



# City of West Allis

## Meeting Agenda

### Common Council

*Mayor Dan Devine, Chair*

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

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Wednesday, April 22, 2020

6:00 PM

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#### REGULAR MEETING

#### NOTICE OF VIRTUAL MEETING

*The City of West Allis is holding the Common Council meeting virtually to help protect our community from the Coronavirus (COVID-19) pandemic. (This means no one will be permitted inside the City Hall to view the meeting.)*

*If you wish to view the meeting, you can watch the meeting as it is livestreamed on the City of West Allis YouTube Channel (<https://www.youtube.com/user/westalliscitychannel>). If you require an alternate format of viewing the meeting, please call 414-302-8294 and leave a message prior to 11:00 a.m. CST on Tuesday, April 21, 2020.*

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. PLEDGE OF ALLEGIANCE

#### D. PUBLIC HEARINGS

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

**Recommendation:** Plan Commission recommends approval.

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

**Recommendation:** Plan Commission recommends approval.

The Common Council may receive information from members of the public for these hearings. You may email your comments or questions to [sbraatz@westalliswi.gov](mailto:sbraatz@westalliswi.gov) during the hearing.

**E. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES**

New and Previous Matters referred to Committees may be considered and acted upon by Committees during the Common Council recess. Unless otherwise announced during the meeting, the standing Committees of the Common Council (Administration & Finance, Advisory, License & Health, Public Works, Safety & Development) will meet during a recess of the virtual Common Council meeting.

**F. MAYOR'S REPORT**

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.

**G. ALDERPERSON'S 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.

**H. APPROVAL OF MINUTES**

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

**I. ITEMS NOT REFERRED TO COMMITTEE**

4. [2020-0248](#) Report of the Municipal Judge for the month of March 2020, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$182,546.55
5. [2020-0243](#) Claim by Charlese Prather-Glenton regarding damage to property at 1548 S. 58 St. on March 5, 2020
6. [2020-0244](#) Summons and Compliant by the Estate of Duke A. Swan vs the City of West Allis et al, regarding injury to person at 1962 S. 59 St. on June 16, 2018, Case No. 2020CV002259
7. [2020-0250](#) Claim by Diamond Bros. LLC regarding damage to property/injury at 9706 W. Greenfield Ave. on June 12, 2019

**J. STANDING COMMITTEE REPORTS**

*None*

**K. COMMON COUNCIL RECESS****L. NEW AND PREVIOUS MATTERS****ADMINISTRATION & FINANCE COMMITTEE**

**New Matters for Introduction**

8. [R-2020-0217](#) Resolution ratifying the emergency purchase the Fire Chief executed with Bauer Compressor and Jefferson Fire and Safety, per the Mayor's authorization, on March 26, 2020, for emergency replacement of the Self-Contained Breathing Apparatus Compressor at the West Allis Fire Department Station #2 in the amount of \$65,533.73
9. [R-2020-0225](#) Resolution to consider Economic Development Loan and Housing Rehabilitation Loan deferments, interest forgiveness and amended loan terms to address business and homeowner needs during the COVID-19 national emergency
10. [2020-0242](#) Clearwing Productions, Inc. communication regarding a mass layoff of 25 employees at their location of 11101 W. Mitchell St. on March 16, 2020
11. [2020-0258](#) Communication from the Assistant City Administrator/Talent and Strategy Director requesting reclassification of two (2) Human Resources Specialist positions to one (1) Human Resources Generalist position in the Department of Human Resources
12. [2020-0261](#) Communication from the Mayor, City Administrator and Departments regarding the novel coronavirus (COVID-19)
13. [2020-0262](#) Communication from the City Administrator regarding the designation of Interim Successors Pursuant to Section 2.465(2) of the City of West Allis Revised Municipal Code
14. [2020-0249](#) Finance Director/Comptroller submitting report for March 2020 indicating City of West Allis checks issued in the amount of \$2,892,886.31
15. [2020-0263](#) Discussion regarding City Hall Operations and alterations to address safety and security concerns and the streamlining of operations
16. [2018-0445](#) Summons and Complaint in the matter of Sam's Real Estate Business Trust vs City of West Allis, Case No. 18-CV-30301.
17. [2018-0640](#) Summons and Complaint in the matter of Sam's Real Estate Business Trust vs. City of West Allis regarding money judgment. Case No. 2018CV006035.
18. [2019-0842](#) Claim by Whitnall Summit Co., LLC regarding excessive assessments at the Whitnall Summit Office Complex for 2019
19. [2020-0012](#) Summons and Complaint by West Allis Hotel Ventures alleging excessive 2019 assessment of the property for 8201 W. Greenfield Ave. (Case No. 2019CV007065)

*For agenda items 16-19, the committee may convene in closed session pursuant to the provisions of WI State Statutes Section 19.85(1)(g) for the purpose of conferring with the city attorney who will render oral or written advice concerning strategy to be adopted with respect to litigation in which the city is or is likely to become involved. This committee may reconvene in open session after completion of the closed session to consider the balance of the agenda.*

**City Attorney Claim Report**

20. [2020-0089](#) Claim by Michael Ermish regarding vehicle damages at 3328 S. 113 St. on January 27, 2020  
*City Attorney recommended to be Placed on File*
21. [2020-0105](#) Claim by Guy Stadney regarding vehicle damages at 1971 S. 70 St. on January 18, 2020  
*City Attorney recommended to be Placed on File*
22. [2020-0124](#) Claim by Jessica Pearson regarding damage to property at 3141 S. 114 St. on January 18, 2020  
*City Attorney recommended to be Placed on File*
23. [2020-0154](#) Claim by Jeanne Psket regarding damages at 1120 S. 121 St. on January 17, 2020  
*City Attorney recommended to Deny*
24. [2019-0935](#) Claim by Roman Rodriguez regarding damage to vehicle at 2211 S. 61 St. on December 10, 2019  
*City Attorney recommended to Deny*
25. [2020-0168](#) Claim by Dana J. Adams regarding towing reimbursement on or about February 22, 2019  
*City Attorney recommended to Deny*

## **PUBLIC WORKS COMMITTEE**

### **New Matters for Introduction**

26. [R-2020-0203](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of Hwy. 100 from north city limits to south city limits by miscellaneous replacement or repair of concrete sidewalk and utility adjustments
27. [R-2020-0214](#) Resolution authoring and directing the City Engineer to pay for sanitary sewer lateral repairs at 831 S. 115 St. in the total amount of \$9,399.52

28. [R-2020-0218](#) Resolution to approve bid of LaLonde Contractors, Inc. for the installation of concrete curb and gutter, concrete pavement, concrete sidewalk, driveway replacement, sanitary sewer relay, storm sewer, storm sewer relay, water main relay, building services and utility adjustments in S. 58 St. from W. Beloit Rd. to W. Mobile St. within the City of West Allis in the amount of \$1,071,921.55 .
29. [R-2020-0220](#) Resolution to approve bid of LaLonde Contractors, Inc. for the installation of concrete curb and gutter, concrete pavement, driveway replacement, sanitary sewer relay, storm sewer, building services and utility adjustments in W. Lakefield Ave. from E/O S. 119 St. to S. 122 St. and W. Euclid Ave. from S. 119 St. to S. Villa Ct. within the City of West Allis in the amount of \$825,833.43 .
30. [R-2020-0219](#) Resolution to accept the proposal of E.H. WACHS Water Utility Products for furnishing and delivering one (1) standard LX (gas) valve maintenance trailer for the sum of \$67,012.11
31. [R-2020-0222](#) Resolution granting a Major Privilege of Encroachment to West Quarter West, LLC for properties located at 1135-39 and 1205 S. 70 St. (Tax Key Nos. 440-0257-002 and 440-0256-002)
32. [R-2020-0227](#) Resolution to accept the proposals of GEXPRO Electrical Supply, Graybar Electric, Neher Electric and Werner Electric for furnishing and delivering fuses, fuse holders, connectors, wire, cable, and luminaires for a total sum of \$110,375.60
33. [2020-0252](#) Discussion regarding a request from We Energies for use of the City owned land which is dedicated for storm water drainage purposes

## **SAFETY & DEVELOPMENT COMMITTEE**

### **New Matters for Introduction**

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

### **Public Hearing Items (Safety & Development Committee)**

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

**Recommendation:** Plan Commission recommends approval.

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

**Recommendation:** Plan Commission recommends approval.

**LICENSE & HEALTH COMMITTEE****New Matters for Introduction****37. [2020-0259](#) License Applications**

*2019-2021 Tavern Operator's License applications:*

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

*2020-2021 Used Vehicle Dealer License applications:*

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

*2020-2021 Carnival Permit application:*

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

**38. [2020-0267](#) Appointment of new Agent, Geraldo Howard, by Cream City Print Lounge, LLC, d/b/a Cream City Print Lounge, located 8010 W. National Ave.****ADVISORY COMMITTEE****New Matters for Introduction****39. [2020-0264](#) Appointments by Mayor Devine of Aaron Hess and John Karol as members of the West Allis Civil Service Commission; their five-year terms to expire May 1, 2025****40. [2020-0269](#) Reappointment by Mayor Devine of Ms. Lisa Franzen to the Office of Weed Commissioner of the City of West Allis for the year 2020****41. [2020-0270](#) Reappointment by Mayor Devine of Kurt E. Kopplin as a member of the West Allis Police & Fire Commission, his five-year term to expire May 1, 2025****M. 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.