



# City of West Allis

## Meeting Minutes

### Common Council

*Mayor Dan Devine, Chair*

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

---

Tuesday, May 6, 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 7:04 p.m.*

#### B. ROLL CALL

**Present** 9 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner

**Excused** 1 - Ald. Weigel

#### C. PLEDGE OF ALLEGIANCE

*Led by Ald. Grob.*

#### D. PUBLIC HEARINGS

1. [2025-2222](#) Conditional Use Permit for The Picklr, a proposed Instruction/Training (31 or more persons at one time), at 2550 S. 108th St.

*Steve Schaer, Manager of Planning & Zoning, presented.*

*Neal Steffek, 1902 S. 68th St., spoke regarding the topic.*

#### E. PUBLIC PARTICIPATION

*The following individuals spoke regarding The Drunk Uncle:*

*Neal Steffek, 1902 S. 68th St.*

*Brett Cooley, 2048 S. 74th St.*

*Joe Butterfield, 10315 W. Greenfield Ave.*

*April Kreush, 8111 W. Raymond Ln.*

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

#### G. MAYOR'S REPORT

*The Mayor encouraged all residents to participate in the city-wide cleanup scheduled on May 17th from 9-11 a.m. at the Police Satellite station. He also reminded people of the open house and job fair at the Department of Public Works on May 17th from 10 a.m. - 2 p.m. and of the Bike Rodeo on May 18th from 11 a.m. - 1 p.m. at the West Allis Farmer's Market.*

**H. ALDERPERSONS' REPORT**

*Ald. Halvorsen informed residents about the construction at State Fair Park. It is expected to end early July. He also encouraged people to attend The Suburban Singers Community Choir event "Beauty and The Beatles" at James Dotts High School on Friday, May 16th at 7:30 p.m., or on Sunday, May 18th at 2:30 p.m. at Luther Manor Faith and Education Center.*

**I. APPROVAL OF MINUTES**

2. [2025-2939](#) April 15, 2025 Common Council Minutes.

Ald. Haass moved to approve, Ald. Grisham seconded, motion carried.

**J. STANDING COMMITTEE REPORTS****PUBLIC WORKS COMMITTEE**

3. [R-2025-0637](#) Resolution to approve an amendment to the Privilege Agreement between the City of West Allis and Walter Holtz of the Deco at 7140 W. Greenfield Ave. for use of a designated portion of S. 72nd St. as a Pedestrian Mall.

Ald. Grisham moved to refer item to Public Works Committee, motion carried with zero objection.

Committee Action: Ald. Haass motioned to adopt, Ald. Halvorsen seconded, motion carried.

Council Action: Adopted

**PUBLIC SAFETY COMMITTEE**

4. [2025-2077](#) Summons and complaint against Steffek LLC d/b/a/ The Drunk Uncle, 1902 S. 68th St. Agent: Neal Steffek

Ald. Grisham motioned to approve the Public Safety Committee's recommendation to revoke the Class B Tavern License, ALC-22-130, for Steffek LLC, motion carried with the following roll call vote:

Yes - 9 - Grob, Haass, Halvorsen, Kuehn, Novak, Nowling, Roadt, Turner, and Grisham  
No - 0

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

24. [2025-2078](#) New Class A Beer License for Speedway LLC, d/b/a Speedway 4118, 12340 W. Oklahoma Ave. Agent: Mary Donnell. (ALC-25-6)

Ald. Haass motioned to hold item #24 until the May 20th, 2025 Council Meeting, motion carried with zero objections.

**Passed The Block Vote**

Ald. Haass moved to approve the Consent Agenda, items #5 - #23, #25 - #34, Ald. Grisham seconded, motion carried by roll call vote:

**Aye:** 9 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner

**No:** 0

5. [O-2025-0040](#) Ordinance to amend salary schedule by creating, reclassifying, and retitling various Electrical Mechanic positions.

**Sponsors:** Alderperson Weigel

**Passed**

6. [R-2025-0588](#) Resolution to approve a contract with Talaske for providing audio/visual design and construction oversight for the New Department of Public Works Facility located at 1906 S. 53rd St., in an amount not to exceed \$21,000.

**Sponsors:** Public Works Committee

**Adopted**

7. [R-2025-1070](#) Resolution accepting work of Visu-Sewer, LLC for the sanitary sewer lining, spot lining, & grouting at various locations in the City of West Allis and authorizing and directing settlement of said contract in accordance with contract terms of 2023 Project No. 17 for final payment in the amount of \$21,465.89.

**Sponsors:** Public Works Committee

**Adopted**

8. [R-2025-1102](#) Resolution to facilitate the purchase of a mastic trailer.

**Adopted**

9. [R-2025-1103](#) Resolution granting a Privilege to Cynthia Sobczak & Scott Sitowski for property located at 7240-46 W. Greenfield Ave. (Tax Key No. 440-0345-001).

**Adopted**

10. [R-2025-1104](#) Resolution granting a Privilege to KTI LLC for property located at 7023-31 W. Greenfield Ave. (Tax Key No. 453-0038-000).

**Adopted**

11. [R-2025-1105](#) Resolution granting a Privilege to Real Estate Investment Specialists LLC for property located at 7311-15 W. Greenfield Ave. (Tax Key No. 453-0116-000).

**Adopted**

12. [R-2025-1106](#) Resolution Approving an Agreement with MMSD to receive \$452,000 in funding through the MMSD Green Solutions Program for the installation of Green Infrastructure on W. National Ave. from S. 95th St. to S. 108th St.

**Sponsors:** Public Works Committee

**Adopted**

13. [R-2025-1199](#) Resolution to approve a contract with Field Effect Security Inc. for cybersecurity protection for a total amount of \$62,322.  
**Adopted**
14. [R-2025-1200](#) Resolution granting a Privilege to Epikos for property located at 6217-33 W. Greenfield Ave. (Tax Key No. 454-0001-000).  
**Adopted**
15. [R-2025-1224](#) Resolution granting a Privilege to Dunn, Steven W. & Sharon L. Liv Trust for property located at 6034 W. National Ave. & 1338-42 S. 61 St. (Tax Key No. 439-0350-000).  
**Adopted**
16. [R-2025-1406](#) Resolution to waive conflict of interest involving outside counsel.  
**Adopted**
17. [R-2025-1409](#) Resolution to approve addenda to intergovernmental agreement and service agreement related to Southwest Suburban Health Department.  
**Adopted**
18. [R-2025-1432](#) Resolution to amend Policy No.1484 relating to clothing, tool and other allowances.  
**Adopted**
19. [R-2025-1456](#) Resolution to approve a nine-month extension for conditional use permit to commence SoNa Lofts Phase 2, a proposed 5+ Unit Dwelling, at 6600 W. Mitchell St. (Tax Key No. 454-0656-000).  
**Adopted**
20. [R-2025-1460](#) Resolution amending the terms and conditions for an Economic Development Loan with Carrie's Crispies, LLC.  
**Adopted**
21. [R-2025-1484](#) Resolution to approve bid of Wandel Contractors for street reconstruction in S. 90th St. from W. Durham Ave. to W. Dakota St. and W. Stuth Ave. from S. Orleans Ave. to S. Osage Ave. in the City of West Allis in the amount of \$1,044,661.23.  
  
**Sponsors:** Public Works Committee  
**Adopted**
22. [R-2025-1485](#) Resolution authorizing and directing the City Engineer to enter into a State/Municipal Agreement with the Wisconsin Department of Transportation for the reconstruction of W. National Ave. from S. 95th St. to S. 108th St.  
  
**Sponsors:** Public Works Committee  
**Adopted**

23. [R-2025-1506](#) Resolution acknowledging the Common Council's support of the efficient financial management and operation of the City's Sanitary Sewer Utility and authorizing the Principal Engineer to submit the Compliance Maintenance Annual Report (CMAR) to the Wisconsin Department of Natural Resources.

**Sponsors:** Public Works Committee

**Adopted**

25. [2025-2397](#) Class A/B/C Alcohol License Renewal Applications without changes.

\*See attachment for the lists.

**Granted**

26. [2025-2628](#) Temporary Extension of a Class B and Public Entertainment license request for Studz Pub, hosting a one-day event on June 21th, 2025, from 8:00 a.m. - 6:30 p.m., to be held at 6833 W. National Ave. (TEMP-25-6 & SPEV-25-12) Applicant: Ken Schinke.

**Granted**

27. [2025-2782](#) Temporary Extension of a Class B Premise request for The Buzzard's Nest, hosting a one-day event on June 28th, 2025 from 10 a.m. - 10 p.m., to be held at 6002 W. Mitchell St. (TEMP-25-7) Applicant: Lawrence Pryor.

**Granted**

28. [2025-2919](#) Claim by Sydney Hird regarding property damage on S. 70th St. on April 18th, 2025.

**Placed on File**

29. [2025-2920](#) Claim by Extra Space Management regarding property damage at 232 S. Curtis Rd. on February 21st, 2025.

**Placed on File**

30. [2025-2958](#) Reappointment by Mayor Devine of David Raschka, Kathleen Dagenhart, Jessica Katzenmeyer and Brandon Reinke to the Plan Commission with a 3-year term to expire May 6, 2028.

**Approved**

31. [2025-2959](#) Reappointment by Mayor Devine of Sagar Tolani to the West Allis Police & Fire Commission with a 5-year term to expire on May 6, 2030.

**Approved**

32. [2025-3012](#) Renewal application for Adult-Oriented Establishment License:

\*Ben Bishop, DBA Temptations, 9800 W. Greenfield Ave. Agent: Benjamin Bishop.

**Granted**

33. [2025-3025](#) Finance Director/Comptroller submitting report for April 2025 indicating City of West Allis checks issued in the amount of \$4,873,270.50.

Placed on File

34. [2025-3060](#) Temporary Extension of a Class B premise request for Dick and Gloria's Cocktails and Dreams, hosting a one-day event on June 7th, 2025, from 12:00 p.m. - 6:00 p.m., to be held at 2201 S. 55th St. (TEMP-25-10)  
Applicant: Gloria Kinnee.

Granted

#### L. COMMON COUNCIL RECESS

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

The Council recessed at 7:26 p.m. and reconvened at 8:08 p.m.

#### M. NEW AND PREVIOUS MATTERS

##### ADMINISTRATION COMMITTEE

Committee convened at 7:22 p.m.

35. [2025-2946](#) Communication relating to the appointment of Erin M. Hirn to the position of City Administrator effective May 27, 2025.

Discussion Purposes Only

##### Passed The Block Vote

Ald. Nowling moved to approve items #36 - #38, motion carried by roll call vote:

Aye: 9 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner

No: 0

36. [R-2025-1435](#) Resolution confirming the mayoral appointment of Erin M. Hirn to the position of City Administrator effective May 27, 2025.

Committee Action:

Ald. Grob motioned to adopt, Ald. Novak seconded, motion carried.

Council Action: Adopted

37. [R-2025-1412](#) Resolution to amend City Attorney's office organizational chart to add part-time Principal Assistant City Attorney (net increase of 0.2 FTE).

Committee Action:

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

Council Action: Adopted

38. [R-2025-1483](#) Resolution approving an amended Community Development Block Grant Annual Action Plan for fiscal year 2024.

**Committee Action:**

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

Ald. Grob moved to adjourn at 7:33 p.m., Ald. Novak seconded, motion carried.

**Council Action: Adopted**

## **PUBLIC WORKS COMMITTEE**

Committee convened at 7:30 p.m. and recessed at 7:39 p.m. Committee reconvened at 8:01 p.m.

39. [2025-3008](#) Discussion regarding the City establishing a drop-off site for squeezable snack plastic pouches and caps.

**Discussion Purposes Only**

## **ECONOMIC DEVELOPMENT COMMITTEE**

Committee convened at 7:33 p.m.

### **Passed The Block Vote**

Ald. Kuehn moved to approve items #40 - #42, motion carried by roll call vote:

**Aye:** 9 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner

**No:** 0

40. [2025-2222](#) Conditional Use Permit for The Picklr, a proposed Instruction/Training (31 or more persons at one time), at 2550 S. 108th St.

**Committee Action:**

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

**Council Action: Granted**

41. [2025-1989](#) New Class B Tavern and Public Entertainment License for JAC'S Triple 7, LLC, d/b/a JAC'S Triple 7, 6711 W. Beloit Rd. Agent: Jeff Clark. (ALC-25-5)

**Committee Action:**

Ald. Novak moved to grant with an amended floor plan and after current license is surrendered, Ald. Nowling seconded, motion carried.

**Council Action: Granted as amended**

42. [2025-2957](#) Transfer of Class B Tavern and Public Entertainment Licenses for Blaque Bar Bites Wisconsin Corporation, d/b/a Blaque Bar & Bites, 9105 W. Lincoln Ave. Agent: Jennifer Pierce. (ALC-25-11)

**Committee Action:**

Ald. Novak moved to deny based on too many complaints at current location,  
Ald. Kuehn seconded, motion carried.

Ald. Novak moved to adjourn at 7:55 p.m., Ald. Grob seconded, motion carried.

**Council Action:** Denied

## **PUBLIC SAFETY COMMITTEE**

Committee convened at 7:39 p.m.

43. [2025-2940](#) April 17, 2025 Public Safety Minutes.

Ald. Halvorsen moved to approve, Ald. Haass seconded, motion carried.

### **Passed The Block Vote**

Ald. Grisham moved to approve items #44 - #49, motion carried by roll call vote:

**Aye:** 9 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner

**No:** 0

44. [2025-2771](#) Notice of non-renewal of an Operator's License (Bartender/Class D Operator) for Raul Colin. (BART-295)

**Committee Action:**

Ald. Haass motioned to send notice of non-renewal and allowing applicant a second opportunity to appear on May 20th, 2025, Ald. Grisham seconded, motion carried.

**Council Action:**

Notice of non-renewal and opportunity to reappear on May 20th, 2025

45. [2025-2772](#) Operator's License (Bartender/Class D Operator) renewal application for Nathan McFadden. (BART-629)

**Committee Action:**

Ald. Haass moved to grant, Ald. Turner seconded, motion carried.

**Council Action:**

Granted

46. [2025-2773](#) Operator's License (Bartender/Class D Operator) renewal application for David Ensor, Jr. (BART-674)

**Committee Action:**

Ald. Haass moved to grant, Ald. Halvorsen seconded, motion carried.

**Council Action:**

Granted



47. [2025-3013](#) Operator's License (Bartender/Class D Operator) renewal application for Rhonda Kohloff. (BART-661)

**Committee Action:**

Ald. Haass moved to grant, Ald. Turner seconded, motion carried.

**Council Action:**

Granted

48. [2025-3018](#) Class B Tavern Seasonal Temporary Premise and Public Entertainment Extension request for The Deco, 7140 W. Greenfield Ave., for outdoor dining with entertainment/music from May 23rd, 2025 until November 1st, 2025.

**Committee Action:**

Ald. Grisham moved to grant with the amendment of operational hours on Sunday of 11 a.m. - 7 p.m., Ald. Haass seconded, motion carried.

**Council Action:**

Granted as Amended

49. [2025-2398](#) Class A/B/C Alcohol License Renewal Applications.

\*See attachment for the lists.

**Committee Action:**

Ald. Haass moved to grant, Ald. Grisham seconded, motion carried.

Ald. Haass moved to adjourn at 7:57 p.m., Ald. Halvorsen seconded, motion carried.

**Council Action:**

Granted

## N. ADJOURNMENT

Ald. Haass moved to adjourn at 8:11 p.m., Ald. Grisham seconded, motion carried.

Next scheduled meeting is May 20th, 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.