 62** W. National Ave. (Tax key 454-9003-000)
Recommendation: Adopt
Attachments: [Res_R-2025-4235](#)
[Res_R-2025-4235 - Draft Parking Agreement - Antigua](#)
33. [R-2025-4238](#) Resolution approving a Certified Survey Map for a redivision of the existing parcels located at 16** S. 66 St., 6601 W. National Ave., and 66** W. Mitchell St. submitted by Mandel Group. (Tax Keys 454-0655-000, 454-0653-001, and 454-0656-000)
Recommendation: Adopt
Attachments: [Res_R-2025-4238](#)
[Res_R-2025-4238 - \(CSM\) SoNa Mandel lot 3 and 4](#)

34. [R-2025-4240](#) Resolution approving a \$100,000 Economic Development Loan to Family Cycleworks, a bike shop to be located at 6651 W. National Ave, to be funded with Community Development Block Grant funds, by Tax Increment Financing District #7, or with FIRE loan funds.

Recommendation: Adopt

Attachments: [Res R-2025-4240](#)
[Family Cycleworks Commitment Letter 10.16.25](#)

35. [R-2025-4242](#) Resolution approving a \$50,000 Economic Development Loan to Grebe's Bakeries, Inc., located at 5132 W. Lincoln Ave., for the purchase of equipment, to be funded through Community Development Block Grant funds.

Recommendation: Adopt

Attachments: [Res R-2025-4242](#)
[Grebe's Commitment Letter 10.16.25](#)
[Grebe's Exhibit B -Federal Req](#)
[Grebe's Exhibit C General Conditions 10.16.25](#)

PUBLIC SAFETY COMMITTEE

36. [O-2025-0411](#) Ordinance adopting updated rules regarding the impoundment of vehicles used to commit reckless driving.

Recommendation: Pass

Sponsors: Alderperson Haass and Alderperson Roadt

Attachments: [Ord O-2025-0411](#)

37. [R-2025-4247](#) Resolution supporting the Safe Roads Save Lives Act (SB375/AB371) which would authorize the implementation of a traffic safety camera enforcement pilot program in the City of Milwaukee.

Recommendation: Adopt

Attachments: [Res R-2025-4247](#)
[Res R-2025-4247 - Handout](#)

N. 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.



**CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
October 21, 2025 at 7:00PM**

«MailingName1»
«MailingName2»
«MailingAddress1»
«MailingCSZ»

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a Public Hearing on October 21, 2025 at 7:00PM, or soon thereafter in the Common Council Chambers at West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the following:

Conditional Use Permit for RCCG Household of God, a proposed religious institution use, at 6228 W. Washington St.

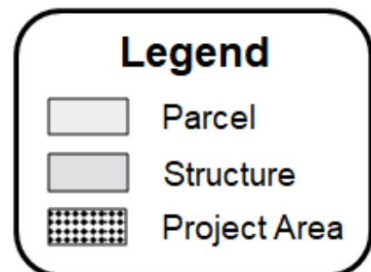
Additional project information, comments, questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414.302.8460. You may express your opinion prior to the meeting in writing by emailing clerk@westalliswi.gov, or in person at the public hearing at the above date, time and location.

NONDISCRIMINATION 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 enjoy 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.

Conditional Use Permit for RCCG Household of God, a proposed religious institution use, at 6228 W. Washington St.



**CITY OF WEST ALLIS
ORDINANCE O-2025-0393**

**ORDINANCE TO INCREASE LOT COVERAGE MAXIMUM FOR RESIDENTIAL
ACCESSORY BUILDINGS**

AMENDING SECTION 19.42

WHEREAS, for the purpose of promoting the health, safety, morals or the general welfare of the community, the common council may divide the city into districts of such number, shape, and area as may be deemed best suited to carry out the purposes of Wis. Stat. 62.23; and

WHEREAS, the council finds that the amendments within this ordinance are in accordance with the comprehensive plan; and

WHEREAS, the amendments within this ordinance have been submitted to the city plan commission for recommendation and report, published as a class 2 notice, and the subject of a public hearing;

NOW THEREFORE, the common council of the City of West Allis do ordain as follows:

SECTION 1: **AMENDMENT** “19.42 Residential Accessory Buildings” of the City Of West Allis Municipal Code is hereby *amended* as follows:

AMENDMENT

19.42 Residential Accessory Buildings

No residential accessory building may exceed the minimum and maximum standards set forth in the table below. If any cell is blank, no limit is imposed.

	Accessory Dwelling Unit	<u>Detached Garage</u>	Other Accessory Building
Exterior Wall Height (maximum)	20'	10'	10'
Height (maximum)	Height of principal building, not to exceed 20'	Height of principal building, not to exceed 18'	15'
Building Coverage (maximum)	50% of principal building, not to	1,000 sq. ft.	+50 300 sq. ft.

	exceed 800 sq. ft.		
Setback from Principal Building (minimum)	10'	10'	10'
Front Setback (minimum)	60'	60'	60'
Rear Setback - abutting alley (minimum)	5'	5'	5'
Rear Setback - not abutting alley (minimum)	3'	3'	3'
Side Setback (minimum)	3'	3'	3'

SECTION 2: **EFFECTIVE DATE** This Ordinance shall be in full force and effect on and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
ORDINANCE O-2025-0394**

**ORDINANCE TO ADD RECOVERY RESIDENCE AS A CONDITIONAL USE IN
CERTAIN ZONING DISTRICTS**

AMENDING SECTIONS 19.16 AND 19.32

WHEREAS, pursuant to Wis. Stat. 62.23(7)(am), the council may regulate and restrict by ordinance the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population, and the location and use of buildings, structures and land for trade, industry, mining, residence or other purposes; and

WHEREAS, the common council may adopt amendments to an existing zoning ordinance after first submitting the proposed amendments to the city plan commission for recommendation and report and after providing class 2 notice of the proposed amendments and hearings thereon; and

WHEREAS, a hearing was held on the proposed amendments by the common council;

NOW THEREFORE, the common council of the City of West Allis do ordain as follows:

SECTION 1: **AMENDMENT** “19.32 Principal Uses” of the City Of West Allis Municipal Code is hereby *amended* as follows:

AMENDMENT

19.32 Principal Uses

The following table identifies the principal uses allowed in each zoning district. Each use is given one of the following designations: P (Permitted Use), L (Limited Use), or C (Conditional Use). Uses without a designation are not permitted.

Light Motor Vehicle Sales

Residential & Lodging	RA -1	RA -2	RA -3	RB	R C	C- 1	C- 2	C- 3	C- 4	I-1	I-2	P	SF
1-Unit Dwelling	P	P	P	P	P	L	L	L	L				
2-Unit Dwelling	L	L	P	P	P	L	L	L	L				
3- to 4-Unit Dwelling				P	P	P	P	P	P				

Dwelling with 5+ Units				C	P	C	C	C	C				
Bed and Breakfast	C	C	C	C	C								
Community Living Arrangement (8 or fewer persons)	P	P	P	P	P		P	P	P				
Community Living Arrangement (9 or more persons)				C	C		C	C	C				
Hotel						C	C	C	C	C	C		
Lodging House					C								
<u>Recovery Residence</u>					<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>				
Residential Care Service	C	C	C	C	C		C	C	C	C	C		
Short-Term Rental	P	P	P	L	L	L	L	L	L	L			
Retail	RA-1	RA-2	RA-3	RB	R C	C-1	C-2	C-3	C-4	I-1	I-2	P	SF
Alcohol Beverage Sales							P	P	P	P	P		
Animal Sales													
General Retail								P	P	P	P		
Large Retail Development								C	C	C	C		
Nicotine Sales													
Neighborhood Retail						P	P	P	P	P	P		
Nominal Price Retail									L				
Pawnbroker Sales									C				
Secondhand Jewelry Sales									C				
Thrift Retail									C				
Service	RA-1	RA-2	RA-3	RB	R C	C-1	C-2	C-3	C-4	I-1	I-2	P	SF
Animal Boarding								L	L	L	P		
Animal Breeding													
Animal Shelter										C	C		
Animal Training						L	L	L	L	L	P		

Dry Cleaning								C	C	C	C		
Employment Agency						L	L	L	L	P	P		
Food Production (limited)						L	L	L	L	L	L		
Food Production						C	C	C	C	P	P		
General Service								P	P	P	P		
Laundry (self-service)						C	P	P	P	P	P		
Massage Therapy						C	C	C	C	C	C		
Neighborhood Service						P	P	P	P	P	P		
Payday Lender									C	C	C		
Restaurant						C	C	C	C	C	C		
Restaurant (limited)						L	L	L	L	L	L		
Tavern						P	P	P	P	P	P		
Civic & Institutional	RA -1	RA -2	RA -3	RB	R C	C- 1	C- 2	C- 3	C- 4	I-1	I-2	P	SF
Adult Day Care Center	C	C	C	C	C		P	P	P	P	P	C	
Child Care Center (8 or fewer children)	C	C	C	C	C		P	P	P	P	P	P	
Civic Institution					C	C	C	C	C	C	C		
Event Space or Theater (less than 5,000 sq. ft.)					C	P	P	P	P	P	P		
Event Space or Theater (5,000 or more sq. ft.)						C	C	C	C	P	P		
Funeral Establishment							C	C	C	C	C		
Group Child Care Center	C	C	C	C	C		C	C	C	C	C	C	
Religious Institution	C	C	C	C	C		C	C	C	P	P	C	
School	C	C	C	C	C		C	C	C	C	C	C	
Parks & Recreation	RA -1	RA -2	RA -3	RB	R C	C- 1	C- 2	C- 3	C- 4	I-1	I-2	P	SF
Instruction/Training (30 or fewer persons at one time)						P	P	P	P	P	P		
Instruction/Training (31 or													

more persons at one time)						C	C	C	C	C	C		
Public Park	C	C	C	C	C	C	C	C	C	C	C	P	
Recreation (indoor)						C	C	C	C	P	P	P	
Recreation										C	P	P	
Sport Shooting Range									P	P	P		
Industrial	RA -1	RA -2	RA -3	RB	R C	C- 1	C- 2	C- 3	C- 4	I-1	I-2	P	SF
Advanced Manufacturing								C	C	P	P		
Commercial Light Industrial Flex								C	C	C	P		
Light Industrial										L	L		
Heavy Industrial											C		
Restricted Manufacturing								C	C	C	C		
Medical	RA -1	RA -2	RA -3	RB	R C	C- 1	C- 2	C- 3	C- 4	I-1	I-2	P	SF
Ambulance Services										C	P		
Hospital					C			C	C	C	C		
Medical Clinic						P	P	P	P	P	P		
Medical Service							P	P	P	P	P		
Narcotic Treatment Service									L	L	L		
Veterinary Services						C	C	C	C	P	P		
Automotive	RA -1	RA -2	RA -3	RB	R C	C- 1	C- 2	C- 3	C- 4	I-1	I-2	P	SF
Automobile Parts Sales								P	P	P	P		
Car Wash Service									C	C	L		
Fuel Sales							C	C	C	C	C		
Heavy Motor Vehicle Sales										C	P		
Heavy Motor Vehicle Service											C		
Light Motor Vehicle Sales (indoor)								C	C	C	P		

Light Motor Vehicle Sales									C	C	P		
Light Motor Vehicle Service							C	C	C	C	C		
Light Motor Vehicle Service (limited)							L	L	L	L	L		
Infrastructure	RA -1	RA -2	RA -3	RB	R C	C- 1	C- 2	C- 3	C- 4	I-1	I-2	P	SF
Class 1 Collocation of Mobile Service Facility	C	C	C	C	C	C	C	C	C	C	C	C	C
Class 2 Collocation of Mobile Service Facility	P	P	P	P	P	P	P	P	P	P	P	P	P
Mobile Service Support Structure	C	C	C	C	C	C	C	C	C	C	C	C	C
Parking Lot										L	L		
Parking Structure										L	L		
Public Utility Service Structure (at least 25 sq. ft. or at least 6 feet above grade) (less than 25 sq. ft. and less than 6 feet above grade)	P	P	P	P	P	P	P	P	P	P	P	C	
Public Utility Service Structure	C	C	C	C	C	C	C	C	C	C	C	C	
Substation										C	P	C	
Utility Pole										C	C		
Other	RA -1	RA -2	RA -3	RB	R C	C- 1	C- 2	C- 3	C- 4	I-1	I-2	P	SF
Adult-Oriented Entertainment								C	C	C	C		
Donation Center								C	C	C	C		
Research Laboratory								C	C	C	P		
State Fair Use													P

SECTION 2: AMENDMENT “19.16 Definitions” of the City Of West Allis Municipal Code is hereby *amended* as follows:

AMENDMENT

19.16 Definitions

The terms below shall have the following meanings within this chapter:

Term	Definition
Accessory Building	Any building other than the principal building
Accessory Dwelling Unit	A dwelling unit other than the principal dwelling unit
Accessory Structure	Any structure other than a principal building
Accessory Use	A subordinate use which is clearly and customarily incidental to the principal use on the lot
Adult Day Care Center	The use of a lot in the manner described in Wis. Stat. 49.45(47)(a)
Adult-Oriented Entertainment	The use of a lot in the manner described in WAMC 9.59
Advanced Manufacturing	The act of converting raw materials into finished products by using manual or mechanized transformational techniques in a manner that does not produce any vibration, odor, emission, or noise outside of a building.
Alcohol Beverage Sales	The retail sale of alcohol beverages in the manner described in Wis. Stat. 125.25 and 125.51(2)
Ambulance Services	The use of a lot in the manner described under Wis. Stat. 256.01(2)
Animal Boarding	The use of a lot to shelter, feed, and care for animals at the direction of the animals' owners, for compensation, but not within the practice of veterinary medicine under Wis. Stat. 89.02(6)
Animal Breeding	The use of a lot to: - allow animals to copulate for compensation; or - birth the offspring of an animal for compensation
Animal Sales	The retail sale of a dog, cat, or rabbit, except any sale by a person who is also using the same lot as an animal shelter
Animal Shelter	The use of a lot by a humane society, animal welfare society, animal rescue group, or other nonprofit group to shelter, feed, and

	care for animals in a manner that is not an animal boarding service
Animal Training	The use of a lot to teach animals, for compensation, to react in specific manners to a person's commands
Automobile Part Sales	The retail sale automobile components or accessories
Bed and Breakfast	The use of a lot in the manner described in Wis. Stat. 97.01(1g)
Bicycle Parking Space (indoor)	An area measuring at least 2 feet wide and 6 feet long located inside a building and properly designated for the parking of 1 bicycle
Bicycle Parking Space (outdoor)	An area measuring at least 2 feet wide and 6 feet long located outside a building that includes an anchored structure designed to allow 1 bicycle to be locked to it using common bicycle locks
Bicycle Rack	A structure used to provide bicycle parking space
Building	A structure that shields persons or property from the elements
Building Height	The vertical distance measured from the average established grade at the front lot line to the highest point of a building, including all appurtenances
Building Area	The total area of a building bounded by its exterior walls
Building Coverage	The sum of all building areas on a lot
Car Wash Service	The washing and cleaning of motor vehicles for compensation
Child Care Center	The use of a lot in the manner described in Wis. Stat. 49.136(1)(ad)
Class 1 Collocation of Mobile Service Facility	The use of a lot in the manner described in Wis. Stat. 66.0404(1)(d)
Class 2 Collocation of Mobile Service Facility	The use of a lot in the manner described in Wis. Stat. 66.0404(1)(e)
Civic Institution	Unless more specifically defined, the use of a lot by a governmental entity
Commercial Light Industrial Flex	The light industrial use of a lot to distribute goods that are also sold in an on-site retail space
Community Living Arrangement	The use of a lot in the manner described in Wis. Stat. 46.03(22) , 48.743(1) , 48.02(6) , or 50.01(1)
Conditional Use	A use that is allowed upon meeting all conditions specified in the code and those imposed by the common council
Crematory	The use of a lot in the manner described in Wis. Stat. 440.70(8)
Donation Center	The receiving of donated goods from the public for redistribution to the public at no cost

Drive-Through Service	The delivery of products or services to customers while the customer is inside a vehicle
Dry Cleaning	The use of a lot in the manner described in Wis. Stat. 77.996(2)
Dwelling Unit	A structure or that part of a structure which is used or intended to be used as a home, residence or sleeping place by one or more persons maintaining a common household, to the exclusion of all others
Electric Vehicle Charging	The use of a lot to supply electrical power in excess of 120 volts to charge fully integrated batteries that set vehicles into motion
Employment Agency	The use of a lot in the manner described in Wis. Stat. 111.32(7)
Event Space	The use of a lot for the gathering of individuals at a specific time for direct or indirect compensation
Family Child Care Home	The use of a lot in the manner described in Wis. Stat. 66.1017(1)(a)
Floor Area Ratio	The numerical value obtained through dividing the gross floor area by the total area of the lot (diagram)
Food Production	The use of a lot in the manner described in Wis. Stat. 97.29(1)(g) where processed food is available to be sold or distributed directly to a consumer
Fuel Sales	The retail sale of vehicle fuel
Funeral Establishment	The use of a lot in the manner described in Wis. Stat. 445.01(6)
General Retail	Unless more specifically defined, the retail sale of goods within a building that has a gross floor area of 8,000 square feet or greater
General Service	Unless more specifically defined, the sale of services within a building that has a gross floor area of 8,000 square feet or greater
Gross Floor Area	The sum of all areas within a building designed to carry a vertical load, excluding any area used exclusively for off-street parking or equipment that provides utilities or climate control to the building
Group Child Care Center	The use of a lot in the manner described in Wis. Stat. 49.136(1)(k)
Heavy Motor Vehicle Sales	The use of a lot in the manner described in Wis. Stat. 218.0101(23) and offering any vehicles having a gross vehicle weight rating of 10,001 pounds or greater
Heavy Motor Vehicle Service	The maintenance, repair, or enhancement of motor vehicles having a gross vehicle weight rating of 10,001 pounds or greater for compensation
Home-Based Business	The use of a lot in the manner described in Wis. Adm. Code SPS

	361.04(3m) , except a home office
Home Office	The accessory use of a dwelling unit to carry on that occupation to carry on an occupation for which clients do not meet at the dwelling unit and no packages are sent from the dwelling unit
Hospital	The use of a lot in the manner described in Wis. Stat. 50.33(2)
Hotel	The use of a lot in the manner described in Wis. Stat. 97.01(7)
Industrial	Unless more specifically defined, the use of a lot for creating products by combining or connecting other materials
Instruction/Training	The use of a lot for teaching one particular skill or conducting a class on one subject
Large Retail Development	The use of a lot or combination of lots for retail sales with a display area of 50,000 square feet or more
Laundry (self-service)	The use of a display area laundry services performed by the customer through the use of self-service machines
Light Industrial	The use of a lot for creating products by combining or connecting other materials, but only if 1) no noise, vibration, or odor is reasonably detectable from off the lot, 2) no hazardous materials are stored or processed on the lot, 3) no industrial activities take place outside a building, and 4) no material is disbursed in the air from the lot
Light Motor Vehicle Sales	The use of a lot in the manner described in Wis. Stat. 218.0101(23) and offering only vehicles having a gross vehicle weight rating of 10,000 pounds or less
Light Motor Vehicle Sales (indoor)	The use of a lot in the manner described in Wis. Stat. 218.0101(23) and offering only vehicles having a gross vehicle weight rating of 10,000 pounds or less entirely within a building
Light Motor Vehicle Service	The maintenance, repair, or enhancement of motor vehicles having a gross vehicle weight rating of 10,000 pounds or less for compensation
Light Motor Vehicle Service (limited)	Auto glass services including glass repair, replacement, tint, & vinyl graphic enhancements for motor vehicles having a gross weight rating of 10,000 pounds or less for compensation
Limited Use	A use that is allowed upon meeting all conditions specified in the code
Lodging House	Conducting the activities described in Wis. Stat. 779.43(1)(b)
Lot	A distinct parcel, tract, or area of land established by plat, subdivision, or other instrument recorded in the office of the

	register of deeds
Lot Coverage	The percentage of the lot which is occupied by buildings (diagram)
Lot Line, Front	If one street borders a lot, the portion of a lot that borders that street. If multiple streets border a lot, the portion of a lot that borders the street deemed primary by the manager of planning and zoning
Lot Line, Rear	The portion of a lot that borders an alley. If no alley exists, the portion of a lot opposite a front lot line.
Lot Line, Side	The portion of a lot that is not a front or rear lot line
Lot Width	The shortest distance between side lot lines at a point midway between the front and rear lot lines
Massage Therapy	The use of a lot in a manner described in Wis. Stat. 460.01(4) for compensation
Medical Clinic	The use of a lot for the provision of outpatient nursing, medical, podiatric, dental, chiropractic, or optometric care and treatment outside of a residence or a hospital
Medical Services	The use of a lot for blood or blood plasma donation, kidney dialysis, birth center services, or treatment of sexually transmitted diseases outside of a residence or a hospital
Mobile Service Support Structure	The use of a lot in a manner described in Wis. Stat. 66.0404(1)(n)
Narcotic Treatment Service	The use of a lot in a manner described in Wis. Stat. 51.4224(1)(a) outside of a hospital
Neighborhood Retail	Unless more specifically defined, the retail sale of goods within a building that has a gross floor area of less than 8,000 square feet
Neighborhood Service	Unless more specifically defined, the sale of services within a building that has a gross floor area of less than 8,000 square feet
Nicotine Sales	The use of 10% or more of a gross floor area for the retail sale of any cigarettes, tobacco products, nicotine products, and any electronic nicotine delivery system or other device used to ingest cigarettes, tobacco products, or nicotine products
Nominal Price Retail	The retail sale of primarily inexpensive general merchandise at a price of \$10.00 per item or less
Outdoor Dining	The use of a lot for consumption of food outside of a building on the premises of a restaurant
Outdoor Display	The presentation outside of a building of goods offered for retail

	sale or examples of goods offered for retail sale
Outdoor Storage	Except for outdoor displays, the placement of any items outside a building for the purpose of storing the items for more than 24 consecutive hours
Parking Lot	A structure that is not a building which is built at grade and used to facilitate the ingress, egress, and parking of motor vehicles
Parking Structure	A building used to facilitate the ingress, egress, and parking of motor vehicles
Pawnbroker	The purchasing and selling of articles or jewelry in a manner described in Wis. Stat. 134.71(1)(e)
Payday Lender	The use of a lot in a manner described in Wis. Stat. 62.23(7)(hi)1.b.
Permitted Use	A use that is allowed without any specified conditions
Principal Building	The building on a lot in which a principal use is primarily conducted
Principal Dwelling Unit	The dwelling unit or units located within the principal building
Principal Use	A primary or predominant use of a premises
Production/Repair	The accessory use of a lot to produce or service items similar to those sold on-site at retail as a principal use
Public Park	A lot that is primarily used for recreational activity and open to the public at no cost
Public Utility Service Structure	A structure that is exclusively used to provide public utilities
Recovery Residence	The use of a lot in a manner described in Wis. Stat. 46.234(1)
Recreation	The use of a lot for conducting live sports, activities, or games of skill for the entertainment of participants
Recreation (indoor)	The use of a lot for conducting live sports, activities, or games of skill for the entertainment of participants entirely within a building
Religious Institution	The use of a lot for the assembly of persons for religious purposes and related use for religious ceremonies, purposes, and events
Research Laboratory	The use of a lot for testing, investigation, development, or verification of scientific processes to advance technology
Residential Care Service	The use of a lot as a nursing home as described in Wis. Stat. 50.01(3) , a hospice as described in Wis. Stat. 50.90(1) , or a residential care apartment complex as described in Wis. Stat. 50.034

Restaurant	The use of a lot in the manner described in Wis. Stat. 97.01(14g)
Restricted Manufacturing	The preparation, processing, assembling, or packing of a product that may be lawfully advertised as blind-made under Wis. Stat. 47.03(3)(a)
Rummage Sales	The sale of tangible goods from a lot used for residential purposes only if, in a calendar year, the seller's total revenue from all sales on that lot does not exceed \$2,000 and goods are offered for sale not more than 5 days
School	The use of a lot for teaching more than one skill or conducting classes on more than one subject
Secondhand Article or Jewelry Sales	The purchasing and selling of articles or jewelry in the manner described in Wis. Stat. 134.71(1)(g) or (h)
Self-Service Storage	A type of light industrial use of a lot in a manner described in Wis. Stat. 704.90(1)(g)
Setback	The distance between a lot line and a building or structure
Short-Term Rental	The use of a lot in a manner described in Wis. Stat. 66.0615(1)(dk)
Site Plan	A document or set of documents that show the physical layout of a lot, landscaping arrangement and description, and architectural drawings of any structures located on the lot
Sport Shooting Range	The use of a lot in the manner described in Wis. Stat. 66.0409(1)(c)
State Fair Use	The use of a lot in a manner authorized under Wis. Stat. 42.01
Structure	Any object that is affixed to the ground and not created by nature
Substation	A structure used for the transmission or distribution of electrical power, light, heat, water, gas, sewer, telegraph or telecommunication services
Tavern	The retail sale of alcohol beverages in the manner described in Wis. Stat. 125.26 and 125.51(3)
Theater	The use of a lot for the exhibition of a motion picture or performing arts to the public
Thrift Retail	The receiving of donated goods from the public for on-site sale of those goods to the public
Use	A constant, occasional, or isolated act taking place with or without the knowledge of any person occupying a lot
Utility Pole	A structure described in Wis. Stat. 66.0414(1)(x) or any structure designed solely for the collocation of small wireless facilities
	The use of a lot for the practice of veterinary medicine under Wis.

Veterinary Services	Stat. 89.02(6)
Warehousing, Private	A type of light industrial use of a lot for the storage of property owned by the operator and intended for wholesale or retail distribution
Warehousing, Public	A type of light industrial use of a lot in the manner described in Wis. Stat. 99.01(3)
Waste Services	The use of a lot as a solid waste facility under Wis. Stat. 289.01(35) , pyrolysis facility under Wis. Stat. 289.01(27m) , or gasification facility under Wis. Stat. 289.01(9m)
Wireless Support Structure	A structure described in Wis. Stat. 66.0414(1)(zp) that actually used to support small wireless facilities
Yard	Any part of a lot that is not within a building
Yard, Front	The part of a lot from the front lot line to the principal building and any adjacent land (see image)
Yard, Rear	The part of a lot from the rear lot line to the principal building and any adjacent land (see image)
Yard, Side	The part of a lot that is not a rear or front yard

SECTION 3: EFFECTIVE DATE This Ordinance shall be in full force and effect on and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis



City of West Allis

Meeting Minutes

Common Council

Mayor Dan Devine, Chair

*Alderpersons: Suzzette Grisham, Kimberlee Grob, Kevin Haass,
Chad Halvorsen, Danna Kuehn, Patty Novak, Marissa Nowling,
Daniel J. Roadt, Ray Turner and Martin J. Weigel*

Tuesday, October 7, 2025

7:00 PM

City Hall, Common Council Chambers
7525 W. Greenfield Ave.

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. Roadt.

D. PUBLIC HEARINGS

1. [2025-6648](#) Conditional Use Permit for SoNa Lofts Phase 2, Lot 3, a proposed 5+ Unit Dwelling, at 1600 S. 66th St.
Steve Schaer, Manager of Planning & Zoning, presented.

E. PUBLIC PARTICIPATION

Jeff Dillman, 3300 S. Wollmer Rd. shared his thoughts regarding access to the City's municipal yard.

F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

G. MAYOR'S REPORT

Mayor Devine thanked the West Allis Women's Club for displaying purple ribbons around City Hall and throughout the downtown area to raise awareness regarding domestic violence. He also congratulated the Southwest Suburban Health Department on their national accreditation from the Public Health Accreditation Board (PHAB). The Health Department has been recognized previously, but this is the first time since their merge that they have been awarded.

H. ALDERPERSONS' REPORT

None.

I. APPROVAL OF MINUTES

2. [2025-8478](#) September 16, 2025 Common Council Minutes.
Ald. Haass moved to approve, Ald. Grisham seconded, motion carried.

J. STANDING COMMITTEE REPORTS**K. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)****Passed The Block Vote**

Ald. Haass moved to approve the Consent Agenda, items #3 - #21, Ald. Kuehn seconded, 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

3. [O-2025-0399](#) Ordinance to amend the salary schedule by creating the position of Electrical Worker and by retitling the Public Health Specialist Coordinator position to Public Health Strategist.

Sponsors: Alderperson Weigel

Passed

4. [R-2025-2971](#) Resolution authorizing City Attorney to employ and compensate special counsel to assist in or take charge of defending claims by VJS Construction Services regarding concealed or unknown conditions at 1906 S. 53rd St.

Adopted as Amended

5. [R-2025-3808](#) Resolution granting a Privilege to GG 003 LLC for property located at 7020 W. National Ave. (Tax Key No. 453-9001-000).

Adopted

6. [R-2025-3811](#) Resolution granting a Privilege to ABC Management Inc for property located at 7232-36 W. Greenfield Ave. (Tax Key No. 440-0346-000).

Adopted

7. [R-2025-3814](#) Resolution granting a Privilege to Amy Elizabeth Thompson for property located at 5630 W. Lincoln Ave. (Tax Key No. 474-0464-000).

Adopted

8. [R-2025-3958](#) Resolution to authorize the single source proposal of R.N.O.W., Inc. for furnishing and delivering one 2025 Super Products Mud Dog 1200 Vacuum Hydro-Excavation Truck for a total sum of \$618,002.

Adopted

9. [R-2025-4033](#) Resolution approving a contract with Crowley Construction Corporation to install railroad crossing pavement marking on S. 57th St. for an amount not to exceed \$15,000.

Sponsors: Public Works Committee

Adopted

10. [R-2025-4080](#) Resolution approving the purchase of Latex printing equipment and supplies for a total sum not to exceed \$50,000.
Adopted
11. [2025-6585](#) August 2025 Municipal Judge Report, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$79,543.45.
Placed on File
12. [2025-7738](#) Claim by Jose Coria for property damage on August 27, 2025 at 8422 N. Orchard St.
Referred to City Attorney
13. [2025-7951](#) Claim by Sixt Rent A Car, LLC for general liability compensation made to a customer for personal injury and distress related to a traffic stop on March 23, 2025 in Madison, WI.
Referred to City Attorney
14. [2025-8338](#) Claim by Torrance T. Norman for civil rights violations that occurred on September 20th, 2023 at 11301 W. Lincoln Ave.
Referred to City Attorney
15. [2025-8348](#) Claim by Jason Andujar for personal injuries and damages that occurred on March 11th, 2024 at 11301 W. Lincoln Ave.
Referred to City Attorney
16. [2025-8300](#) Communication regarding the Downtown West Allis Business Improvement District 2026 operating plan and special assessment method.
Sponsors: Public Works Committee
Placed on File
17. [2025-8020](#) Lawsuit by VJS Construction Services, Inc. regarding the new Department of Public Works facility at 1906 S. 53rd Street. Case no. 2025CV008353.
Referred to City Attorney
18. [2025-8246](#) Finance Director/Comptroller submitting report for September 2025 indicating City of West Allis checks issued in the amount of \$9,646.778.89.
Placed on File
19. [2025-7000](#) Reappointment by Mayor Devine of Ald. Weigel, Eric Berglund, and Molly Rowbottom to the Tourism Commission for 1-year terms to expire October 7, 2026.
Approved
20. [2025-8331](#) Reappointments by Mayor Devine of Barbara Jones and Alex Geiger to the Downtown West Allis Business Improvement District Board of Directors, with a 3-year term to expire October 10, 2028.
Approved

21. [2025-8334](#) Appointment by Mayor Devine of Jarice Taliaferro to the Downtown West Allis Business Improvement District Board of Directors, with a 3-year term to expire October 10, 2028.

Approved

L. COMMON COUNCIL RECESS

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

The Council recessed at 7:22 p.m. and reconvened at 8:43 p.m.

M. NEW AND PREVIOUS MATTERS

ADMINISTRATION COMMITTEE

Committee convened at 8:00 p.m.

Passed The Block Vote

Ald. Weigel moved to approve items #22 - #26, 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

22. [R-2025-3284](#) Resolution to approve the acceptance of a traffic mitigation grant from the Wisconsin Department of Transportation in the amount of \$29,585.22 for the IH-94 East-West freeway project.

Committee Action:

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

Council Action: Adopted

23. [R-2025-3520](#) Resolution to adopt the Milwaukee County Hazard Mitigation Plan 2025 to meet applicable FEMA mitigation planning requirements.

Committee Action:

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

Council Action: Adopted

24. [R-2025-3972](#) Resolution approving a collective bargaining agreement with the West Allis Professional Fire Fighter's Association, Local 342, IAFF, for 2026-2029.

Committee Action:

Ald. Kuehn moved to adopt, Ald. Grob seconded, motion carried.

Council Action: Adopted

25. [R-2024-0318](#) Resolution to approve settlement with Robert Gendrich regarding worker's compensation claim.

Ald. Weigel motioned at 8:07 p.m. to move into closed session, Ald. Nowling seconded, motion carried with the following voice vote:

Yes - 5 - Ald. Weigel, Kuehn, Grob, Novak and Nowling
No - 0

Ald. Kuehn motioned at 8:34 p.m. to move into open session, Ald. Nowling seconded, motion carried with the following voice vote:

Yes - 5 - Ald. Weigel, Kuehn, Grob, Novak and Nowling
No - 0

Committee Action:

Ald. Kuehn motioned to approve sending the appeal to Circuit Court, Ald. Nowling seconded, motion carried.

Council Action: Approved

26. [2024-1214](#) Claim by Cedric Banks regarding alleged personal injury in West Allis on May 9th, 2024.

Committee Action:

Ald. Kuehn motioned to direct the City Attorney to act on what was decided upon in closed session, Ald. Nowling seconded, motion carried.

Ald. Grob motioned to adjourn at 8:36 p.m., Ald. Kuehn seconded, motion carried.

Council Action: Approved

PUBLIC WORKS COMMITTEE

Committee convened at 7:28 p.m.

27. [2025-4982](#) Update from the Public Works Department on the City's Recycling Program.

Dave Wepking, Director of DPW, and Sara Diebitz, Sanitation Supervisor, presented.

Discussion Purposes Only

28. [2025-8133](#) Final summary from Director of Public Works for Aug. 9, 2025 flood event.

Dave Wepking, Director of DPW, and Sara Diebitz, Sanitation Supervisor, presented.

Discussion Purposes Only

Ald. Grisham moved to adjourn at 8:09 p.m., Ald. Halvorsen seconded, motion carried.

ECONOMIC DEVELOPMENT COMMITTEE

Committee convened at 7:27 p.m.

Passed The Block Vote

Ald. Kuehn moved to approve items #29 - #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

29. [2025-7802](#) New Class B Tavern and Public Entertainment License for Beloit Ave LLC DBA Sir Frank's, 7534 W. Beloit Rd. Agent: Frank Orcholski. (ALC-25-33)

Committee Action:

Ald. Weigel moved to grant upon agent updating the floor plan, Ald. Grob seconded, motion carried.

Council Action: Granted as amended

30. [2025-8360](#) New Public Entertainment Premise License for West Allis FP, LLC, d/b/a Fat Patty's, 2865 S. 108th St. Agent: Lisa McIntyre. (PEP-25-2)

Committee Action:

Ald. Grob moved to grant, Ald. Novak seconded, motion carried.

Council Action: Granted

31. [2025-6648](#) Conditional Use Permit for SoNa Lofts Phase 2, Lot 3, a proposed 5+ Unit Dwelling, at 1600 S. 66th St.

Committee Action:

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

Council Action: Approved

32. [2025-8116](#) Communication introducing Amendment of Tax Incremental District No. 7 - Summit Place & the Project Plan for Tax Incremental District No. 21 - 92nd & Greenfield Ave.

Discussion Purpose Only

33. [2025-8117](#) Communication from Plan Commission relative to approval of Tax Incremental District project area 7 (Summit Place Business Park) and project area 21 (S. 92 & W. Greenfield Ave) being in conformance with the Comprehensive Land Use Plan.

Discussion Purpose Only

34. [2025-8234](#) Review Annual PE-300 Reports and the performance and status of the City's active Tax Incremental Districts.

Discussion Purpose Only

35. [R-2025-3904](#) Resolution to approve the Year 2026 Operating Plan for the Downtown West Allis Business Improvement District and to adopt the special assessment method as stated therein.

Committee Action:

Ald. Kuehn moved to hold until October 21st, 2025 meeting, Ald. Nowling seconded, motion carried.

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

Council Action: Held until October 21st, 2025 meeting

PUBLIC SAFETY COMMITTEE

None.

N. ADJOURNMENT

Ald. Haass moved to adjourn at 8:45 p.m., Ald. Grisham seconded, motion carried.

Next scheduled meeting is October 21st, 2025 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.

**CITY OF WEST ALLIS
RESOLUTION R-2025-4187**

**RESOLUTION GRANTING A PRIVILEGE TO CHARLES ARTRIP FOR
PROPERTY LOCATED AT 6830 W. LINCOLN AVE./2260 S. 69TH ST. (TAX KEY
NO. 476-0233-000)**

WHEREAS, Charles Artrip requests from the City of West Allis a Privilege to place an obstruction beyond a lot line within a highway as allowed by Wis. Stat. 66.0425, consisting of the obstructions listed on the application (PRV-94) located at 6830 W. Lincoln Ave./2260 S. 69th St., in the City of West Allis, WI ("Privilege"); and

WHEREAS, by receiving this Privilege, the Applicant assumes primary liability for damages to person or property by reason of the granting of this Privilege, is obligated to remove an obstruction or excavation upon 10 days' notice by the City, and waives the right to contest in any manner the validity of Wis. Stat. 66.0425 or the amount of compensation charged; and

WHEREAS, the Applicant will annually submit to the City proof of insurance consistent with coverage amounts required by the City Attorney's office; and

WHEREAS, the City requires the Applicant file a bond of \$0 that runs to the City and to 3rd parties that may be injured and that secures the performance of the conditions specified in this privilege; and

WHEREAS, compensation of \$50.00 for this Privilege shall be paid into the general fund; and

WHEREAS, the holder of this Privilege is not entitled to damages for removal of an obstruction or excavation, and if the holder does not remove the obstruction or excavation upon due notice, it shall be removed at the holder's expense; and

WHEREAS, the cost to remove an obstruction may be collected from Charles Artrip by placing the cost upon the owned property as a special tax; and

WHEREAS, third parties whose rights are interfered with by the granting of this Privilege have a right of action against the holder of this Privilege only;

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis, in the State of Wisconsin, that the City of West Allis grants to Charles Artrip a Privilege to place an obstruction beyond a lot line within a highway as described above and located adjacent to 6830 W. Lincoln Ave./2260 S. 69th St., in the City of West Allis, WI.

SECTION 1: **ADOPTION** “R-2025-4187” of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-4187(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2025-4188**

**RESOLUTION GRANTING A PRIVILEGE TO EPPLER ENTERPRISES LLC FOR
PROPERTY LOCATED AT 6833 W. NATIONAL AVE./1628 S. 69TH ST. (TAX KEY
NO. 453-0568-000)**

WHEREAS, Eppler Enterprises LLC requests from the City of West Allis a Privilege to place an obstruction beyond a lot line within a highway as allowed by Wis. Stat. 66.0425, consisting of the obstructions listed on the application (PRV-93) located at 6833 W. National Ave./1628 S. 69th St., in the City of West Allis, WI ("Privilege"); and

WHEREAS, by receiving this Privilege, the Applicant assumes primary liability for damages to person or property by reason of the granting of this Privilege, is obligated to remove an obstruction or excavation upon 10 days' notice by the City, and waives the right to contest in any manner the validity of Wis. Stat. 66.0425 or the amount of compensation charged; and

WHEREAS, the Applicant will annually submit to the City proof of insurance consistent with coverage amounts required by the City Attorney's office; and

WHEREAS, the City requires the Applicant file a bond of \$0 that runs to the City and to 3rd parties that may be injured and that secures the performance of the conditions specified in this privilege; and

WHEREAS, compensation of \$50.00 for this Privilege shall be paid into the general fund; and

WHEREAS, the holder of this Privilege is not entitled to damages for removal of an obstruction or excavation, and if the holder does not remove the obstruction or excavation upon due notice, it shall be removed at the holder's expense; and

WHEREAS, the cost to remove an obstruction may be collected from Eppler Enterprises LLC by placing the cost upon the owned property as a special tax; and

WHEREAS, third parties whose rights are interfered with by the granting of this Privilege have a right of action against the holder of this Privilege only;

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis, in the State of Wisconsin, that the City of West Allis grants to Eppler Enterprises LLC a Privilege to place an obstruction beyond a lot line within a highway as described above and located adjacent to 6833 W. National Ave./1628 S. 69th St., in the City of West Allis, WI.

SECTION 1: **ADOPTION** “R-2025-4188” of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-4188(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2025-4215**

**RESOLUTION GRANTING A PRIVILEGE TO WALTER HOLTZ FOR PROPERTY
LOCATED AT 7140-44 W. GREENFIELD AVE. (TAX KEY NO. 440-0310-000)**

WHEREAS, Walter Holtz requests from the City of West Allis a Privilege to place an obstruction beyond a lot line within a highway as allowed by Wis. Stat. 66.0425, consisting of the obstruction(s) listed on the application (PRV-97) located at 7140-44 W. Greenfield Ave., in the City of West Allis, WI ("Privilege"); and

WHEREAS, by receiving this Privilege, the Applicant assumes primary liability for damages to person or property by reason of the granting of this Privilege, is obligated to remove an obstruction or excavation upon 10 days' notice by the City and waives the right to contest in any manner the validity of Wis. Stat. 66.0425 or the amount of compensation charged; and

WHEREAS, the Applicant will annually submit to the City proof of insurance consistent with coverage amounts required by the City Attorney's office; and

WHEREAS, the City requires the Applicant file a bond of \$0 that runs to the City and to 3rd parties that may be injured; and that secures the performance of the conditions specified in this privilege; and

WHEREAS, compensation of \$50.00 for this Privilege shall be paid into the general fund; and

WHEREAS, the holder of this Privilege is not entitled to damages for removal of an obstruction or excavation, and if the holder does not remove the obstruction or excavation upon due notice, it shall be removed at the holder's expense; and

WHEREAS, the cost to remove an obstruction may be collected from Walter Holtz by placing the cost upon the owned property as a special tax; and

WHEREAS, third parties whose rights are interfered with by the granting of this Privilege have a right of action against the holder of this Privilege only;

NOW THEREFORE, be it resolved by the Council of the City of West Allis, in the State of Wisconsin, that the City of West Allis grants to Walter Holtz a Privilege to place an obstruction beyond a lot line within a highway as described above and located adjacent to 7140-44 W. Greenfield Ave., in the City of West Allis, WI.

SECTION 1: **ADOPTION** "R-2025-4215" of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-4215(Added)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2025-4204**

**RESOLUTION APPROVING THE 2026 CALENDAR OF MEETING DATES OF
THE WEST ALLIS COMMON COUNCIL**

WHEREAS, Wis. Stat. 62.11(2) says the Council shall meet on the first Tuesday unless a different day be fixed by the Council; and

WHEREAS, the Council desires to schedule regular meetings on dates other than the first Tuesday of each month;

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis, in the State of Wisconsin, that the attached calendar setting regular Common Council meetings for the year 2026 is fixed and established.

SECTION 1: **ADOPTION** “R-2025-4204” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-4204(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis



2026

 City Offices Closed  Common Council  Election Days  WI State Fair

January						
S	M	T	W	T	F	S
				1 New Years Day	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19 Martin Luther King Day	20	21	22	23	24
25	26	27	28	29	30	31

February						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16 Presidents Day	17	18	19	20	21
22	23	24	25	26	27	28

March						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April						
S	M	T	W	T	F	S
			1	2	3	4
5	6		8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24 31	25 Memorial Day	26	27	28	29	30

June						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July						
S	M	T	W	T	F	S
			1	2	3	4 Independence Day
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23 30	24 31	25	26	27	28	29

September						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7 Labor Day	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26 Thanksgiving Day	27	28
29	30					

December						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24 Christmas Eve	25 Christmas Day	26
27	28	29	30	31 New Years Eve		

**CITY OF WEST ALLIS
RESOLUTION R-2025-4251**

**RESOLUTION ORDERING PRELIMINARY PLANS AND SPECIFICATIONS
TOGETHER WITH A SCHEDULE OF PROPOSED ASSESSMENTS FOR
IMPROVEMENT OF AN AREA BOUNDED BY S. 108TH ST. TO WEST CITY
LIMITS; SOUTH CITY LIMITS TO UNION PACIFIC RAILROAD**

WHEREAS, it is proposed to improve the sidewalk as hereinafter described.

NOW THEREFORE, BE IT RESOLVED By the Common Council of the City of West Allis:

1. In the judgment of the Common Council it is necessary and in the best interests of the City and the property affected thereby that the area bounded by S. 108th St. to west City limits; south City limits to Union Pacific Railroad be improved by the installation of miscellaneous sidewalk repair.
2. The Common Council declares its intention to exercise its police power under Wisconsin Statutes Chapter 66, Subchapter VII, to levy special assessments upon property for the foregoing municipal purposes. The limits of the proposed assessment district shall be generally the property abutting the sidewalk proposed to be improved.
3. The total amount assessed against each parcel in the assessment district shall be upon a reasonable basis as determined by the Common Council.
4. Assessments may be paid in full or any portion thereof, without interest, not later than 30 days following the billing date, or with applicable interest added on the next tax roll, or in five annual installments, or in ten annual installments, in accordance with Resolution No. 17095.
5. The City Engineer is hereby directed to prepare and file in the City Clerk's office the reports described in Section 66.0703(5) of the Wisconsin Statutes, consisting of:
 - a. Preliminary plans and specifications for said improvements;
 - b. An estimate of the entire cost of the proposed improvements;
 - c. Schedule of proposed assessments.
6. Notice shall be given and a hearing conducted by the Common Council in accordance with the provisions of Section 66.0703(7) of the Wisconsin Statutes.

SECTION 1: **ADOPTION** "R-2025-4251" of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-4251(Added)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2025-4254**

**RESOLUTION ORDERING PRELIMINARY PLANS AND SPECIFICATIONS
TOGETHER WITH A SCHEDULE OF PROPOSED ASSESSMENTS FOR PUBLIC
IMPROVEMENTS RELATED TO 2026 PROJECT NO. 9**

WHEREAS, it is proposed to improve the street as hereinafter described.

NOW THEREFORE, THEREFORE, BE IT RESOLVED By the Common Council of the City of West Allis:

1. In the judgment of the Common Council it is necessary and in the best interests of the City and the property affected thereby that S. 75th St. from W. Beloit Rd to W. Arthur Ave., S. 90th St. from W. Greenfield Ave. to W. Schlinger Ave., W. Washington St. from S. 89th St. to S. 90th St. and S. 94th St. from W. Orchard St. to dead end be improved by major asphalt resurfacing with miscellaneous curb and gutter, sidewalk and driveway repair, miscellaneous sanitary and storm sewer relay, building services and utility adjustments.
2. The Common Council declares its intention to exercise its police power under Wisconsin Statutes Chapter 66, Subchapter VII, to levy special assessments upon property for the foregoing municipal purposes. The limits of the proposed assessment district shall be generally the property abutting the street proposed to be improved.
3. The total amount assessed against each parcel in the assessment district shall be upon a reasonable basis as determined by the Common Council.
4. Assessments may be paid in full or any portion thereof, without interest, not later than 30 days following the billing date, or with applicable interest added on the next tax roll, or in five annual installments, or in ten annual installments, in accordance with Resolution No. 17095.
5. The City Engineer is hereby directed to prepare and file in the City Clerk's office the reports described in Section 66.0703(5) of the Wisconsin Statutes, consisting of:
 - a. Preliminary plans and specifications for said improvements;
 - b. An estimate of the entire cost of the proposed improvements;
 - c. Schedule of proposed assessments.
6. Notice shall be given and a hearing conducted by the Common Council in accordance with the provisions of Section 66.0703(7) of the Wisconsin Statutes.

P2626S/R/H/N
P2627S/R/H/N
P2628S/R/H/N
P2629S/R/H/N

SECTION 1: **ADOPTION** “R-2025-4254” of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-4254(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2025-4257**

**RESOLUTION ORDERING PRELIMINARY PLANS AND SPECIFICATIONS
TOGETHER WITH A SCHEDULE OF PROPOSED ASSESSMENTS FOR PUBLIC
IMPROVEMENTS RELATED TO 2026 PROJECTS NO. 5, 7, AND 8**

WHEREAS, it is proposed to improve the streets as hereinafter described.

NOW THEREFORE, BE IT RESOLVED By the Common Council of the City of West Allis:

1. In the judgment of the Common Council it is necessary and in the best interests of the City and the property affected thereby that S. 78th St. from W. Beloit Rd. to W. Arthur Ave., S. 88th St. from W. Cleveland Ave. to W. Montana Ave., W. Mitchell St. from S. 60th St. to S. 56th St., S. 72nd St. from W. Washington St. to dead end, and S. 88th St. from W. Maple St. to W. Mitchell St. be improved by concrete reconstruction with curb and gutter; miscellaneous sidewalk and driveway repair; storm sewer, sanitary sewer, and water main relay; building services and utility adjustments.
2. The Common Council declares its intention to exercise its police power under Wisconsin Statutes Chapter 66, Subchapter VII, to levy special assessments upon property for the foregoing municipal purposes. The limits of the proposed assessment district shall be generally the property abutting the streets proposed to be improved.
3. The total amount assessed against each parcel in the assessment district shall be upon a reasonable basis as determined by the Common Council.
4. Assessments may be paid in full or any portion thereof, without interest, not later than 30 days following the billing date, or with applicable interest added on the next tax roll, or in five annual installments, or in ten annual installments, in accordance with Resolution No. 17095.
5. The City Engineer is hereby directed to prepare and file in the City Clerk's office the reports described in Section 66.0703(5) of the Wisconsin Statutes, consisting of:
 - a. Preliminary plans and specifications for said improvements;
 - b. An estimate of the entire cost of the proposed improvements;
 - c. Schedule of proposed assessments.
6. Notice shall be given and a hearing conducted by the Common Council in accordance with the provisions of Section 66.0703(7) of the Wisconsin Statutes.

P2622S/R/H/N

P2623S/R/H/N

P2624S/R/H/N

SECTION 1: **ADOPTION** “R-2025-4257” of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-4257(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2025-4274**

**RESOLUTION ORDERING PRELIMINARY PLANS AND SPECIFICATIONS
TOGETHER WITH A SCHEDULE OF PROPOSED ASSESSMENTS FOR
IMPROVEMENT OF PRIVATE SIDE LEAD WATER SERVICE LATERALS
RELATED TO 2026 PROJECTS NO. 6 AND 11**

WHEREAS, it is proposed to improve the private side lead water service laterals as hereinafter described.

NOW THEREFORE, BE IT RESOLVED By the Common Council of the City of West Allis:

1. In the judgment of the Common Council it is necessary and in the best interests of the City and the property affected thereby that various properties citywide be improved by the replacement of private side lead water lateral services.
2. The Common Council declares its intention to exercise its police power under Wisconsin Statutes Chapter 66, Subchapter VII, to levy special assessments upon property for the foregoing municipal purposes. The limits of the proposed assessment district shall be generally the property having a private side lead water service lateral.
3. The total amount assessed against each parcel in the assessment district shall be upon a reasonable basis as determined by the Common Council.
4. Assessments may be paid in full or any portion thereof, without interest, not later than 30 days following the billing date, or with applicable interest added on the next tax roll, or in five annual installments, or in ten annual installments, in accordance with Resolution No. 17095.
5. The City Engineer is hereby directed to prepare and file in the City Clerk's office the reports described in Section 66.0703(5) of the Wisconsin Statutes, consisting of:
 - a. Preliminary plans and specifications for said improvements;
 - b. An estimate of the entire cost of the proposed improvements;
 - c. Schedule of proposed assessments.
6. Notice shall be given and a hearing conducted by the Common Council in accordance with the provisions of Section 66.0703(7) of the Wisconsin Statutes.

DNR007

SECTION 1: **ADOPTION** “R-2025-4274” of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-4274(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis



CLAIMANT CONTACT INFORMATION

Name: Alfredo Ramirez
Address: 1956 S 89th ST
West Allis WI

Phone: 262-389-1688
Email: ministerramirez58@gmail.com

INSTRUCTIONS

Complete this form, print and sign it, and serve a hard copy upon the West Allis City Clerk. If you have questions about how to fill out this form, please contact a private attorney who can assist you.

NOTICE OF CLAIM

Date of incident: 10/04/2025

Time of day: 09:00

Location: 1956 S 89th ST

Describe the circumstances of your claim here. You may attach additional sheets or exhibits. Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the circumstances.

Everything in the police report is correct and accurate. The facts for my claim did not come to light until later that morning. In short, my friend and neighbour, who is an ex law enforcement corrections officer (Michael Pinnow) informed me that ; the footage on his surveillance camera clearly shows a West Allis uniformed police officer tazing the suspect while he was standing on the trunk of my car.

There is phisical evidence photos in the police report of the discharged tazer cartridges which were recovered and photographed by the West Allis police officer who deployed the tazer. These photos were taken in my driveway , behind my damaged vehicle.

Therefore, it is my belief that, the suspect fell on my vehicles back window and broke it due to being tazed by the police. Im not stating the police did anything wrong or that its their fault, but those are the facts. My car is the 2023 white Toyota Camry mentioned in the police report. Other neighbours also have video footage of the incident. Some are mentioned in the police report. Thank you, May God bless our city. Alfredo Ramirez .

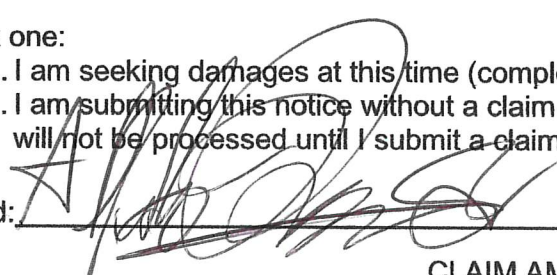
Check one:



..... I am seeking damages at this time (complete Claim Amount section below)



..... I am submitting this notice without a claim for damages. This claim is not complete and will not be processed until I submit a claim for damages on a later date.

Signed: 

Date: 10/04/2025

CLAIM AMOUNT

To complete this claim, attach an itemized statement of damages sought. If any damages are for repair to property, include at least 2 estimates for repairs.

The total amount sought is: \$ 463.41

SAVE

PRINT

EST ALLIS ATTORNEY
6 OCT 25 PM 12:08

Case#
25-036458

Safelite®

SAFELITE AUTOGLASS

Date & Time:

09/26/25 10:27AM

6010 75TH ST

KENOSHA, WI 53142

** SERVICE QUESTIONS **

** CALL Customer Sat 800 phone number (8008352257) **

Customer:

RAMIREZ, ALFREDO

Home Phone:

262-389-1688

Work Phone:

Service Phone:

262-389-1688

Work Order #:

01867_737490

1956 SOUTH 89TH STREET

WEST ALLIS, WI 53227

(05174_737490)

Year	Make	Model
2023	TOYOTA	CAMRY
License	Style	Stock/Unit#
BAN9332	4 DOOR SEDAN	
Mileage	VIN	
69	4T1K61BK5PU080017	
Purchase Order#		

Qty	Part	List Price	Selling Price	Flat Labor	Kit	MTRL
1	FB27410 CTN		337.60	60.00	0.00	0.00
1	RECYCLE FEE		0.00	39.99	0.00	0.00

Technician Name

Technician ID

Henry

1867-700

Technician Notes

VEHICLE PRE-INSPECTION

Area:

Windshield: Other Exterior

Damages:

Notes/Memo

Part Subtotal:	337.60
Flat Labor Subtotal:	99.99
Subtotal:	437.59
Sales Tax:	25.82
Total:	463.41

Deductible: 0.00

Deductible Paid: 0.00

Deductible Remaining: 0.00

Amount to Collect: 463.41

Payment Amount: 463.41

Amount Due: 0.00

Pre-paid by credit card in the amount of \$463.41. Authorization Code: 835965

Advanced safety systems

Some vehicles are equipped with advanced safety systems. Where we perform recalibration of any advanced safety system as part of the windshield replacement, the recalibration is guaranteed either until the next recalibration event (as determined by your vehicle manufacturer), or 30 days from the date of recalibration, whichever occurs first. Any modifications to your vehicle from its original specifications may cause your advanced safety systems not to function as intended. There is NO MILEAGE restriction on this advanced safety system guarantee. Advanced safety systems are not a replacement for safe driving. You are responsible for the safe operation of your vehicle.

Estimate Summary for: \$463.41. I authorize Safelite AutoGlass to provide the above-referenced goods and services and to install or repair glass and related parts that are manufactured by Safelite or another aftermarket manufacturer. If paying by check, and my check is unpaid for sufficient or uncollected funds, Safelite may electronically debit my account for the principle check amount and a service fee as allowable by law. I have the right to select the repair facility of my choice. My Technician has advised me of the Minimum Drive Away Time. In most cases, the approximate length of time to complete the tasks detailed on this work order is 1 to 1.5 hours.

Authorized By Phone: RAMIREZ, ALFREDO
Authorization Time: 09/26/25 10:31AM
Phone Number: 262-389-1688

Vehicle may be driven after: Immediately

		West Allis Police Department		Incident Report			
		Incident: DNA-Substantial Battery 1306					
		Incident Report Number: 25-036458		Between: Date - Time		And/At: Date-Time 9/16/25 07:44	
		Incident Location: 1968 S 90 St, West Allis, WI 53227					
		Offense - 1: 940.60(2)		Offense - 2: 943.01(1)		Offense - 3: 947.01(1)	
		Offense - 5: 946.41(1)		Offense - 6: ZJF9874		Offense - 4: 943.14(2)	
O Name (Last, First, Middle) Williams, Sedarian Kemone		DOB: [REDACTED]		Race/Sex B/M			
Address: (Address, City, State, Zip) [REDACTED]				Phone 1			
Employer				Phone 2			
Employer Address				Work Phone #			
V Name (Last, First, Middle) Coulson, Jessica L		DOB: [REDACTED]		Race/Sex W/F			
Address: (Address, City, State, Zip) [REDACTED]				Phone 1 [REDACTED]			
Employer				Phone 2			
Employer Address				Work Phone #			
SUMMARY Officer Kassing reports... *DV/Sub Batt, DV/Intimidate Victim, DV/DC, Resisting, Crim Dam, Crim Trespassing, On 09/16/25 at 0744hrs, officers responded to the area around 1968 S. 90 St. for trouble call. The victim, Jessica Coulson, F/W [REDACTED], advised her live-in boyfriend, Sedarian M. Williams, M/B [REDACTED], refused to leave the residence prompting her to call police. Williams then grabbed her phone and threw it off the balcony preventing her from providing information to dispatch. He then pulled her into the kitchen, where he threw her on the ground and began repeatedly striking her in the face and body. He then bit her on the cheek, and she sustained swelling and a half-inch laceration to her face. Williams fled the residence on foot and hid from officers. While a K9 Track was being conducted, Williams broke officer's perimeter and a foot pursuit occurred. Two taser deployments							
Vehicle Information: (Year, Make, Model, Style, Color)							
License Number:		State:		Expiration Year:			
Vin:		Insurance Company:					
Other Vehicle Information:				NCIC#			
Reporting Officer(s): Kassing, Alexander K.			Payroll Number: ak24144		Report Date: 09/16/2025		
Time Received: 07:44:18	Time Cleared: 15:04:39	Unit(s) Assigned: 107, 111, 112, 121, 123, 152, :		Pages: 1 Of 8			
Reviewed by: TM9656		Payroll Number: TM9656		Copy To			

Date:

09/16/2025

Offense - 1:

940.60(2)

Incident Report Number:

25-036458

West Allis Police Department**Continuation**

Incident Report Number

25-036458

Incident Location:

1968 S 90 St, West Allis, WI 53227

Incident Date:

09/16/2025

were unsuccessful and Williams again began hiding in the neighborhood. He was located in the front yard bushes at 8724 W. Becher St. and taken into custody for the above charges. He was later conveyed to CJF. DA review set for 09/18/25 at 0830 hours.

Reporting Officer(s):

Kassing, Alexander K.

Payroll Number:

ak24144

Pages:

2 Of 8

West Allis Police Department

Continuation

Incident Report Number

25-036458

Incident Location:

1968 S 90 St, West Allis, WI 53227

Incident Date:

09/16/2025

NAMES

Witness-1

[REDACTED]
[REDACTED]

Witness-2

Greenwood, Keith A W/M-[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Contact-1

Pinnow, Michael J W/M-[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Contact-2

Lampkins Goodwin, Leaster L B/F-[REDACTED]
[REDACTED]
[REDACTED]

Victim

Ramirez, Alfredo W/M-[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Witness-3

Sturm, Pamela J W/F-[REDACTED]
[REDACTED]
[REDACTED]

Reporting Officer(s):

Kassing, Alexander K.

Payroll Number:

ak24144

Pages:

3 Of 8

West Allis Police Department**Continuation**

Incident Report Number

25-036458

Incident Location:

1968 S 90 St, West Allis, WI 53227

Incident Date:

09/16/2025

=====

NARRATIVE

At the time of this investigation, I was wearing my WAPD issued body camera, which was functional and activated. See video recording for precise details as the following is a summary based off little or no review.

INITIAL RESPONSE

On 09/16/25 at 0744hrs, officers responded to the area around 1968 S. 90 St. for trouble call. The victim, Jessica Coulson (F/W [REDACTED]), advised her live-in boyfriend, Sedarian M. Williams (M/B [REDACTED]), refused to leave the residence prompting her to call police. I made contact with Jessica in her vehicle in the 8900 BLK of W. National Ave.

JESSICA COULSON STATEMENT

Jessica stated approximately a week ago she discovered a firearm on the top shelf under some bags that belonged to Sedarian. This frightened her and has not seen it since then. When they were driving back to their residence on the day of the incident, they got into a verbal altercation over the firearm. Jessica instructed Sedarian to leave the residence and when he refused, she told him that she was going to call 911.

Jessica walked out onto their balcony that is connected to their kitchen and called 911. Sedarian heard her doing this and followed her out to the balcony. As Jessica was talking to Dispatch, Sedarian grabbed her phone from her and threw it off the balcony. He then grabbed her and threw her onto the kitchen floor and proceeded to punch (closed fist) her body and face. He then bit her face which broke skin. Jessica stated Sedarian told her "Imma fucking kill you bitch," "You called the fucking Police."

After the incident, Sedarian walked away and ran down the stairs leaving the residence. Jessica went outside to get her phone to speak with Dispatch about what happened and to get into her vehicle in order to follow him. She wanted to be able to relay his location to Dispatch so officers could locate him.

Jessica informed officers Sedarian left the residence with a cross body black bag that may contain a firearm. She did not see it today but stated the same bag was used to carry the firearm approximately a week ago. Jessica stated the last place she saw Sedarian was in the area of 8900 BLK W. National Ave.

JESSICA COULSON'S INJURIES

Reporting Officer(s):

Kassing, Alexander K.

Payroll Number:

ak24144

Pages:

4 Of 8

West Allis Police Department**Continuation**

Incident Report Number

25-036458

Incident Location:

1968 S 90 St, West Allis, WI 53227

Incident Date:

09/16/2025

As I was speaking with Jessica, I observed a half inch laceration, redness, swelling and bleeding on the left side of her face. These injuries were consistent with her statement of being assault by Sedarian. Jessica also complained her entire body hurt from the incident. Jessica was transported to the Aurora West Allis Medical Center for treatment by the WAFD.

LACK OF CONSENT

Jessica did not give Sedarian permission to assault her.

VIDEO SURVEILLANCE

Jessica informed me on scene she has a motion activated camera inside her kitchen that captured part of the incident. She stated the video started capturing after she was thrown to the ground in the kitchen from the balcony. I observed on video a black male (Jessica identified as Sedarian) leaning over Jessica holding her down and then punching her in the face. Sedarian then walks over her head then trips. Then proceeds out of the view of the camera. Jessica gets up and leaves shortly after. Sedarian comes back into view moving frantically and holding a black bag. Then leaves camera view again. I obtained the video surveillance via email and uploaded it to evidence.com.

NCIC INQUIRY

On scene, I obtained Sedarian's information from Jessica and conducted an NCIC inquiry. Sedarian was on parole for Armed Robbery, and he had a probation parole warrant for his arrest.

K9 TRACK

An unidentified citizen informed Officer Novinska the suspect just fled on foot southbound across W. National Ave. from the 8900 BLK. A Greenfield Police Department K-9 Squad, Officer Arnold Jacob (K-9 Kyro, GFPD Case#25-020804), arrived on scene to assist with the search for Sedarian. Officer Vanden Boogard and I assisted Officer Arnold as he attempted to track Sedarian. Officer Novinska located a blue sweatshirt at 8916 W. National Ave. It was the same blue sweatshirt worn by Sedarian in the video surveillance.

As the K-9 track began Jessica was inside the ambulance and informed the West Allis Fire Department she saw him north on S. 89th St. from W. National Ave heading eastbound. The K-9 and I pursued Sedarian north on S. 89 St. Officers located Sedarian and stated he was south of W. Rogers St. in

Reporting Officer(s):

Kassing, Alexander K.

Payroll Number:

ak24144

Pages:

5 Of 8

West Allis Police Department**Continuation**

Incident Report Number

25-036458

Incident Location:

1968 S 90 St, West Allis, WI 53227

Incident Date:

09/16/2025

between S. 90 St. and S. 89 St. The K-9 and I continued to attempt to track him through the yards.

Officers located Sedarian running east through yards toward Sunrise Apartments (8750 W. National Ave.). The K-9 and I tracked him to the Sunrise Apartments; we checked the area north of Sunrise Apartments and located a t-shirt on the north/west side of Sunrise Apartments behind a fence. Officers then located him running out of the south side of the Sunrise Apartments and south across W. National Ave.

Officers' setup a perimeter S. 87 St. to S. 88 St., W. Becher Ave. to W. National Ave. The K-9 and I started at the north/east corner of the perimeter and began tracking him again. Officers located Sedarian in the front bushes of 8724 W. Becher Ave where he was taken into custody without incident.

FOOT PURSUIT / TASER DEPLOYMENT / CRIMINAL DAMAGE

See Sgt. Orlowski's supplemental report for details.

SUNRISE APARTMENTS

Officers located a blood trail and observed Sedarian on video surveillance inside of the Sunrise Apartments.

ARREST DECISION

Based on the observations of Jessica's injuries, video surveillance of Sedarian striking Jessica, Sedarian throwing her phone off the balcony when he found out she was talking with Police, running from officers, he was subsequently arrested for Substantial Battery, Intimidate a Victim, Disorderly Conduct, Criminal Trespass to Dwelling, Resisting or Obstructing an Officer and Criminal Damage to Property.

AREA CANVASS

Officers did not locate the black cross body bag that may have contained a firearm on Sedarian. Officers retraced the route with assistance from the K-9 in an attempt to locate the bag. Officers did not locate the bag. Officers located the same black shirt worn by Sedarian on the north/west side the Sunrise Apartments behind a fence.

PAMELA J. STURM STATEMENT

Pamela J. Sturm (F/W, [REDACTED]) lives in the lower (1966 S. 90 St.) and stated she was woken up to a

Reporting Officer(s):

Kassing, Alexander K.

Payroll Number:

ak24144

Pages:

6 Of 8

58

West Allis Police Department**Continuation**

Incident Report Number

25-036458

Incident Location:

1968 S 90 St, West Allis, WI 53227

Incident Date:

09/16/2025

loud disturbance coming from the upper (1968 S. 90 St). Pamela stated, "He was beating her up." She then observed Sedarian running down the stairs and out of the residence. Pamela did not observe any of the incident and only heard it coming from upstairs.

STATEMENT

See Officer Novinska's supplemental report for details.

KEITH GREENWOOD / ALFREDO RAMIREZ / MICHAEL PINNOW STATEMENTS

See Officer Ocampo's supplemental report for details.

RESIDENTIAL SEARCH

I asked Jessica for permission to enter and search her residence for the black cross body bag that she stated earlier contained a firearm. Sedarian stated he left it inside their residence. Jessica gave officers permission to enter and search. Jessica signed the Consent to Search-Residence Form.

CONVEYANCE TO BOOKING AND CONVEYANCE TO HOSPITAL

Officer Novinska transported Sedarian to the WAPD for booking. While in booking, the WAFD was contacted and arrived. The WAFD transported Sedarian to the Aurora West Allis Medical Center for treatment. Officer Novinska transported him back to the WAPD for booking after obtaining a medical clearance.

PROPERTY

Officer Beier observed Sedarian drop a cell phone while crossing W. National Ave. from the Sunrise Apts and it was placed on property. See Officer Beier's supplemental report for details.

BOOKING

Sedarian was arrested and booked for Substantial Battery-940.60(2), Disorderly Conduct 947.01(1), Resisting or Obstructing an Officer-946.41(1), Criminal Damage to Property-943.01(1), Criminal Trespass to Dwelling-943.14(2), Intimidate Victim-940.45(1), Domestic Violence Surcharge-973.055(1).

CUSTODIAL INTERVIEW

Reporting Officer(s):

Kassing, Alexander K.

Payroll Number:

ak24144

Pages:

7 of 8

West Allis Police Department**Continuation**

Incident Report Number

25-036458

Incident Location:

1968 S 90 St, West Allis, WI 53227

Incident Date:

09/16/2025

I escorted Sedarian to Interview Room A and read him his Miranda Rights at 1310 hours. Sedarian did not wish to speak with officers.

PHOTOGRAPHS

I took photos of Jessica's injuries and of her residence. I uploaded the photo's to evidence.com under case #25-036458.

MEDICAL RELEASE

Jessica signed the Authorization and Consent for Disclosure & Release of Patient Health Care Records form. The form was scanned and attached to the case.

DV PAPERWORK

Jessica was read, signed, and stated she understood the Domestic Abuse 72 Hour No Contact Provision and provided a copy.

DV HOTLINE

On 09/17/2025 I contacted the Domestic Violence Hotline (414-933-2722) at 1012 hours and made contact with Sloan.

DCF

The Department of Children and Families will be emailed a copy of this report upon its completion.

CASE DISPOSITION

Sedarian was transported to the Milwaukee County Criminal Justice Facility, and this case will be reviewed by the Milwaukee County DA's Office on 09/18/2025 at 0830 hours.

Reporting Officer(s):

Kassing, Alexander K.

Payroll Number:

ak24144

Pages:

8 Of 8

60

West Allis Police Department		Supplemental Report	
Incident Report Number: 25-036458	Incident Location: 1968 S 90 St, West Allis, WI 53227	Incident Date: 09/16/2025	
New Incident:	Original Offense - 1:	New Offense - 1:	New Offense - 2:
NAMES Witness Greenwood, Keith A W/M- [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] Victim Ramirez, Alfredo W/M- [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] Contact Pinnow, Michael J W/M- [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]			
NARRATIVE Officer Ocampo Orozco reports . . . INITIAL RESPONSE On 09/16/25 at approximately 0744hrs, Officers responded to 1968 S 90 St for a trouble call. Officers spoke with the caller, Jessica Coulson (F/W, [REDACTED]), who got into a physical altercation with her live-in boyfriend prior to calling police. The suspect, Sedarian M Williams (M/B, [REDACTED]), fled on			
Reporting Officer(s): Ocampo Orozco, Jesus		Payroll Number: JO3192	Report Date: 09/16/2025
Reviewed by: JF9874	Payroll Number: JF9874	Copy To:	Page: 1 Of 4

Incident Report Number

25-036458

Incident Location:

1968 S 90 St, West Allis, WI 53227

Incident Date:

09/16/2025

foot prior to Officer's arrival. Officers set a perimeter and a K9 was deployed. I responded to the 8900 BLK of W National Ave to assist.

CONTACT WITH KEITH A GREENWOOD

Later during the investigation, I was approached by Keith A Greenwood (M/W, [REDACTED]). Greenwood was on the back porch of his residence ([REDACTED] S 90 St) where he observed Williams jump over his fence. Williams approached Greenwood on the porch at approximately 0849hrs, where they had a conversation.

Greenwood asked Williams, "what are they after you for?" Williams informed him it was for, "cheating." Williams asked him if he could enter the house. Greenwood offered to give him a ride instead. Williams accepted the offer, and Greenwood entered his residence and locked the door behind him. Greenwood told me he had video of his contact with Williams. He showed me the video, and an Axon Community Request was completed.

CONTACT WITH ALFREDO RAMIREZ

During the investigation, Alfredo Ramirez (M/H, [REDACTED]) approached me and informed me Williams ran onto his car and damaged it. I informed him an Officer would respond to his residence to speak with him at his residence. After Williams was taken into custody, I responded to 1956 S 89 St regarding the damage to Ramirez's vehicle.

Upon arrival I spoke with Ramirez who stated he was sitting in his house by a window when he heard Officers yelling for Williams to stop. This prompted him to look out of his window, and he observed Williams running into his driveway and jump on top of his White 2023 Toyota Camry bearing WI Reg BAN9332. Ramirez believed Williams slipped because he fell onto his back and broke the rear windshield of the car.

Ramirez then heard the fence "jingling" which he believed was Williams attempting to enter his fenced in backyard. Ramirez told him not to enter the backyard because his dog was back there, and the dog would bite Williams. Ramirez then observed Williams running in his backyard, onto the pile of wood in the northeast corner of the yard and jump over the fence.

LACK OF CONSENT

Ramirez did not give Williams permission to damage his vehicle's rear windshield.

Reporting Officer(s):

Ocampo Orozco, Jesus

Payroll Number:

JO3192

Pages:

2 of 4

West Allis Police Department**Continuation**

Incident Report Number

25-036458

Incident Location:

1968 S 90 St, West Allis, WI 53227

Incident Date:

09/16/2025

VIDEO [REDACTED] S 90 ST

Greenwood provided me a 3 minute 51 second video of his interaction with Williams. The video was uploaded to evidence.com. See video for specific details. The following is a brief synopsis of the video. It should be noted while on scene the video had a time stamp of approximately 0849hrs. Once uploaded to evidence.com no time stamp was included in the video.

Greenwood is observed sitting down with his dog on the back porch.

At 2 minutes 08 seconds the dog begins barking and Williams is observed entering the camera frame.

Williams walks right up to Greenwood past the dog and begins having a conversation.

At 2 minutes 36 seconds Greenwood can be heard stating he would give Williams a ride.

At 2 minutes 43 seconds Greenwood entered the residence and did not allow Williams in.

At 2 minutes 59 seconds Williams is observed leaving camera frame. Williams did not return after this.

VIDEO [REDACTED] S 89 St

Michael J Pinnow (M/W, [REDACTED]) who resides at [REDACTED] S 89 St called and informed me he also had video. Pinnow provided me a copy of the 20 second ring camera video which was uploaded to evidence.com. Reference video for details.

The video shows Officers looking down the driveway of [REDACTED] S 90 St and attempting to locate Williams.

PHOTOGRAPHS

The following photographs were taken at [REDACTED] S 89 St using a department issued camera. The photos were uploaded to evidence.com. Reference the photos for specific details.

1. Rear of vehicle (plate and rear windshield visible)

Reporting Officer(s):

Ocampo Orozco, Jesus

Payroll Number:

J03192

Pages:

3 of 4

West Allis Police Department**Continuation**

Incident Report Number

25-036458

Incident Location:

1968 S 90 St, West Allis, WI 53227

Incident Date:

09/16/2025

2. Rear windshield from passenger side
3. Rear windshield from drivers' side
4. Close up of rear windshield from drivers' side
5. Close up of rear windshield from drivers' side
6. Northwest corner of garage
7. Taser probe at northwest corner of garage
8. Taser probe at northwest corner of garage

PROPERTY

The following was put into property as damaged under:

#25-003577-1 damaged rear windshield to vehicle (WI Reg. BAN9332) valued at \$1500.

-END OF SUPPLEMENT-

Reporting Officer(s):

Ocampo Orozco, Jesus

Payroll Number:

JO3192

Pages:

4 of 4

West Allis Police Department

Supplemental Report

Incident Report Number: 25-036458	Incident Location: 1968 S 90 St, West Allis, WI 53227	Incident Date: 09/16/2025
New Incident:	Original Offense - 1:	New Offense - 1: New Offense - 2:

OTHER NAMES

Ramirez, Alfredo W/M [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Item#	Type	Reason
25-003577 - 1	Vehicle	Destroyed/Damaged/Vandalized
Description:	Damaged rear windshield to vehicle.	
Plate#:	BAN9332	Style: SD
State:	WI	Color(s): White/White
Year:	2023	VIN#: 4T1K61BK5PU080017
Make:	Toyota	
Quan/Value:	1.000 / \$1500.00	

Reporting Officer(s): Ocampo Orozco, Jesus	Payroll Number: JO3192	Report Date: 09/16/2025
Reviewed by: MS9872	Payroll Number: MS9872	Copy To: Page: 1 Of 1

West Allis Police Department		Supplemental Report	
Incident Report Number: 25-036458	Incident Location: 1968 S 90 St, West Allis, WI 53227	Incident Date: 09/16/2025	
New Incident:	Original Offense - 1:	New Offense - 1:	New Offense - 2:
NARRATIVE Cell Phone Recovery Officer Beier reports: On 09-16-25 at 0851hrs, I was assisting on perimeter near S. 89 St. at W. Rogers St. attempting to locate Sedarian Williams who was wanted for a domestic violence incident and a probation warrant. Williams was observed by citizens and officers running through yards in the same area and it was reported that Williams was armed with a gun. I observed Williams run east from a yard just south of W. Rogers At. and onto S. 89 St. I draw my firearm and ordered Williams to stop and get down on the ground. Williams refused to obey the commands and continued to run north on S. 89 St. As Williams was running away, he dropped an item. I later recovered this item, which was found to be an iPhone with a green case. The screen shot on the phone was a picture of Willams with two unknown females. The phone was covered in blood and later placed on property as evidence. Evidence Property At the station, the cell phone placed on property as evidence and was logged under Property # 25-003578. The phone was also covered in blood and marked as a Biohazard.			
Reporting Officer(s): Beier, Kurt J.		Payroll Number: KB9168	Report Date: 09/16/2025
Reviewed by: CB9574	Payroll Number: CB9574	Copy To:	Page: 1 Of 1

West Allis Police Department		Supplemental Report	
Incident Report Number: 25-036458	Incident Location: 1968 S 90 St, West Allis, WI 53227	Incident Date: 09/16/2025	
New Incident:	Original Offense - 1:	New Offense - 1:	New Offense - 2:
NAMES Witness ██ ████████████████████ Contact Lampkins Goodwin, Leaster L B/F-██ ████████████████████ ██			
===== NARRATIVE At the time of this investigation, I was wearing my WAPD issued body camera, which was functional and activated. The body worn camera footage was categorized as felony. See video recording for precise details as the following is a summary based off little or no review. I was wearing a fully marked WAPD uniform and driving a fully marked WAPD squad car. At the time of this report, I was employed by the City of West Allis Police Department as a patrol officer for approximately 17 years. I did not observe any video surveillance systems in the area which may have recorded this incident. Officer Novinska reports... Source of activity... On 09/17/25 at approximately 0744 hours Officers responded to 1968 S 90 St. for a male party			
Reporting Officer(s): Novinska, Carrie F.		Payroll Number: CN9690	Report Date: 09/16/2025
Reviewed by: MS9872	Payroll Number: MS9872	Copy To:	Page: 1 Of 3

West Allis Police Department**Continuation**

Incident Report Number

25-036458

Incident Location:

1968 S 90 St, West Allis, WI 53227

Incident Date:

09/16/2025

refusing to leave a home. Dispatch advised they could hear yelling in the background. After they were able to talk with the caller, they were advised the offender and victim were no longer at the house. As Officers were checking the area for the parties involved and located the victim.

Check of the area...

We were out of our squad checking the area on foot when an unknown female advised me, she had just observed a male running across W. National Ave. towards the laundromat. She had advised me the offender ran out from behind the gated dumpster area before running across W. National Ave. We checked that area and located a bright blue with black sweatshirt lying on the ground next to the dumpster area. We observed there was some blood on the sweatshirt. We radioed to other squads that we located that item and that the party ran South across W. National Ave.

We checked around the dumpster area and did not locate any further evidence. We were advised there was still a 15-year-old girl at the residence that observed this incident. We collected the shirt that was located and responded to the residence to check on the girl. The sweatshirt was eventually turned back over to Sedarian.

Witness statement... ██████████...

██████████ advised that over the weekend she and her father, Sedarian Williams came over to stay at Jessica Coulson's house. They had been staying over for about three days now. This morning ██████████ was in the living room and could hear her father and Jessica having an argument. Jessica was telling Sedarian that he had to leave. Jessica said she was going to call the police, and ██████████ could hear her dad say, "Why would you call the police, I'm leaving". At some point during that argument Jessica started to yell to ██████████ for help. ██████████ advised she went into the kitchen where her dad and Jessica were. She observed Jessica on the ground on her stomach with one of her arms being held behind her back by her father, Sedarian. ██████████ observed her father punching Jessica in the face. ██████████ advised her father said he was going to go "Get his bag" and he got up to get his bag. When her father got up Jessica ran out of the house. ██████████ advised that her father chased after Jessica when she left. ██████████ had not seen either of them since they ran out of the house.

██████████ advised her grandmother with who she resides with, was on her way to come and get her. ██████████ gathered her things and waited outside with me for her grandmother.

Leaster L. Lampkins-Goodwin, F/B, ██████████ arrived after around twenty minutes and took custody

Reporting Officer(s):

Novinska, Carrie F.

Payroll Number:

CN9690

Pages:

2 Of 3

68

West Allis Police Department**Continuation**

Incident Report Number

25-036458

Incident Location:

1968 S 90 St, West Allis, WI 53227

Incident Date:

09/16/2025

of [REDACTED] and her property.

Photos...

While I was on scene at the home, I observed blood on the ground in the kitchen where this incident had occurred. I took photos of the blood and uploaded them to this case in Evidence.com

End of supplementary report.

Reporting Officer(s):

Novinska, Carrie F.

Payroll Number:

CN9690

Pages:

3 of 3

West Allis Police Department**Supplemental Report**

Incident Report Number:

25-036458

Incident Location:

1968 S 90 St, West Allis, WI 53227

Incident Date:

09/16/2025

New Incident:

Original Offense - 1:

New Offense - 1:

New Offense - 2:

OTHER NAMES

Williams, Sedarian Kemone

B/M- [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]Recovered Location: **S. 89 St / W. Rogers**Recovered Date: **09/16/25 09:00**Owner: **Williams, Sedarian, Kemone,** [REDACTED]**Item#****Type****Reason**

25-003578 - 1 Article

Evidence

Description: iPhone with green case.**Quan/Value:** 1.000 / \$100.00**Disposition:** Sent to the Property Room

Reporting Officer(s):

Beier, Kurt J.

Payroll Number:

KB9168

Report Date:

09/16/2025

Reviewed by:

CB9574

Payroll Number:

CB9574

Copy To:

Page:

1 Of 1

West Allis Police Department		Supplemental Report	
Incident Report Number: 25-036458	Incident Location: 1968 S 90 St, West Allis, WI 53227	Incident Date: 09/16/2025	
New Incident:	Original Offense - 1: ZJF9874	New Offense - 1:	New Offense - 2:
NARRATIVE Sgt. Orlowski reports, On 09/16/25 at 0744 hrs., officers responded to 1968 S. 89th St. to investigate a report of a male party that won't leave. While responding to the call the victim relayed to dispatch the offender likely had a gun in the sling bag, he left the house with. PERIMETER SET UP Based on the circumstances in this case, the offender, identified as Sedarian Williams, being on parole for armed robbery and possibly being armed I had officers set up a perimeter to try and locate this individual. I requested our drone unit (Officer Dan Foy operator) as well as a K-9 unit, which was supplied by Greenfield Police. Based on the last known direction of travel, I had squads set up a perimeter 90th and Becher/National to 90th and Grant. Then 88th and Grant to 88th and Becher St. The drone flew the area checking back yards when we were notified by WAFD that they saw Williams near 90th and National Ave north of our location. Officers adjusted the perimeter to the north and Officer Novinska said the male was running northbound in the yards in the 2000 blk. of 89th St. USE OF FORCE TASER DEPLOYMENT Williams eventually came out of the back yard at 2011 S. 89th St. and directly to Officer Schneider. Officer Schneider was in full police uniform and yelled for Williams to stop. He ignored her commands and began running from officers in a northeast direction. I yelled for the Williams to get on the ground and deployed my taser. The taser cycled but was ineffective, likely to lose clothing on Williams. I was unable to tell from my body camera if the probes struck Williams or not. I continued to chase after Williams when I heard glass breaking after he entered the driveway at 1956 S. 89th St. As I rounded the corner, I observed the rear windshield window had been broken and Williams was on the hood of the vehicle. I deployed my taser again, with one probe hitting his			
Reporting Officer(s): Orlowski, Ricky J.		Payroll Number: R09249	Report Date: 09/16/2025
Reviewed by: MS9872	Payroll Number: MS9872	Copy To:	Page: 1 Of 2

West Allis Police Department**Continuation**

Incident Report Number

25-036458

Incident Location:

1968 S 90 St, West Allis, WI 53227

Incident Date:

09/16/2025

left shoulder/bicep area and the other probe struck the vehicle. Williams was able to jump the fence and get away from my location.

CRIMINAL DAMAGE TO PROPERTY

Williams committed numerous criminal acts and was actively fleeing the police. He jumped onto a 2023 Toyota Camery, WI plate BAN-9332 breaking out the rear windshield of the vehicle. He continued to climb over the vehicle denting in the roof and hood of the vehicle as well. Damage to the Toyota is estimated at \$1000.

Reporting Officer(s):

Orlowski, Ricky J.

Payroll Number:

R09249

Pages:

2 of 2

West Allis Police Department		Supplemental Report	
Incident Report Number: 25-036458	Incident Location: 1968 S 90 St, West Allis, WI 53227	Incident Date: 09/16/2025	
New Incident:	Original Offense - 1: ZJF9874	New Offense - 1:	New Offense - 2:
NARRATIVE Sgt. Borree reports... ADA REVIEW On 09/18/25, this case was e-referred to the Milwaukee County District Attorney's Office. I attended a charging conference with ADA Fehrs and the victim in this case. ADA Fehrs advised she would be issuing multiple charges. See Lt. Beldin's supplemental report. <i>End of report.</i>			
Reporting Officer(s): Borree, Peter E.		Payroll Number: PB9897	Report Date: 09/18/2025
Reviewed by: CB9574	Payroll Number: CB9574	Copy To:	Page: 1 Of 1

West Allis Police Department		Supplemental Report	
Incident Report Number: 25-036458	Incident Location: 1968 S 90 St, West Allis, WI 53227	Incident Date: 09/16/2025	
New Incident:	Original Offense - 1: ZJF9874	New Offense - 1:	New Offense - 2:
NARRATIVE Capt. T. Clementi reports... On 09/16/25 I was assisting officers that were attempting to locate a DV suspect in the area of 8700Blk W. Becher St. While on scene, a report came in that staff at the apartment building at 8750 W National Ave believe the suspect had been in the building. I made contact with Sara Lewin (employee at 8750 W National Ave), she reported a shirtless black male had entered the locked building by following a resident in. The male party made his way through the building into a bathroom where it appeared he cleaned up before fleeing out of the building through a south exit door. Lewin showed me some blood in the bathroom and several droplets that led to the south door. I briefly viewed video that showed the suspect in the building, entering the bathroom and fleeing the building. I can confirm the party in the video was the same party I assisted in taking into custody in front of 8724 W Becher St a short time later.			
Reporting Officer(s): Clementi, Todd C.		Payroll Number: TC1866	Report Date: 09/18/2025
Reviewed by: TC1866	Payroll Number: TC1866	Copy To:	Page: 1 Of 1

West Allis Police Department**Supplemental Report**

Incident Report Number: 25-036458	Incident Location: 1968 S 90 St, West Allis, WI 53227	Incident Date: 09/16/2025
New Incident:	Original Offense - 1: ZJF9874	New Offense - 1: New Offense - 2:

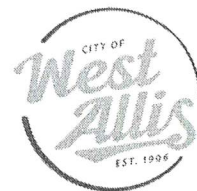
NAMES**Victim**Coulson, Jessica L W/F- [REDACTED]
[REDACTED]
[REDACTED]**NARRATIVE****MEDICAL FOLLOW UP WITH VICTIM**

On 09/18/2025 at 0838 hours, I called the victim, Jessica L. Coulson (F/W, [REDACTED]), and asked if she received stitches while receiving treatment from Aurora West Allis Medical Center. Jessica stated that the attending physician told her due to the laceration coming from a human bite they wanted to keep the wound open. The attending physician stated if they stitched the wound, the possibility of an infection would be higher. With the wound staying open Jessica could use the medications provided to her to keep it clean.

END OF REPORT

Reporting Officer(s): Kassing, Alexander K.	Payroll Number: ak24144	Report Date: 09/18/2025
Reviewed by: MS9872	Payroll Number: MS9872	Copy To: Page: 1 Of 1

West Allis Police Department		Supplemental Report	
Incident Report Number: 25-036458	Incident Location: 1968 S 90 St, West Allis, WI 53227	Incident Date: 09/16/2025	
New Incident:	Original Offense - 1: ZJF9874	New Offense - 1:	New Offense - 2:
NARRATIVE Lt Beldin reports... Criminal Complaint Signed On 9/20/2025, I electronically reviewed and signed a criminal complaint charging Sedarian Williams with the following: 1) Felony Intimidation of a Victim--Domestic Abuse 2) Misdemeanor Battery--Domestic Abuse 3) Disorderly Conduct--Domestic Abuse 4) Resisting an Officer 5) Criminal Damage to Property (Less than \$2,500 Damage) 6) Criminal Trespass A copy of the criminal complaint will be attached to the case file. End of Report.			
Reporting Officer(s): Beldin, Christopher M.		Payroll Number: CB9574	Report Date: 09/20/2025
Reviewed by: CB9574	Payroll Number: CB9574	Copy To:	Page: 1 Of 1



CLAIMANT CONTACT INFORMATION

Name: Juanita Ortiz
Address: 6415w beloit rd
West Allis, WI 53219

Phone: 4142089647
Email: fabortiz78@gmail.com

INSTRUCTIONS

Complete this form, print and sign it, and serve a hard copy upon the West Allis City Clerk. If you have questions about how to fill out this form, please contact a private attorney who can assist you.

NOTICE OF CLAIM

Date of incident: 09/17/2025 Time of day: 12:15
Location: 6415 w beloit road/ back alley

Describe the circumstances of your claim here. You may attach additional sheets or exhibits. Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the circumstances.

On 9/17/25 Garbage truck driver hit fence and caused damage to property. Spoke with DPW supervisor Sara Diebitz, who refused to give her name at the time of taking report. Contacted WAPD and officer Christopher Sohre came to take report. On 9/24/25 for the 3rd time the garbage truck once again hit the same fence in the same location. Again office was called and report was made. This is the now the 3rd time this has occurred with the DPW drivers. Ref# LUH-24-1403 for incident on 6/26/24. Police report # 24025786 for incident on 6/26/24.

Check one:

- ☒ I am seeking damages at this time (complete Claim Amount section below)
☐ I am submitting this notice without a claim for damages. This claim is not complete and will not be processed until I submit a claim for damages on a later date.

Signed: [Signature]

Date: 10/06/2025

CLAIM AMOUNT

To complete this claim, attach an itemized statement of damages sought. If any damages are for repair to property, include at least 2 estimates for repairs.

The total amount sought is: \$ ~~500.00~~ \$ 500.00

SAVE

PRINT

- Landscaping
- Sprinkler Repair
- Fertilization
- Hedge Trimming
- Mulching
- Weekly Maintenance
- Pine Straw
- Sod Installation
- Rocks Installation
- Junk Removal
- Snow Removal

Call or Text for a
Free Estimate Today!

414-698-3948



- Junk Removal
- Furniture Removal
- Carpet & Appliances
- Hoarder Clean Up
- Tub Removal
- Demolition & Much More

Reasonable Prices
We Work 7 Days a Week

Call or Text for a
Free Estimate Today!

414-698-3948



CONTRACT FORM

Client Information

Name _____

Address 6415 W. Beloit Rd.

City West Allis

Project location (if different from above) _____

Phone: Res 414 931-9265 Bus 414 208 9047 Fax _____

Description of services to be provided

Remove broken fence panels. Install
new panels and stain to match.
Debris removal and disposal.

Fee: \$1500

Deposit: _____

Sub-total: _____

Due on Commencement: _____

member of: _____

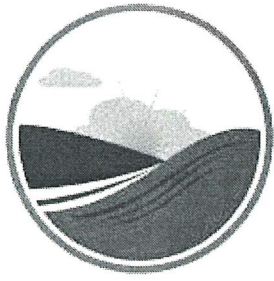
MIDWEST
LANDSCAPING

Accepted on behalf of Client
We Understand the Above
Project will be Completed
Subject to the terms and
Conditions.

Name (Print) _____
Date _____

Signature _____
Accepted on behalf of Contractor

Name (Print) _____
Date _____
Signature _____



B&M landscaping llc

Sami Sherifi
2941 W. Central Avenue
Franklin, WI
414-795-5396

ESTIMATE

EST00813

DATE

10/01/2025

TOTAL

USD \$1,150.00

TO

Juanita Ortiz

☎ 414-931-9265

DESCRIPTION	RATE	QTY	AMOUNT
Fence repair - removal of old fence panel - removal of old fence post (dump fees applied - new fence post hole dug (24-30" deep - new fence panel installed - new fence panel stained to match existing fence	\$1,150.00	1	\$1,150.00

TOTAL

USD \$1,150.00

DATE SIGNED

10/01/2025

All work includes a 2 year warranty
No refunds on labor/ materials

UNITED STATES DISTRICT COURT

for the
Eastern District of Wisconsin

Jala Johnson

Plaintiff(s)

v.

City of West Allis, Morgan Youngquist, Andrew Lamm, and
UNKNOWN OFFICERS.

Defendant(s)

Civil Action No. 25-cv-1447-BHL

SUMMONS IN A CIVIL ACTION

To: *(Defendant's name and address)*
City of West Allis
7525 W. Greenfield Ave.
West Allis, WI 53214

A lawsuit has been filed against you.

Within 21 days after service of this summons on you (not counting the day you receive it) – or 60 days if you are the United States or a United States agency, or an officer or employee of the United States described in Fed. R. Civ. P. 12(a)(2) or (3) – you must serve on the plaintiff an answer to the attached complaint or a motion under Rule 12 of the Federal Rules of Civil Procedure. The answer or motion must be served on the plaintiff or the plaintiff's attorney, whose name and address are:

Latiera Scott-Johnson, Scott-Johnson & Smith LLP
LaSheda Brooks, Intentional Legacy Law Office
6127 S University Ave., Unit 1261, Chicago, IL 60637
latierasj@sjsllp.com; info@intentionallegacylawoffice.com

If you fail to respond, judgment by default will be entered against you for the relief demanded in the complaint. You also must file your answer or motion with the court.

LINDA M. KLEMM, CLERK OF COURT

Date: 9/24/2025

s/ Alex Vahlsing

Signature of Clerk or Deputy Clerk

Civil Action No. 25-cv-1447-BHL

PROOF OF SERVICE*(This section should not be filed with the court unless required by Fed. R. Civ. P. 4(l))*This summons and the attached complaint for *(name of individual and title, if any):*were received by me on *(date)* _____.☐ I personally served the summons and the attached complaint on the individual at *(place):*_____ on *(date)* _____; or☐ I left the summons and the attached complaint at the individual's residence or usual place of abode with *(name)*

_____, a person of suitable age and discretion who resides there,

on *(date)* _____, and mailed a copy to the individual's last known address; or☐ I served the summons and the attached complaint on *(name of individual)* _____who is designated by law to accept service of process on behalf of *(name of organization)* __________ on *(date)* _____; or☐ I returned the summons unexecuted because _____; or☐ Other *(specify):* _____

My fees are \$ _____ for travel and \$ _____ for services, for a total of \$ _____ 0

I declare under penalty of perjury that this information is true.

Date: _____

*Server's signature*_____
*Printed name and title*_____
Server's address

Additional information regarding attempted service, etc.:

**UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF WISCONSIN**

Jala Johnson,

Plaintiff,

CASE NO. ____

v.

JURY TRIAL DEMANDED

**City of West Allis, West Allis Police
Officers Morgan Youngquist,
Andrew Lamm, and UNKNOWN
OFFICERS,**

Defendants.

COMPLAINT

Plaintiff Jala Johnson, (“Ms. Johnson”), by and through her undersigned counsel, complains that the CITY OF WEST ALLIS and WEST ALLIS POLICE OFFICERS MORGAN YOUNGQUIST, ANDREW LAMM, and UNKNOWN OFFICERS were acting under the color of law when they, together and separately, violated her constitutional and civil rights under federal laws by using excessive force against her and unlawfully seizing her on August 20, 2024. Ms. Johnson files this suit seeking justice for the unlawful deprivation of rights she suffered at the hands of the Officer Defendants and the City of West Allis. In support of her claims, Ms. Johnson hereby states and alleges as follows:

JURISDICTION AND VENUE

1. This action is brought pursuant to the Civil Rights Act, 42 U.S.C. § 1983, and the Fourth and Fourteenth Amendments to the United States Constitution.
2. The jurisdiction of this Court is invoked pursuant to the judicial code 28 U.S.C. § 1331 and 1343(a); the Constitution of the United States.

3. Venue is proper in this District under 28 U.S.C. § 1391(b). The parties reside, or, at the time the events took place, resided in this judicial district, and the events giving rise to plaintiff's claims also occurred in this judicial district.

PARTIES

4. Plaintiff Jala Johnson is a citizen of the United States of America, who, at all times relevant, resided in the State of Wisconsin.

5. Defendant Officers Morgan Youngquist, Andrew Lamm and Unknown Officers were, at the time of this occurrence, duly licensed West Allis Police Officers. They engaged in the conduct complained of in the course and scope of their employment and under the color of law. They are each sued in their individual capacities.

6. Defendant City of West Allis is a municipal corporation duly incorporated under the laws of the State of Wisconsin. It is the employer and principal of Defendant Officers.

FACTS

7. On August 20, 2024, 22-year-old Plaintiff Jala Johnson, was driving in West Allis to a local bar for food.

8. While driving, Ms. Johnson noticed a West Allis Police Department patrol car following behind her.

9. After arriving at her destination, Ms. Johnson exited her vehicle and began crossing the street to the bar.

10. As she was walking across the street, she was stopped from behind by the command of Defendant Youngquist who was still in his patrol vehicle.

11. As he exited his vehicle, Defendant Youngquist yelled for Ms. Johnson to "come here" and indicated that he was "doing a traffic stop."

12. Defendant Officer Youngquist claimed that he was stopping Ms. Johnson because the tints of her windows were too dark.

13. As Defendant Officer Youngquist exited his vehicle, he used his radio to call additional officers to the traffic stop.

14. Ms. Johnson disagreed with Defendant Youngquist's assessment that her window tints were too dark and expressed this disagreement to Defendant Youngquist multiple times.

15. Ms. Johnson expressed to Defendant Youngquist that she believed she was only being stopped by Defendant because of his belief that she was a Black male in the car.

16. Ms. Johnson continued to express her disagreement with Defendant Youngquist throughout their interaction, all of which is captured on body worn camera.

17. At one point, Defendant Youngquist directed Ms. Johnson to stand in front of his patrol car.

18. While complying with Defendant Youngquist's request and moving towards Defendant Youngquist's patrol car as directed, Ms. Johnson questioned Defendant Youngquist repeatedly asking "why" and "what for?".

19. Defendant Youngquist responded that he was "writing her a ticket."

20. Ms. Johnson again asked "why?".

21. In response, and without any lawful basis, Defendant Youngquist can be seen on body worn camera violently escalating the encounter by grabbing Ms. Johnson's head, hair and arm and forcefully slamming her to the concrete pavement.

22. Body camera footage of the incident shows Defendant Youngquist forcibly twisting Ms. Johnson's arms behind her back and handcuffing her while forcing his knee and fist into the back of Ms. Johnson's head, the side of her face and her back.

23. Ms. Johnson, afraid and already in pain, began screaming and crying that she couldn't breathe and that she had not done anything.

24. While on the ground, Defendant Youngquist rotated between using his knee and open-handed fist to forcefully slam Ms. Johnson's head to the ground.

25. Additional patrol units arrived at the scene while Ms. Johnson lied helpless under Defendant Youngquist's knee and full body weight.

26. While Ms. Johnson lied on the pavement crying for help, Defendant Officer Lamm joined Defendant Youngquist in the attack and placed his knee and body weight on Ms. Johnson's back as well.

27. Ms. Johnson continued to lie helpless, crying and screaming for help, now with two officers pressing their knees and full body weight into her neck and back.

28. Defendant Youngquist attempted to lift Ms. Johnson to her feet but initially was not able to because Defendant Lamm's knee remained pressed into Ms. Johnson's back.

29. Defendant Officers then forced Ms. Johnson to her feet and up against a patrol car as she continued to cry and scream that she thought the officers were going to "break [her] arms" due to the pain of the handcuffs.

30. Defendant Youngquist then began to search and remove Ms. Johnson's purse.

31. During Defendant Youngquist's attack, he had handcuffed Ms. Johnson's purse to her wrist.

32. Defendants then proceeded to forcefully slam Ms. Johnson to the concrete pavement again to remove the purse.

33. Defendants then searched Ms. Johnson's car.

34. Ms. Johnson was again subjected to two officers pressing their knees and full body weight into her neck and back and by this time a third, Unknown Defendant Officer joined and began pulling at her arm.

35. There was another brief verbal exchange between Ms. Johnson and the Officers.

36. Despite weighing only 110 pounds and offering no physical resistance, Ms. Johnson was forced to the ground again and again and pinned face-down on the concrete by the combined weight of multiple West Allis Police Officers.

37. While on the ground, Ms. Johnson cried that she had asthma and could not breathe to which Defendant Officers responded, "shut up."

38. Defendant Officers again forced their knees into Ms. Johnson's back and again slammed her head against the pavement.

39. Ms. Johnson was finally placed in a patrol car and taken to the police station.

40. Ms. Johnson was booked, detained before being issued only municipal citations for window tint and resisting an officer.

41. Ms. Johnson was not charged with any criminal offense.

42. Ms. Johnson left this horrific incident badly bruised on her face, stomach, back and wrists.

43. Ms. Johnson was unarmed and posed no threat to officers.

44. Ms. Johnson was complying with Defendant Youngquist's directions when he attacked her.

45. The consistent force used against Ms. Johnson was objectively unreasonable.

46. To this day, Ms. Johnson still suffers from the traumatic effects of Defendant Officers' horrendous misconduct.

47. Defendant Unknown Officers were present and saw the unreasonable search, seizure, and use of force against Ms. Johnson. Although they had an opportunity to prevent and intervene in the unconstitutional conduct, they did not.

48. The acts of Defendant Officers were intentional, willful, and wanton.

49. As a direct and proximate result of the unlawful actions of the defendants, Ms. Johnson was injured, including physical injuries, pain and suffering, humiliation, embarrassment, fear, emotional trauma, mental anguish, the deprivation of her constitutional rights and dignity, interference with a normal life, lost time, and attorneys' fees.

COUNT I: 42 U.S.C. § 1983 – Excessive Force
(Against Defendant Officers)

50. Plaintiff realleges each of the foregoing paragraphs as if fully set forth here.

51. The actions of the Defendant Officers constituted unreasonable, unjustifiable, and excessive force against Plaintiff, thus violating her rights under the Fourth Amendment to the Constitution of the United States and 42 U.S.C. §1983.

52. As a direct and proximate result of the above-detailed actions of the defendants, Plaintiff was injured, including severe pain, physical injury, mental suffering, anguish and humiliation, emotional distress, and fear.

53. WHEREFORE the Plaintiff, Jala Johnson, pursuant to 42 U.S.C. §1983, demands judgment against Defendant Officers for compensatory damages, punitive damages, the costs of this action and attorneys' fees, and any such other and further relief as this Court deems equitable and just.

COUNT II: 42 U.S.C. § 1983, First Amendment Retaliation
(Against Defendant Officers)

54. Plaintiff realleges each of the foregoing paragraphs as if fully set forth here.

55. Plaintiff exercised her First Amendment rights.

56. Plaintiff's exercise of her First Amendment rights is a constitutionally protected activity. Individual speech regarding matters of public policy, public safety, and police misconduct, are examples of such protected activity.

57. On August 20, 2024, Ms. Johnson had a constitutional right under the First Amendment to question the Defendant Officer's about their motives for her detention and express her disagreement with the Defendant Officer's actions.

58. On August 20, 2024, Defendant Officers responded to Ms. Johnson's protected speech by attacking Ms. Johnson to silence and punish her for exercising her constitutional right.

59. Defendant Officers, together, violated Ms. Johnson's First Amendment rights. Any reasonable law enforcement officer would have known that this conduct would violate Ms. Johnson's constitutional rights.

60. As a direct and proximate result of the malicious actions of Defendant Officers, Plaintiff was injured, including, but not limited to, embarrassment, humiliation, the deprivation of her constitutional rights and dignity, damage to her reputation, interference with her normal life, severe emotional distress, and pain and suffering.

WHEREFORE the Plaintiff, Jala Johnson, purusant to 42 U.S.C. §1983, demands judgment against Defendant Officers for compensatory damages, punitive damages, the costs of this action and attorneys' fees, and any such other and further relief as this Court deems equitable and just.

COUNT III: 42 U.S.C. § 1983, Illegal Search and Seizure
(Against Defendant Officers)

61. Plaintiff realleges each of the foregoing paragraphs as if fully set forth here.

62. The search and seizure of Plaintiff's person and her car performed willfully and wantonly by Defendant Officers, as detailed above, were in violation of Plaintiff's right to be

free from unreasonable searches and seizures under the Fourth Amendment to the Constitution of the United States and 42 U.S.C. § 1983.

63. As a direct and proximate result of the above-detailed actions of the Defendant Officers, Plaintiff was injured, including the deprivation of her liberty and the taking of her person. In addition, the violations proximately caused Plaintiff to suffer, without limitation, pain, suffering, humiliation, emotional distress, mental anguish, exposed her to public scandal and disgrace, and financial loss.

WHEREFORE the Plaintiff, Jala Johnson, pursuant to 42 U.S.C. §1983, demands judgment against Defendant Officers for compensatory damages, punitive damages, the costs of this action and attorneys' fees, and any such other and further relief as this Court deems equitable and just.

COUNT IV: 42 U.S.C. § 1983, Unlawful Arrest
(Against Defendant Officers)

64. Plaintiff realleges each of the foregoing paragraphs as if fully set forth here.

65. The actions of Defendant Officers, described above, knowingly caused Plaintiff to be arrested and imprisoned without probable cause or any other justification, constituted a deliberate indifference to Plaintiff's right under U.S. Constitution in violation of the Fourth and Fourteenth Amendment.

66. As a proximate result of the above-detailed actions, Plaintiff was injured, including the deprivation of her liberty and the taking of her person. In addition, the violations proximately caused Plaintiff mental anguish, embarrassment, and humiliation, exposed her to public scandal and disgrace, and caused him to incur various expenses, including but not limited to attorneys' fees, all to Plaintiff's damage.

WHEREFORE the Plaintiff, Jala Johnson, purusant to 42 U.S.C. §1983, demands judgment against Defendant Officers for compensatory damages, punitive damages, the costs of this action and attorneys' fees, and any such other and further relief as this Court deems equitable and just.

COUNT V: 42 U.S.C. § 1983, Failure to Intervene
(Against Unknown Defendant Officers)

67. Plaintiff realleges each of the foregoing paragraphs as if fully set forth here.

68. The actions of Defendant Officers Youngquist and Lamm constituted unreasonable, unjustifiable and unlawful use of excessive force against Plaintiff and an illegal search and seizure thus violating Plaintiff's rights under the Fourth Amendment to the United States Constitution and to 42 U.S.C. §1983.

69. Defendant Unknown Officers failed to intervene when Defendants Youngquist and Lamm used unreasonable force against Plaintiff and illegally searched and seized her, as alleged above, even though there was no legal basis for it.

70. The aforementioned actions of the Defendants were the direct and proximate cause of the Constitutional violations set forth above.

71. As a proximate result of the above-detailed actions, Plaintiff was injured, including the deprivation of her liberty and the taking of her person. In addition, the violations proximately caused Plaintiff mental anguish, embarrassment, and humiliation, exposed her to public scandal and disgrace, and caused her to incur various expenses, including but not limited to attorneys' fees, all to Plaintiff's damage.

WHEREFORE the Plaintiff, Jala Johnson, purusant to 42 U.S.C. §1983, demands judgment against Defendant Officers for compensatory damages, punitive damages, the costs of

this action and attorneys' fees, and any such other and further relief as this Court deems equitable and just.

COUNT VI: 42 U.S.C. § 1983, *Monell*
(Against City of West Allis)

72. Plaintiff realleges each of the foregoing paragraphs as if fully set forth here.

73. The constitutional violations detailed above were caused by the customs, policies, and practices of the defendants, as promulgated, enforced, and disseminated by the Village of West Allis, the Mayor of West Allis, the West Allis Board, members of the West Allis Board, the West Allis Police Department, and members of the West Allis Police Department, whereby those charged with ensuring compliance with the Constitution of the United States, in this case and many other cases, instead deliberately, willfully, and wantonly encourage the infliction of physical and psychological injuries onto the citizens of West Allis.

74. The customs, policies, and practices that caused the constitutional violations herein include:

- a. A code of silence whereby officers refuse to report the unconstitutional and criminal misconduct of other officers, including the unconstitutional and criminal conduct alleged in this Complaint; whereby officer remain silent or give false and misleading information during official investigations to cover up unconstitutional and criminal misconduct; and whereby officers maintain loyalty to each other over the constitutional rights of citizens;
- b. The willful, wanton, and deliberately indifferent failure to train, supervise, and discipline police officers in regard to unconstitutional and criminal misconduct;
- c. Failure to adequately investigate and substantiate allegations of unconstitutional and criminal misconduct by police officers; and
- d. The failure to adequately discipline police officers that engage in unconstitutional and criminal misconduct.

75. The policies, practices, and customs herein complained of are so prevalent and widespread within the West Allis Police Department as to put the Village of West Allis policymakers on actual and implied notice that such policies exist in full force and effect.

76. West Allis policymakers acted willfully, wantonly, and with deliberate indifference toward the constitutional rights of Plaintiff by accepting, monitoring, maintaining, protecting, and encouraging the unconstitutional policies, practices, and customs listed in this Complaint.

77. By acting willfully, wantonly, and deliberately indifferent towards the constitutional rights of Plaintiff, West Allis policymakers approved, encouraged, and caused the constitutional violations alleged in this Complaint.

78. As a proximate result of the above-detailed actions of the Defendants and West Allis policymakers, Plaintiff was injured, including injuries resulting from the above-detailed constitutional violations, pain, suffering, anguish, embarrassment, emotional injuries, psychological injuries, physical injuries, and permanent injuries. In addition, the violations proximately caused Plaintiff great humiliation, exposed her to public scandal and disgrace, and caused her to incur various expenses, all to her damage.

WHEREFORE the Plaintiff, Jala Johnson, pursuant to 42 U.S.C. §1983, demands judgment against Defendant Officers for compensatory damages, punitive damages, the costs of this action and attorneys' fees, and any such other and further relief as this Court deems equitable and just.

Dated: September 18, 2025

By: /s/ Latiera Scott-Johnson
Latiera Scott-Johnson
Scott-Johnson & Smith LLP
Illinois Bar Number: 6330325
6127 S. University Avenue
Mailbox No. 1261
Chicago, Illinois 60637
P: 708.468.1086
E: latierasj@sjsllp.com

LaSheda Brooks, Esq.
Intentional Legacy Law Office
Illinois Bar Number: 6329480
6127 S. University Ave Unit 1260
Chicago, IL 60637
info@intentionallegacylawoffice.com
admin@intentionallegacylawoffice.com
312-307-2627

COUNSEL FOR JALA JOHNSON

INCIDENT OCCURED 2016 S. 79th ST
WESTALLIS, WI. 53227
DECEASED WAS THOMAS ANTczAK (Tenant)



CLAIMANT CONTACT INFORMATION

Name: RICHARD BEHRENDT Phone: 414-587-9581
Address: 5536 N. SANTA MONICA Email: SHIRLEDICK@aol.com
WHITEFISH BAY, WI. 53217

INSTRUCTIONS

Complete this form, print and sign it, and serve a hard copy upon the West Allis City Clerk. If you have questions about how to fill out this form, please contact a private attorney who can assist you.

NOTICE OF CLAIM

Date of incident: about 2 weeks ago Time of day: _____
Location: 2016 S. 79th Street West Allis, WI. 53227

Describe the circumstances of your claim here. You may attach additional sheets or exhibits. Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the circumstances.

CASE # 25-06635 POLICE
MIRIAM GRAF # 414-698-2000 other Tenant
MARY YOST Neighbor 414-327-3348
Tenant TOM ANTczAK died. Police and
fire Dept. acted to see if he was dead or alive.
I was on VACATION in Rhineland 250 miles North
Communicated by phone

Check one:

- ☒ I am seeking damages at this time (complete Claim Amount section below)
☐ I am submitting this notice without a claim for damages. This claim is not complete and will not be processed until I submit a claim for damages on a later date.

Signed: Richard Behrendt

Date: 10-9-2025

CLAIM AMOUNT

To complete this claim, attach an itemized statement of damages sought. If any damages are for repair to property, include at least 2 estimates for repairs.

The total amount sought is: \$ 700.00

SAVE

PRINT



How doers
get more done.

11071 WEST NATIONAL
WEST ALLIS, WI 53227 (414)329-1366

4902 00018 56020 10/03/25 09:40 AM
SALE CASHIER KELLIE

733259108592 306PNLSCRHFJ <A> 160.00
30X80 6 PANEL SC LH FJ 4-9/16 JW

SUBTOTAL 160.00
SALES TAX 9.44
TOTAL \$169.44

XXXXXXXXXXXX8524 DEBIT

USD\$ 169.44

AUTH CODE 000830

Contactless

Verified By PIN

AID A0000000042203

DEBIT

4902 10/03/25 09:40 AM



4902 18 56020 10/03/2025 0632

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES C
A 1	90	01/01/2026



How doers
get more done.

11071 WEST NATIONAL
WEST ALLIS, WI 53227 (414)329-1366

4902 00051 98072 10/03/25 09:51 AM
SALE SELF CHECKOUT

764666528536 PTN3S1 <A> 8.97
3" PG10 EXT SCREW 1 LB
050134007758 HTFD SN SCDB <A> 26.47
DEFIANT HARTFORD SN COMBO W SCDB

SUBTOTAL 35.44
SALES TAX 2.09
TOTAL \$37.53

XXXXXXXXXXXX8524 MASTERCARD

USD\$ 37.53

AUTH CODE 095220/5513443

TA

Contactless

AID A0000000042203

DEBIT

P.O.#/JOB NAME: DECK

4902 10/03/25 09:51 AM



RETURN POLICY ID DAYS POLY EXPIRES C
A 1 01/01/2026



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

County Name Milwaukee		County Code Number 40		Report for Month/Year Sept. 2025	
Municipal Name West Allis Municipal Court		Municipal Code Number 292		Telephone Number 414-302-8181	
I. MUNICIPAL COURT OFFICIAL	Total Amount Collected	Share to be retained by Municipality	Share to be sent to County	Share to be sent to State	
1. Forfeitures for Municipal Ordinance Violations (Except for Municipal Ordinances in Conformity with Ch 348, Stats.)	\$ 42,385.93	\$ 42,385.93			
Adjustment (if applicable)	\$.00	\$.00			
2. Municipal Court Costs (Chapter 814, Subchapter II, s. 814.65, Stats.)	\$ 12,501.25	\$ 10,896.21		\$ 1,605.04	
Adjustment (if applicable)	\$.00	\$.00		\$.00	
3. Penalty Surcharges (s. 757.05, Stats.)	\$ 9,465.93			\$ 9,465.93	
Adjustment (if applicable)	\$.00			\$.00	
4. County Jail Surcharges (s. 302.46(1)(a), Stats.)	\$ 3,225.99		\$ 3,225.99		
Adjustment (if applicable)	\$.00		\$.00		
5. Driver Improvement Surcharges (s. 346.655, Stats.)	\$ 7,939.66		\$ 3,934.54	\$ 4,005.12	
Adjustment (if applicable)	\$.00		\$.00	\$.00	
6. Crime Lab and Drug Enforcement Surcharges (s. 165.755(4), Stats.)	\$ 4,209.70			\$ 4,209.70	
Adjustment (if applicable)	\$.00			\$.00	
7. Domestic Abuse Surcharges (s. 973.055(2)(b), Stats.)	\$.00			\$.00	
Adjustment (if applicable)	\$.00			\$.00	
8. Truck Weight Restrictions (Municipal Ordinances in Conformity with Ch. 348, Stats., s. 66.12(3)(c))	\$.00	\$.00		\$.00	
Adjustment (if applicable)	\$.00	\$.00		\$.00	
9. Ignition Interlock Device Surcharge (s. 343.301(5), Stats.)	\$ 450.00		\$ 450.00		
Adjustment (if applicable)	\$.00		\$.00		
10. GPS Tracking Surcharge (for violations of ordinances conforming to s. 813.12 or s.813.125, Stats.)	\$.00			\$.00	
Adjustment (if applicable)	\$.00			\$.00	
11. Safe Ride Program (s. 85.55, Stats.)	\$ 1,025.00			\$ 1,025.00	
Adjustment (if applicable)	\$.00			\$.00	
12. Totals	\$ 81,203.46	\$ 53,282.14	\$ 7,610.53	Pay This Amount \$ 20,310.79	

Continue onto the next page.



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

II. CERTIFICATION OF MUNICIPAL COURT OFFICIAL

I hereby certify that this report reflects all actions requiring forfeitures, court costs and surcharges collected during the month designated.

Name: Paul M. Murphy Signature: Paul M. Murphy Date: 10-2-25

III. TREASURER'S CERTIFICATION

I hereby certify that the above amount due the state has been received. After so certifying, a copy of this report will be returned to the signer of this report as a receipt, and the stated amount will be remitted to the Department of Administration with this report.

Treasurer: Corinne Zurad Date: 10-8-2025

In the event the Department of Administration has questions about this report and payment, who should we contact?

Name:	Telephone Number	Email Address
<u>Ann Drosen</u>	<u>414-302-8181</u>	<u>adrosen@westalliswi.gov</u>



City of West Allis

Application Summary for Special Exception to Zoning and Special Event Permit

Applicant	Maria Rupena
Event Name	Fall Festival
Event Location	7641 West beloit Road West Allis Parking lot
Event Date	October 25, 2025
Event Start and End Times	Saturday 11am - 5pm
Description of Event	Community Gathering
If any of the cells are blank, the information is not applicable to this application.	
Will any part of this event take place inside of a building or structure?	No
Is this a commercial or residential property?	Commercial
Will you have one or more tents in excess of 400 square feet?	No
Does the event involve members of the public going onto residential property?	
What is the maximum capacity of the people on the premises?	200
When and what is the expected peak attendance?	200
Provide number and location of garbage and recycling containers at the event.	5
Provide details regarding the timely removal of garbage and recycling materials during and after the event, include the name of the company which will be removing the materials.	Rupena's will be picking up garbage
Are you requesting police presence?	No
Describe the desired police presence:	
Will there be alcohol available?	Yes
Describe the type of alcohol and who will be selling/providing it:	Beer and wine from Rupena's.
Will there be live music/entertainment or amplified sound be used?	No
Describe music/entertainment:	
Does this event involve closing the street, sidewalk or impede any other public property?	<u>No</u>
Total Estimated Costs:	<u>\$0</u>

**CITY OF WEST ALLIS
RESOLUTION R-2025-4195**

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 21, APPROVING
ITS PROJECT PLAN, AND ESTABLISHING ITS BOUNDARIES**

WHEREAS, the City of West Allis (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 21 (the “District”) is proposed to be created by the City as a blighted area district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a project plan for the District has been prepared that includes:

- a. The kind, number, and location of all proposed public works or improvements within the District or, to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k and 66.1105(2)(f)1.n, outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes, and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Milwaukee County, the School District of West Allis-West

Milwaukee, the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the West Allis Community Development Authority (CDA) held a public hearing on September 30, 2025 concerning the project plan, boundaries, and proposed creation of the District, providing interested parties a reasonable opportunity to express their views; and

WHEREAS, after the public hearing, the CDA designated the boundaries of the District, adopted the project plan, and recommended to the City Council that it create the District and approve the project plan.

NOW THEREFORE, be it resolved by the City Council of the City of West Allis that:

1. The boundaries of the District named "Tax Incremental District No. 21, City of West Allis" are established as specified in Exhibit A of this resolution.
2. The District is created effective as of January 1, 2026.
3. The City Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(ae)1.
 - (b) The District is declared to be a blighted area district based on the identification and classification of the property included within the District.
 - (c) The improvement of the area is likely to enhance significantly the value of substantially all the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) There are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
 - (f) The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).

(g) The project costs relate directly to promoting the elimination of blight of the area, consistent with the purpose for which the District is created.

4. The project plan for "Tax Incremental District No. 21, City of West Allis" (see Exhibit B) is approved, and the City further finds the project plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2026, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT, pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes, the City Assessor is authorized and directed to identify on the assessment roll returned and examined under Wisconsin Statutes Section 70.45 those parcels of property which are within the District, specifying thereon the name of the District, and the City Clerk is authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

SECTION 1: ADOPTION "R-2025-4195" of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

A D O P T I O N

R-2025-4195(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

October 21, 2025

PROJECT PLAN

City of West Allis, Wisconsin



Tax Incremental District No. 21

92nd and Greenfield



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational JRB Meeting Held:	September 30 th , 2025
Public Hearing Held:	September 30 th , 2025
Consideration by CDA:	September 30 th , 2025
Consideration by City Council:	October 21 st , 2025
Consideration by the JRB:	November 10 th , 2025

TABLE OF CONTENTS

Executive Summary.....	3
Preliminary Map of Proposed District Boundary	7
Map Showing Existing Uses and Conditions.....	10
Preliminary Parcel List and Analysis	14
Equalized Value Test	16
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District	17
Map Showing Proposed Improvements and Uses.....	21
Detailed List of Estimated Project Costs	25
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred.....	27
Annexed Property.....	32
Estimate of Property to Be Devoted to Retail Business	32
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances.....	32
Statement of the Proposed Method for the Relocation of any Persons to be Displaced	33
How Creation of the Tax Incremental District Promotes the Orderly Development of the City	33
List of Estimated Non-Project Costs	34
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)	35
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions.....	36

SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 21 (the “District”) is a proposed Blighted Area District comprising approximately 5.67 acres located at 1405-1441 S 92nd Street. The District will consist of the former St. Aloysius Catholic Church which will be razed and redeveloped for multifamily residential uses with the construction of 147 new units (the “Project”) by F Street Group (the “Developer”). The existing structures were built between 1926 and 1964 and include a school, rectory, convent and gymnasium. The site has been vacant since 2021 and has become detrimental to the public health and safety of the surrounding area.



Google Street View of Existing Structure located at 1405 S 92nd Street



Google Street View of Existing Structures located at 1435-1441 S 92nd Street

In addition to the incremental property value that will be created, the City expects the Project will generate positive secondary impacts in the community such as the redevelopment of a blighted area, creation of market rate multi-family housing to meet market demand, and provision of employment and commercial opportunities related to the construction and operation of the Project.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$16.43 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$14.94 million in “pay as you go” development incentives, \$750,000 in contingent projects (as further detailed in Section 8), and \$745,000 in costs related to the creation and administration of the District over its life.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$31.79 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 26 of its allowable 27 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered a review of the Project’s sources and uses, and cash flow proforma. The Project’s projected return on investment over 10 years without TIF assistance is 10.46% (project level) / 9.23% (investor). The Developer has requested that the City provide incentive payments on a pay as you go basis with an estimated present value of \$7,802,213. (Projected future value payments of \$14,938,609). Provision of the requested assistance would improve the Project’s return on investment to 16.17% (project level) / 13.31% (Investor). Projects of this type typically need to provide a return in the range of 18% to 20% and an un-trended return on cost of 7.00%+ to attract the necessary investment capital. Return thresholds are based on recent new construction projects which F-Street have closed.
2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered that in addition to the incremental value expected to be created, the Project will result in the redevelopment of a blighted area, creation of market rate multi-family housing to meet market demand, and provision of employment and commercial opportunities related to the construction and operation of the Project.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1.

5. Based on the foregoing finding, the District is designated as a blighted area district.
6. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:

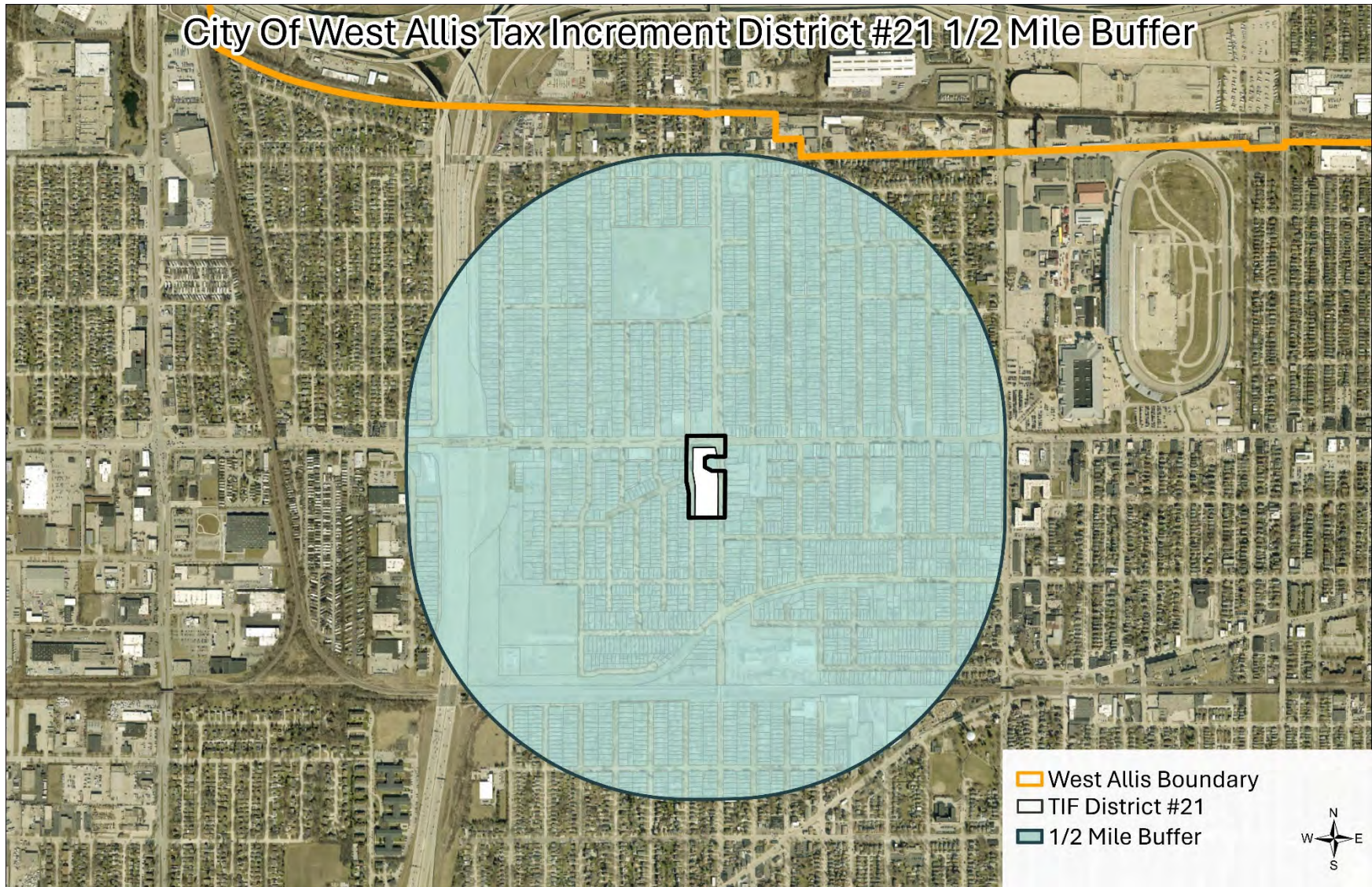
Preliminary Map of Proposed District Boundary

Map Found on Following Page.

City of West Allis

Tax Increment District #21: Boundary Map



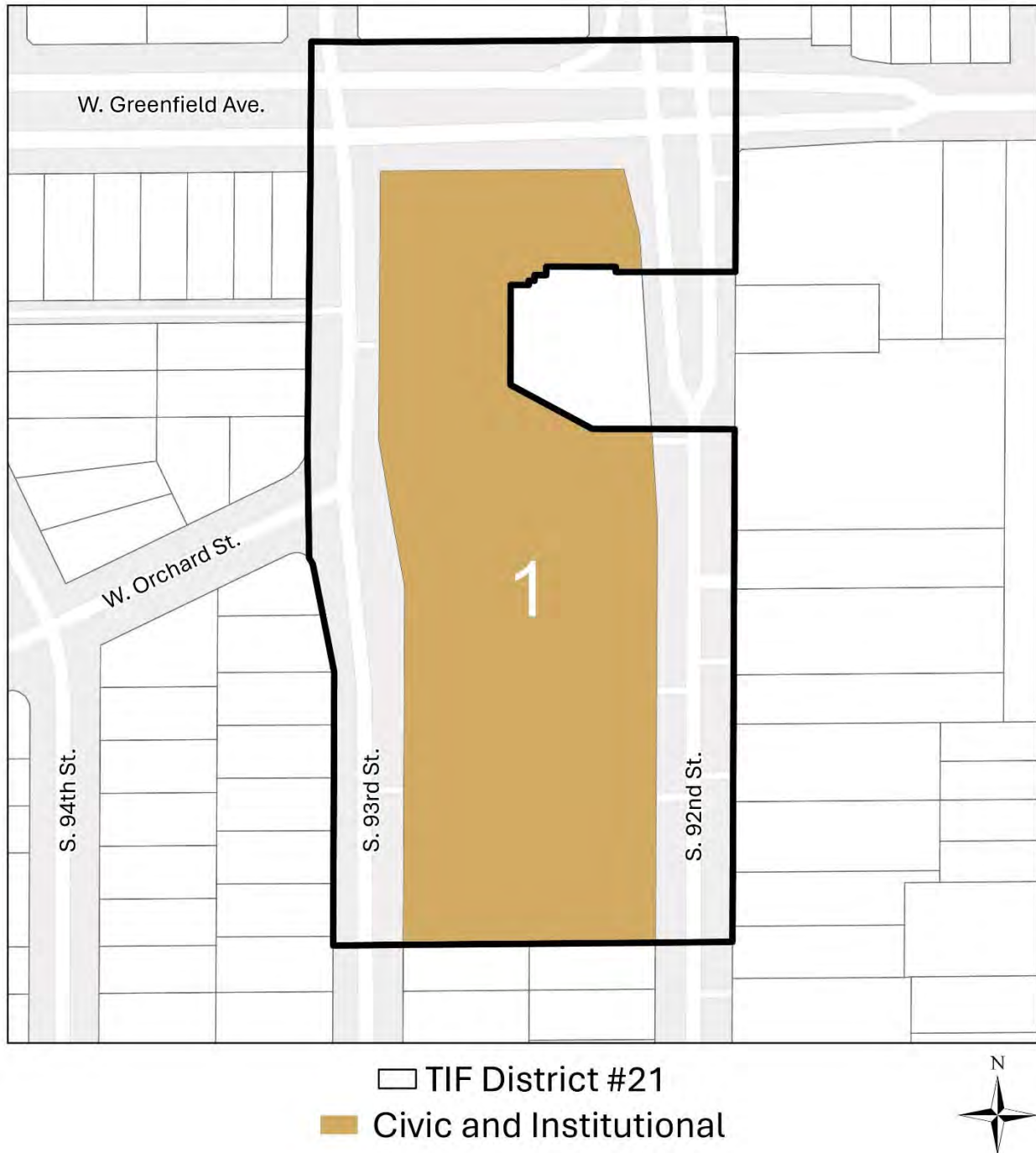


SECTION 3:

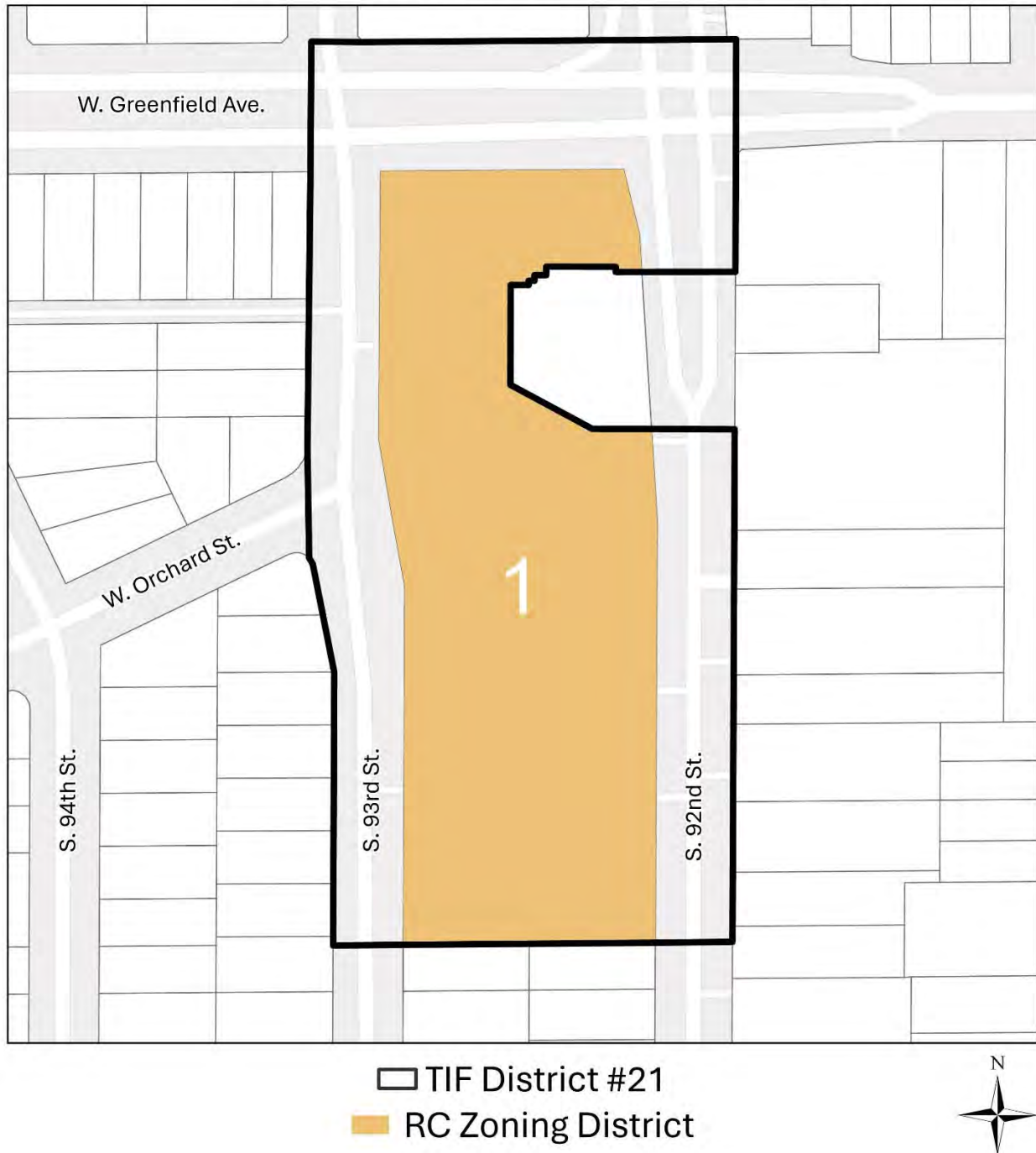
Map Showing Existing Uses and Conditions

Map Found on Following Page.

City of West Allis Tax Increment District #21: Existing Land Use Map



City of West Allis Tax Increment District #21: Zoning



City of West Allis
Tax Increment District #21: Existing Property Conditions



□ TIF District #21
/// Blighted



SECTION 4: Preliminary Parcel List and Analysis

Parcel Data

The District will consist of a single tax parcel and the surrounding right of way as further described in the following tables:

Map Reference Number	Parcel Number	Address	Owner	Total Acres	Acres	Blighted Condition
					Blighted	
N/A	ROW Areas			2.67		
1	450-0502-000	1405 S 92 ST	CDA of the City of West Allis	3.00	3.00	Condition 1
TOTALS				5.67	3.00	

Percentage of TID Area Designated as Blighted (at least 50%)

53%

Percentage of TID Area Not Designated as Blighted

47%

Calculation of Estimated Base Value¹

Parcel	Assessed Value			Equalized Value ²		
	Land	Improvement	Total	Land	Improvement	Total
450-0502-000 ⁵	600,700	0	600,700	698,800	0	698,800
TOTALS	600,700	0	600,700	698,800	0	698,800

1) Estimated based on values as of January 1, 2025. Actual base value will be as of January 1, 2026.

2) Calculation based on aggregate assessment ratio of 85.96%.

3) The parcel was acquired by the CDA within 1-year of District creation. Values shown represent the assessed value prior to City acquisition.

Blighted Area

The District will be designated as a blighted area. Under the definition of blighted area found at Wis. Stat. § 66.1105(2)(ae), one qualifying criteria is : “An area, including a slum area, in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.”

Specific blighting conditions include:

- The structures located within the District were constructed between 1926 and 1964 and are functionally obsolete. As such, the structures will be demolished as part of the Project.
- The vacancy of the structures since 2021 is conducive to juvenile delinquency, or crime, and is detrimental to the public health and safety of the community.

A total of 3.00 acres, or 53% of the District area, is blighted, meeting the requirement that at least 50% of the area be blighted.

SECTION 5:
Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

Calculation of City Equalized Value Limit

City TID IN Equalized Value (Jan. 1, 2025)	\$	6,406,506,900
TID Valuation Limit @ 12% of Above Value	\$	768,780,828

Calculation of Value Subject to Limit

Estimated Base Value of Territory to be Included in District	\$	698,800
Incremental Value of Existing Districts (Jan. 1, 2025)	\$	355,701,300
Total Value Subject to 12% Valuation Limit	\$	356,400,100
Total Percentage of TID IN Equalized Value		5.56%
Residual Value Capacity of TID IN Equalized Value	\$	412,380,728

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$356,400,100. This value is less than the maximum of \$768,780,828 in equalized value that is permitted for the City. Following creation of the District, its base value is no longer counted towards the 12% limit, however, any incremental increase in value will be included in the calculation for creation of subsequent districts, or where territory is being added to an existing district.

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Community Development Authority (CDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its CDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the CDA in the program manual. Any funds returned to the CDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

Expenditure Type	Estimated Cost	Estimated Timing
Infrastructure Improvements at Public Space (i.e. art, benches, etc.)	\$125,000	Not later than 2047
Housing & Other Economic Development Incentives or Other Project Costs	\$250,000	Not later than 2047
Total	\$375,000	

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

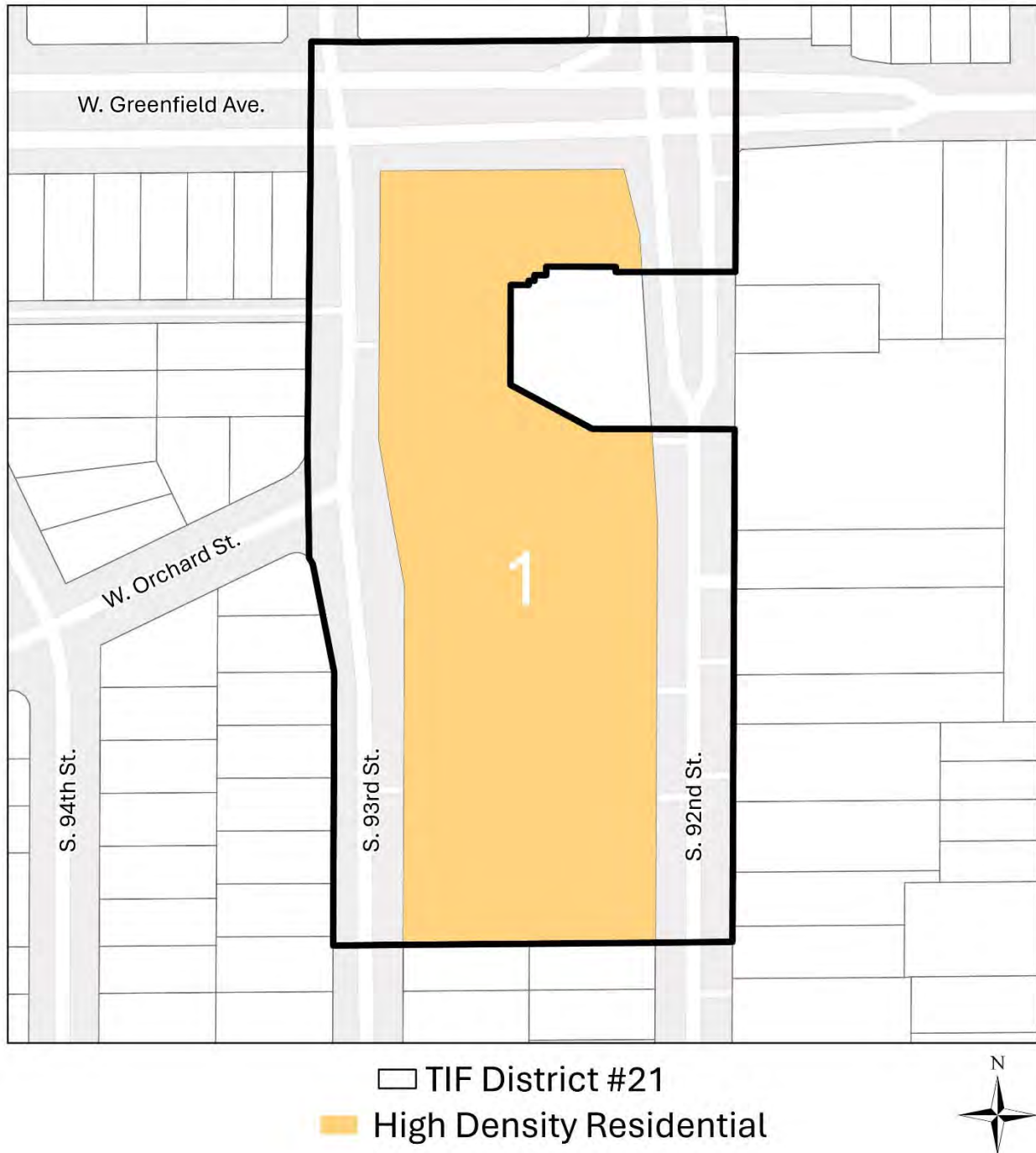
SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.

City of West Allis

Tax Increment District #21: Future Land Use Map



City of West Allis

Tax Increment District #21: Improvements



TIF District #21

1. Development Incentives
2. Administration and Professional Services
3. Infrastructure Improvements at Public Space (i.e. art, benches, etc.)
4. Street Improvements (Bump outs, crosswalks, paint)
5. Housing & Other Economic Development Incentives or Other Project Costs



City of West Allis Tax Increment District #21: Rendering



SECTION 8:

Detailed List of Estimated Project Costs

The list on the following page identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Project ID	Project Name/Type	Est. Cost			Totals	1/2 Mile	Est. Timing
		Priority	Contingent	Ongoing			
1	Development Incentives ¹	14,938,609			14,938,609		2028-2052
2	Administration and Professional Services			745,000	745,000		2026-2054
3	Infrastructure Improvements at Public Space (i.e. art, benches, etc.)		250,000		250,000	125,000	NLT 2047
4	Street Improvements (bumpouts, crosswalks, apint, etc.)		250,000		250,000		NLT 2047
5	Housing & Other Economic Development Incentives or Other Project Costs		250,000		250,000	250,000	NLT 2047
Total Projects		14,938,609	750,000	745,000	16,433,609	375,000	

Notes:

1) Projected development incentive payments have a present value of \$7,802,213 using a 5.5% discount rate.

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$31.79 million in incremental value by January 1, 2028. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$19.11 per thousand of equalized value, and 0.34% economic appreciation, the Project would generate \$16.91 million in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

Table 1 – Development Assumptions

Construction Year		Garden Units		Midrise Units ¹		Base Value	Annual Total	Construction Year
		Units	Total Value	Units	Total Value	Total Value		
Estimated Value per ²		\$221,000		\$221,000				
1	2026	42	9,282,000	52	11,492,000	(698,800)	20,075,200	2026 1
2	2027			53	11,713,000		11,713,000	2027 2
3	2028						0	2028 3
4	2029						0	2029 4
5	2030						0	2030 5
6	2031						0	2031 6
7	2032						0	2032 7
8	2033						0	2033 8
9	2034						0	2034 9
10	2035						0	2035 10
11	2036						0	2036 11
12	2037						0	2037 12
13	2038						0	2038 13
14	2039						0	2039 14
15	2040						0	2040 15
16	2041						0	2041 16
17	2042						0	2042 17
18	2043						0	2043 18
19	2044						0	2044 19
20	2045						0	2045 20
21	2046						0	2046 21
22	2047						0	2047 22
23	2048						0	2048 23
24	2049						0	2049 24
25	2050						0	2050 25
26	2051						0	2051 26
27	2052						0	2052 27
Totals		42	9,282,000	105	23,205,000	(698,800)	31,788,200	

Notes:

1) Assumes the project is assessed at 50% for January 1, 2027.

2) Based on an assessed value of \$190,000/unit converted to Equalized Value using the preliminary 2025 assessment ratio of 85.96%.

Table 2 – Tax Increment Projection Worksheet

Type of District	Blighted Area	Base Value	698,800
District Creation Date	October 21, 2025	Economic Change Factor	0.34%
Valuation Date	Jan 1, 2026	Apply to Base Value	
Max Life (Years)	27	Base Tax Rate	\$19.11
End of Expenditure Period	22 10/21/2047	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	27 2054		
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	Yes		

	Construction Year	Valuation Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1	2026	20,075,200	2027		20,075,200	2028	\$19.11	383,660
2	2027	11,713,000	2028	68,376	31,856,576	2029	\$19.11	608,815
3	2028	0	2029	108,503	31,965,078	2030	\$19.11	610,889
4	2029	0	2030	108,872	32,073,950	2031	\$19.11	612,970
5	2030	0	2031	109,243	32,183,193	2032	\$19.11	615,058
6	2031	0	2032	109,615	32,292,808	2033	\$19.11	617,152
7	2032	0	2033	109,988	32,402,797	2034	\$19.11	619,254
8	2033	0	2034	110,363	32,513,160	2035	\$19.11	621,364
9	2034	0	2035	110,739	32,623,899	2036	\$19.11	623,480
10	2035	0	2036	111,116	32,735,015	2037	\$19.11	625,603
11	2036	0	2037	111,495	32,846,509	2038	\$19.11	627,734
12	2037	0	2038	111,874	32,958,384	2039	\$19.11	629,872
13	2038	0	2039	112,255	33,070,639	2040	\$19.11	632,018
14	2039	0	2040	112,638	33,183,277	2041	\$19.11	634,170
15	2040	0	2041	113,021	33,296,298	2042	\$19.11	636,330
16	2041	0	2042	113,406	33,409,704	2043	\$19.11	638,498
17	2042	0	2043	113,793	33,523,497	2044	\$19.11	640,672
18	2043	0	2044	114,180	33,637,677	2045	\$19.11	642,854
19	2044	0	2045	114,569	33,752,246	2046	\$19.11	645,044
20	2045	0	2046	114,959	33,867,205	2047	\$19.11	647,241
21	2046	0	2047	115,351	33,982,556	2048	\$19.11	649,445
22	2047	0	2048	115,744	34,098,300	2049	\$19.11	651,657
23	2048	0	2049	116,138	34,214,438	2050	\$19.11	653,877
24	2049	0	2050	116,533	34,330,971	2051	\$19.11	656,104
25	2050	0	2051	116,930	34,447,901	2052	\$19.11	658,339
26	2051	0	2052	117,329	34,565,230	2053	\$19.11	660,581
27	2052	0	2053	117,728	34,682,958	2054	\$19.11	662,831
Totals		31,788,200		2,894,758		Future Value of Increment		16,905,513

Notes:

1) Tax rate shown is actual 2024/2025 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

The District's Project Costs will primarily consist of a "pay as you go" development incentive, and administrative and professional services costs associated with the creation and administration of the District over its term.

The Developer has requested incentive payments to assist with securing a \$26.67 million construction loan. The present value of the request is \$7.80 million with an estimated future value of \$14.94 million assuming a 5.50% discount rate. The Project has a total estimated cost of \$38.1 million.

Initially, and prior to tax increment being generated, the City will advance cash to the District to pay for the cost of its creation and administration. Amounts advanced will be repaid and deducted from the first incentive payment which is expected to be paid in 2028. In each year thereafter, the City's administrative and professional service costs will be paid from the tax increment collection, with the balance of tax increment then going to the incentive payment.

If the District's financial performance exceeds the projections included in this Plan, the City may elect to utilize remaining District revenue to pay the cost of projects included in the continent project list included in Section 8 of this Plan, provided those costs are incurred prior to the end of the District's expenditure period.

Based on the cash flow exhibit (Table 3), it is expected that the District will recover the planned Project Costs in 26 of its allowable 27 years. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 - Cash Flow

Year	Projected Revenues		Projected Expenditures						Balances			Year	
	Tax Increments	Total Revenues	MRO #1 - F Street				Ongoing Planning & Administration	Total Expenditures	Liabilities				
			MRO Prin. Int. Rate	7,802,213 5.50%	MRO % Less City Admin	100%							
			Dated	10/01/27	Payment								
Start Bal.	Accured Int.	Pymt (10/1)	End Bal.					Annual	Cumulative	Outstanding			
2026		0						45,000	45,000	(45,000)	(45,000)	7,802,213	2026
2027		0	7,802,213		0	7,802,213	0	25,000	25,000	(25,000)	(70,000)	7,802,213	2027
2028	383,660	383,660	7,802,213	429,122	(288,660)	7,942,675	288,660	25,000	313,660	70,000	0	7,942,675	2028
2029	608,815	608,815	7,942,675	436,847	(583,815)	7,795,706	583,815	25,000	608,815	0	0	7,795,706	2029
2030	610,889	610,889	7,795,706	428,764	(585,889)	7,638,581	585,889	25,000	610,889	0	0	7,638,581	2030
2031	612,970	612,970	7,638,581	420,122	(587,970)	7,470,733	587,970	25,000	612,970	0	0	7,470,733	2031
2032	615,058	615,058	7,470,733	410,890	(590,058)	7,291,566	590,058	25,000	615,058	0	0	7,291,566	2032
2033	617,152	617,152	7,291,566	401,036	(592,152)	7,100,450	592,152	25,000	617,152	0	0	7,100,450	2033
2034	619,254	619,254	7,100,450	390,525	(594,254)	6,896,720	594,254	25,000	619,254	0	0	6,896,720	2034
2035	621,364	621,364	6,896,720	379,320	(596,364)	6,679,676	596,364	25,000	621,364	0	0	6,679,676	2035
2036	623,480	623,480	6,679,676	367,382	(598,480)	6,448,579	598,480	25,000	623,480	0	0	6,448,579	2036
2037	625,603	625,603	6,448,579	354,672	(600,603)	6,202,647	600,603	25,000	625,603	0	0	6,202,647	2037
2038	627,734	627,734	6,202,647	341,146	(602,734)	5,941,058	602,734	25,000	627,734	0	0	5,941,058	2038
2039	629,872	629,872	5,941,058	326,758	(604,872)	5,662,944	604,872	25,000	629,872	0	0	5,662,944	2039
2040	632,018	632,018	5,662,944	311,462	(607,018)	5,367,389	607,018	25,000	632,018	0	0	5,367,389	2040
2041	634,170	634,170	5,367,389	295,206	(609,170)	5,053,425	609,170	25,000	634,170	0	0	5,053,425	2041
2042	636,330	636,330	5,053,425	277,938	(611,330)	4,720,033	611,330	25,000	636,330	0	0	4,720,033	2042
2043	638,498	638,498	4,720,033	259,602	(613,498)	4,366,137	613,498	25,000	638,498	0	0	4,366,137	2043
2044	640,672	640,672	4,366,137	240,138	(615,672)	3,990,602	615,672	25,000	640,672	0	0	3,990,602	2044
2045	642,854	642,854	3,990,602	219,483	(617,854)	3,592,231	617,854	25,000	642,854	0	0	3,592,231	2045
2046	645,044	645,044	3,592,231	197,573	(620,044)	3,169,760	620,044	25,000	645,044	0	0	3,169,760	2046
2047	647,241	647,241	3,169,760	174,337	(622,241)	2,721,856	622,241	25,000	647,241	0	0	2,721,856	2047
2048	649,445	649,445	2,721,856	149,702	(624,445)	2,247,113	624,445	25,000	649,445	0	0	2,247,113	2048
2049	651,657	651,657	2,247,113	123,591	(626,657)	1,744,046	626,657	25,000	651,657	0	0	1,744,046	2049
2050	653,877	653,877	1,744,046	95,923	(628,877)	1,211,092	628,877	25,000	653,877	0	0	1,211,092	2050
2051	656,104	656,104	1,211,092	66,610	(631,104)	646,598	631,104	25,000	656,104	0	0	646,598	2051
2052	658,339	658,339	646,598	35,563	(633,339)	48,822	633,339	25,000	658,339	0	0	48,822	2052
2053	660,581	660,581	48,822	2,685	(51,508)	0	51,508	25,000	76,508	584,073	584,073		2053
2054	662,831	662,831						25,000	25,000	637,831	1,221,904		2054
Totals	16,905,513	16,905,513					14,938,609	745,000	15,683,609				Totals

Notes:

NPV - 5.50%7,802,213

PROJECTED CLOSURE YEAR

LEGEND:

END OF EXP. PERIOD

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for high density residential.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by eliminating a blighted area through providing appropriate financial incentives for a private development project. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as the redevelopment of a blighted area, creation of market rate multi-family housing to meet market demand, and provision of employment and commercial opportunities related to the construction and operation of the Project.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)



City Attorney's Office
attorney@westalliswi.gov
Office: 414.302.8450
Fax: 414.302.8444

Karl Decker
City Attorney
Thalia Ann
Anthony J. Garcia
Nebraska Horn
Principal Assistant City Attorneys
Allison C. Cripps
Assistant City Attorney

October 1, 2025

Mayor Dan Devine
City of West Allis
7525 W Greenfield Ave
West Allis, Wisconsin 53214

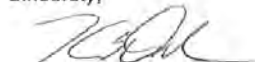
RE: Project Plan for Tax Incremental District No. 21

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of West Allis, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of West Allis Tax Incremental District No. 21 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,


Karl Decker
City Attorney

Tax Incremental District No. 21 Project Plan
Prepared by Ehlers

City of West Allis
Page | 36

City of West Allis • 7525 West Greenfield Avenue • West Allis, WI 53214 • www.westalliswi.gov

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4. Allocation of future tax increments is based on the projections included in this Plan and assumes the same proportions as the actual breakdown of tax collections for the 2024/2025 levy year.

Revenue Year	Milwaukee County	Milwaukee County Metro Sewer District	City of West Allis	School District of West Allis	Milwaukee Area Technical College	Total	Revenue Year
2028	63,071	24,835	146,971	132,710	16,073	383,660	2028
2029	100,085	39,410	233,222	210,592	25,505	608,815	2029
2030	100,426	39,544	234,017	211,310	25,592	610,889	2030
2031	100,768	39,679	234,814	212,029	25,679	612,970	2031
2032	101,111	39,814	235,614	212,752	25,767	615,058	2032
2033	101,456	39,950	236,416	213,476	25,855	617,152	2033
2034	101,801	40,086	237,221	214,203	25,943	619,254	2034
2035	102,148	40,223	238,029	214,933	26,031	621,364	2035
2036	102,496	40,360	238,840	215,665	26,120	623,480	2036
2037	102,845	40,497	239,653	216,399	26,209	625,603	2037
2038	103,195	40,635	240,470	217,136	26,298	627,734	2038
2039	103,547	40,773	241,289	217,876	26,388	629,872	2039
2040	103,899	40,912	242,111	218,618	26,477	632,018	2040
2041	104,253	41,052	242,935	219,363	26,568	634,170	2041
2042	104,608	41,191	243,763	220,110	26,658	636,330	2042
2043	104,965	41,332	244,593	220,860	26,749	638,498	2043
2044	105,322	41,472	245,426	221,612	26,840	640,672	2044
2045	105,681	41,614	246,262	222,367	26,931	642,854	2045
2046	106,041	41,755	247,101	223,124	27,023	645,044	2046
2047	106,402	41,898	247,942	223,884	27,115	647,241	2047
2048	106,764	42,040	248,787	224,646	27,208	649,445	2048
2049	107,128	42,184	249,634	225,412	27,300	651,657	2049
2050	107,493	42,327	250,484	226,179	27,393	653,877	2050
2051	107,859	42,471	251,337	226,950	27,486	656,104	2051
2052	108,226	42,616	252,193	227,723	27,580	658,339	2052
2053	108,595	42,761	253,052	228,498	27,674	660,581	2053
2054	108,965	42,907	253,914	229,277	27,768	662,831	2054
Totals	2,779,152	1,094,339	6,476,089	5,847,703	708,230	16,905,513	

**CITY OF WEST ALLIS
RESOLUTION R-2025-4201**

**RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN OF
TAX INCREMENTAL DISTRICT NO. 7**

WHEREAS, the City of West Allis (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 7 (the “District”) was created by the City on February 18, 2004 as a blighted area district; and

WHEREAS, the City now desires to amend the project plan of the District (the “Amendment”) in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will allow excess revenue to be transferred to Tax Incremental District No. 6 and Tax Incremental District No. 13 (collectively, the “Recipient Districts”) as permitted under Wisconsin Statutes Section 66.1105(6)(f)1.

WHEREAS, an amended project plan for the District has been prepared that includes:

- a. The kind, number and location of all proposed public works or improvements within the District or, to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k and 66.1105(2)(f)1.n, outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly

development of the City;

k. An opinion of the City Attorney or of an attorney retained by the City advising that the project plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Milwaukee County, the School District of West Allis-West Milwaukee, the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the West Allis Community Development Authority (CDA) held a public hearing on September 30, 2025 concerning the proposed amendment to the project plan of the District, providing interested parties a reasonable opportunity to express their views; and

WHEREAS, after the public hearing, the CDA adopted the project plan and recommended to the City Council that it amend the project plan.

NOW THEREFORE, be it resolved by the Common Council of the City Of West Allis that:

1. The boundaries of the District named "Tax Incremental District No. 7, City of West Allis" remain unchanged.
2. This Amendment is effective as of the date of adoption of this resolution.
3. The City Council finds and declares that:
 - (a) The improvement of the District is likely to significantly enhance the value of substantially all the other real property in the District.
 - (b) The City estimates that there will be no change of the territory within the District devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (c) Under the amended project plan, a total of \$1.20 million in excess tax increments will be transferred to Tax Incremental District No. 6.
 - (d) Under the amended project plan, a total of \$215,000 in excess tax increments will be transferred to Tax Incremental District No. 13.
 - (e) The District and the Recipient Districts lie within the same overlapping taxing jurisdictions.

(f) The District has sufficient revenue to pay for all current Project Costs and has sufficient excess revenue to pay for eligible project costs of the Recipient Districts.

(g) Tax Incremental District No. 6 is a blighted area district which qualifies it as an eligible recipient of excess revenue.

(h) Tax Incremental District No. 13 is a district in need of rehabilitation of conservation which qualifies it as an eligible recipient of excess revenue.

4. The project plan for "Tax Incremental District No. 7, City of West Allis" (see Exhibit A), as amended, is approved, and the City further finds the project plan is feasible and in conformity with the master plan of the City.

SECTION 1: **ADOPTION** "R-2025-4201" of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

BEFORE ADOPTION

R-2025-4201 (Non-existent)

AFTER ADOPTION

R-2025-4201(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

October 21, 2025

PROJECT PLAN AMENDMENT

City of West Allis, Wisconsin



Tax Incremental District No. 7 Summit Place Business Park



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational JRB Meeting Held:	September 30 th , 2025
Public Hearing Held:	September 30 th , 2025
Consideration by CDA:	September 30 th , 2025
Consideration by City Council:	October 21 st , 2025
Consideration by the JRB:	November 10 th , 2025

TABLE OF CONTENTS

Executive Summary.....	3
Map of Current District Boundaries	8
Map Showing Existing Uses and Conditions.....	12
Equalized Value Test	12
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District	12
Map Showing Proposed Improvements and Uses.....	12
Detailed List of Estimated Project Costs	14
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred.....	14
Annexed Property.....	23
Estimate of Property to be Devoted to Retail Business	23
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances.....	23
Statement of the Proposed Method for the Relocation of any Persons to be Displaced	24
How Amendment of the Tax Incremental District Promotes the Orderly Development of the City.....	24
List of Estimated Non-Project Costs	24
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f).....	25
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions.....	26

SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 7 (“District”) is an approximately 63.4-acre Blighted Area District created on February 18, 2004. The District is located in the vicinity of the 6700 block of W. Washington St., primarily consisting of the former Allis-Chalmers (“A-C”) Mfg. complex. The District was created to encourage the revitalization of the last two undeveloped vacant and dilapidated former A-C properties. The revitalization has been a success and is now called the Summit Place office complex. The District is the City’s most successful TIF district, performing well beyond expectations and has accumulated residual cash after paying existing obligations.

The District has previously been amended six times for the following purposes:

Amendment 1

The Common Council adopted the first amendment on May 3, 2005 for the purpose of loaning a developer \$2.50 million to induce the construction of more parking with the continued redevelopment of the Summit Place office complex. Amendment one provided \$2.50 million in tax incremental financing funds as an incentive to increase the development’s overall property value and reduce the overall term of the District.

Amendment 2

The Common Council adopted the second amendment on November 20, 2007 for off-site improvements for the purpose of creating a safer, more pedestrian-friendly neighborhood that connects the Summit Place redevelopment area to the neighboring Six Points/Farmers Market redevelopment area, with uniform streetlights, benches, bike lanes and additional pedestrian safety enhancements. Amendment two provided \$3.50 million in tax incremental financing funds for off-site improvements and administrative fees.

Amendment 3

The Common Council adopted the third amendment on February 3, 2009 to provide a loan to fund the cost of off-site improvements for a new ingress/egress corridor through the abutting shopping center to the south (the Towne Centre shopping center), to connect the Summit Place office complex to W. Greenfield Ave. as an alternate access to the office complex. Amendment three provided \$1.50 million in tax incremental financing funds for off-site improvements and administrative fees.

Amendment 4

The Common Council adopted the fourth amendment on February 19, 2013 to fund \$3.25 million of additional TIF District expenses that included a financial incentive for private construction of additional parking for the office complex, an economic incentive package to local businesses, funding for a Neighborhood Residential Improvement Program for the surrounding neighborhood, and administrative expenses.

Amendment 5

The Common Council adopted the fifth amendment on November 3, 2014 for the purpose of stabilizing the District's value by eliminating surrounding blight. Amendment five increased the District's budget by \$2.26 million, which included the following expenses: (1) the cost of acquisition, demolition, relocation and/or rehab, park improvements, and/or traffic/street improvements within the District's boundaries and/or within a ½-mile radius of the District boundaries (\$1.41 million); (2) an economic incentive package to businesses within the District's boundaries and/or within a ½-mile radius of the District boundaries (\$250,000); (3) additional funding of the existing Neighborhood Residential Improvement Program for the surrounding neighborhood within a ½-mile radius of the District boundaries (\$500,000); and, (4) administrative expenses (\$100,000).

Amendment 6

The Common Council adopted the sixth amendment on July 5, 2016, for the purpose of allowing the District to share approximately \$12.03 million of excess revenues with TID 5. Absent the allocation of District revenues to TID 5, the City expected TID 5 to close with a with a net negative balance of over \$14.00 million.

The value of properties within the District has increased in value by over \$75.77 million since its creation and produces approximately \$1.45 million in annual tax increment.

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is twofold:

1. The City will add approximately \$880,000 of project costs for the acquisition of the former Motor Castings site which is within ½ mile of the District boundaries.
2. The City will allow approximately \$1.20 million in excess revenue to be transferred to Tax Incremental District No. 6 and approximately \$215,000

in excess revenue to be transferred to Tax Incremental District No. 13 (collectively, the “Recipient Districts”) as permitted under Wis. Stat. § 66.1105(6)(f)1. The Plan Amendment meets the following criteria necessary to allow for the transfer of excess revenue:

- i. The District and the Recipient Districts lie within the same overlapping taxing jurisdictions.
- ii. The District has enough revenue to pay for all current Project Costs and has enough excess revenue to pay for eligible project costs of the Recipient Districts.
- iii. Tax Incremental District No. 6 is a “Blighted Area” district and Tax Incremental District No. 13 is an “In Need of Rehabilitation or Conservation” district. Subsequently, both the Recipient Districts qualify as eligible recipients of excess revenue.

Estimated Total Project Cost Expenditures

The Original Project Plan and Amendments one through six provide for estimated total expenditures of \$40.23 million. This proposed amendment would provide for additional estimated expenditures of \$2.30 million, for a revised total of \$42.53 million (the “Project Costs”).

Incremental Valuation

The City does not project any new land or improvement value being created in the District by this Amendment and the District’s January 1, 2025 incremental value of \$75.77 million is expected to remain flat. Creation of this value was made possible by the Project Costs already incurred within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs, inclusive of the donations to the Recipient Districts, within 21 of its allowable 27 years.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

- That “but for” the amendment of this Project Plan, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:
 - o Current and projected tax increment collections for the Recipient Districts will be insufficient to pay for project costs already incurred and/or the additional projects that need to be completed in those districts to achieve the objectives of their project plans.
 - o That “but for” the amendment of the District’s Project Plan, the economic development objectives of the Recipient District’s Project Plans will not be achieved. In evaluating the appropriateness of the proposed amendment, the Joint Review Board must consider “whether the development expected in the tax incremental district would occur without the use of tax incremental financing,” customarily referred to as the “but for” test. Since the purpose of this amendment is solely to allow for the sharing of the Donor District’s increment with the Recipient Districts, this test cannot be applied in the conventional way. The Joint Review Board has previously concluded, in the case of both the Donor Districts and the Recipient District, that the “but for” test was met. As demonstrated in the Economic Feasibility section of this Project Plan Amendment, the Recipient Districts are not likely to recover their Project Costs without the receipt of shared increment from the Donor District. This would create a significant financial burden for City taxpayers, and since all taxing jurisdictions will ultimately share in the benefit of the redevelopment projects and increased tax base, it is appropriate for all taxing jurisdictions to continue to share in the costs to implement them. Accordingly, the City finds that it is reasonable to conclude the “but for” test continues to be satisfied.
 - o Acquisition of the former Motor Castings site by the Community Development Authority will allow the City to better address its blighting conditions, which will provide a benefit to the adjoining properties within the District.

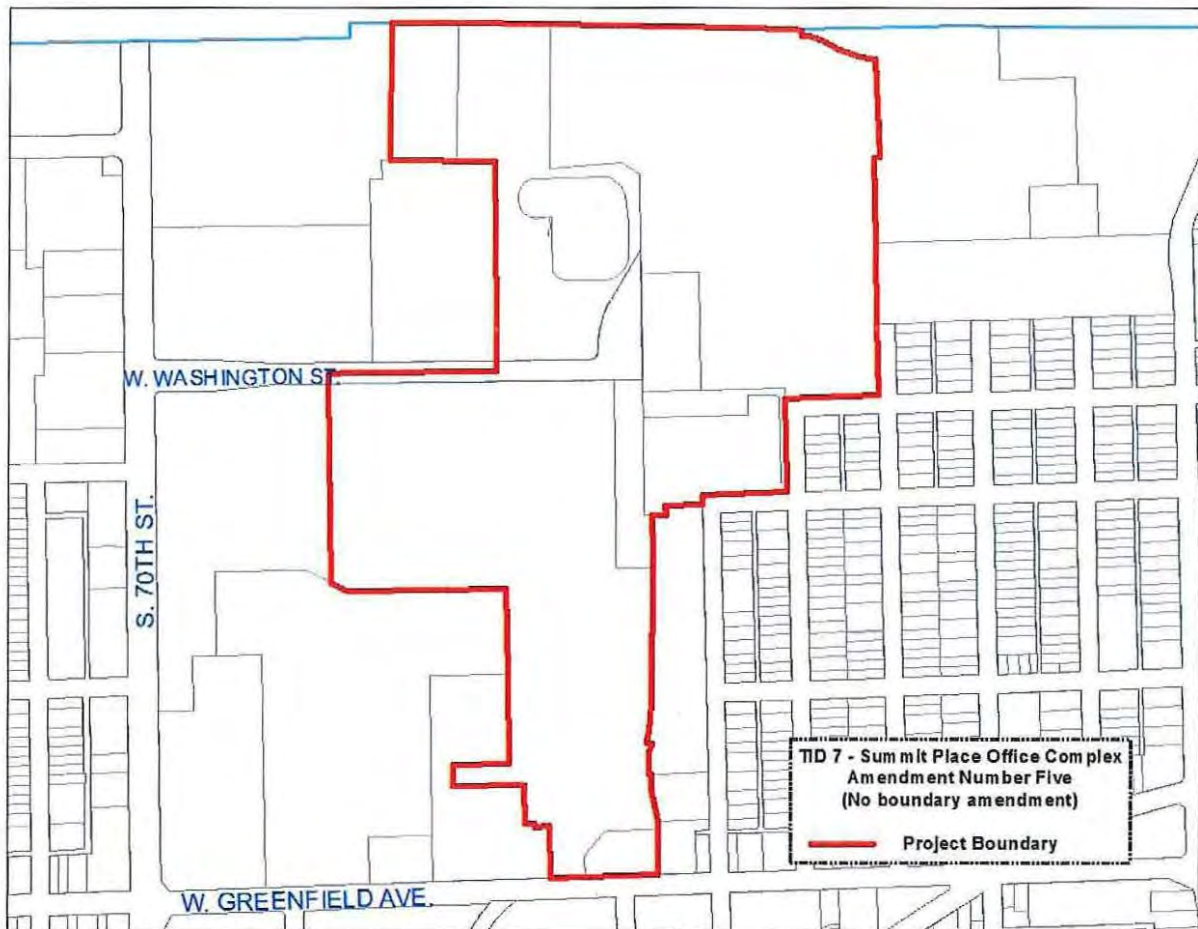
- The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:
 - o As demonstrated in the Economic Feasibility Section of this Project Plan amendment, the tax increments projected to be collected are more than sufficient to pay for the remaining proposed project costs.
 - o Approval of the ability to share increment with the Recipient Districts is necessary to enable those districts to fully realize the economic benefits projected in their project plans. Since the District is generating sufficient increment to pay for its project costs, and has surplus increment available to pay for some of the project costs of the Recipient Districts, the economic benefits that have already been generated are more than sufficient to compensate for the cost of improvements in the District and Recipient Districts.
- The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the project would not have occurred without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the project.
- The boundaries of the District are not being amended.
- Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
- The Plan for the District is feasible and is in conformity with the Master Plan of the City.
- The City estimates that there will be no change in the territory within the District that will be devoted to retail business at the end of the District's maximum expenditure period as a result of this Amendment, pursuant to Wis. Stat. § 66.1105(5)(b).

SECTION 2:

Map of Current District Boundaries

Maps identifying the current boundaries of the districts are found on the following pages. The District's boundaries are not being amended.

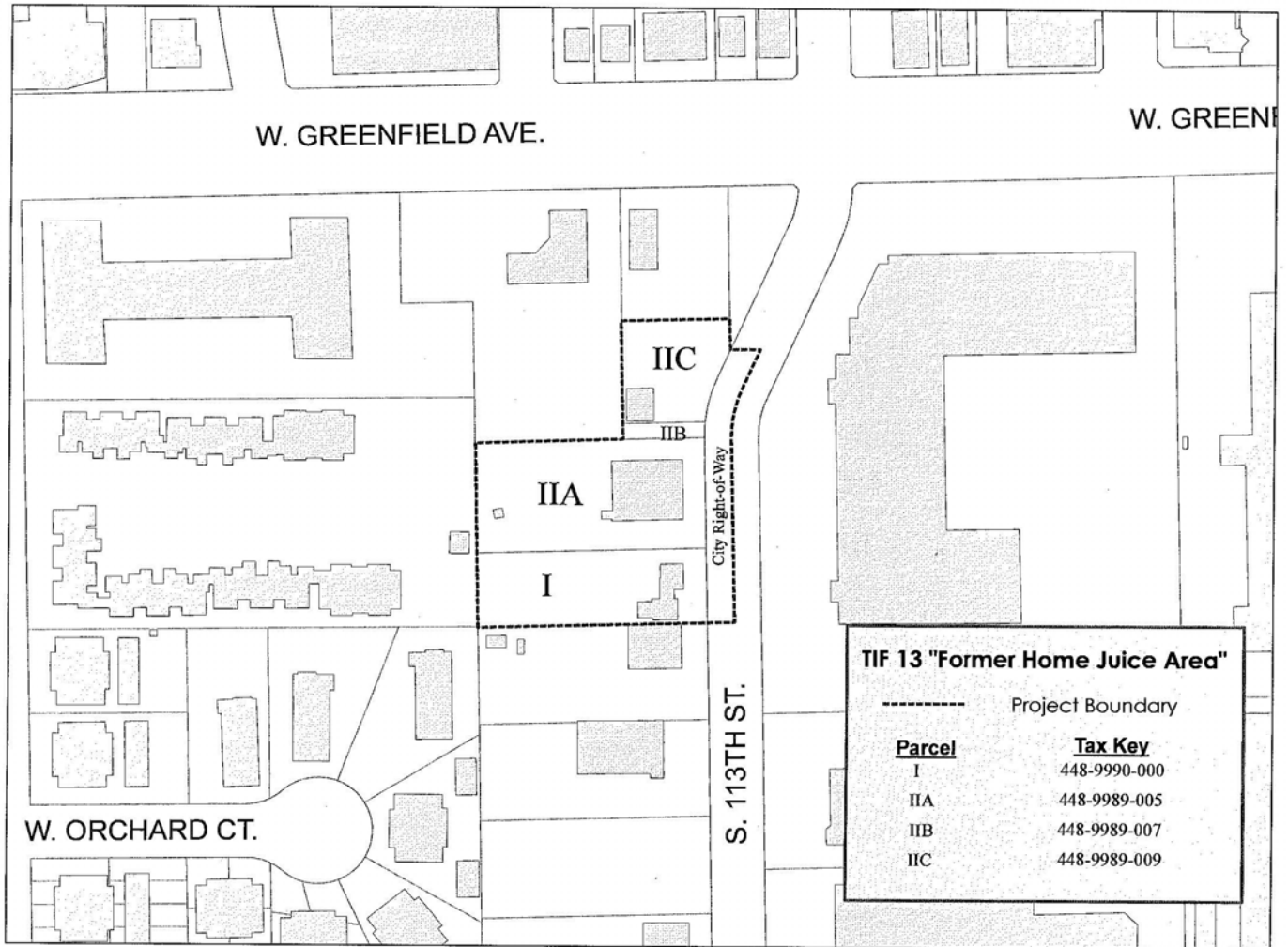
Tax Incremental District No. 7



Tax Incremental District No. 6



Tax Incremental District No. 13



SECTION 3:

Map Showing Existing Uses and Conditions

The District's boundaries are not being amended. The "Map Showing Existing Uses and Conditions" included within the District's original project plan dated February 18, 2004 remains unchanged and is incorporated by reference as part of this Plan Amendment.

SECTION 4:

Equalized Value Test

No territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Plan Amendment.

SECTION 5:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

No changes to Project Costs are planned outside of the addition of the project cost within the ½ mile of the District boundaries. The "Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District" included in the District's Original and Amended Project Plans remains unchanged and is incorporated by reference as part of this Plan Amendment.

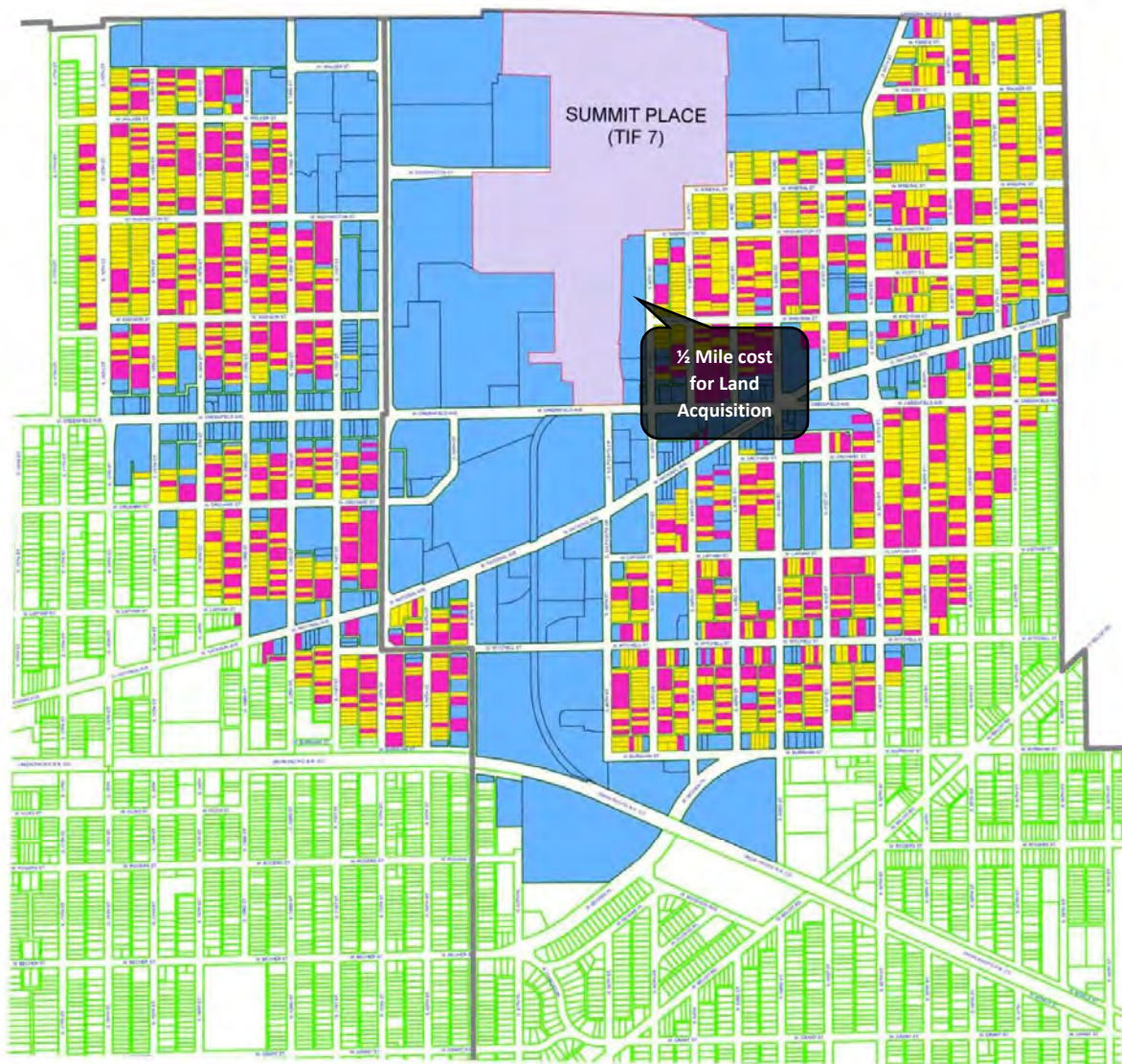
SECTION 6:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.

1/2 MILE RADIUS FROM SUMMIT PLACE TIF 7

- Summit Place TIF 7
- Single Family Residential (1,226)
- Residential (total n= 2,191)
- .5 mile radius (total n= 2,601)
- Aldermanic District



SECTION 7:

Detailed List of Estimated Project Costs

No changes to Project Costs are planned outside of the addition of \$880,000 for the ½ mile project of acquiring the former Motor Castings site. The “Detailed List of Estimated Project Costs” included in the District’s Original and Amended Project Plans is carried forward and incorporated by reference as part of this Plan Amendment.

While not considered to be a Project Cost, this Plan Amendment provides authority for the District to transfer excess revenue to the Recipient Districts as further detailed in Section 8.

SECTION 8:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

Project Costs the City previously made created \$75.77 million in incremental value as of January 1, 2025 as further described in **Table 1**. Assuming the City’s current equalized TID Interim tax rate of \$19.11 per thousand of equalized value, and 1.00% economic appreciation, the projects would generate \$12.02 million in incremental tax revenue from 2024 to the maximum life of the District in 2031 as shown in **Table 2**.

Table 1 – Development Assumptions

Construction Year		Actual	Annual Total	Construction Year	
19	2022	8,255,600	8,255,600	2022	19
20	2023	(42,780,900)	(42,780,900)	2023	20
21	2024	18,403,900	18,403,900	2024	21
22	2025		0	2025	22
23	2026		0	2026	23
24	2027		0	2027	24
25	2028		0	2028	25
26	2029		0	2029	26
Totals (2022-2029)		(16,121,400)	(16,121,400)		

Notes:

Table 2 – Tax Increment Projection Worksheet

Type of District	Blighted Area	Base Value	13,551,100
District Creation Date	February 18, 2004	Economic Change Factor	1.00%
Valuation Date	Jan 1, 2004	Apply to Base Value	
Max Life (Years)	27	Base Tax Rate	\$20.10
End of Expenditure Period	22 2/18/2026	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	26 2031		
Extension Eligibility/Years	Yes 7		
Eligible Recipient District	Yes		

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
19	2022	8,255,600	2023		100,148,800	2024	\$20.10	2,012,605
20	2023	(42,780,900)	2024		57,367,900	2025	\$19.11	1,096,365
21	2024	18,403,900	2025		75,771,800	2026	\$19.11	1,448,085
22	2025	0	2026	757,718	76,529,518	2027	\$19.11	1,462,566
23	2026	0	2027	765,295	77,294,813	2028	\$19.11	1,477,191
24	2027	0	2028	772,948	78,067,761	2029	\$19.11	1,491,963
25	2028	0	2029	780,678	78,848,439	2030	\$19.11	1,506,883
26	2029	0	2030	788,484	79,636,923	2031	\$19.11	1,521,952
Totals						Future Value of Increment		
(2024-2031)		(16,121,400)		3,865,123		(2024-2031)		12,017,610

Notes:

1) Tax rates shown through the 2025 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

Table 3 – Cash Flow For TID No. 7 (Donor TID) Before Sharing

Year	Projected Revenues					Projected Expenditures						Balances			Year
	Tax Increments	Interest Earnings	Intergov. Revenues	Transfer from TID 5	Total Revenues	2024 Land by Label \$2,600,000	Small Business Loan	Land Acquisition	Capital Projects ¹	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2024	2,012,605	16,348	595,868	7,808	2,632,629	622,642	14,000			3,088	639,730	1,992,899	7,257,781	4,357,358	2024
2025	1,096,365		595,868		1,692,233	1,977,358		880,000		3,000	2,860,358	(1,168,125)	6,089,657	1,500,000	2025
2026	1,448,085		595,868		2,043,953				1,500,000	3,000	1,503,000	540,953	6,630,610	0	2026
2027	1,462,566		595,868		2,058,434					3,000	3,000	2,055,434	8,686,043		2027
2028	1,477,191		595,868		2,073,059					3,000	3,000	2,070,059	10,756,103		2028
2029	1,491,963		595,868		2,087,831					3,000	3,000	2,084,831	12,840,934		2029
2030	1,506,883		595,868		2,102,751					3,000	3,000	2,099,751	14,940,685		2030
2031	1,521,952		595,868		2,117,820					3,000	3,000	2,114,820	17,055,504		2031
Totals (2024 - 2031)	12,017,610	16,348	4,766,945	7,808	16,808,710	2,600,000	14,000	880,000	1,500,000	24,088	5,018,088				Totals (2024 - 2031)

Notes:

1) Includes \$1.00 million for improvements to Whitnall Summit Office property and \$500,000 for the Makers Row Development.

PROJECTED CLOSURE YEAR

LEGEND:
 END OF EXP. PERIOD

Table 4 – Cash Flow For TID No. 7 (Donor TID) After Sharing

Year	Projected Revenues					Projected Expenditures								Balances			Year
	Tax Increments	Interest Earnings	Intergov. Revenues	Transfer from TID 5	Total Revenues	2024 Land by Label \$2,600,000	Small Business Loan	Donations to TID 6	Donations to TID 13	Land Acquisition	Capital Projects ¹	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2024	2,012,605	16,348	595,868	7,808	2,632,629	622,642	14,000					3,088	639,730	1,992,899	7,257,781	5,772,358	2024
2025	1,096,365		595,868		1,692,233	1,977,358		1,200,000	215,000	880,000		3,000	4,275,358	(2,583,125)	4,674,657	1,500,000	2025
2026	1,448,085		595,868		2,043,953						1,500,000	3,000	1,503,000	540,953	5,215,610	0	2026
2027	1,462,566		595,868		2,058,434							3,000	3,000	2,055,434	7,271,043		2027
2028	1,477,191		595,868		2,073,059							3,000	3,000	2,070,059	9,341,103		2028
2029	1,491,963		595,868		2,087,831							3,000	3,000	2,084,831	11,425,934		2029
2030	1,506,883		595,868		2,102,751							3,000	3,000	2,099,751	13,525,685		2030
2031	1,521,952		595,868		2,117,820							3,000	3,000	2,114,820	15,640,504		2031
Totals (2024 - 2031)	12,017,610	16,348	4,766,945	7,808	16,808,710	2,600,000	14,000	1,200,000	215,000	880,000	1,500,000	24,088	6,433,088				Totals (2024 - 2031)

Notes:

1) Includes \$1.00 million for improvements to Whitnall Summit Office property and \$500,000 for the Makers Row Development.

PROJECTED CLOSURE YEAR

LEGEND:
 . - - - - - END OF EXP. PERIOD

Table 5 – Cash Flow For TID No. 6 (Recipient TID) Before Sharing

Year	Projected Revenues			Projected Expenditures				Balances			Year	
	Tax Increments	Intergov. Revenues	Total Revenues	Taxable G.O. Ref Bonds Series 2016B \$1,570,000 Dated Date: 05/25/16 Principal Rate Interest			Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative		Liabilities Outstanding
2024	189,093	18	189,111	135,000	2.30%	21,656	2,964	159,620	29,491	(746,026)	765,000	2024
2025	181,638	18	181,656	130,000	2.45%	18,710	3,000	151,710	29,946	(716,080)	635,000	2025
2026	191,381	18	191,399	150,000	2.60%	15,378	3,000	168,378	23,021	(693,059)	485,000	2026
2027	193,295	18	193,313	170,000	2.80%	11,330	3,000	184,330	8,983	(684,076)	315,000	2027
2028	195,228	18	195,246	165,000	3.00%	6,810	3,000	174,810	20,436	(663,641)	150,000	2028
2029	197,180	18	197,198	150,000	3.00%	2,250	3,000	155,250	41,948	(621,693)	0	2029
2030	199,152	18	199,170				3,000	3,000	196,170	(425,524)		2030
2031	201,143	18	201,161				3,000	3,000	198,161	(227,362)		2031
Totals (2024 - 2031)	1,548,108	144	1,548,252	900,000		76,134	23,964	1,000,098				Totals (2024 - 2031)

Notes:

PROJECTED CLOSURE YEAR

LEGEND:

CALLABLE MATURITIES

END OF EXP. PERIOD

Table 6 – Cash Flow For TID No. 6 (Recipient TID) After Sharing

Year	Projected Revenues			Total Revenues	Projected Expenditures				Total Expenditures	Balances			Year
	Tax Increments	Intergov. Revenues	Transfers from TID No. 7		Taxable G.O. Ref Bonds Series 2016B \$1,570,000 Dated Date: 05/25/16 Principal Rate Interest	Ongoing Planning & Administration				Annual	Cumulative	Liabilities Outstanding	
2024	189,093	18		189,111	135,000	2.30%	21,656	2,964	159,620	29,491	(746,026)	765,000	2024
2025	181,638	18	1,200,000	1,381,656	130,000	2.45%	18,710	3,000	151,710	1,229,946	483,920	635,000	2025
2026	191,381	18		191,399	150,000	2.60%	15,378	3,000	168,378	23,021	506,941	485,000	2026
2027	193,295	18		193,313	170,000	2.80%	11,330	3,000	184,330	8,983	515,924	315,000	2027
2028	195,228	18		195,246	165,000	3.00%	6,810	3,000	174,810	20,436	536,359	150,000	2028
2029	197,180	18		197,198	150,000	3.00%	2,250	3,000	155,250	41,948	578,307	0	2029
2030	199,152	18		199,170				3,000	3,000	196,170	774,476		2030
2031	201,143	18		201,161				3,000	3,000	198,161	972,638		2031
Totals (2024 - 2031)	1,548,108	144	1,200,000	2,748,252	900,000		76,134	23,964	1,000,098				Totals (2024 - 2031)

Notes:

PROJECTED CLOSURE YEAR

LEGEND:

CALLABLE MATURITIES

END OF EXP. PERIOD

Table 7 – Cash Flow For TID No. 13 (Recipient TID) Before Sharing

Year	Projected Revenues		Projected Expenditures		Balances			Year
	Tax Increments	Total Revenues	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2024	13,716	13,716	2,925	2,925	10,791	(243,445)	0	2024
2025	14,385	14,385	3,000	3,000	11,385	(232,060)		2025
2026	20,971	20,971	3,000	3,000	17,971	(214,090)		2026
2027	21,180	21,180	3,000	3,000	18,180	(195,909)		2027
2028	21,392	21,392	3,000	3,000	18,392	(177,517)		2028
2029	21,606	21,606	3,000	3,000	18,606	(158,911)		2029
2030	21,822	21,822	3,000	3,000	18,822	(140,089)		2030
2031	22,040	22,040	3,000	3,000	19,040	(121,049)		2031
2032	22,261	22,261	3,000	3,000	19,261	(101,788)		2032
2033	22,483	22,483	3,000	3,000	19,483	(82,305)		2033
2034	22,708	22,708	3,000	3,000	19,708	(62,596)		2034
2035	22,935	22,935	3,000	3,000	19,935	(42,661)		2035
2036	23,165	23,165	3,000	3,000	20,165	(22,496)		2036
2037	23,396	23,396	3,000	3,000	20,396	(2,100)		2037
2038	23,630	23,630	3,000	3,000	20,630	18,530		2038
Totals (2024 - 2038)	317,691	317,691	44,925	44,925				Totals (2024 - 2038)
Notes: PROJECTED CLOSURE YEAR LEGEND: ----- END OF EXP. PERIOD								

Table 8 – Cash Flow For TID No. 13 (Recipient TID) After Sharing

Year	Projected Revenues		Projected Expenditures		Balances			Year	
	Tax Increments	Transfers from TID No. 7	Total Revenues	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative		Liabilities Outstanding
2024	13,716		13,716	2,925	2,925	10,791	(243,445)	0	2024
2025	14,385		14,385	3,000	3,000	11,385	(232,060)		2025
2026	20,971	215,000	235,971	3,000	3,000	232,971	910		2026
2027	21,180		21,180	3,000	3,000	18,180	19,091		2027
2028	21,392		21,392	3,000	3,000	18,392	37,483		2028
2029	21,606		21,606	3,000	3,000	18,606	56,089		2029
2030	21,822		21,822	3,000	3,000	18,822	74,911		2030
2031	22,040		22,040	3,000	3,000	19,040	93,951		2031
2032	22,261		22,261	3,000	3,000	19,261	113,212		2032
2033	22,483		22,483	3,000	3,000	19,483	132,695		2033
2034	22,708		22,708	3,000	3,000	19,708	152,404		2034
2035	22,935		22,935	3,000	3,000	19,935	172,339		2035
2036	23,165		23,165	3,000	3,000	20,165	192,504		2036
2037	23,396		23,396	3,000	3,000	20,396	212,900		2037
2038	23,630		23,630	3,000	3,000	20,630	233,530		2038
Totals (2024 - 2038)	317,691	215,000	532,691	44,925	44,925				Totals (2024 - 2038)

Notes:

PROJECTED CLOSURE YEAR

LEGEND:

END OF EXP. PERIOD

SECTION 9:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. No territory is being added to the District as part of this Plan Amendment.

SECTION 10:

Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that there will be no change in the territory within the District that will be devoted to retail business at the end of the District's maximum expenditure period as a result of this Amendment.

SECTION 11:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for industrial, high density residential, and commercial uses.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 12:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 13:

How Amendment of the Tax Incremental District Promotes the Orderly Development of the City

This Project Plan Amendment will have no impact on the viability of the original District Project Plan as it relates to the orderly development and/or redevelopment of the City.

SECTION 14:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 15:

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)



City Attorney's Office
attorney@westallswi.gov
Office: 414.302.8450
Fax: 414.302.8444

Karl Decker
City Attorney
Mark H. Ann
Anthony J. Gershe
Rebecca Monti
Principal Assistant City Attorneys
Allison C. Gellide
Assistant City Attorney

October 1, 2025

Mayor Dan Devine
City of West Allis
7525 W Greenfield Ave
West Allis, Wisconsin 53214

RE: Project Plan Amendment for Tax Incremental District No. 7

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105. As City Attorney for the City of West Allis, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the City of West Allis Tax Incremental District No. 7 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

Karl Decker
City Attorney

Tax Incremental District No. 7 Project Plan Amendment
Prepared by Ehlers

City of West Allis
Page | 25

City of West Allis • 7525 West Greenfield Avenue • West Allis, WI 53214 • www.westallswi.gov

SECTION 16:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4. Allocation of future tax increments is based on the projections included in this Plan and assumes the same proportions as the actual breakdown of tax collections for the 2024/2025 levy year.

Revenue Year	Milwaukee County	Milwaukee County Metro Sewer District	City of West Allis	School District of West Allis	Milwaukee Area Technical College	Total	Revenue Year
2023	303,585	119,542	707,426	638,783	77,365	1,846,700	2023
2024	330,859	130,281	770,980	696,170	84,315	2,012,605	2024
2025	180,235	70,971	419,991	379,238	45,931	1,096,365	2025
2026	238,055	93,738	554,726	500,900	60,665	1,448,085	2026
2027	240,436	94,676	560,273	505,909	61,272	1,462,566	2027
2028	242,840	95,623	565,876	510,968	61,885	1,477,191	2028
2029	245,269	96,579	571,535	516,078	62,503	1,491,963	2029
2030	247,721	97,545	577,250	521,238	63,129	1,506,883	2030
2031	250,199	98,520	583,022	526,451	63,760	1,521,952	2031
Totals (2024-2031)	1,975,613	777,932	4,603,653	4,156,952	503,459	12,017,610	



2026

BUDGET & ACTION PLAN

As recommended by Mayor Dan Devine

Oct. 21, 2025

TABLE OF CONTENTS

INTRODUCTION

Mayor's message	3
Summary of Positions	6
Tax Levy Summary	7

GENERAL FUND

General Fund Summary	9
Expenditures by Department	10
Expenditures by Type	11

GENERAL GOVERNMENT

Common Council (01)	13
Mayor (02)	17
Municipal Court (04)	21
Administration & General (10)	27
Assessor (03)	32
City Attorney (05)	37
Information Technology (11)	42
Human Resources (13)	48
Finance (14)	54
City Clerk (15)	59
Treasurer (25)	64
Marketing & Engagement (82)	69
General Fringe Benefits (52)	74

PUBLIC SAFETY

Police & Fire Commission (20)	76
Police (21)	79
Fire (22)	85
Code Enforcement (24)	93
Other Public Safety (88)	98

PUBLIC WORKS

Public Works (40)	100
Engineering (46)	110

HEALTH, CULTURE, RECREATION

Health (30)	117
Senior Center (34)	125
Library (35)	126

CONSERVATION & DEVELOPMENT

Planning, Zoning, and Housing (23)	132
Economic Development (31)	138

SPECIAL REVENUE FUNDS

Marketing Grants & Donations	145
Development Grants	146
Senior Center and Opioid Programs	147
Police Grants	148
Fire Grants	149
Library Grants	150
American Rescue Plan Act (ARPA)	151

CAPITAL PROJECTS FUNDS

Capital Projects Funds Summary	153
--------------------------------	-----

DEBT SERVICE FUND

Debt Service	155
--------------	-----

ENTERPRISE FUNDS

Water Utility	157
Lead Services	158
Sanitary Utility	159
Storm Sewer Utility	160
Solid Waste Utility	161
Beloit Rd Public Housing	162

INTERNAL SERVICE FUNDS

Internal Service Funds Summary	164
--------------------------------	-----

VISION AND MISSION

Vision and Mission Statements	165
-------------------------------	-----

APPENDIX

Account-Level Budget Detail	166
-----------------------------	-----

Mayor's 2026 Budget Message

To the Honorable Members of the Common Council and the residents of the City of West Allis, For your review is the 2026 Recommended Budget and Action Plan, prepared in accordance with s. 65.90 Wis. Stats. and Chapter 1 Section 1.04 of the City Municipal Code. This budget builds on the progress we've made over the last year and continues our commitment to fiscal responsibility, public safety, and long-term community well-being.

Strategic Alignment

The 2026 Recommended Budget continues to align with our 2022–2026 Strategic Plan's focus areas:

1. Community – Building a healthy, safe, and welcoming city.
2. Destination – Attracting residents, businesses, and visitors.
3. Financial – Practicing fiscal responsibility while aligning resources with community needs.
4. Infrastructure – Maintaining and investing in physical assets for the future.
5. Organizational Excellence – Investing in employees while ensuring accountability and transparency.

Highlights and Priorities

Public Safety

Reckless driving remains a top concern. In 2025 up until the end of August, the West Allis Police Department conducted over 5,000 traffic stops, supported by body cameras, squad cameras, Flock safety cameras, and our 24/7 drone unit. These tools reduce liability, aid investigations, and make our neighborhoods safer.

Our Fire Department continues to innovate with community paramedicine programs, firefighter well-being initiatives, smarter technology, and regional collaboration, all while honoring the service of our members and their families. Over the next year, West Allis will begin working with the City of Wauwatosa on the potential merger of our fire departments, building on the success of the recently completed Southwest Suburban Health Department merger with Greenfield.

Emergency Response and Resilience

In 2025, a significant flood event affected over 900 homes in West Allis. City staff from across the organization—including the Fire Department, Health Department, Public Works, Police, Communications, Engineering, Code Enforcement, and the Customer Service Center (CSC)—mobilized quickly to protect life and property, conduct welfare checks, coordinate public information, manage debris and infrastructure impacts, and support residents with recovery

resources. This budget builds on those lessons by prioritizing cross-department coordination, emergency communications, and resilience planning.

Fiscal Responsibility

This year we anticipate about \$2.1 million in total additional revenue across several sources. These include:

- Ground Emergency Medical Transportation program revenue
- Reallocated Convention & Visitors Bureau room tax dollars
- Increased Transportation Aid
- Shared Revenue
- Ambulance service fees

The Municipal Services Payments (MSP) program reimburses municipalities for providing services like police and fire protection to state-owned facilities, which are exempt from property taxes. For years, the program was frozen at its 2003 funding level, leaving local taxpayers to shoulder much of the cost of state facilities in our community. In the 2025–27 Biennial Budget, Wisconsin increased MSP funding by \$14 million statewide — raising the state’s contribution from 37.6% to 51.8%. For West Allis, this means an additional \$90,000 in annual support beginning in 2026, helping address a long-standing funding shortfall and easing the burden on local taxpayers.

The City also completed its first citywide revaluation since 2013, ensuring assessed values remain in line with the real estate market. The next revaluation is scheduled for 2026.

Technology and Efficiency

Public Works has modernized operations through GIS and AssetWorks, enabling real-time tracking of maintenance, cost reporting, and asset management. Dash cameras in vehicles and iPads in the field give staff the tools they need to work efficiently while protecting the City against claims. OpenGov continues to streamline permitting and licensing, and our new city website and mobile app make it easier than ever for residents to access services online.

Community Development and Amenities

The pavilion at Liberty Heights is close to complete, and the Rail-to-Trails project continues to transform our former industrial corridors. Major housing developments such as The Revv and Union Green are bringing new residents and vibrancy to our neighborhoods.

Our tourism campaign, launched in July 2025, promotes West Allis as both a thriving community and a destination to visit, complementing the successful launch of VisitStallis.com. Dozens of new businesses — from Pan Asia Supermarket to Aroma’s Café to Slingshot Bar, from the food side as well as Novenisis and Blast Cleaning technologies on a manufacturing end — are investing in West Allis, strengthening our commercial base.

Employee and Community Engagement

Our employees remain our greatest asset. To keep West Allis competitive in today's workforce, the City implemented an enhanced salary schedule for general employees in January 2025, increasing step progressions from six (6) steps to eleven (11). This modernization provides clearer career pathways, improves retention, and helps us recruit and retain top talent amid a tight labor market. We will also be providing a 2% increase for non-union employees and have already successfully agreed upon one of two labor contracts for the next four years.

We will continue the ENGAGE leadership workshop series, expanding professional development opportunities built on Education, Networking, Growth, Action, and Gaining Empowerment, and we will maintain ongoing community conversations in key corridors such as 60th & Burnham and Hwy 100 to strengthen resident, business, and partner engagement.

Finally, 2026 marks the final year of our current Strategic Plan (2022–2026). Beginning next year, we will launch a community-driven process to create the City's next five-year Strategic Plan (2027–2031), ensuring our long-term goals continue to reflect the needs and aspirations of West Allis.

Looking Ahead

Despite revenue gains, structural challenges remain. As a fully built-out city, our levy growth is constrained by limited net new construction. We will continue to explore shared services while pursuing administrative cost recovery from high-utilizing organizations.

Acknowledgements

I want to thank the Common Council for their leadership, our dedicated City staff for their service, and the residents and businesses of West Allis for their partnership. Special thanks to the Finance Department, City Administrator Erin Hirn, and our Marketing & Engagement team for their work compiling this budget, and to all departments for their cooperation.

Next Steps

The public hearing for the 2026 Recommended Budget will take place on November 4, 2025, at 7:00 PM, with the Common Council vote on the Operating Budget, Capital Budget, Property Tax Levy, and Appropriations Ordinances scheduled for November 11, 2025. Publication of the adopted levy will follow in December.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Dan Devine". The signature is fluid and cursive, with the first name "Dan" and last name "Devine" clearly distinguishable.

Mayor Dan Devine

CITY OF WEST ALLIS SUMMARY OF POSITIONS 2026 BUDGET

<< ----- overall ----- >> << ----- breakdown ----- >>

Department or Division	2025	2026			2025			2026		
	Total FTE's	Misc Adjust	Position Change	Total FTE's	General Fund	Other ** Funding	Non-Bene-fited	General Fund	Other ** Funding	Non-Bene-fited
Alderspersons	10.00			10.00	10.00		-	10.00		
Mayor	1.00			1.00	1.00		-	1.00		
City Attorney	7.00	(0.30)	0.50	7.20	6.00		1.00	6.20		1.00
Municipal Court	3.40			3.40	2.90		0.50	2.90		0.50
City Assessor	4.33			4.33	4.00		0.33	4.00		0.33
City Admin & Gen Govt	0.75		0.25	1.00	0.75		-	1.00		
Information Technology	9.10			9.10	9.00		0.10	9.00		0.10
Finance	7.75		0.25	8.00	7.00	0.75	-	7.25	0.75	
Treasurer / CSC	7.00			7.00	6.10	0.90	-	6.10	0.90	
Human Resources	5.00		1.00	6.00	5.00		-	6.00		
Clerk	52.25	0.30	(0.25)	52.30	2.25		50.00	2.30		50.00
Police Department	181.55			181.55	159.55		22.00	159.55		22.00
Fire Department	102.20			102.20	101.10	1.00	0.10	101.10	1.00	0.10
Economic Development	3.75			3.75	1.75	2.00	-	1.75	2.00	
Planning, Zoning, Housing	8.75		(1.00)	9.00	3.85	4.90	-	3.85	5.15	
(PZ & Hsg continued)			1.25							
Code Enforcement	14.00			14.00	10.00	2.00	2.00	10.35	1.65	2.00
Health * & Sr Ctr	43.88			43.88	19.40	* 23.00	1.48	19.40	* 23.00	1.48
Public Library	23.80			23.80	16.00		7.80	16.00		7.80
Public Works										
Administration	4.00			4.00	4.00		-	4.00		
Building, Elect, Inventory	27.00		1.00	28.00	23.00		4.00	24.00		4.00
Street & Sanitation	54.00			54.00	49.00		5.00	49.00		5.00
Forestry	28.00			28.00	12.00		16.00	12.00		16.00
Fleet Services	9.00			9.00	9.00		-	9.00		
Engineering	18.00		(1.00)	17.00	17.00		1.00	16.00		1.00
Water Utility	18.00			18.00		18.00	-		18.00	
Marketing & Events	7.00		1.00	8.00	6.50	0.50	-	7.50	0.50	
TOTALS	650.51	-	3.00	653.51	486.15	53.05	111.31	489.25	52.95	111.31
					Total 2025 Benefit Positions		539.20	Change		3.00
								Total 2026 Benefit Positions		542.20

* Health figure includes joint health dept (SWSHD) employees.

** Other Funding reflects grant funded positions + an est. for the portion of FTE's funded by Greenfield's contribution to SWSHD.

CITY OF WEST ALLIS TAX LEVY SUMMARY 2026 BUDGET

	<u>2021 Levy</u> 2022 Budget	<u>2022 Levy</u> 2023 Budget	<u>2023 Levy</u> 2024 Budget	<u>2024 Levy</u> 2025 Budget	<u>2025 Levy</u> 2026 Budget	\$ Change	% Change
Operating Budget							
General Fund	\$ 40,447,255	\$ 40,702,574	\$ 41,085,935	\$ 40,218,613	\$ 40,333,985	\$ 115,372	0.3%
Debt Service	4,333,919	4,451,831	4,234,412	5,100,000	5,571,000	471,000	9.2%
Health Fund ^(a)	-	-	-	-	-	-	-
Parking Utility ^(b)	43,000	-	-	-	-	-	-
Total operating budget	44,824,174	45,154,405	45,320,347	45,318,613	45,904,985	586,372	1.3%
Tax Increment							
TID 05 - Six Points ^(c)	922,173	980,719	-	-	-	-	-
TID 06 - Lime Pit	119,618	196,211	189,093	174,253	211,105	36,852	21.1%
TID 07 - Whitnall Summit Place	2,003,295	1,964,718	2,012,605	1,051,793	1,597,330	545,537	51.9%
TID 09 - Pioneer Neighborhood ^(d)	-	-	-	-	-	-	-
TID 10 - Yellow Freight	298,068	317,709	329,169	213,155	328,909	115,754	54.3%
TID 11 - 84th & Greenfield	946,643	1,082,336	1,105,343	795,211	1,184,062	388,851	48.9%
TID 12 - Teledyne ^(e)	-	-	-	-	-	-	-
TID 13 - Home Juice	10,727	12,655	13,716	13,800	23,132	9,332	67.6%
TID 14 - Milwaukee Ductile	401,675	591,963	625,432	431,150	635,426	204,276	47.4%
TID 15 - The Market	985,150	1,027,587	1,421,359	1,128,594	1,686,188	557,594	49.4%
TID 16 - 70th & Washington Corridor	338,285	318,291	531,236	434,170	659,095	224,925	51.8%
TID 17 - Lincoln West Corridor	488,778	444,254	455,672	218,455	398,176	179,721	82.3%
TID 18 - CHR Hansen	30,768	54,824	82,814	44,039	60,593	16,554	37.6%
TID 19 - 86th & National	-	-	-	-	714,451	714,451	100.0%
TID 20 - 6400 W Greenfield ^(f)	-	-	-	-	-	-	-
Total tax increment	6,545,180	6,991,267	6,766,438	4,504,620	7,498,467	2,993,847	66.5%
					<i>estimated</i>		
Total City taxes	\$ 51,369,354	\$ 52,145,672	\$ 52,086,785	\$ 49,823,233	\$ 53,403,452	\$ 3,580,219	7.2%

	<u>2021 Levy</u> 2022 Budget	<u>2022 Levy</u> 2023 Budget	<u>2023 Levy</u> 2024 Budget	<u>2024 Levy</u> 2025 Budget	<u>2025 Levy</u> 2026 Budget	\$ Change	% Change
City Tax Rates							
General Fund	\$ 10.91	\$ 11.00	\$ 11.00	\$ 7.44	\$ 7.58	\$ 0.14	1.9%
Debt Service	1.10	1.12	1.07	0.90	0.98	0.08	8.9%
Health Fund ^(a)	-	-	-	-	-	-	-
Parking Utility ^(b)	0.01	-	-	-	-	-	-
	\$ 12.02	\$ 12.12	\$ 12.07	\$ 8.34	\$ 8.56	\$ 0.22	2.6%

	<u>2021 Levy</u> 2022 Budget	<u>2022 Levy</u> 2023 Budget	<u>2023 Levy</u> 2024 Budget	<u>2024 Levy</u> 2025 Budget	<u>2025 Levy</u> 2026 Budget	\$ Change	% Change
Assessed value	3,918,312,400	3,953,572,200	3,980,009,500	5,647,213,100	5,679,238,414	32,025,314	0.6%
Most prominent home value	\$ 125,000	\$ 125,000	\$ 125,000	\$ (g) 200,000	\$ 200,000	\$ -	-
Est. tax based on prominent value	\$ 1,503	\$ 1,515	\$ 1,509	\$ (g) 1,668	\$ 1,712	\$ 44	2.6%

(a) The Health Fund levy for retiree insurance and related expenditures were moved to the General Fund for the 2022 budget.

(b) The Parking Utility was merged into the General Fund for the 2023 budget.

(c) TID 05 was terminated in 2023. (d) TID 09 was terminated in 2021.

(e) TID 12 was terminated in 2024. (f) TID 20 was created in 2024.

(g) A city-wide revaluation was completed in 2024. The estimated tax increase shown is a result of a higher concentration of value in residential properties.



BUDGET & ACTION PLAN
As recommended by Mayor Dan Devine

General Fund

Revenues & Expenditures

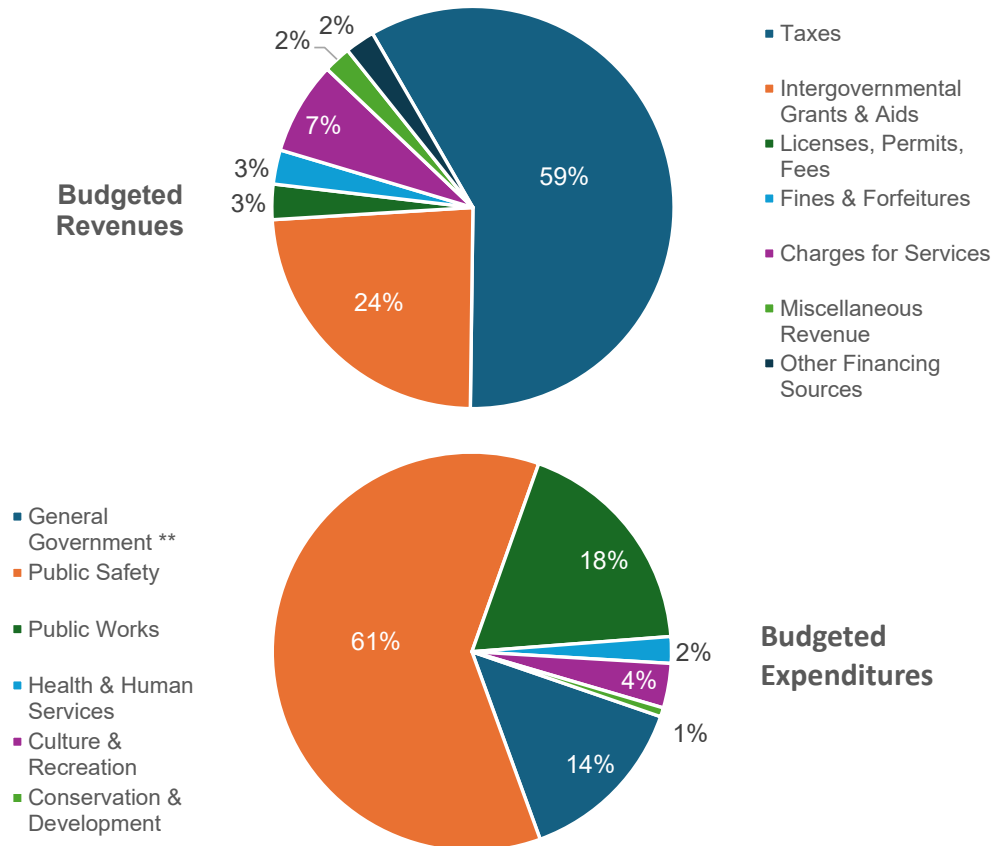
CITY OF WEST ALLIS GENERAL FUND SUMMARY 2026 BUDGET

	2024 Actual	2025 YTD*	2025 Estimate	2025 Budget	2026 Budget	\$ Change	% Change
Revenues							
Taxes	\$ 42,929,610	\$ 36,175,103	\$ 41,933,000	\$ 41,842,000	\$ 42,018,000	\$ 176,000	0.4%
Intergovernmental Grants & Aids	14,833,735	7,454,224	15,818,000	15,895,000	17,101,000	1,206,000	7.6%
Licenses, Permits, Fees	2,627,589	1,932,430	2,445,000	1,884,000	2,035,000	151,000	8.0%
Fines & Forfeitures	1,922,789	1,604,659	1,976,000	1,931,000	1,975,000	44,000	2.3%
Charges for Services	5,348,423	3,727,501	5,544,000	5,101,000	5,358,000	257,000	5.0%
Miscellaneous Revenue	6,938,092	5,402,067	6,383,000	1,527,000	1,577,000	50,000	3.3%
Other Financing Sources	1,521,031	1,047,508	1,638,000	1,505,000	1,711,000	206,000	13.7%
Total Revenues	76,121,269	57,343,492	75,737,000	69,685,000	71,775,000	2,090,000	3.0%
Expenditures							
General Government **	19,394,056	6,014,441	18,243,841	9,578,082	10,166,979	588,897	6.1%
Public Safety	41,141,496	27,862,889	41,837,508	42,701,717	43,778,951	1,077,234	2.5%
Public Works	11,748,088	8,100,446	11,156,056	12,836,738	13,168,825	332,087	2.6%
Health & Human Services	2,239,516	1,520,617	1,520,617	1,520,617	1,546,772	26,155	1.7%
Culture & Recreation	2,260,936	1,744,221	2,364,807	2,445,042	2,588,621	143,579	5.9%
Conservation & Development	542,096	455,861	614,171	602,804	524,852	(77,952)	(12.9%)
Total Expenditures	77,326,188	45,698,475	75,737,000	69,685,000	71,775,000	2,090,000	3.0%
Net revenue surplus / (deficit) ***	(1,204,919)	11,645,017	-	-	-		
Beginning fund balance ***	25,754,442	24,549,523	24,549,523	24,549,523	24,549,523		
Ending Fund balance	\$ 24,549,523	\$ 36,194,540	\$ 24,549,523	\$ 24,549,523	\$ 24,549,523		

* Year-to-date (YTD) through September

** The General Government category holds the city's transfers to capital funds. This money directly reduces the taxpayer debt burden.

*** A retroactive accounting rule change occurred in 2024 causing a \$1.4M increase in beginning fund balance. Per fund balance policy, most of this was transferred to capital projects funds. Fund balance actually increased \$209,233 when compared to the 2023 ending balance.



**CITY OF WEST ALLIS GENERAL FUND
EXPENDITURES BY DEPARTMENT
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
GENERAL GOVERNMENT									
Common Council	\$ 151,934	\$ 144,530	\$ 130,355	\$ 130,355	\$ 89,400	\$ 130,355	\$ 132,445	\$ 2,090	1.6%
Mayor	121,995	128,040	133,913	133,913	99,413	133,913	140,176	6,263	4.7%
Municipal Court	340,835	324,252	338,023	338,023	244,121	336,573	328,783	(9,240)	(2.7%)
City Administration & General Government	173,287	669,621	847,499	985,566	758,601	927,131	872,091	24,592	2.9%
City Assessor	356,552	392,021	536,087	536,087	298,834	412,178	560,481	24,394	4.6%
City Attorney	1,094,361	820,289	844,805	876,216	615,746	834,695	865,856	21,051	2.5%
Information Technology	1,434,091	1,483,184	1,562,180	1,562,180	1,137,537	1,504,620	1,644,696	82,516	5.3%
Human Resources	665,453	855,911	795,571	679,605	482,756	650,508	906,845	111,274	14.0%
Finance	874,104	1,030,744	1,123,765	1,123,765	855,843	1,038,423	1,204,287	80,522	7.2%
City Clerk	540,729	581,887	575,748	627,314	429,106	515,971	639,516	63,768	11.1%
Treasurer	522,573	546,006	650,365	650,365	404,986	572,709	719,707	69,342	10.7%
Marketing & Engagement (formerly Communications)	656,642	920,960	982,338	877,260	545,514	954,026	1,001,022	18,684	1.9%
Promotion, Celebrations, Awards	179,525	-	-	-	-	-	-	-	-
General Fringe Benefits *	992,530	401,121	748,770	748,770	52,584	698,770	676,074	(72,696)	(9.7%)
Other General Government	31,470,602	11,095,490	308,663	308,663	-	9,533,969	475,000	166,337	53.9%
TOTAL GENERAL GOVERNMENT	39,575,213	19,394,056	9,578,082	9,578,082	6,014,441	18,243,841	10,166,979	588,897	6.1%
PUBLIC SAFETY									
Police & Fire Commission	47,270	130,034	43,797	43,797	119,747	121,926	47,797	4,000	9.1%
Police	22,320,174	23,786,488	24,465,381	24,465,381	15,816,788	23,629,767	25,299,195	833,814	3.4%
Fire	15,304,755	15,871,542	16,437,582	16,437,582	10,781,792	16,466,071	16,613,257	175,675	1.1%
Code Enforcement	1,247,534	1,353,432	1,390,407	1,390,407	873,993	1,201,444	1,402,152	11,745	0.8%
Other Public Safety			364,550	364,550	270,569	418,300	416,550	52,000	14.3%
TOTAL PUBLIC SAFETY	38,919,733	41,141,496	42,701,717	42,701,717	27,862,889	41,837,508	43,778,951	1,077,234	2.5%
PUBLIC WORKS									
Public Works	9,949,521	10,752,902	11,739,585	11,739,585	7,420,197	10,220,254	12,046,806	307,221	2.6%
Engineering	1,016,943	995,186	1,097,153	1,097,153	680,249	935,802	1,122,019	24,866	2.3%
TOTAL PUBLIC WORKS	10,966,464	11,748,088	12,836,738	12,836,738	8,100,446	11,156,056	13,168,825	332,087	2.6%
HEALTH & HUMAN SERVICES									
Health Department	2,019,176	2,239,516	1,520,617	1,520,617	1,520,617	1,520,617	1,546,772	26,155	1.7%
TOTAL HEALTH & HUMAN SERVICES	2,019,176	2,239,516	1,520,617	1,520,617	1,520,617	1,520,617	1,546,772	26,155	1.7%
CULTURE & RECREATION									
Senior Center	217,944	217,655	256,825	256,825	165,207	214,689	283,023	26,198	10.2%
Library	2,076,745	2,043,281	2,188,217	2,188,217	1,579,014	2,150,118	2,305,598	117,381	5.4%
TOTAL CULTURE & RECREATION	2,294,689	2,260,936	2,445,042	2,445,042	1,744,221	2,364,807	2,588,621	143,579	5.9%
CONSERVATION & DEVELOPMENT									
Planning & Zoning	342,954	389,355	448,848	448,848	329,448	447,826	352,029	(96,819)	(21.6%)
Economic Development	166,346	152,741	153,956	153,956	126,413	166,345	172,823	18,867	12.3%
TOTAL CONSERVATION & DEVELOPMENT	509,300	542,096	602,804	602,804	455,861	614,171	524,852	(77,952)	(12.9%)
TOTAL EXPENDITURES	\$ 94,284,575	\$ 77,326,188	\$ 69,685,000	\$ 69,685,000	\$ 45,698,475	\$ 75,737,000	\$ 71,775,000	\$ 2,090,000	3.0%

* City paid fringe benefit expenses for most benefits such as FICA, pension, health, dental, and life insurance are included in departmental budgets.
General fringe benefits includes cost of miscellaneous benefit programs not specifically attributable to individual departments

**CITY OF WEST ALLIS GENERAL FUND
EXPENDITURES BY TYPE
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 34,188,412	\$ 34,717,750	\$ 36,214,274	\$ 36,182,774	\$ 24,333,326	\$ 33,858,676	\$ 37,757,686	\$ 1,543,412	4.3%
Salaries - Part-Time	760,002	842,898	858,327	858,327	706,781	820,393	941,706	83,379	9.7%
Overtime	1,640,978	1,861,761	1,372,079	1,372,079	1,076,953	2,016,920	1,415,079	43,000	3.1%
Other Pay	496,502	535,199	811,943	811,943	399,718	762,652	813,989	2,046	0.3%
Health Insurance	6,934,940	6,778,796	7,502,728	7,502,728	5,158,520	7,105,026	7,638,448	135,720	1.8%
Dental Insurance	407,412	413,950	457,756	457,756	304,414	429,083	462,859	5,103	1.1%
Other Benefits	728,500	752,508	831,865	831,865	464,661	615,078	799,278	(32,587)	(3.9%)
Payroll Taxes	2,168,923	2,217,571	2,348,479	2,348,479	1,525,661	2,188,026	2,454,390	105,911	4.5%
Pension	4,293,918	4,730,395	4,975,351	4,975,351	3,314,709	4,757,934	5,118,584	143,233	2.9%
PERSONNEL	51,619,587	52,850,828	55,372,802	55,341,302	37,284,743	52,553,788	57,402,019	2,029,217	3.7%
Other Professional Services	689,577	2,912,440	2,563,242	2,563,667	2,399,395	2,763,447	2,600,071	36,829	1.4%
Maintenance Contracts	1,483,559	1,486,421	1,731,163	1,731,163	1,334,113	1,570,841	1,858,547	127,384	7.4%
PROFESSIONAL SERVICES	2,173,136	4,398,861	4,294,405	4,294,830	3,733,508	4,334,288	4,458,618	164,213	3.8%
Utilities	1,225,488	1,223,329	1,369,551	1,369,551	863,582	1,291,575	1,380,530	10,979	0.8%
Rentals	4,134	1,400	5,500	5,500	7,780	6,980	5,700	200	3.6%
Repair & Maintenance	1,141,568	1,124,911	1,084,550	1,074,550	759,410	887,665	1,121,050	36,500	3.4%
Supplies	458,658	643,557	458,855	474,880	310,746	438,298	490,545	31,690	6.9%
Books & Subscriptions	273,648	267,543	309,975	309,975	223,772	307,595	344,285	34,310	11.1%
Other Maint & Supplies	1,510,539	1,378,017	1,561,128	1,586,178	1,074,061	1,482,350	1,571,128	10,000	0.6%
Advertising	25,626	28,509	61,175	61,175	37,733	61,444	82,150	20,975	34.3%
Printing	27,252	34,224	61,600	61,600	4,915	12,300	11,600	(50,000)	(81.2%)
MAINTENANCE & SUPPLIES	4,666,913	4,701,490	4,912,334	4,943,409	3,281,999	4,488,207	5,006,988	94,654	1.9%
Training & Travel	183,324	167,695	243,221	243,221	148,573	220,155	266,721	23,500	9.7%
Regulatory & Safety	389,016	405,548	373,620	373,620	314,796	405,300	368,270	(5,350)	(1.4%)
Insurance & Claims	865,426	582,971	643,984	643,984	558,901	596,920	628,984	(15,000)	(2.3%)
Retiree Benefits	3,283,391	3,010,005	3,055,171	3,055,171	(65,412)	3,158,382	2,763,000	(292,171)	(9.6%)
Other Miscellaneous	79,856	149,366	127,300	127,300	95,071	93,899	58,200	(69,100)	(54.3%)
MISCELLANEOUS	4,801,013	4,315,585	4,443,296	4,443,296	1,051,929	4,474,656	4,085,175	(358,121)	(8.1%)
Capital Items	364,146	346,377	353,500	353,500	346,296	352,092	347,200	(6,300)	(1.8%)
Transfers-Out	30,659,780	10,713,047	308,663	308,663	-	9,533,969	475,000	166,337	53.9%
OTHER USES	31,023,926	11,059,424	662,163	662,163	346,296	9,886,061	822,200	160,037	24.2%
TOTAL EXPENDITURES	\$ 94,284,575	\$ 77,326,188	\$ 69,685,000	\$ 69,685,000	\$ 45,698,475	\$ 75,737,000	\$ 71,775,000	\$ 2,090,000	3.0%



2026



BUDGET & ACTION PLAN
As recommended by Mayor Dan Devine

**General
Government**

Common Council

Mission:

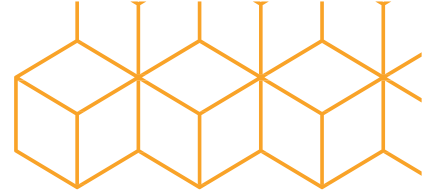
To provide cost effective municipal services consistent with the needs and desires of the citizens of the West Allis community (residences and businesses, as well as other community stakeholders); provide for the health, safety, and welfare of the community; work towards a quality living and working environment; and oversee a positive, progressive, and creative approach to the budget, management, and operations of the City.



Services Provided

- Legislative Body for the City.
- Establish City Policies and Ordinances.
- Adopt City Budget and review/approve Budget Amendments.
- Oversee the Administration of City Government.
- Constituent Service Delivery.
- Set the direction and the goals of the City.

By the Numbers



+\$2,090

\$ Change in Budget

+1.6%

% Change in Budget

Proposed 2026 Budget

\$132,455

Salary and Benefit Budget:

\$122,570

Number of FTEs with
Requested 2026 Changes

10

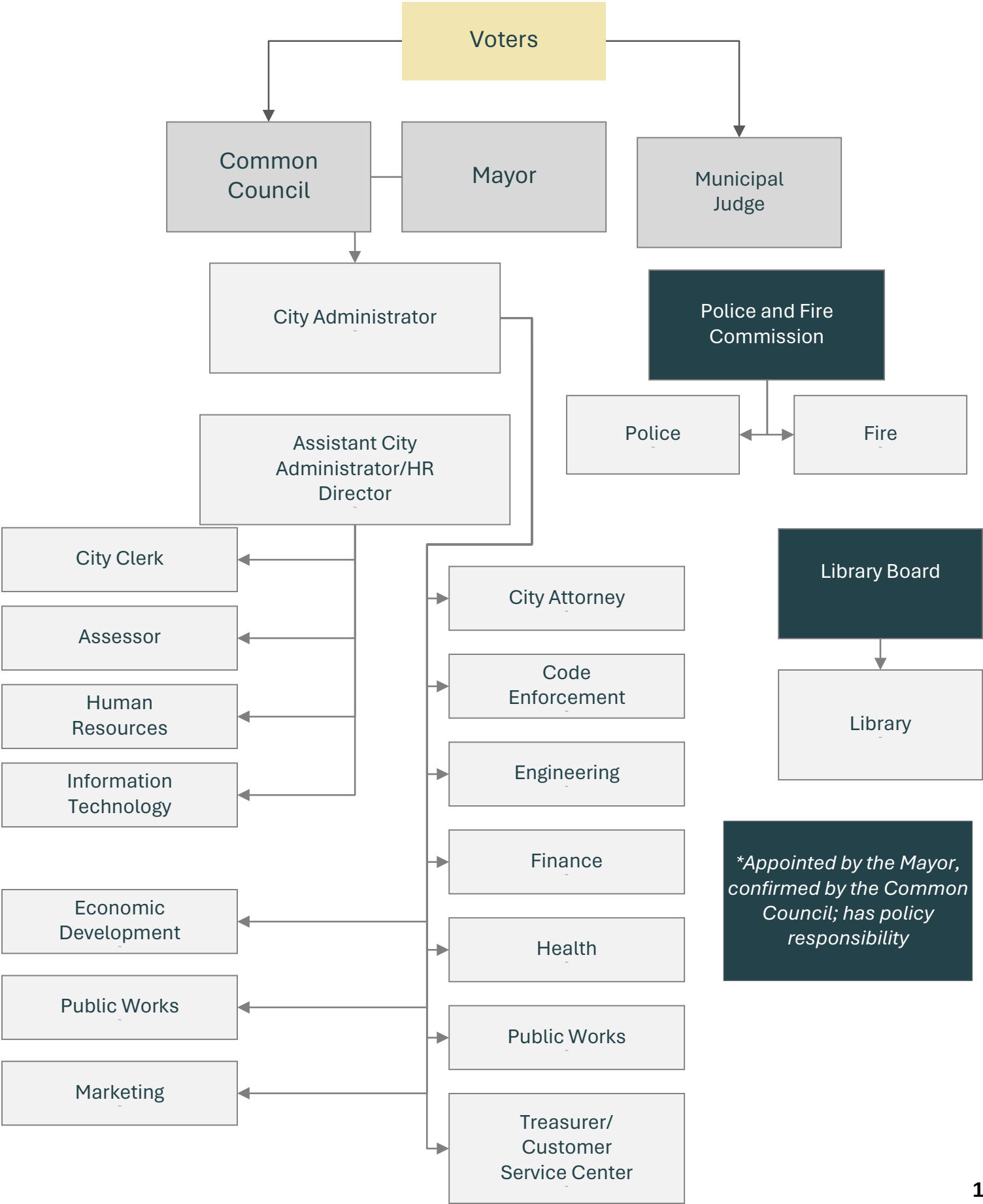
Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

None

2026 Organizational Chart – City of West Allis



**CITY OF WEST ALLIS
COMMON COUNCIL
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 105,998	\$ 105,658	\$ 110,000	\$ 110,000	\$ 81,632	\$ 110,000	\$ 112,008	\$ 2,008	1.8%
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	-	-	-	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	11,526	1,351	-	-	-	-	-	-	-
Dental Insurance	2,166	491	-	-	-	-	-	-	-
Other Benefits	197	490	536	536	389	536	444	(92)	(17.2%)
Payroll Taxes	6,961	7,918	8,415	8,415	6,244	8,415	8,568	153	1.8%
Pension	3,602	1,945	1,529	1,529	1,135	1,529	1,550	21	1.4%
PERSONNEL	130,450	117,853	120,480	120,480	89,400	120,480	122,570	2,090	1.7%
Other Professional Services	-	-	-	-	-	-	-	-	-
Maintenance Contracts	-	-	-	-	-	-	-	-	-
PROFESSIONAL SERVICES	-	-	-	-	-	-	-	-	-
Utilities	583	101	-	-	-	-	-	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-	-	-	-
Supplies	-	100	125	125	-	125	125	-	-
Books & Subscriptions	-	-	250	250	-	250	250	-	-
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	583	201	375	375	-	375	375	-	-
Training & Travel	20,901	26,476	9,500	9,500	-	9,500	9,500	-	-
Regulatory & Safety	-	-	-	-	-	-	-	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	20,901	26,476	9,500	9,500	-	9,500	9,500	-	-
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 151,934	\$ 144,530	\$ 130,355	\$ 130,355	\$ 89,400	\$ 130,355	\$ 132,445	\$ 2,090	1.6%

2026 BUDGET NOTES:

Salaries were increased in accordance with municipal code.

Declining health, dental and pension expenses reflect council member turnover. New members are generally not eligible for these benefits.

Mayor

Mission:

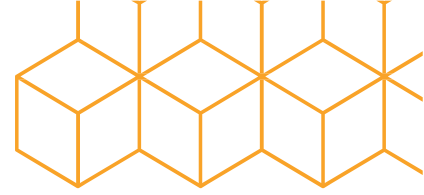
To provide cost effective municipal services consistent with the needs and desires of the citizens of the West Allis community (residences and businesses, as well as other community stakeholders); provide for the health, safety, and welfare of the community; work towards a quality living and working environment; and oversee a positive, progressive, and creative approach to the budget, management, and operations of the City.



Services Provided

- Oversee the operations of City Departments.
- Ensure compliance with City Ordinances.
- Chief spokesperson for the City.
- Intergovernmental Relations.
- Present Recommended Budget to Council.
- Appointments to City Boards, Commissions, Committees, and Authorities.

By the Numbers



+\$6,263

\$ Change in Budget

+4.7%

% Change in Budget

Proposed 2026 Budget

\$140,176

Salary and Benefit Budget:

\$130,536

Number of FTEs with
Requested 2026 Changes

1

Proposed Change in FTE:

None

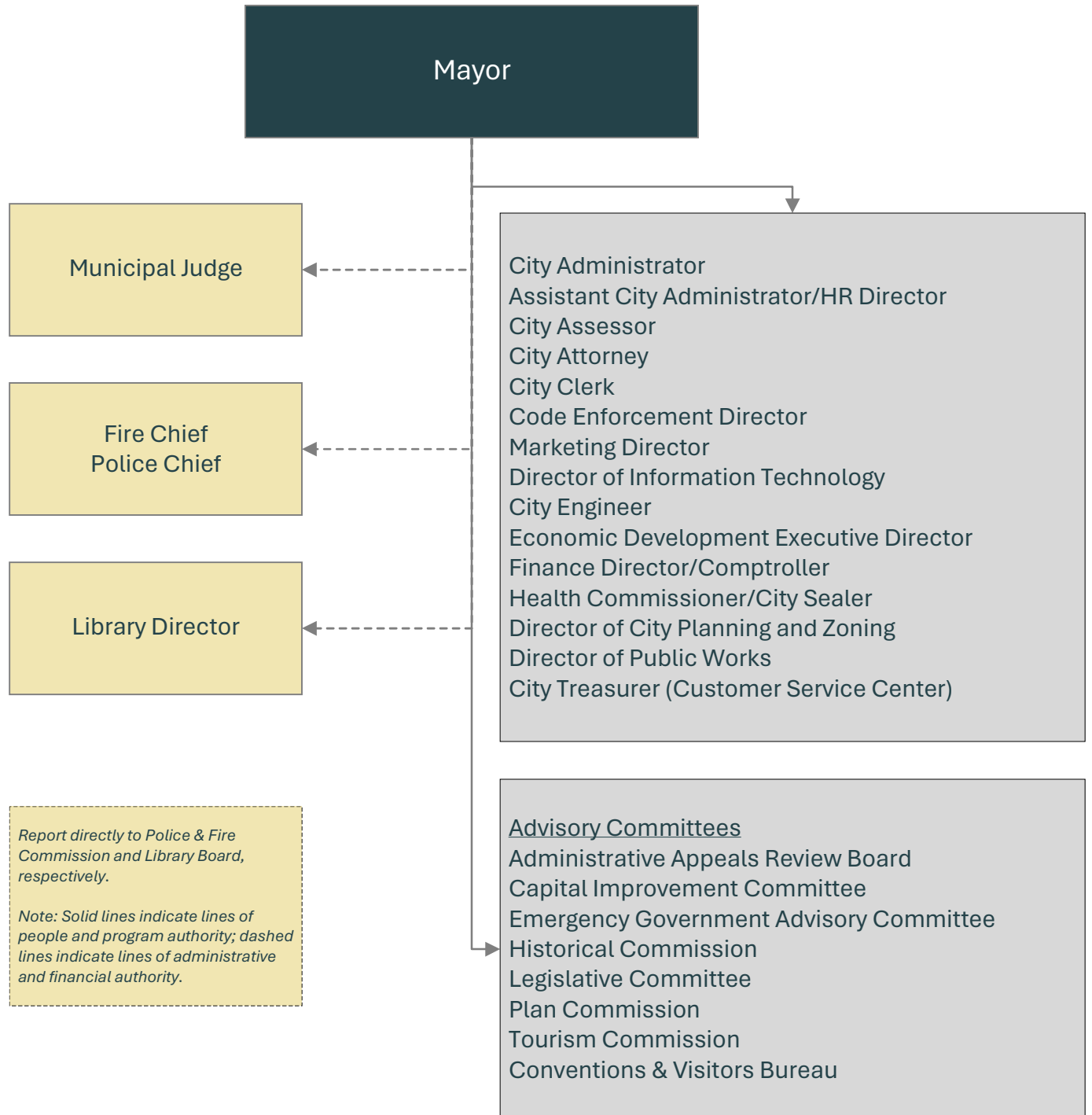
Vacancies as of Aug. 2025:

None

New Budget Requests/Initiatives

Description	One Time/Ongoing
None	N/A

Mayor



Changes from 2025 -
None

CITY FUNDED FTES: 1.0

**CITY OF WEST ALLIS
MAYOR
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 79,728	\$ 82,742	\$ 85,304	\$ 85,304	\$ 63,293	\$ 85,304	\$ 87,861	\$ 2,557	3.0%
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	-	-	-	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	24,700	25,334	26,666	26,666	19,900	26,666	27,820	1,154	4.3%
Dental Insurance	1,260	1,397	1,431	1,431	1,073	1,431	1,459	28	2.0%
Other Benefits	584	828	867	867	598	867	349	(518)	(59.7%)
Payroll Taxes	5,893	6,134	6,526	6,526	4,600	6,526	6,721	195	3.0%
Pension	5,423	5,723	5,929	5,929	4,399	5,929	6,326	397	6.7%
PERSONNEL	117,588	122,158	126,723	126,723	93,863	126,723	130,536	3,813	3.0%
Other Professional Services	81	-	150	150	-	150	150	-	-
Maintenance Contracts	-	-	-	-	-	-	-	-	-
PROFESSIONAL SERVICES	81	-	150	150	-	150	150	-	-
Utilities	338	327	400	400	216	350	400	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-	-	-	-
Supplies	1	90	60	60	-	60	60	-	-
Books & Subscriptions	-	-	30	30	-	30	30	-	-
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	339	417	490	490	216	440	490	-	-
Training & Travel	3,987	5,465	6,550	6,550	5,334	6,600	9,000	2,450	37.4%
Regulatory & Safety	-	-	-	-	-	-	-	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	3,987	5,465	6,550	6,550	5,334	6,600	9,000	2,450	37.4%
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 121,995	\$ 128,040	\$ 133,913	\$ 133,913	\$ 99,413	\$ 133,913	\$ 140,176	\$ 6,263	4.7%

2026 BUDGET NOTES:

Increase in the personnel category reflects a salary increase in accordance with municipal code and inflationary increases to benefit rates.

Municipal Court

Mission:

It is the mission of the West Allis Municipal Court to administer justice and endure accountability while providing justice to the people in a prompt, professional manner while being dedicated to the principals of impartiality, fairness, and integrity.



Services Provided

- Provide a specific set of services tied to enforcing local ordinances and handling violations.
- Adjudicate both traffic and non-traffic violations issued by the West Allis Police Department and other City departments for alleged violations of the West Allis Municipal Code.
- Administer justice and hold individuals accountable if found guilty of ordinance violations.

By the Numbers



-\$9,240

\$ Change in Budget

-2.7%

% Change in Budget

Proposed 2026 Budget

\$328,783

Salary and Benefit Budget:

\$309,028

Number of FTEs with
Requested 2026 Changes

2.9

Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

None

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
Solution to language barriers	TBD	One Time

Software

Name	Description
Titan Public Safety Solutions, LLC	Court system that interacts with the police, state, including department of transportation and department of revenue
Phoenix	Old records that still are outstanding

Contracted Services

Company	Description
Time System	Enables court to receive license numbers and social security numbers for collection of fines
Zoom	Court may be done on-line for reasons judge feels necessary

2025 Accomplishments

- **Enhanced Court Efficiency and Autonomy:**

Successfully implemented the “Time-System”/e-time certification process, allowing one clerk to independently run driver record checks. The court can now access records using driver’s license or social security numbers without relying on police dispatch, reducing interruptions and improving turnaround time.

- **Digitized Case Management:**

All court files are now scanned and attached directly to defendants’ electronic records, providing instant access to case information without the need to locate physical files.

- **Improved Accuracy Through Daily Reporting:**

Established daily report reviews to identify and correct errors promptly, ensuring data accuracy before information is transmitted to defendant records or external agencies.

- **Maintained Timely Case Processing:**

Streamlined weekly workflows to ensure all dispositions are entered and cases are updated by week’s end, improving overall case management efficiency.

- **Optimized In-Court Operations:**

Clerks effectively manage real-time administrative, judicial, and case-processing tasks during court sessions. Utilizing court management software, staff now communicate with defendants and attorneys promptly, ensuring smooth court operations and responsive public service.

- **Strengthened Case Tracking and Compliance:**

Developed procedures for continuous case monitoring to prevent delays and backlogs. Court staff now update and transmit dispositions promptly to all required entities.

- **Reduced Case Backlog:**

Implemented improved scheduling and workflow processes to minimize pending cases and expedite case resolution.

- **Expanded Payment Options:**

Introduced flexible payment systems allowing defendants to pay online via the City website or directly through collection agencies, reducing in-person traffic and wait times.

- **Streamlined Case Documentation:**

Standardized templates for pleas and common filings, transitioning the court to a fully paperless system

simplifies data entry and retrieval.

- **Increased Fine and Fee Recovery:**

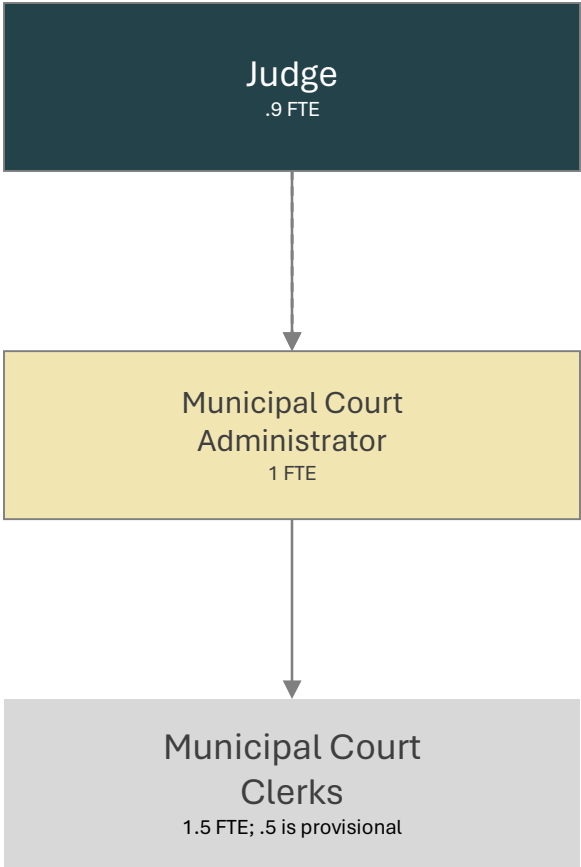
Strengthened collection procedures, resulting in higher recovery rates for outstanding fines and fees.

- **Adopted Virtual Hearings:**

Introduced virtual hearing options for select case types, improving accessibility for participants and reducing the number of continuances.



Municipal Court



Changes from 2025 -
None

CITY FUNDED FTES: 2.9
& 0.5 provisional

**CITY OF WEST ALLIS
MUNICIPAL COURT
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 217,894	\$ 227,567	\$ 226,310	\$ 226,310	\$ 173,416	\$ 226,310	\$ 231,345	\$ 5,035	2.2%
Salaries - Part-Time	34,447	16,199	26,520	26,520	8,692	26,520	10,905	(15,615)	(58.9%)
Overtime	256	335	-	-	52	-	-	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	34,597	27,237	26,414	26,414	20,836	26,414	27,558	1,144	4.3%
Dental Insurance	2,171	1,483	1,335	1,335	1,036	1,335	1,362	27	2.0%
Other Benefits	1,883	2,381	1,983	1,983	1,674	1,983	1,883	(100)	(5.0%)
Payroll Taxes	19,147	18,246	19,341	19,341	13,513	19,341	18,533	(808)	(4.2%)
Pension	17,427	16,297	17,572	17,572	12,021	17,572	17,442	(130)	(0.7%)
PERSONNEL	327,822	309,745	319,475	319,475	231,240	319,475	309,028	(10,447)	(3.3%)
Other Professional Services	-	399	2,000	2,000	21	2,000	1,750	(250)	(12.5%)
Maintenance Contracts	7,829	8,061	8,298	8,298	9,339	9,339	9,400	1,102	13.3%
PROFESSIONAL SERVICES	7,829	8,460	10,298	10,298	9,360	11,339	11,150	852	8.3%
Utilities	-	-	-	-	-	-	-	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	239	2,000	2,000	-	-	2,000	-	-
Supplies	3,853	4,118	4,600	4,600	2,302	4,300	4,000	(600)	(13.0%)
Books & Subscriptions	700	800	150	150	800	-	800	650	433.3%
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	4,553	5,157	6,750	6,750	3,102	4,300	6,800	50	0.7%
Training & Travel	631	890	1,500	1,500	260	1,300	1,805	305	20.3%
Regulatory & Safety	-	-	-	-	-	-	-	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	159	159	-	-	-
MISCELLANEOUS	631	890	1,500	1,500	419	1,459	1,805	305	20.3%
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 340,835	\$ 324,252	\$ 338,023	\$ 338,023	\$ 244,121	\$ 336,573	\$ 328,783	\$ (9,240)	(2.7%)

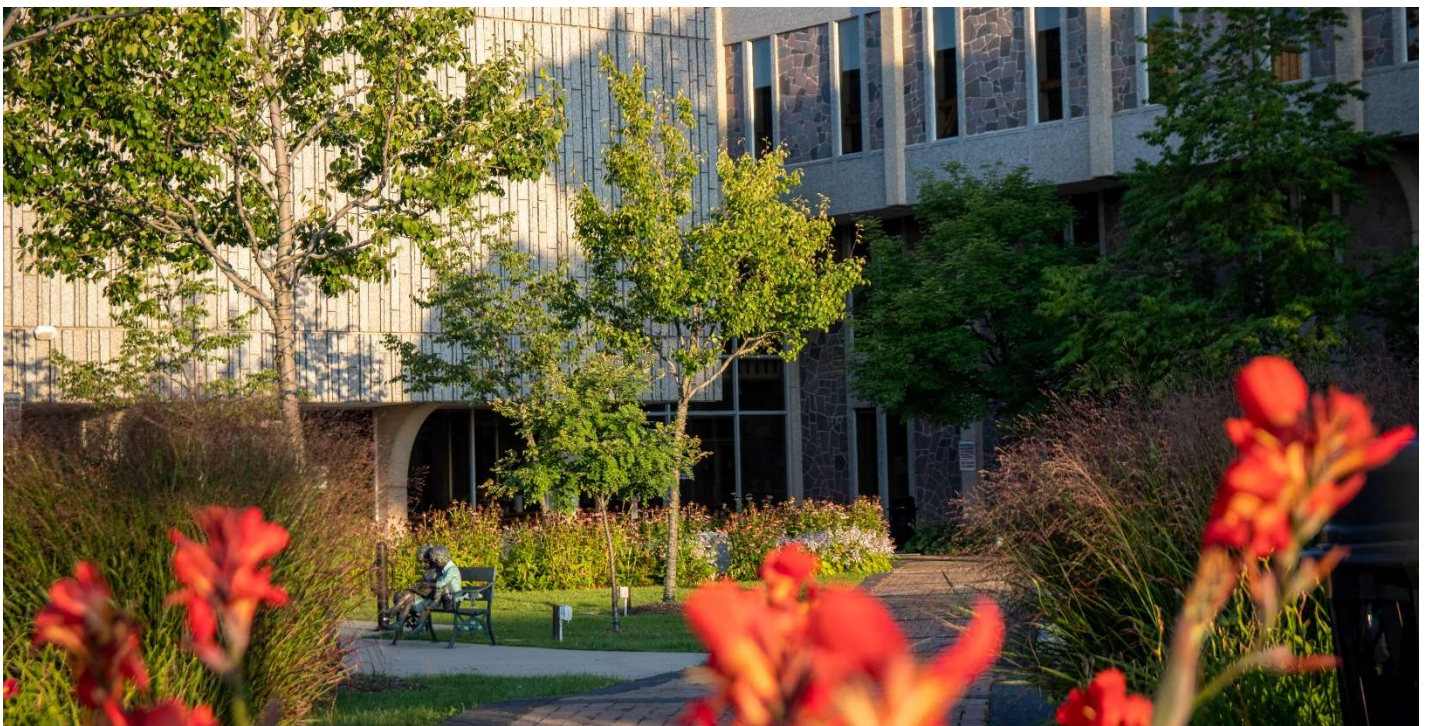
2026 BUDGET NOTES:

Part-time salaries have fluctuated in recent years. The decrease for 2026 reflects authorized org chart staffing and aligns with current year actual part-time staffing needs.

Administration and General Government

Mission:

Exists to oversee City operations, implement Common Council policies and directives, and to ensure that the City of West Allis fulfills its vision of “West Allis will become the preferred city for visitors, residents, and businesses.”



Services Provided

- Daily Direction and Operation of the City.
- Organizational Development, Leadership, and Team Building.
- Innovation, Continuous Improvement/Change Management.
- Strategic Planning, Mission, Vision, and Purpose.
- Legislative and Intergovernmental Relation Activities and Elected Officials Support.
- Emergency Government Support.
- Risk Management.
- Collective Bargaining.
- Crisis Management – Prevention and Mitigation.

By the Numbers



+\$24,592

\$ Change in Budget

+2.9%

% Change in Budget

Proposed 2026 Budget

\$872,091

Salary and Benefit Budget:

\$217,457

Number of FTEs with
Requested 2026 Changes

1

Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

None

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
City Hall Needs Study	TBD	One Time
Fire Department Merger Implementation	75,000	One Time
Create 2027-2031 Strategic Plan	26,430	One Time

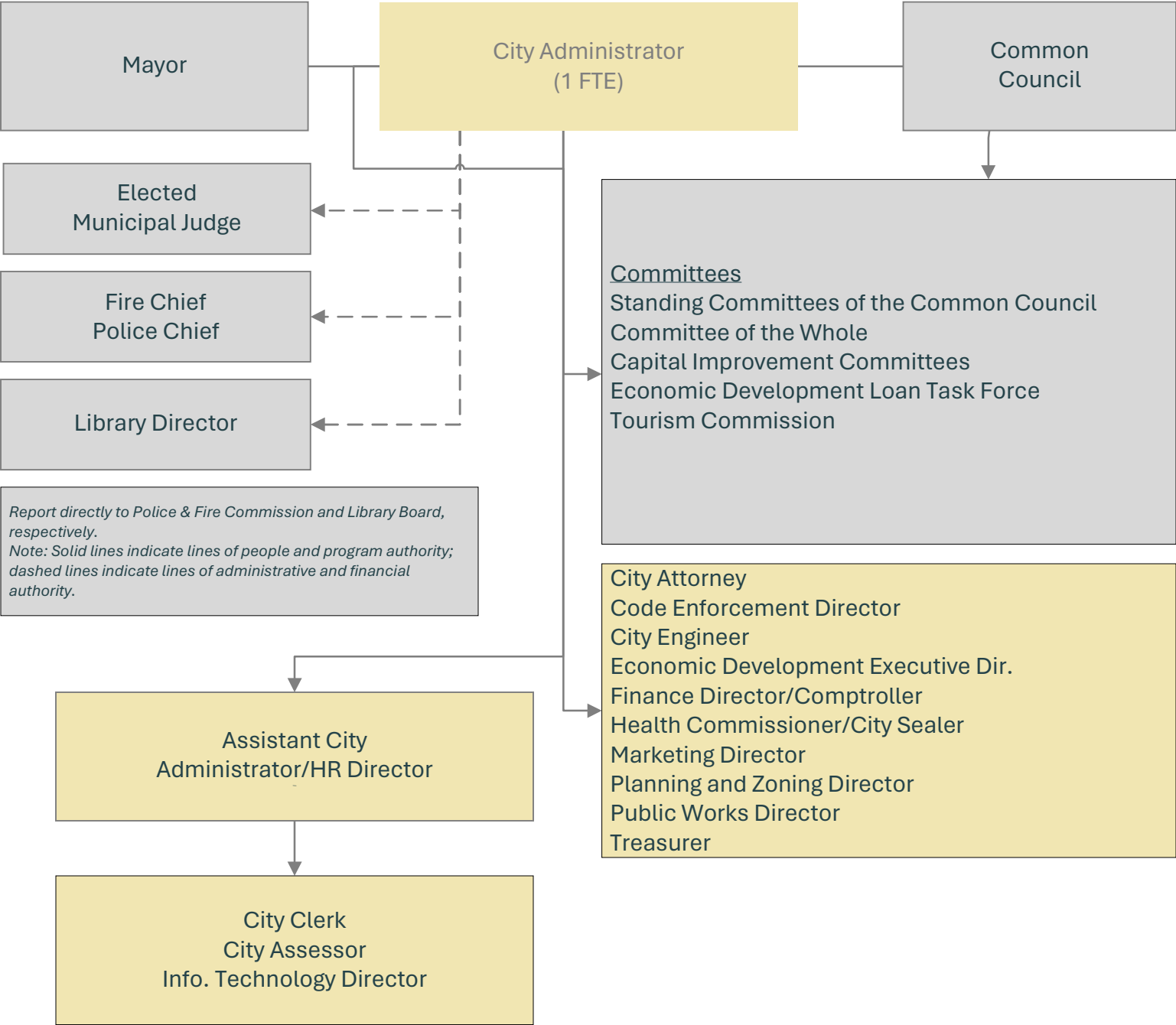
Contracted Services

Company	Description
CVMIC	Liability Insurance Company

Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Strategic Planning	Update activities and goals quarterly; complete 75% of annual goals.	Complete annual update.	Creating new 5-year plan.
Innovation/ Continuous Improvement	5 staff participate in lean training, 2 project checklists in open gov, 10 external processes and 5 internal processes in OpenGov, review 1 dept. external communications.	Continue streamlining budget process, progress discussion on farmers market improvements.	Complete a City Hall Space study and work to reactivate City parks.
Policy, Procedure, Ordinance and Contract Updates	Implement contract management software, complete employee handbook.	Continue conversion of policies to new format and creation of employee handbook.	Work on creating administrative rules.
Organizational Development	2 nd lead West Allis cohort, supervisory training implemented; bi-monthly lunch and learns; formalize supervisory training program; 6 lunch and learns; 1 West Allis cares program.	1 Lead West Allis Cohort, Quarterly town hall meetings.	10 executive leadership meetings, 12 employee newsletters, 8 town hall meetings.
Collaborations, Community Relations, Legislative Support	Implementation of the joint health department.	Complete fire department study and continue discussion on a potential Joint Fire Department with Wauwatosa.	Create a joint Fire Department 2027, Establish working admin/manager group to discuss collaboration ideas, create new opportunities for community engagement.
Risk Management	Pilot dash cameras in non pd vehicles.	Complete installation of vehicle cameras.	Work to revitalize the internal risk management group with quarterly meetings and create/implement training program for board, committee and commission members regarding roles, responsibility, open records, etc.

City Administration



Changes from 2025 -
City Administrator – 1 FTE
(no longer City Administrator/Clerk)

CITY FUNDED FTES: 1.0

**CITY OF WEST ALLIS
CITY ADMINISTRATION & GENERAL GOVERNMENT
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 129,476	\$ 128,043	\$ 124,606	\$ 230,717	\$ 168,776	\$ 233,764	\$ 149,573	\$ 24,967	20.0%
Salaries - Part-Time	-	-	15,000	15,000	-	-	15,000	-	-
Overtime	-	-	-	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	18,339	17,208	17,866	33,520	29,546	43,159	27,820	9,954	55.7%
Dental Insurance	986	932	931	1,740	1,508	2,202	1,459	528	56.7%
Other Benefits	802	1,200	1,159	1,159	1,568	1,619	1,393	234	20.2%
Payroll Taxes	9,210	8,959	9,533	17,651	12,590	15,811	11,443	1,910	20.0%
Pension	8,806	8,856	8,660	16,035	10,732	15,249	10,769	2,109	24.4%
PERSONNEL	167,619	165,198	177,755	315,822	224,720	311,804	217,457	39,702	22.3%
Other Professional Services	-	28,114	118,550	118,550	29,635	118,500	118,500	(50)	(0.0%)
Maintenance Contracts	-	-	-	-	-	-	-	-	-
PROFESSIONAL SERVICES	-	28,114	118,550	118,550	29,635	118,500	118,500	(50)	(0.0%)
Utilities	-	-	-	-	-	-	-	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-	-	-	-
Supplies	454	1,484	26,960	26,960	5,959	11,460	12,000	(14,960)	(55.5%)
Books & Subscriptions	-	143	650	650	-	-	650	-	-
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	454	1,627	27,610	27,610	5,959	11,460	12,650	(14,960)	(54.2%)
Training & Travel	5,214	2,992	12,600	12,600	7,827	7,807	12,500	(100)	(0.8%)
Regulatory & Safety	-	-	-	-	-	-	-	-	-
Insurance & Claims	-	471,690	510,984	510,984	490,460	477,560	510,984	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	5,214	474,682	523,584	523,584	498,287	485,367	523,484	(100)	(0.0%)
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 173,287	\$ 669,621	\$ 847,499	\$ 985,566	\$ 758,601	\$ 927,131	\$ 872,091	\$ 24,592	2.9%

2026 BUDGET NOTES:

Increased personnel costs for 2026 reflect a full City Administrator position. Previously the Administrator was also the City Clerk so salary and benefits were shared with other dep
Beginning in 2024 a budgetary reallocation to move General Government expenses into the City Admin budget was made for alignment with management oversight.
This included property and liability insurance coverage, as well as professional services and supplies as needed for various city initiatives.

Assessor

Mission:

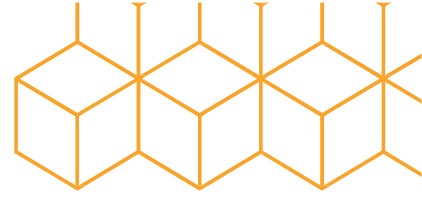
The Assessor's Office strives to ensure uniformity of assessments and a fair and equitable distribution of the tax burden to the taxpayers of West Allis.



Services Provided

- Annual Assessor services including the discovery, listing, and valuing of properties. Field inspection and review of properties - inspection of properties, photographing, sketching of structures. Review of property records, sales transactions, financial information, permits, and real estate market data.
- Review local tax appeals, educate, and assist public in tax appeal rights, and defend values during open book, Board of Review and Circuit Court. Review property tax exemption requests.
- Revaluation of all taxable property in compliance with State law.

By the Numbers



+\$24,394

\$ Change in Budget

+4.6%

% Change in Budget

Proposed 2026 Budget

\$560,481

Salary and Benefit Budget:

\$494,581

**Number of FTEs with
Requested 2026 Changes**

4

Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

1 Assessment Technician

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
Increased postage/mileage for 2026 Revaluation.	\$3,000	One Time
A full citywide revaluation of residential and commercial properties is planned for 2026. This revaluation will capture ongoing market shifts starting in 2024 and update the City's assessment models to ensure they accurately reflect current real estate market conditions.		One Time

Software

Name	Description
Market Drive Computer Assisted Mass Appraisal (CAMA)	Software used to store property information and to value real property.

ArcGIS	Mapping software to analyze property and valuation data.
NCSS	Software used to perform statistical analysis.
Rapid Sketch	Software used for sketching buildings.

Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Maintain level of assessment within statutory requirements through market-based adjustments or revaluations.	87.59% Assessment Level	88% DOR Assessment Level; 97% City Assessment Level	95-105% Assessment Level
Improve uniformity of assessments.	Uniformity with 2024	Uniformity in targeted neighborhoods	2026 Revaluation
Defend all assessed values.	Tax appeal cases defended: Open Book – 581 BOR – 157 Circuit Court – 24	Tax appeal cases defended: Open Book – 67 BOR – 32 Circuit Court – 5-8	Tax appeal cases defended: Open Book – 300-500 BOR – 100-150 Circuit Court – 20-25

2025 Accomplishments

- **Successful 2024 Citywide Revaluation:**

In 2024, the City of West Allis completed a citywide revaluation in accordance with State law, establishing an assessment base at 100% of estimated fair market value. Following the revaluation, the Wisconsin Department of Revenue (DOR) initially determined the City's assessment level to be 87.59%, suggesting that property values should have been higher to meet the State's estimate of fair market value. The City formally challenged this determination, and in August 2025, the DOR revised the 2024 assessment level to 90.45%, confirming that the City met compliance standards for that year. The City maintains that the actual 2024 assessment level accurately reflected 100% of fair market value, which would project a 2025 level of approximately 97%.

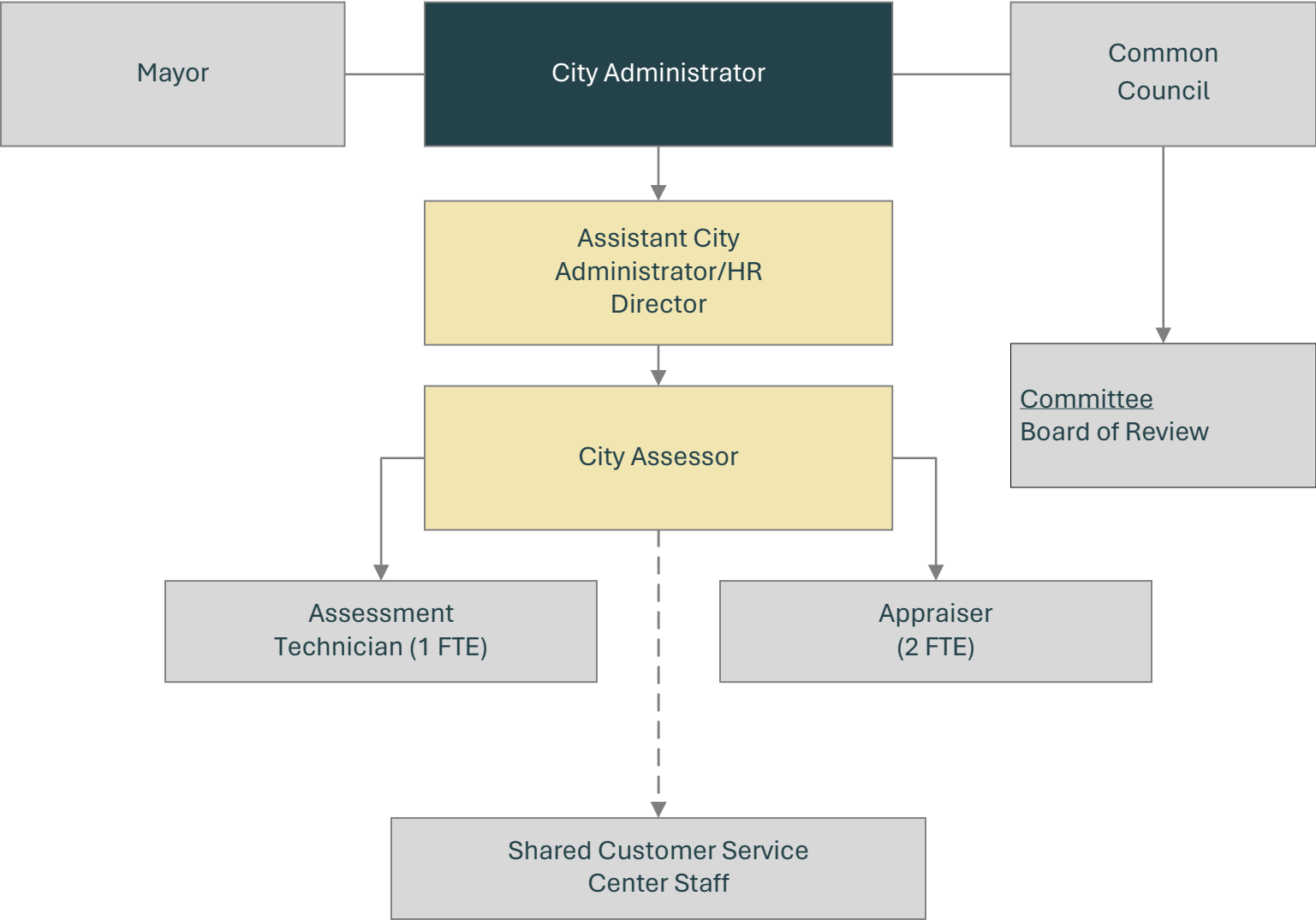
- **2025 Maintenance Year:**

The 2025 assessment cycle was a maintenance year, during which value changes were limited to new construction, building permits, and tax classification adjustments.

- **Citywide Property Inspection Program:**

The next phase of the City's comprehensive assessment initiative involves a multi-year property inspection program to verify and update property records. This effort is essential to maintaining fair and equitable assessments across all property types and will require additional staffing to ensure timely and accurate completion.

Assessor



Changes from 2024 -
None

CITY FUNDED FTES: 4 FTE

**CITY OF WEST ALLIS
ASSESSOR
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 235,477	\$ 256,021	\$ 331,818	\$ 331,818	\$ 201,136	\$ 276,480	\$ 338,286	\$ 6,468	1.9%
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	-	2,112	-	-	44	44	-	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	54,654	51,451	90,146	90,146	38,074	49,437	98,059	7,913	8.8%
Dental Insurance	2,835	3,212	3,765	3,765	2,849	3,895	4,852	1,087	28.9%
Other Benefits	1,588	2,461	3,088	3,088	1,811	2,829	3,148	60	1.9%
Payroll Taxes	17,466	19,031	25,384	25,384	14,990	19,506	25,879	495	2.0%
Pension	16,016	17,818	23,061	23,061	13,982	18,176	24,357	1,296	5.6%
PERSONNEL	328,036	352,106	477,262	477,262	272,886	370,367	494,581	17,319	3.6%
Other Professional Services	4,485	4,547	13,000	13,000	5,830	12,000	15,000	2,000	15.4%
Maintenance Contracts	12,685	11,515	18,500	18,500	11,511	11,511	18,500	-	-
PROFESSIONAL SERVICES	17,170	16,062	31,500	31,500	17,341	23,511	33,500	2,000	6.3%
Utilities	365	321	1,000	1,000	718	1,000	2,000	1,000	100.0%
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	500	500	-	500	500	-	-
Supplies	1,410	13,648	12,800	12,800	1,522	3,500	15,500	2,700	21.1%
Books & Subscriptions	7,457	7,244	8,725	8,725	6,156	9,000	9,500	775	8.9%
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	9,232	21,213	23,025	23,025	8,396	14,000	27,500	4,475	19.4%
Training & Travel	1,966	2,640	4,100	4,100	211	4,100	4,700	600	14.6%
Regulatory & Safety	148	-	200	200	-	200	200	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	2,114	2,640	4,300	4,300	211	4,300	4,900	600	14.0%
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 356,552	\$ 392,021	\$ 536,087	\$ 536,087	\$ 298,834	\$ 412,178	\$ 560,481	\$ 24,394	4.6%

2026 BUDGET NOTES:

The 2025 budgeted amounts for personnel were estimated salaries for positions that had been vacant. The 2026 budget reflects current staffing levels, including an estimate for one currently vacant position, and routine movement through pay ranges.

City Attorney

Mission:

To provide exceptional legal counsel to employees and officials while safeguarding the interests of the city and fostering a safe, prosperous, and inclusive community.



Services Provided

- Legal counsel and opinions.
- Representation in litigation and administrative proceedings.
- Drafting and reviewing legal documents.
- Prosecution of municipal ordinance violations.
- Debt collection.
- Nuisance abatement.

By the Numbers



+\$21,051

\$ Change in Budget

+2.5%

% Change in Budget

Proposed 2026 Budget

\$865,856

Salary and Benefit Budget:

\$795,028

Number of FTEs with
Requested 2026 Changes

6.2

Proposed Change in FTE:

+0.2

Vacancies as of Aug. 2025:

None

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
None	\$0	N/A

Software

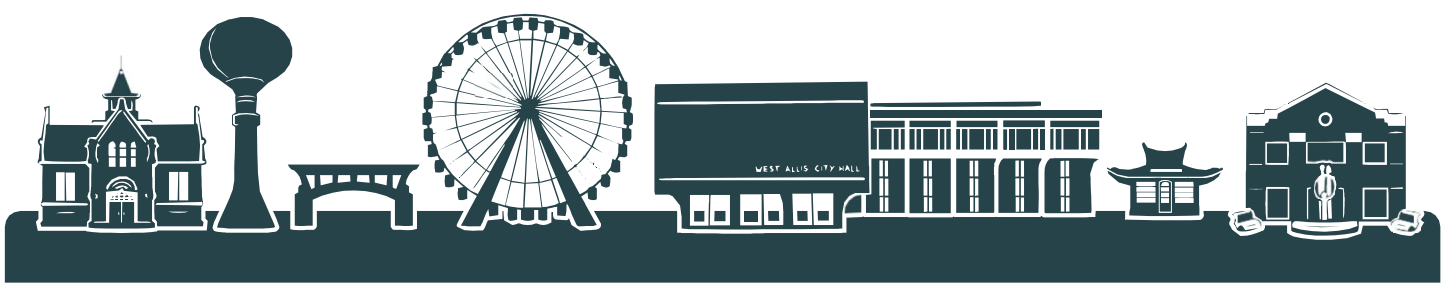
Name	Description
Legal Files	Office file management system.
Lexis+	Legal research database and search engine.

Performance Indicators

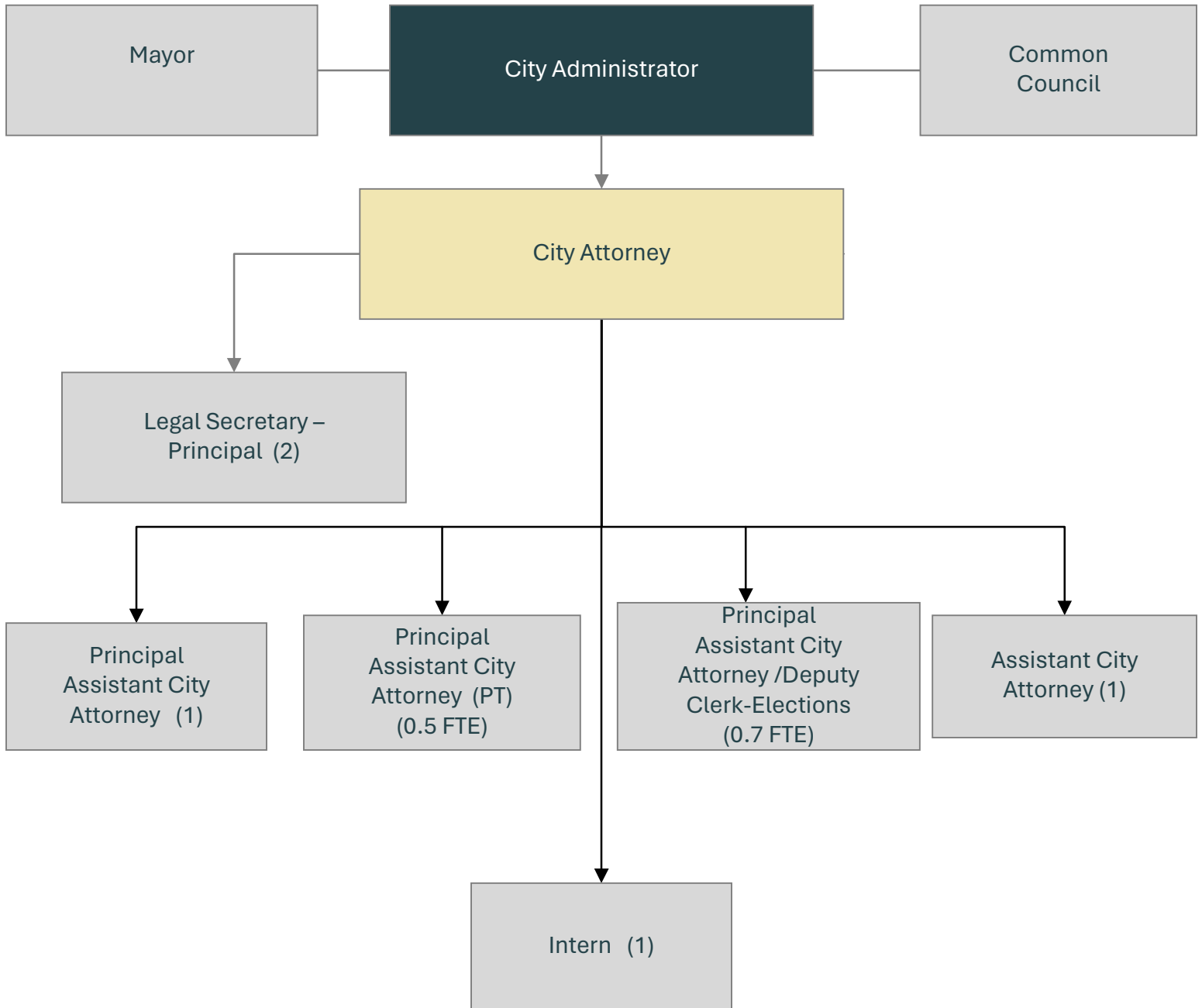
Description	2024 Actual	2025 Projected	2026 Planned
Amount paid out in claims.	\$59,594	\$40,000	\$25,000
Total claims filed.	77	85	75
Outside counsel expenditure.	\$61,576	\$15,000	\$15,000

2025 Accomplishments

- Handling 28 open lawsuits in state court.
- Represented City in 51 new legal matters in state court.
- Processed 1,828 municipal court citations.



City Attorney



Changes from 2025 –
30% of Prin Asst City Attorney moved to Deputy Clerk-Elections role (-0.3 FTE)
Added part-time Prin City Attorney (+0.5 FTE)
Overall change: +0.2 FTE

CITY FUNDED FTES: 6.2 FTE & 1 Intern

**CITY OF WEST ALLIS
CITY ATTORNEY
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 587,175	\$ 537,484	\$ 561,560	\$ 588,970	\$ 412,748	\$ 555,000	\$ 600,287	\$ 38,727	6.9%
Salaries - Part-Time	20,889	22,431	20,800	20,800	16,979	21,000	22,016	1,216	5.8%
Overtime	-	-	-	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	91,194	81,229	89,386	89,386	57,192	89,386	69,355	(20,031)	(22.4%)
Dental Insurance	5,571	4,874	5,155	5,155	3,521	5,155	5,293	138	2.7%
Other Benefits	3,719	4,854	5,310	5,310	3,529	5,310	5,784	474	8.9%
Payroll Taxes	45,486	41,485	44,550	46,646	31,875	44,550	47,545	2,995	6.7%
Pension	39,693	37,169	40,474	42,379	27,939	40,474	44,748	4,274	10.6%
PERSONNEL	793,727	729,526	767,235	798,646	553,783	760,875	795,028	27,793	3.6%
Other Professional Services	14,377	6,384	23,000	23,000	10,502	22,085	13,500	(9,500)	(41.3%)
Maintenance Contracts	2,503	2,628	2,800	2,800	2,759	2,759	2,898	98	3.5%
PROFESSIONAL SERVICES	16,880	9,012	25,800	25,800	13,261	24,844	16,398	(9,402)	(36.4%)
Utilities	-	-	-	-	-	-	-	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-	-	-	-
Supplies	928	1,094	1,800	1,800	633	1,300	1,800	-	-
Books & Subscriptions	7,017	625	4,020	4,020	4,112	4,112	5,280	1,260	31.3%
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	7,945	1,719	5,820	5,820	4,745	5,412	7,080	1,260	21.6%
Training & Travel	5,442	5,050	5,950	5,950	7,597	7,204	7,350	1,400	23.5%
Regulatory & Safety	-	-	-	-	-	-	-	-	-
Insurance & Claims	270,251	74,982	40,000	40,000	36,360	36,360	40,000	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	275,693	80,032	45,950	45,950	43,957	43,564	47,350	1,400	3.0%
Capital Items	116	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	116	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 1,094,361	\$ 820,289	\$ 844,805	\$ 876,216	\$ 615,746	\$ 834,695	\$ 865,856	\$ 21,051	2.5%

2026 BUDGET NOTES:

Personnel increase reflects routine staff movement through pay ranges, plus a net budgetary staffing increase of 0.20 FTE. A part-time 0.5 FTE Attorney was added, offset by allocation of 30% of a full time attorney (0.3 FTE) to the Clerk's Office to support Elections.

Professional Services had been increased in 2025 based on a possible need for outside counsel. The decrease for 2026 reflects a lower need.

The City's claims experience is difficult to predict and can vary significantly from year-to-year. For 2026 a normal claims year has been budgeted.

Information Technology

Mission:

The information Technology Department provides other City departments with technology solutions and support. We strive to exceed the expectations of our customers with the timeliness of fulfilling their requests while providing safe and reliable solutions.



Services Provided

- Technology Training.
- End User Support.
- Geographical Information Systems.
- Application support and Data Management.
- IT Infrastructure Management.

By the Numbers



+\$82,516

\$ Change in Budget

+5.3%

% Change in Budget

Proposed 2026 Budget

\$1,644,696

Salary and Benefit Budget:

\$1,028,496

Number of FTEs with
Requested 2026 Changes

9.0

Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

1 PC Technician

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
MDR (Cybersecurity) protection. Federal grant covers the cost from Jan-Aug in 2026.	\$13,000	\$13,000 for 2026; \$52,000/yr
Increase computer replacement allocation.	\$20,000	Ongoing
Increase in cost for the Barracuda total email protection suite. 5-year contract ends in November of 2026.	TBD	Ongoing

Contracted Services

Company	Description
Rhyme	Managed Print Services
Verizon	Wireless provider
Spectrum	Voice services and leased fiber line to WiscNet
WiscNet	Internet Service Provider

Software

Name	Description
Microsoft 365	E-Mail, Calendaring, Teams, Word, Excel, PowerPoint, OneDrive, Etc.
Mitel	Telephone system
Palo Alto	Firewalls
ExacqVision	Camera video management System
Docuware	Document Management System
ESRI	GIS platform
Acronis	Data back-up solution
Barracuda	Total e-mail protection (Archiving, filters, Phishing simulation & training)
Keri	Electronic door lock system & access control
Field Effect	MDR Cybersecurity provider
Adobe	PDF Viewing and editing
Meraki	Mobile Device Management

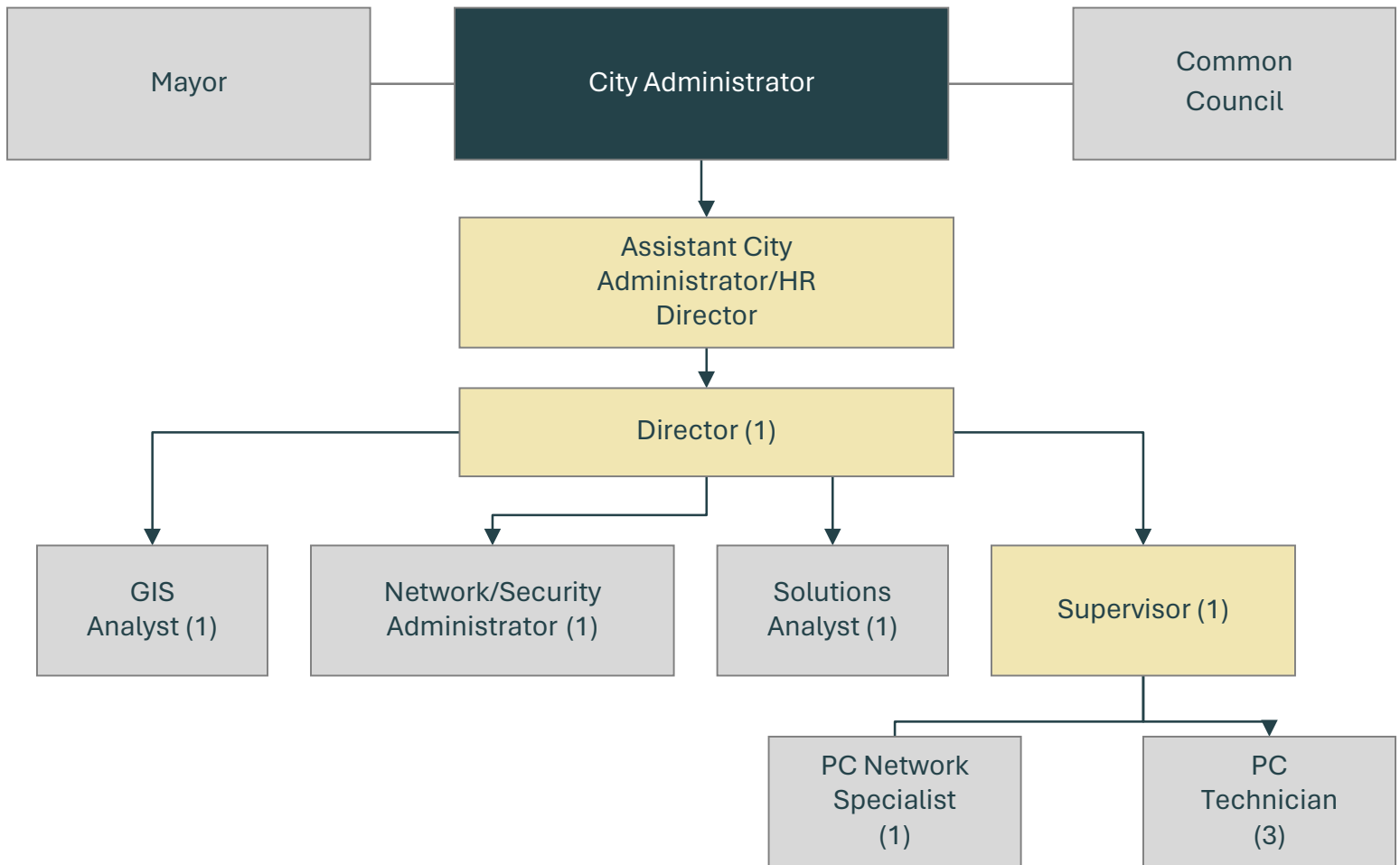
Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Technology Training	4 sessions	3 sessions	4 sessions
Reduce the need of employee IT Support	1779	1547	1469
IT Infrastructure Management: 99.5% uptime of critical systems. Zero Cyber Security incidents.	99.5% Uptime; Zero incidents	99.5% Uptime; 2 incidents	99.5% Uptime; Zero incidents
GIS: Develop Geographical maps for the public web site to tell the story of how West Allis is evolving as a City	GIS public gallery was still under construction	16 maps are available	4 maps, at least one being a story board that highlights new commercial development in the City
Applications & Data: Integrate data and applications to show a more unified view of what is done in the City	3 integrations	4 integrations	Integrate Police information with neighboring law enforcement agencies

2025 Accomplishments

- **Expanded Service Tracking Across Communities**
Added West Milwaukee and Greenfield addresses to the OpenGov system, allowing the Health Department to track work done in these communities more efficiently.
- **Improved Accuracy of Code Enforcement Letters**
Updated OpenGov’s “code violation” database so letters sent to residents now automatically include the correct language from City ordinances.
- **Modernized City Phone System**
Replaced all old copper AT&T phone lines with a new wireless system—improving reliability and reducing costs.
- **Enhanced Security at City Facilities**
Installed new security cameras at City Hall with grant funding from CVMIC and expanded security cameras and Wi-Fi coverage at Liberty Heights.
- **Upgraded Key City Software**
Updated several major systems—Naviline, DocuWare, Keri, TraCS, and ProPhoenix—to improve performance, security, and user experience for staff.
- **Streamlined Court Communications**
Created a new pre-trial phone line and automated call menu for the Municipal Court to help residents reach the right department faster.
- **Launched New City Website and Employee Intranet**
Partnered with departments on the launch of the new City website (Apptegy) and an improved employee intranet built on SharePoint.
- **Upgraded Audio-Visual Systems at City Hall**
Installed new conference and meeting room technology, allowing departments to run meetings independently without relying on Cable Communications.
- **Strengthened Cybersecurity**
Introduced targeted cybersecurity training for staff who handle City finances and deployed advanced protection systems, including Field Effect MDR and Cloudflare security for VisitStallis.com.
- **Improved Public Access to City Data**
Redesigned the OpenGov public portal, making it easier for residents to find financial and performance information.

Information Technology



Changes from 2025 - None

CITY FUNDED FTES: 9

**CITY OF WEST ALLIS
INFORMATION TECHNOLOGY
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 661,239	\$ 694,680	\$ 703,785	\$ 703,785	\$ 507,727	\$ 670,000	\$ 727,692	\$ 23,907	3.4%
Salaries - Part-Time	2,744	-	4,036	4,036	-	-	-	(4,036)	(100.0%)
Overtime	996	2,223	2,000	2,000	472	1,000	2,000	-	-
Other Pay	6,324	5,888	5,605	5,605	5,502	5,600	5,605	-	-
Health Insurance	149,659	153,131	162,018	162,018	121,015	162,000	169,033	7,015	4.3%
Dental Insurance	8,204	8,696	8,852	8,852	6,472	8,600	9,029	177	2.0%
Other Benefits	4,005	6,409	6,566	6,566	4,414	6,670	6,777	211	3.2%
Payroll Taxes	49,710	51,903	54,301	54,301	37,859	54,000	55,822	1,521	2.8%
Pension	45,436	48,535	49,052	49,052	35,114	49,000	52,538	3,486	7.1%
PERSONNEL	928,317	971,465	996,215	996,215	718,575	956,870	1,028,496	32,281	3.2%
Other Professional Services	90,771	113,407	107,000	107,000	57,881	90,000	73,200	(33,800)	(31.6%)
Maintenance Contracts	280,788	266,971	319,915	319,915	260,752	315,000	379,750	59,835	18.7%
PROFESSIONAL SERVICES	371,559	380,378	426,915	426,915	318,633	405,000	452,950	26,035	6.1%
Utilities	44,462	44,869	45,000	45,000	35,030	40,000	42,000	(3,000)	(6.7%)
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	2,884	1,605	13,000	3,000	1,252	10,000	13,000	-	-
Supplies	78,065	81,378	71,550	81,550	58,190	84,550	99,550	28,000	39.1%
Books & Subscriptions	-	-	-	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	125,411	127,852	129,550	129,550	94,472	134,550	154,550	25,000	19.3%
Training & Travel	8,790	3,489	9,500	9,500	5,857	8,200	8,700	(800)	(8.4%)
Regulatory & Safety	-	-	-	-	-	-	-	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	14	-	-	-	-	-	-	-	-
MISCELLANEOUS	8,804	3,489	9,500	9,500	5,857	8,200	8,700	(800)	(8.4%)
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 1,434,091	\$ 1,483,184	\$ 1,562,180	\$ 1,562,180	\$ 1,137,537	\$ 1,504,620	\$ 1,644,696	\$ 82,516	5.3%

2026 BUDGET NOTES:

Personnel increase reflects routine staff movement through pay ranges, not a change in staffing.

Decrease in Professional Services is related to managed printers. The monthly fee includes a service agreement and the cost of leased equipment. The leases end in April 2026 so the budget reflects a corresponding decrease in the monthly fee.

Increase in Maintenance Contracts reflects adding more Microsoft licenses and a sizable increase in fees for email security and archival.

Human Resources

Mission:

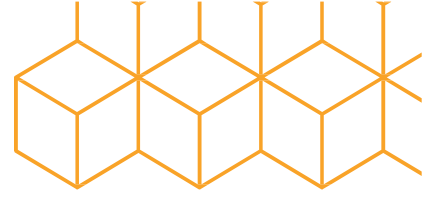
The HR Department is committed to continuous process improvement and innovation in its strategic alignment with City departments to attract, develop, empower, and retain an inclusive and engaged workforce.



Services Provided

- Developing existing workforce to meet organizational and employee needs and goals.
- Cultivating an empowered workforce.
- Recruiting and retaining top talent.
- Creating and maintaining an inclusive and welcoming workplace.

By the Numbers



+\$111,274

\$ Change in Budget

+14.0%

% Change in Budget

Proposed 2026 Budget

\$906,845

Salary and Benefit Budget:

\$789,995

Number of FTEs with
Requested 2026 Changes

6

Proposed Change in FTE:

+1.0

Vacancies as of Aug. 2025:

None

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
Transition to new Payroll/Human Resource Information System as part of larger Human Capital Management system upgrade project in coordination with Finance Department.	TBD	One Time

Software

Name	Description
TRIAD	Online system for benefits enrollment and administration.
NEOGOV	Performance and learning management, onboarding and recruitment tools.
Wellworks	Wellness rewards app and Health Risk Assessment administration.

Contracted Services

Company	Description
Anthem	PPO and HD health plan administration.
Aurora EAP	Employee Assistance Program administrator.
EBC	Health Care and Dependent Care Flexible Spending Account administrator.
Network Health	Administers Family Savings Plan.
QuadMed Health	Provides no- and low-cost healthcare services at near-site health clinics.
Reliance Standard	Long-term disability benefit administrator.
Serve You Rx	Retail and mail order pharmacy network.
SuperiorVision	Administers materials-only vision insurance plan.
Tri City National Bank	Health Savings Account administrator.
USI	Independent consulting firm for health benefits strategy.

Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Employee Voluntary Turnover Rate	11.3%	11%	<10%
Worker's Compensation Severity Rate	37	17	25
Employee Development and Legally Required Training Topics Offered	37	17	25
Employee 5+ Year Tenure Rate	64.3%	67%	>67%
Average Employee Tenure	10.7 years	11 years	>11 years
Average Applications per Job Posting	43	+45	>45
Average Time to Hire	62 days	60 days	<45 days

2025 Accomplishments

- **Retention and Compensation Strategy**

Completed comprehensive market rate reviews of multiple positions and implemented salary adjustments to ensure equity and competitiveness. Adopted a revised salary schedule that expanded the framework to include additional steps within each pay grade, improving opportunities for progression and strengthening recruitment and retention. Applied targeted equity and retention adjustments to positions facing the greatest recruitment and retention challenges.

- **Policy Review and Administrative Rule Development**

Launched a multi-department review of human resource–related policies and administrative rules to improve accessibility, consistency, and responsiveness. Updated and reorganized several policies in 2025, establishing the foundation for broader completion of the initiative in 2026.

- **Employee Handbook Update**

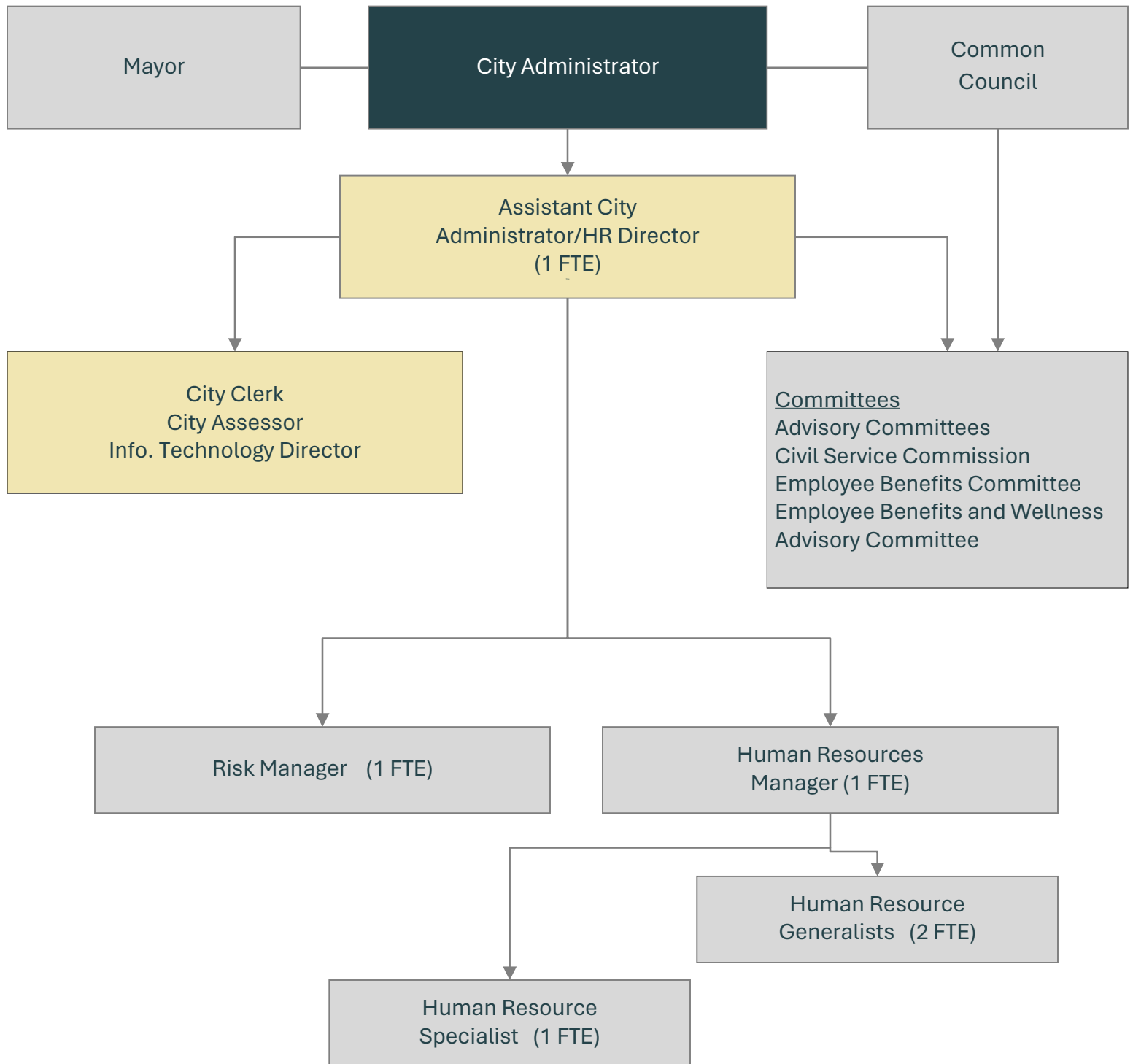
Advanced the update of the City’s outdated employee handbook by modernizing policies, streamlining content, and ensuring clarity for employees. Completed a working draft by the end of 2025, with formal adoption and launch scheduled for 2026.

- **WorkSafe West Allis Program**

Launched the WorkSafe West Allis program to promote workplace safety and injury prevention. Introduced safety bulletins, clarified emergency procedures and documentation, implemented an improved injury and illness reporting process, produced safety videos, and initiated stretching and ergonomics practices to support employee health and well-being.



Administration – Human Resources



Changes from 2025 -
HR Generalist-Lead reclassified to HR Manager
Added Human Resource Specialist (+1.0 FTE)

CITY FUNDED FTES: 6 FTE

**CITY OF WEST ALLIS
HUMAN RESOURCES
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 449,112	\$ 459,477	\$ 459,199	\$ 386,739	\$ 274,528	\$ 386,739	\$ 536,465	\$ 77,266	16.8%
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	-	-	-	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	93,523	95,945	100,740	69,432	62,403	69,432	123,711	22,971	22.8%
Dental Insurance	4,793	5,071	5,141	3,523	3,185	3,523	6,661	1,520	29.6%
Other Benefits	3,243	27,431	50,774	50,774	13,622	25,774	43,493	(7,281)	(14.3%)
Payroll Taxes	33,227	33,753	35,128	29,584	20,192	29,584	41,040	5,912	16.8%
Pension	30,528	31,738	31,914	26,878	19,080	26,878	38,625	6,711	21.0%
PERSONNEL	614,426	653,415	682,896	566,930	393,010	541,930	789,995	107,099	15.7%
Other Professional Services	1,449	149,283	48,800	48,800	45,036	50,978	48,000	(800)	(1.6%)
Maintenance Contracts	158	-	-	-	-	-	-	-	-
PROFESSIONAL SERVICES	1,607	149,283	48,800	48,800	45,036	50,978	48,000	(800)	(1.6%)
Utilities	1,830	1,932	1,650	1,650	1,439	1,650	1,650	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-	-	-	-
Supplies	4,180	2,804	3,250	3,250	1,030	2,250	3,200	(50)	(1.5%)
Books & Subscriptions	22,790	24,645	26,125	26,125	26,381	26,500	29,000	2,875	11.0%
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	14,406	12,821	17,000	17,000	5,349	15,000	17,000	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	43,206	42,202	48,025	48,025	34,199	45,400	50,850	2,825	5.9%
Training & Travel	6,214	2,992	8,350	8,350	1,227	2,200	7,000	(1,350)	(16.2%)
Regulatory & Safety	-	8,019	7,500	7,500	9,284	10,000	11,000	3,500	46.7%
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	6,214	11,011	15,850	15,850	10,511	12,200	18,000	2,150	13.6%
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 665,453	\$ 855,911	\$ 795,571	\$ 679,605	\$ 482,756	\$ 650,508	\$ 906,845	\$ 111,274	14.0%

2026 BUDGET NOTES:

Personnel increase reflects a department reorganization to create an HR Manager position and add an HR Specialist position (increase of 1.0 FTE)

Finance

Mission:

Maintain the financial integrity of the City, and provide accurate and timely accounting, financial analysis, and reporting to City leadership and other stakeholders.



Services Provided

- Purchasing - departmental assistance, cost savings, and compliance
- Accounts Payable
- Payroll
- Budgeting - analysis and compliance
- Financial analysis and reporting
- Fiscal grant management
- Debt management

By the Numbers



+\$80,522

\$ Change in Budget

+7.2%

% Change in Budget

Proposed 2026 Budget

\$1,204,287

Salary and Benefit Budget:

\$931,637

Number of FTEs with
Requested 2026 Changes

8

Proposed Change in FTE:

+0.25

Vacancies as of Sep. 2025:

**1 Senior Accountant
/ Accountant**

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
Resolution R-2025-0084 approved +1 FTE, only budgeting for +0.25.		Ongoing

Software

Name	Description
EUNA Procurement	Online bidding and contracts management.
NaviLine (HTE)	Accounting system - supports all services in our mission.
Timekeeper	Timekeeping system.
NEW HCM System	Upgrade of HR/timekeeping/payroll partially budgeted for 2026.

Contracted Services

Company	Description
CliftonLarsonAllen	Audit services

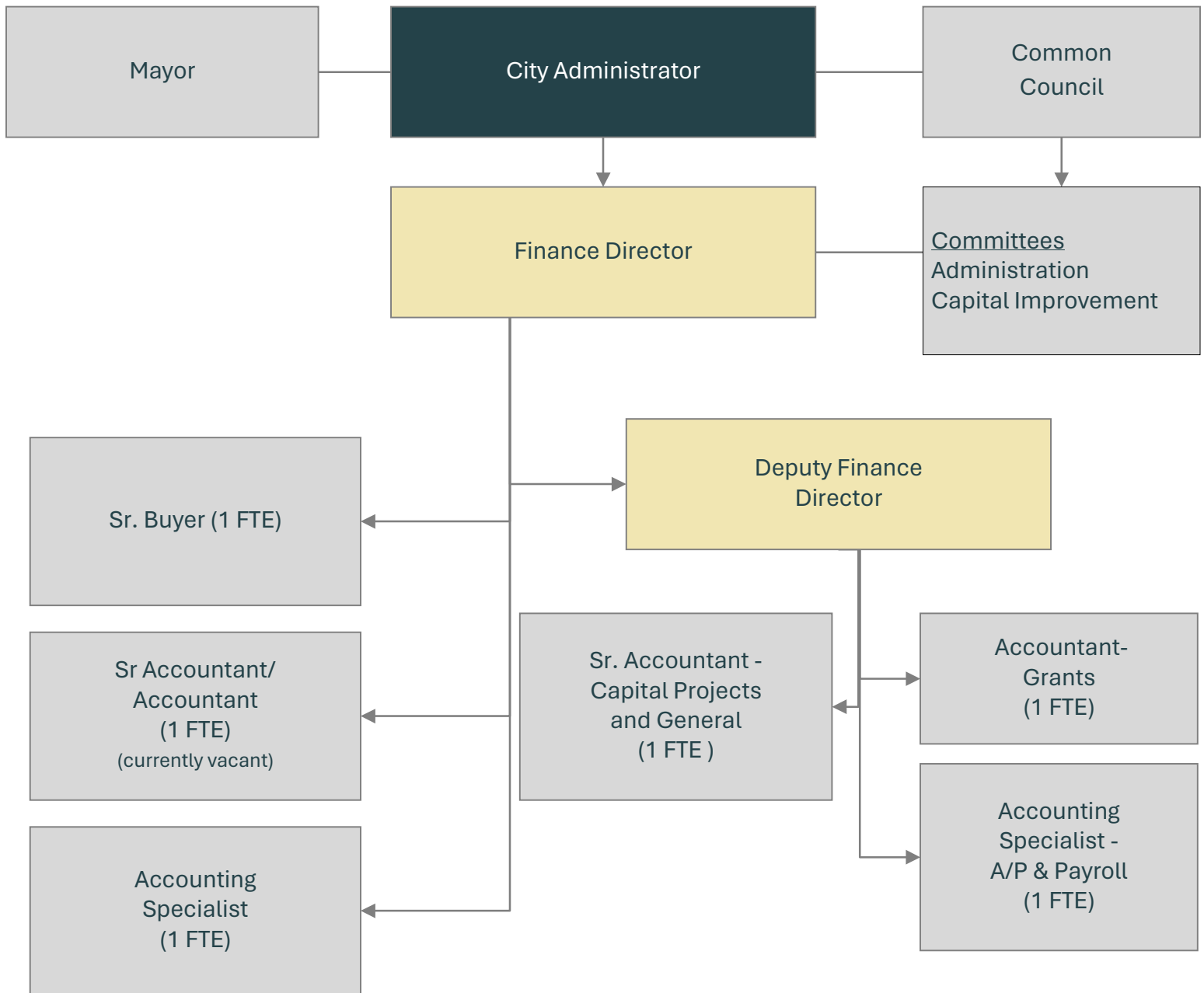
Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Payrolls processed on time.	100%	100%	100%
Regulatory reporting completed timely.	100%	100%	100%
Budget deliverables completed timely.	100%	100%	100%
Budget reports delivered timely (# months).	12	10	12
Annual Report issued by June 30 th .	No	No	Yes

2025 Accomplishments

- Partnered with Economic Development to successfully launch and administer a new DNR loan program.
- Collaborated with Engineering to secure and manage a separate DNR loan initiative.
- Streamlined operations by coordinating with HR to modernize file-sharing practices and eliminate duplicate efforts.
- Navigated implementation of a new GEMT reimbursement program for Medicaid ambulance transports, including multi-year retrospective filings.
- Led the citywide transition to a Paid Time Off (PTO) system, ensuring compliance and smooth employee adoption.
- Implemented a significantly restructured 2025 salary schedule.
- Developed a fully integrated connection between payroll and the city's benefits management system.
- Built new automated payroll deduction reports to increase accuracy and transparency for employees.
- Automated the calculation of long-term disability benefits, replacing a manual, time-intensive process.
- Delivered more than 30 additional payroll and accounting process improvements, enhancing efficiency and accuracy.

Finance/Comptroller



Changes from 2025 – Accounting Specialist-A/P (0.75 FTE) increased to full time

Total Change: +0.25 FTE

Additional Accountant position authorized by Council due to department workload (not yet filled or included above, pending other vacancies, on-boarding & restructuring)

CITY FUNDED FTES: 8.0
(7.25 City; 0.75 Other/Grants)

**CITY OF WEST ALLIS
FINANCE
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 513,190	\$ 580,122	\$ 618,507	\$ 618,507	\$ 390,795	\$ 542,771	\$ 657,699	\$ 39,192	6.3%
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	5,959	9,508	5,000	5,000	1,810	5,000	5,000	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	106,779	113,491	131,547	131,547	76,788	106,651	155,851	24,304	18.5%
Dental Insurance	5,659	6,950	7,922	7,922	4,270	5,930	8,555	633	8.0%
Other Benefits	3,262	5,587	5,757	5,757	3,675	5,104	6,122	365	6.3%
Payroll Taxes	38,002	43,445	47,698	47,698	28,866	40,092	50,696	2,998	6.3%
Pension	34,756	40,462	43,334	43,334	25,830	35,875	47,714	4,380	10.1%
PERSONNEL	707,607	799,565	859,765	859,765	532,034	741,423	931,637	71,872	8.4%
Other Professional Services	28,863	96,173	53,000	53,425	237,364	166,375	55,450	2,450	4.6%
Maintenance Contracts	128,969	124,723	192,200	192,200	80,212	121,775	198,025	5,825	3.0%
PROFESSIONAL SERVICES	157,832	220,896	245,200	245,625	317,576	288,150	253,475	8,275	3.4%
Utilities	-	-	-	-	-	-	-	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-	-	-	-
Supplies	4,298	5,585	6,000	5,575	3,865	5,000	6,000	-	-
Books & Subscriptions	-	-	-	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	179	302	200	200	-	200	200	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	4,477	5,887	6,200	5,775	3,865	5,200	6,200	-	-
Training & Travel	4,076	4,396	12,500	12,500	2,368	3,550	12,875	375	3.0%
Regulatory & Safety	112	-	100	100	-	100	100	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	4,188	4,396	12,600	12,600	2,368	3,650	12,975	375	3.0%
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 874,104	\$ 1,030,744	\$ 1,123,765	\$ 1,123,765	\$ 855,843	\$ 1,038,423	\$ 1,204,287	\$ 80,522	7.2%

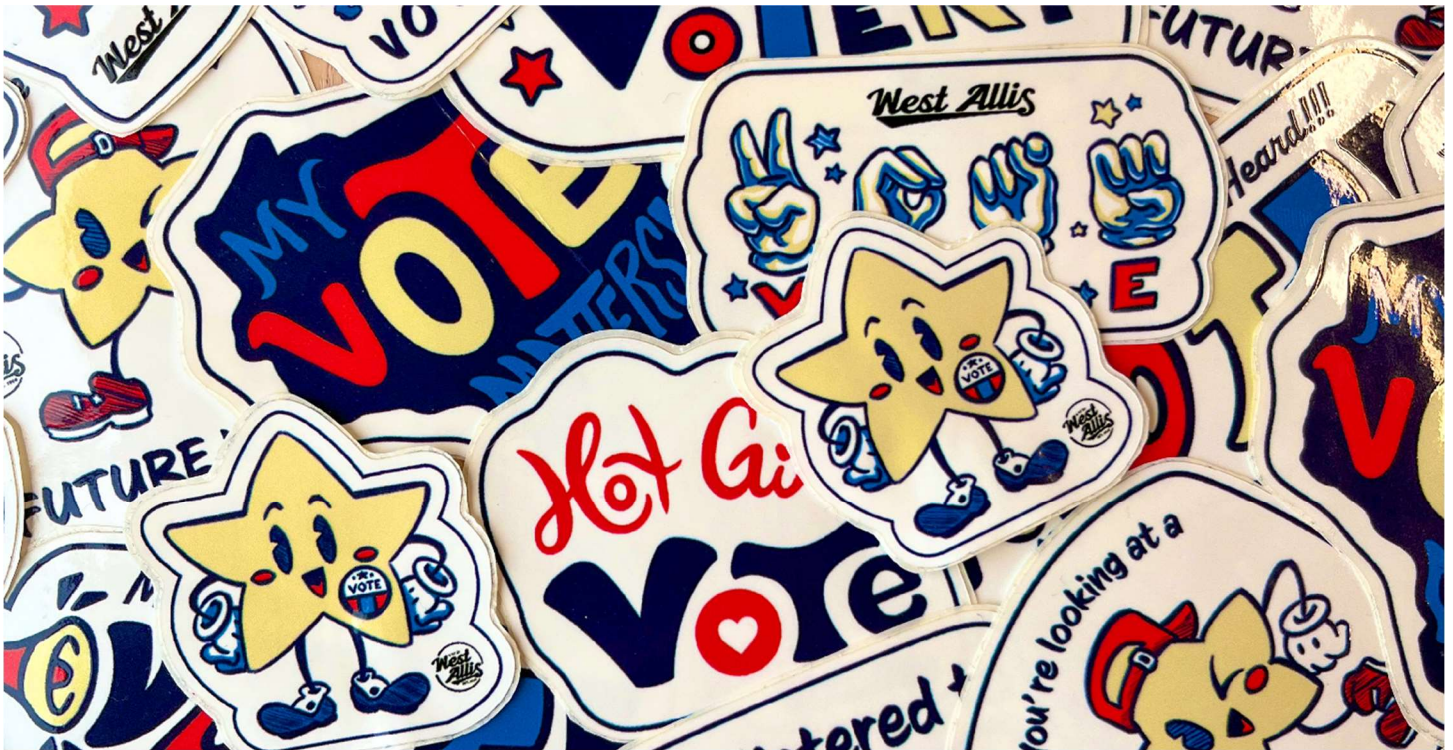
2026 BUDGET NOTES:

Personnel change reflects a part-time position converted to full-time and includes an estimate for one currently vacant position. Professional Services for temp staffing have been used in 2025 to deal with multiple vacant positions and difficult hiring conditions, which delayed software replacement projects originally planned for 2025. Maintenance Contract amount includes the cost of replacing outdated payroll software systems as outlined in the department business plan.

City Clerk

Mission:

To carry out the duties and responsibilities of the City Clerk as outlined by Wisconsin State Statutes, City Ordinances, and Resolutions in a manner that is ethical, efficient, fair, courteous, and transparent.



Services Provided

- Legislative Support for the Common Council, and other boards, committees, and commissions
- Ordinance and Resolutions Processing and Maintenance
- Publication of Legal Notices
- License Administration
- Election and Voter Management
- Public Records Management
- Support Ethics Board and Statement of Economic Interest Processing
- Oath Administration
- Customer Service

By the Numbers



+\$63,768

\$ Change in Budget

+11.1%

% Change in Budget

Proposed 2026 Budget

\$639,516

Salary and Benefit Budget:

\$379,552

Number of FTEs with
Requested 2026 Changes

2.3

Proposed Change in FTE:

+0.05

Vacancies as of Aug. 2025:

None

Software

Name	Description
Legistar/Granicus	Agenda, Minutes, Meeting and Boards, Committees and Commission Management
OpenGov	Licenses, Permits, Public Facing and Internal Processes
Modus	Election Management

Contracted Services

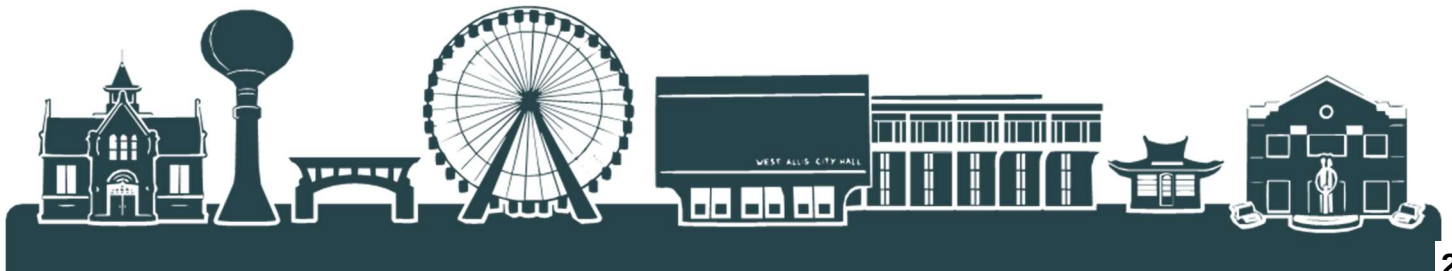
Company	Description
ES&S	Maintenance of the City's voting equipment

Performance Indicators

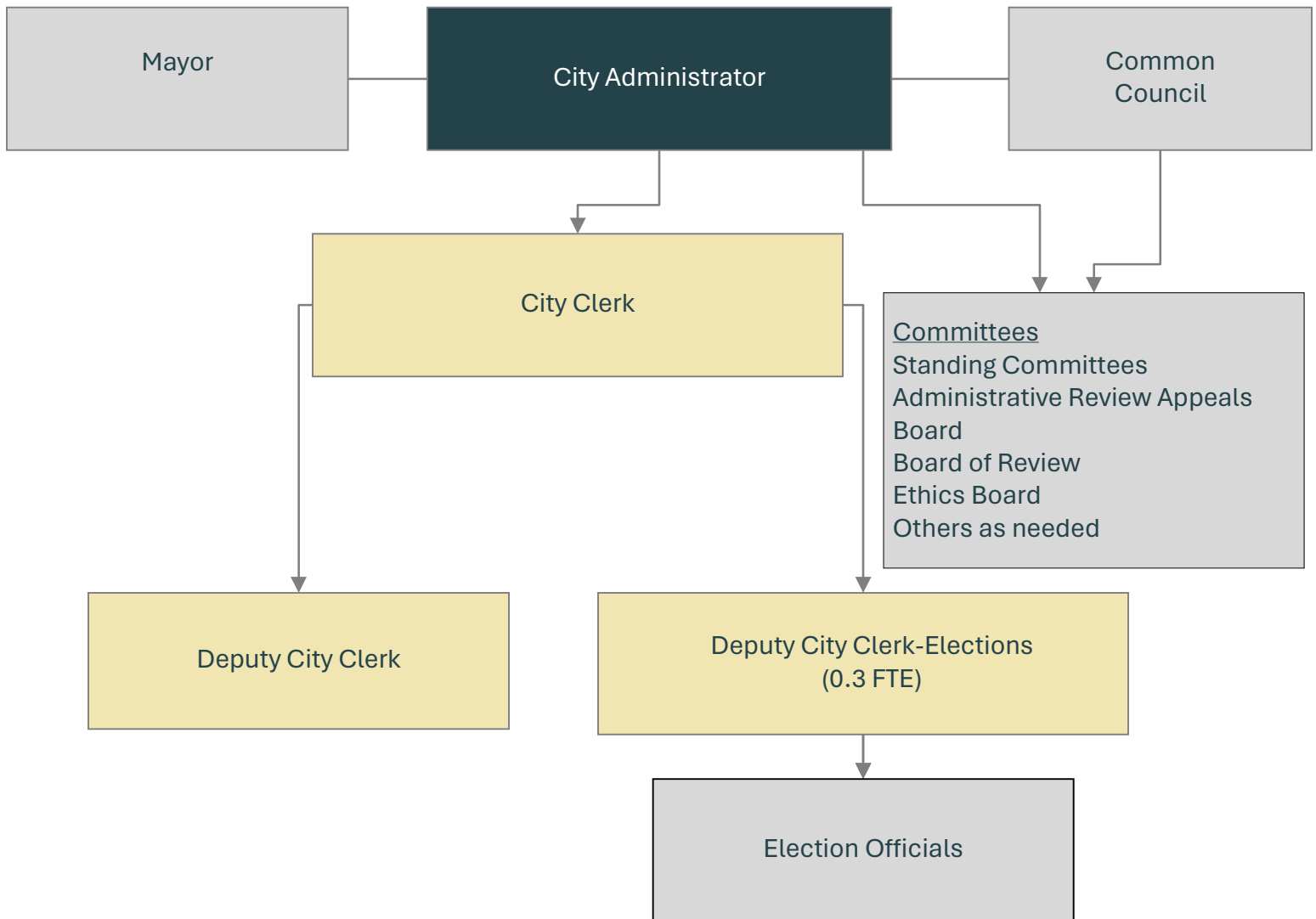
Description	2024 Actual	2025 Projected	2026 Planned
Common Council Actions (ordinances and resolutions) processed within 2 days of the council meeting.	95%	100%	100%
Distribution of Council packets by 4pm Friday before the meeting.	65%	95%	95%
Percentage of executed contracts attached to the public file within 1 month of the council action.	60%	65%	75%
Percentage of Minutes prepared within 7 days of meeting.	75%	95%	95%
Initial processing of licenses within 1 business day.	90%	90%	90%
Public Records requests responded to within 5 days.	95%	95%	100%
Accuracy of Agendas and related information (packets, attachments, etc.)	70%	80%	95%
Time to schedule Administrative Appeal Review Board Meetings.	20 days	15 days	10 days
Percentage of External/Internal Processes In OpenGov.	75%/50%	90%/50%	100%/90%

2025 Accomplishments

- **Enhanced Election Administration Efficiency** — Successfully coordinated multiple local and state elections with improved voter communication, streamlined polling operations, and accurate, timely reporting of results.
- **Modernized Licensing and Records Management** — Implemented updated digital tools and online services for business licensing, permits, and public records requests, improving accessibility and turnaround times.
- **Strengthened Public Transparency and Engagement** — Expanded access to meeting agendas, minutes, and recordings through improved website integration and proactive public communication.



Clerk



Changes from 2025 -
Full Time Clerk replaces previously shared City Administrator/Clerk
30% of Principal City Attorney as Deputy Clerk-Elections (0.3 FTE)

CITY FUNDED FTES: 2.3

**CITY OF WEST ALLIS
CITY CLERK
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 215,951	\$ 217,412	\$ 233,213	\$ 263,844	\$ 178,534	\$ 221,500	\$ 218,832	\$ (14,381)	(6.2%)
Salaries - Part-Time	30,699	70,255	20,000	20,000	38,750	33,700	75,000	55,000	275.0%
Overtime	2,247	4,337	2,500	2,500	450	500	2,500	-	-
Other Pay	-	-	150	150	-	-	-	(150)	(100.0%)
Health Insurance	40,689	36,950	49,078	64,732	31,434	38,000	42,906	(6,172)	(12.6%)
Dental Insurance	2,513	2,455	3,029	3,838	1,862	2,738	2,358	(671)	(22.2%)
Other Benefits	1,108	2,211	2,249	2,249	1,580	668	2,118	(131)	(5.8%)
Payroll Taxes	16,363	16,524	19,562	21,905	13,623	16,133	18,462	(1,100)	(5.6%)
Pension	14,368	15,219	17,772	19,901	11,114	14,374	17,376	(396)	(2.2%)
PERSONNEL	323,938	365,363	347,553	399,119	277,347	327,613	379,552	31,999	9.2%
Other Professional Services	9,872	17,469	6,500	6,500	173	220	17,469	10,969	168.8%
Maintenance Contracts	115,646	126,260	151,875	151,875	126,510	151,875	151,875	-	-
PROFESSIONAL SERVICES	125,518	143,729	158,375	158,375	126,683	152,095	169,344	10,969	6.9%
Utilities	-	-	-	-	-	-	-	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	500	500	-	-	-	(500)	(100.0%)
Supplies	36,718	61,097	27,950	27,950	21,651	29,500	64,250	36,300	129.9%
Books & Subscriptions	-	165	350	350	-	350	350	-	-
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	5,115	4,301	12,000	12,000	2,342	4,300	12,000	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	41,833	65,563	40,800	40,800	23,993	34,150	76,600	35,800	87.7%
Training & Travel	4,670	6,963	14,000	14,000	1,083	2,113	14,000	-	-
Regulatory & Safety	-	10	20	20	-	-	20	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	4,670	6,973	14,020	14,020	1,083	2,113	14,020	-	-
Capital Items	44,770	259	15,000	15,000	-	-	-	(15,000)	(100.0%)
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	44,770	259	15,000	15,000	-	-	-	(15,000)	(100.0%)
TOTAL EXPENDITURES	\$ 540,729	\$ 581,887	\$ 575,748	\$ 627,314	\$ 429,106	\$ 515,971	\$ 639,516	\$ 63,768	11.1%

2026 BUDGET NOTES:

Decrease in full-time salaries and fringe benefit accounts reflects a budgetary change for 2026 where support staff are fully budgeted in the Treasurer/CSC department rather than split between Clerk and Treasurer departments. The increase in professional services, supplies, and part-time salaries for poll workers reflects resources needed for 2 elections in 2026, which were not needed in 2025.

Treasurer/CSC

Mission:

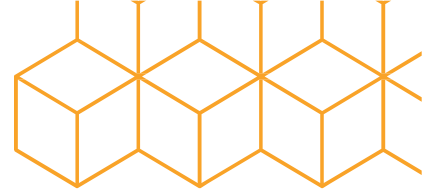
To receive, invest and safeguard the monies of the City. As part of the Treasurer's department, the Customer Service Center (CSC) strives to provide excellent customer service to the residents of West Allis.



Services Provided

- Tax billing, collections, and settlement disbursement.
- Accounts receivable billing, collection, and reconciliation.
- Bank account reconciliation.
- Provide customer service for residents and business via in-person or over the phone.

By the Numbers



+\$69,342

\$ Change in Budget

+10.7%

% Change in Budget

Proposed 2026 Budget

\$719,707

Salary and Benefit Budget:

\$595,607

Number of FTEs with
Requested 2026 Changes

7

Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

None

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
Customer Satisfaction Surveys	\$0	Ongoing

Software

Name	Description
LandNav	Property tax calculation and collection software
OpenGov	Online applications for permits and licenses, also provides online payment options
Naviline	Accounts receivable billing, cash receipting and reconciliations

Contracted Services

Company	Description
LandNav	Property tax software contract with Milwaukee County

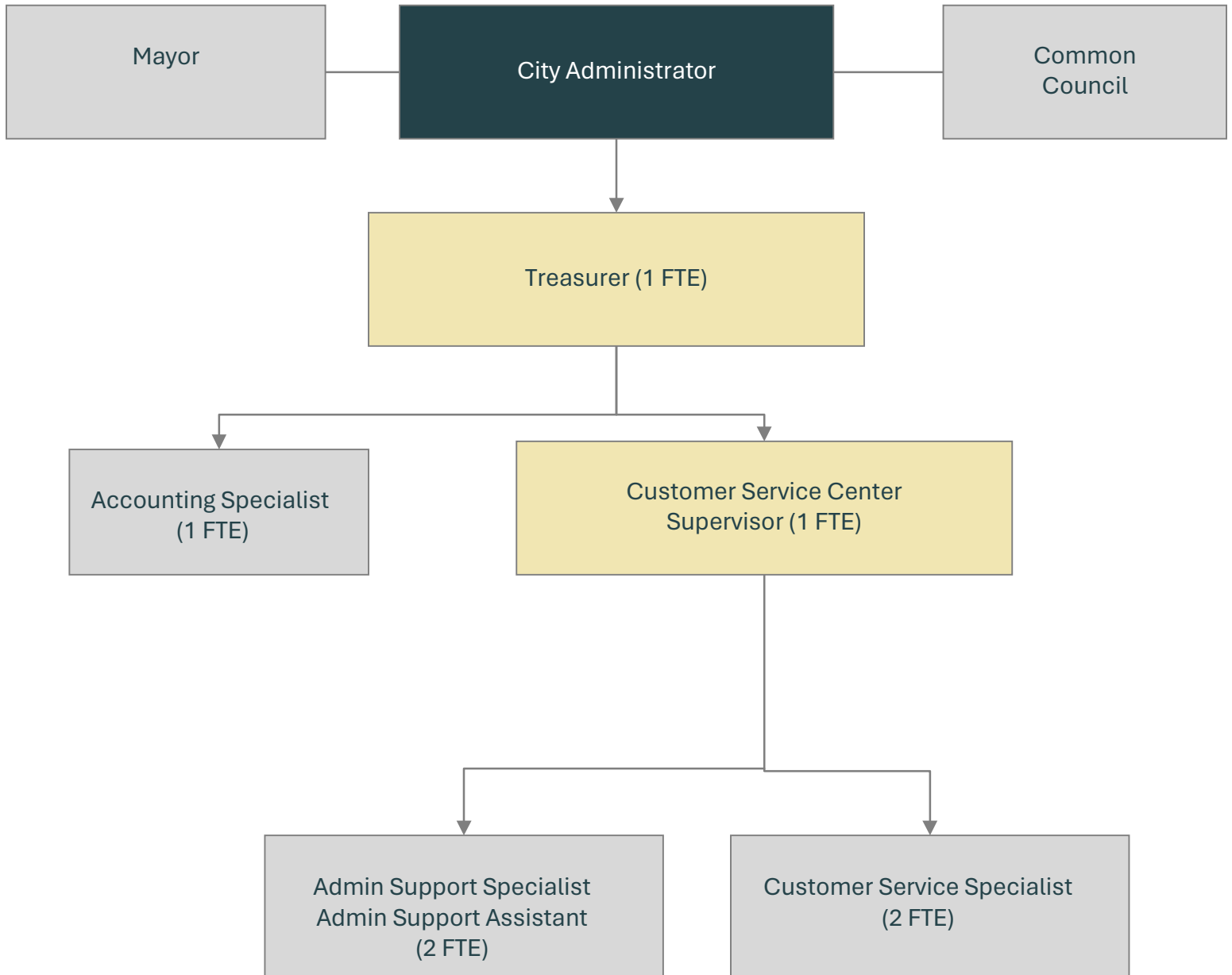
Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Let Us Help tickets started by CSC	NA	25	40
Customer satisfaction survey results	NA	NA	75% satisfied
Bank reconciliation completed within two months of period ending	Average 4 months	Average 3 months	Average 2 months
SOP's created or updated for CSC	4	6	8

2025 Accomplishments

- Fully transferred retiree billing from Finance to Treasurer's department as a part of accounts receivable.
- Trained on Convergent door system and manage door schedules for City Hall. This task has been transferred to Customer Service Center from Department of Public Works.
- Assisted other departments in scanning and archiving historical records.

Treasurer/Customer Service Center



Changes from 2025 -
Positions previously shared with City Clerk have
been consolidated under Treasurer/CSC
(no overall FTE change)

CITY FUNDED FTES: 7 FTE (0.90 Utility)

**CITY OF WEST ALLIS
CITY TREASURER
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 366,088	\$ 359,199	\$ 382,269	\$ 382,269	\$ 253,535	\$ 337,300	\$ 440,131	\$ 57,862	15.1%
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	-	1,347	500	500	339	500	500	-	-
Other Pay	1,175	1,305	1,300	1,300	965	1,300	1,300	-	-
Health Insurance	54,917	49,345	62,968	62,968	40,332	58,600	79,604	16,636	26.4%
Dental Insurance	3,843	3,094	3,736	3,736	2,413	3,393	4,541	805	21.5%
Other Benefits	2,575	3,479	3,558	3,558	2,454	2,471	4,098	540	15.2%
Payroll Taxes	26,863	26,621	29,282	29,282	18,561	24,527	33,708	4,426	15.1%
Pension	24,883	24,818	26,602	26,602	17,451	22,819	31,725	5,123	19.3%
PERSONNEL	480,344	469,208	510,215	510,215	336,050	450,910	595,607	85,392	16.7%
Other Professional Services	19,872	19,610	26,900	26,900	17,587	23,804	22,200	(4,700)	(17.5%)
Maintenance Contracts	-	-	-	-	-	-	-	-	-
PROFESSIONAL SERVICES	19,872	19,610	26,900	26,900	17,587	23,804	22,200	(4,700)	(17.5%)
Utilities	-	-	-	-	-	-	-	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	500	500	-	-	500	-	-
Supplies	15,333	15,217	14,600	14,600	15,136	16,150	18,250	3,650	25.0%
Books & Subscriptions	-	-	-	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	6,192	5,363	6,600	6,600	-	6,300	6,600	-	-
MAINTENANCE & SUPPLIES	21,525	20,580	21,700	21,700	15,136	22,450	25,350	3,650	16.8%
Training & Travel	832	309	1,550	1,550	258	545	1,550	-	-
Regulatory & Safety	-	-	-	-	-	-	-	-	-
Insurance & Claims	-	36,299	80,000	80,000	32,081	70,000	65,000	(15,000)	(18.8%)
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	10,000	10,000	3,874	5,000	10,000	-	-
MISCELLANEOUS	832	36,608	91,550	91,550	36,213	75,545	76,550	(15,000)	(16.4%)
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 522,573	\$ 546,006	\$ 650,365	\$ 650,365	\$ 404,986	\$ 572,709	\$ 719,707	\$ 69,342	10.7%

2026 BUDGET NOTES:

Increase in salaries and fringe benefit accounts reflects a budgetary change for 2026 where support staff are fully budgeted in the Treasurer/CSC department rather than split between Clerk and Treasurer budgets.

Claims & Other Misc expenses are the result of budgetary changes in 2024 to move tax refund and bad debt expenses to the Treasurer budget to align with management oversight. The lower request for 2026 is based on recent actual experience.

Marketing & Engagement

Mission:

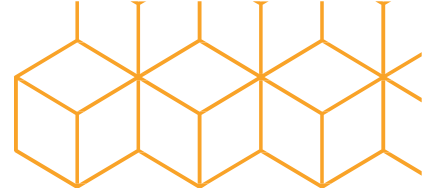
Position West Allis as the destination municipality in the region through data-driven, best practice marketing, event and creative strategies that empower resident, visitor, employee, and community engagement.



Services Provided

- Brand Management.
- Marketing & Tourism.
- Event & Sponsorship Management.
- Resident Education & Outreach.
- Content & Media Creation.
- Employee Engagement.
- Production Services.
- Social Media & Website Management.
- Surveys & Analytics.
- Media & Public Relations.
- Crisis Communications.

By the Numbers



+\$18,684

\$ Change in Budget

+1.9%

% Change in Budget

Proposed 2026 Budget

\$1,001,022

Salary and Benefit Budget:

\$781,572

Number of FTEs with
Requested 2026 Changes

8.0

Proposed Change in FTE:

+1.0

Vacancies as of Aug. 2025:

1

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
Discretionary advertising budget to promote non-Room Tax eligible activities	\$1,330,000	Ongoing

Software

Name	Description
Apptegy	Website and app hosting and development
PageFreezer	Social media archiving compliance
Adobe CC / Canva	Graphic design / video / animation programs
Sprout Social	Social media automation and analytics
Mailchimp	Email marketing
SurveyMonkey	Electronic survey creation
Powtoon	Animation Program

Shutterstock	Licensed stock media for design support
Fiery	Print services software
OpenGov	Workflow ticketing

Contracted Services

Company	Description
Apptegy	Website hosting and support

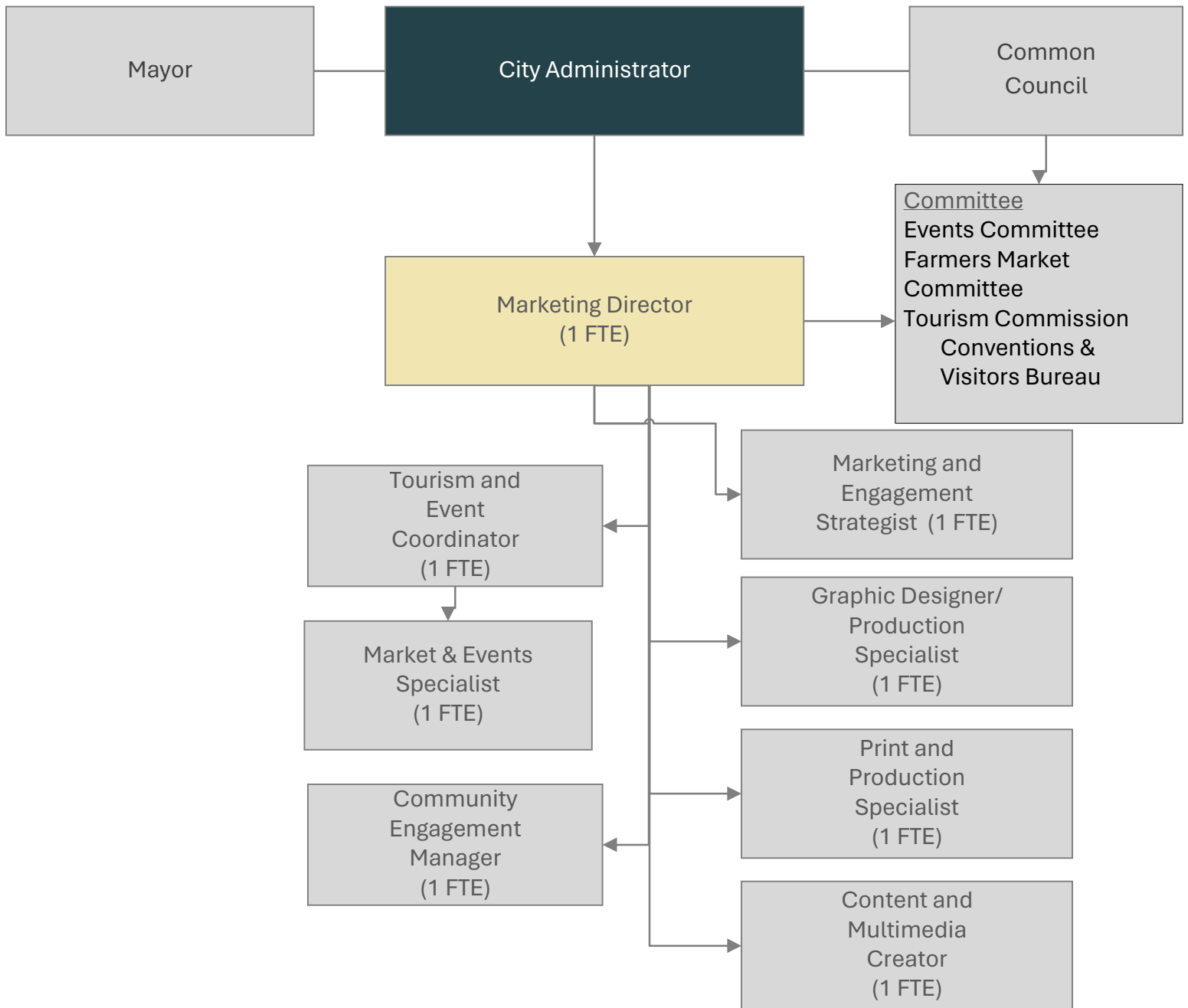
Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Digital newsletter subscribers	1,050	1,200	1,600
Farmers Market Visits	119.7 K	113k	120K
App downloads	300	4,000	5,000
Combined social media impressions	8,775,601	16,000,000	17,000,000
Received sponsorship funds	50,050	52,000	54,000
Number of new neighborhood associations	0	4	2
Number of community grants approved	3	8	5
Number of Engage Sessions	4	11	11
Number of community conversations hosted	4	11	12

2025 Accomplishments

- Coordinated Fire Department Merger Communications** — Developed and executed an integrated communications strategy to inform and engage stakeholders throughout the merger process.
- Led Flood Response and Public Communications** — Provided timely, transparent updates and resource information to residents and media during community flooding events.
- Launched and Sustained “Stallis” Tourism Campaign** — Directed the creation, launch, and ongoing strategic promotion of the City’s tourism brand, strengthening community identity and regional awareness.

Marketing and Engagement



Changes from 2025 –
Community Engagement Manager moved from Planning Department to Marketing
Market Manager position revised to Market & Events Specialist

CITY FUNDED FTES: 8.0 FTE
(incl Tourism/CVB funds 0.50 FTE)

**CITY OF WEST ALLIS
MARKETING & ENGAGEMENT
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 407,137	\$ 419,465	\$ 500,107	\$ 408,415	\$ 260,099	\$ 439,399	\$ 566,017	\$ 65,910	13.2%
Salaries - Part-Time	3,280	36,851	-	-	24,550	57,550	-	-	-
Overtime	4,149	3,917	4,000	4,000	-	2,000	4,000	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	79,948	77,233	89,134	89,134	49,619	87,701	112,204	23,070	25.9%
Dental Insurance	5,223	5,153	5,342	5,342	2,808	5,459	5,463	121	2.3%
Other Benefits	2,043	3,963	4,655	4,655	2,218	3,608	4,902	247	5.3%
Payroll Taxes	30,759	34,350	38,565	31,552	21,172	37,012	46,311	7,746	20.1%
Pension	26,944	28,926	35,035	28,662	18,355	30,840	42,675	7,640	21.8%
PERSONNEL	559,483	609,858	676,838	571,760	378,821	663,569	781,572	104,734	15.5%
Other Professional Services	8,375	24,600	37,000	37,000	26,988	64,170	37,000	-	-
Maintenance Contracts	46,954	56,326	60,000	60,000	17,743	45,000	49,000	(11,000)	(18.3%)
PROFESSIONAL SERVICES	55,329	80,926	97,000	97,000	44,731	109,170	86,000	(11,000)	(11.3%)
Utilities	1,301	9,430	4,500	4,500	7,358	4,450	8,150	3,650	81.1%
Rentals	1,134	-	-	-	-	-	-	-	-
Repair & Maintenance	1,452	2,821	-	-	-	-	-	-	-
Supplies	35,194	86,419	61,800	61,800	35,832	72,837	64,300	2,500	4.0%
Books & Subscriptions	-	-	-	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	1,258	5,125	20,000	20,000	27,395	30,000	42,000	22,000	110.0%
Printing	-	18,631	50,000	50,000	-	-	-	(50,000)	(100.0%)
MAINTENANCE & SUPPLIES	40,339	122,426	136,300	136,300	70,585	107,287	114,450	(21,850)	(16.0%)
Training & Travel	1,491	3,061	3,100	3,100	-	3,000	11,000	7,900	254.8%
Regulatory & Safety	-	1,750	-	-	1,982	-	-	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	102,939	69,100	69,100	49,395	71,000	8,000	(61,100)	(88.4%)
MISCELLANEOUS	1,491	107,750	72,200	72,200	51,377	74,000	19,000	(53,200)	(73.7%)
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 656,642	\$ 920,960	\$ 982,338	\$ 877,260	\$ 545,514	\$ 954,026	\$ 1,001,022	\$ 18,684	1.9%

2026 BUDGET NOTES:

Marketing & Engagement was renamed in 2024 to better reflect the work of the department (formerly Communications).

The increase in the Personnel category reflects the transfer of a Community Engagement Manager position from the Planning department to Marketing. It also includes an estimate for a full-time Market & Events Specialist position, added to the org chart in 2025 but not yet filled. Refer to the departmental org chart for details.

Other Miscellaneous category reflects the SNAP Token and Market Match programs at the Farmers Market. These programs are administered by Marketing staff but are funded through federal and local grants so are more properly accounted for in a Special Revenue Fund, rather than the General Fund. The decrease in Other Miscellaneous for 2026 reflects this accounting change. Lastly, the bulk mailing of resident guides has been discontinued, so printing costs have been removed.

**CITY OF WEST ALLIS
GENERAL FRINGE BENEFITS
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	-	-	-	-	-	-	-	-	-
Other Pay	-	-	275,000	275,000	-	275,000	275,000	-	-
Health Insurance	-	-	-	-	-	-	-	-	-
Dental Insurance	5,059	530	-	-	-	-	-	-	-
Other Benefits	589,001	153,649	226,300	226,300	52,584	176,300	181,074	(45,226)	(20.0%)
Payroll Taxes	-	-	-	-	-	-	-	-	-
Pension	-	-	-	-	-	-	-	-	-
PERSONNEL	594,060	154,179	501,300	501,300	52,584	451,300	456,074	(45,226)	(9.0%)
Other Professional Services	56,614	6,729	-	-	-	-	-	-	-
Maintenance Contracts	-	-	-	-	-	-	-	-	-
PROFESSIONAL SERVICES	56,614	6,729	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-
Books & Subscriptions	-	-	-	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	-	-	-	-	-	-	-	-	-
Training & Travel	-	-	-	-	-	-	-	-	-
Regulatory & Safety	-	-	-	-	-	-	-	-	-
Insurance & Claims	95,340	-	-	-	-	-	-	-	-
Retiree Benefits	246,516	240,213	247,470	247,470	-	247,470	220,000	(27,470)	(11.1%)
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	341,856	240,213	247,470	247,470	-	247,470	220,000	(27,470)	(11.1%)
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 992,530	\$ 401,121	\$ 748,770	\$ 748,770	\$ 52,584	\$ 698,770	\$ 676,074	\$ (72,696)	(9.7%)

2026 BUDGET NOTES:

Funding for the Performance Program remains unchanged for 2026.

Other Benefits reflects the amount due for benefits under the 2020 Workforce Reduction initiative. This amount will decrease in subsequent budgets according to program terms.

Retiree Benefits reflects the city-funded portion of health insurance premiums for retirees of general city departments. Non-general costs have been allocated to other depts.

The decrease for 2026 reflects current retiree enrollment data.



2026

BUDGET & ACTION PLAN

As recommended by Mayor Dan Devine

Public Safety



Police & Fire Commission

Mission:

Ensure the residents of West Allis have a safe environment to live and work.



Services Provided

- Appoint the Police and Fire Chiefs and approve all appointments made by the Chiefs.
- Approve lists of eligible individuals for appointment.
- Disciplinary action as per Wis. Stats. 62.13.
- Organize and supervise the Police and Fire Departments.
- Prescribe the rules and regulations for management and control of the departments.
- Contract for and purchase all necessary apparatus and supplies for the use of the departments under their supervision, exclusive of the erection and control of buildings.

By the Numbers



+\$4,000

\$ Change in Budget

+9.1%

% Change in Budget

Proposed 2026 Budget

\$47,797

Salary and Benefit Budget:

\$29,497

Number of FTEs with
Requested 2026 Changes

Part-time provisional
employees only

Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

None

New Budget Requests/Initiatives

Description	One Time/Ongoing
None	

**CITY OF WEST ALLIS
POLICE & FIRE COMMISSION
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Salaries - Part-Time	20,155	28,965	24,000	24,000	24,775	28,000	28,000	4,000	16.7%
Overtime	-	-	-	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	-	-	-	-	-	-	-	-	-
Dental Insurance	-	-	-	-	-	-	-	-	-
Other Benefits	-	115	74	74	98	-	74	-	-
Payroll Taxes	1,542	2,216	1,423	1,423	1,895	2,100	1,423	-	-
Pension	-	-	-	-	-	-	-	-	-
PERSONNEL	21,697	31,296	25,497	25,497	26,768	30,100	29,497	4,000	15.7%
Other Professional Services	-	73,425	-	-	66,301	66,301	-	-	-
Maintenance Contracts	-	-	-	-	-	-	-	-	-
PROFESSIONAL SERVICES	-	73,425	-	-	66,301	66,301	-	-	-
Utilities	-	-	-	-	-	-	-	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-	-	-	-
Supplies	618	1,384	825	825	365	800	825	-	-
Books & Subscriptions	-	-	-	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	618	1,384	825	825	365	800	825	-	-
Training & Travel	975	1,071	675	675	584	725	675	-	-
Regulatory & Safety	23,980	22,858	16,800	16,800	25,729	24,000	16,800	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	24,955	23,929	17,475	17,475	26,313	24,725	17,475	-	-
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 47,270	\$ 130,034	\$ 43,797	\$ 43,797	\$ 119,747	\$ 121,926	\$ 47,797	\$ 4,000	9.1%

2026 BUDGET NOTES:

Overall increase reflects rising costs related to pre-employment background investigations for Police and Fire recruitments performed by part-time Police provisional employees. Professional Service costs stem from professional consultants brought on to address union concerns and are non-recurring.

Police Department

Mission:

The Mission of the West Allis Police Department is to enhance the quality of life in our community through the protection of life and property, fair and unbiased law enforcement, and community partnerships.



Services Provided

- Respond to citizen calls for police service.
- Proactive law enforcement activities (Traffic stops/field interview stops).
- Community outreach (Educational classes/community meetings).
- Investigative activities.
- Administrative Functions.

By the Numbers



+\$833,814

\$ Change in Budget

+3.4%

% Change in Budget

Proposed 2026 Budget

\$25,299,195

Salary and Benefit Budget:

\$22,645,652

Number of FTEs with
Requested 2026 Changes

159.55

Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

1 Police Officer
2 Public Safety
Communications Supervisors
1 Parking Control Officer

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
Dispatch Radio System Upgrade	\$815,000	One Time

Software

Name	Description
Novatime	Supports payroll and overtime management.
Axon Products	Various products that support safety and investigations conducted by detectives and officers.
Flock ALPR Cameras and Software	Supports crime prevention and investigations.

ProPhoenix RMS/CAD	Crime prevention and investigation.
TIPSS Cash Register and Parking Software	Supports enforcement and collection of monies from citations.
Cellebrite One Touch & UFED Physical Analyzer Software	Criminal investigations.
ProQA EMD Software	Supports Dispatch Center use of Emergency Medical Dispatching.
Virtual Academy Training Software	Supports required annual training of law enforcement officers.

Contracted Services

Company	Description
Milwaukee County OASIS Radio	Provides radio communications between dispatch and officers in the field.

Performance Indicators

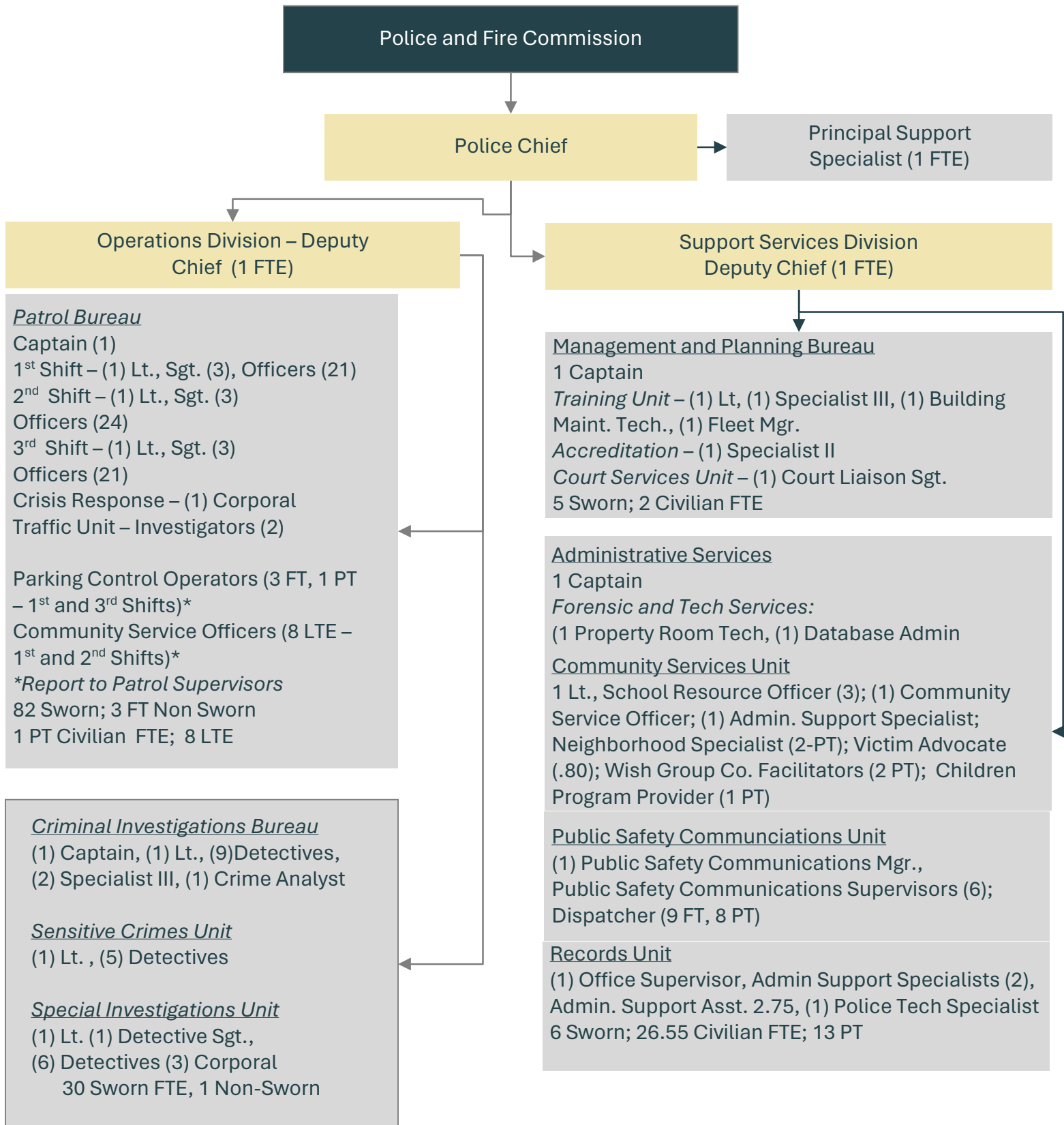
Description	2024 Actual	2025 Projected	2026 Planned
Crime Prevention and Reduction	19% Decrease	15% decrease	Goal: 3% Reduction
Citizen Education Programs	25	18	10
Specialized Enforcement Techniques	28	20	12
Specialized Investigative Techniques	4	4	4
Traffic Enforcement	9,449	9,000	8,500

2025 Accomplishments

- **Ongoing Commitment to Professional Development and Equity:**
Continued delivery of quarterly Racial Intelligence Training and Engagement (RITE) and Fair and Impartial Policing sessions, reinforcing the department's commitment to equitable policing practices and community trust.
- **Expanded Reckless Driving Deterrence Initiatives:**
Enhanced the Reckless Driving Deterrence Campaign through directed enforcement operations, targeting high-violation areas and improving roadway safety for residents and visitors.
- **Targeted Fireworks Enforcement:**
Deployed dedicated officers to address fireworks-related complaints, resulting in more efficient response and increased community satisfaction during peak complaint periods.
- **Support for U.S. Secret Service Operations:**
Provided security and logistical support to the United States Secret Service during two Vice Presidential visits and one Vice Presidential campaign event, ensuring public safety and successful event execution.
- **Implementation of Drone Program:**
Launched a drone program to enhance the efficiency, effectiveness, and safety of police operations, providing aerial support for investigations, search efforts, and special events.
- **Nationally Recognized Communications Center Accreditation:**
The Communications Center achieved Accredited Center of Excellence (ACE) status for Emergency Medical Dispatch (EMD) through the International Academies of Emergency Dispatch. West Allis is one of only 39 agencies in Wisconsin using EMD, one of four ACE-accredited centers statewide, and the 353rd accredited center worldwide, underscoring a commitment to excellence in emergency communications.



Police Department



Changes from 2025 -

Principal Support Specialist replaces Admin Support Specialist
 Admin Support Specialist replaces Lead Clerk (Records)
 (No overall FTE Change)

Sworn Positions: 123, Non-Sworn Positions: 36.55
 TOTAL: 159.55
 (Part-time Non-Sworn Positions: 22 PT Civilian)

**CITY OF WEST ALLIS
POLICE
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 12,871,577	\$ 13,587,869	\$ 14,110,631	\$ 14,110,631	\$ 9,378,392	\$ 13,416,156	\$ 14,799,437	\$ 688,806	4.9%
Salaries - Part-Time	189,614	199,278	253,301	253,301	189,855	202,228	277,136	23,835	9.4%
Overtime	830,825	966,135	747,239	747,239	276,614	878,471	747,239	-	-
Other Pay	85,874	87,895	84,230	84,230	65,941	82,620	85,416	1,186	1.4%
Health Insurance	2,550,416	2,567,843	2,933,346	2,933,346	2,018,547	2,795,125	2,953,457	20,111	0.7%
Dental Insurance	142,881	153,084	179,893	179,893	115,017	171,190	172,272	(7,621)	(4.2%)
Other Benefits	37,138	205,017	199,465	199,465	138,542	190,189	207,091	7,626	3.8%
Payroll Taxes	1,029,229	1,101,852	1,162,190	1,162,190	730,465	1,104,835	1,216,655	54,465	4.7%
Pension	1,692,226	1,976,314	2,120,867	2,120,867	1,356,057	2,008,290	2,186,949	66,082	3.1%
PERSONNEL	19,429,780	20,845,287	21,791,162	21,791,162	14,269,430	20,849,104	22,645,652	854,490	3.9%
Other Professional Services	102,171	89,077	74,360	74,360	31,748	85,000	74,360	-	-
Maintenance Contracts	572,511	631,331	580,049	580,049	622,237	610,333	639,333	59,284	10.2%
PROFESSIONAL SERVICES	674,682	720,408	654,409	654,409	653,985	695,333	713,693	59,284	9.1%
Utilities	164,033	159,653	171,410	171,410	115,996	166,500	171,410	-	-
Rentals	-	-	2,500	2,500	-	-	2,500	-	-
Repair & Maintenance	100,842	129,092	90,900	90,900	75,175	97,000	90,900	-	-
Supplies	117,512	263,435	112,000	112,000	94,901	115,100	106,500	(5,500)	(4.9%)
Books & Subscriptions	68	-	1,500	1,500	-	-	1,500	-	-
Other Maint & Supplies	190,566	180,930	165,500	165,500	117,276	175,250	165,500	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	630	5,852	5,000	5,000	4,915	6,000	5,000	-	-
MAINTENANCE & SUPPLIES	573,651	738,962	548,810	548,810	408,263	559,850	543,310	(5,500)	(1.0%)
Training & Travel	43,261	38,635	26,500	26,500	65,997	61,500	46,540	20,040	75.6%
Regulatory & Safety	134,893	75,422	69,500	69,500	81,383	75,680	69,500	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	1,161,189	1,051,340	1,050,000	1,050,000	-	1,050,000	950,000	(100,000)	(9.5%)
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	1,339,343	1,165,397	1,146,000	1,146,000	147,380	1,187,180	1,066,040	(79,960)	(7.0%)
Capital Items	302,718	316,434	325,000	325,000	337,730	338,300	330,500	5,500	1.7%
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	302,718	316,434	325,000	325,000	337,730	338,300	330,500	5,500	1.7%
TOTAL EXPENDITURES	\$ 22,320,174	\$ 23,786,488	\$ 24,465,381	\$ 24,465,381	\$ 15,816,788	\$ 23,629,767	\$ 25,299,195	\$ 833,814	3.4%

2026 BUDGET NOTES:

Salary expense includes contractual increases in pay and related benefits for represented employees and compression pay for non-represented employees.

Maintenance Contract increases reflect inflationary increases to software contracts, in-vehicle & body-worn cameras and related software.

Retiree Benefits will change annually depending on the number of members enrolled and the type of health plan coverage. The decrease for 2026 reflects current enrollment data.

Fire Department

Mission:

To safeguard the lives and property of the people we serve, to reduce community risk and incidents of emergencies, and to enhance public safety while working with community partners to improve the quality of life. Our promise to our citizens is to do so with honor and compassion, while at all times conducting ourselves with the highest ethical standards.



Services Provided

- Fire prevention, inspection, and suppression.
- Emergency medical services.
- Mobile Integrated Healthcare (EMS prevention and community risk reduction).
- Public education and outreach.
- Nationally certified Candidate Physical Agility Testing (CPAT) site.

By the Numbers



+\$175,675

\$ Change in Budget

+1.1%

% Change in Budget

Proposed 2026 Budget

\$16,613,257

Salary and Benefit Budget:

\$14,770,420

Number of FTEs with
Requested 2026 Changes

102.1

Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

4

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
None	\$0	n/a

Software

Company	Description
ProPhoenix RMS	Record management software.
Pulsepoint	Alerts the public of life-threatening emergencies.
ProPhoenix CAD	Computer-aided dispatch software.
StatsFD	Data analytics software.
ProQA	Software used by dispatchers for emergency medical 911 calls.
Tellus	Links all dispatch systems in Milwaukee County together for shared service 911 calls with neighboring municipalities.

Net Motion	The City's IT Department requires network security software.
Bamboo Health	Medical record software is used to navigate patients in the healthcare system.
Aladtec	Employee scheduling software.
Other	Various interfaces between the above-listed software packages.

Contracted Services

Company	Description
Medical College of Wisconsin	Provides researchers and clinicians who support the Bureau of Justice grant for substance use programming in West Allis. These services are required for the grant, and the services are managed through a sub-grant agreement.
Community Medical Services	Provides peer support services for the Bureau of Justice grant for substance use programming in West Allis. Certified Peer Support specialists are assigned to work in the field with community paramedics to aid them in getting residents into treatment. These services are paid for with grant funding.
Center for Urban Population Health	Provides member training for the West Allis Fire Department under the Bureau of Justice grant for substance use programming in West Allis.
Stryker Medical	Provides annual maintenance and testing of Lucas CPR machines and ambulance cots. These services require a certified specialist to perform the work, which is paid through the operational budget.
Rennert's Fire Equipment Service	Provides annual pump testing for the department's fire engines, which is an operational expense.
Great Lakes Aerial Testing	Provides annual testing for the department's aerial apparatus, which is an operational expense.
E-Plan Exam	Provides fire plan review as needed for the department. Services are provided by sharing a portion of the plan review fee with the contracted company.
10-33	Provides upfitting services for new vehicles as needed, which is most often a capital expense.
Baycomm	Provides services and support as needed for emergency services radios, which is a blend of capital and operational expenses.
Wil-Kil Exterminator	Provides extermination of pests as needed throughout the fire stations. Services are most often for bed bug mitigation, but have also included rodent removal. These expenses are operational.

Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Average response time for life-threatening medical emergencies (goal: 5 minutes, 20 seconds or less).	86%	86%	90%
Fire crews arrive at fire emergencies within 5 minutes, 45 seconds.	83%	80%	90%
The full emergency team arrives within 9 minutes for major medical or fire incidents.	87%	87%	90%
Dispatchers send help within 60 seconds for emergencies.	92%	96%	90%
Dispatchers send help within 90 seconds for cardiac arrest calls.	74%	76%	90%
Average on-scene time for heart attack patients (under 15 minutes).	76%	71%	75%
Average on-scene time for stroke patients (under 15 minutes).	94%	95%	75%
Cardiac arrest survival rate (return of heartbeat before hospital arrival).	45%	44%	50%
Overdose incidents are responded to by fire and EMS personnel.	72	55	50
Overdose fatalities in the community.	33	30	30
Fires are contained to the room of origin (showing how quickly fires are controlled).	92%	100%	80%
Fires were brought under control within 10 minutes of firefighter arrival.	80%	100%	80%
Average property loss per residential structure fire.	\$20,453	\$9,976	\$20,000
Fire incidents per 1,000 residents (lower is better).	1.22	1.31	1.50

Performance Indicators cont.

Description	2024 Actual	2025 Projected	2026 Planned
Homes equipped with new smoke and carbon monoxide alarms each year.	204	175	175
Residents reached through fire and life safety education programs.	5,990	5,000	3,500
Residents are trained in CPR and AED use annually.	1,154	800	1,000
Follow-up contact with substance use patients after EMS response.	88%	70%	50%
Substance use patients who enter recovery services after contact.	50%	88%	25%
Number of frequent 911 users (high utilizers) followed monthly.	5	6.1	8
Number of 911 calls from frequent users (monthly).	28	28	35
Firefighter injury rate per 100 fires.	2.0	2.0	3.0
Civilian fire injuries per year (5-year average).	2.2	1.4	4
Civilian fire deaths per year (5-year average).	0.4	0.6	1

2025 Accomplishments

Strategic and Organizational Development

- Explored consolidation for sustainability and budget efficiency through in-depth analysis of shared services and dispatch integration models.
- Completed Ground Emergency Medical Transportation (GEMT) filings, providing a new revenue stream and budget stabilization strategy for the department.

Operational Excellence

- Implemented rig-mounted cameras and the Samsara telematics system to enhance fleet oversight, operational accountability, and personnel safety.
- Refurbished all 50 Self-Contained Breathing Apparatus (SCBA) units, extending service life, ensuring compliance, and improving firefighter safety.
- Accepted and fully equipped a new Engine 63, completing the rare acquisition and successful upfitting and placement of the apparatus into frontline service.
- Expanded use of drone technology to support training, incident documentation, and post-incident review operations.

Emergency Medical and Community Health Initiatives

- Launched the FY2024 Bureau of Justice Assistance (BJA) Initiative, expanding Mobile Integrated Health (MIH) programming to address stimulant and polysubstance use disorders.
- Implemented Buprenorphine availability on all EMS units, with blood product field delivery in the final stages of rollout—expanding advanced care capabilities for critical patients.

Accreditation, Compliance, and Continuous Improvement

- Completed ISO audit, successfully retaining Class 1 status, reaffirming West Allis Fire Department's national standing among top-performing fire agencies.
- Developed and implemented a department-wide After-Action Review (AAR) process, now used following all major events to improve performance and organizational learning.
- Completed Annual Compliance Review (ACR) as part of the CPSE accreditation process, maintaining compliance and reinforcing commitment to continuous improvement.

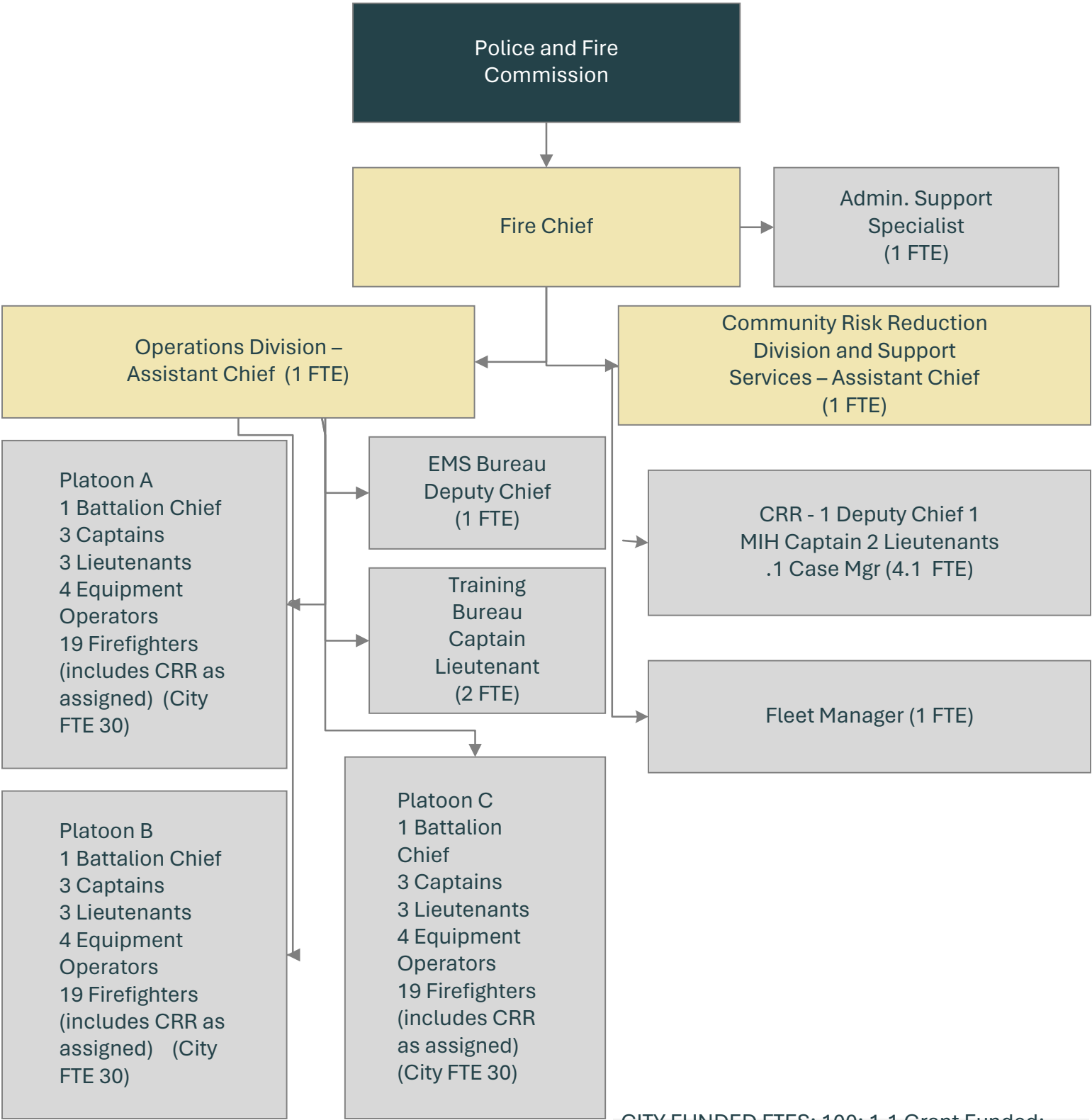
Employee Wellness, Belonging, and Culture

- Expanded the wellness program through a State of Wisconsin EMS grant—offering every provider a wellness visit with a psychologist and funding training for peer fitness trainers.
- Modernized uniform policy to accommodate a wider range of professional options—enhancing comfort, safety, inclusivity, and belonging for all members.
- Developed and launched the Belonging, Advancement, and Empowerment (BAE) Program, establishing a structured approach to career growth, equity, and inclusion across the department.

Emergency Management and Resilience

- Reinforced emergency management readiness during the 2025 Milwaukee County floods—responding to hundreds of calls for service while leading coordinated emergency management operations and refining response policies for future resilience.

Fire Department



CITY FUNDED FTES: 100; 1.1 Grant Funded;
100 Sworn; 2.1 non-sworn
102.1 Total

Changes from 2025 -

**CITY OF WEST ALLIS
FIRE
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 8,764,686	\$ 9,013,762	\$ 9,589,875	\$ 9,589,875	\$ 6,366,001	\$ 9,100,000	\$ 9,871,139	\$ 281,264	2.9%
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	555,015	661,520	400,000	400,000	664,471	900,000	443,000	43,000	10.8%
Other Pay	334,835	338,897	328,177	328,177	250,761	328,177	328,594	417	0.1%
Health Insurance	1,718,826	1,683,441	1,835,455	1,835,455	1,295,858	1,835,455	1,754,800	(80,655)	(4.4%)
Dental Insurance	100,222	104,216	110,945	110,945	80,509	110,945	118,954	8,009	7.2%
Other Benefits	18,429	123,099	122,800	122,800	88,643	123,631	126,089	3,289	2.7%
Payroll Taxes	144,014	149,921	158,700	158,700	108,474	158,700	163,056	4,356	2.7%
Pension	1,735,942	1,904,761	1,962,093	1,962,093	1,360,061	1,962,093	1,964,788	2,695	0.1%
PERSONNEL	13,371,969	13,979,617	14,508,045	14,508,045	10,214,778	14,519,001	14,770,420	262,375	1.8%
Other Professional Services	58,581	60,991	28,350	28,350	32,532	33,032	28,350	-	-
Maintenance Contracts	70,577	56,094	109,866	109,866	55,286	109,866	109,866	-	-
PROFESSIONAL SERVICES	129,158	117,085	138,216	138,216	87,818	142,898	138,216	-	-
Utilities	123,249	128,685	142,320	142,320	99,091	140,920	149,420	7,100	5.0%
Rentals	3,000	1,400	3,000	3,000	7,780	6,980	3,200	200	6.7%
Repair & Maintenance	207,055	149,439	124,200	124,200	91,559	134,262	124,200	-	-
Supplies	36,693	34,534	40,300	40,300	20,471	40,300	40,300	-	-
Books & Subscriptions	1,365	1,079	1,575	1,575	897	1,784	1,575	-	-
Other Maint & Supplies	256,613	258,346	317,000	317,000	162,989	317,000	317,000	-	-
Advertising	4,126	4,139	7,500	7,500	351	7,500	7,500	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	632,101	577,622	635,895	635,895	383,138	648,746	643,195	7,300	1.1%
Training & Travel	27,804	18,311	25,476	25,476	16,743	25,476	25,476	-	-
Regulatory & Safety	41,253	119,340	105,950	105,950	79,315	105,950	72,950	(33,000)	(31.1%)
Insurance & Claims	-	-	13,000	13,000	-	13,000	13,000	-	-
Retiree Benefits	1,092,454	1,043,929	1,011,000	1,011,000	-	1,011,000	950,000	(61,000)	(6.0%)
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	1,161,511	1,181,580	1,155,426	1,155,426	96,058	1,155,426	1,061,426	(94,000)	(8.1%)
Capital Items	10,016	15,638	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	10,016	15,638	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 15,304,755	\$ 15,871,542	\$ 16,437,582	\$ 16,437,582	\$ 10,781,792	\$ 16,466,071	\$ 16,613,257	\$ 175,675	1.1%

2026 BUDGET NOTES:

Budgeted salaries include step increases and a contractual increase for represented employees and the related compression pay for non-represented employees.

The decrease in Pension expense reflects a small decrease in the WRS required contribution rate for Fire employees.

Recent Maintenance Contract increases reflect inflationary increases to software contracts, and expansion of in-vehicle cameras and related software to more city fleet vehicles.

The decrease in Regulatory & Safety expenses reflects moving the replacement of turnout gear out of the operating budget to the capital budget for 2026 and future years.

Insurance & Claims represents the cost of EMS liability insurance; previously budgeted in City Administration but more appropriately budgeted here.

Retiree Benefits will change annually depending on the number of members enrolled and the type of health plan coverage. The decrease for 2026 reflects current enrollment data

Code Enforcement

Mission:

Through customer focused collaborative enforcement and inspection practices, our team strives to protect the health, safety, and welfare of the citizens of West Allis.



Services Provided

- Perform inspections of residential and commercial properties to ensure compliance with approved plans, municipal ordinances, state codes, adopted national codes and standards, and state statutes relating to construction.
- Investigate complaints and referrals by inspection of public and private properties for compliance with building and property maintenance codes and land or building use.
- Review construction plans for compliance with state and adopted national codes and standards and local ordinances as an official delegated agent of the State of Wisconsin.
- Inspect snow and ice removal on city sidewalks in winter, tall grass and weeds in summer, and garbage complaints for commercial properties; inspect vacant properties regularly for compliance.

By the Numbers



+\$11,745

\$ Change in Budget

+0.8%

% Change in Budget

Proposed 2026 Budget

\$1,402,152

Salary and Benefit Budget:

\$1,230,202

Number of FTEs with
Requested 2026 Changes

12

Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

1 Code Enforcement Officer

New Budget Requests/Initiatives

Description	One Time/Ongoing
Proposed Code Enforcement fee increases (1-3% target).	Annual

Software

Name	Description
Bluebeam	Electronic plan review software used by multiple city departments.
Samara	Cameras for city vehicles.

Contracted Services

Name	Description
Sidello	Grass cutting, snow removal, property cleanup/nuisance abatement work.

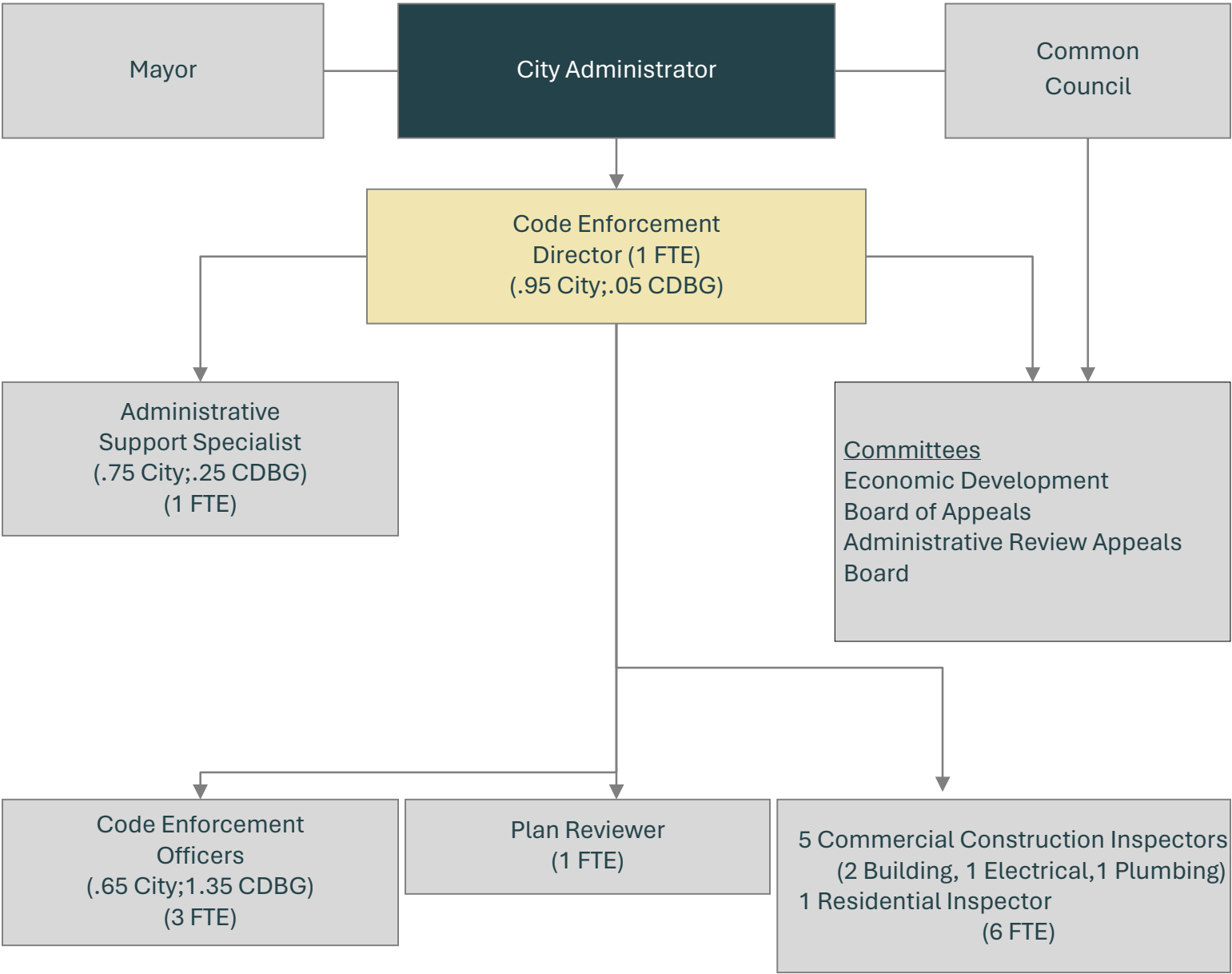
Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Property Maintenance Records Average Days Open.	49	40	35
Plan Review Records Average Days Open.	27	22	20
Properties added to the Nuisance Abandoned Property list.	26	17	15
Percentage of cases resolved without citation or legal action.	94.81%	96%	97%

2025 Accomplishments

- Improved Efficiency in Property Maintenance and Plan Review:**
The average timeline for completing property maintenance and plan review records was reduced by 18% compared to 2024, reflecting enhanced efficiency and improved customer service.
- Significant Reduction in Grass and Weed Abatements:**
The number of grass and weed abatement work orders issued to contractors decreased by 40% compared to 2024, demonstrating the success of proactive code enforcement and increased property owner compliance.
- Expanded Proactive Inspections:**
Code Enforcement Officers conducted 2,723 proactive exterior property maintenance inspections through September 30, 2025, helping to maintain neighborhood quality and ensure timely identification of issues before they escalate.
- Permit Fee Refund Program for Flood Recovery:**
A Permit Fee Refund Program was established in response to the August 2025 flood to provide financial relief to affected property owners and support community recovery efforts.

Code Enforcement



Changes from 2025 -
Vacant Code Enforcement Supervisor position repurposed to a Code Enforcement Officer
No overall FTE Changes (grant funding varies)

CITY FUNDED FTES: 12
(1.65 CDBG grant funded)

**CITY OF WEST ALLIS
CODE ENFORCEMENT
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 810,448	\$ 871,147	\$ 879,018	\$ 879,018	\$ 576,262	\$ 751,900	\$ 875,251	\$ (3,767)	(0.4%)
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	-	-	-	-	126	-	-	-	-
Other Pay	1,000	-	-	-	-	-	-	-	-
Health Insurance	174,365	177,678	187,915	187,915	126,304	160,590	205,787	17,872	9.5%
Dental Insurance	9,623	10,215	10,365	10,365	6,831	8,854	11,042	677	6.5%
Other Benefits	6,285	8,981	8,182	8,182	5,985	7,951	8,147	(35)	(0.4%)
Payroll Taxes	59,969	64,573	67,245	67,245	42,658	54,106	66,957	(288)	(0.4%)
Pension	55,140	60,261	61,092	61,092	39,906	50,913	63,018	1,926	3.2%
PERSONNEL	1,116,830	1,192,855	1,213,817	1,213,817	798,072	1,034,314	1,230,202	16,385	1.3%
Other Professional Services	85,142	117,737	115,000	115,000	52,207	115,220	115,000	-	-
Maintenance Contracts	7,985	8,040	8,040	8,040	3,960	3,960	9,000	960	11.9%
PROFESSIONAL SERVICES	93,127	125,777	123,040	123,040	56,167	119,180	124,000	960	0.8%
Utilities	6,597	5,765	5,700	5,700	3,875	5,100	5,100	(600)	(10.5%)
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	9,671	4,392	5,000	5,000	2,229	5,000	5,000	-	-
Supplies	2,362	2,549	7,500	7,500	2,576	2,500	2,500	(5,000)	(66.7%)
Books & Subscriptions	329	450	2,000	2,000	454	2,000	2,000	-	-
Other Maint & Supplies	5,119	4,636	5,000	5,000	3,214	5,000	5,000	-	-
Advertising	227	-	250	250	321	250	250	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	24,305	17,792	25,450	25,450	12,669	19,850	19,850	(5,600)	(22.0%)
Training & Travel	12,866	15,660	27,600	27,600	6,676	27,600	27,600	-	-
Regulatory & Safety	406	1,348	500	500	409	500	500	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	13,272	17,008	28,100	28,100	7,085	28,100	28,100	-	-
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 1,247,534	\$ 1,353,432	\$ 1,390,407	\$ 1,390,407	\$ 873,993	\$ 1,201,444	\$ 1,402,152	\$ 11,745	0.8%

2026 BUDGET NOTES:

Personnel decrease reflects a currently vacant supervisory position to be repurposed as an additional Code Enforcement Officer position.

Other Professional Services expense reflects the cost of private code enforcement work (weed cutting, snow removal, etc.) and is offset by a corresponding revenue as these costs are billable to property owners and collected through the tax roll. Actual amounts vary annually. Budget reflects a standard assumption.

**CITY OF WEST ALLIS
OTHER PUBLIC SAFETY
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	-	-	-	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	-	-	-	-	-	-	-	-	-
Dental Insurance	-	-	-	-	-	-	-	-	-
Other Benefits	-	-	-	-	-	-	-	-	-
Payroll Taxes	-	-	-	-	-	-	-	-	-
Pension	-	-	-	-	-	-	-	-	-
PERSONNEL	-	-	-	-	-	-	-	-	-
Other Professional Services	86,059	208,371	200,000	200,000	151,517	251,000	254,000	54,000	27.0%
Maintenance Contracts	1,050	-	800	800	-	-	-	(800)	(100.0%)
PROFESSIONAL SERVICES	87,109	208,371	200,800	200,800	151,517	251,000	254,000	53,200	26.5%
Utilities	-	-	-	-	-	-	-	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-	-	-	-
Supplies	2,013	-	1,500	1,500	-	-	5,550	4,050	270.0%
Books & Subscriptions	-	-	-	-	-	-	-	-	-
Other Maint & Supplies	29,227	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	31,240	-	1,500	1,500	-	-	5,550	4,050	270.0%
Training & Travel	-	-	3,250	3,250	-	-	-	(3,250)	(100.0%)
Regulatory & Safety	171,158	165,417	159,000	159,000	109,720	158,000	157,000	(2,000)	(1.3%)
Insurance & Claims	499,835	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	22,306	8,655	-	-	9,332	9,300	-	-	-
MISCELLANEOUS	693,299	174,072	162,250	162,250	119,052	167,300	157,000	(5,250)	(3.2%)
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 811,648	\$ 382,443	\$ 364,550	\$ 364,550	\$ 270,569	\$ 418,300	\$ 416,550	\$ 52,000	14.3%

2026 BUDGET NOTES:

Starting in 2024, liability insurance and miscellaneous General Government expenses were moved to the City Admin budget for alignment with management oversight.

The expenses that remain above are Public Safety expenses for animal control (MADACC), Emergency Government, and Ambulance Billing service.

The increase in Other Professional Services represents an estimated increase in ambulance billing fees, simply due to increased volume.



2026



BUDGET & ACTION PLAN
As recommended by Mayor Dan Devine

**Engineering &
Public Works**

Department of Public Works

Mission:

The Department of Public Works strives to maintain the City's infrastructure and provide high quality public works services to the public and other City departments in a reasonable, efficient, cost-effective manner.



Services Provided

- Administer and coordinate operations to maintain city's infrastructure.
- Provide general maintenance and repair to all city facilities, maintain regulatory signage, provide traffic control; procure and receive materials and supplies for all public works operations.
- Maintenance of city street lighting, traffic control signals, facility projects.
- Preventative maintenance and repair of various equipment and vehicles.
- Maintenance of city street trees and public grounds and open spaces.
- Garbage and recyclable collection and disposal; maintenance of City streets, alleys, sidewalks, and sewer systems.
- Provide safe and sufficient drinking water for residential, commercial customers and fire protection services.

By the Numbers



+\$307,221

\$ Change in Budget

+2.6%

% Change in Budget

Proposed 2026 Budget

\$12,046,806

Salary and Benefit Budget:

\$8,168,956

Number of FTEs
with Requested
2026 Changes

116

98 General Fund
DPW+ 18 Water
Utility

Proposed Change in
FTE:

1

1-Laborer
proposed to be
added to Facility and
Sign Division

Vacancies as of Sept. 2025:

11

1-Lead Electrical Mechanic
1-Electrical Mechanic
1-Electrical Maintenance Repairer
2-Equipment Mechanic
1-Sanitation and Street Equipment Operator
1-Truck Driver
2-Sanitation and Street Maintenance Repairer
1-Water Laborer/Maintenance Repairer in Training
1-Assistant Pumping Station Operator

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
Obtain grapple saw truck to increase safety, efficiency and reduce the number of staff needed for tree removals (CIP).	\$530,000	One Time
Replace 2 chipper trucks (including plow package) (CIP).	\$460,000	One Time
Replace additional asphalt repair equipment to address needs and requests. (CIP).	\$125,000	One Time

Replace 2-wheel loaders and associated components (CIP).	\$620,000	One Time
Replace wheel loader components (blades/buckets) (CIP).	\$250,000	One Time
Replace equipment for Sidewalk Trippers (to grind/vac and separate) (CIP).	\$20,000	One Time
Replace street sweeper (CIP).	\$385,000	One Time
Upgrade line striping equipment (CIP).	\$200,000	One Time
Obtain floor scrubber and floor sweeper for maintaining new Public Works facility (CIP).	\$40,000 \$35,000	One Time
Upgrade garbage receptacles and benches (CIP).	\$25,000	One Time
Replace gas monitoring/HVAC controller at Grant Street Pump Station (CIP).	\$35,000	One Time
Upgrade HVAC system at City Hall (CIP).	\$2,600,000	One Time
Install remote monitoring software for Police generator (CIP).	\$15,000	One Time
Add 15 LED fixtures along walkways in Liberty Heights Park (CIP).	\$30,000	One Time
Implement SCADA hardware and software at new Public Works facility (CIP).	\$75,000	One Time
Upgrade meter test bench and add software to the new facility to increase services (CIP).	\$100,000	One Time
Install fiber to 84th and 96th St pump station to city connection for Wi-Fi capability (CIP).	\$200,000	One Time
Replace refuse packer (including plow package) (CIP).	\$530,000	One Time
Upgrade amenities at Rogers Park – ADA path, play structure and surface, add green solutions (CIP).	\$515,000	One Time
Repair structure at Farmer’s Market (CIP).	\$300,000	One Time
Request one FTE laborer position, Facility and Sign Division (custodial/maintenance responsibilities at new facility).	\$79,000	Ongoing

Software

Name	Description
OpenGov	Department Wide – public transaction software
GIS	Department Wide – asset identification in open spaces
HTE	Department Wide – financial software
AssetWorks	Department Wide – work order system
Novatime/ Timekeeper	Department Wide – timekeeping software

Samsara	Department Wide – video and equipment location software
NeoGov	Department Wide – HR software
DocuWare	Department Wide – financial and document storage
TAPCO	Electrical Division – traffic control parts
Honeywell	Facility and Sign Division – HVAC operations at multiple buildings
CatET, Cat SISWEB, ECat, ProDemand, QuickServe, Insite, Zeus, AutoAuth, Allison DOC Premium, Meritor Wabco Snap-On, Snap- on-Pro-Link Mitchell, Bendix Acom Pro, Diesel Laptops, Navistar Ned.	Fleet Services Division – diagnostic software
Diggers Hotline	Department wide – underground utility marking
DX Fleet	Inventory Services Division – fuel management
MSDS	Inventory Services Division – product identification
Bonfire	Inventory Services Division – procurement software
TraCS	Sanitation Division – issuing citations
IT Pipes	Street and Sanitary Sewer Division – street and sewer maintenance software
SCADA	Water Utility Division – operational and security software
Beacon	Water Utility Division – meter reading software

Contracted Services

Company	Description
Mead and Hunt	Department Wide – GIS
UniFirst	Department Wide – uniforms, shop towels, floor mats
TAPCO	Electrical Services Division – cabinet inspections
Cintas	Facility and Sign Division – fire inspection

Express Elevator	Facility and Sign Division – monthly elevator inspection in multiple buildings
National Elevator Inspection Services (NEIS)	Facility and Sign Division – monthly elevator inspection in multiple buildings
Arnolds	Facility and Sign Division – port-a-potty at parks
Safeway	Facility and Sign Division – rodent control
Butters Fetting	Facility and Sign Division – HVAC
Multiple Contractors	Facility and Sign Division – masonry, garage doors, window washing, painting, road markings, signage
Crane 1	Fleet Services Division – annual overhead crane inspection
Kaeser Inc.	Fleets Services Division – building compressor services
Sefac Inc.	Fleet Services Division – truck lift inspection and service
Caterpillar	Fleet Services Division – generator load bank test, equipment oil tests, aerial lift annual inspections
Protanic Inc.	Inventory Services Division – fuel station repairs and annual inspection for state license
Ayres Consulting	Sanitation Division – landfill testing
Waste Management Inc.	Sanitation Division – refuse processing
Johns Disposal	Sanitation Division – recycling processing
Waukesha Recycling	Sanitation Division – scrap metal recycling
Blue Ribbon Organics Inc.	Sanitation Division – yard waste and brush processing
OSI Inc.	Sanitation Division – oil and antifreeze disposal
Multiple Contractors	Street and Sanitary Sewer Division – salt dome conveyor use
IT Pipes	Street and Sanitary Sewer Division – sewer televising
Multiple Contractors	Street and Sanitary Sewer Division – catch basin replacement
Frost Solutions	Street and Sanitary Sewer Division – weather forecasting/monitor equipment
Diggers Hotline	Water Utility Division – utility marking
Ehlers	Water Utility Division – financial consulting
Donohue	Water Utility Division – engineering consulting for generator
Baxter Woodman	Water Utility Division – hydrant hydraulic modeling
Badger Meter	Water Utility Division – Beacon-meter reading
Multiple	Water Utility Division – lead service line inventory and replacement

Contractors	
Horsley Group	Water Utility Division – EPA consultants
AB Data	Water Utility Division – print and mail utility bills
Dixon Engineering	Water Utility Division – storage tank maintenance
SEH	Water Utility Division – telecommunications equipment inspection review
Westrum	Water Utility Division – leak detection
Energenecs	Water Utility Division – SCADA software, hardware, maintenance
Northern Lake Service	Water Utility Division – water quality testing
Time Tap	Water Utility Division – scheduling meter exchanges, cross connections, Lead Service Line Inspections
120 Water	Water Utility Division – LSL Inventory and communications associated with the LCRi (Lead and Copper Rule Improvement) requirements

Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Electrical Division – re-lamp 3,100 streetlights in high voltage circuits with new bulbs.	N/A	N/A	33% (1,023)
Facility and Sign Division – Evaluate condition of nearly 14,000 city owned signs using GIS.	N/A	N/A	25% (3,500)
Fleet Services Division – Review existing and/or create preventative maintenance parts list for 200-rolling stock equipment.	N/A	N/A	25% (50)
Forestry and Parks Division – pre-emptively remove 2,947 remaining ash trees.	N/A	N/A	3% (88)
Inventory Services Division – Review the 500 obsolete parts in Inventory, as approved by Managers, and auction parts deemed no longer necessary.	N/A	N/A	50% (250)
Sanitation Division – Evaluate all 33 garbage/recycling routes and adjust/balance routes accordingly.	N/A	N/A	50% (17)
Street Division – Clean and inspect all 8,254 City catch basins for preventative maintenance.	N/A	N/A	33% (2,724)
Water Utility Division – Operate all 6,000 water valves in the City’s water system for preventative maintenance.	N/A	N/A	20% (1,200)

2025 Accomplishments

Department Wide:

- Department wide response to City-wide damage due to 1000-year flood occurrence (10 inches rain) in August 2025.
- Implemented Samsara Dashcams in vehicles and using web application for tracking/data retrieval.
- Supported Liberty Heights Pavilion project and adjacent areas of the park.

Electrical Services Division:

- Solar flashing school crossing lights ordered for 79th and Lincoln Avenue.
- Two street light circuit conversions completed by staff.
- 2 fiber lines were installed at 53rd and Burnham Avenue for new Public Works facility.

Facility and Sign Division:

- Transitioned responsibility for room reservation records in OpenGov to Customer Service Center.
- Continued use of GIS field maps application and expanded dashboard for tracking progress.
- Installed permanent No Parking signs in State Fair area (approx. 99% completed as of Aug. 14, 2025).
- Supported 30 different city sponsored events, 19 block parties and 50 park reservations (as of Aug. 14, 2025).

Fleet Services Division:

- Experimenting with lighted plow markers on wing blades to mitigate damage to private vehicles during winter weather operations.
- Built and fabricated platform for wheeled excavators to carry attachments to job sites.
- Continue to fabricate and rebuild plow center pin mounts to extend the life of plows.
- Continue to coordinate auctions for equipment for all divisions with anticipated move to new facility.

Forestry and Parks Division:

- Converted to battery operated equipment: chainsaws, blowers, line trimmers, combination tool and push mowers.
- Added artificial turf to both entrances to dog park to improve aesthetics and to mitigate weed growth.
- Implementation of Quick Capture application to track storm damage and to increase efficiency in coordination and response.

Inventory Services Division:

- Initiated full inventory audit (approx. 75% complete as of Aug. 14, 2025).
- Researched room layouts, storage configurations for new facility.
- Completed knowledge transfer with Purchasing to learn how to generate/process RFQs.

Sanitation Division:

- Implemented quick capture app for documenting violations in the field.
- Implemented OpenGov workflow for remittance of monies collected at municipal yards.

Street and Sanitary Sewer Division:

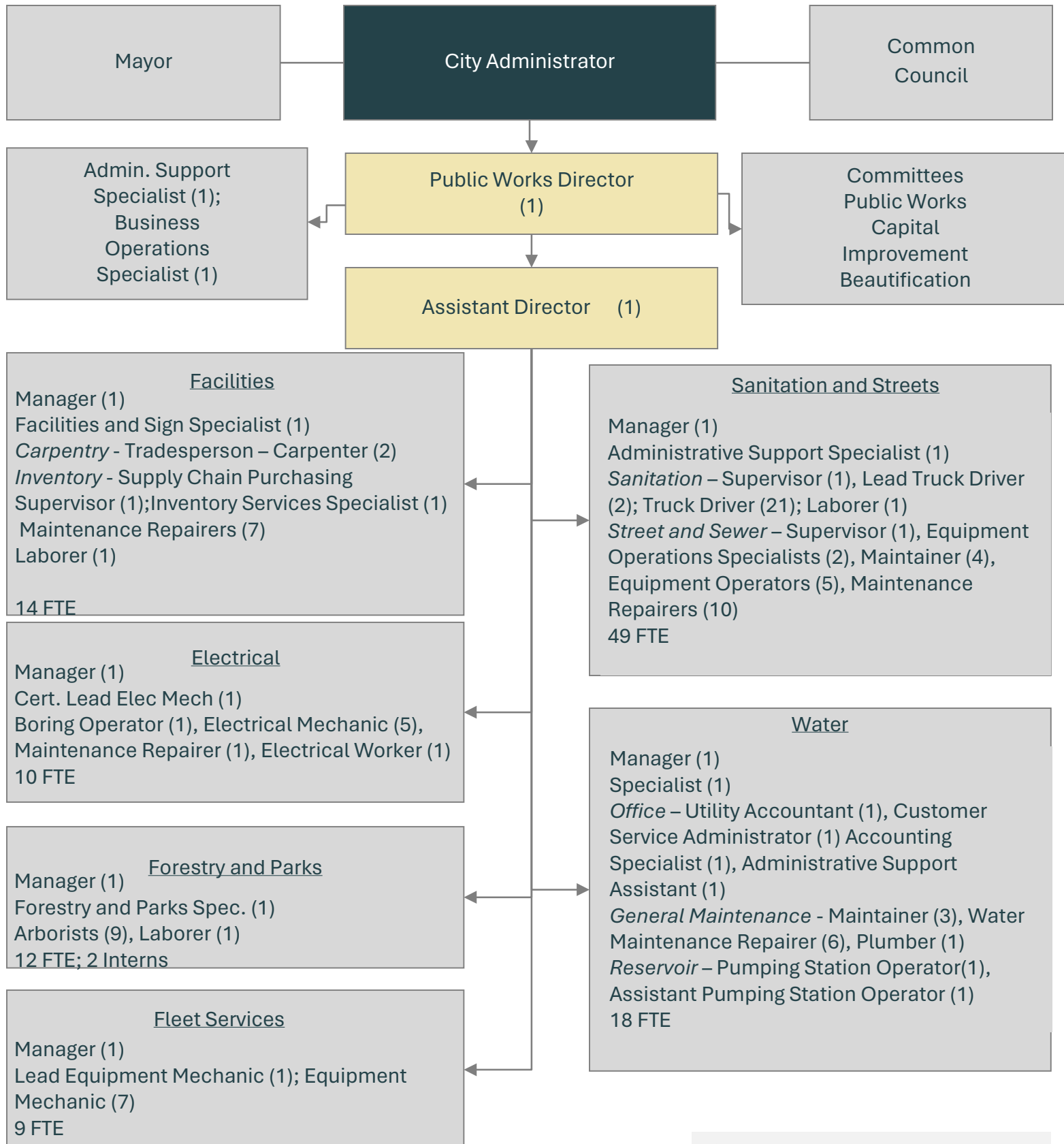
- Created plow route maps to be available via Teams, reducing reliance on paper.
- Deployed mastic trailer as primary source of crack filling/street restoration to increase longevity of the repairs and roadway.

Water Utility Division:

- Working with Engineering to establish funding for Lead Service Line Replacement Plan. Funding sources include Safe Drinking Water Loan Program and Community Block Grants.
- Streamlined Lead Service Line Inventory and EPA/DNR requirements for Lead and Copper Rule Improvements (LCRI) by implementing 120Water Software.
- Engaged Consulting Engineers to evaluate water system challenges:
 - Low chlorine residuals in the northwest and southwest limits of the water system.
 - Improve pressures in the areas 92nd St to 96th St from Cleveland Avenue to Oklahoma Avenue.
 - Evaluate options for electrical upgrades and pump replacements at the 96th St Reservoir and Pumping Station.
 - Obtain construction authorization approval from the Public Service Commission of Wisconsin to install a new backup generator at the 96th St. Pump Station.
- Installed new cone valve to replace failing valve at 84th St. Pump Station.
- Collaborated with financial consultants to secure Public Service Commission of Wisconsin approval for a rate adjustment supporting long-term infrastructure sustainability.
- Repaired 77 water main breaks through August 11th, 2025, YTD.
- Proactively exercised 786 water main and hydrant valves.
- Maintained 826 water hydrants and improved water quality through flushing program.
- Painted 322 water hydrants.
- Processed and marked 3,324 Diggers Hotlines identifying water, sewer, and electrical utilities through August 11, 2025, YTD.



Public Works



Changes from 2025 -
 -Add Laborer (1 FTE)
 -Water re-org added 1 FTE Customer Service Administrator offset by changes and reduction of 1 FTE in General Maintenance

City Funded FTE: 98; Water FTE: 18;
 Total: 116
 24 seasonal, 2 interns

**CITY OF WEST ALLIS
PUBLIC WORKS
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 4,253,140	\$ 4,664,013	\$ 4,937,869	\$ 4,906,369	\$ 3,409,304	\$ 4,337,717	\$ 5,161,569	\$ 223,700	4.5%
Salaries - Part-Time	174,986	218,826	282,010	282,010	193,904	165,340	290,957	8,947	3.2%
Overtime	206,436	177,312	185,690	185,690	114,286	199,650	185,690	-	-
Other Pay	62,824	98,962	117,031	117,031	75,220	68,230	117,624	593	0.5%
Health Insurance	1,058,699	1,154,494	1,291,690	1,291,690	862,823	1,149,528	1,323,757	32,067	2.5%
Dental Insurance	64,274	71,081	82,479	82,479	50,937	67,613	79,786	(2,693)	(3.3%)
Other Benefits	28,157	158,407	164,768	164,768	114,350	24,071	172,478	7,710	4.7%
Payroll Taxes	348,214	382,007	421,900	421,900	279,422	368,705	442,023	20,123	4.8%
Pension	306,318	340,347	363,693	363,693	249,442	309,403	395,072	31,379	8.6%
PERSONNEL	6,503,048	7,265,449	7,847,130	7,815,630	5,349,688	6,690,257	8,168,956	321,826	4.1%
Other Professional Services	83,218	195,772	130,000	130,000	94,720	104,600	130,000	-	-
Maintenance Contracts	110,476	99,644	158,000	158,000	72,921	99,000	182,500	24,500	15.5%
PROFESSIONAL SERVICES	193,694	295,416	288,000	288,000	167,641	203,600	312,500	24,500	8.5%
Utilities	755,348	769,467	890,771	890,771	525,090	847,780	894,000	3,229	0.4%
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	817,057	824,873	837,500	837,500	587,531	636,853	874,500	37,000	4.4%
Supplies	568	457	16,000	22,450	6,644	1,000	6,000	(10,000)	(62.5%)
Books & Subscriptions	11,872	13,202	14,500	14,500	10,773	13,469	14,500	-	-
Other Maint & Supplies	982,125	927,560	1,069,750	1,094,800	788,439	981,880	1,079,750	10,000	0.9%
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	2,566,970	2,535,559	2,828,521	2,860,021	1,918,477	2,480,982	2,868,750	40,229	1.4%
Training & Travel	14,434	18,434	34,900	34,900	19,777	23,300	33,900	(1,000)	(2.9%)
Regulatory & Safety	14,190	11,165	11,900	11,900	6,953	29,770	37,500	25,600	215.1%
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	657,045	598,333	688,934	688,934	(65,412)	792,145	585,000	(103,934)	(15.1%)
Other Miscellaneous	140	28,546	40,200	40,200	23,073	200	40,200	-	-
MISCELLANEOUS	685,809	656,478	775,934	775,934	(15,609)	845,415	696,600	(79,334)	(10.2%)
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 9,949,521	\$ 10,752,902	\$ 11,739,585	\$ 11,739,585	\$ 7,420,197	\$ 10,220,254	\$ 12,046,806	\$ 307,221	2.6%

2026 BUDGET NOTES:

Personnel increase reflects the addition of one Laborer position, as well as routine movement through salary ranges for department staff.

The Maintenance Contract increase reflects inflationary increases to software contracts, and expansion of in-vehicle cameras and related software to more city fleet vehicles.

The increase in Maint. & Supplies stems from expected higher electricity costs, greater maint costs due to an aging fleet, and upcoming field tablet replacements.

Retiree Benefits will change annually depending on the number of members enrolled and the type of health plan coverage. The decrease reflects current enrollment data.

Increase in Regulatory costs due to moving annual intersection equipment testing to the operating budget.

Engineering

Mission:

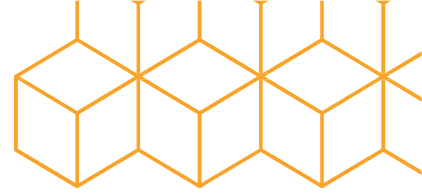
The Engineering Department provides professional, well-organized, and cost-effective municipal engineering services to the citizens and businesses of West Allis, as well as other City Departments. Our efforts are focused on providing a high level of expertise in the designing, planning, advising, administering, and overseeing of all public works improvements to facilitate upgrades of aging City infrastructure. Our goal is to provide these services within the project budget and timeframe required while striving to improve the health, safety, and overall quality of life for the residents and businesses of West Allis.



Services Provided

- Planning and design of maintenance and/or replacement of roadway pavements, curbs/gutters, sidewalks, bridges, sanitary and storm sewers, watermain, streetlights, signs, and pavement markings based upon infrastructure condition evaluations.
- Planning and design of infrastructure improvements for City owned parks, parking lots and 22 buildings including electrical, HVAC, roofing systems, emergency generators, and façade repairs based upon facilities condition assessments.
- Oversight and permitting of third-party utilities such as natural gas, electric, telecommunication cable, fiber optic cable and 5G small cell towers.
- Assist property owners with funding options for lead water service line replacements, sump pump installations, storm sewer lateral installations/repairs, sanitary sewer lateral repairs.
- Issue and administer permits for commuter impacted, accessibility, and State Fair parking; oversize/overweight trucking loads; occupying street right-of-way and dumpster permits; and loading zone permits.

By the Numbers



+\$24,866

\$ Change in Budget

+2.3%

% Change in Budget

Proposed 2026 Budget

\$1,122,019

Salary and Benefit Budget:

\$1,019,969

Number of FTEs with
Requested 2026 Changes

15

(plus PT provisional staff)

Proposed Change in FTE:

-1.0

Vacancies as of Aug. 2025:

1

(FTE Senior Principal
Engineer)

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
Assist DPW with Lead Service Lateral Replacement Program development	\$2,000,000	On-going
Assist DPW with Pavement Striping Program development	\$200,000	On-going
Bridge Maintenance Annual Program	\$125,000	On-going
Refine traffic calming location rating system	\$0	On-going

Software

Name	Description
Open Roads	Survey data collection software supporting infrastructure design.
MicroStation	Computer Aided Design (CAD) software supports infrastructure drafting and design.
WinCan	Sanitary and storm sewer televising and logging software.
PASER	Pavement rating software. Data collection application by West Allis. Data entry software from WisDOT.

Contracted Services

Company	Description
Engineering Consultants	Support the Engineering Department for design that is outside the scope of the knowledge or time available.
Construction Contractors	Support the construction of the roads, sewers, watermain, and other infrastructure.

Performance Indicators

Description	2024 Projected	2024 Actual	2025 Projected	2026 Planned
Pavement Replacement	3.91 miles	3.91 miles	1.42 miles	1.68 miles
Sanitary Sewer Replacement	0.47 miles	0.46 miles	0.77 miles	0.57 miles
Storm Sewer Replacement	0.87 miles	0.89 miles	0.81 miles	0.70 miles
Watermain Replacement	1.06 miles	0.92 miles	1.15 miles	0.67 miles
Streetlighting Circuit Replacement	396 lights	201 lights	225 lights	250 lights
Private Lead Service Removal	53 services	61 services	75 services	75 services

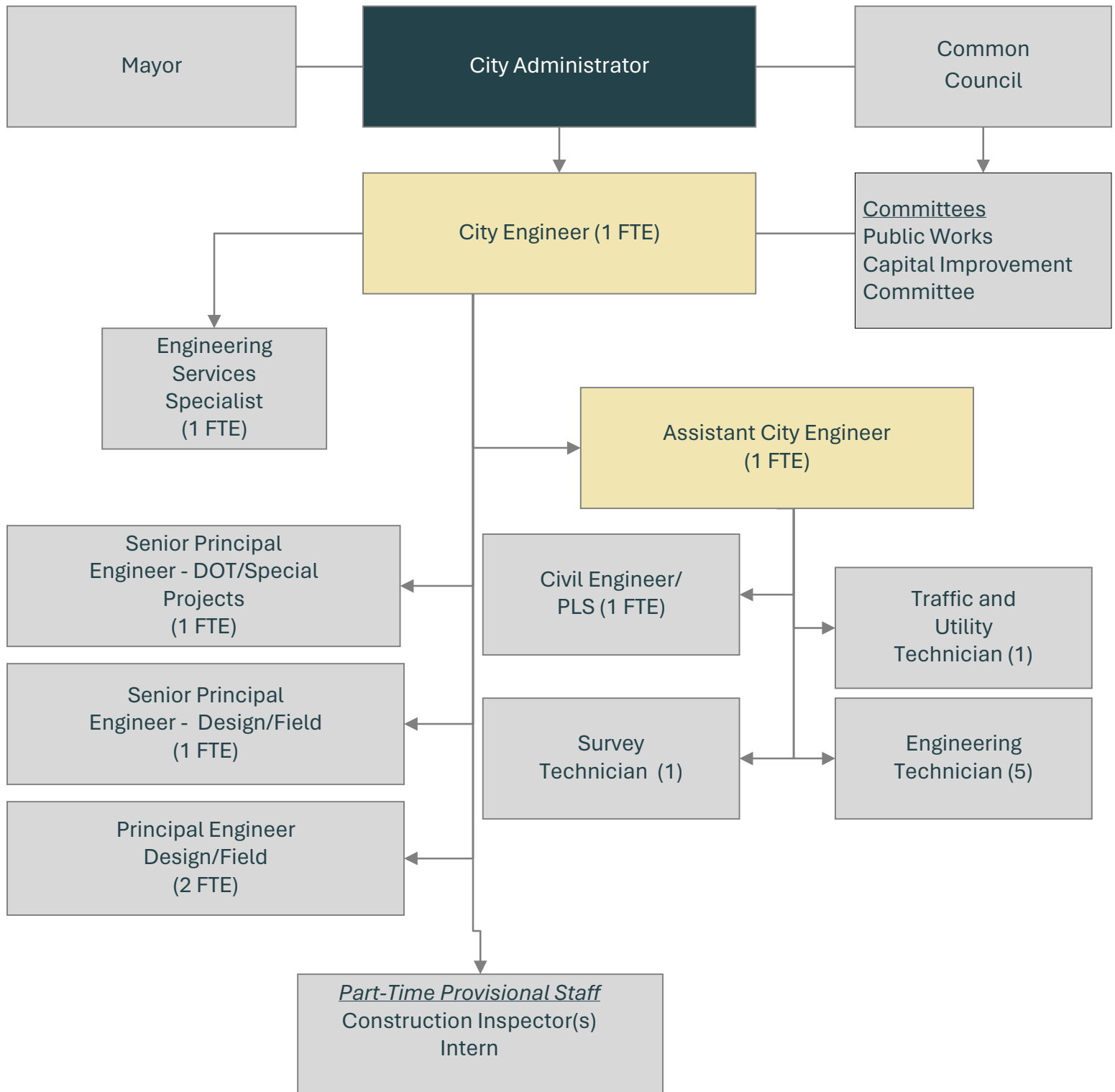
2025 Accomplishments

- Installed first raised intersection in West Allis at S. 102nd St. and W. Grant St. intersection for traffic calming.
- Secured approximately \$770,000 WisDOT grant to install traffic mitigation for I94 East/West project on W. Greenfield Ave. \$600,000 is for No Traffic AI system of traffic management.
- Permits Issued and Fees Collected.

Permit Title	Number Issued	Fees Collected As of 10-3-2025
Street Excavations and Maintenance (Right-of-Way)	293	\$99,534.61
Oversize/Overweight Trucks	431	\$110,980.00
Commercial Loading Zone	27	\$4161.00
Temporary Occupancy (Dumpster)	166	\$31,165.38
Residential Handicap Zone	24	\$0.00
Driveway Construction Permit	18	\$4,457.00



Engineering



Changes from 2025 –
 Eliminates vacant Civil Engineer (-1.0 FTE)
 Reclass 1 Civil Engineer to Senior Principal Engineer
 Reclass 1 Principal Engineer to Senior Principal Engineer
 Part-Time provisional staff added (previously temporary staff)

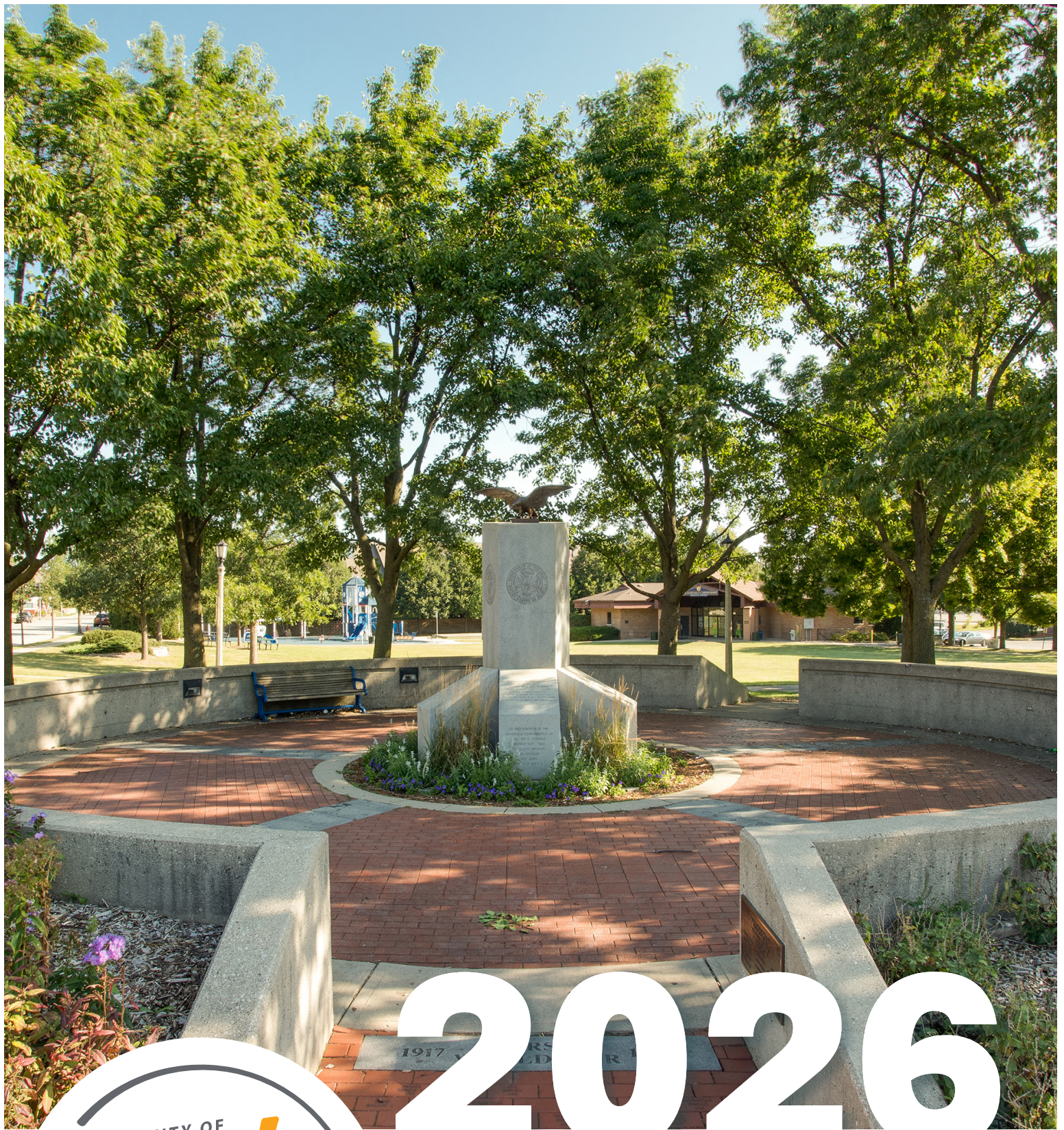
CITY FUNDED FTES: 15 + PT provisional staff
 (approx. 9 FTE general fund; 7 FTE water, sewer, and storm water)

**CITY OF WEST ALLIS
ENGINEERING
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 673,294	\$ 634,391	\$ 667,274	\$ 667,274	\$ 447,159	\$ 570,160	\$ 702,217	\$ 34,943	5.2%
Salaries - Part-Time	-	-	12,928	12,928	5,450	12,928	20,000	7,072	54.7%
Overtime	27,726	26,031	25,000	25,000	14,747	25,000	25,000	-	-
Other Pay	2,421	1,931	-	-	1,329	1,500	-	-	-
Health Insurance	150,829	137,192	151,906	151,906	97,369	131,369	148,598	(3,308)	(2.2%)
Dental Insurance	9,987	9,257	10,153	10,153	6,466	9,000	10,365	212	2.1%
Other Benefits	4,584	21,028	6,332	6,332	14,778	19,153	6,595	263	4.2%
Payroll Taxes	52,244	48,824	53,948	53,948	34,554	45,000	55,377	1,429	2.6%
Pension	46,178	44,396	49,012	49,012	31,644	42,800	51,817	2,805	5.7%
PERSONNEL	967,263	923,050	976,553	976,553	653,496	856,910	1,019,969	43,416	4.4%
Other Professional Services	3,132	19,812	50,000	50,000	6,785	25,000	35,000	(15,000)	(30.0%)
Maintenance Contracts	23,508	24,596	28,000	28,000	-	28,000	25,000	(3,000)	(10.7%)
PROFESSIONAL SERVICES	26,640	44,408	78,000	78,000	6,785	53,000	60,000	(18,000)	(23.1%)
Utilities	8,175	7,995	9,600	9,600	6,090	7,500	9,600	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	1,126	6,567	5,500	5,500	821	1,600	5,500	-	-
Supplies	6,211	6,296	8,000	8,000	8,783	7,200	8,000	-	-
Books & Subscriptions	249	457	100	100	-	100	500	400	400.0%
Other Maint & Supplies	2,605	2,836	3,200	3,200	2,065	3,000	3,200	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	18,366	24,151	26,400	26,400	17,759	19,400	26,800	400	1.5%
Training & Travel	4,634	3,408	14,100	14,100	1,896	5,100	12,600	(1,500)	(10.6%)
Regulatory & Safety	40	169	2,100	2,100	21	1,100	2,650	550	26.2%
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	4,674	3,577	16,200	16,200	1,917	6,200	15,250	(950)	(5.9%)
Capital Items	-	-	-	-	292	292	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	292	292	-	-	-
TOTAL EXPENDITURES	\$ 1,016,943	\$ 995,186	\$ 1,097,153	\$ 1,097,153	\$ 680,249	\$ 935,802	\$ 1,122,019	\$ 24,866	2.3%

2026 BUDGET NOTES:

A portion of Engineering staff is allocated to Water, Sanitary Sewer, and Storm Water utility funds for design and construction management of utility construction projects. The portion above represents Engineering staff for non-utility construction (streets, alleys, lighting, etc.). The increase in the Personnel category is the net effect of several changes: 1 vacant position eliminated, 2 positions reclassified, routine pay increases for existing staff, and increased funding for part-time provisional staff. The Professional Services category includes the cost of annual traffic signal engineering services, and funding for traffic calming engineering services.



2026



BUDGET & ACTION PLAN
As recommended by Mayor Dan Devine

**Health, Culture,
& Recreation**

Health

The City's health budget represents the cost of its membership in the Southwest Suburban Health Department (SWSHD), established April 1, 2024. Operational and budget authority for the joint health department rests with the SWSHD Board of Health. Details presented here are for informational purposes only.

Mission:

Improve health and wellbeing of all through health education and promotion, disease prevention, partnership, and support of a diverse and connected community.



Services Provided

- Retail food, body art/tattoo establishment, and weights & measures inspections & licensing (West Allis, Greenfield, West MKE, Greendale).
- Municode specific investigation and enforcement (Chap. 7 and other health related ordinances and state statute).
- Blood lead poisoning investigation and abatement.
- Nursing services (e.g., Communicable disease investigation/follow-up: STI clinic, TB case management, vaccinations).
- Community outreach and engagement (e.g., community health assessment, community health improvement plan- implementation; Hope Walk, community-based programs and services).
- Vital records (birth & death certificates).
- Human/social services.
- WIC Program.
- Senior Center.

By the Numbers



+\$26,155

\$ Change in Budget

+1.7%

% Change in Budget

Proposed 2026 Budget

\$1,546,722

Salary and Benefit Budget:

\$0

**Number of FTEs with
Requested 2026 Changes**

42.4

Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

0

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
Commencement of the Community Health Assessment (CHA).	Staff time	CHIP required every 5 years
3 rd Annual Hope Walk campaign.	Staff time	Yearly

Software

Name	Description
Nightingale Notes	Clinical and social services documentation/case charting.
WinWam	Weights & measures productivity.
HealthSpace	Retail food licensing standard platform.
OpenGov	Nuisance complaints (Let Us Help) and retail food licensing.

Contracted Services

Company	Description
Maxim Staffing	Support for mass immunization clinics (as needed).

Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Policy, Planning, & Practice			
Number of quality improvement projects completed.	2	5	5
Number of new followers on the Facebook page.	392	200	200
Number of Health in All Policies/Practice (HiAPP) initiatives.	2	3	3
Number of individuals trained in QPR Suicide Prevention.	0	40	30
Number of individuals trained in Narcan administration.	630	600	600
Number of Narcan boxes distributed into the community.	4628	4000	4000
Number of individuals reached through social connection events.	909	1000	1000
Number of All Staff trainings/activities.	8	10	8
Estimated total number of unique social work client interactions.	755	700	700
Number of unique cases managed.	68	68	80
Number of joint health/fire client interactions.	76	100	100
Number of programs/services that have utilized the Health Equity Lens Analysis Tool.	4	5	5

Description	2024 Actual	2025 Projected	2026 Planned
Community Health Services			
Total number of TB skin tests administered.	230	260	275
Total number of flu vaccines administered annually (adult & children).	486	500	500
Total number of spirometry tests completed on Police, Fire, and City Employees.	993	100	100
Total number of hearing tests completed on Police, Fire, and City Employees.	325	325	325
Total number of Grapevine community education courses taught.	3	6	8
Total number of car seats checked/distributed.	190	140	140
Number of capillary lead tests billed.	571	600	625
Environmental			
Percent of violations related to Health Space #23 “Proper date marking and disposition”.	4.40%	5%	5%
Number of rat/rodent related nuisance complaints.	266	250	250
Number of rodent bait stations deployed.	253	250	250
Women, Infant, & Children (WIC)			
Percentage of WIC participants receiving a monthly food benefit.	98%	98%	98%
Percent of 2–4-year-olds enrolled in Fit Families who complete program.	85%	85%	85%
Percent of participants who received checks and used some or all of it checks at the Farmers Market to purchase WI grown foods.	56%	57%	58%

Description	2024 Actual	2025 Projected	2026 Planned
Senior Center			
Number of submitted customer satisfaction surveys among members.	Not established	200 (baseline)	100
Number of programs and classes offered through the Senior Center to members.	4163	4000	4000
Number of internal and external partnerships that refer clients, support programs and teach classes.	43	35	35
Number of Senior Center members.	765	575	500
Number of newly registered members.	340	200	200
Number of members who actively participate in programming (not including senior dining).	512	500	450
Number of volunteer hours supporting senior center services.	14,849	12,000	12,000
Number of meals distributed through the Senior Dining program.	12,349	11,500	11,500

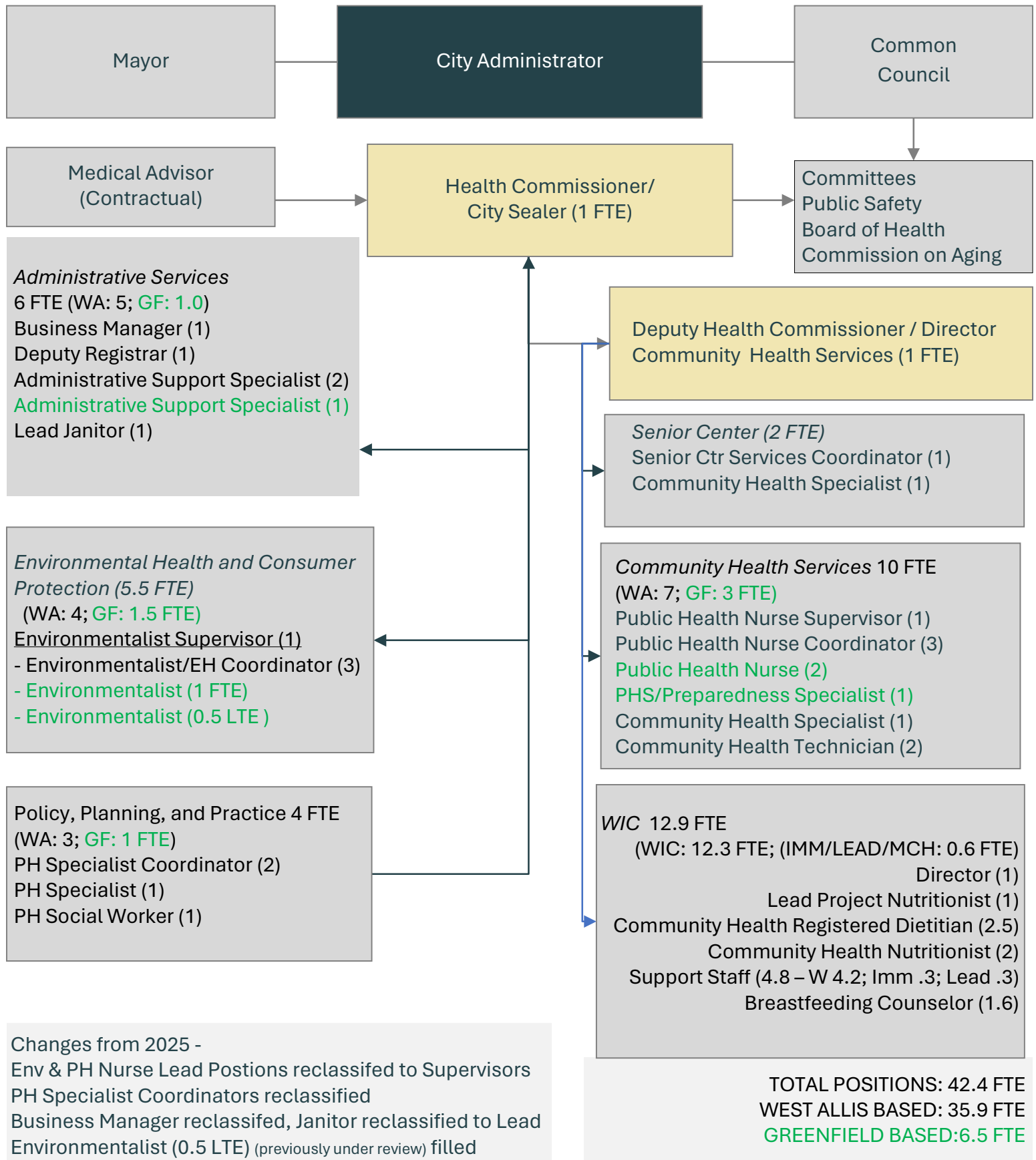
2025 Accomplishments

- FY2025 was the first full year for the SWSHD as a newly consolidated organization. Despite the many successes in our first year as merged health department, there is still more to do to better streamline services and programs within the communities we serve. Anticipated for FY2026 is ongoing work to further assess program/service needs in each municipality to include identifying assets and addressing gaps, streamlining policies and services where feasible, and ongoing synchronization of local municipal code where possible.
- Successfully achieved national accreditation as the Southwest Suburban Health Department by the Public Health Accreditation Board.
- Building on 2025 efforts, the SWSHD will continue to provide community outreach and engagement services that align to our Community Health Improvement Plan (CHIP), department strategic plan, and respective city strategic plans. Services/programs will continue to focus, generally, on mental/behavioral health, substance use disorders/harm reduction, violence prevention and safety, communicable diseases monitoring, investigation and case management, and consumer-focused environmental health.
- Maintaining the focus on Health in All Policies/Programs, we received CDBG funding through the Housing office to develop and implement the Healthy Homes Project and continued to partner with the libraries, communications, and other external partners on community-based outreach and engagement efforts. We hope to continue implementing Healthy Homes in 2026, and will continue partnering with internal and external entities on a variety of community-based activities.

The SWSHD continued to provide full-scale public health services (nursing, vital records, environmental health, WIC, health education) in West Allis, Greenfield, and West Milwaukee while also providing environmental support to Greendale and WIC programming in Cudahy. These programs/services will continue in 2026.



Southwest Suburban Health Department



**CITY OF WEST ALLIS
HEALTH DEPARTMENT
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 1,308,871	\$ 365,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Salaries - Part-Time	17,292	-	-	-	-	-	-	-	-
Overtime	561	-	-	-	-	-	-	-	-
Other Pay	2,041	316	-	-	-	-	-	-	-
Health Insurance	312,382	90,618	-	-	-	-	-	-	-
Dental Insurance	16,062	5,091	-	-	-	-	-	-	-
Other Benefits	8,720	4,843	-	-	-	-	-	-	-
Payroll Taxes	97,696	26,962	-	-	-	-	-	-	-
Pension	89,847	24,671	-	-	-	-	-	-	-
PERSONNEL	1,853,472	517,744	-	-	-	-	-	-	-
Other Professional Services	4,786	1,670,890	1,520,617	1,520,617	1,520,617	1,520,617	1,546,772	26,155	1.7%
Maintenance Contracts	4,983	100	-	-	-	-	-	-	-
PROFESSIONAL SERVICES	9,769	1,670,990	1,520,617	1,520,617	1,520,617	1,520,617	1,546,772	26,155	1.7%
Utilities	20,708	8,676	-	-	-	-	-	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	794	5,837	-	-	-	-	-	-	-
Supplies	14,820	5,583	-	-	-	-	-	-	-
Books & Subscriptions	167	-	-	-	-	-	-	-	-
Other Maint & Supplies	44,153	3,667	-	-	-	-	-	-	-
Advertising	199	-	-	-	-	-	-	-	-
Printing	1,489	4,378	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	82,330	28,141	-	-	-	-	-	-	-
Training & Travel	8,739	1,447	-	-	-	-	-	-	-
Regulatory & Safety	-	-	-	-	-	-	-	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	64,242	21,194	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	72,981	22,641	-	-	-	-	-	-	-
Capital Items	624	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	624	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 2,019,176	\$ 2,239,516	\$ 1,520,617	\$ 1,520,617	\$ 1,520,617	\$ 1,520,617	\$ 1,546,772	\$ 26,155	1.7%

2026 BUDGET NOTES:

The City formed a joint health department with the City of Greenfield in April 2024. The Southwest Suburban Health Department (SWSHD) is a separate legal entity.

The City provides an annual contribution to SWSHD which is budgeted above in the professional services category.

Salaries, benefits, supplies, etc. are now operating costs of SWSHD and are accordingly included in the separate SWSHD budget.

**CITY OF WEST ALLIS
SENIOR CENTER
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 143,018	\$ 136,332	\$ 155,591	\$ 155,591	\$ 100,425	\$ 138,000	\$ 171,631	\$ 16,040	10.3%
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	-	-	-	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	25,429	31,623	46,340	46,340	25,907	31,120	51,128	4,788	10.3%
Dental Insurance	1,690	2,545	1,987	1,987	2,077	2,492	3,586	1,599	80.5%
Other Benefits	1,008	1,369	1,490	1,490	963	1,422	1,491	1	0.1%
Payroll Taxes	10,685	10,064	11,903	11,903	7,249	10,530	13,130	1,227	10.3%
Pension	8,350	8,628	10,814	10,814	6,979	8,500	12,357	1,543	14.3%
PERSONNEL	190,180	190,561	228,125	228,125	143,600	192,064	253,323	25,198	11.0%
Other Professional Services	2,605	-	3,000	3,000	3,350	3,350	5,000	2,000	66.7%
Maintenance Contracts	750	2,221	1,400	1,400	614	-	1,400	-	-
PROFESSIONAL SERVICES	3,355	2,221	4,400	4,400	3,964	3,350	6,400	2,000	45.5%
Utilities	18,431	14,953	18,800	18,800	14,668	16,125	18,400	(400)	(2.1%)
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	589	-	500	500	-	-	500	-	-
Supplies	5,314	9,710	4,150	4,150	2,975	3,150	3,750	(400)	(9.6%)
Books & Subscriptions	-	-	-	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	24,334	24,663	23,450	23,450	17,643	19,275	22,650	(800)	(3.4%)
Training & Travel	75	210	850	850	-	-	650	(200)	(23.5%)
Regulatory & Safety	-	-	-	-	-	-	-	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	75	210	850	850	-	-	650	(200)	(23.5%)
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 217,944	\$ 217,655	\$ 256,825	\$ 256,825	\$ 165,207	\$ 214,689	\$ 283,023	\$ 26,198	10.2%

2026 BUDGET NOTES:

The increase in the Personnel category above reflects the impact of one reclassified position since 2025, as well as routine cost of living adjustment and normal movement through pay ranges, not an increase in staffing. The increase in professional services reflects a request for a part-time cleaning service.

Library

Mission:

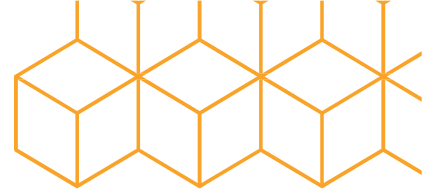
The City of West Allis's Library strives to provide a welcoming environment for all, offer equal access to Library services, and promote personal and professional growth. We also strive to build and maintain community partnerships, inspire lifelong learning, and engage through strong community outreach.



Services Provided

- Quality Library Service to City and County Residents.
- Onsite Library Programming to Community.
- Community Outreach and Programming.
- Community Gathering Space.
- Partner with Community Stakeholders, Schools and other City Departments.
- Database, E-Book and Virtual Resources as well as traditional formats.

By the Numbers



+\$117,381

\$ Change in Budget

+5.4%

% Change in Budget

Proposed 2026 Budget

\$2,305,598

Salary and Benefit Budget:

\$1,758,430

Number of FTEs with
Requested 2026 Changes

23.8

Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

None

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
A single library team shared cell phone and plan	\$500.00	Ongoing

Software

Name	Description
Innovative Interfaces	Platform provides a uniform database for public libraries throughout Milwaukee County

Contracted Services

Company	Description
MCFLS	Shared resources with the Milwaukee County Federated Library System

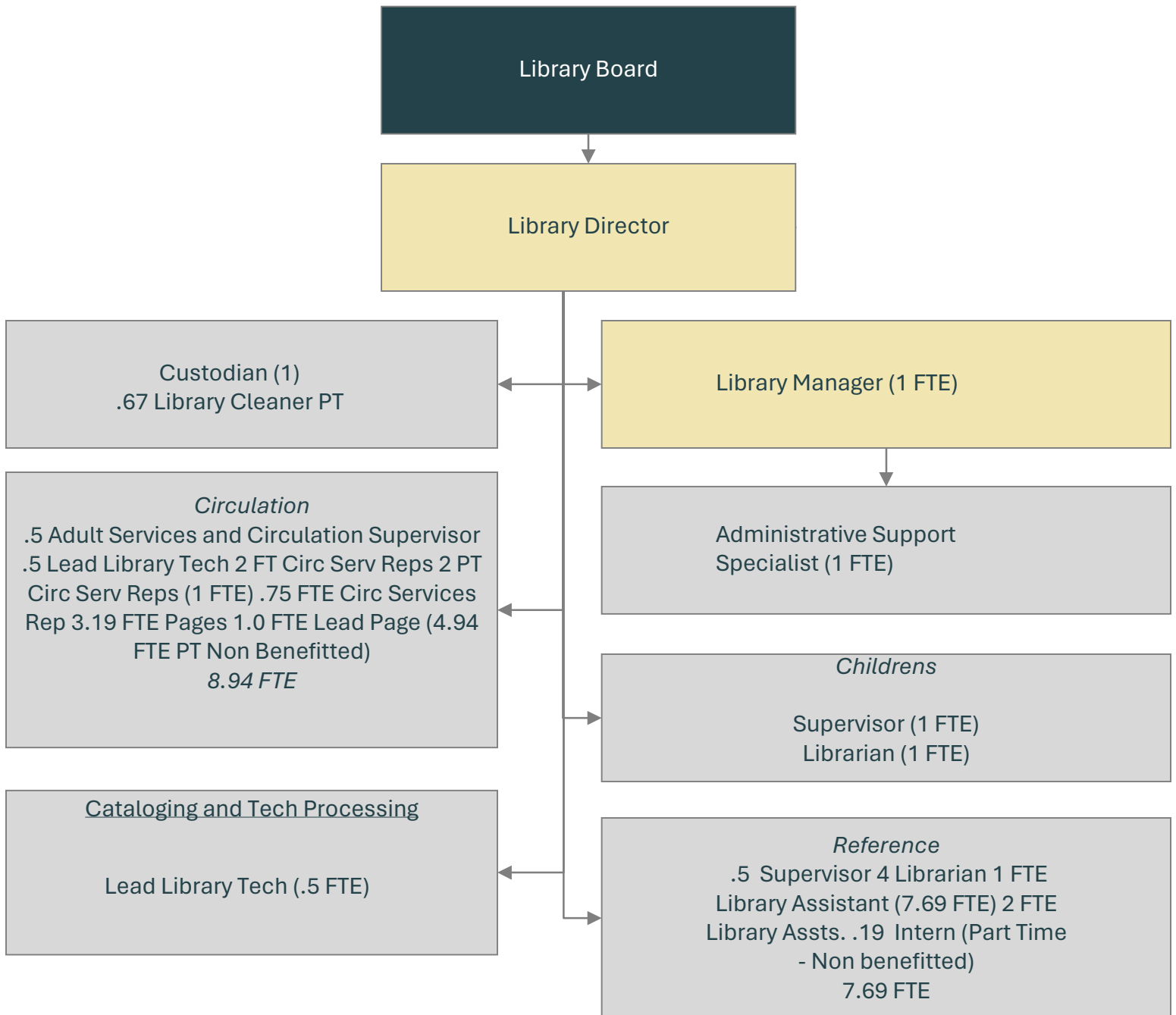
Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Circulation of materials	362,112	365,000	375,000
Total use of electronic materials	64,978	70,000	75,000
Library visits	305,378	310,000	325,000

2025 Accomplishments

- In 2025, Library staff engaged with over 10,000 participants with onsite and offsite programming
- Continued to expand young adult programming and reinvigorate program opportunities for tweens
- Crafted a 2026-2029 strategic plan for the library that aligns with the City plan.
- Successfully negotiated an equitable Milwaukee County Federated Library System contract that protects local autonomy and the efficient use of municipal budget while collaborating with other county cities and villages.
- Replaced the original elevator utilizing the Library Endowment fund
- Upgraded the automated materials sorter with funding assistance through the Library Endowment
- Successfully coordinated the first annual Library staff continuing education day

Library



Changes from 2025 -
None

CITY FUNDED FTEs: 16.0 NON-BENEFITED
(PARTTIME) FTEs: 7.8 TOTAL FTEs: 23.8

**CITY OF WEST ALLIS
LIBRARY
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 997,409	\$ 972,050	\$ 1,104,528	\$ 1,104,528	\$ 753,367	\$ 1,009,511	\$ 1,143,772	\$ 39,244	3.6%
Salaries - Part-Time	243,462	250,093	199,732	199,732	203,826	273,127	202,692	2,960	1.5%
Overtime	6,652	6,984	-	-	3,520	4,717	-	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	151,005	165,802	154,954	154,954	141,219	189,234	202,568	47,614	30.7%
Dental Insurance	9,548	10,865	11,278	11,278	8,441	11,311	11,726	448	4.0%
Other Benefits	7,801	11,096	11,924	11,924	8,122	10,884	12,315	391	3.3%
Payroll Taxes	93,919	91,678	99,776	99,776	71,207	95,417	103,005	3,229	3.2%
Pension	64,978	65,663	76,765	76,765	50,104	67,139	82,352	5,587	7.3%
PERSONNEL	1,574,774	1,574,231	1,658,957	1,658,957	1,239,806	1,661,340	1,758,430	99,473	6.0%
Other Professional Services	4,608	6,045	4,815	4,815	6,702	6,750	4,490	(325)	(6.7%)
Maintenance Contracts	92,319	64,521	84,000	84,000	68,502	62,000	82,000	(2,000)	(2.4%)
PROFESSIONAL SERVICES	96,927	70,566	88,815	88,815	75,204	68,750	86,490	(2,325)	(2.6%)
Utilities	70,286	70,289	77,800	77,800	53,687	59,900	77,800	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	98	46	4,450	4,450	843	2,450	4,450	-	-
Supplies	40,352	39,912	33,500	33,500	26,668	33,491	25,500	(8,000)	(23.9%)
Books & Subscriptions	221,634	218,683	250,000	250,000	174,199	250,000	278,000	28,000	11.2%
Other Maint & Supplies	131	42	678	678	78	220	678	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	332,501	328,972	366,428	366,428	255,475	346,061	386,428	20,000	5.5%
Training & Travel	1,860	420	2,700	2,700	255	2,700	2,700	-	-
Regulatory & Safety	2,836	50	50	50	-	-	50	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	61,945	54,996	57,767	57,767	-	57,767	58,000	233	0.4%
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	66,641	55,466	60,517	60,517	255	60,467	60,750	233	0.4%
Capital Items	5,902	14,046	13,500	13,500	8,274	13,500	13,500	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	5,902	14,046	13,500	13,500	8,274	13,500	13,500	-	-
TOTAL EXPENDITURES	\$ 2,076,745	\$ 2,043,281	\$ 2,188,217	\$ 2,188,217	\$ 1,579,014	\$ 2,150,118	\$ 2,305,598	\$ 117,381	5.4%

2026 BUDGET NOTES:

The salary increase reflects routine staff movement through pay ranges, not an increase in staffing. The health insurance increase reflects changes in actual coverage elections by employees.



BUDGET & ACTION PLAN
As recommended by Mayor Dan Devine

Conservation & Development

Planning & Zoning

Mission:

Provide professional planning assistance to the City of West Allis, the public, developers, and other governmental bodies and implement the City's strategic vision through effective long and short-range planning that creates an enhanced living and work environment for the residents and business of the City of West Allis.



Services Provided

- Guide city growth in alignment with the Comprehensive Plan.
- Support development while administering zoning regulations.
- Promote City Image by overseeing sites, landscapes, architecture, and signage.
- Enhance public spaces.
- Invest in community development to improve quality of life, safety, and housing for low-to moderate income and elderly residents.

By the Numbers



-\$96,819

\$ Change in Budget

-21.6%

% Change in Budget

Proposed 2026 Budget

\$352,029

Salary and Benefit Budget:

\$335,929

Number of FTEs with
Requested 2026 Changes

9.0

Proposed Change in FTE:

+0.25

Vacancies as of Aug. 2025:

1 Senior Planner

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
Hire 1 FTE Family Self-Sufficiency staff case management person	\$60,000	Ongoing
Hire 1 PTE Housing administrative assistant	\$30,000	Ongoing
Adopt a Parks & Open Space Plan	0	Ongoing
Create a Friends of West Allis Parks program	0	Ongoing

Software

Name	Description
MRI	Housing rent assistance software for section 8 and VASH programs
DynaTouch	Self-service kiosk maintenance
Simplifile	e-recording service
ESRI	GIS geographic information system

Contracted Services

Company	Description
McCright	Section 8 Housing Quality Inspections

Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Comprehensive Plan – Housing and Land Use			
Number of New housing units approved	271	226	150
Zoning updates to support higher density	2	2	1
Comprehensive Plan – Transportation, Streets, and Mobility			
Miles of bike lanes added	1	1	1
Number of Complete Streets subcommittee meetings attended	2	1	1
Comprehensive Plan – Economic Development and Redevelopment			
Plan approvals incorporating sustainable energy features (ex. Solar, charging stations)	12	21	12
Major redevelopment initiatives approved	6	3	3
Comprehensive Plan – Community and Intergovernmental Collaboration			
Number of Intergovernmental and interagency planning initiatives engaged annually.	35	40	45
Zoning and Ordinance Updates			
Number of zoning amendments	8	5	5
Average number of business days to process occupancy permits	3	2	2
Maintain HUD standard “High Performing” HUD rating assessment of all programs	High Performing	High Performing	High Performing
Sec 8 Housing rent assistance utilization rate (benchmark @ or > 75%)	75%	80%	85%
Percentage of Family Self Sufficiency enrollees earning escrow (benchmark @ or > 50%)	24%	37%	45%
Number of Annual Landlord and Tenant engagements events	2	1	2
Housing Rehab loans (% of total budget committed - =/>70%)	91%	80%	80%

2025 Accomplishments

Planning

- Four landmark housing redevelopment projects totaling approximately 300 new residential units were approved — Hidden Lofts, Union Green, Axis, and SoNa Phase 2 (Lots 3 & 4). An additional 494 units approved in 2024 (The Revv and The Apiary) are now under construction.
- Continued proactive pursuit of grant funding to support street improvements, traffic calming, and bicycle and pedestrian accommodations in alignment with the City's Capital Improvement Plan. Secured Common Council approval of an operating agreement with Lime for shared scooter and micro-mobility services.
- Completion and adoption of the City's updated Bicycle and Pedestrian Plan anticipated in Q4 2025, providing a framework for safer, more connected multimodal transportation.
- Collaborated across multiple City departments to construct a new park pavilion at Liberty Heights, funded in part through the federal Community Development Block Grant (CDBG) program.
- Utilized CDBG funds to demolish a long-vacant tavern at 6901 W. Beloit Road. While initial construction bids for a new single-family home exceeded HUD subsidy limits, staff are pursuing partnerships with Habitat for Humanity or similar organizations to build two new affordable homes on the site using HOME funds.

Neighborhood & Community Engagement

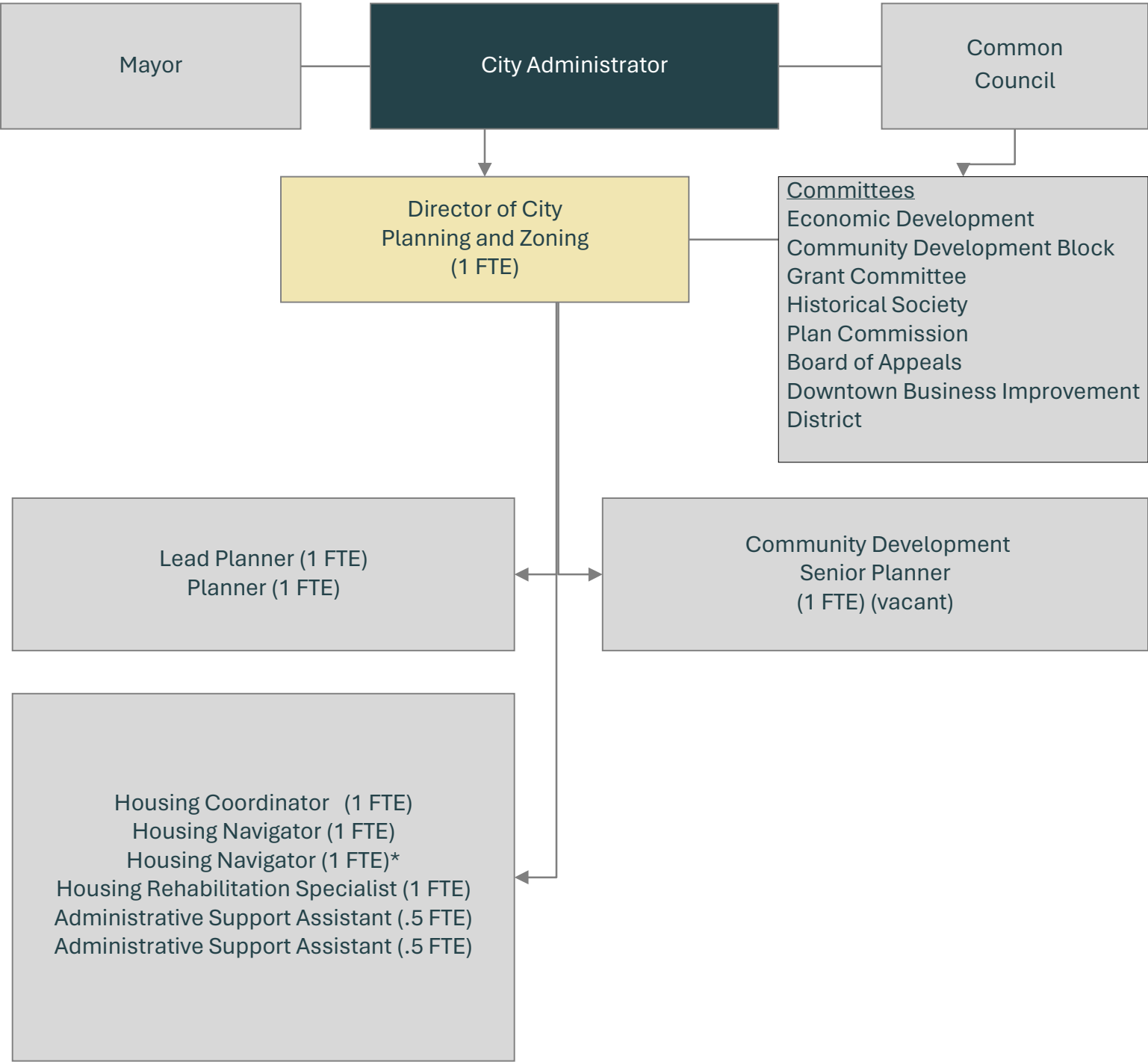
(Transitioning to Marketing and Engagement in 2026)

- Hosted two four-session ENGAGE (Education, Networking, Growth, Action, and Gaining Empowerment) workshops to build neighborhood leadership skills, civic engagement, and community capacity. Each session featured presentations, facilitated discussions, and networking opportunities to encourage local action.
- Convened residents, business owners, human service organizations, and City officials to identify opportunities for neighborhood revitalization and cross-community collaboration.
- The West Allis Community Improvement Foundation was formally dissolved in 2025, paving the way for the independent West Allis Community Impact Partnership and Foundation. The new organization established bylaws, elected a Board of Directors, and began recruitment to strengthen its governance and capacity to lead large-scale private fundraising efforts supporting community goals beyond the City budget.

Housing

- Participated in the Wisconsin Association of Housing Authorities Conference and Workforce Summit to strengthen partnerships and share best practices.
- Provided housing assistance to over 500 households, including 94 active vouchers under the Beloit Road program, 272 active Section 8/Housing Choice Vouchers (HCV), and 136 active Veteran Affairs Supportive Housing (VASH) vouchers.
- Received grant funding to administer the Family Self-Sufficiency (FSS) program, serving 30 active participants, with five earning escrow and two successfully graduating in 2025.
- Hosted three informational events focused on workforce development and homeownership opportunities.
- Continued collaboration with the Health Department through the Health in All Policies (HiAP) initiative, addressing intersections of health, housing, and community well-being.
- Prepared a development agreement with Habitat for Humanity for the construction of two affordable homes at 68th and Beloit Road using federal HOME funds.

Planning and Zoning



Changes from 2025 –
 Neighborhood Services Specialist reclassified to Community Engagement Manager and moved to Marketing Dept. (-1.0 FTE)
 Community Development Sr Planner (grant funded, held vacant)
 *Housing Navigator (Grant funded), previously contracted moving to in-house staff (+1.0 FTE)
 0.75 Admin Support Asst replaced with two 0.5 FTE positions (+.25 FTE)
 Overall Change: +0.25 FTE increase

CITY FUNDED FTES: 9.0 FTE
 (3.85 Gen Fund; 5.15 Other*)
 *Grant Funding varies slightly each year

**CITY OF WEST ALLIS
PLANNING & ZONING
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 275,177	\$ 292,980	\$ 328,367	\$ 328,367	\$ 243,084	\$ 328,367	\$ 250,384	\$ (77,983)	(23.7%)
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	20	-	-	-	22	-	-	-	-
Other Pay	-	-	225	225	-	-	225	-	-
Health Insurance	13,722	24,564	40,292	40,292	29,283	40,292	43,074	2,782	6.9%
Dental Insurance	1,809	2,482	2,895	2,895	2,486	2,895	2,732	(163)	(5.6%)
Other Benefits	1,655	2,622	3,057	3,057	2,247	3,057	2,331	(726)	(23.7%)
Payroll Taxes	21,292	22,560	25,120	25,120	18,540	25,120	19,155	(5,965)	(23.7%)
Pension	18,703	20,115	22,822	22,822	16,893	22,822	18,028	(4,794)	(21.0%)
PERSONNEL	332,378	365,323	422,778	422,778	312,555	422,553	335,929	(86,849)	(20.5%)
Other Professional Services	561	1,505	1,200	1,200	249	1,200	1,200	-	-
Maintenance Contracts	1,500	1,263	1,600	1,600	627	423	-	(1,600)	(100.0%)
PROFESSIONAL SERVICES	2,061	2,768	2,800	2,800	876	1,623	1,200	(1,600)	(57.1%)
Utilities	365	582	-	-	324	300	-	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-	-	-	-
Supplies	727	4,929	2,600	2,600	1,066	2,775	1,600	(1,000)	(38.5%)
Books & Subscriptions	-	50	-	-	-	-	350	350	999.0%
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	116	1,161	1,100	1,100	831	1,100	1,100	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	1,208	6,722	3,700	3,700	2,221	4,175	3,050	(650)	(17.6%)
Training & Travel	4,462	5,316	11,570	11,570	4,558	11,235	10,850	(720)	(6.2%)
Regulatory & Safety	-	-	-	-	-	-	-	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	2,845	9,226	8,000	8,000	9,238	8,240	-	(8,000)	(100.0%)
MISCELLANEOUS	7,307	14,542	19,570	19,570	13,796	19,475	10,850	(8,720)	(44.6%)
Capital Items	-	-	-	-	-	-	1,000	1,000	999.0%
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	1,000	1,000	999.0%
TOTAL EXPENDITURES	\$ 342,954	\$ 389,355	\$ 448,848	\$ 448,848	\$ 329,448	\$ 447,826	\$ 352,029	\$ (96,819)	(21.6%)

2026 BUDGET NOTES:

The decrease in Personnel reflects a transfer of the Community Engagement Manager to the Marketing Department.

The change in Other Miscellaneous reflects the movement of \$8,000 for neighborhood grants administered by the Community Engagement Manager. Planning staff are responsible for management oversight of the CDBG and Housing grant programs. The grant funded portion of Planning staff is included in the grant budgets so not included in the figures above. Personnel expenses above reflect the city-funded portion of Planning staff. ,

Economic Development

Mission:

The mission of the City of West Allis Economic Development Department is to drive redevelopment, attract and leverage private investment, and enhance the City's image by fostering a vibrant, resilient business community. We work collaboratively to strengthen neighborhoods, ensuring access to diverse goods and services, and to align our efforts with the City's strategic vision through effective short- and long-range planning. Our goal is to position West Allis as the premier location to start and grow a business, creating a business-friendly environment where companies can thrive and residents enjoy an exceptional quality of life.



Services Provided

- Implement the City's Economic Vision.
- Business & Investment Attraction.
- Tax Increment Financing (TIF) Management.
- Business Retention & Expansion.
- Entrepreneur & Small Business Support.
- Marketing & Promotion.
- Strategic Use of Public Funds.
- Housing & Neighborhood Development.

By the Numbers



+\$18,867

\$ Change in Budget

+12.3%

% Change in Budget

Proposed 2026 Budget

\$172,823

Salary and Benefit Budget:

\$157,508

Number of FTEs with
Requested 2026 Changes

3.75

Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

None

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
Additional marketing funds were added to organize small business workshops in 2026	\$5,000	Ongoing
Real Estate Showcase about development projects and opportunities within the city.	\$5,000	Ongoing

Software

Name	Description
Placer AI	Supports data about business locations, events, economic vitality, visitors to the city, etc.
Portfol	Economic development loan portfolio management.

Contracted Services

Company	Description
Ehlers	Reason: to evaluate TIF models, projections, and review development financing or real estate proformas. In many of these cases, the review of projects will transition into the creation of a TIF district in which the consultant costs can be incorporated into the TIF as planning costs.
Baker Tilly	Reason: to evaluate TIF models, projections, and review development financing or real estate proformas. In many of these cases, the review of projects will transition into the creation of a TIF district in which the consultant costs can be incorporated into the TIF as planning costs.
S.B Friedman	Reason: to evaluate TIF models, projections, and review development financing or real estate proformas. In many of these cases, the review of projects will transition into the creation of a TIF district in which the consultant costs can be incorporated into the TIF as planning costs.
Bublr Bike	Economic Development FIRE is utilized to support Bublr Bike stations throughout the city.
Tracy Cross	Firm completing the updated housing market study.
Ramboll, Ayers, etc	Economic Development FIRE funds support environmental consultant work on various brownfield redevelopment projects. If possible, these services are assigned to a potential TIF and are considered planning costs.

Performance Indicators

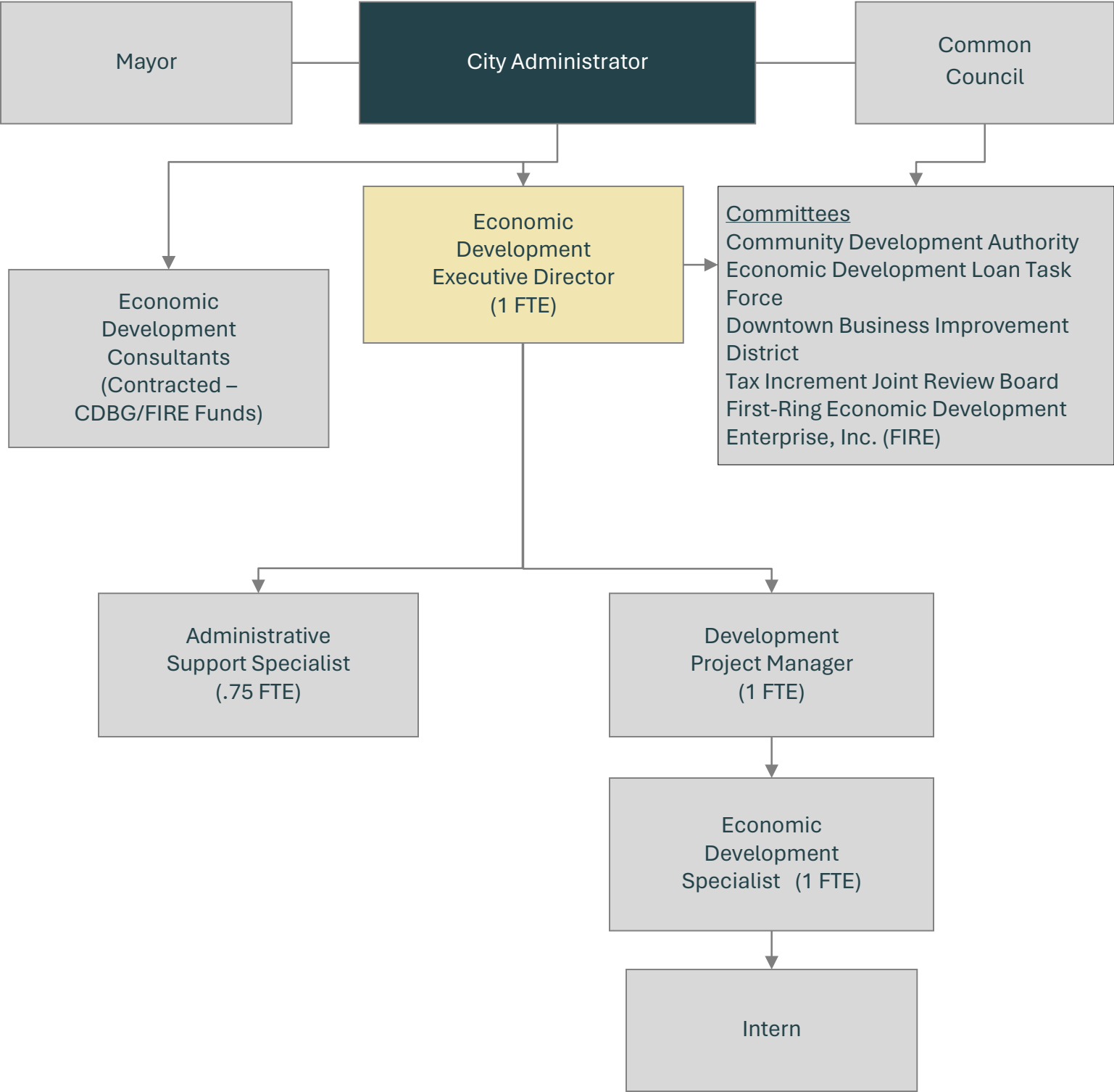
Description	2024 Actual	2025 Projected	2026 Planned
Amount of Private Dollars invested or leveraged.	\$87 MM	\$273 MM	\$90 MM
Sale and revitalization of City owned property.	2	4	2
Increased lead generation for more targeted businesses.	55	70	75
Strategically deploy NMTCs and encourage investment within the established Opportunity Zone.	\$0	\$21 MM	\$10 MM
Attraction of new developments or businesses that grow the community and enhance the City's tax base.	--	3	5
Satisfaction of business community with operating in West Allis.	84%	85%	85%
Promote and improve business outreach.	12	15	15

2025 Accomplishments

- Launched two large redevelopment projects and one new tax increment financing district.
- Organized a successful Small Business Conference for inspiring woman entrepreneurs. Event was a finalist for a Wisconsin Economic Development Association Award.
- Received a Main Street grant in partnership with the Business Improvement District.
- Recognized recognition by NAIOP and Biz Times for Economic Development achievements and number one community for development.
- Successfully received \$1 million supplemental funding for the City's Brownfield Revolving Loan fund the US EPA.
- Assisted over 70 businesses and prospects with technical assistance.



Economic Development



Changes from 2025 -
None

CITY FUNDED FTES: 1.75; Other 2.0*; Total: 3.75
*Grant/Other funding varies slightly each year

**CITY OF WEST ALLIS
ECONOMIC DEVELOPMENT
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 122,298	\$ 112,093	\$ 104,443	\$ 104,443	\$ 93,113	\$ 122,298	\$ 116,090	\$ 11,647	11.2%
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	136	-	150	150	-	38	150	-	-
Other Pay	8	5	225	225	-	225	225	-	-
Health Insurance	18,742	15,636	14,867	14,867	14,071	14,867	21,358	6,491	43.7%
Dental Insurance	1,033	776	1,122	1,122	653	1,122	1,364	242	21.6%
Other Benefits	713	988	971	971	817	981	1,082	111	11.4%
Payroll Taxes	9,314	8,545	7,989	7,989	7,112	8,016	8,881	892	11.2%
Pension	8,354	7,733	7,259	7,259	6,471	7,259	8,358	1,099	15.1%
PERSONNEL	160,598	145,776	137,026	137,026	122,237	154,806	157,508	20,482	14.9%
Other Professional Services	1,920	2,100	-	-	1,650	1,095	3,680	3,680	999.0%
Maintenance Contracts	2,368	2,127	5,820	5,820	1,140	-	-	(5,820)	(100.0%)
PROFESSIONAL SERVICES	4,288	4,227	5,820	5,820	2,790	1,095	3,680	(2,140)	(36.8%)
Utilities	552	284	600	600	-	-	600	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-	-	-	-
Supplies	908	1,734	985	985	177	950	985	-	-
Books & Subscriptions	-	-	-	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	-	660	3,125	3,125	1,144	3,094	2,100	(1,025)	(32.8%)
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	1,460	2,678	4,710	4,710	1,321	4,044	3,685	(1,025)	(21.8%)
Training & Travel	-	60	6,400	6,400	65	6,400	5,750	(650)	(10.2%)
Regulatory & Safety	-	-	-	-	-	-	-	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	-	60	6,400	6,400	65	6,400	5,750	(650)	(10.2%)
Capital Items	-	-	-	-	-	-	2,200	2,200	999.0%
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	2,200	2,200	999.0%
TOTAL EXPENDITURES	\$ 166,346	\$ 152,741	\$ 153,956	\$ 153,956	\$ 126,413	\$ 166,345	\$ 172,823	\$ 18,867	12.3%

2026 BUDGET NOTES:

Economic Dev. staff are funded via several sources, including CDBG grant funds, TID funds, and support provided by First-Ring Industrial Redevelopment Enterprise. (FIRE). Personnel expenses above reflect the city-funded portion of Economic Development staff. The remaining portion of Economic Development personnel costs is included in the grant, TID, and Economic Development-FIRE budgets. The increase above includes routine staff movement through pay ranges and a slight decrease in expected grant funding, not an increase in staffing.



2026

BUDGET & ACTION PLAN
As recommended by Mayor Dan Devine

Special Revenue Funds
Revenues and Expenditures



CITY OF WEST ALLIS
MARKETING SPECIAL REVENUE FUNDS SUMMARY
2026 BUDGET

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
Sponsorships	40,613	50,204	52,500	53,853	\$ 51,132	\$ 52,500
Christmas Parade Donations	21,071	40,048	36,000	8,450	36,000	36,000
Farmers Market SNAP Token Sales						45,000
Farmers Market Match Revenues						26,000
Neighborhood Association Revenues						8,000
TOTAL REVENUES	\$ 61,684	\$ 90,252	\$ 88,500	\$ 62,303	\$ 87,132	\$ 159,500
EXPENDITURES						
Salaries - Full-Time	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Salaries - Part-Time	-	-	-	-	-	-
Overtime	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-
Health Insurance	-	-	-	-	-	-
Dental Insurance	-	-	-	-	-	-
Other Benefits	-	-	-	-	-	-
Payroll Taxes	-	-	-	-	-	-
Pension	-	-	-	-	-	-
Other Professional Services	7,500	72,350	50,000	38,330	44,250	44,500
Maintenance Contracts	-	-	-	-	-	-
Utilities	-	-	-	-	-	-
Rentals	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-
Supplies	59,513	6,829	37,500	1,172	38,225	44,000
Books & Subscriptions	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-
Advertising	-	-	-	-	-	-
Printing	-	-	-	-	-	-
Training & Travel	-	-	-	-	-	-
Regulatory & Safety	-	-	-	-	-	-
Claims & Judgments	-	-	-	-	-	-
Insurance	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	71,000
Capital Items	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 67,013	\$ 79,179	\$ 87,500	\$ 39,502	\$ 82,475	\$ 159,500
FUND BALANCE						
ANNUAL SURPLUS / (DEFICIT)	\$ (5,330)	\$ 11,073	\$ 1,000	\$ 22,801	\$ 4,657	\$ -
Fund Balance (beginning)	\$ 33,295	\$ 27,966	\$ 39,039	\$ 39,039	\$ 39,039	\$ 43,696
Fund Balance (ending)	\$ 27,966	\$ 39,039	\$ 40,039	\$ 61,840	\$ 43,696	\$ 43,696
Reserved (by Fund) for:						
Sponsorships	\$ 16,848	\$ 12,736	\$ 13,736		\$ 17,393	\$ 17,393
Christmas Parade	\$ 11,118	\$ 26,302	\$ 26,302		\$ 26,302	\$ 26,302
Farmers Market Programs					\$ 25,143	\$ 25,143
Neighborhood Association Grants					\$ -	\$ -
Total Fund Balance (Year End)	\$ 27,966	\$ 39,039	\$ 40,039		\$ 43,696	\$ 43,696

This summary includes special revenue funds managed by the Marketing Department as listed below:

The Sponsorships Fund accounts for the expenditure of private contributions to support City events and amenities.

The Christmas Parade Fund accounts for the expenditure of donations to fund the City's annual parade, as determined by the Christmas Parade Committee.

The Farmers Market Programs Fund accounts for the SNAP token & Market Match programs.

The Neighborhood Association Grants Fund fosters growth and expansion of neighborhood associations throughout the City.

CITY OF WEST ALLIS
DEVELOPMENT GRANTS & SPECIAL REVENUE FUNDS SUMMARY
2026 BUDGET

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Request	2026 Budget
REVENUES							
Comm Dev Block Grant (CDBG)	\$ 1,571,198	\$ 2,096,360	\$ 1,617,443	\$ 960,177	\$ 1,916,681	\$ 1,416,732	\$ 1,416,732
Housing Choice Voucher Grants	3,955,192	4,498,425	4,532,687	3,750,147	4,537,970	4,801,493	4,801,493
HOME Grant	111,576	118,259	346,340	48,895	102,500	33,922	33,922
EPA Revolving Loan Fund	636,692	1,122,078	4,330,000	946,196	2,105,687	1,315,000	1,315,000
FIRE (NMTC) Contributions	244,494	267,915	261,519	4,140	244,055	274,528	274,528
Artscape Contributions	1,000	-	-	4,340	-	-	-
TID Rehab Loan Program	14,580	10,746	15,000	6,006	9,050	15,000	15,000
Rental Rehab Grant	-	-	-	-	-	-	-
Capital Catalyst Revenues	-	95,799	-	397,232	504,202	35,000	35,000
CDBG-Stimulus	7,093	2,900	\$ -	397,232	3,000	-	-
CDBG-Emergency Assist (COVID)	59,556	-	-	-	-	-	-
Transfers In							
TOTAL REVENUES	\$ 6,601,381	\$ 8,212,483	\$ 11,102,989	\$ 6,514,365	\$ 9,423,145	\$ 7,891,675	\$ 7,891,675
EXPENDITURES							
Salaries - Full-Time	\$ 594,529	\$ 630,713	\$ 305,987	\$ 468,926	\$ 625,660	\$ 687,148	\$ 687,148
Salaries - Part-Time	19,468	18,251	292,616	5,931	7,929	31,824	31,824
Overtime	1,797	346	52,100	421	626	1,500	1,500
Other Pay	-	-	9,310	-	10,800	9,160	9,160
Health Insurance	141,025	165,238	169,791	127,657	170,577	187,440	187,440
Dental Insurance	8,122	9,130	9,101	6,734	8,521	10,127	10,127
Other Benefits	758	3,691	6,330	3,932	3,386	7,790	7,790
Payroll Taxes	45,518	47,474	49,622	34,855	47,020	55,669	55,669
Pension	47,511	46,865	47,563	35,663	47,522	54,079	54,079
Other Professional Services	296,367	514,634	585,741	211,663	314,453	434,550	434,550
Maintenance Contracts	6,866	7,807	71,700	10,018	9,507	81,936	81,936
Utilities	3,997	5,419	4,385	2,680	5,163	3,585	3,585
Rentals	3,559,140	3,972,516	3,996,376	3,312,055	4,053,207	4,260,372	4,260,372
Repair & Maintenance	-	10,428	700	9,385	9,385	700	700
Supplies	47,464	34,461	25,820	7,450	18,075	9,066	9,066
Books & Subscriptions	35,507	40,384	4,490	39,530	41,874	4,665	4,665
Other Maint & Supplies	19,145	13,716	-	-	-	-	-
Advertising	1,900	2,082	4,400	2,928	1,730	4,500	4,500
Printing	320	1,104	1,185	-	-	885	885
Training & Travel	28,476	18,239	49,770	22,417	49,466	43,390	43,390
Regulatory & Safety	650	-	-	-	-	-	-
Insurance & Claims	-	-	6,600	-	-	-	-
Insurance	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-
Other Miscellaneous	1,455,945	2,082,228	5,417,360	2,826,371	3,231,608	2,658,816	2,658,816
Capital Items	175,427	752,640	4,243	525,772	750,000	1,600	1,600
Debt Service	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 6,489,929	\$ 8,377,366	\$ 11,115,190	\$ 7,654,388	\$ 9,406,509	\$ 8,548,802	\$ 8,548,802
FUND BALANCE							
ANNUAL SURPLUS / (DEFICIT)	\$ 111,452	\$ (164,883)	\$ (12,201)	\$ (1,140,023)	\$ 16,636	\$ (657,127)	\$ (657,127)
Fund Balance (beginning)	3,818,646	3,930,097	3,765,215	\$ 3,765,215	\$ 3,765,215	\$ 3,781,851	\$ 3,781,851
Fund Balance (ending)	\$ 3,930,097	\$ 3,765,215	\$ 3,753,014	\$ 2,625,191	\$ 3,781,851	\$ 3,124,724	\$ 3,124,724
Reserved (by Fund) for:							
Comm Dev Block Grant (CDBG)	-	-	-		2	-	-
Housing Choice Voucher Grants	867,468	887,204	887,203		933,166	965,669	965,669
Rental Rehab Grant	182,867	182,867	182,867		182,867	182,867	182,867
HOME Grant	737,643	791,587	853,386		810,330	130,702	130,702
EPA Revolving Loan Fund	473,432	243,566	273,566		281,753	281,753	281,753
FIRE (NMTC) Econ Dev Fund	405,054	397,831	383,832		397,831	397,831	397,831
Artscape Contributions	5,010	146	(4,854)		146	146	146
TID Rehab Loan Program	1,112,819	1,113,308	1,028,308		1,069,050	1,024,050	1,024,050
Capital Catalyst Loan Fund	-	0	0		0	35,000	35,000
CDBG-Stimulus	145,688	148,588	148,588		106,588	106,588	106,588
CDBG-Emergency Assist (COVID)	116	116	116		116	116	116
Total Fund Balance (Year End)	\$ 3,930,097	\$ 3,765,215	\$ 3,753,014		\$ 3,781,851	\$ 3,124,724	\$ 3,124,724

This summary includes federal grant programs as well as other economic development special purpose funds as listed above.

One-time, project-specific grant funding is not presented in this budget. Details are available in the City's Annual Financial Report

CITY OF WEST ALLIS
SPECIAL REVENUE FUNDS: SENIOR CENTER PROGRAMS & OPIOID SETTLEMENT FUND
2026 BUDGET

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
Opioid Settlement Proceeds	\$ 46,495.45	\$ 281,514.37	\$ 38,805.00	\$ 105,800.72	\$ 106,000.00	\$ 106,000.00
Interest Revenue	9,916	21,048	-	-	15,000	-
Transfers In	-	-	-	-	-	-
General Sr Ctr Trust	162	197	1,000	277	300	500
Sr Ctr Programs Trust	11,676	14,099	-	9,157	-	15,000
TOTAL REVENUES	\$ 68,250	\$ 316,858	\$ 39,805	\$ 115,235	\$ 121,300	\$ 121,500
EXPENDITURES						
Salaries - Full-Time	\$ 1,577	\$ 8,040	\$ 24,092	\$ 8,901	\$ 15,000	\$ 47,135
Salaries - Part-Time	-	-	-	-	-	-
Overtime	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-
Health Insurance	157	1,940	4,166	1,786	2,500	11,477
Dental Insurance	11	147	306	126	200	698
Other Benefits	3	76	129	66	65	252
Payroll Taxes	60	580	1,843	659	1,150	3,605
Pension	55	547	1,675	619	800	3,394
Other Professional Services	-	-	200,000	2,073	10,000	10,000
Maintenance Contracts	-	-	-	-	-	-
Utilities	-	-	-	-	-	-
Rentals	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-
Supplies	5,333	-	-	-	-	15,000
Books & Subscriptions	-	-	-	-	-	-
Other Maint & Supplies	-	1,875	-	2,657	-	-
Advertising	-	42,403	-	31,851	30,000	75,000
Printing	-	87	-	3,786	500	-
Training & Travel	-	-	-	9	-	-
Regulatory & Safety	-	-	-	-	-	-
Claims & Judgments	-	-	-	-	-	-
Insurance	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-
Other Miscellaneous	8,480	10,729	3,000	6,573	150	500
Capital Items	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 15,676	\$ 66,424	\$ 235,211	\$ 59,107	\$ 60,365	\$ 167,061
FUND BALANCE						
ANNUAL SURPLUS / (DEFICIT)	\$ 52,575	\$ 250,434	\$ (195,406)	\$ 56,128	\$ 60,935	\$ (45,561)
Fund Balance (beginning)	\$ 346,451	\$ 399,906	\$ 650,340		\$ 650,340	\$ 711,275
Fund Balance (ending)	\$ 399,026	\$ 650,340	\$ 454,934		\$ 711,275	\$ 665,714
Reserved for:						
Health Grants	\$ -	\$ -	\$ -		\$ -	\$ -
Opioid Response	\$ 234,034	\$ 480,902	\$ 287,494		\$ 541,687	\$ 496,125
General Sr Ctr Trust	\$ 118,559	\$ 116,138	\$ 114,138		\$ 116,288	\$ 116,288
Sr Ctr Programs Trust	\$ 47,312	\$ 53,300	\$ 53,300		\$ 53,300	\$ 53,300
Fund Balance (ending)	\$ 399,906	\$ 650,340	\$ 454,934		\$ 711,275	\$ 665,714

This summary includes Opioid Settlement Funds, which were awarded starting in 2022 as a result of several legal settlements.

Funds are restricted for initiatives that address the opioid epidemic in accordance with the legal settlement terms.

This summary also includes special revenue funds restricted for Senior Center programs.

CITY OF WEST ALLIS
POLICE SPECIAL REVENUE FUNDS SUMMARY
2026 BUDGET

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
DOT Pedestrian Safety Grant	\$ 19,435	\$ 19,913	\$ 12,000	\$ 6,390	\$ 7,693	\$ 12,000
DOT Aggressive Driving Grant	17,250	18,981	24,000	7,268	7,940	24,000
OJA Beat Patrol Grant	121,434	121,434	125,444	109,501	121,434	121,434
Byrne Justice Assistance Grant	18,003	21,380	21,000	-	16,322	21,000
DOT Alcohol Enforcement Grant	22,048	21,997	18,000	5,363	15,594	18,000
DOT Seatbelt Enforcement Grant	12,105	11,766	10,000	-	5,058	10,000
DEA Drug Task Force	21,271	19,897	20,000	15,991	23,809	20,000
Organized Crime Drug Enf Task Force	1,608	7,215	1,500	(16)	1,500	1,000
DOJ-Anti Heroin Task Force	5,218	65,536	1,000	89,249	115,000	1,500
FBI-MAVC Task Force	10,655	9,698	5,000	9,311	14,200	5,000
Milw County MEG Unit	48,308	46,824	53,917	31,216	46,477	55,860
Drug Trafficking Response Grant	-	14,714	-	-	-	-
Asset Forfeiture Funds	139,284	669,239	70,000	369,973	614,000	50,000
Safer Communities Grant (ARPA)	157,049	-	-	-	-	-
DOJ Internet Crimes Grant	-	-	-	1,000	2,000	-
WISH Program	3,424	6,905	1,000	3,702	3,500	1,000
K-9 Program	66,336	78,848	50,000	67,511	77,000	15,653
Crime Prevention Program	54,724	16,363	22,000	17,440	18,000	22,000
HIDTA (High Intensity Drug Trafficking)	2,023,903	2,267,411	2,000,000	1,254,020	-	2,633,518
TOTAL REVENUES	\$ 2,742,056	\$ 3,418,122	\$ 2,434,861	\$ 1,987,921	\$ 1,089,527	\$ 3,011,965
EXPENDITURES						
Salaries - Full-Time	\$ 116,740	\$ 105,751	\$ 117,379	\$ 103,448	\$ 105,197	\$ 115,768
Salaries - Part-Time	-	-	-	-	-	\$ -
Overtime	103,955	167,644	91,500	139,614	188,156	\$ 91,500
Other Pay	-	-	-	-	-	\$ -
Health Insurance	33,086	33,360	31,809	28,471	30,643	\$ 30,606
Dental Insurance	1,933	1,895	1,743	1,679	1,626	\$ 1,791
Other Benefits	137	99	1,542	144	141	\$ 1,599
Payroll Taxes	12,489	12,193	9,006	9,298	10,514	\$ 9,340
Pension	23,281	24,001	17,882	19,343	20,269	\$ 18,191
Other Professional Services	1,080,266	1,205,654	1,000,000	895,324	-	\$ 1,423,519
Maintenance Contracts	-	-	-	-	-	\$ -
Utilities	30,443	50,109	-	49,519	-	\$ -
Rentals	575,773	691,259	600,000	622,559	-	\$ 700,000
Repair & Maintenance	-	-	-	-	-	\$ -
Supplies	105,480	214,189	141,000	76,389	16,322	\$ 201,000
Books & Subscriptions	-	-	-	-	-	\$ -
Other Maint & Supplies	-	-	-	-	-	\$ -
Advertising	-	-	-	-	-	\$ -
Printing	-	-	-	-	-	\$ -
Training & Travel	108,146	132,294	80,000	111,891	-	\$ 130,000
Regulatory & Safety	118,516	-	-	-	-	\$ -
Claims & Judgments	-	-	-	-	-	\$ -
Insurance	-	-	-	-	-	\$ -
Retiree Benefits	-	-	-	-	-	\$ -
Other Miscellaneous	282,432	244,287	343,000	235,654	289,362	\$ 343,000
Capital Items	51,608	61,175	-	-	-	\$ -
Debt Service	-	-	-	-	-	\$ -
Transfers-Out	-	-	-	-	-	\$ -
TOTAL EXPENDITURES	\$ 2,644,284	\$ 2,943,909	\$ 2,434,861	\$ 2,293,332	\$ 662,230	\$ 3,066,314
FUND BALANCE						
ANNUAL SURPLUS / (DEFICIT)	\$ 97,772	\$ 474,212	\$ -	\$ (305,411)	\$ 427,297	\$ (54,349)
Fund Balance (beginning)	\$ 1,055,232	\$ 1,153,004	\$ 1,627,217	\$ 1,627,217	\$ 1,627,217	\$ 2,054,514
Fund Balance (ending)	\$ 1,153,004	\$ 1,627,217	\$ 1,627,217	\$ 1,321,806	\$ 2,054,514	\$ 2,000,165
Reserved (by Fund) for:						
Asset Forfeiture Fund	\$ 964,187	\$ 1,451,582	\$ 1,451,582		\$ 1,871,877	\$ 1,851,877
K-9 Program	\$ 116,259	\$ 94,801	\$ 94,801		\$ 101,801	\$ 67,454
Police Grants	\$ (3)	\$ (3)	\$ (3)		\$ (1)	\$ (3)
HIDTA	\$ 3,064	\$ 3,064	\$ 3,064		\$ 3,064	\$ 3,064
WISH Program	\$ 42,811	\$ 46,804	\$ 46,804		\$ 46,804	\$ 46,804
Crime Prevention Program	\$ 26,687	\$ 30,969	\$ 30,969		\$ 30,969	\$ 30,969
Total Fund Balance (Year End)	\$ 1,153,004	\$ 1,627,217	\$ 1,627,217		\$ 2,054,514	\$ 2,000,165

This summary includes special purpose funds for Police Department grants and initiatives, including the arrangement to provide fiscal agent services for Milwaukee HIDTA (High Intensity Drug Trafficking Area) joint efforts.

**CITY OF WEST ALLIS
FIRE SPECIAL REVENUE FUNDS SUMMARY
2026 BUDGET**

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
Fire-MIH Services (MCW Contract)	\$ 32,263	\$ -	\$ -	\$ -	\$ -	\$ -
MIH-COSSAP Grant	\$ 228,270	\$ 226,162	\$ 218,657	\$ 90,312	\$ 230,940	\$ 403,142
WI Act 102 EMS Grant	\$ 12,195	\$ 89,789	\$ 15,000	\$ 185,455	\$ 185,455	\$ 185,000
Other Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Training Revenue (CPAT)	\$ 15,789	\$ 18,170	\$ 25,000	\$ 16,300	\$ 22,000	\$ 25,000
Misc Contributions	\$ 5,500	\$ 5,694	\$ -	\$ 4,005	\$ -	\$ -
Misc Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES	\$ 294,017	\$ 339,814	\$ 258,657	\$ 296,072	\$ 438,395	\$ 613,142
EXPENDITURES						
Salaries - Full-Time	\$ 100,227	\$ 91,338	\$ 82,969	\$ 48,072	\$ 71,574	\$ 81,645
Salaries - Part-Time	-	-	-	-	-	-
Overtime	575	266	-	-	-	-
Other Pay	4,267	420	3,765	21	31	3,868
Health Insurance	5,522	19,661	19,318	11,469	17,076	20,154
Dental Insurance	369	1,269	1,043	697	1,038	1,068
Other Benefits	72	158	1,101	612	911	1,090
Payroll Taxes	1,457	1,263	1,258	667	993	1,307
Pension	19,015	17,659	-	9,225	13,735	-
Other Professional Services	145,244	83,675	-	29,193	109,686	232,498
Maintenance Contracts	6,883	-	-	750	750	1,000
Utilities	-	-	-	-	-	-
Rentals	-	-	-	-	-	-
Repair & Maintenance	1,876	-	-	34,369	34,369	35,000
Supplies	5,497	10,152	53,350	665	7,738	28,093
Books & Subscriptions	-	-	-	-	-	-
Other Maint & Supplies	1,407	700	-	-	-	-
Advertising	-	-	-	-	-	-
Printing	-	-	-	-	-	-
Training & Travel	7,409	2,284	5,854	2,010	3,837	7,308
Regulatory & Safety	-	-	15,000	3,648	3,648	3,800
Claims & Judgments	-	-	-	-	-	-
Insurance	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-
Other Miscellaneous	(27,864)	52,336	75,000	2,860	14,159	51,760
Capital Items	27,906	79,985	-	-	-	-
Debt Service	-	-	-	-	-	-
Transfers-Out	-	1,454	-	-	-	-
TOTAL EXPENDITURES	\$ 299,864	\$ 362,621	\$ 258,658	\$ 144,259	\$ 279,545	\$ 468,591
FUND BALANCE						
ANNUAL SURPLUS / (DEFICIT)	\$ (5,847)	\$ (22,807)	\$ (1)	\$ 151,814	\$ 158,850	\$ 144,551
Fund Balance (beginning)	\$ 55,561	\$ 49,714	\$ 26,907	\$ 26,907	\$ 26,907	\$ 185,757
Fund Balance (ending)	\$ 49,714	\$ 26,907	\$ 26,906	\$ 178,721	\$ 185,757	\$ 330,308
Reserved (by Fund) for:						
Fire Dept Training Fund (CPAT)	\$ 37,622	\$ 7,185	\$ 7,185		\$ 21,685	\$ 21,685
Fire Equipment Fund	\$ 6,594	\$ 8,559	\$ 8,559		\$ 8,559	\$ 8,559
FIRE Grants (WI Act 102)	\$ 5,478	\$ 12,932	\$ 12,932		\$ 159,070	\$ 303,620
FIRE-MIH (MCW Contracts)	\$ 19	\$ (1,769)	\$ (1,769)		\$ (3,557)	\$ (3,557)
FIRE-MIH COSSAP Grant	\$ -	\$ -	\$ (1)		\$ -	\$ 1
Total Fund Balance (Year End)	\$ 49,714	\$ 26,907	\$ 26,906		\$ 185,757	\$ 330,308

This summary includes special purpose funds for Fire Department initiatives including a contract with the Medical College of Wisconsin, a federal grant COSSAP grant, CPAT training & testing, and other smaller initiatives.

CITY OF WEST ALLIS
LIBRARY SPECIAL REVENUE FUNDS SUMMARY
2026 BUDGET

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
Public Programming Revenues	\$ 825	\$ 705	\$ 500	\$ -	\$ -	\$ 500
Terchak Contributions	894,355	96,123	50,000	63,953	85,953	50,000
Book Fund Revenues	4,036	3,770	1,000	1,396	3,600	1,000
Interest Revenue	1,530	1,649	1,000	-	1,300	1,000
Interest Revenue (Terchak)	208,433	292,344	-	-	-	-
TOTAL REVENUES	\$ 1,109,179	\$ 394,591	\$ 52,500	\$ 65,349	\$ 90,853	\$ 52,500
EXPENDITURES						
Salaries - Full-Time	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Salaries - Part-Time	-	-	-	-	-	-
Overtime	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-
Health Insurance	-	-	-	-	-	-
Dental Insurance	-	-	-	-	-	-
Other Benefits	-	-	-	-	-	-
Payroll Taxes	-	-	-	-	-	-
Pension	-	-	-	-	-	-
Other Professional Services	-	-	-	-	-	-
Maintenance Contracts	-	-	-	-	-	-
Utilities	-	-	-	-	-	-
Rentals	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-
Supplies	-	-	-	-	-	-
Books & Subscriptions	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-
Advertising	-	-	-	-	-	-
Printing	-	-	-	-	-	-
Training & Travel	-	-	-	-	-	-
Regulatory & Safety	-	-	-	-	-	-
Claims & Judgments	-	-	-	-	-	-
Insurance	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-
Other Miscellaneous	99,738	178,497	52,500	19,669	92,953	52,500
Capital Items	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 99,738	\$ 178,497	\$ 52,500	\$ 19,669	\$ 92,953	\$ 52,500
FUND BALANCE						
ANNUAL SURPLUS / (DEFICIT)	\$ 1,009,441	\$ 216,094	\$ -	\$ 45,681	\$ (2,100)	\$ -
Fund Balance (beginning)	\$ 1,809,154	\$ 2,818,595	\$ 3,034,689	\$ 3,034,689	\$ 3,034,689	\$ 3,032,589
Fund Balance (ending)	\$ 2,818,595	\$ 3,034,689	\$ 3,034,689	\$ 3,080,370	\$ 3,032,589	\$ 3,032,589
Reserved (by Fund) for:						
Public Programming Trust	\$ 16,223	\$ 12,520	\$ 12,520		\$ 6,520	\$ 6,520
Terchak Endowment	\$ 411,637	\$ 431,842	\$ 431,842		\$ 497,795	\$ 497,795
Library Book Fund	\$ 47,068	\$ 46,789	\$ 46,789		\$ 47,889	\$ 47,889
Heikkinen Fund (Lib Garden)	\$ 5,010	\$ 5,271	\$ 5,271		\$ 5,571	\$ 5,571
Drake-Breskvar Fund	\$ 16,174	\$ 16,914	\$ 16,914		\$ 16,914	\$ 16,914
Elaine Strike Memorial Fund	\$ 10,479	\$ 11,027	\$ 11,027		\$ 11,527	\$ 11,527
Terchak Endowment (Principal)	\$ 2,312,004	\$ 2,510,327	\$ 2,510,327		\$ 2,446,374	\$ 2,446,374
Total Fund Balance (Year End)	\$ 2,818,595	\$ 3,034,689	\$ 3,034,689		\$ 3,032,589	\$ 3,032,589

This summary includes special purpose funds for Library initiatives including an endowment fund.

**CITY OF WEST ALLIS
AMERICAN RESCUE PLAN ACT (ARPA)
FUND SUMMARY
2026 BUDGET**

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
Federal Grant Revenue (ARPA)	-	-	-	-	-	-
Federal Grant Revenue (COVID)	3,255	3,003	-	-	-	-
Special Assessments	30,712	-	-	-	-	-
Misc Revenue	690,648	1,746,480	-	261,214	301,214	-
TOTAL REVENUES	\$ 724,614	\$ 1,749,483	\$ -	\$ 261,214	\$ 301,214	\$ -
EXPENDITURES						
Salaries - Full-Time	-	-	-	-	-	-
Salaries - Part-Time	-	-	-	-	-	-
Overtime	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-
Health Insurance	-	-	-	-	-	-
Dental Insurance	-	-	-	-	-	-
Other Benefits	-	-	-	-	-	-
Payroll Taxes	-	-	-	-	-	-
Pension	-	-	-	-	-	-
Other Professional Services	802,557	4,221,644	-	-	-	-
Maintenance Contracts	-	-	-	-	-	-
Utilities	-	-	-	-	-	-
Rentals	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-
Supplies	3,255	3,003	-	-	-	-
Books & Subscriptions	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-
Advertising	-	-	-	-	-	-
Printing	-	-	-	-	-	-
Training & Travel	-	-	-	-	-	-
Regulatory & Safety	-	-	-	-	-	-
Claims & Judgments	-	-	-	-	-	-
Insurance	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-
Other Miscellaneous	-	216,688	-	433,374	-	-
Capital Items	7,618,824	8,569,994	-	-	3,943,535	-
Debt Service	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 8,424,635	\$ 13,011,328	\$ -	\$ 433,374	\$ 3,943,535	\$ -
FUND BALANCE						
ANNUAL SURPLUS / (SPENDDOWN)	\$ (7,700,021)	\$ (11,261,845)	\$ -	\$ (172,160)	\$ (3,642,321)	\$ -
ARPA Funds (beginning)	\$ 22,604,188	\$ 14,904,167	\$ 3,642,321	\$ 3,642,321	\$ 3,642,321	\$ 0
ARPA Funds (ending)	\$ 14,904,167	\$ 3,642,321	\$ 3,642,321	\$ 3,470,161	\$ 0	\$ 0

2026 BUDGET NOTES:

This special revenue fund was created in 2021 to account for federal stimulus funding awarded to the City from the federal American Rescue Plan Act (ARPA). Total allocated to West Allis: \$30,941,771. Federal regulations required funds to be obligated by end of 2024. The 2025 budget (\$0) reflected that all funds were obligated by the end of 2024. Actual spending on infrastructure projects has occurred from 2021-2025, most significantly on the DPW Facility. The 2025 Estimate above reflects final spenddown of ARPA funds in accordance with federal requirements and no activity in 2026.



BUDGET & ACTION PLAN
As recommended by Mayor Dan Devine

Capital Improvements
Revenues and Expenditures

**CITY OF WEST ALLIS
CAPITAL PROJECTS FUNDS
2026 BUDGET**

	Tax Levy	Other Revenues*	MRO Payments**	Other Expend.*	Est. Beg Fund Bal*	Est. End Fund Bal*
TID 06 - Lime Pit	211,105	1,179,650	-	683,268	(707,487)	-
TID 07 - Whitnall Summit Pl	1,597,330	1,034,977	-	1,406,636	6,579,979	7,805,650
TID 10 - Yellow Freight	328,909	29,070	-	107,558	418,142	668,563
TID 11 - 84th & Greenfield	1,184,062	49,429	45,000	470,263	1,224,650	1,942,878
TID 12 - Teledyne	-	-	-	-	-	-
TID 13 - Home Juice	23,132	217,262	-	9,500	(230,894)	-
TID 14 - Milwaukee Ductile	635,426	48,940	-	1,672,074	1,151,561	163,853
TID 15 - The Market	1,686,188	31,002	1,426,667	25,000	740,432	1,005,955
TID 16 - 70th & Washngtn	659,095	6,455	-	683,153	(594,600)	(612,203)
TID 17 - Lincoln West Corr.	398,176	81,219	215,752	2,000	610,547	872,190
TID 18 - CHR Hansen	60,593	103,944	25,000	2,000	283,249	420,786
TID 19 - 86th & National	714,451	-	880,052	5,000	(62,051)	(232,652)
TID 20 - 6400 W Greenfield	-	-	-	2,000	(52,499)	(54,499)
General Capital Projects ***	-	15,102,000	-	15,102,000	62,362,726	62,362,726
	\$ 7,498,467	\$ 17,883,948	\$ 2,592,471	\$ 20,170,452	\$ 71,723,755	\$ 74,343,247

* Shown for informational purposes only

- TID Project Plans are approved upon TID creation and amended as needed

** Amounts are estimated; actual calculations may vary.

*** See separate Capital Budget for detailed information on contemplated projects.



2026



BUDGET & ACTION PLAN
As recommended by Mayor Dan Devine

Debt Service Fund

**CITY OF WEST ALLIS
DEBT SERVICE FUND
2026 BUDGET**

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
Taxes	4,451,831	4,234,412	5,100,000	5,100,000	5,100,000	5,571,000
Intergovernmental	-	-	-	-	-	-
Miscellaneous Revenue	355,746	1,639,161	1,000	462,010	463,010	1,000
Other Financing Sources	6,410,453	-	-	-	-	-
TOTAL REVENUES	\$ 11,218,030	\$ 5,873,573	\$ 5,101,000	\$ 5,562,010	\$ 5,563,010	\$ 5,572,000
EXPENDITURES						
Principal	5,919,597	5,679,597	5,324,597	5,324,597	5,324,597	5,165,591
Interest	685,951	767,646	1,761,285	997,249	1,761,361	1,744,902
Debt Fees	98,077	106,486	6,750	26,295	25,983	6,900
Other Expense	275	4	-	-	-	-
Transfers Out	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 6,703,901	\$ 6,553,733	\$ 7,092,632	\$ 6,348,141	\$ 7,111,941	\$ 6,917,393
FUND BALANCE						
ANNUAL SURPLUS / (DEFICIT)	\$ 4,514,129	\$ (680,160)	\$ (1,991,632)	\$ (786,131)	\$ (1,548,931)	\$ (1,345,393)
Fund Balance (beginning)	307,134	4,821,264	4,141,103	4,141,103	4,141,103	2,592,172
FUND BALANCE (ENDING)	\$ 4,821,264	\$ 4,141,103	\$ 2,149,471	\$ 3,354,972	\$ 2,592,172	\$ 1,246,779

FUND BALANCE BREAKDOWN						
Reserved for TID 5 debt	4,440,824	2,430,274	1,742,179	1,742,179	1,742,179	1,077,823
Reserved for interest payments	338,460	1,624,714	-	849,509	849,509	156,717
Unreserved	41,980	86,115	407,293	763,284	485	12,240
TOTAL FUND BALANCE	\$ 4,821,264	\$ 4,141,103	\$ 2,149,471	\$ 3,354,972	\$ 2,592,172	\$ 1,246,779



2026

BUDGET & ACTION PLAN

As recommended by Mayor Dan Devine

Enterprise Funds

**CITY OF WEST ALLIS
WATER UTILITY
2026 BUDGET**

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimate	2026 Budget
REVENUES						
Metered Sales	\$6,925,525	\$7,054,521	\$8,041,000	\$5,666,203	\$7,605,000	\$7,970,000
Fire Protection - Public & Private	\$1,379,550	\$1,325,278	\$1,540,199	\$1,074,417	\$1,475,000	\$1,540,000
Penalties-Delinquent Accts	\$88,274	\$84,125	\$95,000	\$81,249	\$95,000	\$95,000
Hydrant Service Charge	\$18,382	\$17,288	\$20,000	\$428	\$20,000	\$20,000
Miscellaneous Meter Charges	\$11,225	\$9,625	\$15,000	\$7,750	\$15,000	\$15,000
Sewer Utility Meter Cost Allocation	\$105,491	\$103,591	\$105,000	\$0	\$105,000	\$105,000
Revenues from Merch	\$48,775	\$9,352	\$55,000	\$29,888	\$55,000	\$55,000
Sale of Fixed Assets / Materials / Scrap	\$1,748	\$38,882	\$5,000	\$20,963	\$22,000	\$5,000
Space Rental on Water Towers	\$175,212	\$145,019	\$173,000	\$140,271	\$173,000	\$173,000
Contributed Capital**	\$3,233,927	\$206,004	\$15,000	\$12,400	\$15,000	\$15,000
Miscellaneous Revenue	\$100	\$386	\$40,000	\$0	\$40,000	\$40,000
TOTAL REVENUES	\$11,988,209	\$8,994,072	\$10,104,199	\$7,033,567	\$9,620,000	\$10,033,000
EXPENDITURES						
Salaries	\$1,188,511	\$1,221,009	\$1,472,120	\$993,696	\$1,341,986	\$1,430,663
Provisionals/Part-Time	\$23,316	\$347	\$20,500	\$10,350	\$7,500	\$47,418
Misc Other Pay	\$6,005	\$6,329	\$15,828	\$6,017	\$10,900	\$19,028
Overtime	\$35,873	\$47,165	\$60,450	\$49,892	\$61,800	\$63,500
Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0
Payroll Taxes	\$96,945	\$99,180	\$118,054	\$78,525	\$109,508	\$115,069
Pension	\$220,110	\$64,402	\$107,252	\$71,771	\$101,231	\$108,301
Health Insurance	\$327,115	\$309,586	\$395,641	\$240,337	\$333,527	\$366,722
Health Ins-Retirees	\$99,930	\$97,674	\$100,000	\$73,500	\$100,000	\$100,000
Dental Insurance	\$21,073	\$21,500	\$25,530	\$15,744	\$23,014	\$24,810
Life Insurance	(\$90,638)	\$56,600	\$34,635	\$23,528	\$54,198	\$54,264
Professional Services	\$106,897	\$79,581	\$195,004	\$82,236	\$129,004	\$149,604
Maintenance Contracts	\$51,901	\$33,817	\$51,750	\$64,304	\$89,000	\$93,000
Debt Service	\$167,012	\$139,339	\$183,000	\$87,596	\$184,000	\$204,000
Utilities Including Purchased Water	\$3,004,313	\$2,940,062	\$3,320,665	\$2,338,670	\$3,210,300	\$3,312,950
Taxes	\$0	\$0	\$0	\$0	\$0	\$0
Rentals	\$167,726	\$209,724	\$185,000	\$141,585	\$183,780	\$184,500
Repair & Maintenance	\$42,539	\$29,037	\$51,500	\$22,140	\$31,500	\$41,500
Supplies	\$360,966	\$351,742	\$61,500	\$648,403	\$559,000	\$594,000
Books & Subscriptions	\$0	\$3,791	\$800	\$1,151	\$2,500	\$2,500
Advertising	\$0	\$0	\$0	\$0	\$0	\$0
Printing	\$1,640	\$0	\$11,000	\$0	\$0	\$0
Training & Travel	\$7,794	\$13,511	\$16,000	\$8,378	\$12,000	\$13,500
Regulatory & Safety	\$25,229	\$27,471	\$17,500	\$18,602	\$29,000	\$32,500
Insurance	\$36,853	\$38,896	\$41,040	\$30,600	\$41,040	\$41,040
Miscellaneous Including Depreciation	\$997,127	\$1,070,529	\$1,184,400	\$903,548	\$1,230,400	\$1,274,400
Capital Items	\$0	\$0	\$0	\$1,686,428	\$0	\$0
Transfers Out including Property Taxes	\$798,198	\$803,029	\$900,000	\$629,829	\$900,000	\$900,000
TOTAL EXPENDITURES	\$7,696,435	\$7,664,321	\$9,069,169	\$8,226,829	\$8,745,188	\$9,173,269
NET OPERATING GAIN (LOSS)-BUDGETARY BASIS	\$4,291,773	\$1,329,751	\$1,035,030	(\$1,193,262)	\$874,812	\$859,731
Conversion to cash basis						
add back non-cash depreciation	\$989,309	\$1,049,299	\$1,160,000	\$899,885	\$1,200,000	\$1,250,000
less additional cash outflow for capital projects **	\$0	\$0	\$0	\$0	\$0	\$0
cash inflow from bond sales/debt financing **	\$0	\$2,875,000	\$4,371,250	\$4,371,250	\$4,371,250	\$4,266,500
cash outflow for additional capital projects/asset additions	\$0	(\$2,887,000)	(\$4,881,250)	(\$4,881,250)	(\$4,881,250)	(\$4,967,500)
cash outflow for principal payment	(\$1,215,000)	(\$1,120,000)	(\$1,265,000)	(\$1,265,000)	(\$1,265,000)	(\$1,275,000)
less dollar spent on or banked for future equip.	\$0	\$0	\$0	\$0	\$0	\$0
non-cash contributed plant assets funded by ARPA	(\$3,233,927)	(\$206,004)	(\$15,000)	(\$12,400)	(\$15,000)	(\$15,000)
NET OPERATING GAIN (LOSS)-CASH BASIS	\$832,155	\$1,041,045	\$405,030	(\$2,080,777)	\$284,812	\$118,731
FUND BALANCE						
RETAINED EARNINGS - BEGINNING OF YEAR	\$22,513,559	\$26,805,333	\$28,143,526	\$28,143,526	\$28,143,526	\$29,018,338
Cummulative Effect of change in accounting principle	\$0	\$0	\$0	\$0	\$0	\$0
RETAINED EARNINGS - END OF YEAR	\$26,805,333	\$28,143,526	\$29,178,556	\$26,950,265	\$29,018,338	\$29,878,069
Net Assets (comprising Fund Balance)						
Cash and Investments	\$45	\$874,479	\$1,218,212	\$874,479	\$1,159,291	\$1,278,022
Net receivables	(\$9,562,891)	(\$10,711,748)	(\$9,634,506)	(\$11,905,010)	(\$12,121,748)	(\$11,380,748)
Inventories and Prepaid Items	\$150,418	\$166,246	\$156,991	\$166,246	\$166,246	\$166,246
Net Pension Asset	\$0	\$0	\$0	\$0	\$0	\$0
Land / Nondepreciable / WIP	\$61,393	\$358,299	\$57,990	\$358,299	\$358,299	\$358,299
Net Buildings	\$34,958	\$30,908	\$31,808	\$30,908	\$30,908	\$30,908
Infrastructure net of depreciation and related debt	\$35,859,661	\$36,968,395	\$37,125,863	\$36,968,395	\$38,968,395	\$38,968,395
Net Machinery and Equipment	\$261,748	\$456,948	\$222,198	\$456,948	\$456,948	\$456,948
Net Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$0
Total Net Assets	\$26,805,333	\$28,143,526	\$29,178,556	\$26,950,265	\$29,018,338	\$29,878,069

The 2026 budget figures reflect a rate increase from \$2.67 per CCF to \$2.96 per CCF, an increase of \$0.29 per CCF, effective 2/1/25.

**Cash outflow for capital projects and cash inflow for capital projects shows as \$0 for 2023 to reflect that ARPA grant funds were used to fund utility infrastructure projects.

This activity was recorded in the ARPA Special Revenue Fund.

(ARPA = American Rescue Plan Act)

**Contributed Capital revenue is a non-cash contribution of plant assets funded by ARPA

CITY OF WEST ALLIS
LEAD WATER SERVICE REPLACEMENT PROGRAM
2026 BUDGET

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
DNR Grant/Forgivable Loan	\$ 23,594	\$ -	\$ 300,000	\$ -	\$ 365,000	\$ 845,000
Other Grant Revenue (MMSD)	-	261,259	-	-	5,000	
Special Assessment Revenue	86,400	-	104,000	120,000	120,000	242,000
DNR Clean Water Fund Loan	-	-	-	-	133,000	291,000
Misc Revenue					-	-
TOTAL REVENUES	\$ 109,994	\$ 261,259	\$ 404,000	\$ 120,000	\$ 623,000	\$ 1,378,000
EXPENDITURES						
Salaries - Full-Time	-	-	-	-	-	-
Salaries - Part-Time	-	-	-	-	-	-
Overtime	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-
Health Insurance	-	-	-	-	-	-
Dental Insurance	-	-	-	-	-	-
Other Benefits	-	-	-	-	-	-
Payroll Taxes	-	-	-	-	-	-
Pension	-	-	-	-	-	-
Other Professional Services	-	-	-	-	-	-
Maintenance Contracts	-	-	-	-	-	-
Utilities	-	-	-	-	-	-
Rentals	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-
Supplies	-	-	-	-	-	-
Books & Subscriptions	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-
Advertising	-	-	-	-	-	-
Printing	-	-	-	-	-	-
Training & Travel	-	-	-	-	-	-
Regulatory & Safety	-	-	-	-	-	-
Claims & Judgments	-	-	-	-	-	-
Insurance	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-
Other Miscellaneous	26,360	383,259	404,000	8,240	734,955	1,726,000
Capital Items	-	-	-	-	-	-
Debt Service	-	-	-	8,000	8,000	8,000
Transfers-Out	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 26,360	\$ 383,259	\$ 404,000	\$ 16,240	\$ 742,955	\$ 1,734,000
FUND BALANCE						
ANNUAL SURPLUS / (DEFICIT)	\$ 83,634	\$ (122,000)	\$ -	\$ 103,761	\$ (119,955)	\$ (356,000)
Fund Balance (beginning)	\$ (83,679)	\$ (45)	\$ (122,045)	\$ (122,045)	\$ (122,045)	\$ (242,000)
Fund Balance (ending)	\$ (45)	\$ (122,045)	\$ (122,045)	\$ (18,285)	\$ (242,000)	\$ (598,000)
Reserved (by Fund) for:						
Water-Lead Services	\$ (45)	\$ (122,045)	\$ (122,045)		\$ (242,000)	\$ (598,000)
Total Fund Balance (Year End)	\$ (45)	\$ (122,045)	\$ (122,045)		\$ (242,000)	\$ (598,000)

This summary includes special purpose funds to address lead water service laterals. Evolving federal legislation has led to varying activity in recent years. Increased expenses in the 2025 estimate and 2026 budget (above) reflect current federal mandates requiring the City to replace lead water service lines. With this program increasing, as well as reduced grant funding from DNR and extended payment plans for special assessments a growing deficit is projected. Up front financing options are being evaluated to address this issue.

**CITY OF WEST ALLIS
SANITARY SEWER UTILITY
2026 BUDGET**

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
City Sewer Service Charges	\$4,285,223	\$4,458,895	\$4,300,000	\$3,345,494	\$4,500,000	\$5,000,000
Metro Sewer Service Charges	\$5,192,082	\$5,930,241	\$5,485,000	\$4,753,283	\$6,150,000	\$6,450,000
Penalties	\$87,545	\$91,616	\$90,000	\$101,416	\$95,000	\$95,000
MMSD Grant	\$42,424	\$466,417	\$15,000	\$0	\$15,000	\$15,000
Contributed Capital**	\$2,827,122	\$616,933	\$0	\$0	\$0	\$0
Interest	\$118,682	\$246,223	\$100,000	\$10,685	\$200,000	\$200,000
Other - Miscellaneous Revenues	\$0	\$0	\$0	\$1,971	\$1,971	\$0
Sale of Scrap	\$2,524	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$12,555,602	\$11,810,326	\$9,990,000	\$8,212,849	\$10,961,971	\$11,760,000
EXPENDITURES						
Salaries	\$470,316	\$501,088	\$557,131	\$348,867	\$557,000	\$609,983
Provisionals/Part-Time	\$11	\$555	\$0	\$0	\$0	\$0
Misc Other Pay	\$654	\$1,486	\$63	\$922	\$1,000	\$563
Overtime	\$6,560	\$15,546	\$3,500	\$9,480	\$10,000	\$10,000
Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0
Payroll Taxes	\$35,276	\$38,291	\$39,565	\$26,386	\$37,000	\$43,609
Pension	\$61,720	\$5,862	\$35,945	\$24,793	\$34,000	\$41,043
Health Insurance	\$109,540	\$121,870	\$143,275	\$86,366	\$143,000	\$155,118
Health Ins-Retirees	\$7,714	\$6,440	\$8,000	\$16,227	\$21,636	\$8,000
Dental Insurance	\$6,288	\$7,649	\$7,905	\$5,236	\$7,000	\$8,721
Life Insurance	\$9,501	\$37,262	\$10,720	\$11,242	\$10,558	\$11,729
Professional Services	\$91,626	\$71,359	\$115,958	\$6,751	\$122,800	\$86,425
Maintenance Contracts	\$39,606	\$33,312	\$36,450	\$26,110	\$36,450	\$36,450
Debt Service	\$235,823	\$210,403	\$245,000	\$84,473	\$216,000	\$226,000
Utilities including MMSD Charges	\$5,565,760	\$6,187,041	\$5,971,900	\$3,691,355	\$6,421,900	\$6,676,900
Taxes	\$0	\$0	\$0	\$0	\$0	\$0
Rentals	\$52,533	\$53,396	\$54,000	\$31,743	\$54,000	\$55,500
Repair & Maintenance	\$9,769	\$16,087	\$20,000	\$7,422	\$20,500	\$20,500
Supplies	\$55,998	\$46,111	\$60,500	\$28,819	\$60,500	\$88,500
Books & Subscriptions	\$0	\$0	\$0	\$0	\$0	\$0
Advertising	\$0	\$0	\$0	\$0	\$0	\$0
Printing	\$0	\$0	\$0	\$0	\$0	\$0
Training & Travel	\$3,225	\$6,662	\$6,500	\$1,003	\$6,500	\$6,500
Regulatory & Safety	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$5,000	\$19,121	\$5,400	\$4,050	\$5,400	\$5,400
Miscellaneous including Depreciation	\$726,239	\$781,106	\$769,400	\$621,243	\$860,000	\$890,000
Non-Capital Project Items	\$42,640	\$599,723	\$200,000	\$1,458,938	\$200,000	\$200,000
Transfers Out	\$50,000	\$50,000	\$50,000	\$37,500	\$50,000	\$50,000
TOTAL EXPENDITURES	\$7,585,799	\$8,810,369	\$8,341,212	\$6,528,927	\$8,875,244	\$9,230,941
NET OPERATING GAIN (LOSS)- Budgetary Basis	\$4,969,803	\$2,999,956	\$1,648,788	\$1,683,922	\$2,086,727	\$2,529,059
Conversion to cash basis						
add back depreciation (non-cash)	636,081	669,178	650,000	522,428	700,000	750,000
less additional cash outflow for capital projects**	-	(2,100,000)	(3,827,000)	(3,827,000)	(3,827,000)	(2,883,000)
cash inflow from bond sales/debt financing**	-	1,565,000	3,827,000	3,827,000	1,985,000	1,823,000
less cash out debt repayment-principal	(1,690,085)	(1,567,127)	(1,574,218)	(1,569,218)	(1,569,218)	(1,591,359)
less dollars spent on or banked for future equipment	-	-	-	-	-	-
non-cash contributed plant assets funded by ARPA	(2,827,122)	(616,933)	-	-	-	-
Net Operating Gain (Loss)- Cash basis	\$1,088,677	\$950,075	\$724,570	\$637,132	(\$624,491)	\$627,700
Fund Balance						
Retained earnings-beginning of year	\$36,534,311	41,504,114	44,490,833	44,490,833	44,490,833	46,577,560
Cummulative effect of change in accounting principle	0	0	0	0	0	0
Retained earnings-end of year	41,504,114	44,490,833	46,139,621	46,174,755	46,577,560	49,106,619
Net Assets (comprising Fund Balance)						
Cash and Investments	4,398,194	6,213,542	5,710,327	6,213,542	5,589,051	6,216,751
Net Receivables	(11,612,788)	(11,545,540)	(9,259,414)	(9,861,618)	(9,804,322)	(7,902,963)
Infrastructure, net of depreciation and related debt	48,340,415	49,476,144	49,340,415	49,476,144	50,476,144	50,476,144
Machinery and Equipment, net of depreciation	378,293	346,687	348,293	346,687	316,687	316,687
Total Net Assets	41,504,114	44,490,833	46,139,621	46,174,755	46,577,560	49,106,619

The 2026 budget figures above reflect a proposed rate increase from the current rate of \$2.15 per CCF to \$2.40 per CCF, an increase of \$0.35 per CCF.

The current rate has been in effect since 2023. A rate increase is necessary to lower annual borrowing requirements for capital expenditures.

**Cash outflow for capital projects and cash inflow for capital projects shows as \$0 for 2023 to reflect that ARPA grant funds were used to fund utility infrastructure projects. This activity was recorded in the ARPA Special Revenue Fund.

(ARPA = American Rescue Plan Act)

**Contributed Capital revenue is a non-cash contribution of plant assets funded by ARPA

**CITY OF WEST ALLIS
STORM WATER PROGRAM
2026 BUDGET**

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
Storm Water Service Charges	\$3,982,902	\$3,979,923	\$4,800,000	\$3,147,912	\$4,600,000	\$5,400,000
Penalties	\$27,197	\$28,709	\$28,000	\$25,087	\$28,000	\$28,000
Contributed Capital**	\$1,629,706	\$248,661	\$0	\$0	\$0	\$0
Assessment Revenues	\$12,229	\$2,244	\$10,000	\$0	\$10,000	\$10,000
MMSD Grant Funding	\$509,139	\$48,480	\$350,000	\$273,130	\$350,000	\$350,000
Interest Revenue	\$308,243	\$322,875	\$300,000	\$0	\$300,000	\$325,000
Misc.	\$37,686	\$4,102	\$33,000	\$1,624	\$33,000	\$33,000
TOTAL REVENUES	\$6,507,101	\$4,634,994	\$5,521,000	\$3,447,753	\$5,321,000	\$6,146,000
EXPENDITURES						
Salaries	\$621,584	\$503,658	\$677,435	\$418,743	\$590,000	\$734,536
Provisionals/Part-Time	\$534	\$4,329	\$9,828	\$7,560	\$9,828	\$12,800
Misc Other Pay	\$183	\$2,115	\$63	\$1,904	\$2,300	\$63
Overtime	\$5,514	\$21,414	\$5,000	\$16,657	\$18,500	\$0
Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0
Payroll Taxes	\$46,639	\$39,057	\$52,580	\$32,767	\$47,000	\$57,176
Pension	\$86,449	\$33,288	\$47,086	\$30,261	\$43,000	\$52,891
Health Insurance	\$135,960	\$122,384	\$172,650	\$103,509	\$140,000	\$183,991
Health Ins-Retirees	\$6,927	\$5,783	\$7,200	\$33,039	\$44,000	\$44,000
Dental Insurance	\$8,282	\$7,491	\$10,446	\$6,169	\$9,000	\$11,232
Life Insurance	\$10,088	\$12,337	\$17,335	\$13,854	\$16,817	\$18,681
Professional Services	\$161,859	\$196,764	\$329,600	\$84,920	\$174,125	\$242,325
Maintenance Contracts	\$25,927	\$23,598	\$26,350	\$18,981	\$26,350	\$27,000
Debt Service	\$11,133	\$9,433	\$22,000	\$3,731	\$12,100	\$12,100
Utilities	\$164,139	\$191,276	\$149,727	\$68,907	\$152,105	\$152,105
Taxes	\$0	\$0	\$0	\$0	\$0	\$0
Rentals	\$128,640	\$132,824	\$126,000	\$94,443	\$126,000	\$126,000
Repair & Maintenance	\$112,141	\$120,168	\$82,000	\$81,404	\$82,000	\$82,000
Supplies	\$241,312	\$194,731	\$220,500	\$234,985	\$250,500	\$250,500
Books & Subscriptions	\$0	\$0	\$0	\$0	\$0	\$0
Advertising	\$0	\$0	\$0	\$0	\$0	\$0
Printing	\$0	\$0	\$0	\$0	\$0	\$0
Training & Travel	\$0	\$0	\$0	\$0	\$0	\$0
Regulatory & Safety	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$5,000	\$5,000	\$5,400	\$4,050	\$5,400	\$5,400
Miscellaneous including Depreciation	\$804,289	\$902,656	\$841,460	\$695,095	\$961,460	\$1,011,460
Non-Capital Project Items	\$709,195	\$314,921	\$440,000	\$794,666	\$440,000	\$440,000
Transfers Out	\$300,000	\$300,000	\$300,000	\$225,000	\$300,000	\$300,000
TOTAL EXPENDITURES	\$3,585,796	\$3,143,226	\$3,542,660	\$2,970,646	\$3,450,485	\$3,764,262
NET OPERATING GAIN (LOSS)- Budgetary Basis	\$2,921,306	\$1,491,767	\$1,978,340	\$477,107	\$1,870,515	\$2,381,738
Conversion to cash basis						
add back non cash depreciation	\$761,426	\$855,246	\$780,000	\$666,190	\$900,000	\$950,000
less additional cash outflow for capital projects	\$0	(\$2,040,000)	(\$2,570,000)	(\$2,570,000)	(\$2,570,000)	(\$4,621,500)
cash outflow for principal payment	(\$85,000)	(\$85,000)	(\$85,000)	(\$90,000)	(\$90,000)	(\$95,000)
cash inflow from bond sales/debt financing**	-	-	\$0	\$0	\$0	\$0
less dollars spent on or banked for future equipment	\$0	\$0	\$0	\$0	\$0	\$0
non-cash contributed plant assets funded by ARPA	(\$1,629,706)	\$0	\$0	\$0	\$0	\$0
Net Operating Gain (Loss)- Cash Basis	\$1,968,026	\$222,014	\$103,340	(\$1,516,704)	\$110,515	(\$1,384,762)
FUND BALANCE						
RETAINED EARNINGS - BEGINNING OF YEAR	\$46,554,143	\$49,475,449	\$50,967,217	\$50,967,217	\$50,967,217	\$52,837,732
Cummulative effect of change in accounting principle	\$0	\$0	\$0	\$0	\$0	\$0
RETAINED EARNINGS - END OF YEAR	\$49,475,449	\$50,967,217	\$52,945,557	\$51,444,323	\$52,837,732	\$55,219,470
Net Assets (comprising Fund Balance)						
Cash and Investments	\$6,093,380	\$6,504,458	\$6,195,937	\$6,931,448	\$6,614,973	\$5,230,211
Net Receivables	(\$509,974)	(\$417,526)	\$1,389,335	\$298,781	\$1,528,664	\$5,295,164
Deferred charges	\$594,729	\$371,538	\$371,538	\$371,538	\$371,538	\$371,538
Infrastructure, net of depreciation and related debt	\$42,392,582	\$43,686,880	\$44,186,880	\$43,101,880	\$43,601,880	\$43,601,880
Machinery and Equipment net of depreciation	\$904,732	\$821,867	\$801,867	\$740,677	\$720,677	\$720,677
Total Net Assets	\$49,475,449	\$50,967,217	\$52,945,557	\$51,444,323	\$52,837,732	\$55,219,470

The 2026 budget figures above reflect a proposed rate increase from the current rate of \$22.02 per ERU to \$25.23 per ERU, an increase of \$3.21 per quarter or \$12.84 per year for a single family home. The current rate has been in effect since 2025. A rate increase is necessary to fund overall increased expenses and capital projects as indicated above.

**Cash outflow for capital projects and cash inflow for capital projects shows as \$0 for 2023 to reflect that ARPA grant funds were used to fund utility infrastructure projects. This activity was recorded in the ARPA Special Revenue Fund.

(ARPA = American Rescue Plan Act)

**Contributed Capital revenue is a non-cash contribution of plant assets funded by ARPA

**CITY OF WEST ALLIS
SOLID WASTE FUND
2026 BUDGET**

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
Recycling	\$2,894,019	\$3,156,291	\$3,435,000	\$2,474,611	\$3,435,000	\$3,586,000
Sale of Recyclables	\$128	\$636	\$1,000	\$834	\$1,000	\$1,000
Recycling Grant	\$253,345	\$253,869	\$254,000	\$253,544	\$253,544	\$254,000
Interest Revenue	\$217,172	\$264,371	\$200,000	\$0	\$200,000	\$200,000
Gain / Loss on Sale of Asset	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$51,866	\$41,204	\$70,000	\$32,733	\$97,581	\$96,000
Total Revenues	\$3,416,530	\$3,716,371	\$3,960,000	\$2,761,722	\$3,987,125	\$4,137,000
EXPENDITURES						
Salaries	\$613,984	\$494,946	\$694,940	\$424,464	\$602,000	\$735,779
Provisionals/Part-Time	\$6,662	\$1,736	\$14,784	\$2,932	\$12,000	\$25,728
Misc Other Pay	\$19,359	\$20,025	\$18,918	\$17,189	\$19,918	\$228
Overtime	\$24,868	\$21,651	\$22,000	\$15,672	\$22,000	\$22,000
Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0
Payroll Taxes	\$48,891	\$39,679	\$54,311	\$33,707	\$49,000	\$58,273
Pension	70,250	33,712	\$48,314	\$31,457	\$45,000	\$52,993
Health Insurance	\$159,550	\$120,164	\$179,130	\$103,631	\$150,000	\$200,467
Health Ins-Retirees	19,220.00	\$16,404	\$20,000	\$16,146	\$22,000	\$23,000
Dental Insurance	\$8,663	\$7,462	\$11,592	\$6,514	\$10,000	\$12,651
Life Insurance	\$5,248	\$15,334	\$21,559	\$13,620	\$20,947	\$22,988
Professional Services	\$7,711	\$33,760	\$12,700	\$94,758	\$60,800	\$13,900
Maintenance Contracts	\$9,014	\$20,841	\$38,300	\$16,935	\$28,300	\$31,000
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Utilities including Dumping Fees	\$1,279,848	\$1,415,913	\$1,572,000	\$1,020,822	\$1,502,000	\$1,802,000
Taxes	\$0	\$0	\$0	\$0	\$0	\$0
Rentals	\$104,359	\$98,079	\$98,500	\$73,560	\$98,100	\$98,200
Repair & Maintenance	\$125,445	\$80,800	\$120,000	\$61,811	\$120,000	\$120,000
Supplies	\$136,593	\$95,237	\$139,000	\$122,131	\$165,667	\$165,000
Books & Subscriptions	\$0	\$0	\$0	\$0	\$0	\$0
Advertising	\$0	\$0	\$0	\$0	\$0	\$0
Printing	\$88	\$0	\$2,000	\$0	\$2,000	\$2,000
Training & Travel	\$698	\$1,110	\$2,500	\$233	\$2,500	\$2,500
Regulatory & Safety	\$0	\$0	\$5,600	\$0	\$3,000	\$3,000
Insurance	\$5,000	\$5,000	\$5,400	\$4,050	\$5,400	\$5,400
Miscellaneous including Depreciation	\$89,141	\$92,556	\$99,100	\$67,526	\$99,100	\$99,100
Non-Capital Project Items	\$0	\$0	\$0	\$273,642	\$0	\$0
Transfers Out	\$100,000	\$100,000	\$100,000	\$75,000	\$100,000	\$100,000
Total Expenditures	\$2,834,593	\$2,714,410	\$3,280,648	\$2,475,799	\$3,139,732	\$3,596,207
Net Operating Gain(Loss)-Budgetary basis	\$581,937	\$1,001,961	\$679,352	\$285,923	\$847,393	\$540,793
Conversion to cash basis						
add back non-cash depreciation	\$60,549	\$62,419	\$65,000	\$46,032	\$65,000	\$65,000
Less dollars spent on Infrastructure	\$0	\$0	\$0	\$0	\$0	\$0
less dollars spent on or banked for future equipment	(\$350,000)	(\$453,000)	(\$430,000)	(\$430,000)	(\$430,000)	(\$530,000)
Net Operating Gain(Loss)- Cash basis	\$292,486	\$611,379	\$314,352	(\$98,045)	\$482,393	\$75,793
Fund Balance						
Retained Earnings-beg of year	\$5,531,164	\$6,113,101	\$7,115,062	\$7,115,062	\$7,115,062	\$7,962,455
Change in Accounting Principle	\$0	\$0	\$0	\$0	\$0	\$0
Ending Retained Earnings	\$6,113,101	\$7,115,062	\$7,794,414	\$7,400,985	\$7,962,455	\$8,503,248
Net Assets (comprising Fund Balance)						
Cash	\$4,004,749	\$5,604,599	\$4,497,862	\$5,515,299	\$6,086,992	\$6,162,785
Net receivables	\$1,548,429	\$983,050	\$2,789,138	\$1,404,304	\$1,414,081	\$1,879,081
Machinery and Equipment, net of depreciation	\$559,922	\$527,413	\$507,413	\$481,381	\$461,381	\$461,381
Total Net Assets	\$6,113,101	\$7,115,062	\$7,794,414	\$7,400,985	\$7,962,455	\$8,503,248

The 2026 budget figures above reflect a proposed rate increase from the current rate of \$40.00 per quarter to \$42.00 per quarter, an increase of \$2.00 per quarter or \$8.00 per year for a single family home. The current rate has been in effect since 2025. A rate increase is necessary to fund an increase in dumping fees due to a contract renewal.

**CITY OF WEST ALLIS
BELOIT ROAD SENIOR APARTMENTS FUND
2026 BUDGET**

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
Management Fee	10,295	10,613	-	-	-	-
Interest Revenue	145,919	142,425	150,000	104,369	140,000	140,000
Misc Revenue	-	-	-	-	-	-
TOTAL REVENUES	\$ 156,214	\$ 153,038	\$ 150,000	\$ 104,369	\$ 140,000	\$ 140,000
EXPENDITURES						
Salaries - Full-Time	-	-	-	-	-	-
Salaries - Part-Time	-	-	-	-	-	-
Overtime	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-
Health Insurance	-	-	-	-	-	-
Dental Insurance	-	-	-	-	-	-
Other Benefits	(46)	-	-	-	-	-
Payroll Taxes	-	-	-	-	-	-
Pension	5,769	295	-	-	-	-
Other Professional Services	-	51	-	-	-	-
Maintenance Contracts	-	-	-	-	-	-
Utilities	-	-	-	-	-	-
Rentals	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-
Supplies	-	-	-	-	-	-
Books & Subscriptions	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-
Advertising	-	-	-	-	-	-
Printing	-	-	-	-	-	-
Training & Travel	-	-	-	-	-	-
Regulatory & Safety	-	-	-	-	-	-
Claims & Judgments	-	-	-	-	-	-
Insurance	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-
Capital Items	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Transfers-Out	120,000	120,000	120,000	-	120,000	120,000
TOTAL EXPENDITURES	\$ 125,723	\$ 120,346	\$ 120,000	\$ -	\$ 120,000	\$ 120,000
FUND BALANCE						
ANNUAL SURPLUS / (DEFICIT)	\$ 30,491	\$ 32,692	\$ 30,000	\$ 104,369	\$ 20,000	\$ 20,000
Fund Balance (beginning)	\$ 7,346,878	\$ 7,377,370	\$ 7,410,061	\$ 7,410,061	\$ 7,410,061	\$ 7,430,061
Fund Balance (ending)	\$ 7,377,370	\$ 7,410,061	\$ 7,440,061	\$ 7,514,430	\$ 7,430,061	\$ 7,450,061
Reserved (by Fund) for:						
Beloit Road	\$ 7,377,370	\$ 7,410,061	\$ 7,440,061		\$ 7,430,061	\$ 7,450,061
Total Fund Balance (Year End)	\$ 7,377,370	\$ 7,410,061	\$ 7,440,061		\$ 7,430,061	\$ 7,450,061

In December 2011, the Beloit Road Senior Housing Complex was sold to an investor group and is now owned and operated by a separate LLC. The City, through the Community Development Authority, is the Managing Member of the LLC and remains involved with the day-to-day operations of the complex. In Fall 2019, the City contracted with a management company to handle day-to-day maintenance and operation of the facility, but will still remain the Managing Member of the LLC. The 2026 budget reflects this management model with a small provision for administrative expenses, and an annual transfer to the General Fund.



BUDGET & ACTION PLAN
As recommended by Mayor Dan Devine

Internal Service Funds
Revenues and Expenditures

**CITY OF WEST ALLIS
INTERNAL SERVICE FUNDS SUMMARY
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
Premiums (charged to City Depts)	\$ 11,433,361	\$ 12,087,389	\$ 12,370,000	\$ 7,643,930	\$ 11,829,000	\$ 12,386,000
Premiums (employee/retiree paid)	3,527,641	3,411,233	3,414,500	2,674,197	3,504,500	3,789,500
Other Revenue	2,576,258	1,671,730	1,680,000	471,724	785,000	1,050,000
Transfers In	-	-	1,000,000	-	-	-
Dividends	58,807	49,544	59,500	49,419	49,419	23,000
TOTAL REVENUES	\$ 17,596,067	\$ 17,219,896	\$ 18,524,000	\$ 10,839,270	\$ 16,167,919	\$ 17,248,500
EXPENDITURES						
Administrative	\$ 749,459	\$ 704,036	\$ 711,000	\$ 517,703	\$ 691,759	\$ 708,000
Claims	14,891,652	15,667,117	17,623,000	9,720,989	12,868,600	14,925,000
Stop Loss Insurance	1,043,669	1,271,646	1,455,000	1,054,652	1,409,100	1,545,000
Other Expenses	647,122	107,612	264,700	148,655	265,900	269,000
Transfers Out	58,807	49,544	59,500	-	49,419	23,000
TOTAL EXPENDITURES	\$ 17,390,709	\$ 17,799,955	\$ 20,113,200	\$ 11,441,999	\$ 15,284,778	\$ 17,470,000
FUND BALANCE						
ANNUAL SURPLUS / (DEFICIT)	\$ 205,358	\$ (580,059)	\$ (1,589,200)	\$ (602,729)	\$ 883,141	\$ (221,500)
Fund Balance (beginning)	\$ 11,497,969	\$ 11,703,327	\$ 11,123,268	\$ 11,123,268	\$ 11,123,268	\$ 12,006,409
Fund Balance (ending)	11,703,327	11,123,268	9,534,068	10,520,539	12,006,409	11,784,909
Reserved (by fund) for:						
Health Insurance	\$ 8,378,540	\$ 7,972,893	\$ 6,363,193	\$ 7,179,229	\$ 9,146,993	\$ 8,929,993
Family Savings Plan (Health)	80,488	125,846	112,846	33,762	84,087	46,087
Dental Insurance	-	28,395	41,895	81,622	56,895	70,395
Workers Comp			(228,165)	(67,792)	(525,865)	(505,865)
CVMIC Liability	3,244,299	3,244,299	3,244,299	3,293,718	3,244,299	3,244,299
Fund Balance (ending)	\$ 11,703,327	\$ 11,123,268	\$ 9,534,068	\$ 10,520,539	\$ 12,006,409	\$ 11,784,909

This summary includes the City's self-insured funds for Health Insurance, Dental Insurance, and Workers Comp Coverage. It also includes the City's participation in CVMIC for Liability Insurance



Vision Statement

West Allis will become the preferred city for visitors, residents, and businesses.

Mission Statement

The City of West Allis exists to provide:

- Cost effective municipal services consistent with the needs and desires of the citizens of the West Allis community (residences and businesses, as well as other community stakeholders)
- For the health, safety, and welfare of the community
- A quality living and working environment
- A positive, progressive, and creative approach to the budget, management, and operations of the City.

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 (including assistive listening devices) 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, or benefits.



Capital Improvement Program Plan

Recommended by the Capital Improvement Committee
August 18, 2025

2026 - 2030

- DRAFT -

2026 Capital Budget Project List

#	Project	Type	Project Notes	Est. Type	Total Cost
Administration					120,000
1	GIS software upgrade*	Upgrade	Esri ArcGIS Software will be due for an upgrade. GIS is a critical tool used to provide services to our citizens. Potential lower cost option (\$26K) if the city is able to perform some of the work in-house.	Other	40,000
3	Server upgrade (City Hall)*	Replacement	The Primary Server infrastructure for the city runs on a 5 year Hardware Lifetime cycle. After 5 years it is end of life and the new hardware is required to maintain support.	Written	80,000
Development					15,000
5	City signage (Hwy 100)	New	Fund entrance signs to the city on Hwy 100 as part of the Hwy100 Corridor Plan. Signs to be included in future marketing efforts.	Other	15,000
Fire					400,000
6	Fire Dept merger consulting*	New	The contemplated merger of the West Allis and Wauwatosa fire departments is a complex undertaking. Securing help from consultants that have gone through this process before will help increase effectiveness and speed up implementation.	Guesstimate	75,000
7	Laptops (in-vehicle) (x20)*	Replacement	20 units - toughbooks are end of life	Verbal	100,000
8	Maint truck upfit / refurb	Upgrade	Older Pickup truck with low miles would be upfit with a service box and lift gate to for the mechanic to work out of for small jobs or when vehicles are not moveable to DPW. Existing Assets at DPW (2 service trucks are also aged)	Online	25,000
9	Personal protective equipment	Replacement	Replaces Expired PPE per NFPA standard (Jackets, Pants, Boots, Gloves, Hoods, and Helmets)	Written	200,000
Health					10,000
11	Curb ramp (ADA compliant)	New	To become ADA compliant per external assessment	Engineering	10,000
Parks & Rec					1,195,000
12	Containers & benches	New	Parks-multiple (rodent proof containers & benches)	Other	25,000
13	Farmers Market (power/lights)	Replacement	Power and lighting upgrades	Other	260,000
15	Farmers Market (structure)	Upgrade	Structure is in need of repair	Engineering	330,000
16	Liberty Heights (lighting)	Replacement	updating old fixtures no longer available 15 LED fixtures for Liberty Heights walkway	Verbal	30,000
18	Rogers Park (playground)	Replacement	Equipment and site improvements	Other	550,000
Police					1,508,000
19	Dispatch radio system upgrade*	Replacement	Updating public safety radio system in Communications Center	Written	815,000
21	HVAC controls (Police)*	Replacement	Outdated/failing	Other	230,000
22	Parking control vehicles*	Replacement	Replacement of 2 parking control vehicles	Verbal	138,000
23	Police squad vehicles (x4 est)*	Replacement	Police squad vehicle annual replacement program. Due to being in the operating budget, exact number of replacements is unknown. Cost includes an estimate for operating maintenance and repairs.	Other	325,000
Public Works (General)					4,967,000
24	Aerial bucket truck	Replacement	Replacing 1853	Written	430,000
25	Asphalt hotbox trailer	Replacement	Replacing Truck Mounted Unit - 1876	Written	95,000
26	Asphalt patcher truck	Replacement	Replacing Trk. 205 / Hotbox 1875	Written	130,000
29	Chipper truck w/plow (x2)	Replacement	Replacing 709 & 710	Written	460,000
30	Dump truck (F-450)	Replacement	Replacing 212	Written	92,000
31	Floor scrubber	New	For new facility to clean garage/fleet repair area.	Written	40,000
32	Floor sweeper	New	For new facility to clean garage/fleet repair area.	Written	35,000
33	Grapple saw truck	New	Equipment multi-use grab tree or limbs, cut and lower with provided grapple.	Written	530,000
34	Light tower (battery power)	New	Construction Work Light Tower	Written	25,000
35	Line striper	Replacement	Ride on line striper - use with/replace truck mounted	Other	150,000
37	Plows (heavy truck 11') (x2)	Replacement	New Style Truck Plows - Attachment	Written	45,000
38	Sidewalk grinder (w/ vac)	Replacement	Replacing 1799 (Sidewalk Trippers)	Written	20,000
39	Snowblower (wheel loader)	Replacement	Replacing 2155	Other	255,000
40	Street lighting circuits	Replacement	Annual upgrades to street lights	Other	2,100,000
41	V-Blades (wheel loader) (x5)	Replacement	Replacing 2356, 2376, 2437, 2438, 2439	Other	250,000
42	Wheel loader (1 of 2)	Replacement	Replacing 2938	Written	310,000
Public Works (Sanitary)					1,560,000
44	Sanitary sewer PPIL program	Replacement	Annual program	Other	500,000
45	Sanitary sewer relays	Replacement	Annual program	Other	1,000,000
46	Sanitary system repairs	Replacement	DNR sanitary survey repairs. 1. 84 & National Tower Drain \$13,778 2. 116 & Rogerst Tower Air Gap \$22,480 3. Reservoir Drain \$22,650	Quote	60,000

* needs IT support

2026 Capital Budget Project List

#	Project	Type	Project Notes	Est. Type	Total Cost
Public Works (Solid Waste)					530,000
47	Garbage truck (w/ plow)	Replacement	Replacing 818	Written	530,000
Public Works (Storm)					725,000
48	HVAC controls (Grant St pump)	Replacement	Gas monitoring/HVAC controller for Grant St pump station	Other	35,000
49	Orchard Hills channel improv	Replacement	Improvements to channel in Orchard Hills	Other	200,000
50	Storm Sewer emergency rebuilds	Replacement	Catch Basin Emergency Rebuilds	Written	55,000
51	Storm Sewer relays	Replacement	Annual program	Other	50,000
52	Street sweeper (mechanical)	Replacement	Replacing 2834	Written	385,000
Public Works (Water)					3,218,000
53	Catch basin repair / replace	Replacement	Annual program	Other	300,000
56	Hydrants	Replacement	Annual hydrant replacement program	Other	75,000
57	Lead lateral replacements	Replacement	Annual program (private side)	Other	1,768,000
58	Meter reading equip upgrade*	Replacement	Upgrade Badger Meter Reading Equipment Hardware	Verbal	20,000
59	Meter testing station	New	Install New Meter Testing Station at New Facility	Quote	100,000
60	Pump station generator (84th)	Replacement	Replace generator at 84th St pump station (engineering only)	Other	200,000
61	SCADA upgrade*	Replacement	Move SCADA to New Facility and Upgrade Hardware & Software, Reprogram PLCs	Other	75,000
62	Valve turner	New	Purchase and Install Wachs Truck Mounted Valve Turner & Power Station - Maintainer truck #1	Quote	30,000
63	Water meters	Replacement	Annual program - various sizes and locations	Other	200,000
64	Watermain relays	Replacement	Annual program	Other	450,000
Streets (DOT)					7,965,000
65	DOT 84th St (to Greenfield)	Replacement	Reconstruction of road, sewers, watermain (eng to 2028, const 2029)	Other	12,000
66	DOT Greenfield (70th to 76th)	Replacement	Reconstruction of road, sewers, watermain (eng only)	Other	15,000
67	DOT Greenfield (76th to 84th)	Replacement	Reconstruction of road, sewers, watermain (eng/possible const)	Other	10,000
68	DOT Grnflld/Ntnl (56th to 70th)	Replacement	Reconstruction of road, sewers, watermain (eng only)	Other	21,000
69	DOT National (Lincln to 108th)	Replacement	Reconstruction of road, sewers, watermain (eng only)	Other	135,000
70	DOT National (Lincln to 108th)	Replacement	Reconstruction of road, sewers, watermain (construction)	Other	7,772,000
Streets (Local)					8,188,500
71	72nd St (Washington to end)	Replacement	Reconstruction of road, sewers, watermain	Other	1,036,000
72	75th St (Arthur to Beloit)	Replacement	Reconstruction of road, sewers, watermain	Other	120,625
73	78th St (Arthur to Beloit)	Replacement	Reconstruction of road, sewers, watermain	Other	1,466,000
74	88th St (Cleveland to Montana)	Replacement	Reconstruction of road, sewers, watermain	Other	333,000
75	88th St (Mitchell to Maple)	Replacement	Reconstruction of road, sewers, watermain	Other	489,000
76	90th St (Schlinger to Grnflld)	Replacement	Reconstruction of road, sewers, watermain	Other	855,875
77	94th St (dead end to Orchard)	Replacement	Reconstruction of road, sewers, watermain	Other	615,500
78	Mitchell St (56th to 60th)	Replacement	Reconstruction of road, sewers, watermain	Other	3,191,500
79	Washington St (89th to 90th)	Replacement	Reconstruction of road, sewers, watermain	Other	81,000
Streets (Other)					1,328,000
80	Bridge repairs	Replacement	Required repairs to City owned bridges Over \$250K in repairs needed, this covers the worst	Engineering	125,000
81	Curb spot improv (Natnl Ave)	Replacement	Concrete Curb Spot Improvements for Pedestrian Safety National Ave (70th to RR Tracks)	Other	103,000
82	Pavement marking	Replacement	Annual program for epoxy paint stiping main roads	Other	200,000
83	Pavement patching program	Replacement	Annual pavement patching, repair, and cracksealing program	Other	200,000
84	Sidewalk program (10-yr cycle)	Replacement	Annual reconstruction of sidewalks	Other	400,000
85	Traffic calming program	New	Annual traffic calming program	Other	300,000
Grand Total					31,729,500

2026 Capital Budget Funding Summary

		Primary			Primary	Alternate	Alternate
#	Project	Cash	Debt	Grants	Total	Grants	Total
Administration		120,000	-	-	120,000	-	-
1	GIS software upgrade*	40,000	-	-	40,000	-	-
3	Server upgrade (City Hall)*	80,000	-	-	80,000	-	-
Development		15,000	-	-	15,000	-	-
5	City signage (Hwy 100)	15,000	-	-	15,000	-	-
Fire		400,000	-	-	400,000	-	-
6	Fire Dept merger consulting*	75,000	-	-	75,000	-	-
7	Laptops (in-vehicle) (x20)*	100,000	-	-	100,000	-	-
8	Maint truck upfit / refurb	25,000	-	-	25,000	-	-
9	Personal protective equipment	200,000	-	-	200,000	-	-
Health		-	-	10,000	10,000	-	-
11	Curb ramp (ADA compliant)	-	-	10,000	10,000	-	-
Parks & Rec		770,000	-	425,000	1,195,000	-	-
12	Containers & benches	25,000	-	-	25,000	-	-
13	Farmers Market (power/lights)	260,000	-	-	260,000	-	-
15	Farmers Market (structure)	330,000	-	-	330,000	-	-
16	Liberty Heights (lighting)	30,000	-	-	30,000	-	-
18	Rogers Park (playground)	125,000	-	425,000	550,000	-	-
Police		1,508,000	-	-	1,508,000	815,000	815,000
19	Dispatch radio system upgrade*	815,000	-	-	815,000	815,000	815,000
21	HVAC controls (Police)*	230,000	-	-	230,000	-	-
22	Parking control vehicles*	138,000	-	-	138,000	-	-
23	Police squad vehicles (x4 est)*	325,000	-	-	325,000	-	-
Public Works (General)		2,867,000	2,100,000	-	4,967,000	-	-
24	Aerial bucket truck	430,000	-	-	430,000	-	-
25	Asphalt hotbox trailer	95,000	-	-	95,000	-	-
26	Asphalt patcher truck	130,000	-	-	130,000	-	-
29	Chipper truck w/plow (x2)	460,000	-	-	460,000	-	-
30	Dump truck (F-450)	92,000	-	-	92,000	-	-
31	Floor scrubber	40,000	-	-	40,000	-	-
32	Floor sweeper	35,000	-	-	35,000	-	-
33	Grapple saw truck	530,000	-	-	530,000	-	-
34	Light tower (battery power)	25,000	-	-	25,000	-	-
35	Line striper	150,000	-	-	150,000	-	-
37	Plows (heavy truck 11') (x2)	45,000	-	-	45,000	-	-
38	Sidewalk grinder (w/ vac)	20,000	-	-	20,000	-	-
39	Snowblower (wheel loader)	255,000	-	-	255,000	-	-
40	Street lighting circuits	-	2,100,000	-	2,100,000	-	-
41	V-Blades (wheel loader) (x5)	250,000	-	-	250,000	-	-
42	Wheel loader (1 of 2)	310,000	-	-	310,000	-	-
Public Works (Sanitary)		1,060,000	-	500,000	1,560,000	-	-
44	Sanitary sewer PPII program	-	-	500,000	500,000	-	-
45	Sanitary sewer relays	1,000,000	-	-	1,000,000	-	-
46	Sanitary system repairs	60,000	-	-	60,000	-	-

* needs IT support

2026 Capital Budget Funding Summary

#	Project	Primary Cash	Debt	Grants	Primary Total	Alternate Grants	Alternate Total
Public Works (Solid Waste)		530,000	-	-	530,000	-	-
47	Garbage truck (w/ plow)	530,000	-	-	530,000	-	-
Public Works (Storm)		690,000	-	35,000	725,000	-	-
48	HVAC controls (Grant St pump)	35,000	-	-	35,000	-	-
49	Orchard Hills channel improv	165,000	-	35,000	200,000	-	-
50	Storm Sewer emergency rebuilds	55,000	-	-	55,000	-	-
51	Storm Sewer relays	50,000	-	-	50,000	-	-
52	Street sweeper (mechanical)	385,000	-	-	385,000	-	-
Public Works (Water)		1,598,000	744,000	876,000	3,218,000	-	-
53	Catch basin repair / replace	300,000	-	-	300,000	-	-
56	Hydrants	75,000	-	-	75,000	-	-
57	Lead lateral replacements	598,000	294,000	876,000	1,768,000	-	-
58	Meter reading equip upgrade*	20,000	-	-	20,000	-	-
59	Meter testing station	100,000	-	-	100,000	-	-
60	Pump station generator (84th)	200,000	-	-	200,000	-	-
61	SCADA upgrade*	75,000	-	-	75,000	-	-
62	Valve turner	30,000	-	-	30,000	-	-
63	Water meters	200,000	-	-	200,000	-	-
64	Watermain relays	-	450,000	-	450,000	-	-
Streets (DOT)		4,197,000	3,316,000	452,000	7,965,000	-	-
65	DOT 84th St (to Greenfield)	12,000	-	-	12,000	-	-
66	DOT Greenfield (70th to 76th)	15,000	-	-	15,000	-	-
67	DOT Greenfield (76th to 84th)	10,000	-	-	10,000	-	-
68	DOT Grnflld/Ntnl (56th to 70th)	21,000	-	-	21,000	-	-
69	DOT National (Lincln to 108th)	135,000	-	-	135,000	-	-
70	DOT National (Lincln to 108th)	4,004,000	3,316,000	452,000	7,772,000	-	-
Streets (Local)		2,304,500	5,884,000	-	8,188,500	-	-
71	72nd St (Washington to end)	80,000	956,000	-	1,036,000	-	-
72	75th St (Arthur to Beloit)	7,500	113,125	-	120,625	-	-
73	78th St (Arthur to Beloit)	270,000	1,196,000	-	1,466,000	-	-
74	88th St (Cleveland to Montana)	80,000	253,000	-	333,000	-	-
75	88th St (Mitchell to Maple)	41,000	448,000	-	489,000	-	-
76	90th St (Schlinger to Grnflld)	30,000	825,875	-	855,875	-	-
77	94th St (dead end to Orchard)	15,000	600,500	-	615,500	-	-
78	Mitchell St (56th to 60th)	1,700,000	1,491,500	-	3,191,500	-	-
79	Washington St (89th to 90th)	81,000	-	-	81,000	-	-
Streets (Other)		1,225,000	-	103,000	1,328,000	-	-
80	Bridge repairs	125,000	-	-	125,000	-	-
81	Curb spot improv (Natnl Ave)	-	-	103,000	103,000	-	-
82	Pavement marking	200,000	-	-	200,000	-	-
83	Pavement patching program	200,000	-	-	200,000	-	-
84	Sidewalk program (10-yr cycle)	400,000	-	-	400,000	-	-
85	Traffic calming program	300,000	-	-	300,000	-	-
Grand Total		17,284,500	12,044,000	2,401,000	31,729,500	815,000	815,000

* needs IT support

2026 Capital Budget
Funding Detail

		Primary																	Primary Total	Alternate	Alternate Total
#	Project	Cap Fund Cash	Cap Fund Reserv	Streets Cash	Parks Cash	Oper Budget	Tourism Cash	Water Cash	Sanitary Cash	Storm Cash	Solid W. Cash	Tax Levy Debt	Water Debt	Sanitary Debt	SDWFL Debt	CDBG Grant	MMSD Grant	Other Grants		Other Grants	
Administration		120,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	120,000	-	-
1	GIS software upgrade*	40,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40,000	-	-
3	Server upgrade (City Hall)*	80,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	80,000	-	-
Development		-	-	-	-	-	15,000	-	-	-	-	-	-	-	-	-	-	-	15,000	-	-
5	City signage (Hwy 100)	-	-	-	-	-	15,000	-	-	-	-	-	-	-	-	-	-	-	15,000	-	-
Fire		400,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	400,000	-	-
6	Fire Dept merger consulting*	75,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	75,000	-	-
7	Laptops (in-vehicle) (x20)*	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100,000	-	-
8	Maint truck upfit / refurb	25,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25,000	-	-
9	Personal protective equipment	200,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	200,000	-	-
Health		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000	10,000	-	-
11	Curb ramp (ADA compliant)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000	10,000	-	-
Parks & Rec		90,000	-	-	90,000	-	590,000	-	-	-	-	-	-	-	-	325,000	100,000	-	1,195,000	-	-
12	Containers & benches	-	-	-	25,000	-	-	-	-	-	-	-	-	-	-	-	-	-	25,000	-	-
13	Farmers Market (power/lights)	-	-	-	-	-	260,000	-	-	-	-	-	-	-	-	-	-	-	260,000	-	-
15	Farmers Market (structure)	-	-	-	-	-	330,000	-	-	-	-	-	-	-	-	-	-	-	330,000	-	-
16	Liberty Heights (lighting)	-	-	-	30,000	-	-	-	-	-	-	-	-	-	-	-	-	-	30,000	-	-
18	Rogers Park (playground)	90,000	-	-	35,000	-	-	-	-	-	-	-	-	-	-	325,000	100,000	-	550,000	-	-
Police		368,000	815,000	-	-	325,000	-	-	-	-	-	-	-	-	-	-	-	-	1,508,000	815,000	815,000
19	Dispatch radio system upgrade*	-	815,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	815,000	815,000	815,000
21	HVAC controls (Police)*	230,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	230,000	-	-
22	Parking control vehicles*	138,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	138,000	-	-
23	Police squad vehicles (x4 est)*	-	-	-	-	325,000	-	-	-	-	-	-	-	-	-	-	-	-	325,000	-	-
Public Works (General)		1,877,000	990,000	-	-	-	-	-	-	-	-	2,100,000	-	-	-	-	-	-	4,967,000	-	-
24	Aerial bucket truck	430,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	430,000	-	-
25	Asphalt hotbox trailer	95,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	95,000	-	-
26	Asphalt patcher truck	130,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	130,000	-	-
29	Chipper truck w/plow (x2)	-	460,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	460,000	-	-
30	Dump truck (F-450)	92,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	92,000	-	-
31	Floor scrubber	40,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40,000	-	-
32	Floor sweeper	35,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	35,000	-	-
33	Grapple saw truck	-	530,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	530,000	-	-
34	Light tower (battery power)	25,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25,000	-	-
35	Line striper	150,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	150,000	-	-
37	Plows (heavy truck 11') (x2)	45,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	45,000	-	-
38	Sidewalk grinder (w/ vac)	20,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,000	-	-
39	Snowblower (wheel loader)	255,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	255,000	-	-
40	Street lighting circuits	-	-	-	-	-	-	-	-	-	-	2,100,000	-	-	-	-	-	-	2,100,000	-	-
41	V-Blades (wheel loader) (x5)	250,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	250,000	-	-
42	Wheel loader (1 of 2)	310,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	310,000	-	-
Public Works (Sanitary)		-	-	-	-	-	-	-	1,060,000	-	-	-	-	-	-	-	500,000	-	1,560,000	-	-
44	Sanitary sewer PPII program	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	500,000	-	500,000	-	-
45	Sanitary sewer relays	-	-	-	-	-	-	-	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000	-	-
46	Sanitary system repairs	-	-	-	-	-	-	-	60,000	-	-	-	-	-	-	-	-	-	60,000	-	-
Public Works (Solid Waste)		-	-	-	-	-	-	-	-	-	530,000	-	-	-	-	-	-	-	530,000	-	-
47	Garbage truck (w/ plow)	-	-	-	-	-	-	-	-	-	530,000	-	-	-	-	-	-	-	530,000	-	-

* needs IT support

2026 Capital Budget
Funding Detail

		Primary																	Primary Total	Alternate	Alternate
#	Project	Cap Fund Cash	Cap Fund Reserv	Streets Cash	Parks Cash	Oper Budget	Tourism Cash	Water Cash	Sanitary Cash	Storm Cash	Solid W. Cash	Tax Levy Debt	Water Debt	Sanitary Debt	SDWFL Debt	CDBG Grant	MMSD Grant	Other Grants		Other Grants	Total
Public Works (Storm)		-	-	-	-	-	-	-	-	690,000	-	-	-	-	-	-	35,000	-	725,000	-	-
48	HVAC controls (Grant St pump)	-	-	-	-	-	-	-	-	35,000	-	-	-	-	-	-	-	-	35,000	-	-
49	Orchard Hills channel improv	-	-	-	-	-	-	-	-	165,000	-	-	-	-	-	-	35,000	-	200,000	-	-
50	Storm Sewer emergency rebuilds	-	-	-	-	-	-	-	-	55,000	-	-	-	-	-	-	-	-	55,000	-	-
51	Storm Sewer relays	-	-	-	-	-	-	-	-	50,000	-	-	-	-	-	-	-	-	50,000	-	-
52	Street sweeper (mechanical)	-	-	-	-	-	-	-	-	385,000	-	-	-	-	-	-	-	-	385,000	-	-
Public Works (Water)		-	-	598,000	-	-	-	700,000	-	300,000	-	-	450,000	-	294,000	-	-	876,000	3,218,000	-	-
53	Catch basin repair / replace	-	-	-	-	-	-	-	-	300,000	-	-	-	-	-	-	-	-	300,000	-	-
56	Hydrants	-	-	-	-	-	-	75,000	-	-	-	-	-	-	-	-	-	-	75,000	-	-
57	Lead lateral replacements	-	-	598,000	-	-	-	-	-	-	-	-	-	-	294,000	-	-	876,000	1,768,000	-	-
58	Meter reading equip upgrade*	-	-	-	-	-	-	20,000	-	-	-	-	-	-	-	-	-	-	20,000	-	-
59	Meter testing station	-	-	-	-	-	-	100,000	-	-	-	-	-	-	-	-	-	-	100,000	-	-
60	Pump station generator (84th)	-	-	-	-	-	-	200,000	-	-	-	-	-	-	-	-	-	-	200,000	-	-
61	SCADA upgrade*	-	-	-	-	-	-	75,000	-	-	-	-	-	-	-	-	-	-	75,000	-	-
62	Valve turner	-	-	-	-	-	-	30,000	-	-	-	-	-	-	-	-	-	-	30,000	-	-
63	Water meters	-	-	-	-	-	-	200,000	-	-	-	-	-	-	-	-	-	-	200,000	-	-
64	Watermain relays	-	-	-	-	-	-	-	-	-	-	-	450,000	-	-	-	-	-	450,000	-	-
Streets (DOT)		-	-	2,793,000	-	-	-	-	-	1,404,000	-	552,000	2,399,000	365,000	-	-	452,000	-	7,965,000	-	-
65	DOT 84th St (to Greenfield)	-	-	12,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,000	-	-
66	DOT Greenfield (70th to 76th)	-	-	15,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15,000	-	-
67	DOT Greenfield (76th to 84th)	-	-	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000	-	-
68	DOT Grnfld/Ntnl (56th to 70th)	-	-	21,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	21,000	-	-
69	DOT National (Lincln to 108th)	-	-	135,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	135,000	-	-
70	DOT National (Lincln to 108th)	-	-	2,600,000	-	-	-	-	-	1,404,000	-	552,000	2,399,000	365,000	-	-	452,000	-	7,772,000	-	-
Streets (Local)		-	-	76,000	-	-	-	1,000	-	2,227,500	-	3,008,000	1,418,000	1,458,000	-	-	-	-	8,188,500	-	-
71	72nd St (Washington to end)	-	-	-	-	-	-	-	-	80,000	-	536,000	300,000	120,000	-	-	-	-	1,036,000	-	-
72	75th St (Arthur to Beloit)	-	-	-	-	-	-	-	-	7,500	-	103,125	2,000	8,000	-	-	-	-	120,625	-	-
73	78th St (Arthur to Beloit)	-	-	-	-	-	-	-	-	270,000	-	476,000	350,000	370,000	-	-	-	-	1,466,000	-	-
74	88th St (Cleveland to Montana)	-	-	-	-	-	-	-	-	80,000	-	152,000	1,000	100,000	-	-	-	-	333,000	-	-
75	88th St (Mitchell to Maple)	-	-	-	-	-	-	-	-	41,000	-	148,000	150,000	150,000	-	-	-	-	489,000	-	-
76	90th St (Schlinger to Grnfld)	-	-	-	-	-	-	-	-	30,000	-	710,875	5,000	110,000	-	-	-	-	855,875	-	-
77	94th St (dead end to Orchard)	-	-	-	-	-	-	-	-	15,000	-	395,500	85,000	120,000	-	-	-	-	615,500	-	-
78	Mitchell St (56th to 60th)	-	-	-	-	-	-	-	-	1,700,000	-	486,500	525,000	480,000	-	-	-	-	3,191,500	-	-
79	Washington St (89th to 90th)	-	-	76,000	-	-	-	1,000	-	4,000	-	-	-	-	-	-	-	-	81,000	-	-
Streets (Other)		-	-	1,225,000	-	-	-	-	-	-	-	-	-	-	-	103,000	-	-	1,328,000	-	-
80	Bridge repairs	-	-	125,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	125,000	-	-
81	Curb spot improv (Natnl Ave)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	103,000	-	-	103,000	-	-
82	Pavement marking	-	-	200,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	200,000	-	-
83	Pavement patching program	-	-	200,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	200,000	-	-
84	Sidewalk program (10-yr cycle)	-	-	400,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	400,000	-	-
85	Traffic calming program	-	-	300,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	300,000	-	-
Grand Total		2,855,000	1,805,000	4,692,000	90,000	325,000	605,000	701,000	1,060,000	4,621,500	530,000	5,660,000	4,267,000	1,823,000	294,000	428,000	1,087,000	886,000	31,729,500	815,000	815,000

* needs IT support

2026 Capital Budget Placed on Hold - Not Funded

#	Project	Project Notes	Total Cost
Administration			2,685,000
2	HVAC replacement (City Hall)	Quote from B/F (beyond life expectancy-112 pieces) (On hold, pending facilities study)	2,600,000
4	Skylight repl (Council Chamb)	Leaking skylight-tarped currently (On hold, pending facilities study)	85,000
Public Works (General)			310,000
43	Wheel loader (2 of 2)	Replacing 2944 (On hold due to lack of funding)	310,000
Grand Total			2,995,000

Long-Term Capital Plan (2027 - 2030)

R	#	Project	2027	2028	2029	2030	Grand Total
		Administration	60,000	40,000	40,000		140,000
	2	PD Scale Computing Hardware Refresh*	60,000				60,000
	3	Windows Server Operating System Upgrade*			40,000		40,000
	1	Network Edge Firewall/Security *		40,000			40,000
		Development	100,000				100,000
	4	Bus Shelter 70th & Greenfield Ave.	100,000				100,000
		Fire	2,070,000	7,505,000	75,000		9,650,000
	5	Ambulance Remounts	600,000				600,000
	6	Extrication Tools		55,000			55,000
	7	Fire #2 Masonry			75,000		75,000
	8	Fire Engine	1,400,000				1,400,000
	9	Fire Station 63		7,000,000			7,000,000
	10	Fire Station Fixed Radio Stations	50,000				50,000
	11	Fit Tester	20,000				20,000
	12	SCBA's		450,000			450,000
		Library	300,000				300,000
	13	Library Skylight Replacement	300,000				300,000
		Parks & Rec	2,900,000				2,900,000
	14	Burnham Point Park Sun Shade	20,000				20,000
	15	Foundry District (Spur Rails to Trails) Phase 1	360,000				360,000
	17	Powerline Trail - South connector	520,000				520,000
	16	McKinly Park Improvement	2,000,000				2,000,000
		Police	499,500	120,000		1	619,501
	18	Crossmatch Fingerprint Machines*	25,000				25,000
	19	Door and Intercom Control System*	200,000				200,000
	20	Fiber to Police Department*	59,500				59,500
	21	Mobile Radio Replacements*	215,000				215,000
	22	Patrol Rifle Fleet Replacement		40,000			40,000
	23	SWAT Body Armor		80,000			80,000
	24	Uninterruptible Power Supply (UPS)*				1	1
		Public Works (General)	4,319,000	6,330,000	2,836,000	2,300,000	15,785,000
	25	Aerial Bucket Truck	470,000	515,000			985,000
	26	Backhoe Loader	135,000				135,000
	27	Cargo Van		75,000			75,000
	28	F450 Dump Truck	106,000	116,000	128,000		350,000
	29	Heavy Truck Plows 11' (2 ea)	45,000	50,000			95,000
	30	McGeogh DPW upgrades*	100,000	2,500,000			2,600,000
	31	Single Patrol Truck w/Spreader	373,000				373,000
	32	Stakebed / Liftgate Truck	100,000				100,000
	33	Street Lighting Circuits	2,225,000	2,250,000	2,250,000	2,300,000	9,025,000
	34	Tandem Patrol Truck w/Spreader & Wingblade	440,000	483,000	458,000		1,381,000
	35	Wheel Loader	325,000	341,000			666,000
		Public Works (Sanitary)	1,625,000	1,500,000	1,500,000	1,500,000	6,125,000
	36	PPII Program	500,000	500,000	500,000	500,000	2,000,000
	37	Sanitary Sewer Relays/Trenchless Repairs	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000
	38	Sewer Utility Van	125,000				125,000
		Public Works (Solid Waste)	600,000	640,000	704,000		1,944,000
	39	Refuse Packer w/Plow Package	600,000	640,000	704,000		1,944,000

* needs IT support

Long-Term Capital Plan (2027 - 2030)

R	#	Project	2027	2028	2029	2030	Grand Total
		Public Works (Storm)	1,532,300	874,000	1,673,000	3,650,000	7,729,300
	40	Catch Basin Repairs/Replacements	300,000	300,000	300,000	300,000	1,200,000
	41	Hale Creek Improvements (engr only)			750,000	300,000	1,050,000
	42	Mechanical Street Sweeper	425,000				425,000
	43	Orchard Hills Channel Improvments	700,000				700,000
	44	Storm Sewer Emergency Rebuilds	57,300	60,000	63,000		180,300
	45	Storm Sewer Relays/Repairs	50,000	50,000	50,000	50,000	200,000
	46	Storm pond (Allis Chalmers site)				3,000,000	3,000,000
	47	Street Sweeper		464,000	510,000		974,000
		Public Works (Water)	3,190,625	4,830,625	1,830,625	1,830,625	11,682,500
	48	Backup Generator Replacement 84th Pump Station	500,000				500,000
	49	Lead Service Lateral Replacements	1,750,000	1,750,000	1,750,000	1,750,000	7,000,000
	50	Replace 3 Pumps & Motors Reservoir		1,500,000			1,500,000
	51	Reservoir Pumping Station Electrical Upgrades		700,000			700,000
	54	Watermain Relays/Repairs	80,625	80,625	80,625	80,625	322,500
	55	water tower maintenance	800,000	800,000			1,600,000
	53	Wachs Front Mounted Valve Turner	60,000				60,000
		Streets (DOT)	45,750	33,875	1,787,875	5,759,299	7,626,799
	56	DOT 84th (limits - Grnflld) eng to 2028, const 2029	12,000	12,000	6,000	2,782,962	2,812,962
	57	DOT Greenfield (76th to 84th) eng/possible const	10,000	10,000	5,000	2,964,462	2,989,462
	58	DOT Greenfield ave (70th to 76th), eng only	10,000	5,000	5,000	5,000	25,000
	59	DOT Greenfield/National (56th to 70th), eng only	13,750	6,875	6,875	6,875	34,375
	61	DOT Washington St (60th to 70th), const only			1,765,000		1,765,000
		Streets (Local)	12,801,540	11,171,542	9,190,385	6,488,498	39,651,965
	62	100th St (Orchard to Maple)	1,220,000				1,220,000
	63	101st St (Greenfield to Madison)		336,595			336,595
	64	109th (Greenfield to Washington)				2,160,070	2,160,070
	65	117th St (Washington to Greenfield)			1,871,830		1,871,830
	66	55th St (Burnham to 180' N/O Mobile)		2,169,552			2,169,552
	67	62nd St (Burnham to dead end)		1,085,816			1,085,816
	68	62nd St (Greenfield to Orchard St)			474,438		474,438
	69	63rd St (Washington to Greenfield)			1,737,274		1,737,274
	70	74th St (Dakota to Oklahoma)	1,300,500				1,300,500
	71	74th St (Lincoln to Hicks)	2,879,800				2,879,800
	72	88th (Montana to Orleans)				1,052,924	1,052,924
	73	93rd St (Schlinger to LaFollette Park)	756,400				756,400
	74	94th Pl (Mithcell to Orchard)				1,863,338	1,863,338
	75	94th St (National to Lincoln)	274,000				274,000
	76	Adler Ln (Curtis to dead end)	1,318,600				1,318,600
	77	Arthur Ave (60th to 68th)			2,186,643		2,186,643
	78	Burnham St. (59th to 62nd)	3,670,000				3,670,000
	79	Dakota (90th to 91st)				567,904	567,904
	80	Electric Ave (55th to Mobile)		1,135,490			1,135,490
	81	Fairview (121st to Underwood), half in Wauwatosa	1,382,240				1,382,240
	82	Lapham (96th to 97th)				439,055	439,055
	83	Madison Pl (100th to 101st)		404,306			404,306
	84	Mitchell St (60th to 66th)		2,712,179			2,712,179
	85	Montana Ave (88th to 91st)		1,133,786			1,133,786
	86	Root River Pkwy (124th to Cleveland)			2,920,200		2,920,200
	87	Walker (109th to 110th)				405,207	405,207
	88	Washington St (60th to 65th)		2,193,818			2,193,818

Long-Term Capital Plan (2027 - 2030)

R #	Project	2027	2028	2029	2030	Grand Total
	Streets (Other)	2,209,600	2,627,560	1,500,000	1,500,000	7,837,160
89	Alley - Fillmore to KK River Pkwy		801,560			801,560
90	Alley - Lincoln to Hayes btwn 77th and 78th	442,000				442,000
91	Alley North of Greenfield btwn 75th and 74th	217,600				217,600
92	Alley south of Arthur btwn 61st and 60th		276,000			276,000
93	Bridge Repairs	200,000	200,000	200,000	200,000	800,000
94	Pavement Marking	450,000	450,000	450,000	450,000	1,800,000
95	Pavement Patching and Repair	200,000	200,000	150,000	150,000	700,000
96	Sidewalk program (10-yr cycle)	400,000	400,000	400,000	400,000	1,600,000
97	Traffic Calming Program	300,000	300,000	300,000	300,000	1,200,000
	Grand Total	32,253,315	35,672,602	21,136,885	23,028,423	112,091,225

**CITY OF WEST ALLIS
RESOLUTION R-2025-4245**

**RESOLUTION APPROVING A CONTRACT WITH TAPCO TO INSTALL TWO
RECTANGULAR RAPID FLASHING BEACON SYSTEMS ALONG W.
GREENFIELD AVE. AT THE S. 87TH ST. AND S. 96TH ST. INTERSECTIONS FOR
AN AMOUNT NOT TO EXCEED \$24,000**

WHEREAS, Rectangular Rapid Flashing Beacons (RRFB) have been proven to enhance pedestrian conspicuity and increase driver awarenesses at marked crosswalks; and,

WHEREAS, the RRFB is a proven safety counter measure of the US Department of Transportation Federal Highway Administration, and studies have shown that RRFBs can reduce pedestrian crashes up to 47% and increase motorist yielding rates up to 98% (depending on the speed limit, number of lanes, crossing distance, and time of day); and,

WHEREAS, residents and alderpersons have expressed pedestrian safety concerns along W. Greenfield Ave., especially at the S. 87th St. and S. 96th St. intersections; and,

WHEREAS, City staff have painted crosswalks and installed pedestrian crossing signs at these locations, but the markings and signage are not sufficient to create safe pedestrian crossings; and,

WHEREAS, the city recently signed an agreement with the Wisconsin Department of Transportation for traffic mitigation funding due to the I-94 E/W freeway project impacts that spends a substantial amount of money for TAPCO to install No Traffic signal equipment along the W. Greenfield Ave. corridor from 81st to 60th St., as well as an RRFB at S. 75th St.; and,

WHEREAS, the quote to install two additional RRFBs on W. Greenfield Ave. at S. 87th St. & S. 96th St. was nearly half the cost originally quoted; and

WHEREAS, the Engineering Department recommends and deems it to be in the best interests of the City of West Allis that the quote of TAPCO be accepted.

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis that the proposal dated October 3, 2025, submitted by TAPCO to install RRFB equipment for an amount not to exceed \$24,000 is accepted.

BE IT FURTHER RESOLVED that the City Engineer is authorized to enter into a Professional Services Contract with TAPCO for the installation of two RRFBs on W. Greenfield Ave. at S. 87th St. & S. 96th St.

BE IT FURTHER RESOLVED that the City Engineer is authorized to make such substantive changes, modifications, additions, and deletions to and from the various provisions of the proposal from TAPCO as may be necessary to correct inconsistencies, eliminate ambiguity, and otherwise clarify and supplement said provisions to preserve and maintain the

general intent thereof and to protect the interests of the City, including any changes necessary to preserve the intent of the Common Council of the City of West Allis.

BE IT FURTHER RESOLVED that available 2025 Streets funds in account number 350-6008-533.31-01 will be used to pay for the RRFB installation.

SECTION 1: **ADOPTION** “R-2025-4245” of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-4245(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis



Safe travels:

Traffic and Parking Control Co., LLC
5100 West Brown Deer Rd
Brown Deer, WI 53223
United States of America
Phone No.:800-236-0112
E-Mail: customerservice@tapconet.com

SALES QUOTE

SALES QUOTE DATE

10/22/2025

SALES QUOTE NUMBER

Q25015314

CUSTOMER NO.

C389

Page: 1

BILL TO

City of West Allis
Traci Gengler
7525 W Greenfield Ave Rm G08
West Allis, WI 53214-4688
United States of America

SHIP TO

City of West Allis
Chris Swanson
Inventory Services
6300 W Mcgeoch Ave
West Allis, WI 53219-1447
United States of America

Ext. Document No.	SHIP VIA	TERMS	SALESPERSON	VALID UNTIL
	BEST RATE Free Shipping	Net 30 DAYS	Lindsay Harvey	11/21/2025

Item/Description	U/M	Quantity	Unit Price	Total Price
87th Street and Greenfield: 30W Smart Controller, DS, RRFB, iNX, Radio, 30" FY W11-2 & 24" W16-7PR/L, 4.5"x15' Poles:				
505001 Cabinet,Smart Controller,RRFB,30W Top of Pole	Each	2	997.50	1,995.00
137480 Dual 22AH Battery Pack Harnessed and Fused	Each	2	158.00	316.00
138089 RRFB, Dimmable, Assembly with Universal Mounting Kit	Each	4	195.00	780.00
144162 Push Button, iNX, No Braille, Yellow Single Arrow, 9"x12" R10-25 Faceplate	Each	2	388.50	777.00
146153-50 Cable, Bulk, 6C 18AWG, Outdoor/Burial Rated, ICEA E2 Color, 50 Foot Length	Each	1	50.00	50.00
SH-5-ENTERPRISE Smart Hub Software License, 5 Year, Non-Streaming Video System	Each	1	618.75	618.75
373-01499 W11-2,30"x30"x.080 DG3 FY,Pedestrian Crossing (Symbol) Fed Spec - Fluorescent Yellow	Each	4	70.00	280.00

All prices are listed in US Dollar (USD)

For terms and conditions, please visit <https://www.tapconet.com/terms-conditions>



Safe travels:

Traffic and Parking Control Co., LLC
5100 West Brown Deer Rd
Brown Deer, WI 53223
United States of America
Phone No.:800-236-0112
E-Mail: customerservice@tapconet.com

SALES QUOTE

SALES QUOTE DATE

10/22/2025

SALES QUOTE NUMBER

Q25015314

CUSTOMER NO.

C389

Page: 2

BILL TO

City of West Allis
Traci Gengler
7525 W Greenfield Ave Rm G08
West Allis, WI 53214-4688
United States of America

SHIP TO

City of West Allis
Chris Swanson
Inventory Services
6300 W Mcgeoch Ave
West Allis, WI 53219-1447
United States of America

Ext. Document No.	SHIP VIA	TERMS	SALESPERSON	VALID UNTIL
	BEST RATE Free Shipping	Net 30 DAYS	Lindsay Harvey	11/21/2025
Item/Description	U/M	Quantity	Unit Price	Total Price
373-05061 W16-7PR,24"x12"x.080 DG3 FY,Down Diagonal Right Arrow	Each	2	30.50	61.00
373-05060 W16-7PL,24"x12"x.080 DG3 FY,Down Diagonal Left Arrow	Each	2	30.00	60.00
373-15 Pole,Standard Aluminum Pole,15' Schedule 40 6061-T6 4.5" OD T.O.E.	Each	2	242.50	485.00
203-00014 Base,Aluminum Square Pedestal, No Paint Door, SP-5444-PNC	Each	2	197.50	395.00
109482 Collar Assembly, Square Base, Aluminum,Wind Collar PB-5325	Each	2	85.50	171.00
3177-00042 J-Bolt,1"x 42"+4" ATSM F1554 GR-105 92k 12" Thread Full Galvanized with Nut & Lock Washer	Each	8	29.00	232.00
030-00006 Washer Flat 1-1/16"ID x2.5OD"x.125" Galvanized For 1" A/B, for use w/ J-bolts (not incl)	Each	8	2.65	21.20
107265 Sign Mounting Kit, Banded, Flared Leg, Standard For Mounting B2B Static Signs to a Large Pole	Each	4	24.00	96.00
2180-SYSTEM	Each	1	1,720.00	1,720.00

All prices are listed in US Dollar (USD)

For terms and conditions, please visit <https://www.tapconet.com/terms-conditions>



Safe travels:

Traffic and Parking Control Co., LLC
5100 West Brown Deer Rd
Brown Deer, WI 53223
United States of America
Phone No.:800-236-0112
E-Mail: customerservice@tapconet.com

SALES QUOTE

SALES QUOTE DATE

10/22/2025

SALES QUOTE NUMBER

Q25015314

CUSTOMER NO.

C389

Page: 3

BILL TO

City of West Allis
Traci Gengler
7525 W Greenfield Ave Rm G08
West Allis, WI 53214-4688
United States of America

SHIP TO

City of West Allis
Chris Swanson
Inventory Services
6300 W Mcgeoch Ave
West Allis, WI 53219-1447
United States of America

Ext. Document No.	SHIP VIA	TERMS	SALESPERSON	VALID UNTIL
	BEST RATE Free Shipping	Net 30 DAYS	Lindsay Harvey	11/21/2025

Item/Description	U/M	Quantity	Unit Price	Total Price
Crosswalk Illuminator/Passive Detector/Camera, Safewalk, VRU Radar, Crosswalk Camera, Brackets, 15' Cable Included (157094)				
2180-SYSTEM	Each	1	834.50	834.50
Crosswalk Illuminator/Passive Detector, Safewalk, VRU Radar, Brackets, 15' Cable Included *****				
96th Street and Greenfield: 30W Smart Controller, DS, RRFB, iNX, Radio, 30" FY W11-2 & 24" W16-7PR/L, 2"x14' Sqaure Posts:				
505001	Each	3	997.50	2,992.50
Cabinet,Smart Controller,RRFB,30W Top of Pole				
137480	Each	3	158.00	474.00
Dual 22AH Battery Pack Harnessed and Fused				
138089	Each	6	195.00	1,170.00
RRFB, Dimmable, Assembly with Universal Mounting Kit				
144162	Each	3	388.50	1,165.50
Push Button, iNX, No Braille, Yellow Single Arrow, 9"x12" R10-25 Faceplate				
146153-50	Each	1	50.00	50.00
Cable, Bulk, 6C 18AWG, Outdoor/Burial Rated, ICEA E2 Color, 50 Foot Length				
SH-5-ENTERPRISE	Each	1	1,237.50	1,237.50

All prices are listed in US Dollar (USD)

For terms and conditions, please visit <https://www.tapconet.com/terms-conditions>



Safe travels:

Traffic and Parking Control Co., LLC
5100 West Brown Deer Rd
Brown Deer, WI 53223
United States of America
Phone No.:800-236-0112
E-Mail: customerservice@tapconet.com

SALES QUOTE

SALES QUOTE DATE

10/22/2025

SALES QUOTE NUMBER

Q25015314

CUSTOMER NO.

C389

Page: 4

BILL TO

City of West Allis
Traci Gengler
7525 W Greenfield Ave Rm G08
West Allis, WI 53214-4688
United States of America

SHIP TO

City of West Allis
Chris Swanson
Inventory Services
6300 W Mcgeoch Ave
West Allis, WI 53219-1447
United States of America

Ext. Document No.	SHIP VIA	TERMS	SALESPERSON	VALID UNTIL
	BEST RATE Free Shipping	Net 30 DAYS	Lindsay Harvey	11/21/2025

Item/Description	U/M	Quantity	Unit Price	Total Price
Smart Hub Software License, 5 Year, Non-Streaming Video System				
373-01499 W11-2,30"x30"x.080 DG3 FY,Pedestrian Crossing (Symbol) Fed Spec - Fluorescent Yellow	Each	6	70.00	420.00
373-05061 W16-7PR,24"x12"x.080 DG3 FY,Down Diagonal Right Arrow	Each	4	30.50	122.00
373-05060 W16-7PL,24"x12"x.080 DG3 FY,Down Diagonal Left Arrow	Each	2	30.00	60.00
373-15 Pole,Standard Aluminum Pole,15' Schedule 40 6061-T6 4.5" OD T.O.E.	Each	3	242.50	727.50
203-00014 Base,Aluminum Square Pedestal, No Paint Door, SP-5444-PNC	Each	3	197.50	592.50
109482 Collar Assembly, Square Base, Aluminum,Wind Collar PB-5325	Each	3	85.50	256.50
3177-00042 J-Bolt,1"x 42"+4" ATSM F1554 GR-105 92k 12" Thread Full Galvanized with Nut & Lock Washer	Each	12	29.00	348.00
030-00006 Washer Flat 1-1/16"ID x2.5OD"x.125" Galvanized For 1" A/B, for use w/ J-bolts (not incl)	Each	12	2.65	31.80

All prices are listed in US Dollar (USD)

For terms and conditions, please visit <https://www.tapconet.com/terms-conditions>



Safe travels:

Traffic and Parking Control Co., LLC
5100 West Brown Deer Rd
Brown Deer, WI 53223
United States of America
Phone No.:800-236-0112
E-Mail: customerservice@tapconet.com

SALES QUOTE

SALES QUOTE DATE

10/22/2025

SALES QUOTE NUMBER

Q25015314

CUSTOMER NO.

C389

Page: 5

BILL TO

City of West Allis
Traci Gengler
7525 W Greenfield Ave Rm G08
West Allis, WI 53214-4688
United States of America

SHIP TO

City of West Allis
Chris Swanson
Inventory Services
6300 W Mcgeoch Ave
West Allis, WI 53219-1447
United States of America

Ext. Document No.	SHIP VIA	TERMS	SALESPERSON	VALID UNTIL
	BEST RATE Free Shipping	Net 30 DAYS	Lindsay Harvey	11/21/2025

Item/Description	U/M	Quantity	Unit Price	Total Price
107265 Sign Mounting Kit, Banded, Flared Leg, Standard For Mounting B2B Static Signs to a Large Pole	Each	6	24.00	144.00
2180-SYSTEM Crosswalk Illuminator/Passive Detector/Camera, Safewalk, VRU Radar, Crosswalk Camera, Brackets, 15' Cable Included (157094)	Each	2	1,720.00	3,440.00
2180-SYSTEM Crosswalk Illuminator/Passive Detector, Safewalk, VRU Radar, Brackets, 15' Cable Included Crosswalk equipment will be delivered within 4-6 weeks of order - camera assembly will be installed by the end of the year. Solar powered equipment requires no shading or obstructions	Each	2	834.50	1,669.00

Subtotal:	23793.25
Invoice Discount:	0.00
Total Sales Tax:	0.00
Total:	23,793.25

All prices are listed in US Dollar (USD)

For terms and conditions, please visit <https://www.tapconet.com/terms-conditions>

**CITY OF WEST ALLIS
RESOLUTION R-2025-4258**

**R-2025-4258 RESOLUTION TO AUTHORIZE CABLECOM TO FURNISH AND
INSTALL FIBER OPTIC INFRASTRUCTURE TO THE NEW DEPARTMENT OF
PUBLIC WORKS FACILITY**

WHEREAS, the City of West Allis has authorized and approved the construction of a new Department of Public Works facility located at 1906 S. 53rd. St.; and,

WHEREAS, the Information Technology department will be relocated from the current City Hall to the new Department of Public Works facility; and,

WHEREAS, fiber optic cables are required for the Information Technology department to manage the City technology systems; and,

WHEREAS, CableCom has successfully provided fiber optic cable installation services in the past; and,

WHEREAS, CableCom has the State contract for fiber optic cable supply and installation and is providing the State pricing to the City; and,

WHEREAS, time is of the essence to order the fiber optic cable as soon as possible due to supply issues; and,

WHEREAS, the Information Technology and Engineering Departments recommend and deem it to be in the best interest of the City of West Allis to accept the CableCom quotes to provide and install fiber optic cable to the new Department of Public Works facility.

NOW THEREFORE, BE IT RESOLVED By the Common Council of the City of West Allis that the proposals dated October 9, 2025 submitted by CableCom to furnish and install be approved for an amount of \$129,885.93 plus any shipping charges.

BE IT FURTHER RESOLVED that the City Engineer or Information Technology Director are authorized to accept the quotes provided for the furnishing and installation of fiber optic cable to the new Department of Public Works facility at 1906 S. 53rd. St.

BE IT FURTHER RESOLVED that the City Engineer and/or Information Technology Director are authorized to make such substantive changes, modifications, additions, and deletions to and from the various provisions of the proposals from CableCom as may be necessary to correct inconsistencies, eliminate ambiguity, and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof and to protect the interests of the City, include any changes necessary to preserve the intent of the Common Council of the City of West Allis.

SECTION 1: **ADOPTION** “R-2025-4258” of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-4258(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis



APPLICATION SUMMARY FOR COMMITTEE REVIEW

Record #: PEP-25-3

Date Applied: October 10, 2025

Applicant's Full Name:

Marla Poytinger

Agent's Full Name:

Marla Poytinger

License Type(s):

Public Entertainment Premises (Annual)

Legal Name:

SSBMKE INC

DBA/Trade/Business Name:

Slingshot Bar

Business Address:

6325 W National Ave

Types of Entertainment:

Hours of Operation:

Sunday: 6am - 2am
Monday: 6am - 2am
Tuesday: 6am - 2am
Wednesday: 6am - 2am

Thursday: 6am - 2am
Friday: 6am - 2am
Saturday: 6am - 2am

ALTA/NSPS
LAND TITLE SURVEY

CLIENT

Bars and Recreation Inc.

SITE ADDRESS

6325 W. National Avenue, City of West Allis, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION

Lots 3, 36, 37 and 38, in Block 5, in Liberty Heights, being a Subdivision of a part of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin.

BASIS OF BEARINGS

Bearings are referenced to the South line of West National Avenue which is assumed to bear N57°22'31"E.

TITLE COMMITMENT

This survey was prepared based on Chicago Title Insurance Company Commitment No. CO-12317, effective date of January 25, 2022, which lists the following easements and/or restrictions from schedule B-I:

1, 6, 7 & 8 visible evidence shown, if any.

2, 3, 4, 5, 9 not survey related.

10. Redevelopment Plan for the Six Points/Farmers Market Redevelopment Project and Certificate of Recording Officer and other matters as contained in the instrument recorded February 22, 2001 as Document No. 8027619.
Amendment to Redevelopment Plan for the Six Points/Farmers Market Redevelopment Project and Certificate of Recording Officer recorded November 26, 2001 as Document No. 8175523.
Second Amendment to Redevelopment Plan for the Six Points/Farmers Market Redevelopment Project and Certificate of Recording Officer recorded December 17, 2001 as Document No. 8185313.
Resolution to Approve Certain Lands and Interests for Acquisition in the Six Points/Farmers Market Redevelopment Project Area recorded December 21, 2001 as Document No. 8188820.
Resolution to Approve Certain Lands and Interests for Acquisition in the Six Points/Farmers Market Redevelopment Project recorded July 12, 2002 as Document No. 8312180. **Affects property by location, blanket type.**

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Milwaukee, Community Panel No.55079C00883, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 18,693 square feet or 0.4291 acres.
- 6(a). A zoning report or letter has not been provided/
6(b). A zoning report has not been provided.
9. There are no parking spaces marked on this site.
10. There was no observable evidence of division or party walls at the time of survey.
- 11(a). No plans/or reports were provided by client.
- 11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20193710630. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.
- 20(a). List the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements, if any. Identify the date and source of the zoning information.

The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: Sec. 12.41 & 12.42

Site is zoned: C-3 (Community Commercial District)

Front setback: None

Side setback: 10 feet

Rear setback: 10 feet

Building Height: None

ENCROACHMENT TABLE

A	BUILDING ENCLOSES OVER PROPERTY LINE
B	BUILDING OVERHANG ENCLOSES OVER PROPERTY LINE

TO: Bars and Recreation Inc. and/or Assigns
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, and 20(a) of Table A thereof. The field work was completed on February 25, 2022.

Date of Map: March 7, 2022



Daniel E. Bednar
Professional Land Surveyor
Registration Number S-2812

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties.
Drawing No. 20220307ALT3345-haw

Date	Revision description

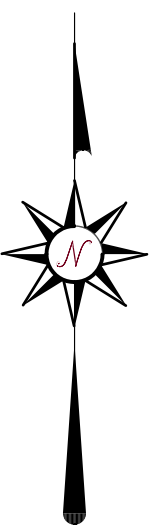
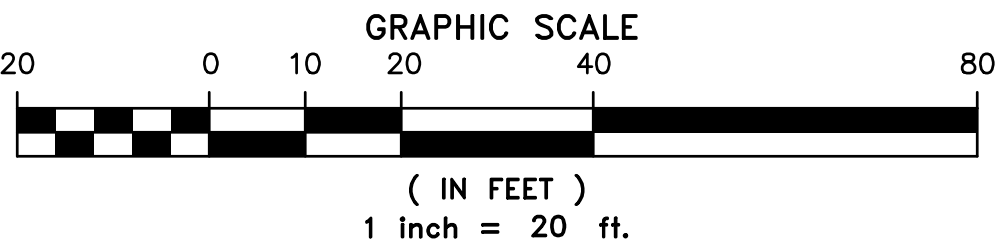
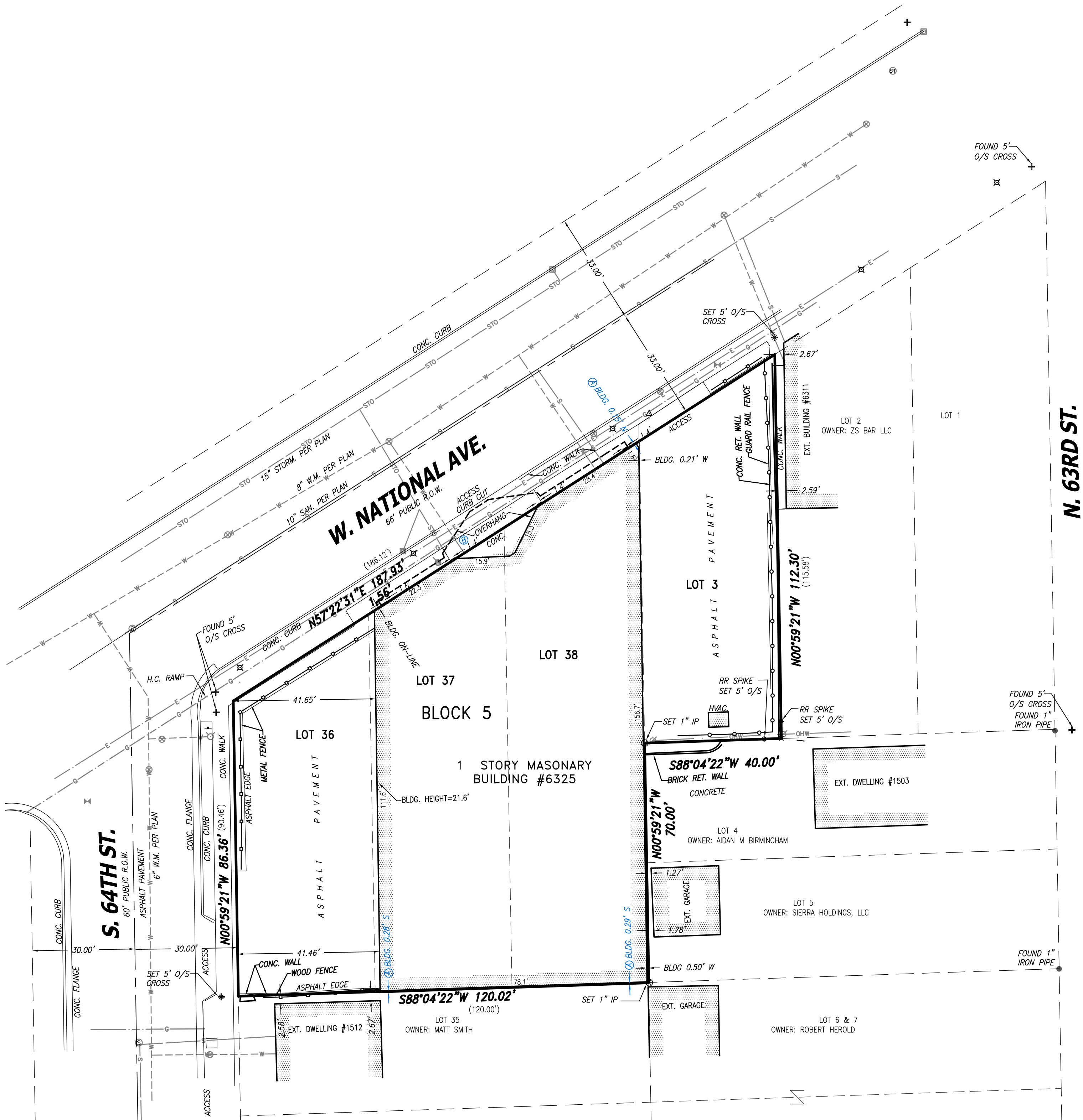
VICINITY MAP



STARTING BENCHMARK: 108.04
REFERENCE MARK AND REFERENCE BENCHMARK
CROSS IN TOP OF SW SIDE OF HYD FLANGE

LEGEND

● INDICATES FOUND 1" IRON PIPE	☐ TELEPHONE PEDESTAL
○ INDICATES SET 1" IRON PIPE	☐ CABLE PEDESTAL
+ INDICATES FOUND CHISELED CROSS	☐ CONTROL BOX
⊙ SANITARY MANHOLE	☐ FIBER OPTIC SIGN
⊙ SANITARY CLEANOUT OR VENT	☐ TRAFFIC LIGHT
⊙ SEPTIC TANK ACCESS COVER	☐ COMMUNICATION MANHOLE
⊙ M.I.S. MANHOLE	⊙ BOLLARD
⊙ UNKNOWN MANHOLE	+ SOIL BORING/MONITORING WELL
⊙ STORM MANHOLE	+ WATER SURFACE
⊙ INLET (ROUND)	+ WETLANDS FLAG
⊙ INLET (SQUARE)	▲ MARSH
☐ CURB INLET	▲ FLAGPOLE
☐ STORM SEWER END SECTION	▲ PARKING METER
☐ GAS VALVE	▲ SIGN
☐ GAS METER	☐ MAILBOX
☐ WATER VALVE	☐ RAILROAD CROSSING SIGNAL
☐ HYDRANT	☐ HANDICAP SPACE
☐ WATER MANHOLE	☐ CONIFEROUS TREE
☐ WATER SERVICE CURB STOP	☐ DECIDUOUS TREE
☐ WELL HEAD	— SANITARY SEWER
☐ STAND PIPE	— STORM SEWER
☐ WALL INDICATOR VALVE	— WATERLINE
☐ POST INDICATOR VALVE	— MARKED GAS MAIN
☐ LIGHT POLE	— MARKED ELECTRIC
* SPOT/YARD LIGHT	— OVERHEAD WIRES
☐ UTILITY POLE	— MARKED TELEPHONE
☐ GUY POLE	— MARKED CABLE TV LINE
☐ GUY WIRE	— MARKED FIBER OPTIC
☐ ELECTRIC MANHOLE	— BURIED ELECTRIC SERVICE
☐ ELECTRIC PEDESTAL	— BOARD FENCE
☐ ELECTRIC METER	— CHAIN LINK FENCE
☐ TELEPHONE MANHOLE	— WIRE FENCE





City Clerk
clerk@westalliswi.gov

October 13, 2025

Marla Poytinger
N28W27542 Peninsula Drive
Pewaukee, WI 53072

RE: Public Entertainment Premises (Annual) License Application Review

Dear Marla:

Your application for a Public Entertainment Premises (Annual) is scheduled for a televised hearing before the Economic Development Committee on: **October 21, 2025 at 7:00 pm in Art Gallery at City of West Allis, City Hall, 7525 W. Greenfield Avenue, West Allis.**

If you fail to appear your application could be denied. If your license is denied, you will have to wait six months from the date of denial to reapply.

Please park in the parking lot on the south side of the building. Room 128 is the first room on your right when you enter the building. The Art Gallery is located in the lower level through glass doors.

If you have questions, please email clerk@westalliswi.gov.

**CITY OF WEST ALLIS
RESOLUTION R-2025-3904**

**RESOLUTION TO APPROVE THE YEAR 2026 OPERATING PLAN FOR THE
DOWNTOWN WEST ALLIS BUSINESS IMPROVEMENT DISTRICT AND TO
ADOPT THE SPECIAL ASSESSMENT METHOD AS STATED THEREIN**

WHEREAS, the Board of the Downtown West Allis Business Improvement District ("BID") has submitted to the Common Council for approval, the Year 2026 Operating Plan ("Plan") for the BID and a schedule of the special assessments proposed to be levied under the plan ("Schedule"), copies of which are attached hereto and incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that it hereby declares its intention to approve the Plan for the BID and to exercise its police powers under Secs. 66.0703 and 66.1109 of the Wisconsin Statutes, to levy special assessments upon each nonresidential property that is not used exclusively for manufacturing purposes, as provided in such Plan.

BE IT FURTHER RESOLVED that the properties against which the assessments are proposed, are benefited and the total amount to be assessed against each property shall be as provided in the Schedule.

BE IT FURTHER RESOLVED that the special assessments proposed to be levied under the Plan shall be placed upon the tax roll and collected against the property as provided by law.

BE IT FURTHER RESOLVED that a copy of the Plan and Schedule for the BID be filed in the Office of the City Clerk and made available for public inspection and that the City Clerk cause notice to be given for a hearing to be conducted by the Common Council in accordance with the provisions of Sec. 66.0703(7)(a) of the Wisconsin Statutes.

SECTION 1: **ADOPTION** "R-2025-3904" of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-3904(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

MANAGED BY: DOWNTOWN WEST ALLIS, INC.

BUSINESS PLAN OF DOWNTOWN WEST ALLIS BUSINESS IMPROVEMENT DISTRICT (DWABID)





2025 Annual Report

2026 Operating Plan

MANAGED BY: DOWNTOWN WEST ALLIS, INC.

BUSINESS PLAN OF DOWNTOWN WEST ALLIS BUSINESS IMPROVEMENT DISTRICT (DWABID)

This document forms the business plan of
Downtown West Allis Business Improvement District, managed by Downtown West Allis, Inc.
It will be used to document operations that show that our downtown is the hub that connects retail and service
businesses with events, entertainment and residential opportunities. It is vibrant and
progressive – serving visitors and community members who live, work, shop and play here.

A Main Street Community since 2001

DOWNTOWN *West Allis* BID

TABLE OF CONTENTS

ITEM	PAGE #
DWABID Boundaries, Mission & Vision Statements	3
National Main Street Accreditation	4
2025 DWABID Board of Directors	4
DWABID/DWA, INC. Annual Report/Operating Plan	5
2026 Assessment Method	8
2026 DWABID Budget & Time Table for Expenditures	9
Kind, Number & Location of Expenditures	10
City Role, Required Statements & Severability/Expansion	11




A MAIN STREET COMMUNITY *A 501(c) NON-PROFIT CORPORATION*
 BUILDING A POSITIVE IMAGE THAT ENCOURAGES CUSTOMER GROWTH AND
 WELCOMES COMMUNITY INVOLVEMENT
 

Downtown West Allis Business Improvement District Boundaries

The geographic boundaries of the Downtown West Allis Business Improvement District (*DWABID*) are West Greenfield Avenue between 70th and 76th Streets. For the most part, it extends to the alleyways of the buildings on the north side of Greenfield Avenue and the alleyways of the buildings on the south side of Greenfield Avenue. The exception is 70th Street where our boundaries extend north to Madison Street and south to Orchard Street. This area contains a large number of single and multi-story buildings. Most of the properties are in excess of 60 years old, with many over 80 years old. The *DWABID* is home to approximately 90 small and diverse retail/service businesses.



- **Downtown West Allis, Inc. (DWA, Inc.)** is a Wisconsin non-stock non-profit corporation holding tax exempt charitable status under IRS 501 (c) 3.
- DWA, Inc. is an active Wisconsin Business Improvement District (BID) under Wisconsin stats. Chapter 66.1109.
- DWA, Inc. is a designated Wisconsin Main Street organization in good standing and has been accredited by National Main Street.

Mission Statement: “To build a positive image that encourages customer growth and welcomes community involvement.”

Vision Statement: We envision a West Allis Downtown that

- Is a gathering place for families, neighbors, and visitors to enjoy hometown hospitality and West Allis pride through family activities and events.
- Enhances the quality of life for residents and visitors alike by offering safe, inviting and pedestrian-friendly streets.
- Is conducive to business enterprises, employment opportunities and stores that offer special and distinctive merchandise and services with a personal touch that creates a pleasant shopping experience.

Our vision is achieved and maintained through a strong public-private partnership among local government, businesses, educational institutions, non-profit community based organizations, and the residents of West Allis. This partnership is devoted to constantly working together to make Downtown West Allis an attraction, an asset, and a success as both a business district and a thriving neighborhood.



DOWNTOWN WEST ALLIS A DESIGNATED MAIN STREET COMMUNITY

Downtown West Allis has been designated as an accredited Main Street America™ program for meeting rigorous performance standards set by the National Main Street Center. Each year, the National Main Street Center and its Coordinating Program partners announce the list of accredited Main Street America programs in recognition of their exemplary commitment to preservation-based economic development and community revitalization through the Main Street Approach®.



The organization's performance is evaluated annually by Wisconsin Main Street, which works in partnership with the National Main Street Center to identify the local programs that meet ten performance standards. Evaluation criteria determines the communities that are building comprehensive and sustainable revitalization efforts and include standards such as fostering strong public-private partnerships, securing an operating budget, tracking programmatic progress and actively preserving historic buildings.

<u>2025 DWABID and DWA, Inc. Board of Directors</u>	
Name-Title-Address	
Alex Geiger – DWABID President Model Empire (7116 W. Greenfield Ave)	Don Falk - DWABID Vice-President B & K Bar Supplies (7100 W. Greenfield Ave)
Douglas Persich - DWA, Inc. President	Tom Miller - DWA, Inc. Vice-President Steakhouse 100 (7244 W. Greenfield Ave)
Barbara Jones - DWABID Treasurer Peoples State Bank (10725 W. National Ave)	Timothy Klare - DWA, Inc. Treasurer
Gloria Hawkins - DWABID & DWA, Inc. Secretary Hawkins Clock Center (7301 W. Greenfield Ave)	Robyn Krimke Citizen (2234 S. 79th Street)
Joel Potter Old National Bank (7401 W. Greenfield Ave)	Jarice Taliaferro Talía's Event Venue (7423 W. Greenfield Ave.)
Ali Acevedo All Goods (8436 W. Greenfield Ave)	Ian Heilmann Citizen
Carson Coffield - Ex Officio City of West Allis (7525 W. Greenfield Ave)	Patrick Schloss – Ex Officio City of West Allis (7525 W. Greenfield Ave)





**ECONOMIC
RESTRUCTURING**
DOWNTOWN WEST ALLIS INC.

Goal: Grow Economic Mix and Vitality: Expand business mix to include a greater variety of businesses, including destination businesses and entertainment attractions.

The Economic Development Committee will focus on the following 2022-2026 goals:

- Work with Downtown West Allis property owners in **recruiting businesses** to fill vacancies.
- Work with the City of West Allis regarding **façade improvements**.
- Utilize **Main Street's** assistance in developing programs to strengthen small businesses through Shop Local and Small Business Saturday campaigns.

In 2025, we welcomed the following businesses to our Downtown:

- MAC Costumes
- K & K Barista
- Travino's Pizza
- The Emerald
- K-Street Cafe
- Caufield's
- Vintage Honey
- Storybook Keepers

Currently we have a 2% vacancy rate, but in 2026 we will:

- Work with property owners that are retiring to fill their future vacancies. with a good business mix.
- Implement the "Unlocking Capital on Main Street Program." A grant funded from Robert Wood Johnson Foundation.



PROMOTION
DOWNTOWN WEST ALLIS INC.

Goal: Improve and Define Downtown/West Allis Image: Use the West Allis Downtown brand to showcase the individuality of our businesses and their contributions to the West Allis community.

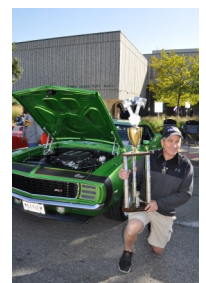
The Promotions Committee will focus on the following 2022-2026 Goals:

- Maintain our **annual events:** West Allis Ala Carte, West Allis Winter Week, Classic Car Show, Halloween Hunt, Crawls and Shop Local.
- Helping other organizations/businesses raise awareness through smaller monthly events.

The following events took place from October 2024 thru August 2025:

- 33rd Annual Classic Car Show
- Halloween Hunt
- Shop Small Saturday
- 1st Annual Downtown West Allis Fall Soup Crawl
- West Allis Winter Week/Soup Crawl
- Old Fashioned Tours
- 16th Annual West Allis A la Carte

- In 2026 we will:
 - Continue to host the above events or plan new similar type events to take their place.





The Marketing Committee will focus on the following 2022-2026 Goals:

- Increase **volunteer participation** and encourage community support through neighborhood associations and other community organizations.
- Update the web page to keep the **events** current. We will continue to work on branding our area.
- Continue to **reach out to the community** through DWA-Inc. Facebook and Twitter.
- **Advertising Assistance.** We will offer financial assistance to business owners for their promotion and marketing projects.

In 2025, we:

- Welcomed the following businesses to our Friends of West Allis Downtown program:
 - “Bars & Rec” and “Soap Passions.”
- Hosted two separate “Coffee With Friends.” The topics this year were “Crime Prevention” and “Downtown West Allis Resources”
- Hosted our Volunteer Recognition Event, awarding two outstanding individuals.
- Continued a working relationship with the following:
 - 102.9 The Hog & 100.3 The Oldies
 - WI State Fair organization
 - Key Milwaukee
 - Travel Wisconsin
- Continued to help businesses with their Facebook ads, Instagram and Twitter, drawing more attention to the Downtown.
- Promoted Downtown West Allis merchandise via Facebook and Redbubble.
- Utilized Hulu ads to promote our Friends of West Allis Downtown Program
- Promoted Shop Small West Allis on 620 AM Experience Wisconsin



In 2026 we will:

- Look to grow by meeting with other businesses and organizations within the area.
- Work with 91.7 WMSE Radio
- Continue hosting “Coffee with Friends.” Each session will be an opportunity to network with other businesses while discussing a specific topic.
- Continue to work with the City’s Community Engagement Dept. by collaborating on ideas and marketing each others’ events.
- Continue to offer the Advertising Assistance Grant Program to district businesses to offset their advertising costs.
- Continue to recognize and support our volunteers and sponsors.



Goal: Aesthetics & Physical Function of Greenfield Avenue: Optimize physical design of street and public spaces to encourage safe and effective circulation of traffic, bikes, pedestrians, and accommodate community space and outdoor dining.

The Design committee will focus on the following 2022-2026 Goals:

- Maintain Brick Flower Planters, Park Benches, Sound System and Security Cameras.
- Maintain Sidewalks through Snow Removal and Cleanup.
- Provide Signage Assistance to Downtown West Allis businesses.

In 2025, we:

- Downtown Art Sub-Committee accomplished the following:
 - Community Mural Project on Cooks Cake & Candy Shop
 - Installation of the Rosettes at Cream City Clay
- Continued to provide snow shoveling in our crosswalks and around our fire hydrants.
- Continued to work with the City of West Allis BINS Dept. on signage code violations.
- Completed Security Camera Grant Program for 3 business/property owners to help fund security cameras that will capture movements within our Downtown boundaries.
- Formed Streetscape Sub-Committee that focused on:
 - 5-year strategic plan for Greenfield Avenue road construction that will include:
 - Funding for businesses to get through this hectic time.
 - Plan for arch/banner across Greenfield Avenue.
 - Hard-wire sound system that will be used year-round.
 - Support a placemaking area in our downtown for social gathering.



In 2026 we will:

- Continue to help fund signage for Downtown businesses.
- Maintain the brick planters in our Downtown by adding native plants.
- Support a "Downtown Art Sub Committee" Proposed projects including:
 - Interactive art piece in the alleyway behind Talia's Event Venue
 - "Liberace Lane" Hidden Art Gallery
 - Refurbishing two park benches.
- Continue meeting with City engineers and stakeholders regarding "GARS" (*Greenfield Avenue Reconstruction Sub-Committee*)

Administrative Committee Objectives

The Administrative Committee will focus on the following 2022-2026 Goals:

- Continue to **employ** a full-time Executive Director, part-time office manager and part-time street cleaner.
- Maintain **partnerships** with the City of West Allis, West Allis Police, Fire, Health, Communications, Tourism, Historical Society and Public Works Departments.
- Continue to maintain and improve the **WestAllisDowntown.com website, The Downtowner Newsletter, Monthly E-Newsletter, Instagram and Facebook** accounts.

{ **ALWAYS GROWING** }

{ **FOREVER ORIGINAL** }



Summary

- With a proposed total budget of **\$146,600.00** we request a special assessment of **\$129,600.00**.
- Assessment shall be **Five & 7375/10000 DOLLARS (\$5.7375)** PER THOUSAND DOLLARS OF ASSESSED VALUATION OF EACH SUCH PROPERTY AS PROVIDED BY LAW.
- The Executive Director, Program Assistant and one street cleaner are employees of the Business Improvement District. Our office allows these individuals to carry out the day to day activities supporting the organization. We have a meeting room for our Board and Committee members and their subcommittees giving them access to a professional working atmosphere.
- Our Board and Committee members are volunteers within this organization. Each volunteer gives freely of their time and expertise. The Board of Directors votes for a President, Vice-President, Secretary and Treasurer at our October meeting. All members of the Downtown West Allis Business Improvement District are welcome and encouraged via the newsletter and in discussion with the Executive Director and Board Members to attend meetings.
- The Downtown West Allis Business Improvement District is a quasi-governmental, not-for profit, community coalition dedicated to an economically strong, safe, attractive and exciting downtown. Through our four major promotional events we seek to strengthen the retail, cultural, educational and residential life of the city center. Leadership is energized by using human and financial resources, from both within our downtown neighborhood and the greater community.

Assessment Method

Financing Method

The proposed expenditures contained in the *2026 Downtown West Allis BID Approved Budget* included in the Operating Plan, will be financed from funds collected from the BID special assessment. It is estimated that **\$129,600.00** will be raised through special assessments. Any other funds, which may be made available to the BID for the purposes contained herein, shall be collected and expended as identified in the *2026 Downtown West Allis BID Approved Budget*.

Method of Assessment

All tax parcels within the Downtown West Allis Business Improvement District boundaries required to pay real estate taxes, as well as real property used exclusively for manufacturing purposes, will be assessed. Real property used exclusively for residential purposes may not be assessed, as prescribed by the BID law. Property exempt from paying real estate taxes or owned by government agencies will not be assessed.

Allocation of Assessments

Special assessments under this 2026 Operating Plan are hereby levied against each tax parcel property within the District that has a separate Parcel Identification Number. The assessment is based on the assessed value of the parcels (land and improvements) as shown in the record of the City Assessor's office on January 1, 2026 except as otherwise identified. Assessment shall be **Five & 7375/10000 DOLLARS (\$5.7375) PER THOUSAND DOLLARS OF ASSESSED VALUATION OF EACH SUCH PROPERTY AS PROVIDED BY LAW**.



Assessment Collection

- The City of West Allis shall include the special assessment levied herein as a separate line on the real estate tax bill for each parcel. The City shall collect such assessment with the taxes as a special charge, and in the same manner as such taxes, and shall turn over all monies so collected to the BID Board for distribution in accordance with the BID Operating Plan by February 28, 2026.
- The BID Board shall prepare and make available to the public and the City's Council annual reports describing the current status of the BID, including expenditures and revenues, at the time it submits its amended Operating Plan to the City for the following Operating Plan year.
- The presentation of this proposed Operating Plan to the City shall be deemed a standing order of the Board under Wis. Stat. sec. 66.1109(4) to disburse the BID assessments in the manner provided herein.
- This section shall be sufficient instruction to the City to disburse the BID assessment, without necessity of an additional disbursement agreement, disbursement method or accounting method. Disbursements made under this Plan shall be shown in the City's budget as a line item. Other than as specified herein, the disbursement procedures shall follow standard City disbursement policy.

Downtown West Allis Business Improvement District Managed by: Downtown West Allis, Inc. West Allis, WI 2026 Approved Budget					
	2026 Budget	% of Budget		2026 Budget	% of Budget
PROFESSIONAL SERVICES			DESIGN		
Ex. Director Wages	\$ 56,500.00	38.540%	Beautification & Safety		
Program Asst. Wages	\$ 28,000.00	19.100%	Maintenance (Sound, planters & cameras)	\$ 7,000.00	4.775%
Payroll Expenses	\$ 6,500.00	4.434%	Snow Removal	\$ 12,000.00	8.186%
Administrative Support	\$ 200.00	0.136%	Street Cleaning	\$ 5,500.00	3.752%
Professional Incentives	\$ 4,000.00	2.729%	Artscape	\$ 1,000.00	0.682%
Professional Services (Accountant, Lawyer, Audit)	\$ 2,600.00	1.774%			
Education & Travel (Main Street Program)	\$ 1,000.00	0.682%			
TOTAL PROFESSIONAL SERVICES	\$ 98,800.00	67.394%	TOTAL DESIGN	\$ 25,500.00	17.394%
SUPPORTING SERVICES			ECONOMIC DEVELOPMENT/ORGANIZATIONAL		
Office Supplies, Postage, Printing, Copier	\$ 3,000.00	2.046%	Newsletter, Marketing & AAGP	\$ 5,600.00	3.820%
Dues, Subscriptions & Memberships	\$ 300.00	0.205%	Recruitment (Crime prevention, luncheon)	\$ 1,000.00	0.682%
Telephone, Internet, Hosting & email support	\$ 2,000.00	1.364%			
Rent - BID Office	\$ 6,600.00	4.502%			
Insurance	\$ 3,500.00	2.387%			
BOD Misc. Expenses	\$ 300.00	0.205%			
TOTAL SUPPORTING SERVICES	\$ 15,700.00	10.709%	TOTAL ECONOMIC DEV./ORGANIZATIONAL	\$ 6,600.00	4.502%
			Total Expenses	\$ 146,600.00	
6/11/25 Exeuctive Board Meeting: Motion to accept this proposed budget by Tom Miller seconded by Don Falk; motion passed.			ASSESSED VALUE FOR 2026	\$ 22,588,100.00	
6/25/25 DWABID Board of Directors Meeting: Motion to accept this proposed by Robyn Krimke seconded by Don Falk; motion passed.			PROPOSED SPECIAL ASSESSMENT LEVY	\$ 129,600.00	88.404%
			**DWA, Inc.	\$ 17,000.00	11.596%
			Total Income	\$ 146,600.00	100.000%
			ASSESSMENT PER \$1,000 OF ASSESSED	\$ 5.7375	

Downtown West Allis Business Improvement District

2026 Time Table for Planned Expenditures

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Professional Services	\$ 10,566.66	\$ 7,566.68	\$ 7,816.66	\$ 7,566.68	\$ 7,566.66	\$ 9,816.68	\$ 7,566.66	\$ 7,566.68	\$ 7,816.66	\$ 7,566.66	\$ 7,566.66	\$ 9,816.66	\$ 98,800.00
Executive Directors Salary	\$ 4,708.33	\$ 4,708.34	\$ 4,708.33	\$ 4,708.34	\$ 4,708.33	\$ 4,708.34	\$ 4,708.33	\$ 4,708.34	\$ 4,708.33	\$ 4,708.33	\$ 4,708.33	\$ 4,708.33	\$ 56,500.00
Program Assistant's Salary	\$ 2,333.33	\$ 2,333.34	\$ 2,333.33	\$ 2,333.34	\$ 2,333.33	\$ 2,333.34	\$ 2,333.33	\$ 2,333.34	\$ 2,333.33	\$ 2,333.33	\$ 2,333.33	\$ 2,333.33	\$ 28,000.00
Professional Incentives	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000.00
Administrative Support/Payroll Expenses	\$ 925.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 6,500.00
Professional Services	\$ 2,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600.00
Education & Travel	\$ -	\$ -	\$ 250.00	\$ -	\$ -	\$ 250.00	\$ -	\$ -	\$ 250.00	\$ -	\$ -	\$ 250.00	\$ 1,000.00
Supporting Services	\$ 2,410.00	\$ 425.00	\$ 485.00	\$ 520.00	\$ 410.00	\$ 3,800.00	\$ 1,910.00	\$ 525.00	\$ 485.00	\$ 520.00	\$ 410.00	\$ 3,800.00	\$ 15,700.00
Office Supplies, postage, printing & copier	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 3,000.00
Dues, Subscriptions & Membership	\$ -	\$ -	\$ -	\$ 100.00	\$ -	\$ -	\$ -	\$ 100.00	\$ -	\$ 100.00	\$ -	\$ -	\$ 300.00
Telephone, Internet, hosting & email support	\$ 160.00	\$ 175.00	\$ 160.00	\$ 170.00	\$ 160.00	\$ 175.00	\$ 160.00	\$ 175.00	\$ 160.00	\$ 170.00	\$ 160.00	\$ 175.00	\$ 2,000.00
Rent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,300.00	\$ 6,600.00
Insurance	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500.00
BOD Misc. Expense	\$ -	\$ -	\$ 75.00	\$ -	\$ -	\$ 75.00	\$ -	\$ 75.00	\$ -	\$ -	\$ -	\$ 75.00	\$ 300.00
Design Committee	\$ 3,050.00	\$ 3,050.00	\$ 3,300.00	\$ 1,050.00	\$ 1,100.00	\$ 1,300.00	\$ 1,050.00	\$ 1,250.00	\$ 1,000.00	\$ 3,300.00	\$ 3,050.00	\$ 3,000.00	\$ 25,500.00
Sound System, brick planters, maintenance	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 550.00	\$ 600.00	\$ 550.00	\$ 550.00	\$ 600.00	\$ 600.00	\$ 550.00	\$ 7,000.00
Snow Removal	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 12,000.00
Art Scap	\$ -	\$ -	\$ 250.00	\$ -	\$ -	\$ 250.00	\$ -	\$ 250.00	\$ -	\$ 250.00	\$ -	\$ -	\$ 1,000.00
Street Cleaning	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 500.00	\$ 500.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 5,500.00
ED and Organizational Committee	\$ 400.00	\$ 500.00	\$ 1,000.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 600.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 600.00	\$ 400.00	\$ 6,600.00
Newsletter, Marketing & AAGP	\$ 400.00	\$ 500.00	\$ 400.00	\$ 500.00	\$ 400.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 400.00	\$ 5,600.00
Recruitment Materials	\$ -	\$ -	\$ 600.00	\$ -	\$ 100.00	\$ -	\$ 100.00	\$ -	\$ 100.00	\$ -	\$ 100.00	\$ -	\$ 1,000.00
	\$ 16,426.66	\$ 11,541.68	\$ 12,601.66	\$ 9,636.68	\$ 9,576.66	\$ 15,416.68	\$ 11,126.66	\$ 9,841.68	\$ 9,901.66	\$ 11,886.66	\$ 11,626.66	\$ 17,016.66	\$ 146,600.00

Kind, Number and Location of Expenditures Summary

In 2026, the Business Improvement District will implement the projects presented earlier in this report. All activities/projects will take place within the boundaries of the Downtown West Allis as stated on page 3 of this report.

In addition to the regular activities that provide a clean, safe and vibrant area, the BID must provide support to the businesses. With recent new business additions, there has been a focus on signage, marketing needs as well as current and future streetscape. The BID will, once again, offer both signage, and marketing grants to our business owners and will increase the number projects of public art in our Downtown.

Execution of and continued development of forward strategy to:

- Be a collective voice in planning, policy and communications.
- Work with City Administration and Elected Officials to identify and prioritize capital projects.
- Advocate for inclusion in future City capital budgets.
- Foster relationships with elected officials and City Staff to maintain focus on capital improvement plans and encourage open dialogue between all entities.
- Work with City Traffic Engineering Department on vehicle and pedestrian traffic flow as well as Lime Scooters and Bublr Bikes.
- Meet with business and property owners on a regular basis to assess impact, provide information, and seek feedback.
- Create and distribute regular and timely communication with information about the district and local businesses.

Our DWABID Board of Directors is comprised of 12 members representing the following interests:

- 7 DWABID Business Owners/Occupants
- 3 West Allis Business Employees/Employers
- 2 Persons-At-Large (Wisconsin resident)
- 2 City of West Allis Representative (Ex-Officio)



In addition, it is recommended that the DWABID board be structured and operate as follows:

- *Board size* – minimum of five
- *Composition* – At least 60% shall be owners or occupants of property within the district. The board shall elect its Chairperson from among its members.
- *Term* – Appointments to the board shall be for a period of three years.
- *Compensation* – None
- *Meetings* – All meetings of the board shall be governed by the Wisconsin Open Meetings Law and held periodically.
- *Record Keeping* – Files and records of the board's affairs shall be kept pursuant to public record requirements.
- *Staffing* – The board will staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
- *Relationship* – The DWABID shall be a separate entity from any association or organization, notwithstanding the fact that members, officers and directors of each may be shared. Downtown West Allis, Inc. shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. Downtown West Allis, Inc. has contracted with the DWABID to provide services to the DWABID, in accordance with this Plan.
- *Responsibilities* - Implement the Operating Plan, annually consider and make changes to the Operating Plan and Submit the Operating Plan to the Common Council for approval.

City Role

The City of West Allis is committed to helping private property owners in the District promote its development. To this end, the City intends to play a significant role in the creation of the Business Improvement District and in implementation of the Operating Plan. In particular, the City will:

- Encourage the County and State governments to support the activities of the District.
- Monitor and, when appropriate, apply for outside funds that could be used in support of the District.
- Collect assessments, maintain the funds, and disburse the funds of the District to the BID along with an identification of those BID assessments included in the disbursement.
- Provide the BID Board through the Assessor's Office on or before September 1 of each Operating Plan year with the official City records on assessed value for each Parcel Identification Number within the District, as of that date in each plan year, for purposes of calculating the BID assessments.
- Adopt this Operating Plan in the manner required by Wis. Stat. sec. 66.1109.

Required Statements

- The Business Improvement District law requires the Operating Plan to include several specific statements:
 - Wis. Stat. sec. 66.1109(1)(f)1m: The District will contain property used exclusively for manufacturing purpose, as well as properties used in part for manufacturing. These properties will be assessed according to the formula contained herein because it is assumed that they will benefit from development in the District. *(See page 8, Summary - 2nd bullet point)*
 - Wis. Stat. sec. 66.1109(5)(a): Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed.

Severability and Expansion

- This BID has been created under authority of Wis. Stat. sec. 66.1109.
- Should any court find any portion of the BID law or this Operating Plan invalid or unconstitutional, said decision will not invalidate or terminate the BID and this BID Operating Plan should be amended to conform to the law without the need to reestablish the Operating Plan.
- Should the State amend the statute to narrow or broaden the purposes of a Business Improvement District so as to, among other things, exclude or include as assessable properties of a certain class or classes of properties, then this BID Operating Plan may be amended by the Common Council of the City of West Allis as and when it conducts its annual budget approval without necessity to undertake any other act.
- All of the above is specifically authorized by Wis. Stat. sec. 66.1109(3) (b).
- If it is determined by a court or administrative body that a parcel of property not subject to general real estate taxes may not be included within the District, then such parcels shall be excluded from the definition of the District.

Legal Option

I hereby certify that the 2026 Operating Plan for the *Downtown West Allis Business Improvement District* is complete and complies with Section 66.1109(1) (f) of the Wisconsin Statutes.

Please Print

Signature

Date

Kail Decker
City Attorney
City of West Allis

Schedule of Assessments for Downtown West Allis Business Improvement District

			BID Assessment for 2026					
No.	TAX KEY NO.	PROPERTY ADDRESS	2024 Real Estate Assessment Roll	2025 Real Estate Assessment Roll	AMT. Inc/dec over 2024	%	BID ASSESSMENT RATE FOR 2026	BID ASSESSMENT FY 2026
1	440-0235-004	7000 W. Greenfield	\$1,950,100.00	\$1,950,100.00	\$0	0.0%	\$0.005738	\$11,188.70
2	440-0235-003	13** S. 70 St.	\$121,400.00	\$121,400.00	\$0	0.0%	\$0.005738	\$696.53
2	440-0231-000	7028-36 W. Greenfield	\$422,500.00	\$422,500.00	\$0	0.0%	\$0.005738	\$2,424.09
3	440-0230-000	7038-42 W. Greenfield	\$279,800.00	\$279,800.00	\$0	0.0%	\$0.005738	\$1,605.35
4	440-0229-000	7044-46 W. Greenfield	\$340,400.00	\$340,400.00	\$0	0.0%	\$0.005738	\$1,953.05
5	440-0314-000	7100-10 W. Greenfield Ave	\$368,600.00	\$368,600.00	\$0	0.0%	\$0.005738	\$2,114.84
6	440-0313-000	7116-18 W. Greenfield	\$214,300.00	\$214,300.00	\$0	0.0%	\$0.005738	\$1,229.55
7	440-0312-000	7130 W. Greenfield	\$367,900.00	\$367,900.00	\$0	0.0%	\$0.005738	\$2,110.83
8	440-0311-000	7136 W. Greenfield	\$176,300.00	\$176,300.00	\$0	0.0%	\$0.005738	\$1,011.52
9	440-0310-000	7140-44 W. Greenfield	\$1,171,800.00	\$1,171,800.00	\$0	0.0%	\$0.005738	\$6,723.20
10	440-0350-000	7200 W. Greenfield 1375 S. 72nd	\$743,000.00	\$743,000.00	\$0	0.0%	\$0.005738	\$4,262.96
11	440-0349-000	7210 W. Greenfield	\$333,700.00	\$333,700.00	\$0	0.0%	\$0.005738	\$1,914.60
12	440-0348-000	7218 W. Greenfield	\$176,700.00	\$176,700.00	\$0	0.0%	\$0.005738	\$1,013.82
13	440-0347-000	7224-26 W. Greenfield	\$322,600.00	\$322,600.00	\$0	0.0%	\$0.005738	\$1,850.92
14	440-0346-000	7232-36 W. Greenfield	\$394,800.00	\$394,800.00	\$0	0.0%	\$0.005738	\$2,265.17
15	440-0345-001	7240-46 W. Greenfield	\$543,200.00	\$543,200.00	\$0	0.0%	\$0.005738	\$3,116.61
16		7244-6 W. Greenfield 1370-4 S. 73rd						
17	440-0383-000	7300 W. Greenfield	\$246,500.00	\$246,500.00	\$0	0.0%	\$0.005738	\$1,414.29
18	440-0382-000	7308-12 W. Greenfield	\$141,600.00	\$141,600.00	\$0	0.0%	\$0.005738	\$812.43
19	440-0381-000	7316 W. Greenfield	\$181,100.00	\$181,100.00	\$0	0.0%	\$0.005738	\$1,039.06
20	440-0380-000	7326-28 W. Greenfield	\$609,000.00	\$609,000.00	\$0	0.0%	\$0.005738	\$3,494.14
21	440-0379-000	7334-36 W. Greenfield	\$202,900.00	\$202,900.00	\$0	0.0%	\$0.005738	\$1,164.14
22	440-0378-000	7338-46 W. Greenfield	\$218,900.00	\$218,900.00	\$0	0.0%	\$0.005738	\$1,255.94
23	440-0377-000	1370 S. 74th	\$166,500.00	\$166,500.00	\$0	0.0%	\$0.005738	\$955.29
24	440-9003-000	7412 W. Greenfield	\$578,700.00	\$578,700.00	\$0	0.0%	\$0.005738	\$3,320.29
25	440-9004-000	7420 W. Greenfield	\$201,000.00	\$201,000.00	\$0	0.0%	\$0.005738	\$1,153.24
26	440-0446-000	7500-04 W. Greenfield & 1375 S. 75th	\$230,900.00	\$230,900.00	\$0	0.0%	\$0.005738	\$1,324.79
27	440-0445-000	7506-08 W. Greenfield	\$178,200.00	\$178,200.00	\$0	0.0%	\$0.005738	\$1,022.42
28	440-0443-001	7520-24 W. Greenfield	\$394,100.00	\$394,100.00	\$0	0.0%	\$0.005738	\$2,261.15
29	440-0442-000	7546 W. Greenfield	\$398,800.00	\$398,800.00	\$0	0.0%	\$0.005738	\$2,288.12
30	453-0035-001	7001 W. Greenfield	\$148,900.00	\$148,900.00	\$0	0.0%	\$0.005738	\$854.31
31	453-0037-000	7017 W. Greenfield	\$95,900.00	\$95,900.00	\$0	0.0%	\$0.005738	\$550.23
32	453-0038-000	7023-31 W. Greenfield	\$406,500.00	\$406,500.00	\$0	0.0%	\$0.005738	\$2,332.29
33	453-0039-000	7035-37 W. Greenfield	\$266,500.00	\$288,200.00	\$21,700	14.3%	\$0.005738	\$1,653.55
34	453-0040-000	7041-45 W. Greenfield	\$374,700.00	\$374,700.00	\$0	0.0%	\$0.005738	\$2,149.84
35	453-0059-000	7101-05 W. Greenfield	\$379,100.00	\$379,100.00	\$0	0.0%	\$0.005738	\$2,175.09
36	453-0060-000	7111-13 W. Greenfield	\$242,700.00	\$242,700.00	\$0	0.0%	\$0.005738	\$1,392.49
37	453-0061-000	7117-23 W. Greenfield	\$449,500.00	\$449,500.00	\$0	0.0%	\$0.005738	\$2,579.01
38	453-0062-000	7125-37 W. Greenfield	\$296,200.00	\$296,200.00	\$0	0.0%	\$0.005738	\$1,699.45

			BID Assessment for 2026					
No.	TAX KEY NO.	PROPERTY ADDRESS	2024 Real Estate Assessment Roll	2025 Real Estate Assessment Roll	AMT. Inc/dec over 2024	%	BID ASSESSMENT RATE FOR 2026	BID ASSESSMENT FY 2026
39	453-0063-000	7139-49 W. Greenfield & 1410-12 S. 72nd	\$804,200.00	\$804,200.00	\$0	0.0%	\$0.005738	\$4,614.10
40	453-0088-000	7201-07 W. Greenfield	\$352,800.00	\$352,800.00	\$0	0.0%	\$0.005738	\$2,024.19
41	453-0089-000	7211-13 W. Greenfield	\$321,000.00	\$321,000.00	\$0	0.0%	\$0.005738	\$1,841.74
42	453-0090-000	7217-19 W. Greenfield	\$163,100.00	\$163,100.00	\$0	0.0%	\$0.005738	\$935.79
43	453-0091-000	7223 W. Greenfield	\$185,400.00	\$185,400.00	\$0	0.0%	\$0.005738	\$1,063.73
44	453-0092-000	7227-35 W. Greenfield	\$419,600.00	\$419,600.00	\$0	0.0%	\$0.005738	\$2,407.46
45	453-0093-000	7239-49 W. Greenfield	\$321,200.00	\$321,200.00	\$0	0.0%	\$0.005738	\$1,842.89
46	453-0115-000	7301 W. Greenfield & 1407-11 S. 73rd	\$304,800.00	\$304,800.00	\$0	0.0%	\$0.005738	\$1,748.79
47	453-0116-000	7311-13-15 W. Greenfield	\$354,000.00	\$354,000.00	\$0	0.0%	\$0.005738	\$2,031.08
48	453-0117-000	7321 W. Greenfield	\$198,900.00	\$198,900.00	\$0	0.0%	\$0.005738	\$1,141.19
49	453-0118-000	7335 W. Greenfield	\$365,000.00	\$365,000.00	\$0	0.0%	\$0.005738	\$2,094.19
50	453-0119-000	7341-43 W. Greenfield	\$81,300.00	\$81,300.00	\$0	0.0%	\$0.005738	\$466.46
51	453-0120-000	7347 W. Greenfield	\$142,300.00	\$142,300.00	\$0	0.0%	\$0.005738	\$816.45
52	453-0324-003	7401 W. Greenfield	\$1,167,000.00	\$1,167,000.00	\$0	0.0%	\$0.005738	\$6,695.66
53	453-0324-004	14** S. 74 St.	\$80,800.00	\$80,800.00	\$0	0.0%	\$0.005738	\$463.59
54	453-0324-005	14** S. 74 St.	\$97,000.00	\$97,000.00	\$0	0.0%	\$0.005738	\$556.54
55	453-0322-000	7413-15 W. Greenfield	\$464,700.00	\$464,700.00	\$0	0.0%	\$0.005738	\$2,666.22
56	453-0321-000	7421-23-25 W. Greenfield	\$344,900.00	\$344,900.00	\$0	0.0%	\$0.005738	\$1,978.86
57	453-0320-000	7429-41-47 W. Greenfield	\$388,600.00	\$388,600.00	\$0	0.0%	\$0.005738	\$2,229.59
58	440-0242-000	1325-27-29 S. 70th St	\$628,600.00	\$628,600.00	\$0	0.0%	\$0.005738	\$3,606.59
59	453-0052-000	1439-41 S. 70th St	\$237,200.00	\$237,200.00	\$0	0.0%	\$0.005738	\$1,360.94
60	453-0056-000	1427-29 S. 70th St	\$165,500.00	\$165,500.00	\$0	0.0%	\$0.005738	\$949.56
61	453-0058-000	1417-21 S. 70th St	\$299,400.00	\$299,400.00	\$0	0.0%	\$0.005738	\$1,717.81
62	453-0273-000	1469 S. 70TH	\$343,800.00	\$343,800.00	\$0	0.0%	\$0.005738	\$1,972.55
			\$22,566,400	\$22,588,100	\$21,700	0.1%		\$129,599

Total 2025 Assessments **\$22,588,100**

The numbers are an estimated BID Assessment. The Operating Plan specifies the method of assessment. The assessment method proposed in the Operating Plan and approved by Common Council is based upon the assessed value of the commercial properties within the BID district. The Operating Plan must be approved each year by the Common Council of the City of West Allis.

Proposed Special Assessment \$ 129,600.00

First Ring Redevelopment Enterprise, Inc.

CDBG FUNDS	\$ -
BID Unspent Funds	\$ -
Revenue from DWA, Inc.	\$ 17,000.00
Proposed 2025 B.I.D. Budget	\$ 146,600.00

Budget/Value = Assessment	\$ 0.0057375
\$1,000.00	\$ 0.0057375

**CITY OF WEST ALLIS
RESOLUTION R-2025-3907**

**RESOLUTION APPROVING A CERTIFIED SURVEY MAP TO SPLIT THE
EXISTING PARCEL AT 2214 S. 60TH ST. (TAX KEY NO. 474-0383-000) INTO TWO
PARCELS**

WHEREAS, Charen Lee submitted a Certified Survey Map to split the existing parcel at 2214 S. 60th St. (Tax Key No. 474-0383-000) into two parcels; and,

WHEREAS, with the adoption of this resolution, the Common Council grants approval to record the map and its documents with the Milwaukee County Register of Deeds Office.

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis, Wisconsin, that the Certified Survey Map being a division of Lots 34 & 35, in Block 4, in McGeochs Lincoln Avenue Addition, being in the Southwest 1/4 of the Southwest 1/4 of Section 2, in Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin is approved.

SECTION 1: **ADOPTION** “R-2025-3907” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-3907(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

CERTIFIED SURVEY MAP NO. _____

A division of Lots 34 & 35, in Block 4, in McGeochs Lincoln Avenue Addition, being in the Southwest 1/4 of the Southwest 1/4 of Section 2, in Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

- ▲ INDICATES SET CHISELED NOTCH
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 2, T 6 N, R 21 E, WHICH BEARS S00°30'10"W. WISCONSIN COUNTY COORDINATE SYSTEM, MILWAUKEE COUNTY.

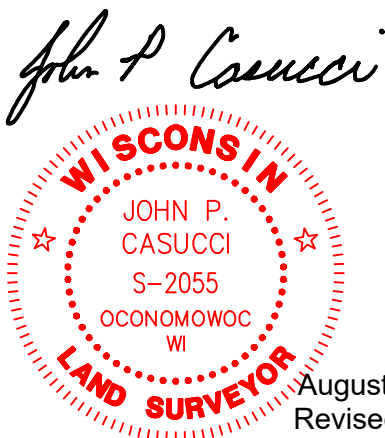
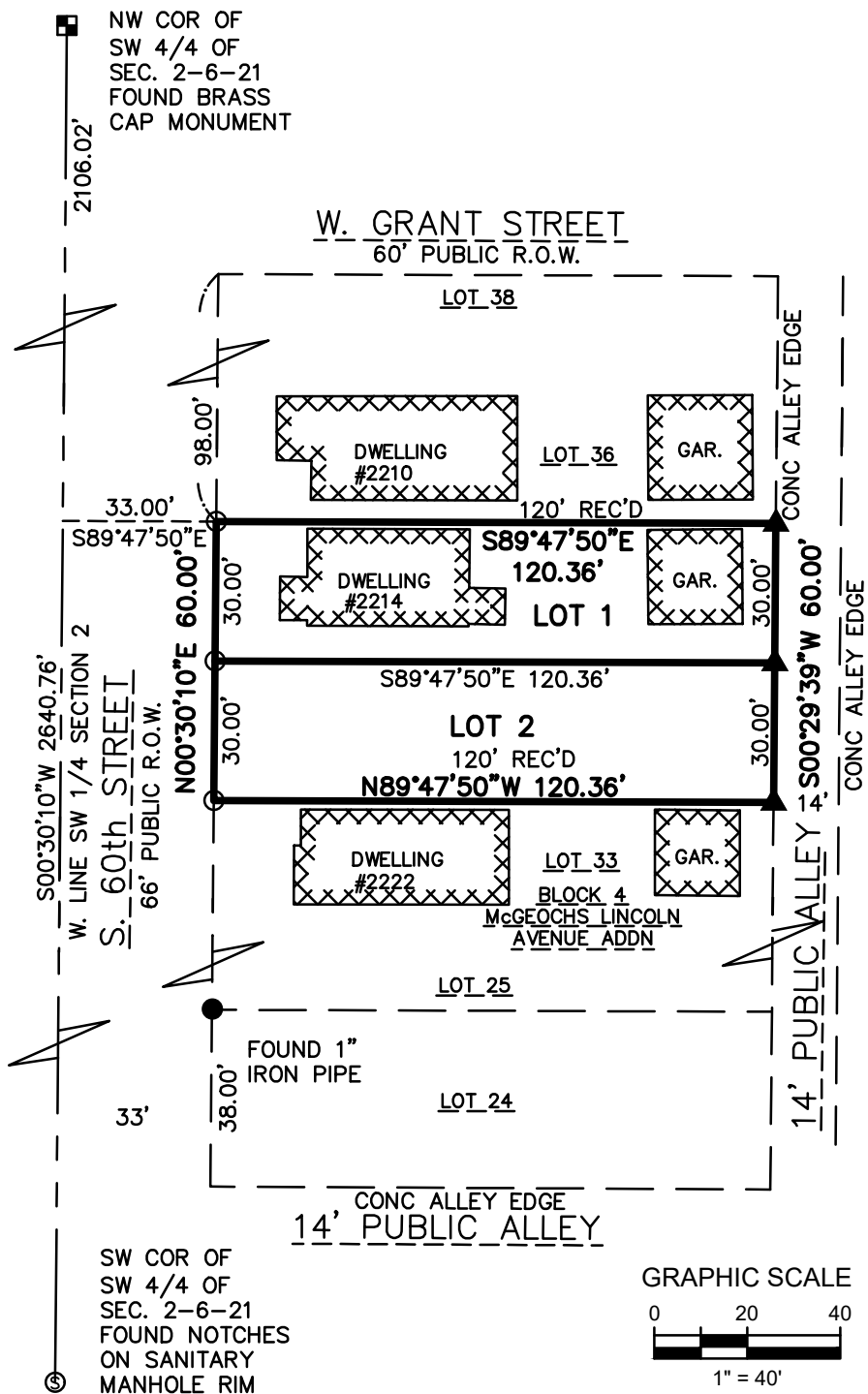
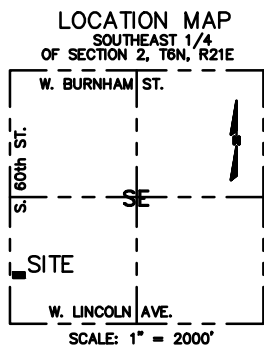
SEE SHEET 2 FOR BUILDING DETAILS

ZONED:
RA-1

LOT AREAS:
LOT 1
3,611 sq.ft.

LOT 2
3,611 sq.ft.

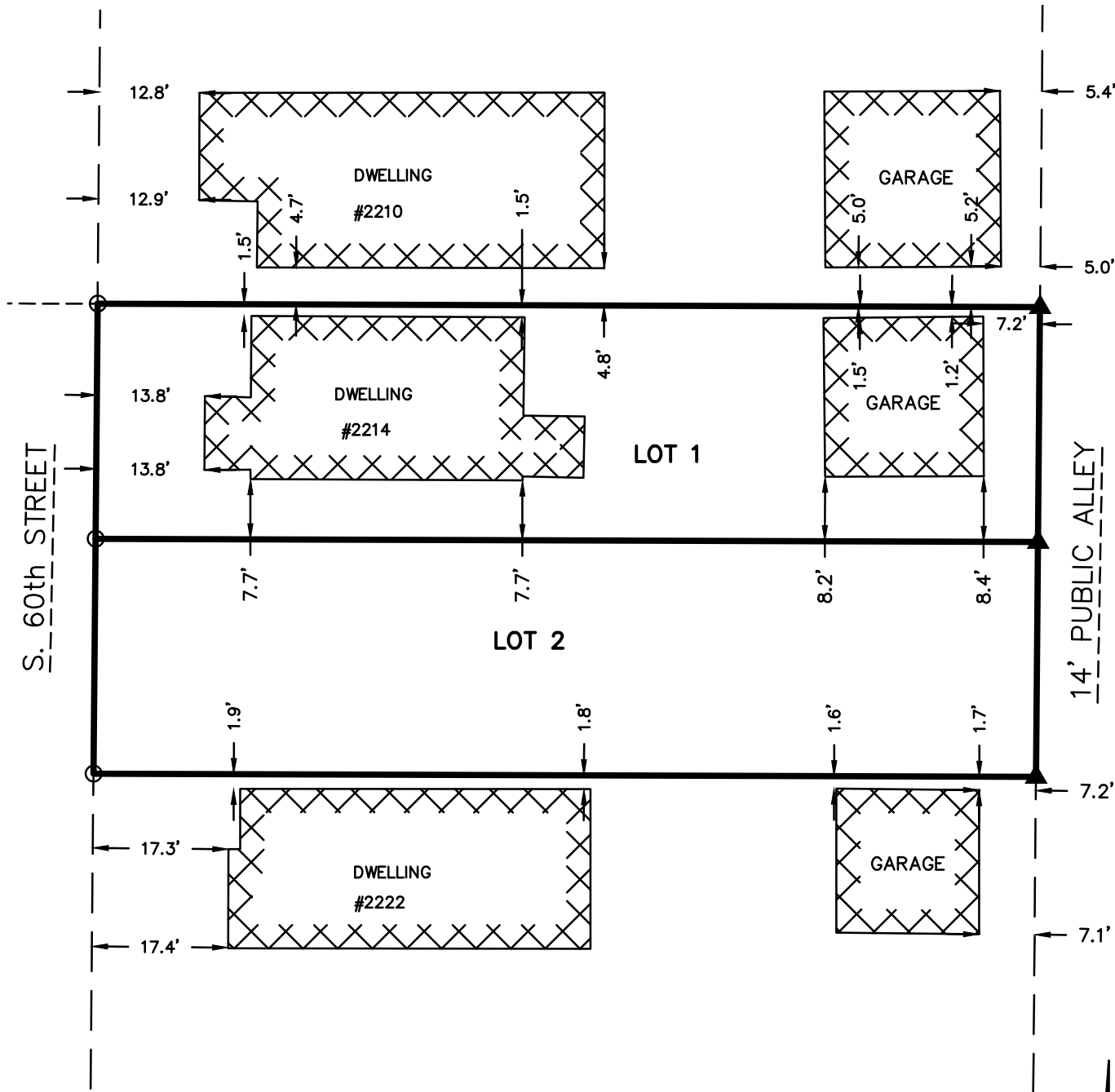
OWNER/SUBDIVIDER
SKYLINE PROPERTY VENTURES, LLC
12420 W. HAMPTON AVE.
BUTLER, WI., 53007



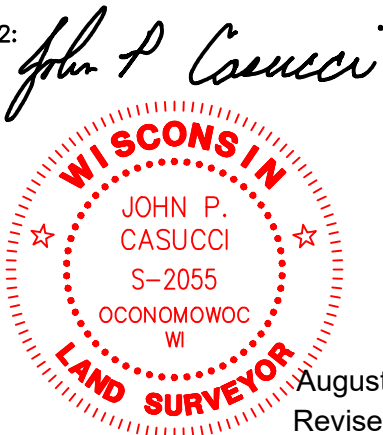
August 27, 2025
Revised 9/30/25

CERTIFIED SURVEY MAP NO. _____

A division of Lots 34 & 35, in Block 4, in McGeochs Lincoln Avenue Addition, being in the Southwest 1/4 of the Southwest 1/4 of Section 2, in Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.



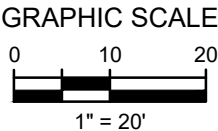
ZONING SETBACK & BULK
REQUIREMENTS FOR LOTS 1 & 2:
LOTS ARE ZONED:RB
HEIGHT 40'
FRONT (MAXIMUM) 30'
FRONT (MINIMUM) 10'
REAR 10'
SIDE 3'
LOT COVERAGE (MAXIMUM) 60%



SURVEY REFERENCES:
1994 MACK SURVEY #2200 S 60TH ST
SURVEY NO. CC170894

1995 ALBERT SURVEY #2206 S 60TH ST
SURVEY NO. 95-7-3

1952 NATIONAL SURVEY SERVICE
#2210 S 60TH ST
SURVEY NO. 53026



raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

CERTIFIED SURVEY MAP NO. _____

A division of Lots 34 & 35, in Block 4, in McGeochs Lincoln Avenue Addition, being in the Southwest 1/4 of the Southwest 1/4 of Section 2, in Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
:SS
WAUKESHA COUNTY }

I, JOHN P. CASUCCI, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Lots 34 & 35, in Block 4, in McGeochs Lincoln Avenue Addition, being in the Southwest 1/4 of the Southwest 1/4 of Section 2, in Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin, bounded and described as follows:

COMMENCING at the Northwest corner of the Southwest 1/4 of Said Section 2; thence South 00° 30' 10" West along the West line of said 1/4 Section a distance of 2106.02 feet to a point; thence South 89° 47' 50" East 33.00 feet to a point in the East line of South 60th Street, said point also the Southwest corner of Lot 36, in Block 4, in McGeochs Lincoln Avenue Addition and the point of beginning of lands to be described; thence South 89° 47' 50" East along the South line of said Lot 120.36 feet to a point in the West line of a 14 foot Public Alley; thence South 00° 29' 39" West along said West line 60.00 feet to the Northeast corner of Lot 33 in said Block 4; thence North 89° 47' 50" West along the North line of said Lot 120.36 feet to a point in the East line of South 60th Street; thence North 00° 30' 10" East along said East line 60.00 feet to the point of beginning.

Said land contains 7,222 square feet.

THAT I have made the survey, land division and map by the direction of: SKYLINE PROPERTY VENTURES, LLC

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236.34 of the Wisconsin Statutes and the City of West Allis Municipal Code in surveying, dividing, and mapping the same.

August 27, 2025

Field date

Revised 9/30/25



John P Casucci (SEAL)

JOHN P. CASUCCI
PROFESSIONAL LAND SURVEYOR S-2055

CERTIFIED SURVEY MAP NO. _____

A division of Lots 34 & 35, in Block 4, in McGeochs Lincoln Avenue Addition, being in the Southwest 1/4 of the Southwest 1/4 of Section 2, in Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

SKYLINE PROPERTY VENTURES, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said company has caused the land described on this map to be surveyed, divided, and mapped in accordance with the requirements of Chapter 236.34 of the Wisconsin Statutes and the City of West Allis.

SKYLINE PROPERTY VENTURES, LLC, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of West Allis.

IN Witness Whereof, SKYLINE PROPERTY VENTURES, LLC has caused these presents to be signed by Charern Lee, its Member, this _____ day of _____, 2025.

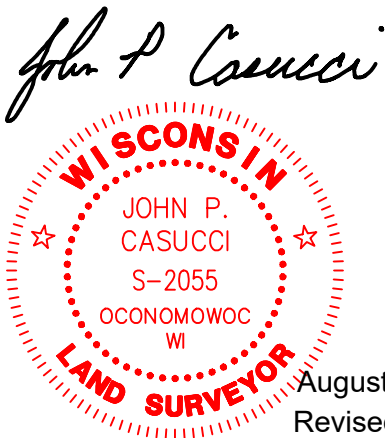
SKYLINE PROPERTY VENTURES, LLC
a Wisconsin limited liability company

Charern Lee
Member

STATE OF _____ }
 :SS
_____ COUNTY }

PERSONALLY came before me this _____ day of _____, 2025, Charern Lee of the above named SKYLINE PROPERTY VENTURES, LLC, to me known to be the person who executed the foregoing instrument, and to me known to be the Member of said company, and acknowledged that he executed the foregoing instrument.

(SEAL)



Notary Public, State of _____

My Commission Expires _____

August 27, 2025
Revised 9/30/25

CERTIFIED SURVEY MAP NO. _____

A division of Lots 34 & 35, in Block 4, in McGeochs Lincoln Avenue Addition, being in the Southwest 1/4 of the Southwest 1/4 of Section 2, in Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

Mach1 Lending LLC, mortgagee of that portion of the above-described land identified in this Certified Survey Map, does hereby consent to the surveying, dividing and mapping of the land described in the foregoing affidavit of John P. Casucci, Surveyor, and does hereby consent to the certificate of said owner.

In witness whereof, the said Mach1 Lending LLC, has caused these

presents to be signed by _____, its _____, and by
(name) (title)
_____, its _____, at _____, _____, and
(name) (title)
its corporate seal to be hereunto affixed.

this ____ day of _____, 2025.

STATE OF _____ }
COUNTY OF _____ :SS

PERSONALLY came before me this _____ day of _____, 2025,

_____, _____ and _____, _____ of the
(name) (title) (name) (title)

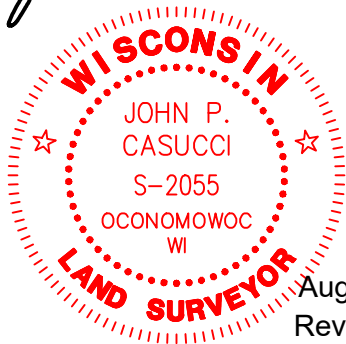
above named organization, to me known as the person(s) who executed the foregoing instrument, and

to me known to be the _____ and the _____ of the organization, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of the organization, by its authority.

_____(SEAL)

Notary Public, State of _____

My commission expires



August 27, 2025
Revised 9/30/25

S:\5169860\dwg\169860 CS10.dwg \ SHEET 5

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

CERTIFIED SURVEY MAP NO. _____

A division of Lots 34 & 35, in Block 4, in McGeochs Lincoln Avenue Addition, being in the Southwest 1/4 of the Southwest 1/4 of Section 2, in Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

COMMON COUNCIL APPROVAL

Be it resolved by the Common Council of the City of West Allis, that the Certified Survey Map of a parcel of land being a division of Lots 34 & 35, in Block 4, in McGeochs Lincoln Avenue Addition, being in the Southwest 1/4 of the Southwest 1/4 of Section 2, in Township 6 North, Range 221 East, in the City of West Allis, Milwaukee County, Wisconsin, is hereby approved.

Approved

Dan Devine, Mayor

Adopted

Erin Hirn, City Administrator

CITY CLERK'S CERTIFICATE

I, Tracey Uttke, do hereby certify that I am the duly appointed, qualified City Clerk of the City of West Allis and the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of West Allis.

Date

Tracey Uttke, City Clerk

CITY TREASURER'S CERTIFICATE

I, Corinne Zurad, being the duly appointed, qualified City Treasurer of the City of West Allis do hereby certify that in accordance with the records in my office there are no unpaid taxes or special assessments as of _____ on any of the lands included in this Certified Survey Map.

Date

Corinne Zurad, City Treasurer

John P. Casucci



August 27, 2025
Revised 9/30/25

THIS INSTRUMENT DRAFTED BY JOHN P. CASUCCI, S-2055

**CITY OF WEST ALLIS
RESOLUTION R-2025-4234**

**RESOLUTION APPROVING AGREEMENTS WITH COMMUNITY
DEVELOPMENT BLOCK GRANT SUBRECIPIENTS AND CITY DEPARTMENTS
FOR 2025 CDBG-FUNDED PROGRAMS AND PROJECTS**

WHEREAS, the Common Council under Resolution Number R-2025-2268 approved the Fiscal Year 2025 Action Plan (“Action Plan”) for the Community Development Block Grant (CDBG) program; and,

WHEREAS, the Action Plan allocated CDBG funds to various administrative, public service, housing rehabilitation, economic development, and public facilities activities and projects, a summary of which is attached as Exhibit A; and,

WHEREAS, the Action Plan’s activities and projects are eligible for CDBG funds; and,

WHEREAS, the U.S. Department of Housing and Urban Development requires subgrantee agreements and interdepartmental agreements be executed between the City of West Allis and all organizations and entities, including City departments or divisions that administer CDBG fund activities; and,

WHEREAS, all City departments and subrecipients receiving CDBG funds must sign a subgrantee agreement or interdepartmental agreement, an example of which is attached as Exhibit B.

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis that the funds allocated within the Action Plan are hereby appropriated from CDBG funds to pay the liability that will be incurred under Action Plan by the City, subject to the 2025 availability of CDBG funds.

BE IT FURTHER RESOLVED that the Director of City Planning and Zoning, or the Director’s designee, is authorized to execute and deliver subgrantee agreements and interdepartmental agreements between the City of West Allis and all organizations and entities in the Action Plan.

BE IT FURTHER RESOLVED that the City Attorney is authorized to make such non-substantive and substantive changes, modifications, additions, and deletions to and from the various provisions of the agreements, including any attachments, exhibits, addendums, and amendments as may be necessary to correct inconsistencies, eliminate ambiguity, and otherwise clarify and supplement the agreements to preserve their general intent, and to prepare and deliver such other documents as may be reasonably necessary to complete the transactions contemplated within the agreements.

SECTION 1: **ADOPTION** “R-2025-4234” of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-4234(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

NOTICE IS HEREBY GIVEN THAT the City of West Allis is making its FY2025 Annual Action Plan and its 2025-2025 Five-Year Consolidated Plan available for review and public comment

COMMUNITY DEVELOPMENT BLOCK GRANT – YR 2025
ONE-YEAR ANNUAL ACTION PLAN
B-25-MC-55-0011
CITY OF WEST ALLIS
SUMMARY OF THE FY2025 ANNUAL ACTION PLAN
(as amended)

Program Administration Projects:

Community Development Administrative Costs	\$ 279,037
Fair Housing Administrative Costs	7,109

TOTAL ADMINISTRATION: \$ 286,146

Public Service Projects:

Community Service Officer	\$ 36,000
Graffiti Removal	6,021
Frail Elderly Home Services/West Central Interfaith	20,322
Gang Prevention	11,820
Liberty Heights Pool Program	10,000
West Allis Health Dept. Safe Home Initiative	37,211
Family Resource Center	10,000
WISH Program (Domestic Violence Support Group)	14,270
New Hope Ministries	15,322
WRTP/Big Step	20,322
West Allis Homeless Veterans Initiative	15,322
West Allis Downtown BID Security Cameras	3,000
WAFD Safe Home Program	5,000
Vermin Abatement Service Program	10,000

TOTAL PUBLIC SERVICE PROJECTS: \$ 214,610

Housing Rehabilitation Projects:

Housing Rehabilitation Management	\$28,750
Housing Rehabilitation Single-Family Loan Program	99,672
Housing Rehabilitation Multi-Unit Loan Program	14,651

TOTAL HOUSING REHABILITATION PROJECTS: \$ 143,073

Economic Development Projects:

Economic Development Loan and Delivery Program	\$ 229,905
Micro Enterprise Technical Assistance (WWBIC)	65,000
Commercial Façade Improvement and Delivery Program	34,163

TOTAL ECONOMIC DEVELOPMENT PROJECTS: \$ 329,068

Public Facilities Projects:

City of West Allis Water Utility Dept.	\$ 147,835
Exterior Code Enforcement Program	200,000
City of West Allis Engineering 65 th National Ped. Improvements	110,000

TOTAL PUBLIC FACILITIES PROJECTS: \$ 457,835

TOTAL PROJECTS: \$ 1,430,732

In accordance with regulations of the United States Department of Housing and Urban Development (HUD) the City of West Allis has prepared and will submit an Annual Action Plan (AAP) reflecting the City's Community Development Block Grant (CDBG) Program from January 1, 2025 through December 31, 2025.

Subrecipient Agreement - Part 1

CONTRACT FOR SERVICES

CDBG – FY2025

City of West Allis

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

DATE OF AWARD- 1/1/2025

Distribution:

Original – Planning & Zoning Office

Original – (“Contractor”)

SERVICE DESCRIPTION (General):... (see **Exhibit A**)

TIME OF PERFORMANCE: January 1, 2025 to December 31, 2025

TOTAL AMOUNT OF CONTRACT:... and 00/100 Dollars (\$)

THIS AGREEMENT, entered into by and between... referred to as the "CONTRACTOR"), and the City of West Allis, a municipal corporation of the State of Wisconsin (hereinafter referred to as the "CITY").

Performance and schedules will be approved by Steve Schaer, Director of City Planning and Zoning, (or his designee), of the City of West Allis, Planning & Zoning Office.

Work may commence in accordance with the terms and conditions of this Contract on January 1, 2025, provided the grant agreement for the Community Development Block Grant (CDBG) program from the U.S. Department of Housing and Urban Development has been executed by the City of West Allis or the Common Council of the City of West Allis has established other temporary appropriation authority for the City's CDBG Program.

WHEREAS, the CONTRACTOR represents itself as being capable, experienced and qualified to undertake and perform those certain services, as hereinafter set forth, as are required in accomplishing fulfillment of the obligations under the terms and conditions of this Contract as an independent contractor and not as an employee of the CITY.

NOW, THEREFORE, the parties hereto do mutually agree as follows:

- I. **RETENTION OF SERVICES AND REQUIREMENTS.** The CITY hereby agrees to engage the CONTRACTOR and the CONTRACTOR hereby agrees to personally perform, as an independent contractor and not as an employee of the CITY, the services hereinafter set forth, all in accordance with the terms and conditions of this Contract. CONTRACTOR agrees time is of the essence and will meet all deadlines; any schedules as herein set forth, and is required to:
 - A. Do, perform, and carry out in a satisfactory, timely, and proper manner, the services delineated in this Contract.
 - B. Comply with requirements listed with respect to reporting on progress of the services, additional approvals required, and other matters relating to the performance of the services.
 - C. Comply with time schedules and payment terms.
 - D. Since the CONTRACTOR is being funded, in whole or in part, with Community Development Block Grant funds, it is necessary to comply with the **Section Two – Statutory Requirements herby**

incorporated and attached to this contract.

II. **SCOPE OF SERVICES.**

In accordance with the CITY's Final Statement of Community Development Objectives and projected use of funds for the Community Development Block Grant Program as approved under **Resolution No. R-2025-2268**, incorporated herein by reference, and all applicable Community Development Program Regulations promulgated by the U.S. Department of Housing and Urban Development (hereinafter referred to as "HUD") under Title I of the Housing and Community Development Act of 1974 (as amended), the CONTRACTOR shall in a satisfactory, timely and proper manner, undertake and complete the following activities eligible under the Community Development Block Grant Program as set forth in the attached **Exhibit A** which is attached hereto and made a part hereof.

A. **Activities:**

The CONTRACTOR will be responsible for administering a CDBG Year 2025...in a manner satisfactory to the City and consistent with any standards required as a condition of providing these funds. Such program will include the following activities eligible under the Community Development Block Grant program:

Program Delivery

Activity Description:

General Administration:

[Add description of general administrative services to be performed in support of activities noted above]

B. **National Objectives**

The CONTRACTOR certifies that the activities carried out in **Exhibit A** with funds provided under this Agreement will meet one or more of the CDBG program's National Objectives – 1) benefit low/moderate income persons, 2) aid in the prevention or elimination of slums or blight, 3) meet community development needs having a particular urgency – as defined in 24 CFR Part 570-208. Any Budget Amendment or Activity Report Amendment to be considered by the CITY from the CONTRACTOR must be submitted no later than ninety (90) days prior to the expiration of this Contract.

C. **Levels of Accomplishment** – Goals and Performance Measures

The CONTRACTOR agrees to provide the following levels of program services per the outlined timeframe:

Activity	People/Units per Month	Total People/Units Per Year

--	--	--

D. Staffing

Staff Member	General Duties	Time Allocation

Any changes in the Key Personnel assigned or their general responsibilities under this project are subject to the prior approval of the City.

E. Performance Monitoring

The City will monitor the performance of the Contractor against goals and performance standards as stated above. Substandard performance as determined by the City will constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by the Contractor, within a reasonable period of time after being notified by the City, contract suspension or termination procedures will be initiated.

III. TIME OF PERFORMANCE

Services of the Contractor shall start on the 1st day of January, 2025 and end on the 31st day of December, 2025. The term of this Agreement and the provisions herein shall be extended to cover any additional time period during which the Contractor remains in control of CDBG funds or other CDBG assets, including program income.

IV. BUDGET – PLEASE MODIFY ACCORDING TO THE AWARDED AMOUNT

A	B	C	D	E
Line Item	Source of Funds	NON CDBG	CDBG Amount	Total Amount (C+D)
Salaries				\$ -
Fringe				\$ -
Office Space				
Utilities				
Communications				
Printing				
Supplies and Materials				
Mileage				
Audit				
Consultant Costs				
Other				
Support				
Indirector Costs				
Total				\$ -

Any indirect costs charged must be consistent with the conditions of Paragraph VIV (C)(2) of this Agreement. In addition, the City may require a more detailed budget breakdown than the one contained herein, and the CONTRACTOR shall provide such supplementary budget information in a timely fashion in the form and content prescribed by the City. Any amendments to the budget must be approved in writing by both the CITY and Contractor.

V. AVAILABILITY OF FUNDS

- A. This contract award is 100% funded under the Community Development Block Grant Program. Thus, should the availability of federal funds be reduced, the CITY and the CONTRACTOR agree that the City of West Allis's Department of Development can modify and reduce either the CONTRACTOR's compensation (as listed on Page 1 as the "Total Amount of Contract") or the CONTRACTOR's program year or both. (The Planning & Zoning Office will notify the CONTRACTOR of such reduction).
- B. In the event of such modification or reduction, the parties shall agree upon the portions of the contract to be reduced or modified.

VI. NOTICES

Any and all notices shall be in writing by means of email to the Contractor representative listed below or via mail (postage prepaid), commercial courier, or personal delivery or sent by facsimile. All notices and other written communications under this Agreement shall be addressed to the individuals in the capacities indicated below, unless otherwise modified by subsequent written notice.

Contractor: Name
 Organization
 Address
 City, State, Zip

and to the CITY at: City of West Allis
 7525 West Greenfield Avenue
 West Allis, Wisconsin, 53214
 Attention: Steve Schaer, Director of City Planning and Zoning

All other correspondence shall be addressed as above but may be sent "Regular Mail" and deemed delivered upon receipt by the addressee.

VII. SPECIAL CONDITIONS OF PERFORMANCE AND COMPENSATION

- A. Performance. The CONTRACTOR agrees that the performance of CONTRACTOR's work, services and the results therefore, pursuant to the terms, conditions and agreements of this Contract, shall conform to such recognized high professional standards as are prevalent in this field of endeavor and like services.
- B. Place of Performance. The CONTRACTOR shall conduct CONTRACTOR's services in the following areas: **Services must be provided to eligible clients whose business operations are located, or will be located, in the City of West Allis.**
- C. Payment. The CITY agrees to pay, subject to the contingencies herein, and the CONTRACTOR agrees to accept for the satisfactory performance of the services under this Contract in amounts indicated within **Exhibit A**. Drawdowns for the payment of eligible expenses shall be made against the line item budgets specified under section III herein and in accordance with performance. Expenses for general administration shall also be paid against the line item budgets specified in Section III and in accordance with performance. In no event will the total compensation to the Contractor be paid hereunder exceed said maximum sum of (\$).
- Payments may be contingent upon certification of the Contractor financial management system in accordance with the standards specified in 24 CFR 84.21.
- D. Additional Fringe or Employee Benefits. The CONTRACTOR's fringe benefits shall not exceed the fringe benefits to which CITY salaried employees are entitled to or are receiving.
- E. Taxes, Social Security, and Government Reporting. Personal income tax payments social security contributions, insurance and all other governmental reporting and contributions required as a consequence of the CONTRACTOR receiving payment under this Contract shall be the sole responsibility of the CONTRACTOR.
- F. Reports. The CONTRACTOR agrees to submit to the CITY a Semi-Annual report within 30 days of July 1st and December 31st of the program year. The report should include a narrative activity report and a financial report detailing the expenditure of funds provided to the CONTRACTOR hereunder. Such report shall be a format acceptable to the Department of Development.

- G. Program Income. Program Income means gross income received by the CONTRACTOR directly generated from the use of CDBG funds. When such income is generated by an activity that is only partially assisted with CDBG funds, the income shall be prorated to reflect the percentage of CDBG funds used. Program income shall be reported on the quarterly financial statement and shall be used only for activities included in the statement of work made part of this Agreement.
- H. All loan applications completed by participants in the microenterprise and quasi equity loan programs, as well as all loan closing documents and records of repayments shall be the property of the CITY and shall be turned over to the CITY at the time this agreement expires.
- I. Beneficiary Reporting. Since the project described under **Exhibit A** is supported by the use of federal funds, the CONTRACTOR agrees to submit to the CITY the following reports:
 - 1. Low/Moderate Income-Ethnicity Reports. A report of income and ethnicity for all individuals who benefited from project activities. All clients benefited by project activities, must be from low-to moderate income households.

VIII. **GENERAL CONDITIONS**

A. General Compliance

The Contractor agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 (the U.S. Housing and Urban Development regulations concerning Community Development Block Grants (CDBG)) including subpart K of these regulations, except that (1) the Contractor does not assume the recipient's environmental responsibilities described in 24 CFR 570.604 and (2) the Contractor does not assume the recipient's responsibility for initiating the review process under the provisions of 24 CFR Part 52. The Contractor also agrees to comply with all other applicable Federal, state and local laws, regulations, and policies governing the funds provided under this contract. The Contractor further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

B. "Independent Contractor"

Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Contractor shall at all times remain an "independent contractor" with respect to the services to be performed under this Agreement. The City shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance, as the Contractor is an independent contractor.

C. Hold Harmless

The Contractor shall hold harmless, defend and indemnify the City from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the Contractor's performance or nonperformance of the services or subject matter called for in this Agreement.

D. Workers' Compensation

The Contractor shall provide Workers' Compensation Insurance coverage for all of its employees involved in the performance of this Agreement.

E. Insurance & Bonding

The Contractor shall carry sufficient insurance coverage to protect contract assets from loss due to theft, fraud and/or undue physical damage, and as a minimum shall purchase a blanket fidelity bond covering all employees in an amount equal to cash advances from the City.

The Contractor shall comply with the bonding and insurance requirements of 24 CFR 84.31 and 84.48, Bonding and Insurance.

F. City Recognition

The Contractor shall insure recognition of the role of the City in providing services through this Agreement. All activities, facilities and items utilized pursuant to this Agreement shall be prominently labeled as to funding source. In addition, the Contractor will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.

G. Amendments

The City or Contractor may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, signed by a duly authorized representative of each organization, and approved by the City's governing body. Such amendments shall not invalidate this Agreement, nor relieve or release the City or Contractor from its obligations under this Agreement.

The City may, in its discretion, amend this Agreement to conform with Federal, state or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both City and Contractor.

H. Suspension or Termination

In accordance with 24 CFR 85.43, the City may suspend or terminate this Agreement if the Contractor materially fails to comply with any terms of this Agreement, which include (but are not limited to) the following:

1. Failure to comply with any of the rules, regulations or provisions referred to herein, or such statutes, regulations, executive orders, and HUD guidelines, policies or directives as may become applicable at any time;
2. Failure, for any reason, of the Contractor to fulfill in a timely and proper manner its obligations under this Agreement;

3. Ineffective or improper use of funds provided under this Agreement; or
4. Submission by the Contractor to the City reports that are incorrect or incomplete in any material respect.

In accordance with 24 CFR 85.44, this Agreement may also be terminated for convenience by either the City or the Contractor, in whole or in part, by setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated. However, if in the case of a partial termination, the City determines that the remaining portion of the award will not accomplish the purpose for which the award was made, the City may terminate the award in its entirety.

IX. ADMINISTRATIVE REQUIREMENTS

A. Financial Management

1. Accounting Standards

The Contractor agrees to comply with 24 CFR 84.21–28 and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred.

2. Cost Principles

The Contractor shall administer its program in conformance with 2 CFR Part 200, OMB Circulars A-122, “Cost Principles for Non-Profit Organizations,” or A-21, “Cost Principles for Educational Institutions,” as applicable. These principles shall be applied for all costs incurred whether charged on a direct or indirect basis.

B. Documentation and Record Keeping

1. Records to be maintained

The Contractor shall maintain all records required by the Federal regulations specified in 24 CFR 570.506 that are pertinent to the activities to be funded under this Agreement. Such records shall include but not be limited to:

- a. Records providing a full description of each activity undertaken;
- b. Records demonstrating that each activity undertaken meets one of the National Objectives of the CDBG program;
- c. Records required determining the eligibility of activities;
- d. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG assistance;
- e. Records documenting compliance with the fair housing and equal opportunity components of the CDBG program;
- f. Financial records as required by 24 CFR 570.502, and 24 CFR 84.21–28; and
- g. Other records necessary to document compliance with Subpart K of 24 CFR Part 570.

2. Retention

The Contractor shall retain all financial records, supporting documents, statistical records, and all other records pertinent to the Agreement for a period of four (4) years. The retention period begins on the date of the submission of the City's annual performance and evaluation report to HUD in which the activities assisted under the Agreement are reported on for the final time. Notwithstanding the above, if there is litigation, claims, audits, negotiations or other actions that involve any of the records cited and that have started before the expiration of the four-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the four-year period, whichever occurs later.

3. Client Data

The Contractor shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, client name, address, income level or other basis for determining eligibility, and description of service provided. Such information shall be made available to City monitors or their designees for review upon request.

4. Disclosure

The Contractor understands that client information collected under this contract is private and the use or disclosure of such information, when not directly connected with the administration of the City's or Contractor's responsibilities with respect to services provided under this contract, may prohibited by State or Federal Law, unless written consent is obtained from such person

5. Close-outs

The Contractor's obligation to the City shall not end until all close-out requirements are completed. Activities during this close-out period shall include, but are not limited to: making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to the City), and determining the custodianship of records. Notwithstanding the foregoing, the terms of this Agreement shall remain in effect during any period that the Contractor has control over CDBG funds, including program income.

6. Audits & Inspections

All Contractor records with respect to any matters covered by this Agreement shall be made available to the City, grantor agency, and the Comptroller General of the United States or any of their authorized representatives, at any time during normal business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be fully cleared by the Contractor within 30 days after receipt by the Contractor. Failure of the Contractor to comply with the above audit requirements will constitute a violation of this contract and may result in the withholding of future payments. The Contractor to hereby agree to have an annual agency audit conducted in accordance with current City policy concerning Contractor audits, standards of 2 CFR 200, and OMB Circular A-133.

C. Reporting and Payment Procedures

Program Income

The Contractor shall report [insert frequency of reports, e.g., “monthly”] all program income (as defined at 24 CFR 570.500(a)) generated by activities carried out with CDBG funds made available under this contract. The use of program income by the Contractor shall comply with the requirements set forth at 24 CFR 570.504. By way of further limitations, the Contractor may use such income during the contract period for activities permitted under this contract and shall reduce requests for additional funds or draws by the amount of any such program income balances on hand. All unexpended program income shall be returned to the City at the end of the contract period. Any interest earned on cash advances from the U.S. Treasury and from funds held in a revolving fund account is not program income and shall be remitted promptly to the City.

1. Indirect Costs

If indirect costs are charged, the Contractor will develop an indirect cost allocation plan for determining the appropriate Contractor’s share of administrative costs and shall submit such plan to the City for approval, in a form specified by the City.

2. Payment Procedures

The City will pay to the Contractor funds available under this Agreement based upon information submitted by the Contractor and consistent with any approved budget and City policy concerning payments. With the exception of certain advances, payments will be made for eligible expenses actually incurred by the Contractor, and not to exceed actual cash requirements. Payments will be adjusted by the City in accordance with advance fund and program income balances available in Contractor accounts. In addition, the City reserves the right to liquidate funds available under this contract for costs incurred by the City on behalf of the Contractor.

3. Progress Reports

The Contractor shall submit regular Progress Reports to the City in the form, content, and frequency as required by the City.

D. Procurement

1. Compliance

The Contractor shall comply with current City policy concerning the purchase of equipment and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds provided herein. All program assets (unexpended program income, property, equipment, etc.) shall revert to the City upon termination of this Agreement.

2. OMB Standards

Unless specified otherwise within this agreement, the Contractor shall procure all materials, property, or services in accordance with the requirements of 24 CFR 84.40–48.

3. Build America, Buy America (BABA)

The Grantee must comply with the requirements of the Build America, Buy America (BABA) Act, 41 USC 8301 note, and all applicable rules and notices, as may be amended, if applicable to Grantee's infrastructure project. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver of 2023 and Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 FR 17001), any funds obligated by HUD on or after the applicable listed effective dates are subject to BABA requirements, unless excepted by a waiver.

4. Travel

The Contractor shall obtain written approval from the City for any travel outside the metropolitan area with funds provided under this Agreement.

E. Use and Reversion of Assets

The use and disposition of real property and equipment under this Agreement shall be in compliance 2 CFR Part 200, and the requirements of 24 CFR Part 84 and 24 CFR 570.502, 570.503, and 570.504, as applicable, which include but are not limited to the following:

1. The Contractor shall transfer to the City any CDBG funds on hand and any accounts receivable attributable to the use of funds under this Agreement at the time of expiration, cancellation, or termination.
2. Real property under the Contractor's control that was acquired or improved, in whole or in part, with funds under this Agreement in excess of \$25,000 shall be used to meet one of the CDBG National Objectives pursuant to 24 CFR 570.208 until five (5) years after expiration of this Agreement [or such longer period of time as the City deems appropriate]. If the Contractor fails to use CDBG-assisted real property in a manner that meets a CDBG National Objective for the prescribed period of time, the Contractor shall pay the City an amount equal to the current fair market value of the property less any portion of the value attributable to expenditures of non-CDBG funds for acquisition of, or improvement to, the property. Such payment shall constitute program income to the City. The Contractor may retain real property acquired or improved under this Agreement after the expiration of the five-year period [or such longer period of time as the City deems appropriate].
3. In all cases in which equipment acquired, in whole or in part, with funds under this Agreement is sold, the proceeds shall be program income (prorated to reflect the extent to that funds received under this Agreement were used to acquire the equipment). Equipment not needed by the Contractor for activities under this Agreement shall be (a) transferred to the City for the CDBG program or (b) retained after compensating the City [an amount equal to the current fair market value of the equipment less the percentage of non-CDBG funds used to acquire the equipment].

X. **RELOCATION, REAL PROPERTY ACQUISITION AND ONE-FOR-ONE HOUSING REPLACEMENT**

The Contractor agrees to comply with (a) the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and implementing regulations at 49 CFR Part 24 and 24 CFR 570.606(b); (b) the requirements of 24 CFR 570.606(c) governing the Residential Anti-displacement and Relocation Assistance Plan under section 104(d) of

the HCD Act; and (c) the requirements in 24 CFR 570.606(d) governing optional relocation policies. [The City may preempt the optional policies.] The Contractor shall provide relocation assistance to displaced persons as defined by 24 CFR 570.606(b)(2) that are displaced as a direct result of acquisition, rehabilitation, demolition or conversion for a CDBG-assisted project. The Contractor also agrees to comply with applicable City ordinances, resolutions and policies concerning the displacement of persons from their residences.

XI. PERSONNEL & PARTICIPANT CONDITIONS

A. Civil Rights

1. Compliance

The Contractor agrees to comply with [fill in local and state civil rights ordinances here] and with Title VI of the Civil Rights Act of 1964 as amended, Title VIII of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title I of the Housing and Community Development Act of 1974 as amended, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive Order 11063, and Executive Order 11246 as amended by Executive Orders 11375, 11478, 12107 and 12086.

2. Nondiscrimination

The Contractor agrees to comply with the non-discrimination in employment and contracting opportunities laws, regulations, and executive orders referenced in 24 CFR 570.607, as revised by Executive Order 13279. The applicable non-discrimination provisions in Section 109 of the HCDA are still applicable.

3. Land Covenants

This contract is subject to the requirements of Title VI of the Civil Rights Act of 1964 (P. L. 88-352) and 24 CFR 570.601 and 570.602. In regard to the sale, lease, or other transfer of land acquired, cleared or improved with assistance provided under this contract, the Contractor shall cause or require a covenant running with the land to be inserted in the deed or lease for such transfer, prohibiting discrimination as herein defined, in the sale, lease or rental, or in the use or occupancy of such land, or in any improvements erected or to be erected thereon, providing that the City and the United States are beneficiaries of and entitled to enforce such covenants. The Contractor, in undertaking its obligation to carry out the program assisted hereunder, agrees to take such measures as are necessary to enforce such covenant, and will not itself so discriminate.

4. Section 504

The Contractor agrees to comply with all Federal regulations issued pursuant to compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), which prohibits discrimination against the individuals with disabilities or handicaps in any Federally assisted program. The City shall provide the Contractor with any guidelines necessary for compliance with that portion of the regulations in force during the term of this Agreement.

B. Affirmative Action

1. Approved Plan

The Contractor agrees that it shall be committed to carry out pursuant to the City's specifications an Affirmative Action Program in keeping with the principles as provided in President's Executive Order 11246 of September 24, 1966. The City shall provide Affirmative Action guidelines to the Contractor to assist in the formulation of such program. The Contractor shall submit a plan for an Affirmative Action Program for approval prior to the award of funds.

2. Women- and Minority-Owned Businesses (W/MBE)

The Contractor will use its best efforts to afford small businesses, minority business enterprises, and women's business enterprises the maximum practicable opportunity to participate in the performance of this contract. As used in this contract, the terms "small business" means a business that meets the criteria set forth in section 3(a) of the Small Business Act, as amended (15 U.S.C. 632), and "minority and women's business enterprise" means a business at least fifty-one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, "minority group members" are Afro-Americans, Spanish-speaking, Spanish surnamed or Spanish-heritage Americans, Asian-Americans, and American Indians. The Contractor may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

3. Access to Records

The Contractor shall furnish and cause each of its own subrecipients or subcontractors to furnish all information and reports required hereunder and will permit access to its books, records and accounts by the City, HUD or its agent, or other authorized Federal officials for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein.

4. Notifications

The Contractor will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or worker's representative of the Contractor's commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

5. Equal Employment Opportunity and Affirmative Action (EEO/AA) Statement

The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that it is an Equal Opportunity or Affirmative Action employer.

6. Subcontract Provisions

The Contractor will include the provisions of Paragraphs X.A, Civil Rights, and B, Affirmative Action, in every subcontract or purchase order, specifically or by reference,

so that such provisions will be binding upon each of its own subrecipients or subcontractors.

C. Employment Restrictions

1. Prohibited Activity

The Contractors prohibited from using funds provided herein or personnel employed in the administration of the program for: political activities; inherently religious activities; lobbying; political patronage; and nepotism activities.

2. Labor Standards

The Contractor agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Act as amended, the provisions of Contract Work Hours and Safety Standards Act (40 U.S.C. 327 *et seq.*) and all other applicable Federal, state and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this Agreement. The Contractor agrees to comply with the Copeland Anti-Kick Back Act (18 U.S.C. 874 *et seq.*) and its implementing regulations of the U.S. Department of Labor at 29 CFR Part 5. The Contractor shall maintain documentation that demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to the City for review upon request.

The Contractor agrees that, except with respect to the rehabilitation or construction of residential property containing less than eight (8) units, all contractors engaged under contracts in excess of \$2,000.00 for construction, renovation or repair work financed in whole or in part with assistance provided under this contract, shall comply with Federal requirements adopted by the City pertaining to such contracts and with the applicable requirements of the regulations of the Department of Labor, under 29 CFR Parts 1, 3, 5 and 7 governing the payment of wages and ratio of apprentices and trainees to journey workers; provided that, if wage rates higher than those required under the regulations are imposed by state or local law, nothing hereunder is intended to relieve the Contractor of its obligation, if any, to require payment of the higher wage. The Contractor shall cause or require to be inserted in full, in all such contracts subject to such regulations, provisions meeting the requirements of this paragraph.

3. "Section 3" Clause

a. Compliance

Compliance with the provisions of Section 3 of the HUD Act of 1968, as amended, and as implemented by the regulations set forth in 24 CFR 135, and all applicable rules and orders issued hereunder prior to the execution of this contract, shall be a condition of the Federal financial assistance provided under this contract and binding upon the City, the Contractor and any of the Contractor's subrecipients and subcontractors. Failure to fulfill these requirements shall subject the City, the Contractor and any of the Contractor's subrecipients and subcontractors, their successors and assigns, to those sanctions specified by the Agreement through which Federal assistance is provided. The Contractor certifies and agrees that no contractual or other disability exists that would prevent compliance with these requirements.

The Contractor further agrees to comply with these “Section 3” requirements and to include the following language in all subcontracts executed under this Agreement:

“The work to be performed under this Agreement is a project assisted under a program providing direct Federal financial assistance from HUD and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701). Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to low- and very low-income residents of the project area, and that contracts for work in connection with the project be awarded to business concerns that provide economic opportunities for low- and very low-income persons residing in the metropolitan area in which the project is located.”

The Contractor further agrees to ensure that opportunities for training and employment arising in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project are given to low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to low- and very low-income persons within the service area of the project or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs; and award contracts for work undertaken in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project to business concerns that provide economic opportunities for low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to business concerns that provide economic opportunities to low- and very low-income residents within the service area or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs.

The Contractor certifies and agrees that no contractual or other legal incapacity exists that would prevent compliance with these requirements.

b. Notifications

The Contractor agrees to send to each labor organization or representative of workers with which it has a collective bargaining agreement or other contract or understanding, if any, a notice advising said labor organization or worker’s representative of its commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

c. Subcontracts

The Contractor will include this Section 3 clause in every subcontract and will take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the grantor agency. The Contractor will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any

subcontract unless the entity has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

D. Conduct

1. Assignability

The Contractor shall not assign or transfer any interest in this Agreement without the prior written consent of the City thereto; provided, however, that claims for money due or to become due to the Contractor from the City under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the City.

2. Subcontracts

a. Approvals

The Contractor shall not enter into any subcontracts with any agency or individual in the performance of this contract without the written consent of the City prior to the execution of such agreement.

b. Monitoring

The Contractor will monitor all subcontracted services on a regular basis to assure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.

c. Content

The Contractor shall cause all of the provisions of this contract in its entirety to be included in and made a part of any subcontract executed in the performance of this Agreement.

d. Selection Process

The Contractor shall undertake to insure that all subcontracts let in the performance of this Agreement shall be awarded on a fair and open competition basis in accordance with applicable procurement requirements. Executed copies of all subcontracts shall be forwarded to the City along with documentation concerning the selection process.

3. Hatch Act

The Contractor agrees that no funds provided, nor personnel employed under this Agreement, shall be in any way or to any extent engaged in the conduct of political activities in violation of Chapter 15 of Title V of the U.S.C.

4. Conflict of Interest

The Contractor agrees to abide by the provisions of 24 CFR 84.42 and 570.611, which include (but are not limited to) the following:

- a. The Contractor shall maintain a written code or standards of conduct that shall govern the performance of its officers, employees or agents engaged in the award and administration of contracts supported by Federal funds.
- b. No employee, officer or agent of the Contractor shall participate in the selection, or in the award, or administration of, a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.
- c. No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, or with respect to the proceeds from the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this paragraph, a "covered person" includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the City, the Contractor, or any designated public agency.

5. Lobbying

The Contractor hereby certifies that:

- a. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
 - b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
 - c. It will require that the language of paragraph (d) of this certification be included in the award documents for all sub awards at all tiers (including subcontracts, sub grants, and contracts under grants, loans, and cooperative agreements) and that all Contractor shall certify and disclose accordingly:
- d. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S.C. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

6. Copyright

If this contract results in any copyrightable material or inventions, the City and/or grantor agency reserves the right to royalty-free, non-exclusive and irrevocable license to reproduce, publish or otherwise use and to authorize others to use, the work or materials for governmental purposes.

7. Religious Activities

The Contractor agrees that funds provided under this Agreement will not be utilized for inherently religious activities prohibited by 24 CFR 570.200(j), such as worship, religious instruction, or proselytization.

XII. ENVIRONMENTAL CONDITIONS

A. Air and Water

The Contractor agrees to comply with the following requirements insofar as they apply to the performance of this Agreement:

- Clean Air Act, 42 U.S.C., 7401, *et seq.*;
- Federal Water Pollution Control Act, as amended, 33 U.S.C., 1251, *et seq.*, as amended, 1318 relating to inspection, monitoring, entry, reports, and information, as well as other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder;
- Environmental Protection Agency (EPA) regulations pursuant to 40 CFR Part 50, as amended.

B. Flood Disaster Protection

In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001), the Contractor shall assure that for activities located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).

C. Lead-Based Paint

The Contractor agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35, Subpart B. Such regulations pertain to all CDBG-assisted housing and require that all owners, prospective owners, and tenants of

properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be undertaken. The regulations further require that, depending on the amount of Federal funds applied to a property, paint testing, risk assessment, treatment and/or abatement may be conducted.

D. Historic Preservation

The Contractor agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) and the procedures set forth in 36 CFR Part 800, Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of this agreement. In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a Federal, state, or local historic property list.

XIII. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

XIV. SECTION HEADINGS AND SUBHEADINGS

The section headings and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

XV. ENTIRE AGREEMENT

This agreement constitutes the entire agreement between the City and the Contractor for the use of funds received under this Agreement and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the City and the Contractor with respect to this Agreement.

(Signatures on next page)

IN WITNESS WHEREOF, the Parties have executed this contract as of the date first written above.

CITY
City of West Allis, A Municipal Corporation

CONTRACTOR
Organizational Name

By: _____
Dan Devine, Mayor

By: _____

Date: _____

Date: _____

Countersigned:

By: _____
Erin M. Hlrm, City Administrator

Date: _____

COMPTROLLER'S CERTIFICATE

Countersigned this _____ day of _____, 2025
and I certify that the necessary funds will be provided as
outlined in Section 3, Paragraph A to pay the liability that
may be incurred by the Community Development Block
Grant of the City of West Allis under this Agreement.

Jason Kaczmarek, Finance Director/Comptroller

Examined and approved as to form
and execution this _____ day of _____,
_____, 2025.

Kail Decker, City Attorney

CERTIFICATE RE: CORPORATION

I, _____ certify that I am the _____ (Official Capacity) of the
above CONTRACTOR named herein; that _____, who executed this Contract on
behalf of the CONTRACTOR was then _____ (Official Capacity of Signatory) of
said corporation, and in said capacity, duly signed said Contract for and on behalf of said corporation, being
duly authorized so to do under its bylaws or is authorized so to do by action of its duly constituted board, all
of which is within the scope of its corporate powers.

Dated at _____ this _____ day of _____, 20____.

Signature and/or Seal

(Signature MUST accompany if seal is used)

SECTION TWO-STATUTORY REQUIREMENTS

This agreement is funded, in whole or in part, with Federal Community Development Block Grant
Funds. The Contractor will fully comply with the following statutes, laws, rules, regulations and other
requirements during the term of the Agreement.

I. Non-Discrimination.

A. Title VI of the Civil Rights Act of 1964 (Pub. L. 86-352), and implementing regulations
issued at 24 CFR Part 1, which provide that no person in the United States shall, on the grounds of
race, color or national origin, be excluded from participation in, denied the benefits of or otherwise

subjected to discrimination under any program or activity for which the person receives federal financial assistance and will immediately take measures necessary to effectuate this assurance.

B. Section 109 of the Housing and Community Development Act of 1974, as amended, and the regulations issued at 24 CFR 570.601, which provide that no person in the United States shall, on the grounds of race, color, national origin or sex, be excluded from participation in, denied the benefits of or subject to discrimination under any program or activity funded in whole or in part with funds provided under 24 CFR Part 570.

C. Section 504 of the Rehabilitation Act of 1973, as amended (Pub. L. 93-112), and implementing regulations of 24 CFR Part 8. Section 504 provides that no qualified handicapped person shall, on the basis of handicap, be excluded from participation in, denied the benefits of or otherwise subjected to discrimination under any program or activity which received or benefits from federal financial assistance.

D. The Fair Housing Act (42 U.S.C. 3601-3619), the Fair Housing Act implementation regulations, Executive Order 11063 and implementing regulations issued at 24 CFR Part 107.

II. Equal Employment Opportunity. (All Projects exceeding \$10,000). Executive Order 11246, as amended by Executive Order 11375, and as supplemented in Department of Labor Regulations (41 CFR Part 60).

A. The Contractor will not, in carrying out the Project, discriminate against any employee because of race, color, religion, sex, handicap or national origin. It will take affirmative action to insure that applicants for employment are employed, and that employees are treated during employment without regard to their race, color, religion, sex, handicap or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship. The Contractor shall post in conspicuous places, available to employees and applicants for employment, notices to be provided by HUD setting forth the provisions of this non-discrimination clause.

B. The Contractor will, in all solicitations or advertisements for employees placed by or on its behalf, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, handicap or national origin.

C. The Contractor will incorporate the foregoing requirements of this section in all of its contracts for Project work, except contracts for standard commercial supplies or raw materials or contracts covered under 24 CFR Part 570 and will require all of its contracts for such work to incorporate such requirements in all subcontracts for work done with funds provided under 24 CFR Part 570.

III. Employment Opportunities For Low Income Residents. Section 3 of the Housing and Urban Development Act of 1968, as amended, and implementing regulations at 24 CFR Part 135, requiring that to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the Project area and contracts for work in connection with the Project be awarded to eligible business concerns which are located in or owned in substantial part by persons residing in the area of the Project.

IV. Age Discrimination Prohibited. The Age Discrimination Act of 1975, as amended, (Pub. L. 94-135), and implementing regulations (when published for effect).

V. Drug-Free Work Place. Contractor certifies that it will provide a drug-free work place and

will otherwise comply with the Drug-Free Work Place Act of 1988, as amended, and the regulations promulgated thereunder.

VI. Federal Management and Budget Requirements and Procurement Standards.

A. The regulations, policies, guidelines and requirements of OMB Circular Nos. A-102, A-122, Revised, and A-87, as they relate to the acceptance and use of federal funds under 24 CFR Part 570.

B. All requirements imposed by HUD concerning special requirements of law, program requirements and other administrative requirements approved in accordance with OMB No. A-102, Revised.

C. OMB Circular A-110.

VII. Environmental Review. Contractor 's chief executive officer or other officer of the Contractor will cooperate with the City in carrying out the following:

A. Consents to assume the status of a responsible federal official for environmental review, decision making and action pursuant to the National Environmental Policy Act of 1969, and the other authorities listed in Part 58, insofar as the provisions of such act or other authorities apply to 24 CFR Part 570.

B. Is authorized and consents on behalf of the Borrower and himself/herself to accept the jurisdiction of the federal courts for the purpose of enforcement of his/her responsibilities as such official.

C. Prohibition against the use of Lead-Based Paint.

VIII. Historic Preservation. Contractor will comply with the requirements for historic preservation, identification and review set forth in section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470), Executive Order 11593, and the Archeological and Historic Preservation Act of 1974 (16 U.S.C. 469a, et seq.), regulations of the Advisory Council on Historic Preservation at 36 CFR 801, and any other regulations promulgated pursuant to section 21 of the Housing and Community Development Act of 1974, as amended.

IX. Relocation. The relocation requirements of Title II and the acquisition requirements of Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, implementing regulations at 24 CFR Part 42, and the special provisions of section 570.457, concerning the relocation of residential tenants not covered by the Uniform Act.

X. Labor Standards. The labor standards requirements as set forth in section 570.605 and HUD regulations issued to implement such requirements.

XI. Flood Insurance. The flood insurance purchase requirements of section 102(a) or the Flood Disaster Protection Act of 1973 (Pub. L. 93-234).

XII. Facilities. The Contractor will insure that the facilities under its ownership, lease or supervision which shall be utilized in the accomplishment of the Project are not listed on the Environmental Protection Agency's (EPA) list of violating facilities, and that it will notify HUD of the receipt of any communication from the Director of the EPA Office of Federal Activities, indicating that a facility to be used in the Project is under consideration for listing by the EPA.

XIII. Davis-Bacon. The Project may be subject, in whole or in part, to Federal Fair Labor Standards provisions in accordance with the Davis-Bacon Act (as amended at 40 U.S.C. section 276a-276a-5), the Copeland Anti-Kickback Act, and the Contract Work Hours and Safety Standards Act, implementing regulations issued at 29 CFR Parts 1,3,5, and 7 and 24 CFR Part 570.603, and HUD Form 4010 Federal Labor Standards Provisions, incorporated herein by reference. The Contractor will agree that any such work will be done in accordance with such laws, regulations, and provisions.

XIV. As a general rule, per CFR 24, Part 570.200(j)(3), CDBG funds may be used for eligible public services to be provided through a primarily religious entity, where the religious entity enters into an agreement with the recipient or Contractor from which the CDBG funds are derived that, in connection with the provision of such services:

- (i) It will not discriminate against any employee or applicant for employment on the basis of religion and will not limit employment or give preference in employment to persons on the basis of religion;
- (ii) It will not discriminate against any person applying for such public services on the basis of religion and will not limit such services or give preference to persons on the basis of religion;
- (iii) It will provide no religious instruction or counseling, conduct no religious worship or services, engage in to religious proselytizing, and exert no other religious influence in the provision of such public services.

XV. Fraud. The Contractor has not knowingly and willingly made or used a document or writing containing any false, fictitious or fraudulent statement or entry. it is provided in 18 U.S.C. 1001 that whoever does so within the jurisdiction of any department or agency of the United States shall be fined not more than Ten Thousand Dollars (\$10,000) or imprisoned for not more than five (5) years, or both.

XVI. Remedies for Noncompliance. In the event of Contractor 's noncompliance with any of the provisions of these General Conditions, the City shall impose such sanctions as it may determine to be appropriate, including, but not limited to:

- A. Withholding of payment of funding under the Agreement until Contractor complies;
- and/or
- B. Immediate cancellation, termination or suspension of the Agreement, in whole or in part.
- C. Other remedies that may be legally available.

XVII. Section 3 Clause.

All section 3 covered contracts shall include the following clause (referred to as the section 3 clause):

- A. The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons

who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

C. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.

E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

F. Severability Clause. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

G. With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

XVIII. Reversion of Assets. Contractor agrees that upon termination or expiration of the Agreement, Contractor shall transfer to City all Community Development Block Grant funds on hand at that time as well as any accounts receivable attributable to the use of Community Development Grant funds. Contractor also agrees that any real property under Contractor's control that was acquired or improved in whole or in part with Community Development Block Grant funds is:

A. With written permission of City, retained by Contractor and used to meet the Community Development Block Grant objectives for such a period of time as agreed to between City and Contractor; or

B. Transferred to City for disposition in accordance with Community Development Block Grant Program regulations; or

C. Disposed of in a manner which results in City being reimbursed in the amount of the current fair market value of the property less any portion thereof attributable to expenditures of non-Community Development Block Grant funds for acquisition of, or improvement to, the property. Contractor agrees that upon expiration or termination of the agreement, Contractor shall transfer to City all C.D.B.G. funds on hand at the time of expiration.

XIX. Access to Books. Contractor agrees to maintain, make available and provide access to all books, documents, papers and records relating to this agreement to City, the U.S. Department of Housing and Urban Development, Comptroller General of the United States, or any of their duly authorized representatives, for the purpose of making audits, examinations, excerpts and transcriptions therefrom.

XX. The Contractor shall maintain all records required by the Federal regulations specified in 24 CFR Part 570.506, that are pertinent to the activities to be funded under this Agreement. Such records shall include but not limited to:

- A. Records providing a full description of each activity undertaken;
- B. Records demonstrating that each activity undertaken meets on the National Objectives of the CDBG program;
- C. Records required to determine the eligibility of activities;
- D. Records required to document that acquisition, improvement, use of disposition of real property acquired or improved with CDBG assistance;
- E. Records documenting compliance with the fair housing and equal opportunity components of the CDBG program;
- F. Final records as required by 24 CFR Part 570.502, and OMB Circular A-11 and
- G. Other records necessary to document compliance with Subpart K of 24 CFR 570.

XXI. Retention of Records. Contractor agrees to retain all records relating to this Agreement for no less than three years after the termination of all activities funded under this agreement. Records for non-expendable property acquired with funds under this contract shall be retained for three (3) years after final disposition of such property. Records for any displaced person must be kept for three (3) years after he/she has received final payment. Notwithstanding the above, if there is litigation claims, audits, negotiations or other actions that involve any of the records cited and that have started before the expiration of the three-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the three-year period, whichever occurs later.

City of West Allis - Community Development Block Grant Program

YEAR 2025 - EQUAL EMPLOYMENT OPPORTUNITY (EEO-4) Form

Employment data required for agencies receiving CDBG funds with greater than 15 employees.
Agencies with 15 or fewer employees are NOT required to complete the data table below. Our agency has 15 or fewer employees (circle): YES NO

JOB CATEGORIES (see descriptions the accompanying instructions form)	Number of Employees (report Employees in only one category)														
	Race/Ethnicity														Total of Columns A-N
	Hispanic or Latino		Not Hispanic or Latino												
			Male						Female						
	Male	Female	White	Black or African American	Native Hawaiian or other Pacific Islander	Asian	American Indian or Alaska native	Two or More races	White	Black or African American	Native Hawaiian or other Pacific Islander	Asian	American Indian or Alaska native	Two or More races	
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
Executive/Senior Level Officials and Managers															
Mid-Level Officials/Managers															
Professionals															
Technicians															
Sales Workers															
Admin. Support Workers															
Craft Workers															
Laborers and Helpers															
Service Workers															
TOTAL															

Agency/Organization _____ Name of Certifying Official _____ Phone _____

**CITY OF WEST ALLIS
RESOLUTION R-2025-4235**

**RESOLUTION APPROVING A PARKING LOT LEASE AGREEMENT BY AND
BETWEEN THE CITY OF WEST ALLIS ("LESSOR") AND ANTIGUA
PROPERTIES, LLC. ("LESSEE"), FOR THE PROPERTY LOCATED AT 62** W.
NATIONAL AVE. (TAX KEY 454-9003-000)**

WHEREAS, the City owns a parking lot at South 62nd Street and West Orchard Street; and

WHEREAS, the Antigua Restaurant located next door has a successful catering and food truck business that has expanded the restaurant's initial parking needs; and

WHEREAS, the City desires to utilize the parking lot and allow Antigua to park its vehicles on that site for a fee;

NOW THEREFORE, be it resolved by the Common Council of the City Of West Allis, in the State of Wisconsin, that the attached Parking Space Lease is hereby approved, and city staff are directed to execute the Lease on behalf of the City.

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

PARKING SPACE LEASE AGREEMENT

This Parking Space Lease Agreement (“**Agreement**”) is entered into as of October 21, 2025, by and between the City of West Allis (“**Lessor**”) who owns the parking lot located on the northwest corner of South 62nd Street and West Orchard Street, West Allis, Wisconsin (tax key 454-0074-000 & 454-0075-000) (“**Premises**”), and Antigua Properties, LLC (“**Lessee**”), which is the owner of the property located at 6207-09-11 West National Avenue, West Allis, Wisconsin (tax key 454-9004-000) (the “**Developed Property**”).

Whereas, Lessee operates a restaurant located at the Developed Property; and

Whereas, to facilitate continued investment in the Developed Property, Lessee has requested to utilize the Premises during overnight hours for vehicle parking to support the restaurant use at the Developed Property.

Whereas, Lessor is willing to permit Lessee to have access and use of the Premises pursuant to the terms of this Agreement.

Now Therefore, in consideration of the mutual conditions and covenants that are contained herein, Lessor and Lessee hereby agree as follows:

1. Access/Storage. Except as limited below, Lessee shall have ingress and egress over and upon the Premises and exclusive use of a total of four (4) spaces for parking their commercial food truck and catering vehicles. The specific parking spaces reserved for Lessee shall be identified by signage on the Premises placed at the sole discretion of Lessor.
2. Restoration. Lessee shall be responsible for any damage to the Premises caused by Lessee’s use of the Premises and shall restore any damage caused by Lessee’s use upon conclusion of the term.
3. Term. The term of the Agreement shall be one year, commencing upon the full execution of this Agreement. This Agreement shall be automatically renewed every year unless earlier terminated pursuant to Paragraph 8.
4. Rent. The Lessee shall pay to the Lessor, as annual rent in the amount of Four Thousand Dollars (\$4,000.00) payable in quarterly installments beginning within 7 days after full execution of this Agreement.
5. Use of Premise. The Lessee shall use the leased premises for on-grade parking of commercial food trucks and catering van vehicles and for no other purpose.
6. Severability. This Agreement represents the entire and integrated agreement of the Parties with respect to the subject matter of this Agreement, and supersedes and replaces any negotiations, agreements, or other terms related to the subject matter of this Agreement. The provisions of this Agreement are severable. If any provision of this Agreement is determined invalid or unenforceable by a court of competent jurisdiction, the other provisions of this Agreement shall continue in full force and effect and the voided provision shall be amended, if permissible, to the extent necessary to render it valid and enforceable.
7. Modification. This Agreement shall not be deemed or construed to have been modified, amended, rescinded, cancelled or waived, in whole or in part, except by written amendment signed by each Party.
8. Termination. Either Party may terminate this Agreement by providing at least 30 days’ advanced notice to the other Party. If this Agreement is terminated in the middle of a quarter, any payment

shall be prorated daily to the effective termination date.

9. Authority. The Parties hereby each acknowledge that they have read and understand the Agreement. The Parties further acknowledge that they have each retained legal counsel of their own choosing for advice regarding the terms and conditions of this Agreement, and based on that legal advice, enter into this Agreement willingly and fully knowledgeable of their rights and obligations under the Agreement. The signatories below acknowledge that each has the full right and authority to enter into and execute this Agreement on their respective Party's behalf. Each Party further represents and warrants that no other person or entity has an interest in any claims released hereunder.
10. Counterparts. This Agreement may be executed in multiple counterparts and, when joined together, form a complete and binding single instrument. A scanned or electronically-conveyed signature shall be as enforceable as an original, inked signature for purposes of executing this Agreement.

Lessor: City of West Allis

Signature _____ Date _____

E-mail:

Address for Notice:

Lessee: Antigua Properties, LLC

Signature _____ Date _____

E-mail:

Address for Notice: _

**CITY OF WEST ALLIS
RESOLUTION R-2025-4238**

**RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR A REDIVISION
OF THE EXISTING PARCELS LOCATED AT 16** S. 66 ST. (TAX KEY 454-0655-
000), 6601 W. NATIONAL AVE. (TAX KEY 454-0653-001), AND 66** W. MITCHELL
ST. (TAX KEY 454-0656-000), AS SUBMITTED BY MANDEL GROUP.**

WHEREAS, Mandel Group submitted a Certified Survey Map to redivide the existing parcels located at 16** S. 66 St. (Tax Key 454-0655-000), 6601 W. National Ave. (Tax Key 454-0653-001), and 66** W. Mitchell St. (Tax Key 454-0656-000); and,

WHEREAS, with the adoption of this Resolution, the Common Council grants approval to record the map and its documents with the Milwaukee County Register of Deeds Office.

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis, Wisconsin, that the Certified Survey Map being a redivision of part of Lot 1 and all of Lot 4 of Certified Survey Map No. 9370, being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin is approved.

SECTION 1: **ADOPTION** “R-2025-4238” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

BEFORE ADOPTION

R-2025-4238 (Non-existent)

AFTER ADOPTION

R-2025-4238(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

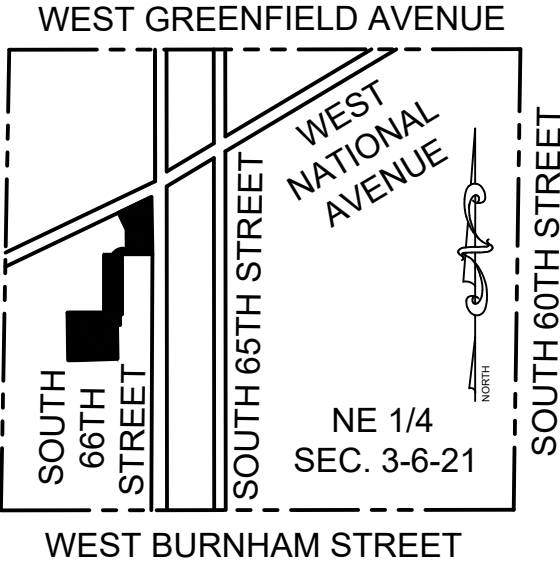
Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

CERTIFIED SURVEY
MAP NO. _____

Being a redivision of part of Lot 1 and all of Lot 4 of Certified Survey Map No. 9370, being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.

VICINITY MAP
SCALE 1"=1000'



Subject Property
Zoning: C3
Tax Key Number:
4540656000
4540653001

Prepared for:
Mandel Group, Inc.
330 E. Kilbourn Avenue Suite 600
South Milwaukee, WI 53202

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the north line of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East has a bearing of N88°05'31"E.



Jesse Zoltowski
SEPTEMBER 29, 2025



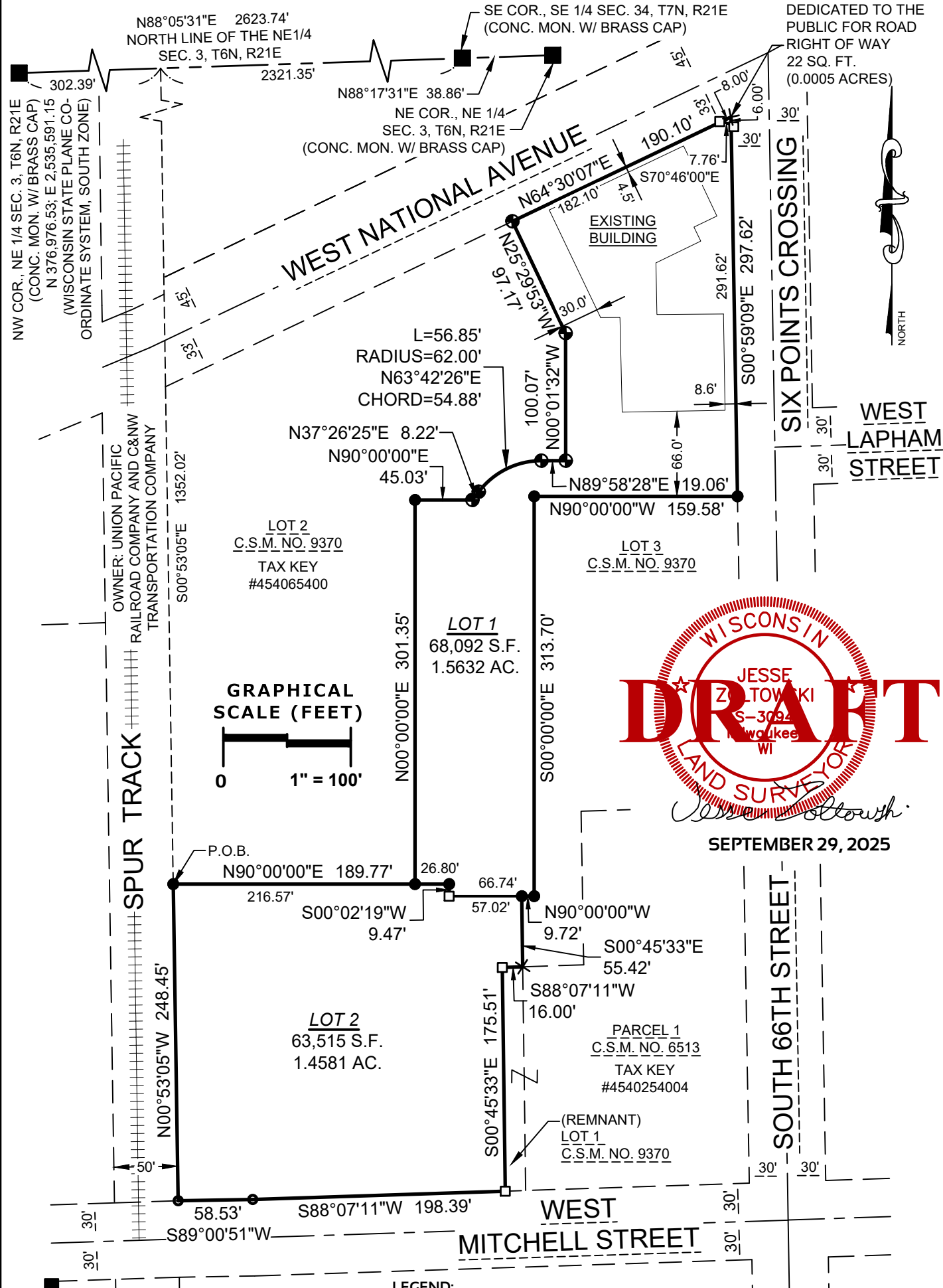
Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by Jesse Zoltowski, PLS-License No. S-3094

DRAFTED BY: ST
PEG JOB#650.00
SHEET 1 OF 6

CERTIFIED SURVEY MAP NO. _____

Being a redivision of part of Lot 1 and all of Lot 4 of Certified Survey Map No. 9370, being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.



Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

LEGEND:

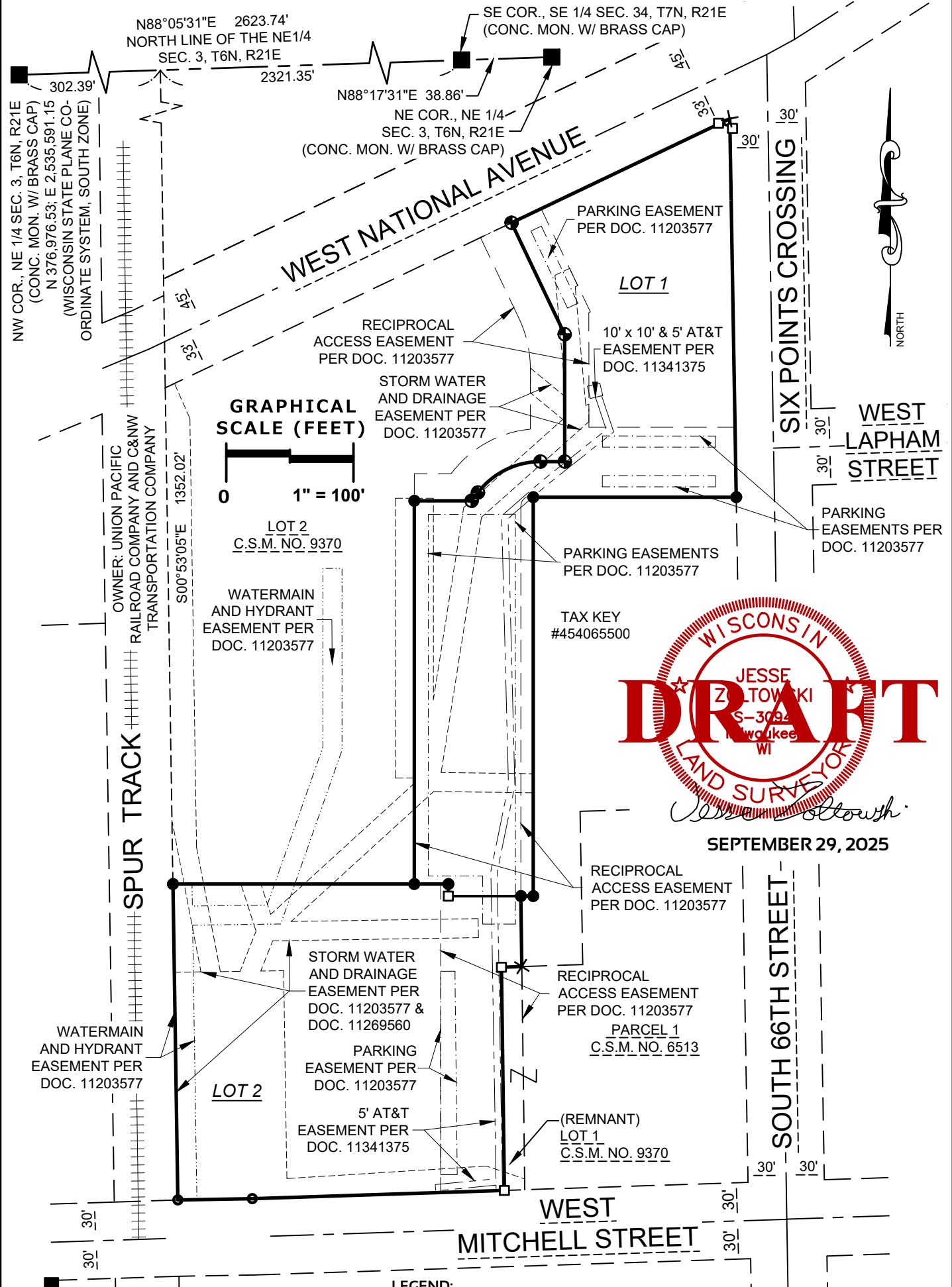
- - Denotes Found Iron Pipe
- - Denotes Found Mag Nail
- - Denotes Found 3/4" Iron Rod
- X - Denotes Found Chiseled Cross
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

This instrument drafted by Jesse Zoltowski, PLS-License No. S-3094

PEG JOB#650.00
SHEET 2 OF 6

CERTIFIED SURVEY MAP NO. _____

Being a redivision of part of Lot 1 and all of Lot 4 of Certified Survey Map No. 9370, being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.



Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

LEGEND:

- - Denotes Found Iron Pipe
- - Denotes Found Mag Nail
- - Denotes Found 3/4" Iron Rod
- X - Denotes Found Chiseled Cross
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

This instrument drafted by Jesse Zoltowski, PLS-License No. S-3094

PEG JOB#650.00
SHEET 3 OF 6

CERTIFIED SURVEY MAP NO. _____

Being a redivision of part of Lot 1 and all of Lot 4 of Certified Survey Map No. 9370, being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Jesse Zoltowski, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and redivided that part of Lot 1 and all of Lot 4 of Certified Survey Map No. 9370, recorded in the office of the Register of Deeds for Milwaukee County as Document No. 11193094, being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 3;
Thence North 88°05'31" East along the north line of said Northeast 1/4, 302.39 feet;
Thence South 00°53'05" East and then along the west line of Lot 2 of Certified Survey Map No. 9370, 1352.02 feet to the Point of Beginning;

Thence North 90°00'00" East along the south line of said Lot 2, 189.77 feet;
Thence North 00°00'00" East along the east line of said Lot 2, 301.35 feet;
Thence North 90°00'00" East along said east line, 45.03 feet;
Thence North 37°26'25" East along said east line, 8.22 feet to a point on a curve;
Thence northeasterly 56.85 feet along said curve to the right and said east line of said Lot 2, whose radius is 62.00 feet and whose chord bears North 63°42'26" East, 54.88 feet;
Thence North 89°58'28" East along said east line, 19.06 feet;
Thence North 00°01'32" West along said east line, 100.07 feet;
Thence North 25°29'53" West along said east line, 97.17 feet to the south right of way line of West National Avenue;
Thence North 64°30'07" East along said south right of way line, 190.10 feet to the west right of way line of Six Points Crossing;
Thence South 00°59'09" East along said west right of way line, 297.62 feet to the north line of Lot 3 of Certified Survey Map No. 9370;
Thence North 90°00'00" West along said north line, 159.58 feet;
Thence South 00°00'00" East along the west line of said Lot 3, 313.70 feet;
Thence North 90°00'00" West along said west line of Lot 3, 9.72 feet;
Thence South 00°45'33" East along said west line of Lot 3, 55.42 feet;
Thence South 88°07'11" West, 16.00 feet;
Thence South 00°45'33" East, 175.51 feet to the north right of way line of West Mitchell Street;
Thence South 88°07'11" West along said north right of way line, 198.39 feet;
Thence South 89°00'51" West along said north right of way line, 58.53 feet to the east line of a Spur Track;
Thence North 00°53'05" West along said east line, 248.45 feet to the Point of Beginning.

Dedicating that portion of land as graphically shown for public right of way purposes.

Containing 131,629 square feet (3.0218 acres) of land Gross and 131,607 square feet (3.0213 acres) of land Net, more or less.

That I have made such survey, land division and map by the direction of Community Development Authority of the City of West Allis, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statutes and the City of West Allis Land Division Ordinance in surveying, mapping and dividing the same.

Date: SEPTEMBER 29, 2025



Jesse Zoltowski
Jesse Zoltowski
Professional Land Surveyor S-3094

CERTIFIED SURVEY MAP NO. _____

Being a redivision of part of Lot 1 and all of Lot 4 of Certified Survey Map No. 9370, being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

Community Development Authority of the City of West Allis, as owner, does hereby certify that it caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

We also certify that this certified survey map is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1. City of West Allis
- 2. Milwaukee County

IN WITNESS WHEREOF, the said Community Development Authority of the City of West Allis has caused these presents to be signed by _____, Executive Director of the Community Development Authority, at West Allis, Milwaukee County, Wisconsin, on this _____ day of _____, 2025.

In the presence of: Community Development Authority of the City of West Allis

Executive Director of the
Community Development Authority

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this _____ day of _____, 2025, _____, Executive Director of the Community Development Authority, of the above named Community Development Authority of the City of West Allis, to me known to be the person who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as such officer, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



Jesse Zoltowski
SEPTEMBER 29, 2025

CERTIFIED SURVEY MAP NO. _____

Being a redivision of part of Lot 1 and all of Lot 4 of Certified Survey Map No. 9370, being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.

COMMON COUNCIL APPROVAL

Be it resolved by the Common Council of the City of West Allis, Wisconsin, that the Certified Survey Map of a parcel of land in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin be and the same is hereby adopted.

Approved: _____

Adopted: _____

Dan Devine, Mayor

Erin Hirn, City Administrator

CERTIFICATE OF CITY TREASURER

I, _____, being the duly appointed, qualified and acting City Treasurer of the City of West Allis, Wisconsin, do hereby certify that in accordance with the records in my office, there are no unpaid taxes of unpaid special assessments as of _____, 2025 on any of the lands included in this Certified Survey Map.

Date

City Treasurer

CERTIFICATE OF CITY CLERK

I, _____, being the duly appointed, qualified and acting City Clerk of the City of West Allis, Wisconsin, and that the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of West Allis, Wisconsin on the _____ day of _____, 2025.

Date

City Clerk


Jesse Zoltowski
SEPTEMBER 29, 2025

**CITY OF WEST ALLIS
RESOLUTION R-2025-4240**

**RESOLUTION APPROVING A \$100,000 ECONOMIC DEVELOPMENT LOAN TO
FAMILY CYCLE WORKS LLC, A BIKE SHOP TO BE LOCATED AT 6651 W.
NATIONAL AVE, TO BE FUNDED WITH COMMUNITY DEVELOPMENT BLOCK
GRANT FUNDS, BY TAX INCREMENT FINANCING DISTRICT #7, OR WITH
FIRST-RING INDUSTRIAL REDEVELOPMENT ENTERPRISE LOAN FUNDS**

WHEREAS, Christopher and Colleen Jornlin, principal members of Family Cycle Works LLC, have applied for a \$100,000 economic development loan from the City of West Allis to establish a bike shop; and,

WHEREAS, Family Cycle Works LLC has a business plan to run a bike shop in the lower-level commercial space of the SoNa Lofts mixed use development located at 6651 W. National Ave.; and,

WHEREAS, a combination of Community Development Block Grant (CDBG) funds, funds from Tax Increment Financing District #7, and First-Ring Industrial Redevelopment Enterprise (FIRE) loan funds totaling \$100,000 may be used to assist Family cycle Works LLC through a combination of a \$50,000 Instore Forgivable Loan and a \$50,000 Economic Development Loan; and

WHEREAS, the Economic Development Loan Task Force has reviewed the loan request from Christopher and Colleen Jorlin and recommended approval of an Instore Economic Development Loan and an Economic Development Loan using a combination of CDBG, TIF #7, and FIRE loan funds, for the purpose of establishing a bike shop at 6651 W. National Ave.

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis that it approves an Economic Development Loan to Family Cycle Works LLC in an amount up to \$100,000, as outlined in Exhibit A.

BE IT FURTHER RESOLVEDthat the City Attorney is authorized to prepare loan documents necessary to execute the loans to Family Cycle Works LLC.

BE IT FURTHER RESOLVEDthat the City Attorney is authorized to make such non-substantive changes, modifications, additions, and deletions to and from the loan documents- including all attachments, exhibits, addendums, and amendments - as may be necessary to correct inconsistencies, eliminate ambiguity, and otherwise clarify and supplement the loan documents to maintain their general intent and to prepare and deliver such other documents as may be necessary to complete the loan.

BE IT FURTHER RESOLVEDthat the proper City officers and any of their authorized deputies are authorized on behalf of the City to execute the loan documents.

BE IT FURTHER RESOLVEDthat the Economic Development Executive Director is authorized to modify the terms of the loan agreement or documents if within the original intent of the loan or if to help the business to achieve the goals of the loan.

BE IT FURTHER RESOLVEDthat a loan of \$100,000 is funded through a combination of CDBG, Tax Increment District #7, and FIRE loan funds.

SECTION 1: **ADOPTION** “R-2025-4240” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

BEFORE ADOPTION

R-2025-4240 (Non-existent)

AFTER ADOPTION

R-2025-4240(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis



October 16, 2025

Christopher D. and Colleen M. Jornlin
4927 W Woodlawn Ct
Milwaukee, WI 53208

Dear Christopher D. and Colleen M. Jornlin:

Pursuant to your application and information provided by you regarding the lease of the property at 6651 W. National Ave., the Common Council of the City of West Allis ("City") hereby agrees to make a loan to you, in accordance with the federal Community Development Block Grant regulations and as a demonstration, under loan guidelines associated with the draft InStore Program the following specific terms and conditions:

1. Borrower. The Borrower shall be Christopher D. and Colleen M. Jornlin, Principal Members of Family Cycle Works LLC DBA Family Cycle Works, the members reside at 4927 W. Woodlawn Ct. Milwaukee, WI 53208 and propose to lease the property located at 6651 W. National Ave. West Allis, WI 53214.
2. Guarantors. Unlimited personal guarantees will be provided by Christopher D. and Colleen M. Jornlin married to each other.
3. Project. Loan proceeds are to be used for purchase of equipment and inventory, working capital and tenant improvement costs for the establishment of a bike shop at 6651 W. National Ave., West Allis, WI 53214.
4. Loan Amount. The loan amount shall not exceed \$100,000 comprised of the following:
 - A. \$50,000 Forgivable Loan ("Loan A") Instore Program that will be used for National Avenue Commercial Corridor. Funding source – CDBG. Disbursement of the aggregate principal will be at loan closing with proper paid invoices or purchase orders. The loan will be

evidenced by a note payable by the Borrower to the City. The loan will have monthly interest payments with a pro-rated portion of principal forgiven at anniversary of loan closing each year for 5 years.

B. \$50,000 Economic Development Assistance Loan ("Loan B"). Funding source – Tax Increment District #7 and/or First Ring Industrial Redevelopment Enterprise (FIRE) . Disbursement of the aggregate principal will be at loan closing with proper paid invoices or purchase orders. The loan will be evidenced by a note payable by the Borrower to the City.

5. Interest Rate. (To be computed on basis of 360-day year.) The interest rate shall be as follows:

- A. On the \$50,000 InStore Loan Note ("Loan A"), interest shall be Four percent (4.00%) per annum.
- B. On the \$50,000 Economic Development Assistance Loan ("Loan B"), interest shall be Four percent (4.00%) per annum.
- C. In the event of default on either Note stated under A and B above, all unpaid principal and interest shall bear interest at the rate of eighteen percent (18.0 %) per annum until paid.

6. Term. The term of Loans:

- A. Loan A shall be 5 years or 60 months.
- B. Loan B shall be 7 years or 84 months. Amortization Period shall be 20 years.

7. Payments. Payments will be as follows:

A. Loan A:

- No interest and principal payments for the first 6 months following the date of closing.
- Interest only payments, beginning the 7 month after closing.
- 20% of the principal shall be forgiven each year for 5 years

B. Loan B:

- No interest and principal payments for the first 6 months following the date of Closing. Interest only payments from months 7-12 after Closing. Principal and Interest payments for the remainder of the life of the loan, which is 6.0 years. Interest on the loan will be 4.00%. There will be a balloon payment for the final payment.

8. Late Charge. A late charge not to exceed one percent (1%) on each dollar of each payment, which is more than ten (10) days in arrears may be collected provided that no such charge shall exceed the maximum amount which may be charged according to law.
9. Security. As security for the loan, the Borrower will deliver to the City:
 - A. A 1st position on the General Business Security Agreement on the assets purchased with City of West Allis funds for Family Cycle Works LLC.
 - B. An unlimited Personal Guarantee from Christopher D. and Colleen M. Jornlin, married to each other.
10. Loan Processing Fee. A non-refundable fee of One Thousand Dollars and zero cents (\$200.00) to be paid upon acceptance and delivery of this Commitment. (Borrower may elect to include this fee in the terms of the note). The fee is compensation to the City for making the loan and shall be fully and completely earned upon acceptance of this Commitment by the Borrower.
11. Maturity Date. The loans shall mature on:
 - A. Loan A: December 1, 2030
 - B. Loan B: December 1, 2035
12. Closing Date. The loans shall close on or before December 31, 2025.
13. Prepayment Privilege. The loans may be prepaid, in whole or in part, at any time without penalty or restriction.
14. Federal Identification Number. Borrower must provide a federal identification number to the City.
15. Job Creation/Retention. Borrower agrees to the following:

To create three (3) full-time equivalent permanent jobs over the next three (3) years, of which at least fifty-one percent (51%) are to be held by low-to- moderate income persons (at least 3 FTE).
16. General Conditions. All of the terms and conditions contained in the attached "General Conditions" (Exhibit A) for economic development loans and "Federal Requirements" (Attachment B) are incorporated into this Commitment.
17. Acceptance. Except as provided in the General Conditions, this Commitment shall be deemed binding upon the City if the City receives an unqualified acceptance by the Borrower of the terms and provisions contained herein, evidenced by the Borrower properly executing this document below and delivering it to the office of the undersigned on or before December 31, 2025, along with the non-refundable loan processing fee and the written guarantee of the loan

by Christopher D. and Colleen M. Jornlin Principal Members of Family Cycle Works dba Family Cycle Works LLC. If not so accepted, the City shall have no further obligation hereunder.

18. Provided that Borrowers have complied with the terms and conditions of this agreement and provided further that Borrowers have made the required interest payments during the previous twelve (12) months and provided further that Borrowers have operated the bike shop located at 6621 W. National Ave., West Allis, Wisconsin, a portion of InStore Note will be forgiven or in default repaid, as prorated below:

Year 0-1: 100% of eligible loan funds
Year 1-2: 80% of eligible loan funds
Year 2-3: 60% of eligible loan funds
Year 3-4: 40% of eligible loan funds
Year 4-5: 20% of eligible loan funds

CITY OF WEST ALLIS

By: _____
Patrick Schloss, Executive Director
Economic Development

ACCEPTANCE

The foregoing Commitment, as well as the terms and conditions referred to therein, are hereby accepted.

Family Cycle Works LLC

Date: _____

By: _____
Christopher D. Jornlin
Principal Member

Date: _____

By: _____
Colleen M. Jornlin
Principal Member

Received Acceptance and Loan Processing Fee:

By: _____
Shaun Mueller, Development Project Manager
Economic Development

Date: _____

Attachments

Economic Development Program/Loan Program
Project Beneficiary Profile



West Allis is able to offer this service/program through a grant from the federal government. One requirement of this grant is that the City keeps track of all the individuals this program assists by family size and income level. To help with this requirement, we ask for your assistance. Please complete the information required below so that we may track the individuals we are assisting through this program. Please be aware the information is completely confidential and will not be released but is for record keeping and required federal reporting purposes only.
 Thank you for your cooperation.

Name: _____ Address: _____
 Phone #: _____

RACE: (You MUST mark one)

- | | |
|--|---|
| ☐ White | ☐ Black/African American |
| ☐ Asian | ☐ American Indian/Alaskan Native |
| ☐ Native Hawaiian/Other Pacific Islander | ☐ American Indian/Alaskan Native and White |
| ☐ Asian & White | ☐ Black/African American and White |
| ☐ American Indian/Alaskan and Black/African | |
| ☐ Other Multi-Racial | |

ETHNICITY: (You MUST mark one) ☐ Hispanic ☐ Non-Hispanic

Family Size and Income Levels (2025): (Please circle one)

Below you will find a chart listing the various income levels. Find your family* size along the top of each column. Then circle the lowest income ** amount which exceeds your family income.

Income Level	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Extremely Low	23,250	26,600	29,900	33,200	35,900	38,550	41,200	43,850
Low	38,750	44,300	49,850	55,350	59,800	64,250	68,650	73,100
Moderate	46,500	53,160	59,820	66,420	71,760	77,100	82,380	87,720
Non-Low/Moderate	62,000	70,850	79,700	88,550	95,650	102,750	109,850	116,900

Female Head of Household – (please circle) Yes or No

* "Family" means all persons residing in the same household.

** "Income" means that of all members of the family over 18 years of age. However, unearned income (such as income from trust funds or investments) must be included regardless of the age of the beneficiary. Income includes wages, pensions, social security benefits, rents, and interest from any asset.

I understand that the information provided in this certification is subject to verification by the City of West Allis and/or HUD.

Signature _____

Economic Development Project/Loan Program

Employee Income Data Form

Employer:

After the new and current employees have completed the "Employee Income Certification Form," please provide the following information for all employees (new, current, retained, terminated) that were hired as a result of the Economic Development Project/Loan Program project.

1. **Name and Address of Employer:**
Name: _____
Address: _____
City: _____ State: _____ Zip: _____
2. **Name and Address of Employee:**
Name: _____
Address: _____
City: _____ State: _____ Zip: _____
3. **Employee Identification Number (or S.S.#):** _____
4. **Job Title:** _____
- 5a. **Date Hired:** _____
- 5b. **Date Terminated, if applicable:** _____
- 5c. **Date Retained:** _____
- 5d. **Date Replacement Hired:** _____
6. **Average Hours Per Week Worked:** _____
____ Full time or ____ Part time
7. **When hired, was the employee LMI (Low and Moderate Income)?**
Yes _____ No _____

Are there employer sponsored healthcare benefits? _____
Were you unemployed prior to employment? _____
8. **Category of work (Please Circle One)**

Office & Manager	Craft Workers (skilled)
Technicians	Operators (Semi skilled)
Sales	Laborers
Office & Clerical	Service Worker

L:\Economic Development\Economic Development Loans\Forms\Beneficiary Profile Report (updated 6.28.22)cc.docx

ATTACHMENT B
CITY OF WEST ALLIS
ECONOMIC DEVELOPMENT
LOANS GENERAL CONDITIONS
(EQUIPMENT)

BORROWER: Family Cycle Works LLC

COMMITMENT: October 22, 2025

LOAN AMOUNT \$100,000 (\$50,000 of CDBG)

In addition to the other terms and conditions set forth in the Commitment, the Loan is subject to the following general requirements, terms and conditions and borrower representations:

1. Closing. Closing is defined as the execution and delivery of the Note and other required Loan Documents by and between the City and the Borrower. Time is of the essence with respect to the closing date. There can be no extensions of the closing date unless applied for in writing and granted in writing at least ten (10) days prior to the original closing date.

2. Job Creation. Within two years of closing, the Project will create or have created at least the number of permanent, full-time jobs for low to moderate income persons indicated in the Commitment Letter. The Borrower will agree that the jobs created will be held by low to moderate income persons and that it will provide training for any of those jobs requiring special skills or education; and, will give to the City, upon demand, such information as the City may deem necessary to document this requirement. A low to moderate income person is defined as a member of a low to moderate income family within the current applicable income limits for the section 8 Rental Assistance Program administered by the City.

3. Need for Assistance. Borrower represents that the Project would not be undertaken unless the public funding on which it is based becomes available, as the Borrower can maximally raise only a portion of the debt and equity funds necessary to complete the Project.
4. Federal Regulations. Throughout the term of the Loan, the Borrower will comply with all applicable federal regulations set forth on Exhibit F.
5. Loan Documentation. Borrower shall execute and deliver to the City and Economic Development Loan Agreement, and all other Loan documents which the City shall deem necessary or require relative to the completion of the Loan. Such documents shall be in form, substance and content satisfactory to the City. All documents and data pertaining to the legal aspects of the transaction are subject to the approval of the City Attorney. Borrower shall provide such other documentation and/or assurances as the City or its Attorney may reasonably require.
6. Other Documentation. Prior to closing, to the extent required by the City, the Borrower shall furnish to the City in form and content acceptable to the City:
 - (a) Current reports of the Wisconsin Department of Financial Institutions evidencing all perfected security interests in the Project equipment and fixtures and copies of all financing statements filed in connection therewith.
 - (b) All appropriate documents evidencing the existence and good standing of the Borrower and any guarantors and resolutions authorizing the Project and the Loan and directing the appropriate officers or partners of the Borrower, as the case may be, to execute and deliver the Loan documents.
 - (c) Evidence from the appropriate governmental authorities and such other evidence, certificates or opinions as the City may require showing or stating that the Borrower's business facilities and operations will comply with all applicable zoning, building, health, environmental, safety and other laws, rules

and regulations.

(d) Such policies or other evidence of coverage acceptable to the City of all insurance required under the Loan Documents.

(e) A certified copy of each license, permit and franchise agreement necessary or required to conduct the Borrower's business operation.

(f) All Loan Documents which the City shall deem necessary or require relative to the completion of the subject Loan, including the Note, security agreements and such financing statements as are required for the perfection thereof.

7. Legal Matters. The Borrower's counsel shall furnish opinions satisfactory to the City that the Borrower is legally existing and is in good standing in all jurisdictions where it transacts business; that the Loan Documents are legal, binding and enforceable in accordance with their terms; that the Loan Documents, and the Borrower's obligations thereunder, do not contravene the terms and conditions of any agreement to which the Borrower is a party or by which the Borrower is bound; and that there are no judicial or administrative actions, suits or proceedings pending or threatened against or affecting the Borrower or the Project. The Borrower shall cause counsel for the guarantors to deliver to the City legal opinions covering the same matter for the Guarantors. Such opinions shall be dated as of closing.

8. Costs. All costs and expenses incidental to the making, administration and enforcement of the Loan, including fees and expenses of the City's counsel, if any, shall be paid by the Borrower, whether or not the Loan closes.

9. Adverse Change. The City shall not be obligated to close the Loan if, as of the closing date, there shall be a material adverse change in the value of the business or financial condition of the Borrower or of any guarantor.

10. Bankruptcy. The City shall not be obligated to close the Loan if prior to closing

the Borrower or any guarantor or any party who has a financial or business interest in or relationship with the Borrower becomes insolvent or the subject of state insolvency proceedings or a receiver, trustee or custodian or other similar official is appointed for, or takes possession of any part of the property of such party or any such party takes any action to become, or is named, the subject of proceedings under the federal bankruptcy code or state receivership statutes.

11. Transfer Restriction. Except as otherwise provided in the Commitment, the Loan documents shall provide that, during the term of the Loan, or any extension thereof, if any, or any part thereof, nor any sale, assignment, pledge, transfer or grant of any interest or right in any shares of stock or partnership interest in the Borrower shall be made without the prior written consent of the City, said consent shall not be unreasonably withheld. The Borrower will continuously maintain its existence and right to do business in the City of West Allis.

12. Other Liens and Fixtures. Except as otherwise provided in the Commitment, the Loan documents shall provide that the Borrower shall not create, nor permit to exist, any liens on, or security interest in, any Project equipment, except the lien of the City,

13. Insurance and Condemnation Proceeds. Except as otherwise provided in the Commitment, the Loan documents shall provide that all insurance and condemnation proceeds shall be applied to the Note, whether or not then due and payable.

14. Environmental Matters. Borrower represents and warrants to the City that to the best of Borrower's knowledge and belief, and after reasonable inquiry, that its business operations and facilities have not violated, do not nor will they violate any environmental laws, regulations, ordinances, orders or similar governmental restrictions; and the facility is not within a government identified area of contamination; and the facility and any site in the vicinity of the same are not nor have been the site of any oil, hazardous waste or other toxic substance or storage.

15. Use of Funds. The Borrower will use the proceeds of the Loan in the manner set forth in the Commitment Letter.
16. Prohibition Against the Borrower's Assignment. The Commitment is not assignable or transferable by the Borrower.
17. Not Joint Venture. The City shall not be deemed to be a partner or joint venturer with the Borrower and Borrower shall indemnify and hold the City harmless from any and all damages resulting from such a construction or alleged construction of the relationship of the parties.
18. Entire Agreement. The Commitment shall supersede all prior written or oral understandings with respect thereto; provided, however, that all written and oral representations of the Borrower, any principal of the Borrower or any guarantor to the City shall be deemed to have been made to induce the City to make the Loan. No modification or waiver of any provision of the Commitment shall be effective unless it is in writing signed by the City.
19. Compliance with Laws. The Borrower shall comply fully with all applicable local, state and federal laws, ordinances, rules and regulations relating to the operation and management of its business, including, without limitation, all such legal matters relating to zoning, subdivision, safety of construction, building codes, land use, environmental protection and conservation. The Borrower shall immediately notify the City in writing of any notice received from any governmental entity indicating that the Borrower is, or may be in violation of such laws, ordinances, rules or regulations.
20. Complete Performance and Waiver. If the Borrower fails to comply fully with the provisions of this Commitment, the City shall be under no obligation to close the Loan. The waiver by the City of any of the conditions contained herein shall be in writing.
21. Duration of Commitment. If timely accepted, the Commitment shall remain in full

force and effect until the closing date as originally scheduled in the Commitment. If the closing does not occur by the closing date or is not extended in accordance with the terms of the Commitment, the City shall have no further obligation under the Commitment.

22. Wisconsin Law. The subject Loan is to be governed by and shall be construed according to the laws of the State of Wisconsin. Any action regarding the subject loan shall be brought and maintained in the federal or state courts in Milwaukee County, Wisconsin.

23. Financial and Other Data. Prior to closing, the Borrower and each guarantor shall furnish to the City:

(a) Organizational Documents. If a corporation, its articles of incorporation, by-laws, certificate of good standing and a list of current officers and directors; if a partnership, its partnership agreement and certificate of limited partnership (if a limited partnership) and a list of current partners; and

(b) Financial Statements. Current statements of financial condition and earnings.

24. Representation. The Borrower represents to the City that all information provided to the City to induce the City to issue the Commitment is true and correct.

City

Borrower

ATTACHMENT C
CITY OF WEST ALLIS
ECONOMIC DEVELOPMENT
LOAN
FEDERAL REQUIREMENTS

BORROWER: Family Cycle Works LLC

COMMITMENT: October 22, 2025

LOAN AMOUNT: \$100,000 (\$50,000 of CDBG)

This Loan is funded with Federal Community Development Block Grant Funds. Borrower will fully comply with the following statutes, laws, rules, regulations and other requirements during the term of the Loan.

I. Non-Discrimination.

A. Title VI of the Civil Rights Act of 1964 (Pub. L. 86-352), and implementing regulations issued at 24 CFR Part 1, which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, denied the benefits of or otherwise subjected to discrimination under any program or activity for which the person receives federal financial assistance and will immediately take measures necessary to effectuate this assurance.

B. Section 109 of the Housing and Community Development Act of 1969, as amended, and the regulations issued at 24 CFR 570.601, which provide that no person in the United States shall, on the grounds of race, color, national origin or sex, be excluded from participation in, denied the benefits of or subject to discrimination under any program or activity funded in whole or in part with funds provided under 24 CFR PART 570.

C. Section 504 of the Rehabilitation Act of 1973, as amended (Pub. L. 93-112), and implementing regulations when published for effect. Section 504 provides that no qualified handicapped person shall, on the basis of handicap, be excluded from participation in, denied the benefits of or otherwise subjected to discrimination under any program or activity which received or benefits from federal financial assistance.

D. Title I of the Americans with Disabilities Act of 1990, as amended (Pub. L. 101-336), and implementing regulations. The Act prohibits discrimination against any qualified individual with a disability because of his or her disability in regard to job application procedures, the hiring, advancement, or discharge of employees, employee compensation, job training, and other terms, conditions, and privileges of employment.

II. Equal Employment Opportunity. (All Loans Exceeding \$10,000). Executive Order 11246, as amended by Executive Order 11375, and as supplemented in Department of Labor Regulations (41 CFR Part 60).

A. The Borrower will not, in carrying out the Project, as defined in the Loan Agreement, discriminate against any employee because of race, color, religion, sex, handicap, national origin, or other protected status. It will take affirmative action to insure that applicants for employment are employed, and that employees are treated during employment without regard to their race, color, religion, sex, handicap, national origin, or other protected status. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation and selection for

training, including apprenticeship. The Borrower shall post in conspicuous places, available to employees and applicants for employment, notices to be provided by HUD setting forth the provisions of this non-discrimination clause.

B. The Borrower will, in all solicitations or advertisements for employees placed by or on its behalf, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, handicap, national origin, or other protected status.

C. The Borrower will incorporate the foregoing requirements of this section in all of its contracts for Project work, except contracts for standard commercial supplies or raw materials or contracts covered under 24 CFR Part 570 and will require all of its contracts for such work to incorporate such requirements in all subcontracts for work done with funds provided under 24 CFR Part 570.

III. Employment Opportunities For Low Income Residents. Section 3 of the Housing and Urban Development Act of 1968, as amended, and implementing regulations at 24 CFR Part 135, requiring that to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the Project area and contracts for work in connection with the Project be awarded to eligible business concerns which are located in or owned in substantial part by persons residing in the area of the Project.

IV. Age Discrimination Prohibited. The Age Discrimination Act of 1975, as amended, (Pub. L. 94-135), and implementing regulations (when published for effect).

V. Drug-Free Work Place. Borrowers certify that they will provide a drug-free work place and will otherwise comply with the Drug-Free Work Place Act of 1988, as amended, and the regulations promulgated thereunder.

VI. Federal Management and Budget Requirements and Procurement Standards.

A. The regulations, policies, guidelines and requirements of OMB Circular Nos. A-102, Revised, and A-87, as they relate to the acceptance and use of federal funds under 24 CFR Part 570.

B. All requirements imposed by HUD concerning special requirements of law, program requirements and other administrative requirements approved in accordance with OMB No. A-102, Revised.

C. OMB Circular A-110.

VII. Environmental Review. Borrowers will cooperate with the City in carrying out the following:

A. Consent to assume the status of a responsible federal official for environmental review, decision making and action pursuant to the National Environmental Policy Act of 1969, and the other authorities listed in Part 58, insofar as the provisions of such act or other authorities apply to 24 CFR Part 570.

B. Are authorized to accept the jurisdiction of the federal courts for the purpose of enforcement of his/her responsibilities as such official.

VIII. Historic Preservation. Borrowers will comply with the requirements for historic preservation, identification and review set forth in section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470), Executive Order 11593, and the Archeological and Historic Preservation Act of 1974 (16 U.S.C. 469a, et seq.), regulations of the Advisory Council on Historic Preservation at 36 CFR 801, and any other regulations promulgated pursuant to section 21 of the Housing and Community Development Act of 1974, as amended.

IX. Relocation. The relocation requirements of Title II and the acquisition requirements of Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, implementing regulations at 24 CFR Part 42, and the special provisions of section 570.457, concerning the relocation of residential tenants not covered by the Uniform Act.

X. Labor Standards. The labor standards requirements as set forth in section 570.605 and HUD regulations issued to implement such requirements.

XI. Flood Insurance. The flood insurance purchase requirements of section 102(a) or the Flood Disaster Protection Act of 1973 (Pub. L. 93-234).

XII. Facilities. The Borrower will insure that the facilities under its ownership, lease or supervision which shall be utilized in the accomplishment of the Project are not listed on the Environmental Protection Agency's (EPA) list of violating facilities, and that it will notify HUD of the receipt of any communication from the Director of the EPA Office of Federal Activities, indicating that a facility to be used in the Project is under consideration for listing by the EPA.

XIII. Davis-Bacon. The Project may be subject, in whole or in part, to Federal Fair Labor Standards provisions in accordance with the Davis-Bacon Act, as amended (40 U.S.C. section 276a-276a-5), and implementing regulations issued at 24 CFR 570.603; and, the Borrower will agree that any such work will be done in accordance with such laws and regulations.

XIV. Fraud. The Borrower has not knowingly and willingly made or used a document or writing containing any false, fictitious or fraudulent statement or entry. It is provided in 18 U.S.C. 1001 that whoever does so within the jurisdiction of any department or agency of the United States shall be fined not more than Ten Thousand Dollars (\$10,000) or imprisoned for not more than five (5) years, or both.

XV. Remedies for Noncompliance. In the event of Borrowers' noncompliance with any of the provisions of these FEDERAL REQUIREMENTS, the City shall impose such sanctions as it may determine to be appropriate, including, but not limited to:

A. Withholding of payments under the Loan Agreement until Borrower complies; and/or

B. Immediate cancellation, termination or suspension of the Loan Agreement, in whole or in part.

C. Other remedies that may be legally available.

City

Borrower

**CITY OF WEST ALLIS
RESOLUTION R-2025-4242**

**RESOLUTION APPROVING A \$50,000 ECONOMIC DEVELOPMENT LOAN TO
GREBE'S BAKERIES, INC., LOCATED AT 5132 W. LINCOLN AVE., FOR THE
PURCHASE OF EQUIPMENT, TO BE FUNDED THROUGH COMMUNITY
DEVELOPMENT BLOCK GRANT FUNDS**

WHEREAS, Grebe's Bakeries, Inc., a corporation created under the laws of Wisconsin, applied for a \$50,000 loan from the City of West Allis under the Economic Development Loan Program for new equipment to be used for a new certification process at the established bakery at 5132 W. Lincoln Avenue; and,

WHEREAS, the Economic Development Program reviewed the loan request from Grebe's Bakeries, Inc. and determined that the project is eligible for funding under the Economic Development Loan Program, which is funded by Community Development Block Grants; and,

WHEREAS, the Economic Development Loan Task Force recommended approval of the Economic Development Loan to Grebe's Bakeries, Inc., in partnership with First Ring Industrial Redevelopment Enterprise, Inc.; and,

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis that it approves a \$50,000 Economic Development Loan to Grebe's Bakeries, Inc. at 5132 W. Lincoln Avenue, under the Economic Development Loan Program, as outlined in Exhibit A.

BE IT FURTHER RESOLVED that the City Attorney is authorized to prepare loan documents required by the aforesaid commitment.

BE IT FURTHER RESOLVED that the City Attorney is authorized to make non-substantive changes, modifications, additions, and deletions to and from the loan documents, including any attachments, exhibits, addendums, and amendments, as maybe necessary to correct inconsistencies, eliminate ambiguity, and clarify and supplement said provisions to preserve the general intent thereof, and to prepare and deliver such other documents as may be reasonably necessary to complete the transactions contemplated therein.

BE IT FURTHER RESOLVED that the proper City Officers, or any of their authorized deputies, as necessary, are authorized on behalf of the City to execute the loan documents.

BE IT FURTHER RESOLVED that the Economic Development Executive Director is authorized to modify the terms of the loan agreement if within the original intent of the loan or if it will help the business to achieve the goals of the loan.

BE IT FURTHER RESOLVED that this loan is funded by the Community

Development Block Grant Program.

SECTION 1: **ADOPTION** “R-2025-4242” of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

BEFORE ADOPTION

R-2025-4242 (Non-existent)

AFTER ADOPTION

R-2025-4242(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis



October 16, 2025

Grebe's Bakeries, Inc.
5132 W. Lincoln Avenue
West Allis, WI 53219

Dear Brandon:

Pursuant to your application and information provided by you regarding the purchase of operating equipment for the certification process of Grebe's Bakeries, Inc., located at 5132 W. Lincoln Avenue, West Allis, the Common Council of the City of West Allis ("City") hereby agrees to make a loan to you, in accordance with the federal Community Development Block Grant regulations and the following specific terms and conditions:

1. Borrower

The Borrower shall be Grebe's Bakeries, Inc., a Wisconsin corporation, operating at 5132 W. Lincoln Ave., West Allis, WI 53219

2. Guarantors

Personal guarantees from Brandon Grebe and Colton Grebe.

3. Project

Loan proceeds are to be used for the purchase of operating equipment for the business operations located at 5132 W. Lincoln Avenue, West Allis, WI.

4. Loan Amount

The loan amount shall not exceed Fifty Thousand Dollars (\$50,000), comprised of the following:

Funding source – Community Development Block Grant

Disbursement will occur at loan closing with proper paid invoices or purchase orders. The loan will be evidenced by a note payable by the Borrower to the City. The loan will carry monthly interest payments, with a prorated portion of the principal forgiven at each anniversary of occupancy.

Funding is contingent of approval on a separate \$250,000 loan from First-Ring Industrial Redevelopment Enterprise (FIRE).



5. Interest Rate

(To be computed on basis of 360-day year.) The interest rate shall be at 4% per annum. Interest only for the first 12 months followed by interest and principal for the remaining term prime rate. In the event of default, unpaid principal and interest shall bear interest at eighteen percent (18.0%) per annum until paid.

6. Term/Amortization

The term of this loan shall be ten (10) years. Amortization for

7. Payments

Interest is only for the first twelve months with full interest or principal payments starting in the 13th month after closing.

8. Late Charge

A late charge not to exceed one percent (1%) of any payment more than ten (10) days overdue may be collected, subject to legal limits.

9. Security

As security for the loan, the Borrower will deliver to the City:

- A. A General Business Security Agreement on assets purchased with City of West Allis funds for Grebe's Bakeries, Inc.
- B. Unlimited Personal Guarantee(s) from Brandon Grebe and Colton Grebe.

10. Loan Processing Fee

A non-refundable fee of Two Hundred Fifty Dollars (\$250.00) is due upon acceptance. The Borrower may elect to finance this fee in the note. The fee is fully earned upon acceptance.

11. Maturity Date

The loan shall mature in October 1, 2035.

12. Closing Date

The loan shall close on or before October 31, 2025.

13. Prepayment Privilege

The loan may be prepaid, in part or whole, at any time without penalty.

14. Federal EIN Number/W-9



Borrower must provide a Federal EIN prior to closing and a signed W-9.

15. Job Creation/Retention

Borrower agrees to:

Create five (5) full-time equivalent permanent positions within two (2) years, with at least three (3) or 51% of these held by low-to-moderate income persons.
(See Attachment A)

16. General Conditions

All terms in the attached "General Conditions" (Exhibit No. 1) and "Federal Requirements" (Attachment B) are incorporated.

17. Acceptance

To be binding, this Commitment must be accepted without qualification, executed by the Borrower, and delivered to the City by October 21, 2025, along with:

The \$250 loan processing fee, and

CITY OF WEST ALLIS

By: _____

Patrick Schloss, Director

Executive Director

ACCEPTANCE

The foregoing Commitment and all terms and conditions are hereby accepted.

Grebe's Bakeries, Inc.

Date: _____

By: _____

Brandon Grebe, President

Received Acceptance and Loan Processing Fee:

By: _____

Patrick Schloss, Executive Director

Date: _____



Attachments

Exhibit No. 1 – General Conditions

Attachment A – Job Creation

Attachment B – Federal Requirements

EXHIBIT B
CITY OF WEST ALLIS
ECONOMIC DEVELOPMENT LOAN
FEDERAL REQUIREMENTS

BORROWER: Grebe's Bakeries, Inc. .

COMMITMENT: October 16, 2025

LOAN AMOUNT: \$50,000 towards equipment

This Loan is funded with Federal Community Development Block Grant Funds. Borrower will fully comply with the following statutes, laws, rules, regulations and other requirements during the term of the Loan.

I. Non-Discrimination.

A. Title VI of the Civil Rights Act of 1964 (Pub. L. 86-352), and implementing regulations issued at 24 CFR Part 1, which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, denied the benefits of or otherwise subjected to discrimination under any program or activity for which the person receives federal financial assistance and will immediately take measures necessary to effectuate this assurance.

B. Section 109 of the Housing and Community Development Act of 1969, as amended, and the regulations issued at 24 CFR 570.601, which provide that no person in the United States shall, on the grounds of race, color, national origin or sex, be excluded from participation in, denied the benefits of or subject to discrimination under any program or activity funded in whole or in part with funds provided under 24 CFR PART 570.

C. Section 504 of the Rehabilitation Act of 1973, as amended (Pub. L. 93-112), and implementing regulations when published for effect. Section 504 provides that no qualified handicapped person shall, on the basis of handicap, be excluded from participation in, denied the benefits of or otherwise subjected to discrimination under any program or activity which received or benefits from federal financial assistance.

D. Title I of the Americans with Disabilities Act of 1990, as amended (Pub. L. 101-336), and implementing regulations. The Act prohibits discrimination against any qualified individual with a disability because of his or her disability in regard to job application procedures, the hiring, advancement, or discharge of employees, employee compensation, job training, and other terms, conditions, and privileges of employment.

II. Equal Employment Opportunity. (All Loans Exceeding \$10,000). Executive Order 11246, as amended by Executive Order 11375, and as supplemented in Department of Labor Regulations (41 CFR Part 60).

A. The Borrower will not, in carrying out the Project, as defined in the Loan Agreement, discriminate against any employee because of race, color, religion, sex, handicap, national origin, or other protected status. It will take affirmative action to insure that applicants for employment are employed, and that employees are treated during employment without regard to their race, color, religion, sex, handicap, national origin, or other protected status. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship. The Borrower shall post in conspicuous places, available to

employees and applicants for employment, notices to be provided by HUD setting forth the provisions of this non-discrimination clause.

B. The Borrower will, in all solicitations or advertisements for employees placed by or on its behalf, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, handicap, national origin, or other protected status.

C. The Borrower will incorporate the foregoing requirements of this section in all of its contracts for Project work, except contracts for standard commercial supplies or raw materials or contracts covered under 24 CFR Part 570 and will require all of its contracts for such work to incorporate such requirements in all subcontracts for work done with funds provided under 24 CFR Part 570.

III. Employment Opportunities For Low Income Residents. Section 3 of the Housing and Urban Development Act of 1968, as amended, and implementing regulations at 24 CFR Part 135, requiring that to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the Project area and contracts for work in connection with the Project be awarded to eligible business concerns which are located in or owned in substantial part by persons residing in the area of the Project.

IV. Age Discrimination Prohibited. The Age Discrimination Act of 1975, as amended, (Pub. L. 94-135), and implementing regulations (when published for effect).

V. Drug-Free Work Place. Borrowers certify that they will provide a drug-free workplace and will otherwise comply with the Drug-Free Work Place Act of 1988, as amended, and the regulations promulgated thereunder.

VI. Federal Management and Budget Requirements and Procurement Standards.

A. The regulations, policies, guidelines and requirements of OMB Circular Nos. A-102, Revised, and A-87, as they relate to the acceptance and use of federal funds under 24 CFR Part 570.

B. All requirements imposed by HUD concerning special requirements of law, program requirements and other administrative requirements approved in accordance with OMB No. A-102, Revised.

C. OMB Circular A-110.

VII. Environmental Review. Borrowers will cooperate with the City in carrying out the following:

A. Consent to assume the status of a responsible federal official for environmental review, decision making and action pursuant to the National Environmental Policy Act of 1969, and the other authorities listed in Part 58, insofar as the provisions of such act or other authorities apply to 24 CFR Part 570.

B. Are authorized to accept the jurisdiction of the federal courts for the purpose of enforcement of his/her responsibilities as such official.

VIII. Historic Preservation. Borrowers will comply with the requirements for historic preservation, identification and review set forth in section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470), Executive Order 11593, and the Archeological and Historic Preservation Act of 1974 (16 U.S.C. 469a, et seq.), regulations of the Advisory Council on Historic Preservation at 36 CFR 801, and any other regulations promulgated pursuant to section 21 of the Housing and Community Development Act of 1974, as amended.

IX. Relocation. The relocation requirements of Title II and the acquisition requirements of Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, implementing regulations at 24 CFR Part 42, and the special provisions of section 570.457, concerning the relocation of

residential tenants not covered by the Uniform Act.

X. Labor Standards. The labor standards requirements as set forth in section 570.605 and HUD regulations issued to implement such requirements.

XI. Flood Insurance. The flood insurance purchase requirements of section 102(a) or the Flood Disaster Protection Act of 1973 (Pub. L. 93-234).

XII. Facilities. The Borrower will insure that the facilities under its ownership, lease or supervision which shall be utilized in the accomplishment of the Project are not listed on the Environmental Protection Agency's (EPA) list of violating facilities, and that it will notify HUD of the receipt of any communication from the Director of the EPA Office of Federal Activities, indicating that a facility to be used in the Project is under consideration for listing by the EPA.

XIII. Davis-Bacon. The Project may be subject, in whole or in part, to Federal Fair Labor Standards provisions in accordance with the Davis-Bacon Act, as amended (40 U.S.C. section 276a-276a-5), and implementing regulations issued at 24 CFR 570.603; and, the Borrower will agree that any such work will be done in accordance with such laws and regulations.

XIV. Fraud. The Borrower has not knowingly and willingly made or used a document or writing containing any false, fictitious or fraudulent statement or entry. It is provided in 18 U.S.C. 1001 that whoever does so within the jurisdiction of any department or agency of the United States shall be fined not more than Ten Thousand Dollars (\$10,000) or imprisoned for not more than five (5) years, or both.

XV. Remedies for Noncompliance. In the event of Borrowers' noncompliance with any of the provisions of these FEDERAL REQUIREMENTS, the City shall impose such sanctions as it may determine to be appropriate, including, but not limited to:

A. Withholding of payments under the Loan Agreement until Borrower complies; and/or

B. Immediate cancellation, termination, or suspension of the Loan Agreement, in whole or in part.

C. Other remedies that may be legally available.

City

Brandon Grebe, President

EXHIBIT C
CITY OF WEST ALLIS
ECONOMIC DEVELOPMENT LOANS
GENERAL CONDITIONS (NOTE)



BORROWER: Grebe's Bakeries, Inc.
COMMITMENT: October 16, 2025
LOAN AMOUNT: \$50,000 Forgivable Loan (Equipment)

In addition to the other terms and conditions set forth in the Commitment, the Loan is subject to the following general requirements, terms and conditions and borrower representations:

1. Closing. Closing is defined as the execution and delivery of the Note and other required Loan Documents by and between the City and the Borrower. Time is of the essence with respect to the closing date. There can be no extensions of the closing date unless applied for in writing and granted in writing at least ten (10) days prior to the original closing date.

2. Job Creation. Within two years of closing, the Project will create or have created at least the number of permanent, full time jobs for low to moderate income persons indicated in the Commitment Letter. The Borrower will agree that the jobs created will be held by low to moderate income persons and that it will provide training for any of those jobs requiring special skills or education; and, will give to the City, upon demand, such information as the City may deem necessary to document this requirement. A low to moderate income person is defined as a member of a low to moderate income family within the current applicable income limits for the section 8 Rental Assistance Program administered by the City.

3. Need for Assistance. Borrower represents that the Project would not be undertaken unless the public funding on which it is based becomes available, as the Borrower can maximally raise only a portion of the debt and equity funds necessary to complete the Project.

4. Federal Regulations. Throughout the term of the Loan, the Borrower will comply with all applicable federal regulations set forth on Exhibit H.

5. Loan Documentation. Borrower shall execute and deliver to the City an Economic Development Loan Agreement, and all other Loan documents which the City shall deem necessary or require relative to the completion of the Loan. Such documents shall be in form, substance and content satisfactory to the City. All documents and data pertaining to the legal aspects of the transaction are subject to the approval of the City Attorney. Borrower shall provide such other documentation and/or assurances as the City or its Attorney may reasonably require.

6. Other Documentation. Prior to closing, to the extent required by the City, the Borrower shall furnish to the City in form and content acceptable to the City:

(a) Current reports of the Wisconsin Department of Financial Institutions evidencing all perfected security interests in the Project equipment and fixtures and copies of all financing statements filed in connection therewith.

(b) All appropriate documents evidencing the existence and good standing of the Borrower and any guarantors and resolutions authorizing the Project and the Loan and directing the appropriate officers or partners of the Borrower, as the case may be, to execute and deliver the Loan documents.

(c) Evidence from the appropriate governmental authorities and such other evidence, certificates or opinions as the City may require showing or stating that the Borrower's business facilities and operations will comply with all applicable zoning, building, health, environmental, safety and other laws, rules, and regulations.

(d) Such policies or other evidence of coverage acceptable to the City of all insurance required under the Loan Documents.

(e) A certified copy of each license, permit and franchise agreement necessary or required to conduct the Borrower's business operation.

(f) All Loan Documents which the City shall deem necessary or require relative to the completion of the subject Loan, including the Note, security agreements and such financing statements as are required for the perfection thereof.

7. Legal Matters. The Borrower's counsel shall furnish opinions satisfactory to the City

that the Borrower is legally existing and is in good standing in all jurisdictions where it transacts business; that the Loan Documents are legal, binding and enforceable in accordance with their terms; that the Loan Documents, and the Borrower's obligations thereunder, do not contravene the terms and conditions of any agreement to which the Borrower is a party or by which the Borrower is bound; and that there are no judicial or administrative actions, suits or proceedings pending or threatened against or affecting the Borrower or the Project. The Borrower shall cause counsel for the guarantors to deliver to the City legal opinions covering the same matter for the Guarantors. Such opinions shall be dated as of closing.

8. Costs. All costs and expenses incidental to the making, administration, and enforcement of the Loan, including fees and expenses of the City's counsel, if any, shall be paid by the Borrower, whether or not the Loan closes.

9. Adverse Change. The City shall not be obligated to close the Loan if, as of the closing date, there shall be a material adverse change in the value of the business or financial condition of the Borrower or of any guarantor.

10. Bankruptcy. The City shall not be obligated to close the Loan if prior to closing the Borrower or any guarantor or any party who has a financial or business interest in or relationship with the Borrower becomes insolvent or the subject of state insolvency proceedings or a receiver, trustee or custodian or other similar official is appointed for, or takes possession of any part of the property of such party or any such party takes any action to become, or is named, the subject of proceedings under the federal bankruptcy code or state receivership statutes.

11. Transfer Restriction. Except as otherwise provided in the Commitment, the Loan documents shall provide that, during the term of the Loan, or any extension thereof, if any, or any part thereof, nor any sale, assignment, pledge, transfer or grant of any interest or right in any shares of stock or partnership interest in the Borrower shall be made without the prior written consent of the City, said consent shall not be unreasonably withheld. The Borrower will continuously maintain its existence and right to do business in the City of West Allis.

12. Other Liens and Fixtures. Except as otherwise provided in the Commitment, the Loan documents shall provide that the Borrower shall not create, nor permit to exist, any liens on, or security

interest in, any Project equipment, except the lien of the City,

13. Insurance and Condemnation Proceeds. Except as otherwise provided in the Commitment, the Loan documents shall provide that all insurance and condemnation proceeds shall be applied to the Note, whether or not then due and payable.

14. Environmental Matters. Borrower represents and warrants to the City that to the best of Borrower's knowledge and belief, and after reasonable inquiry, that its business operations and facilities have not violated, do not nor will they violate any environmental laws, regulations, ordinances, orders or similar governmental restrictions; and the facility is not within a government identified area of contamination; and the facility and any site in the vicinity of the same are not nor have been the site of any oil, hazardous waste or other toxic substance or storage.

15. Use of Funds. The Borrower will use the proceeds of the Loan in the manner set forth in the Commitment Letter.

16. Prohibition Against the Borrower's Assignment. The Commitment is not assignable or transferable by the Borrower.

17. Not Joint Venture. The City shall not be deemed to be a partner or joint venturer with the Borrower and Borrower shall indemnify and hold the City harmless from any and all damages resulting from such a construction or alleged construction of the relationship of the parties.

18. Entire Agreement. The Commitment shall supersede all prior written or oral understandings with respect thereto; provided, however, that all written and oral representations of the Borrower, any principal of the Borrower or any guarantor to the City shall be deemed to have been made to induce the City to make the Loan. No modification or waiver of any provision of the Commitment shall be effective unless it is in writing signed by the City.

19. Compliance with Laws. The Borrower shall comply fully with all applicable local, state and federal laws, ordinances, rules and regulations relating to the operation and management of its business, including, without limitation, all such legal matters relating to zoning, subdivision, safety of construction, building codes, land use, environmental protection and conservation. The Borrower shall immediately notify the City in writing of any notice received from any governmental entity indicating that the

Borrower is, or may be in violation of such laws, ordinances, rules or regulations.

20. Complete Performance and Waiver. If the Borrower fails to comply fully with the provisions of this Commitment, the City shall be under no obligation to close the Loan. The waiver by the City of any of the conditions contained herein shall be in writing.

21. Duration of Commitment. If timely accepted, the Commitment shall remain in full force and effect until the closing date as originally scheduled in the Commitment. If the closing does not occur by the closing date or is not extended in accordance with the terms of the Commitment, the City shall have no further obligation under the Commitment.

22. Wisconsin Law. The subject Loan is to be governed by and shall be construed according to the laws of the State of Wisconsin. Any action regarding the subject loan shall be brought and maintained in the federal or state courts in Milwaukee County, Wisconsin.

23. Financial and Other Data. Prior to closing, the Borrower and each guarantor shall furnish to the City:

(a) Organizational Documents. If a corporation, its articles of incorporation, by-laws, certificate of good standing and a list of current officers and directors; if a partnership, its partnership agreement and certificate of limited partnership (if a limited partnership) and a list of current partners; and

(b) Financial Statements. Current statements of financial condition and earnings.

24. Representation. The Borrower represents to the City that all information provided to the City to induce the City to issue the Commitment is true and correct.

City of West Allis

City

Grebe's Bakeries, Inc. SSBMKE, Inc.

Brandon Grebe, President

**CITY OF WEST ALLIS
ORDINANCE O-2025-0411**

**ORDINANCE ADOPTING UPDATED RULES REGARDING THE
IMPOUNDMENT OF VEHICLES USED TO COMMIT RECKLESS DRIVING**

AMENDING SECTION 4.25(5)(B)

WHEREAS, in 2023 Act 1, the Legislature created Wis. Stat. 349.115 to provide municipalities with an option to impound vehicles used in an act of reckless driving; and

WHEREAS, West Allis was the first community in Milwaukee County to enact an ordinance authorized by Wis. Stat. 349.115, but the state law has significant limitations that undercut its effectiveness; and

WHEREAS, on March 18, 2025, the common council adopted R-2025-0291 to express support for two companion bills introduced in the Legislature that would remove the unworkable limitations under existing law; and

WHEREAS, on October 14, 2025, both chambers of the Legislature adopted 2025 Assembly Bill 78 and Governor Evers enacted the bill into law on ____ (2025 Act ____), thereby removing the limitations identified by the City and improving the effectiveness of Wis. Stat. 349.115; and

WHEREAS, the City must amend the municipal code to fully adopt the provisions allowed by the updated state law;

NOW THEREFORE, the common council of the City of West Allis do ordain as follows:

SECTION 1: **AMENDMENT** “4.25 Vehicle Towing” of the City Of West Allis Municipal Code is hereby *amended* as follows:

AMENDMENT

4.25 Vehicle Towing

1. Towing Contract Let by Bid. The board of public works shall determine how to solicit for and accept bids for the West Allis towing contract. Bids shall be upon forms provided by the board. The towing contract shall be awarded to that bidder who, in the judgment of the common council, shall render the most satisfactory and dependable service to the City.
2. Minimum Qualifications for Bidders.
 - a. (Reserved).

- b. Bidders may qualify for a contract only by presenting evidence that they meet the following requirements:
 - i. The towing service has experience in the towing and winching of vehicles.
 - ii. The towing service is financially responsible.
 - iii. The towing service shall have in service at least 4 towing vehicles, plus 1 flatbed vehicle, and have inside storage for 5 vehicles and outside storage for 10 vehicles on the same premises.
 - iv. The towing service is certified for law enforcement wrecked or disabled towing.
 - v. Trained personnel are available to tow vehicles at all times
 - vi. The towing service has a tow lot within West Allis or within a reasonable distance from West Allis in which all towed vehicles will be stored and available to be retrieved.
 - c. Bidders shall post a surety bond in the amount established by the board of public works as a guaranty of satisfactory performance of the contract; such bond to be approved by the City Attorney as to form and execution.
 - d. Bidders shall file, with the executed contract, proof of worker's compensation insurance and liability insurance in minimum amounts established by the board of public works covering all operations, premises, storage of vehicles and the contents thereof, and vehicles used in carrying out the work required under the contract. The liability policy shall be endorsed to name the City of West Allis as an additional insured. The insurance policies shall provide for a 30-day notice to the City in the event of cancellation.
3. Contract; Terms to be Included.
- a. The contract shall be subject to approval by the common council and shall be executed by the mayor and city clerk on behalf of the City and shall be approved as to form by the city attorney.
 - b. The term of the contract shall be for a period of time acceptable to the board of public works, except that the contract shall be terminable at will by the common council.
 - c. The contractor shall respond to a request by a duly authorized officer or employee of the City, arrive on-site, and be prepared to remove a vehicle within 30 minutes after the request is made unless a bona fide emergency prevented the contractor from timely responding.
 - d. The contractor shall have at least 2 tow trucks available to exclusively respond to calls from authorized City representatives during declared snow emergencies.
 - e. The contractor's compensation for the rendition of services shall be paid by the owner of the vehicle or, where required by law, by the City according to the fee schedule submitted with the contractor's bid. The towing contractor may not charge a fee in excess of the fee schedule submitted with the contractor's bid, where an authorized agent of the City has called for the contractor's services.
 - f. (Reserved).

- g. The contractor shall submit to the chief of police, on or before the tenth day of each month, a sworn statement covering all operations performed under the towing contract for the preceding month. The statement shall contain the following information:
 - i. Name and address of owner of vehicle.
 - ii. Date of removal of vehicle.
 - iii. Make and model of the vehicle.
 - iv. Location from which the vehicle was removed.
 - v. Location to which the vehicle was towed.
 - vi. The total charge made for such removal.
 - h. (Reserved).
 - i. The contractor shall agree to hold the City harmless for any and all claims and damages resulting from operations conducted under the towing contract, including damage or loss to vehicles and personal property contained in said vehicles held in storage by the contractor. The contractor further agrees to defend any claim on behalf of the City and to pay all costs, damages and attorneys fees which may result from such claims.
 - j. The contractor shall post a list of prices in conformity with the bid in a form designed to give reasonable notice to a person retrieving a towed vehicle.
4. Police Department Fees for Services.
- a. Storage of Vehicles. In addition to any other fees set forth herein, the police department is authorized to charge a fee for the storage of vehicles on City property in the amount listed in the Fee Schedule and the indoor storage of vehicles on City property.
 - b. Administrative fee. The police department is authorized to charge a fee listed in the Fee Schedule for services related to the towing of vehicles from a highway under Wis. Stat. 349.13(3) or from private property under Wis. Stat. 349.13(3m). All service fees collected by a towing service under this paragraph shall be aggregated and forwarded together to the City treasurer at the same time as the statement is submitted to the police chief under subsection (3)(g).
5. Vehicle Towing Regulations.
- a. Repossession. A person who repossesses a motor vehicle as collateral or goods subject to a motor vehicle consumer lease shall, before repossessing the motor vehicle, notify the chief of police about the repossession in the manner required by Wis. Stat. 425.2065
 - b. Vehicles Used for Reckless Driving. ~~Pursuant to Wis. Stat. 349.115, a law enforcement officer may impound any vehicle used in the commission of a violation of Wis. Stat. 346.62 or a local ordinance in strict conformity with Wis. Stat. 346.62 at the time of issuing a citation person fully pays the prior forfeiture amount and makes a deposit under Wis. Stat. 345.26 for the citation for which the vehicle was impounded. The impounded vehicle shall be returned to the owner or disposed of pursuant to Wis. Stat. 349.115(2) and (3).~~

- i. Authority to Impound. Pursuant to Wis. Stat. 349.115, a law enforcement officer may impound any vehicle used in the commission of a violation of Wis. Stat. 346.62 or a local ordinance in strict conformity with Wis. Stat. 346.62 at the time of issuing a citation or making an arrest for the offense. The law enforcement officer impounding the vehicle shall make a reasonable effort to determine if the vehicle has been reported as stolen and, if the officer determines that the vehicle has been reported as stolen, make a reasonable attempt to contact the owner.
 - ii. Release of Vehicle. A vehicle impounded under this provision shall be released to its owner, if there is no other legal basis to keep it impounded, under any of the following circumstances:
 - (1) Upon the payment of all reasonable costs of impounding the vehicle, including towing or other transportation costs and storage costs, and any outstanding fine or forfeiture owed by the owner of the vehicle.
 - (2) Without the payment of a fee or charge, but only if the vehicle was reported as stolen.
 - iii. Disposal of Unclaimed Vehicle. A vehicle impounded under this provision may be disposed of following the same procedure as provided for disposing of an abandoned vehicle under Wis. Stat. 342.40 if:
 - (1) The vehicle was reported as stolen and remains unclaimed for more than 60 days after impoundment.
 - (2) The vehicle was not reported as stolen and remains unclaimed for more than 90 days after the disposition of the charge for which the vehicle was impounded.
- 6. Towing Under City Contract. Pursuant to Wis. Stat. 349.13(3), the common council finds it is in the public interest to contract with a towing company for the removal of:
 - a. Vehicles standing upon a highway in violation of a prohibition, limitation or restriction on stopping, standing or parking imposed under Wis. Stat. Chs. 346 or 349,
 - b. Abandoned vehicles under WAMC 6.015 and Wis. Stat. 342.40, and
 - c. Disabled vehicles that obstruct the roadway of a freeway or expressway.
- 7. Charges for Removal. The operator or owner of the vehicle removed shall pay the following reasonable charges for moving or towing or any storage involved.
- 8. Disposal of Impounded Vehicles
 - a. Each unregistered vehicle retained under Wis. Stat. 341.65 and not reclaimed by its owner or lienholder may be sold by sealed bid or auction sale, at the discretion of the police chief. The police chief shall advertise the sale by posting a public notice at the police department or an electronic version on the website of the police department. The posting of the notice at the police department or its website shall be in the same form as the certified mail notice sent to the owner or lienholders of record.
 - b. Each abandoned vehicle retained under Wis. stat. 342.40 and not reclaimed by

its owner or lienholder may be donated to a nonprofit organization or sold by sealed bid or auction sale, at the discretion of the police chief. The police chief shall advertise the sale by posting a public notice at the police department or an electronic version on the website of the police department. The posting of the notice at the police department or its website shall be in the same form as the certified mail notice sent to the owner or lienholders of record.

c. All other vehicles shall be disposed of pursuant to applicable law.

SECTION 2: **EFFECTIVE DATE** This Ordinance shall be in full force and effect on and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2025-4247**

**RESOLUTION SUPPORTING THE SAFE ROADS SAVE LIVES ACT
(SB375/AB371) WHICH WOULD AUTHORIZE THE IMPLEMENTATION OF A
TRAFFIC SAFETY CAMERA ENFORCEMENT PILOT PROGRAM IN THE CITY
OF MILWAUKEE**

WHEREAS, Wisconsin law currently bans the use of radar-based traffic safety cameras in the enforcement of traffic laws; and

WHEREAS, with a high number of traffic injuries and deaths in the City of Milwaukee, and with a 270% increase in traffic deaths related to speeding since 2002, the City of Milwaukee would like to pilot a traffic safety camera program to curb excessive speeding and red-light running at its intersections; and

WHEREAS, the goal of the proposed City of Milwaukee traffic safety camera pilot program is to positively change driver behavior in a manner that aids in the elimination of deaths and severe injuries; and

WHEREAS, the Safe Roads Save Lives Act (SB 375/AB 371) would authorize the City of Milwaukee to implement a traffic safety camera pilot program to curb excessive speeding and red-light running at its intersections; and

WHEREAS, it is anticipated that positive changes in driver behavior in the City of Milwaukee will positively affect driving behaviors in surrounding communities like the City of West Allis, which is bordered on two sides by the City of Milwaukee; and

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis that the City of West Allis supports the Safe Roads Save Lives Act (SB 375/AB 371) and urges the Wisconsin State Legislature and Governor to support and pass the bill into law; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the members of the Wisconsin State Legislature and Governor.

SECTION 1: **ADOPTION** “R-2025-4247” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-4247(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

TRAFFIC SAFETY CAMERAS SAVE LIVES

But not in Wisconsin, due to a state law banning traffic safety cameras.



Source: IIHS

 **Milwaukee continues to endure significantly higher traffic injuries and deaths compared to the rest of the state.** Annual average traffic deaths in Milwaukee increased 86% from the period 2008–2012 to 2018–2022. In the rest of the state, this number decreased by 6%.

 **Traffic violence is health issue.** In 2024, 73 people were killed in traffic crashes in the City of Milwaukee and 483 people sustained a life-changing injury.

 **These injuries and deaths are preventable.** From 2002 to 2022, speeding-involved crash fatalities in Milwaukee County increased 213%. In this same timeframe, speeding-involved crash fatalities declined 55% in the balance of the state.

WHAT ARE TRAFFIC SAFETY CAMERAS?

Wisconsin is currently missing out on a key tool for traffic safety: Automated Traffic Enforcement (ATE), or Traffic Safety Cameras.

There are two main types of traffic safety cameras



Speed Safety Cameras

(Automated Speed Enforcement System)

These detect vehicles that are traveling above a set speed. They would not be activated unless a vehicle is traveling well above (15+ mph over) the posted speed limit.



Red Light Safety Cameras

(Traffic Control Photographic System)

These detect vehicles that run red lights. They aren't focused on ticketing close calls -- only vehicles that enter the intersection AFTER the light has turned red would be ticketed.



62% of Milwaukeeans support using camera-based tickets for red light running & speeding, per recent survey data.

Why isn't WI using them?

WI currently bans traffic safety cameras statewide. Some state legislators are interested in passing a bill that would allow the City of Milwaukee to implement a pilot program to use red light and speed safety cameras on roadways that they own.

 **Speak up! Tell your friends and elected officials how traffic safety cameras will save lives. Contact JWINEB@Milwaukee.gov or call/text 414-708-3809 to get involved.**

TRAFFIC SAFETY CAMERAS ARE...

Safe	- Red light cameras may reduce the rate of all fatal crashes at signalized intersections by 14%. - Speed safety cameras have been linked to a 54% reduction in all crashes and a 47% reduction in injury crashes. - Cameras allow officers to enforce dangerous driving without diverting limited resources from other areas.
Collaborative & Transparent	- The goal of cameras is to encourage safe driving, not to catch people by surprise. - The launch of a safety camera program would be highly publicized. - Signs would be posted so that people know where cameras are and what the speed limit is. A warning only period can be part of the program.
Equitable	- Cameras reduce the likelihood of violent encounters between drivers/passengers and police, which are more likely to affect Black and Latinx drivers/passengers. - An equitable program would place cameras to avoid over-enforcement, would avoid the use of excessive fines, and would offer non-fine based penalty options.
Common Sense	- The goal of cameras is to encourage safe driving behavior, not to make money. - Once program costs are paid for, collected fines can ONLY be used for traffic enforcement and safety programs run by the local law enforcement agency. - Cameras can help make sure cars are reported as stolen – they would not be used to penalize people for the irresponsible actions of another driver.
Data Driven	Cameras would be located with a data driven approach, based on high numbers of death and injury crashes and according to community input.

REMEMBER: MULTIPLE SOLUTIONS ARE NEEDED

Traffic safety cameras should be paired with other safety measures like street design, safe speed limits, and education.

The City of Milwaukee is already implementing these measures with Vision Zero and the "Safe System" approach. ATE is a critical, but missing, tool to eliminate traffic deaths and achieve Vision Zero.

