



# City of West Allis

## Meeting Minutes

### 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*

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Tuesday, October 1, 2024

7:00 PM

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

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#### 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. Grisham*

#### D. PUBLIC HEARINGS

1. [R-2024-0558](#) Resolution on a substantial amendment to the FY2020-FY2024 Community Development Block Grant Action Plans, relative to reallocating remaining/unused budget authority of \$19,680.26 from the Neighborhood Lighting activity to the FY 23 Becher St Pedestrian Lighting activity to complete the project.

**Attachments:** [Res R-2024-0558](#)

[PH Reallocation of CDBG Significant Amedment Funds Becher St. Lighting \(003\)](#)

[EXHIBIT A Becher Street Lighting Activity](#)

[Res R-2024-0558 - SIGNED](#)

*Steve Schaer presented.*

#### E. PUBLIC PARTICIPATION

*Brianna Fujita, 1870 S. 76th St., spoke about neighbor issues.*

*Charlie Sancinati from N&S towing, 1759 S. 83rd St., spoke about neighbor issues.*

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

*Mayor Devine announced that the following Standing Committees would meet during recess: Administration, Economic Development, Public Safety and Public Works.*

## G. MAYOR'S REPORT

Mayor Devine congratulated Forward TS on 50 years in business, Bread Pedalers on 2 years in business and Suzzette's Hair 4 You on 20 years in business. He also reminded everyone about the Car Show in Downtown West Allis on Sunday, October 6th.

## H. ALDERPERSONS' REPORT

Ald. Weigel spoke about Hurricane Helene and directed people to contact the Red Cross if they wanted to help.

Ald. Grisham spoke about yard waste/leaf pickup and directed people to the website for the schedule.

Ald. Nowling thanked the community for their participation in the LIME scooter survey.

Ald. Halvorsen reminded everyone about the Fairview Park Neighborhood Association Block Party on October 20th.

Ald. Kuehn spoke about October being Domestic Violence Awareness month and how WISH through the West Allis police department is a great support group for survivors.

## I. APPROVAL OF MINUTES

2. [2024-0686](#) September 17, 2024 Common Council Minutes.

**Attachments:** [2024-09-17 CC M](#)

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

## J. STANDING COMMITTEE REPORTS

None.

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

### Passed The Consent Vote

Ald. Haass moved to approve the Consent Agenda, items #3 - #17, Ald. Grisham seconded, motion carried by following 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-2024-0039](#) Ordinance to update municipal code - updating health department provisions, code of ethics, and special events.

**Sponsors:** Alderperson Haass

**Attachments:** [Ord O-2024-0039](#)

[Ord O-2024-0039 - SIGNED](#)

Passed

4. [R-2024-0515](#) Resolution to approve Certified Survey Map to split the existing parcel at 10533 W. National Ave. into two parcels. (Tax Key No. 519-0002-006)
- Attachments:** [Res R-2024-0515](#)  
[R-0515 CSM map exhibit](#)  
[Res R-2024-0515 - SIGNED](#)
- Adopted**
5. [R-2024-0547](#) Resolution accepting work of Pro Electric, Inc. for street lighting conversion and authorizing and directing settlement of said contract in accordance with contract terms of 2022 Project No. 3 for final payment in the amount of \$1,000.
- Sponsors:** Public Works Committee
- Attachments:** [Res R-2024-0547](#)  
[Res R-2024-0547 - SIGNED](#)
- Adopted**
6. [R-2024-0550](#) Resolution granting a privilege to Wistl Family Trust for property located at 7429-47 W. Greenfield Ave. (Tax Key No. 453-0320-000).
- Attachments:** [Res R-2024-0550](#)  
[Res R-2024-0550 - SIGNED](#)
- Adopted**
7. [R-2024-0551](#) Resolution authorizing staff to petition the Public Service Commission for a construction authorization.
- Attachments:** [Res R-2024-0551](#)  
[Res R-2024-0551 - SIGNED](#)
- Adopted**
8. [R-2024-0564](#) Resolution amending the existing professional services contract with raSmith to provide traffic engineering services for the City of West Allis for an amount not to exceed \$35,000.
- Sponsors:** Public Works Committee
- Attachments:** [Res R-2024-0564](#)  
[EP 240820 Gengler\\_Greenfield Ave Parking Study\\_wEncl](#)  
[Res R-2024-0564 - SIGNED](#)
- Adopted**

9. [R-2024-0565](#) Resolution amending the existing professional services contract with KL Engineering to provide electrical engineering services for the City of West Allis for an amount not to exceed \$20,000.

**Sponsors:** Public Works Committee

**Attachments:** [Res\\_R-2024-0565](#)  
[Farmers Market Proposal Implementation Design City of West Allis 09052024](#)  
[Res\\_R-2024-0565 - SIGNED](#)

**Adopted**

10. [R-2024-0566](#) Resolution to amend an existing Professional Services Contract with GRAEF-USA, INC. to provide Design Engineering Services for playground, site improvements, and Green Infrastructure in Rogers Park, for an amount not to exceed \$64,400.

**Sponsors:** Public Works Committee

**Attachments:** [Res\\_R-2024-0566](#)  
[West Allis Rogers Park Proposal\\_GRAEF](#)  
[Res\\_R-2024-0566 - SIGNED](#)

**Adopted**

11. [R-2024-0567](#) Resolution to approve Memorandum of Understanding with HIDTA for fiscal agent services for 2025-2029.

**Attachments:** [Res\\_R-2024-0567](#)  
[HIDTA Admin Agmt \(2025-2029\)](#)  
[Res\\_R-2024-0567 - SIGNED](#)

**Adopted**

12. [R-2024-0568](#) Resolution to approve the bid of F.J.A. Christiansen Roofing Co., Inc. to reroof the West Allis Library, Area E (Base Bid), in the amount of \$170,015.

**Attachments:** [Res\\_R-2024-0568](#)  
[Res\\_R-2024-0568 - SIGNED](#)

**Adopted**

13. [R-2024-0570](#) Resolution to approve bid of C.W. Purpero, Inc. for urban soil decompaction at W. Orchard St. from 350-feet east of S. 108th St. to S. 108th St. dead end in the City of West Allis in the amount of \$29,500.

**Attachments:** [Res\\_R-2024-0570](#)  
[BidWorksheet\\_9309563](#)  
[Res\\_R-2024-0570 - SIGNED](#)

**Adopted**

14. [R-2024-0571](#) Resolution updating Policies - relocating code of ethics, updating vehicle operation policies, renumbering existing policies.

**Attachments:** [Res R-2024-0571](#)  
[Res R-2024-0571 - SIGNED](#)

**Adopted**

15. [2024-0684](#) August 2024 Municipal Judge Report, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$77,590.15.

**Attachments:** [August 2024 Municipal Judge](#)

**Placed on File**

16. [2024-0698](#) Renewal applications for Pawn Shop, Secondhand Stores, and Secondhand Jewelry Dealers for the following: Michael Rondinelli, DBA Get It Now, 6826 W. Greenfield Ave. (PNSH-22-35), Brian Boyer, DBA E-5 Sports, 7241 W. Greenfield Ave. (PNSH-22-36), Michael Soiney, DBA MAS LLC, 10220 W. Greenfield Ave. (PNSH-22-2)

**Attachments:** [PNSH-22-35 - App Summary](#)  
[PNSH-22-36 - App Summary](#)  
[PNSH-22-2 - App Summary](#)

**Approved**

17. [2024-0714](#) Resignation of Mike Mazmanian, Code Enforcement Director.

**Attachments:** [Mazmanian Resignation Notification](#)

**Placed on File**

## 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 7:25 p.m. and returned at 7:52 p.m.

## M. NEW AND PREVIOUS MATTERS

### ADMINISTRATION COMMITTEE

Committee convened at 7:27 p.m.

#### Passed The Block Vote

Ald. Weigel moved to approve item #18, motion carried by following 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

- 18. [R-2024-0558](#) Resolution on a substantial amendment to the FY2020-FY2024 Community Development Block Grant Action Plans, relative to reallocating remaining/unused budget authority of \$19,680.26 from the Neighborhood Lighting activity to the FY 23 Becher St Pedestrian Lighting activity to complete the project.

**Attachments:** [Res\\_R-2024-0558](#)  
[PH Reallocation of CDBG Signifcant Amedment Funds Becher St. Lighting \(003\)](#)  
[EXHIBIT A Becher Street Lighting Activity](#)  
[Res\\_R-2024-0558 - SIGNED](#)

**Committee Action:**  
 Ald. Kuehn moved to adopt, Ald. Nowling seconded, motion carried.  
 Ald. Novak moved to adjourn at 7:29 p.m., Ald. Kuehn seconded, motion carried.  
**Council Action: Adopted**

**PUBLIC WORKS COMMITTEE**

Committee convened at 7:27 p.m.

**Passed The Block Vote**

Ald. Roadt moved to approve item #19, motion carried by the following 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

- 19. [R-2024-0561](#) Resolution to approve 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.

**Attachments:** [Res\\_R-2024-0561](#)  
[Deco Agreement for Pedestrian Mall 9.24.24](#)  
[Res\\_R-2024-0561 - SIGNED](#)

**Committee Action:**  
 Ald. Grisham moved to adopt, Ald. Halvorsen seconded, motion carried.  
 Ald. Haass moved to adjourn at 7:36 p.m., Ald. Roadt seconded, motion carried.  
**Committee Action:**  
 Adopted

**ECONOMIC DEVELOPMENT COMMITTEE**

Committee convened at 7:30 p.m.

**Passed The Block Vote**

**Ald. Kuehn moved to approve items #20 - #25, motion carried by the following 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

20. [2024-0650](#) New Class A Liquor and Beer License for Best Asian Market LLC, d/b/a Mei Hua Market, 11066 W. National Ave. Agent: Ka Ying Moua. (ALC-24-30)

**Attachments:** [ALC-24-30 - Mei Hua - App Summary](#)

[ALC-24-30 - Mei Hua - Floor Plan](#)

[ALC-24-30 - Mei Hua - Floor Plan 2](#)

[ALC-24-30 - Mei Hua - Hearing Notice](#)

**Committee Action:**

**Ald. Weigel moved to grant, Ald. Novak seconded, motion carried.**

**Council Action: Granted**

21. [2024-0664](#) New Class B Beer License for St. Barnabas Congregation, St. Augustine site, 6753 W. Rogers St. Agent: Russell Miller. (ALC-24-31)

**Attachments:** [ALC-24-31 - St. Augustine - App Summary](#)

[ALC-24-31 - St. Augustine - Floor Plan](#)

[ALC-24-31 - St. Augustine - Hearing Notice](#)

**Committee Action:**

**Ald. Weigel moved to amend hours until 10 p.m. Ald. Nowling seconded, motion carried.**

**Committee Action:**

**Ald. Nowling moved to grant as amended, Ald. Novak seconded, motion carried.**

**Council Action: Granted as amended**

22. [R-2024-0549](#) Resolution to approve the Year 2025 Operating Plan for the Downtown West Allis Business Improvement District and to adopt the special assessment method as stated therein.

**Attachments:** [Res R-2024-0549](#)

[Signed 2025 BID Operating Plan](#)

[2025 Completed Assessment Roll](#)

**Committee Action:**

**Ald. Kuehn moved to hold for public hearing.**

**Council Action:**

**Held**

23. [R-2024-0552](#) Resolution to approve a Subordination Agreement for the Economic Development Loans to Naus Brewing LLC d/b/a Perspective Brewing Co. located at 7508 W. Greenfield Ave.

**Attachments:** [Res\\_R-2024-0552](#)  
[Subordination Agreement - Naus Brewing LLC](#)  
[Res\\_R-2024-0552 - SIGNED](#)

**Committee Action:**  
Ald. Weigel moved to adopt, Ald. Novak seconded, motion carried.

**Council Action:**  
Adopted

24. [R-2024-0555](#) Resolution to approve the terms & conditions for an Economic Development Loan to Sugar Studio, LLC located at 2201 S. 84th St. under the Capital Catalyst Loan Program in an amount up to \$200,000.

**Attachments:** [Res\\_R-2024-0555](#)  
[Sugar Studio LLC Commitment Letter](#)  
[Res\\_R-2024-0555 - SIGNED](#)

**Committee Action:**  
Ald. Kuehn moved to adopt, Ald. Grob seconded, motion carried.

**Council Action:**  
Adopted

25. [R-2024-0562](#) Resolution to approve a Subordination Agreement for the Economic Development Loan to West Allis Brewing Property LLC and OPE Brewing Company LLC located at 6751 W. National Ave.

**Attachments:** [Res\\_R-2024-0562](#)  
[Mortgage Subordination Agreement \(City of West Allis - \\$100,000\)](#)  
[Mortgage Subordination Agreement \(City of West Allis - \\$50,000\)](#)  
[WBD Commitment](#)  
[Res\\_R-2024-0562 - SIGNED](#)

**Committee Action:**  
Ald. Grob moved to adopt, Ald. Nowling seconded, motion carried.

**Council Action:**  
Adopted

## PUBLIC SAFETY COMMITTEE

Committee convened at 7:37 p.m.

### Passed The Block Vote

Ald. Grisham moved to approve items #26 - #27, motion carried by the following 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

- 26. [2024-0665](#) New Operator's License (Bartender/Class D Operator) application for Carmen Hazelberg. (BART-1293)

**Attachments:** [BART-1293 - Hazelberg - Hearing Notice](#)  
[BART-1293 - Hazelberg - 2nd Hearing Notice](#)

**Committee Action:**

**Ald. Haass moved to grant, Ald. Turner seconded. Motion carried.**

**Council Action: Granted**

- 27. [2024-0699](#) Special Event (SPEV-24-75) and Temporary Extension of a Class B License (TEMP-24-29) request for The Drunk Uncle, hosting a one-day event on October 6th, 2024, from 3:00 p.m. - 8 p.m., to be held at 1902 S. 68th St. Applicant: Neal Steffek.

**Committee Action:**

**Ald. Grisham moved to deny based upon an ongoing violation of Wis. Stat. 77.52(12), which substantially relates to the licensed activity., Ald. Haass seconded. Motion carried.**

**Council Action: Denied**

**N. ADJOURNMENT**

**Ald. Haass moved to adjourn at 8:00 p.m., Ald. Grisham seconded, motion carried.**

**Next scheduled meeting is October 15, 2024 at 7:00 p.m.**

YouTube Meeting Links for October 1, 2024:

Common Council & Public Safety & Public Works Committees  
<https://www.youtube.com/watch?v=R-Bsc2IKuig>

Administration & Economic Development  
[https://www.youtube.com/watch?v=Jj7CiVq\\_JJs&t=367s](https://www.youtube.com/watch?v=Jj7CiVq_JJs&t=367s)



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.