



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*

Tuesday, April 23, 2024

7:00 PM

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

SPECIAL MEETING

A. CALL TO ORDER

Mayor Devine called the meeting to order at 7:03 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. Grob.

D. PUBLIC HEARINGS

1. [R-2024-0097](#) Resolution on the sale of an approximate 670-sf portion of land on property located at 62** W. National Ave. (Tax key Parcel: 454-0073-001)

Attachments: [Res R-2024-0097](#)
[Exhibit Offer to Purchase](#)
[Exhibit-Land area](#)
[Res R-2024-0097 - SIGNED](#)

Manager of Planning & Zoning Schaer presented.

Refer to Plan Commission

2. [2024-0192](#) Conditional Use permit for the WAWM Recreation Department, for a proposed indoor recreation facility, located at 1300 S. 109th St.

Attachments: [24-04-23 - PH Notice - WAWM Rec Dept](#)
[Affidavit of Publication](#)

Manager of Planning & Zoning Schaer presented.

3. [2024-0193](#) Conditional Use Permit for The Salon Suites, a proposed beauty, wellness, and massage therapy use located at 11575 W. Theo Trecker Way.

Attachments: [24-04-23 - PH Notice - Salon Suites](#)
[Affidavit of Publication](#)

Manager of Planning & Zoning Schaer presented.

- 15. [2024-0226](#) Update from Assessor’s Office on 2024 Citywide revaluation.

Attachments: [2024 Revaluation Presentation to Common Council April 23, 2024 FINAL](#)

City Assessor Jason Williams presented.

Discussion Purpose Only

E. PUBLIC PARTICIPATION

The following people spoke about the Citywide revaluation:

Mark Debatista, 9422 W. Harding Pl.

Gordon Voltz, 2411 S. 93rd St.

Michael Cody, 1725-27 S. 71st St.

Matt Keup, 1641 S. 63rd St.

Tiffany Stark, 6414 W. Burnham St.

AmyRose Murphy, 1520 S. 76th St.

Lorraine Hayden, 8425 W. Lapham St.

Scott Drolshagen, 1521 S. 75th St.

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 the West Allis Police Department on their promotions today and reminded people that you can sign up for city update notifications.

H. ALDERPERSONS' REPORT

Ald. Kuehn reminded CHR Hansen will be holding an open house on 4/24 at 5 p.m.

I. APPROVAL OF MINUTES

- 4. [2024-0237](#) April 16, 2024 Common Council Minutes.

Attachments: [2024-04-16 CC M](#)

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

J. STANDING COMMITTEE REPORTS

None.

K. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)

Passed The Block Vote

Ald. Haass moved to approve the Consent Agenda, items #5 - #7, 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

- 5. [2024-0232](#) Temporary Public Entertainment Permit request for Optimist Theatre performing Shakespeare in the Park, a one-day event on June 22, 2024 from 12 p.m. – 4 p.m., to be held at 8437 W. National Ave. Applicant: Jason Haas.

Attachments: [2024-0232 - Optimist Theatre - App Summary](#)

Granted

- 6. [2024-0233](#) Claim by Pierre Louis regarding property damage sustained at S. 108th St. and W. Morgan Ave. on April 14, 2024.

Attachments: [2024-0233 - Claim - Louis, Pierre](#)

Referred to City Attorney

- 7. [2024-0243](#) Appointment by Mayor Devine of Gloria Dohearty to the Commission on Aging for a 3-year term to expire April 23, 2027.

Approved

L. COMMON COUNCIL RECESS

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

The Council recessed at 8:10 p.m. and returned at 8:39 p.m.

M. NEW AND PREVIOUS MATTERS

ADMINISTRATION COMMITTEE

Committee convened at 8:10 p.m.

Passed The Block Vote

Ald. Weigel moved to approve items #8 - #14, 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

- 8. [R-2024-0163](#) Resolution to rescind personal property taxes on multiple accounts.

Attachments: [Res R-2024-0163](#)
[Res R-2024-0163 - SIGNED](#)

Committee Action:

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

Council Action: Adopted

9. [R-2024-0164](#) Resolution to approve agreement to provide emergency medical services to the Wisconsin State Fair Park for the 2024 season.

Sponsors: Administration Committee

Attachments: [Res_R-2024-0164](#)
[2024 FINAL State Fair BLS EMS Contract](#)
[Res_R-2024-0164 - SIGNED](#)

Committee Action:

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

Council Action: Adopted

10. [R-2024-0165](#) Resolution to authorize the purchase of one Ford F-550 XL truck chassis and Simco 2400 DT drill rig with tooling for a total sum of \$238,692.

Attachments: [Res_R-2024-0165](#)
[Ford F-550 drill rig truck quote](#)
[Res_R-2024-0165 - SIGNED](#)

Committee Action:

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

Council Action: Adopted

11. [R-2024-0166](#) Resolution to accept the proposal of Egelhoff Lawn Mower Service for furnishing and delivering six (6) Grasshopper 335B 61" ride-on lawn mowers for a total sum of \$89,607.41.

Attachments: [Res_R-2024-0166](#)
[ride-on lawn mowers quote](#)
[Res_R-2024-0166 - SIGNED](#)

Committee Action:

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

Council Action: Adopted

12. [R-2024-0167](#) Resolution to accept the proposal of Bobcat Plus Inc. for furnishing and delivering three (3) Bobcat Tool Cat attachments for a total sum of \$16,060.75.

Attachments: [Res_R-2024-0167](#)
[Bobcat Tool Cat attachments quote](#)
[Res_R-2024-0167 - SIGNED](#)

Committee Action:

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

Council Action: Adopted

13. [R-2024-0195](#) Resolution to update public swimming pool fees to conform to state law.

Attachments: [Res R-2024-0195](#)
[Res R-2024-0195 - SIGNED](#)

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

Council Action: Adopted

14. [R-2024-0215](#) Resolution to approve the 2023 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) program.

Attachments: [Res R-2024-0215](#)
[Exhibit 1 - CAPER Budget](#)
[Exhibit 2 - 2023 CAPER Narratives-CDBG Program 4.23.24 Council](#)
[Res R-2024-0215 - SIGNED](#)

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

Ald. Kuehn moved to adjourn at 8:16 p.m., Ald. Novak seconded, motion carried.

Council Action: Adopted

PUBLIC WORKS COMMITTEE

Committee convened at 8:17 p.m.

Passed The Block Vote

Ald. Roadt moved to approve the items #16 - #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

16. [R-2024-0162](#) Resolution to amend an existing Professional Services Contract with Interstate Roof Systems Consultants, Inc. to provide Design Engineering Services and Quality Compliance Observations for the roof replacement at the West Allis Public Library, for an amount not to exceed \$11,800.

Sponsors: Public Works Committee

Attachments: [Res_R-2024-0162](#)
[WestAllisLibrary - Proposal](#)
[Res_R-2024-0162 - SIGNED](#)

Committee Action:

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

Council Action: Adopted

17. [R-2024-0169](#) Resolution on the Vacation and discontinuance of an improved alley between W. Electric Ave. and W. Mobile St. west of S. 54th St.

Sponsors: Alderperson Turner

Attachments: [Res_R-2024-0169](#)
[\(VAC\) PH Map Y-1206 54 its Electric](#)
[Res_R-2024-0169 - SIGNED](#)

City Engineer Melinda Dejewski provided information.

Committee Action:

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

Council Action: Adopted

18. [R-2024-0168](#) Resolution on the Vacation and discontinuance of an improved alley between W. Lincoln Ave. and W. Grant St. and within the 2200 block of S. 108th St. and S. 109th St.

Sponsors: Alderperson Haass

Attachments: [Res_R-2024-0168](#)
[\(VAC\) PH Map, Y-1205 108-109 Grant St](#)
[Res_R-2024-0168 - SIGNED](#)

Committee Action:

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

Council Action: Adopted

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19. [R-2024-0175](#) Resolution to approve bid of Pro Electric, Inc. for Street Lighting Conversion in various locations in the City of West Allis in the amount of \$1,667,254.17.
- Sponsors:** Public Works Committee
- Attachments:** [Res_R-2024-0175](#)
[Res_R-2024-0175 - SIGNED](#)
- Committee Action:**
Ald. Grisham moved to adopt, Ald. Haass seconded, motion carried.
- Council Action: Adopted**
20. [R-2024-0176](#) Resolution to approve bid of MJ Construction, Inc. for private property work in the amount of \$680,579.
- Sponsors:** Public Works Committee
- Attachments:** [Res_R-2024-0176](#)
[Communication - Award of Contract 2024-14 to MJ Construction Inc](#)
[Res_R-2024-0176 - SIGNED](#)
- Committee Action:**
Ald. Haass moved to adopt, Ald. Grisham seconded, motion carried.
- Council Action: Adopted**
21. [R-2024-0177](#) Resolution to authorize the purchase of four (4) 2024 Ford Maverick AWD pick-up trucks from Ewald Automotive Group, Hartford, for a sum of \$121,870.
- Attachments:** [Res_R-2024-0177](#)
[Ford Maverick AWD pick-up trucks \(3 supv+1 water\) quotes](#)
[Res_R-2024-0177 - SIGNED](#)
- Committee Action:**
Ald. Halvorsenn moved to adopt, Ald. Turner seconded, motion carried.
- Council Action: Adopted**
22. [R-2024-0182](#) Resolution to accept energy incentive funds for new Department of Public Works Facility from Focus on Energy.
- Sponsors:** Public Works Committee
- Attachments:** [Res_R-2024-0182](#)
[Res_R-2024-0182 - SIGNED](#)
- Committee Action:**
Ald. Turner moved to adopt, Ald. Grisham seconded, motion carried.
- Council Action: Adopted**

23. [R-2024-0194](#) Resolution to amend an existing professional service contract with raSmith to provide construction management of private property improvements for an amount not to exceed \$75,000.

Sponsors: Public Works Committee

Attachments: [Res_R-2024-0194](#)
[2024 West Allis Private Property Imp - raSmith Proposal 041124](#)
[Res_R-2024-0194 - SIGNED](#)

Committee Action:

Ald. Grisham moved to adopt, Ald. Halvorsen seconded, motion carried.

Council Action: Adopted

24. [R-2024-0219](#) Resolution to adopt a grant application from the U.S. Department of Transportation's Multimodal Project Discretionary Grant (MPDG) program for the I-94 East-West Corridor Modernization Project.

Attachments: [Res_R-2024-0219](#)
[I-94 MPDG LOS template](#)
[I-94 MPDG grant one-pager](#)
[Res_R-2024-0219 - SIGNED](#)

Committee Action:

Ald. Grisham moved to adopt, Ald. Halvorsen seconded, motion carried.

Council Action: Adopted

Public Hearing Items (Public Works Committee)

25. [R-2024-0097](#) Resolution on the sale of an approximate 670-sf portion of land on property located at 62** W. National Ave. (Tax key Parcel: 454-0073-001)

Attachments: [Res_R-2024-0097](#)
[Exhibit Offer to Purchase](#)
[Exhibit-Land area](#)
[Res_R-2024-0097 - SIGNED](#)

Committee Action:

Ald. Grisham moved to adopt, Ald. Halvorsen seconded, motion carried.

Ald. Grisham moved to adjourn at 8:23 p.m., Ald. Haass seconded, motion carried.

Council Action: Adopted

ECONOMIC DEVELOPMENT COMMITTEE

Committee convened at 8:23 p.m.

26. [R-2024-0212](#) Resolution approving a \$2,000 neighborhood association focus grant, to the Liberty Heights Park Neighborhood Association.

Attachments: [Res_R-2024-0212](#)
[Exhibit - LHPNA Focus - Application-Scope](#)
[Res_R-2024-0212 - SIGNED](#)

Committee Action:

Ald. Weigel moved to adopt, Ald. Nowling seconded, motion carried with Ald. Grob abstaining.

Council Action: Passed with the following roll call vote:

Aye: 9 - Ald. Grisham, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner and Ald. Weigel
Abstain: 1 - Ald. Grob

Passed The Block Vote

Ald.Kuehn moved to approve items #27 - #30, 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

27. [R-2024-0214](#) Resolution approving an amendment to the neighborhood small grant agreements and grant applications.

Attachments: [Res_R-2024-0214](#)
[Exhibit A - 2024 Organizational Grant Agreement](#)
[Exhibit B - 2024 Focus Grant Agreement](#)
[Exhibit C - Template End of Year Report](#)
[Res_R-2024-0214 - SIGNED](#)

Committee Action:

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

Council Action: Adopted

28. [2024-0201](#) New Class B Tavern and Public Entertainment Licenses for Shotzys 2, d/b/a Shotzys Country Rock Bar 2, 6922 W. Orchard St. Agent: Brandon Balaka. (ALC-24-5)

Attachments: [2024-0201 - Shotzys - App Summary](#)
[2024-0201 - Shotzys - Floor Plan](#)
[2024-0201 - Shotzys - Hearing Notice](#)

Committee Action:

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

Council Action: Granted

Public Hearing Items (Economic Development Committee)

29. [2024-0192](#) Conditional Use permit for the WAWM Recreation Department, for a proposed indoor recreation facility, located at 1300 S. 109th St.

Attachments: [24-04-23 - PH Notice - WAWM Rec Dept](#)
[Affidavit of Publication](#)

Committee Action:

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

Council Action: Approve

30. [2024-0193](#) Conditional Use Permit for The Salon Suites, a proposed beauty, wellness, and massage therapy use located at 11575 W. Theo Trecker Way.

Attachments: [24-04-23 - PH Notice - Salon Suites](#)
[Affidavit of Publication](#)

Committee Action:

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

Ald. Weigel moved to adjourn at 8:34 p.m., Ald. Nowling seconded, motion carried.

Council Action: Approve

PUBLIC SAFETY COMMITTEE

Committee convened at 8:34 p.m.

Passed The Block Vote

Ald. Grisham moved to approve the items #31 - #32, 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

31. [R-2024-0216](#) Resolution authorizing the health department to accept funding from the Wisconsin Department Of Health Services for public health vending machine supplies.

Attachments: [Res R-2024-0216](#)
[Res R-2024-0216 - SIGNED](#)

Health Commissioner Bob Leischow present to discuss.

Committee Action:

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

Council Action: Adopted

- 32. [R-2024-0218](#) Resolution authorizing the health department to accept and expend funding from State of Wisconsin/Wisconsin Department of Health Services to address social isolation and loneliness.

Attachments: [Res R-2024-0218](#)
[Res R-2024-0218 - SIGNED](#)

Committee Action:

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

Ald. Halvorsen moved to adjourn at 8:38 p.m., Ald. Turner seconded, motion carried.

Council Action: Adopted

N. ADJOURNMENT

Ald. Haass moved to adjourn at 8:43 p.m., Ald. Grisham seconded, motion carried.

Next scheduled meeting is May 7, 2024 at 7:00 p.m.

YouTube Meeting Links for April 23, 2024:

Common Council
<https://www.youtube.com/watch?v=Xor3Vcaa0GY>



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.