



# City of West Allis

## Meeting Agenda

### Common Council

*Mayor Dan Devine, Chair*

*Alderson Thomas G. Lajsic, Council President*

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

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Wednesday, December 27, 2023

5:00 PM

Held via Zoom.

ZOOM LINK:

<https://us06web.zoom.us/j/89335361146>

ZOOM MEETING ID: 893 3536 1146

ZOOM TELEPHONE: Phone one-tap: US:

+13092053325,,89335361146# or

+13126266799,,89335361146#

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### SPECIAL MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. STANDING COMMITTEE REPORTS

#### PUBLIC SAFETY COMMITTEE

[2023-0352](#) Summons and Complaint against Katherine Wisniewski for suspension or revocation of the Class D Operator License.

**Recommendation:** Revoke

[2023-0680](#) Summons and Complaint in the matter of complaint against ODD-E's Pub L.L.C, 8812 W. Greenfield Ave. Agent: Adi Sarkanjac.

**Recommendation:** Adopt revised agreement by licensee

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

[R-2023-0772](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of area improved W. Cleveland Ave. to Union Pacific Railroad; S. 92nd St. to S. 78th St. by miscellaneous sidewalk repair.

**Recommendation:** Adopt

[R-2023-0773](#) Resolution to amend the terms and conditions of the Brownfield Revolving Loan with 3LP West Allis LLC for the property at 8530-56 W. National Ave.

**Recommendation:** Adopt

**E. 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.

**WEST ALLIS COMMON COUNCIL  
PUBLIC SAFETY COMMITTEE  
CITY OF WEST ALLIS**

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**In the Matter of the  
Complaint Against**

**SUMMONS**

**Katherine Wisniewski  
(Operator's License)**

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**STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF MILWAUKEE    )**

**THE WEST ALLIS COMMON COUNCIL TO KATHERINE WISNIEWSKI:**

You are hereby notified that a sworn complaint, a copy of which is attached, has been duly made and filed, requesting a hearing on suspension or revocation of the 2022-2024 Operator's License, issued under license number BART-513. The accompanying sworn complaint identifies the allegations against you and requests a hearing for suspension or revocation of the above referenced license pursuant to the provision of Wis. Stat. § 125.12(2) and West Allis Code §§ 9.49 and 9.60.

**NOW THEREFORE**, you, Katherine Wisniewski, are hereby summoned to appear before the Public Safety Committee of the West Allis Common Council on May 2<sup>nd</sup>, 2023, at 7:00 p.m., or as soon thereafter as this matter can be heard at the West Allis City Hall located at 7525 W. Greenfield Avenue in the City of West Allis, to admit or deny the allegations in the complaint. You may be represented by counsel on this date.

In the case of your failure to appear as required by this summons, the allegations in the complaint against you shall be taken as true and, if the Public Safety Committee of the West Allis Common Council finds the allegations sufficient, a recommendation

that your license(s) be suspended or revoked will be made to the full Common Council. The Common Council may then vote to suspend or revoke your license(s).

You are further notified that if you appear as required by this summons and contest the allegations in the complaint, a hearing will be scheduled at a later date before the Public Safety Committee, at which time you may be represented by counsel, cross examine the witnesses who testify adversely against you, and present witnesses in your own behalf. A written transcript of said hearing shall be made and you may obtain a copy of the transcript of this proceeding at your expense.

Dated at West Allis, Wisconsin, this 27 day of April, 2023.

WEST ALLIS COMMON COUNCIL

By: Rebecca N. Grill  
Rebecca Grill  
City Administrator and City Clerk

**WEST ALLIS COMMON COUNCIL  
PUBLIC SAFETY COMMITTEE  
CITY OF WEST ALLIS**

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**In the Matter of the  
Complaint Against**

**COMPLAINT**

**Katherine Wisniewski  
(Operator’s License)**

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**STATE OF WISCONSIN        )  
  ) ss.  
COUNTY OF MILWAUKEE    )**

Aldersperson Daniel Roadt of the West Allis Common Council, being duly sworn on oath, deposes and states as a complaint under Wis. Stat. § 125.12(2)(ag) against Katherine Wisniewski for her current 2022-2024 Operator’s License as follows:

1. That the complainant is a resident of the City of West Allis.
2. That this complaint is based upon personal knowledge and records maintained by the City of West Allis that the complainant has used in the past and found to be reliable.
3. That Katherine Wisniewski currently holds an Operator’s License issued pursuant to Wis. Stat. § 125.17, issued under license number BART-513 valid through July 1, 2022, to June 30, 2024.
4. That Katherine Wisniewski appeared in front of the West Allis Public Safety Committee on April 18, 2023, where she was approved for the Operator’s License BART-513.

5. That at said appearance on April 18, 2023, in front of the Public Safety Committee, Katherine Wisniewski had either a suspended or revoked driver's license. When asked about how she arrived at the meeting, Katherine Wisniewski stated that she had been given a ride to the meeting from her boyfriend and she did not drive to the meeting and her boyfriend would be picking her up as well. This statement was recorded and is publicly available on the City of West Allis YouTube page under "4-18-2023 Public Safety and Public Works Committee Meetings."
6. That the West Allis Information Technology department reviewed surveillance videos from the April 18, 2023, Common Council Meeting and provided said videos to the complainant regarding Katherine Wisniewski. Surveillance video from the exterior of West Allis City Hall shows Katherine Wisniewski driving and parking a dark colored sedan type vehicle to the meeting. It is further believed that Katherine Wisniewski also drove herself away from the meeting in that same vehicle.
7. That pursuant to Wis. Stat. § 125.12(2)(ag), the Operator's license issued to Katherine Wisniewski is subject to suspension or revocation for providing false statements to the common council or committee thereof in violation of West Allis Municipal Code §9.49(6), a municipal regulation adopted pursuant to Wis. Stat. §125.10, and violating Wis. Stat. § 125.12(2)(ag)1.

[Document continues onto next page.]




**WHEREFORE**, Alderperson Daniel Roadt requests that the Katherine Wisniewski be summoned to appear before the Public Safety Committee of the West Allis Common Council to answer this complaint and, if the material allegations of the complaint are denied, that a hearing be held to determine whether the Operator's License issued to Katherine Wisniewski should be revoked or suspended.

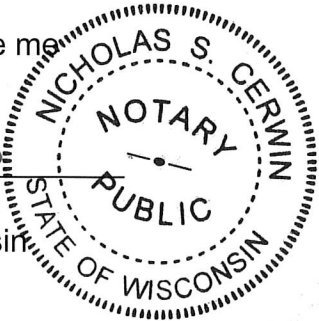
Dated this 27 day of APRIL, 2023.

By: \_\_\_\_\_

Print Name: DANIEL J. ROADT  
Alderperson Daniel Roadt

Subscribed and sworn to before me  
this 27<sup>th</sup> day of April, 2023.

  
\_\_\_\_\_  
Nicholas S. Cerwin  
Notary Public, State of Wisconsin  
My Commission is permanent





**City Clerk**  
City Clerk's Office  
clerk@westalliswi.gov  
414.302.CITY

OFFICE OF CITY CLERK  
CITY OF WEST ALLIS, WISCONSIN

**Sent via USPS and emailed to wisniewskikatherine2@gmail.com**

Monday, December 11, 2023

Katherine Wisniewski  
1209 S. 48<sup>th</sup> St  
Milwaukee, WI 53214

**RE: Summons and Complaint against Katherine Wisniewski**

Dear Ms. Wisniewski;

The Public Safety Committee Chair orders you to appear at a scheduled, televised hearing before the Public Safety Committee on Monday, December 18, 2023 at 7:00PM, in Room 128 at West Allis City Hall, 7525 W. Greenfield Avenue. Please use the main public entrance off the parking lot. Room 128 is the first room on your right when you enter the building.

Per Wis. Stat. 125.12, if the licensee fails to appear for the scheduled hearing, the allegations of the complaint shall be taken as true and the license may be revoked by the West Allis Common Council.

If you have questions, please email [clerk@westalliswi.gov](mailto:clerk@westalliswi.gov).





**City Clerk**  
City Clerk's Office  
clerk@westalliswi.gov  
414.302.CITY

OFFICE OF CITY CLERK  
CITY OF WEST ALLIS, WISCONSIN

**Sent via USPS and emailed to wisniewskikatherine2@gmail.com**

Wednesday, December 27, 2023

Katherine Wisniewski  
1209 S. 48<sup>th</sup> St  
Milwaukee, WI 53214

**RE: Summons and Complaint against Katherine Wisniewski**

Dear Ms. Wisniewski;

The Public Safety Committee convened on December 18, 2023, for a hearing regarding the summons and complaint served on you for license BART-513. The City provided you with notice of that date via the email you provided and via USPS mail to the address you have provided.

At that hearing, you had failed to appear and pursuant to state law, the Committee took the allegations in the complaint as true and is now recommending that the West Allis Common Council Revoke your license.

The West Allis Common Council will hold a meeting on December 27, 2023, to consider the recommendation by the West Allis Public Safety Committee. Pursuant to Wis. Stat. 125.12(2), you have the opportunity to file a written objection to this recommendation or appear at the meeting to make an argument regarding the recommendation.

Please be aware that the meeting on December 27<sup>th</sup>, 2023 will be held virtually. To access the meeting, you can appear via ZOOM with any of the following information:

ZOOM LINK: <https://us06web.zoom.us/j/89335361146>

ZOOM MEETING ID: 893 3536 1146

ZOOM TELEPHONE: Phone one-tap: US: +13092053325,,89335361146# or +13126266799,,89335361146#

Please find the attached recommendation from the West Allis Public Safety Committee for your records and information. If you have additional questions or concerns, please email [clerk@westalliswi.gov](mailto:clerk@westalliswi.gov) or contact the City Attorney's office at 414 302 8450.

**WEST ALLIS COMMON COUNCIL  
PUBLIC SAFETY COMMITTEE  
CITY OF WEST ALLIS**

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**In the Matter of the  
Complaint Against**

**FINDINGS OF FACT, CONCLUSIONS  
OF LAW, AND RECOMMENDATION**

**Katherine Wisniewski  
(Operator's License)**

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**STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF MILWAUKEE    )**

The West Allis Public Safety Committee convened on December 18, 2023, at approximately 7:00 PM, for a hearing pursuant to Wis. Stat. 125.12(2) to determine whether the Operator's License issued to Katherine Wisniewski, under license number BART- 513, should be suspended or revoked based on the allegations in the complaint. The West Allis Public Safety Committee makes the following determinations:

**FINDINGS OF FACT:**

1. That Katherine Wisniewski was provided a copy of the summons and complaint in this matter on April 27, 2023.
2. That Katherine Wisniewski appeared, as summonsed, at the May 2, 2023, Public Safety Committee where Katherine Wisniewski denied receiving the complaint, despite being present at the meeting as summonsed, and was provided a physical copy of the complaint by Attorney Kail Decker. Katherine Wisniewski denied the allegations in the complaint and requested a hearing.

3. That Katherine Wisnieski was sent notice to appear at the Public Safety Committee Meeting on July 17, 2023, yet Katherine Wisnieski failed to appear and the matter was rescheduled.
4. That once again Katherine Wisniewski was summonsed to appear for the Public Safety Committee Hearing on December 18, 2023. The West Allis Clerk's office sent notice of the hearing to the physical address provided by Katherine Wisniewski on her license application and to the email address provided by Katherine Wisniewski's license application.
5. That Katherine Wisniewski did not appear for her scheduled hearing on December 18, 2023.

#### CONCLUSIONS OF LAW:

1. That Pursuant to Wis. Stat. § 125.12(2)(b)1. that if the licensee does not appear as required by the summons, that the allegations of the complaint shall be taken as true.
2. That the Public Safety Committee finds that Katherine Wisniewski was properly served with a copy of the summons and complaint on two occasions and had denied the allegations in the complaint.
3. That the Public Safety Committee finds that Katherine Wisnieski was sent properly noticed of the hearing date on December 18, 2023, and failed to appear for that date.
4. That the Public Safety Committee finds the allegations in the complaint as true and sufficient to justify revocation of the license, pursuant to Wis. Stat. § 125.12(2)(b)1.

5. That Katherine Wisniewski did violate Wis. Stat. § 125.12(2)(ag)1 and West Allis Municipal Code § 9.49(6) for making false statements to the Public Safety Committee to help induce approval of her license.

RECOMMENDATION:

Therefore, the Public Safety Committee recommends to the Common Council of the City of West Allis that the Class D Operator's License BART – 513, issued to Katherine Wisniewski, should be revoked.

Dated this 20<sup>th</sup> of December, 2023.

By: Suzzette Grisham

Alderperson Suzzette Grisham  
Public Safety Committee Chairperson  
West Allis Common Council





4. That Adi Sarkanjac is the agent appointed pursuant to Wis. Stat. § 125.04(6)(a) for license number ALC-23-8.

Incidents Subject to Complaint

*Count 1: July 1<sup>st</sup>, 2023.*

5. That on July 1, 2023, the first day of the current license period, West Allis Police were dispatched to Odd-E's Pub at approximately 2:22 AM regarding multiple subjects from the bar that were fighting in the street. Police arrived on the scene and began to break up the fight and further investigate the incident. Despite the police on scene, the subject in the fight continued to be argumentative, boisterous, and profane.
6. Police reported that Adi Sarkanjac, agent for Odd E's Pub, assisted police in obtaining surveillance footage which showed the fight had started within the bar when a patron threw a drink into the bartender's face. That original patron was removed from the bar and her associates were also told to leave. While removing the two associates, one of them struck a bar employee before being physically removed. Police reported that once the three aggressors had exited the bar, they were confronted by a different bar employee. This secondary confrontation apparently devolved into a physical fight in the street between all parties.
7. That police officer Lete Carlson reported that the primary offender who had originally thrown the drink and had engaged in the physical fight outside appeared to be very agitated and intoxicated during her contact with police.

*Count 2: July 8, 2023.*

8. That on July 8, 2023, Officer Sadvick was dispatched to Odd-E's Pub at approximately 11:30 PM for a report of an overdose. When Officer Sandvick investigated the concern, he determined that the subject in question had not overdosed on drugs but had instead consumed too much alcohol and had fallen over while at the bar. She was turned over to paramedics and transported to the hospital.

*Count 3: September 10, 2023.*

9. That on September 10, 2023, at approximately 1:45 AM, the West Allis Police Department was dispatched to a "shots fired" complaint at Odd-E's Pub.
10. That Officer Hayner reported that through his investigation, he learned that the shooter had been at a few bars throughout the night before ending up at Odd-E's Pub where he continued to drink more alcohol and "get drunk." Investigation revealed that the shooter eventually left the bar and as he drove away, fired shots from his handgun at the bar at least two times.
11. That Officer Sandvick obtained a copy of the surveillance video from the bar that shows a black four-door sedan turning out from 89<sup>th</sup> street onto W. Greenfield avenue. The sedan accelerated rapidly and muzzle flashes are seen firing towards Odd-E's causing a patron out front to duck and yell at the vehicle.
12. Officer Brockmann reported that he spoke with an employee the bar, identified here as O.Z. who was reportedly was outside the bar at the time of the shooting. O.Z. reported that he saw a male (later identified as the shooter) exit the bar and briefly argue with a few other males standing by their motorcycles in front of the bar. This subject then proceeded to his vehicle and drove past the bar at which time he fired at least two gunshots from his vehicle as he drove by the bar.



13. Police did catch the shooter after a brief fleeing incident and resistive episode. In the vehicle police found the firearm used in the shooting, as well as marijuana and cocaine.

*Count 4: September 23, 2023.*

14. That on September 23, 2023, Officer laquinta was dispatched to Odd-E's Pub at approximately 2:02 AM for a report of multiple people fighting in the roadway. Officer laquinta reported that this fight apparently was resolved prior to his arrival, but the officer did speak with the bouncer at the bar, D.A., who apparently confirmed that a fight had occurred but reported that all the problem parties had left the area before officers arrived and there was no further assistance needed.

*Count 5: October 21, 2023.*

15. That on October 21, 2023, West Allis Police Officers were dispatched to Odd-E's Pub at approximately 1:54 AM for a report of a shooting. Police arrived on scene and made contact with two extremely intoxicated and uncooperative parties. Police attempted to determine what had occurred and were given partial information about a shooting that took place outside the bar after a large group had been fighting within the bar.

16. Officer Schenk reported that he spoke with Odd-E's security guard, S.M. who reported that two males got into a fight within the bar and were physically thrown out of the bar.

17. Officers were able to obtain external camera footage of the incident which depicted two individuals fighting outside of the bar. One individually appears to recover a

firearm and strike the other male with the firearm several times before potentially firing a shot at the victim.

18. Officer Cooper reported that based on the police investigation, he was able to locate the individual who was believed to be the victim of the shooting, identified as D.H. D.H. was located in a residence adjoining the bar. D.H. originally denied any involvement in the altercation and Officer Cooper reported that D.H. appeared to be intoxicated at the time of his interactions. D.H. apparently did not exit his residence to continue his interaction with police and police terminated their contact at that time due to his insistence that he was not involved in an altercation.
19. Police were notified later that morning that a shooting victim had checked into a nearby hospital and was believed to be from the above incident. Officer Foy re-initiated contact with D.H. at the hospital later that same morning. D.H. was in fact shot in the leg earlier during the bar fight, although he originally denied any such involvement. D.H. continued to be uncooperative with police at the hospital and claimed to not remember much of the incident because he was "drunk" at the time.

#### Violations of State Law and Local Code

20. That the "Class B" intoxicating liquor license and a Class "B" fermented malt beverage license (together identified on the license as a "Class B Tavern License"), issued to ODD-E's Pub L.L.C., are subject to suspension or revocation for any of the following:

- A. Violating Wis. Stat. § 125.12(2)(ag)2 related to counts 1, 3, 4, and 5 for keeping or maintaining a disorderly or riotous, indecent or improper house

that has been the subject of several physical fights, disorderly patrons, and two separate shooting incidents within a four-month period.

B. Violating Wis. Stat. § 125.07(2)(a)(2), per Wis. Stat. § 125.12(2)(ag)1. related to counts 1, 2, 3, and 5 for selling, dispensing, or giving away alcohol beverages to a persons who are intoxicated.

21. That the Public Entertainment Permit issued to ODD-E's Pub L.L.C. is subject to suspension or revocation pursuant to West Allis Municipal Code §§ 9.51(1)b. and 9.51(1)d. because the operator has failed to maintain order on the premises and has caused a public nuisance at the property, demonstrated by the repeated bar fights, two shootings, and repeated police interactions with patrons of the bar who are apparently intoxicated based on trained officer observations.

**WHEREFORE**, Corporal Douglas Sayeg requests that the licensee named herein, ODD-E's Pub L.L.C., be summoned to appear before the Public Safety Committee of the West Allis Common Council to answer this complaint and, if the material allegations of the complaint are denied, that a hearing be held to determine whether the licenses and permits issued to ODD-E's Pub L.L.C. should be revoked or suspended.

Dated this 29<sup>TH</sup> day of October, 2023.

Douglas M. Sayeg  
By: Douglas E. SAYEG  
City of West Allis Police Department

Subscribed and sworn to before me  
this 29<sup>th</sup> day of October, 2023.

Christina Porter  
(Name)  
Notary Public, State of Wisconsin  
My Commission Expires 02-25





**NOW THEREFORE**, you, ODD-E's Pub L.L.C. by licensing agent Adi Sarkanjac, are hereby summoned to appear before the Public Safety Committee of the West Allis Common Council for the recess meeting on November 7, 2023 at 7:00 p.m., or as soon thereafter as the matter may be called, in Room 128, of the West Allis City Hall located at 7525 W. Greenfield Avenue in the City of West Allis, or as soon thereafter as this matter can be heard, to admit or deny the allegations in the complaint. You may be represented by counsel on this date.

In the case of your failure to appear as required by this summons, the allegations in the complaint against you shall be taken as true and, if the Public Safety Committee of the West Allis Common Council finds the allegations sufficient, a recommendation that your license(s) be suspended or revoked will be made to the full Common Council. The Common Council may then vote to suspend or revoke your license(s).

You are further notified that if you appear as required by this summons and contest the allegations in the complaint, a hearing will be scheduled at a later date before the Public Safety Committee, at which time you may be represented by counsel, cross examine the witnesses who testify adversely against you, and present witnesses in your own behalf. A written transcript of said hearing shall be made and you may obtain a copy of the transcript of this proceeding at your expense.

Dated at West Allis, Wisconsin, this \_\_\_\_ day of October, 2023.

WEST ALLIS COMMON COUNCIL

By: Rebecca N. Grill  
Rebecca Grill  
City Administrator and City Clerk



# Affidavit of Process Server

Court/Appearance Date: 11/07/23  
City of West Allis

Case Number \_\_\_\_\_  
Odd-E's Pub LLC

Vs

I the undersigned am an adult resident of the state of Wisconsin and not a party to the action. I hereby swear that on October 31 2023 at 11:35 a.m. I duly served/or attempted to serve, (see nonservice section)

NAME Odd-E's Pub LLC

DEFENDANT  
 PROPOSED WARD  
 PLAINTIFF  
 PETITIONER  
 RESPONDENT  
 WITNESS  
 OTHER ATTEMPTED DATES \_\_\_\_\_

By serving Adi Sarkanjac Registered Agent at \_\_\_\_\_  
Home \_\_\_\_\_ Title/Relationship \_\_\_\_\_ Wisconsin  
Business 4666 S. 49th St. City of Greenfield Wisconsin

### Manner of Service:

- Personal Service
- Corporate Service: by serving an Officer, Director, Managing Agent, or in their absence, leaving copies with the person apparently in charge of the office. After diligent search and inquiry, having made \_\_\_\_\_ attempts by leaving true & correct copies of the above documents with a competent occupant of the residence over the age of 14 and informed that person of the contents thereof. (See other Attempt Dates)
- Posting copies in a conspicuous manner to the address of the person/entity being served. (Use only for evictions)
- Copies of the documents were mailed by prepaid, first-class mail on: \_\_\_\_\_ DATE \_\_\_\_\_ FROM \_\_\_\_\_

**Nonservice:** after due search, careful inquiry and diligent attempts at the address(s) listed above, I have been unable to effect process upon the person/entity being served because of the following reason(s):

- Unknown at address
- Address does not exist
- Not home three attempts
- Moved no forwarding
- Evading
- Unable to serve in a timely fashion
- Refuses to cooperate in acceptance
- Service cancelled by litigant
- Search was conducted, whereabouts unknown

### Type of Documents:

- ELECTRONIC FILING NOTICE
- SUMMONS AND COMPLAINT
- NOTICE OF MOTION AND MOTION/AFFIDAVIT
- ORDER AND NOTICE OF HEARING
- COVER LETTER
- ORDER TO SHOW CAUSE & AFFIDAVIT
- BLANK FINANCIAL DISCLOSURE STATEMENT
- ADMINISTRATIVE DISMISSAL DATE
- SUMMONS AND PETITION-DIVORCE
- CONFIDENTIAL PETITION ADDENDUM
- SUBPOENA DUCES TECUM

At the time of service, I placed upon it the date, time, and my name, leaving a true and correct copy thereof, and that the server knew the person so served to be the defendant (or other) mentioned and named therein.

NUMBER OF ATTEMPTS 3 NUMBER OF ADDRESSES ATTEMPTED (if more than one) \_\_\_\_\_

SERVICE FEE \$ 50.00 WITNESS FEE \$ \_\_\_\_\_

FILING FEE \$ \_\_\_\_\_ SEARCH FEE \$ \_\_\_\_\_

TOTAL FEE \$ 50.00 MILEAGE \$ \_\_\_\_\_

Server's Name Carlton W. Manske  
(Print)

Server's Signature Carlton W. Manske

Subscribed and sworn to before me  
This 31 day of October, 2023

Notary Public Waukesha Co., State of Wisconsin  
My Commission expires 02/24/2026





**City Clerk**  
City Clerk's Office  
clerk@westalliswi.gov  
414.302.CITY

OFFICE OF CITY CLERK  
CITY OF WEST ALLIS, WISCONSIN

**Sent via USPS and emailed to asarka3@gmail.com, arenalawoffices@gmail.com**

Monday, December 11, 2023

Adi Sarkanjac  
4666 S 49 ST  
Greenfield WI, 53220

**RE: Summons and Complaint against ODD E's.**

Dear Mr. Sarkanjac;

The Public Safety Committee Chair orders you to appear at a scheduled, televised hearing before the Public Safety Committee on Monday, December 18, 2023 at 7:00PM, in Room 128 at West Allis City Hall, 7525 W. Greenfield Avenue. Please use the main public entrance off the parking lot. Room 128 is the first room on your right when you enter the building.

Per Wis. Stat. 125.12, if the licensee fails to appear for the scheduled hearing, the allegations of the complaint shall be taken as true and the license may be revoked by the West Allis Common Council.

If you have questions, please email [clerk@westalliswi.gov](mailto:clerk@westalliswi.gov).



**CITY OF WEST ALLIS  
RESOLUTION R-2023-0772**

**RESOLUTION ORDERING PRELIMINARY PLANS AND SPECIFICATIONS  
TOGETHER WITH A SCHEDULE OF PROPOSED ASSESSMENTS FOR  
IMPROVEMENT OF AREA IMPROVED W. CLEVELAND AVE. TO UNION  
PACIFIC RAILROAD; S. 92ND ST. TO S. 78TH ST. BY MISCELLANEOUS  
SIDEWALK REPAIR.**

**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 W. Cleveland Ave. to Union Pacific Railroad; S. 92nd St. to S. 78th St. be improved by 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-2023-0772" of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2023-0772(Added)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Ald. Vince Vitale	_____	_____	_____	_____
Ald. Ray Turner	_____	_____	_____	_____
Ald. Tracy Stefanski	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Thomas Lajsic	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Rosalie Reinke	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____

Attest

Presiding Officer

\_\_\_\_\_  
Rebecca Grill, City Clerk, City Of  
West Allis

\_\_\_\_\_  
Dan Devine, Mayor, City Of West  
Allis

**CITY OF WEST ALLIS  
RESOLUTION R-2023-0773**

**RESOLUTION TO AMEND THE LOAN TERMS OF A BROWNFIELD  
REVOLVING LOAN 3LP WEST ALLIS LLC, FOR PROPERTY LOCATED AT 8530-  
56 W. NATIONAL AVE.**

**WHEREAS**, the City has identified the 3 acres of land consisting of 8530-56 W. National (“Property”) as eligible for an US. EPA Brownfields Revolving Loan Fund (RLF) Loan due to known environmental contamination and required cleanup; and,

**WHEREAS**, the 3LP West Allis, L LC (the “Developer”) has acquired the Property for the development as part of a redevelopment Project and will be eligible for the RLF Loan; and,

**WHEREAS**, the City submitted to the U.S. EPA an eligibility letter for the Property for review and the U.S. EPA approved the Property’s eligibility on August 17, 2023; and,

**WHEREAS**, the City approved a \$500,000 RLF to the development remediation on the Property under Resolution 2023-0618; and,

**WHEREAS**, the Developer has indicated that the multiple lenders providing the financing on the construction of the project have requested that the City’s loan condition of having a subordinate mortgage on the property be removed as a condition; and,

**WHEREAS**, the Economic Development Program team supports the removal of this condition to advance the over \$68 million development.

**NOW THEREFORE,** BE IT RESOLVED by the Common Council of the City of West Allis that it hereby amends the terms of the loan to 3LP West Allis, LLC, in accordance with the terms and conditions outlined in the commitment letter attached as Exhibit A attached hereto and incorporate herein by reference.

BE IT FURTHER RESOLVED that the Economic Development Executive Director or his designee, is hereby authorized and directed to enter into a Revolving Loan Contract by and between the City of West Allis and 3LP West Allis, LLC and take any and all other actions on behalf of the City of West Allis which they deem necessary or desirable in connection with the U.S. EPA Revolving Loan Fund including, without limitation, negotiating, executing, delivering, and performing obligations in connection with the Loan.

BE IT FURTHER RESOLVED that the City Attorney be and is hereby authorized to make such substantive changes, modifications, additions and deletions to and from the various provisions of any and all U.S. EPA Revolving Loan Fund Subgrant-related documents between the Community Development Authority of the City of West Allis and the City of West Allis, and/or any other documents as may be necessary and proper to correct inconsistencies, eliminate ambiguity, and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

**SECTION 1:**            **ADOPTION** “R-2023-0773” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2023-0773(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Ald. Vince Vitale	_____	_____	_____	_____
Ald. Ray Turner	_____	_____	_____	_____
Ald. Tracy Stefanski	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Thomas Lajsic	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Rosalie Reinke	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____

Attest

Presiding Officer

\_\_\_\_\_  
Rebecca Grill, City Clerk, City Of  
West Allis

\_\_\_\_\_  
Dan Devine, Mayor, City Of West  
Allis



January 16, 2024

Three Leaf Partners -West Allis LLC  
c/o Three Leaf Partners  
504 W. Juneau Ave.  
Milwaukee, WI 53203  
Attn: Matthew Burow and Derek Taylor

Dear Three Leaf Partners – 3LP West Allis LLC:

Pursuant to your application and information provided by you, the Common Council of the City of West Allis (“City”) hereby agrees to make a West Allis Brownfield Revolving Loan Fund loan to 3LP West Allis LLC in accordance with the federal U.S. Environmental Protection Agency regulations and the following specific terms and conditions:

1. Borrower. The Borrower shall be 3LP West Allis LLC with offices at the property located at 504 W. Juneau Avenue, Milwaukee, WI 53203
2. Owner. 3LP West Allis LLC
3. Guarantor: 3LP West Allis LLC
4. Project. Loan proceeds are to be used to reimburse Borrower for costs incurred by Owner for environmental work associated with the site capping, grading and soil management. Funds will be associated with work at the following properties:
  - A. Site located at 8530-56 W. National Avenue, West Allis, WI, 53214 (Tax Key # 478-9998-003). (3.19 acres)
5. Loan Amount. The loan amount shall not exceed Five Hundred Thousand Dollars (\$500,000). Disbursement of the aggregate principal will be at draw request & work performance. The loan is on a reimbursement basis. The loan will be evidenced by a note payable by the Borrower to the City.
6. Interest Rate. (To be computed on basis of 360-day year.) The interest rate shall be one and one-half of a percent (1.50%) per annum, provided that no interest will accrue for a period of 24 months following closing and will begin accruing starting on the 25<sup>th</sup> month following closing. In the event of default, all unpaid principal and interest shall bear interest at the rate of eighteen percent (18%) per annum until paid.
7. Term. The term of this loan shall be ten years (120 months) with a 25-year amortization. A balloon payment will be required upon the last payment.
8. Payments. The loan will not have principal and interest payments for a period of 24 months following closing. Principal and interest payments will be required starting on the 25<sup>th</sup> month following closing.



- A. Loan will be required to be an automatic withdraw from the Borrower's account for payment.
9. 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.
10. Security. As security for the loan, the Borrower will deliver to the City:
- A. Loan Agreement outlining the conditions of the loan including necessary environmental clean-up work to be performed for the loan funds.
- B. A Note payable to the City of West Allis.
- C. Corporate Guaranty from 504 W. Juneau Avenue, Milwaukee, WI 53203 and Personal Guaranty.
11. Loan Processing Fee. A non-refundable fee of Two Thousand Dollars (\$2,000) 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.
12. Maturity Date. This loan shall mature 10 years after closing.
13. Closing Date. The loan shall close following the acquisition of the properties stated above under Section 3.
14. Prepayment Privilege. The loan may be prepaid, in whole or in part, at any time without penalty or restriction.
15. Duns Number/Federal ID Number. Borrower must provide a Duns/Federal ID Number as proof of application by closing and provide a federal identification number to the City.
16. Match. The Borrower is required to provide a 20% match of the total loan calculated at One Hundred Thousand Dollars (\$100,000.00). The Match must come from payment of West Allis Brownfield Revolving Loan Funds eligible activities.
17. General Conditions. All of the terms and conditions contained in the attached "Federal Requirements" (Attachment A) are incorporated into this Commitment and as provided in the draft attached. City of West Allis Brownfield Revolving Loan Agreement (Attachment B)
18. Contract. The work associated with these funds must follow the attached Federal Contract documents attached as Attachment C. Borrower is responsible for compliance with all necessary federal requirements.
19. U.S. EPA. The loan is subject to approval of eligibility from U.S. EPA. Borrower must comply with all necessary U.S. EPA requirements.
20. 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 September 27, 2023, along with the non-refundable loan processing fee and the written guarantee by 3LP West Allis LLC. If not so accepted, the City shall have no further obligation hereunder.

**SIGNATURES CONTINUED ON NEXT PAGE**





**CITY OF WEST ALLIS**

By: \_\_\_\_\_  
Patrick M. Schloss, Executive Director  
Economic Development

**ACCEPTANCE**

The foregoing Commitment, as well as the terms and conditions referred to therein, are hereby accepted.

**BORROWER**

Date: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
Managing Member  
3LP Partners, LLC

Received Acceptance and Loan Processing Fee:

By: \_\_\_\_\_  
Shaun M. Mueller  
Development Project Manager

Date: \_\_\_\_\_

Attachments