



City of West Allis

Meeting Agenda

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, January 20, 2026

7:00 PM

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

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

Led by Ald. Haass.

D. PUBLIC HEARINGS

1. [2026-00032](#) Conditional Use Permit for First Spiritualist Church of West Allis, a proposed Religious Institution use, at 8603 W. Greenfield Ave.

E. PRESENTATIONS

2. [2026-00983](#) Presentation of updated draft documents establishing joint fire department between West Allis and Wauwatosa.

Attachments: [Draft IGA between WA and Tosa 1.14.26](#)

F. PUBLIC PARTICIPATION

The Common Council may receive information from members of the public during this 30-minute period. Each speaker must announce to the council his or her name and address, sign in at the podium, and limit comments to one statement of no more than 5 minutes. The council cannot take action on topics raised by speakers and will not discuss topics with speakers.

G. 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 will meet during recess in the following rooms and in the following order:

Art Gallery – Administration & Economic Development

Room 128 – Public Safety & Public Works

The general public may contact the Committee Chair relative to an agenda item of interest that could be discussed or acted on during the recess meetings simultaneously occurring in different conference rooms. Additionally, if a member has interest in multiple agenda items which are scheduled for discussion or action during the recess meetings simultaneously occurring, they should contact the chair of the committee to inform of such interest.

H. 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.

I. ALDERPERSONS' 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.

J. APPROVAL OF MINUTES

3. [2026-00987](#) December 9, 2025 Common Council Minutes.

Recommendation: Approve

Attachments: [2025-12-9 CC Minutes](#)

K. STANDING COMMITTEE REPORTS

COMMITTEE OF THE WHOLE

4. [R-2025-5714](#) Resolution accepting the proposal of selected contractor for providing vehicle towing and storage services for the City of West Allis.

Recommendation: Adopt

Attachments: [Res_R-2025-5714](#)
[N&S Pricing Proposal](#)
[Scoring - Executive Summary](#)
[Finish Line Towing - Letter](#)
[Towing Contract](#)

PUBLIC WORKS COMMITTEE

5. [R-2025-4567](#) Resolution adopting the West Allis Bike, Pedestrian, and Mobility Plan.

Recommendation: Adopt

Attachments: [Res_R-2025-4567](#)
[Pedestrian Bicycle Mobility Master Plan 12-9-25](#)

L. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)

6. [O-2026-0001](#) Ordinance amending the salary schedule relating to the reclassification and retitling of certain Water Utility, Finance, and Library positions.

Recommendation: Pass

Sponsors: Alderperson Weigel

Attachments: [Ord_O-2026-0001](#)
[Salary Schedule \(2026-01-18\)](#)

7. [R-2026-0593](#) Resolution relating to repealing Policy 1466 for employee time off donation and re-establishing program authority under Policy 325.

Recommendation: Adopt

Attachments: [Res_R-2026-0593](#)

8. [R-2025-6077](#) Resolution to enter into a Maintenance Covenant with the Milwaukee Metropolitan Sewerage District (MMSD) for the maintenance of trees planted throughout the City funded by MMSD Green Solutions in 2025.

Recommendation: Adopt

Sponsors: Public Works Committee

Attachments: [Res_R-2025-6077](#)
[G98005P160 WA Trees MC](#)

9. [R-2026-0367](#) Resolution approving an agreement with the Milwaukee Metropolitan Sewerage District (MMSD) for reimbursement of up to \$56,500 through the MMSD Green Solutions Program for the installation of trees in 2026.

Recommendation: Adopt

Sponsors: Public Works Committee

Attachments: [Res_R-2026-0367](#)
[G98005P186 WA 2026 Trees FA](#)

10. [R-2026-0555](#) Resolution approving a proposal by River Run for cyber security network services.
- Recommendation:** Adopt
- Attachments:** [Res R-2026-0555](#)
[HIDTA - Emergency Letter](#)
[HIDTA - Letter to Mayor](#)
[HIDTA - River Run Proposal](#)
[North Central HIDTA Update](#)
11. [R-2026-0572](#) Resolution accepting the work of Visu-Sewer, LLC for sanitary sewer lining and authorizing and directing settlement of said contract in accordance with contract terms of 2024 Project No. 12 for final payment in the amount of \$9,918.49.
- Recommendation:** Adopt
- Sponsors:** Public Works Committee
- Attachments:** [Res R-2026-0572](#)
12. [R-2026-0604](#) Resolution approving a Neighborhood Small Grant Program Community Impact grant to the Liberty Heights Park Neighborhood Association of up to \$1,000.
- Recommendation:** Adopt
- Attachments:** [Res R-2026-0604](#)
13. [R-2026-0375](#) Resolution granting a Privilege to Larry & Yvonne's Holding Company LLC for property located at 9411-27 W. Greenfield Ave. (Tax Key No. 450-0022-001).
- Recommendation:** Adopt
- Attachments:** [Res R-2026-0375](#)
14. [R-2026-0378](#) Resolution granting a Privilege to West Allis Holding, LLC for property located at 7400 W. Greenfield Ave. (Tax Key No. 440-9002-000).
- Recommendation:** Adopt
- Attachments:** [Res R-2026-0378](#)
15. [R-2026-0379](#) Resolution granting a Privilege to JP Housing LLC for property located at 7746 W. Becher St./2078 S. 78th St. (Tax Key No. 477-0121-001).
- Recommendation:** Adopt
- Attachments:** [Res R-2026-0379](#)
16. [R-2026-0380](#) Resolution granting a Privilege to Victory Rents LLC for property located at 8627 W. Greenfield Ave. (Tax Key No. 451-0026-000).
- Recommendation:** Adopt
- Attachments:** [Res R-2026-0380](#)

17. [R-2026-0416](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of W. National Ave. from W. Lincoln Ave. to STH 100 (S. 108th St) WisDOT Project Numbers 2410-15-70 and 2410-15-71.
- Recommendation:** Adopt
- Sponsors:** Public Works Committee
- Attachments:** [Res_R-2026-0416](#)
18. [R-2026-0605](#) Resolution accepting the work of UPI Construction LLC for water main and storm sewer relays and authorizing and directing settlement of said contract in accordance with contract terms of 2024 Project No. 13 for final payment in the amount of \$1,000.
- Recommendation:** Adopt
- Sponsors:** Public Works Committee
- Attachments:** [Res_R-2026-0605](#)
19. [R-2026-0606](#) Resolution accepting the work of UPI Construction LLC for sanitary and storm sewer relays and authorizing and directing settlement of said contract in accordance with contract terms of 2024 Project No. 10 for final payment in the amount of \$1,000.
- Recommendation:** Adopt
- Sponsors:** Public Works Committee
- Attachments:** [Res_R-2026-0606](#)
20. [R-2026-0607](#) Resolution to accept the proposals of various nurseries for furnishing and delivering 559 trees for 2026 spring planting for a total net sum of \$54,724.
- Recommendation:** Adopt
- Attachments:** [Res_R-2026-0607](#)
[2026 spring tree planting bid tab final](#)
21. [R-2026-0608](#) Resolution to authorize the approval of Pumping Station Operator services with City Water, LLC for the City of West Allis Water Utility not to exceed \$130,000.
- Recommendation:** Adopt
- Attachments:** [Res_R-2026-0608](#)
[City Water 2026 extension](#)
22. [R-2026-0609](#) Resolution to approve the bid of Musson Bros., Inc. for sanitary sewer connection liners in various locations in the City of West Allis in the amount of \$416,100.
- Recommendation:** Adopt
- Sponsors:** Public Works Committee
- Attachments:** [Res_R-2026-0609](#)

23. [R-2026-0611](#) Resolution to approve the bid of Visu-Sewer, LLC for sanitary sewer spot lining and grouting at various locations in the City of West Allis in the amount of \$193,630.
- Recommendation:** Adopt
- Sponsors:** Public Works Committee
- Attachments:** [Res_R-2026-0611](#)
24. [R-2026-0612](#) Resolution to approve the bid of Forward Contractors of Wisconsin Inc. for sidewalk repair in the general area bounded by S. 108th St. to West City Limits and South City Limits to the Union Pacific Railroad in the amount of \$171,565.
- Recommendation:** Adopt
- Sponsors:** Public Works Committee
- Attachments:** [Res_R-2026-0612](#)
25. [R-2026-0465](#) Resolution to approve the bid of Allcon, LLC for structural repairs and electrical upgrade at the Farmer's Market in the amount of \$727,199.14.
- Recommendation:** Adopt
- Attachments:** [Res_R-2025-0465](#)
26. [2025-12591](#) November 2025 Municipal Judge Report, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$63,139.26.
- Recommendation:** Place on File
- Attachments:** [November 2025 Municipal Judge Report](#)
27. [2025-13032](#) Re-Appointment by Mayor Devine of Ray Turner, and Marcia Lawson to the Block Grant Committee for a 2-year term to expire January 20th, 2028.
- Recommendation:** Approve
28. [2026-01189](#) Reappointment by Mayor Devine of Gerald Matter as a citizen member of the Community Development Authority for a four-year term to expire January 20, 2030.
- Recommendation:** Approve
29. [2026-00028](#) Renewal applications for Pawn Shop, Secondhand Stores, and Secondhand Jewelry Dealers for:
- *See attachment
- Recommendation:** Grant
- Attachments:** [2026-00028 - Renewal List](#)
30. [2026-00147](#) Claim by Gabriela Garcia for property damage that occurred on November 24th, 2025 at 1583 S. 77th St.
- Recommendation:** Refer to City Attorney
- Attachments:** [2026-00147 - Claim - Garcia](#)

31. [2026-00152](#) Claim by Joanne M. Wied for property damage and personal injuries that occurred on or about December 16th, 2025 at the intersection of S. 68th St. and W. Hayes Ave.
- Recommendation:** Refer to City Attorney
- Attachments:** [2026-00152 - Claim - Wied](#)
32. [2026-00648](#) Claim by Matthew J. Gorney for costs related to failure of City infrastructure on June 9th, 2025 at 2134 S. 84th St.
- Recommendation:** Refer to City Attorney
- Attachments:** [2026-00648 - Claim - Gorney](#)
33. [2026-00776](#) Claim by Catherine Froemke for personal injuries that occurred at S. 72nd St. and W. Hayes Ave. on October 15th, 2025.
- Recommendation:** Refer to City Attorney
- Attachments:** [2026-00776 - Claim - Froemke](#)
34. [2025-4384](#) Claim by American Family Insurance regarding property damage at 6500 block of W. Beloit Rd. on March 10th, 2025.
- Recommendation:** Place on File
- Attachments:** [2025-4384 - Claim - American Family Insurance](#)
[Claims Report - January 20, 2026](#)
35. [2024-0551](#) Claim by Lincoln Hospitality Group, LLC for a money judgment for property parcel known as 485-9996-020.
- Recommendation:** Place on File
- Attachments:** [2024-0551 - Lincoln Hospitality](#)
[Claims Report - January 20, 2026](#)
36. [2025-3391](#) Claim by Robbie Madsen, Jr. for property damage that occurred on February 15th, 2025 at W. Orchard St. & S. 74th St.
- Recommendation:** Place on File
- Attachments:** [2025-3391 - Claim - Madsen Jr.](#)
[Claims Report - January 20, 2026](#)
37. [2025-9839](#) Claim by Linda Miller for property damage on October 1, 2025 at the intersection of HWY 100 and Oklahoma Ave.
- Recommendation:** Place on File
- Attachments:** [2025-9839 - Claim - Linda Miller](#)
[Claims Report - January 20, 2026](#)

38. [2024-0674](#) Claim by Mills Hotel Wyoming LLC for a money judgment at 11548 W. Theo Trecker Way (414-9992-017).
Recommendation: Place on File
Attachments: [2024-0674 - Claim - Mills Hotel Wyoming LLC](#)
[Claims Report - January 20, 2026](#)
39. [2025-6690](#) Claim by Ronald Morgan for property damage on September 10th, 2025 at the intersection of S. 60th St. and W. Mobile St.
Recommendation: Place on file
Attachments: [2025-6690 - Claim - Ronald Morgan](#)
[Claims Report - January 20, 2026](#)
40. [2025-4977](#) Claim by Dakota Przybyla regarding property damage at 2601 S. 99th St. on June 9th, 2025.
Recommendation: Place on File
Attachments: [2025-4977 - Claim - Przybyla](#)
[Claims Report - January 20, 2026](#)
41. [2024-0552](#) Claim by West Allis Hotel Ventures, LLC for a money judgment for property parcel known as 452-0710-000.
Recommendation: Place on File
Attachments: [2024-0552 - Claim - West Allis Hotel Ventures](#)
[Claims Report - January 20, 2026](#)
42. [2025-2003](#) Claim by Lora Lewis for property damage that occurred on March 10th, 2025 at 6525 W. Beloit Rd. #13.
Recommendation: Deny
Attachments: [2025-2003 - Claim - Lewis](#)
[2025-AFI Claim Notice-Lewis](#)
[Claims Report - January 20, 2026](#)
43. [2025-5592](#) Claim by Pam Barnett for property damage that occurred on August 12th, 2025 at 2029 S. 78th St.
Recommendation: Deny
Attachments: [2025-5592 - Claim - Barnett](#)
[Claims Report - January 20, 2026](#)
44. [2025-9180](#) Claim by Richard Behrendt for damages that occurred at 2016 S. 79th St. in September 2025.
Recommendation: Deny
Attachments: [2025-9180 - Claim - Richard Behrendt](#)
[Claims Report - January 20, 2026](#)

45. [2025-11766](#) Claim by Rose Cannizzaro for property damage on August 10, 2025 at 2058-2060 S. 80th St.
Recommendation: Deny
Attachments: [2025-11766 - Claim - Rose Cannizzaro](#)
[Claims Report - January 20, 2026](#)
46. [2025-7738](#) Claim by Jose Coria for property damage on August 27, 2025 at 8422 N. Orchard St.
Recommendation: Deny
Attachments: [2025-7738 - Claim - Jose Coria](#)
[Claims Report - January 20, 2026](#)
47. [2025-6432](#) Claim by David & Jessica Mudgett for property damage on July 28th, 2025 at 2674 S. 118th St.
Recommendation: Deny
Attachments: [2025-6432 - Claim - Mudgett](#)
[Claims Report - January 20, 2026](#)
48. [2025-11479](#) Claim by Julie Newberry Douce for property damage on August 10, 2025 at 2450 S. 82nd St.
Recommendation: Deny
Attachments: [2025-11479 - Claim - Julie Newberry Douce](#)
[Claims Report - January 20, 2026](#)
49. [2025-8646](#) Claim by Alfredo Ramirez for property damage on October 4, 2025 at 1956 S. 89th St.
Recommendation: Deny
Attachments: [2025-8646 - Claim - Alfredo Ramirez](#)
[Claims Report - January 20, 2026](#)
50. [2025-5507](#) Claim by Tammy Sanderson regarding property damage at 1543 S. 79th St.
Recommendation: Deny
Attachments: [2025-5507 - Claim - Sanderson](#)
[Claims Report - January 20, 2026](#)
51. [2025-7951](#) Claim by Sixt Rent A Car, LLC for general liability compensation made to a customer for personal injury and distress related to a traffic stop on March 23, 2025 in Madison, WI.
Recommendation: Deny
Attachments: [2025-7951 - Claim - Sixt Rent A Car LLC](#)
[Claims Report - January 20, 2026](#)

52. [2025-4978](#) Claim by Doris Wielgus regarding property damage at 2604 S. 83rd St.

Recommendation: Deny

Attachments: [2025-4978 - Claim - Wielgus](#)
[2025-4978 - Completed Claim - Wielgus](#)
[Add'l Claim Documentation-Wielgus](#)
[Claims Report - January 20, 2026](#)

53. [2026-00233](#) Finance Director/Comptroller report for December 2025 indicating City of West Allis checks issued.

Recommendation: Place on File

Attachments: [Monthly Claims Report - December 2025](#)

54. [2026-00690](#) December 2025 Municipal Judge Report, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$74,673.81.

Recommendation: Place on File

Attachments: [December 2025 Municipal Judge Report](#)

M. COMMON COUNCIL RECESS

N. NEW AND PREVIOUS MATTERS

ADMINISTRATION COMMITTEE

PUBLIC WORKS COMMITTEE

55. [R-2026-0515](#) Resolution to approve the bid of Property Solutions Contracting LLC for Rogers Park Play Surface Replacement in the amount of \$383,847.

Recommendation: Adopt

Sponsors: Public Works Committee

Attachments: [Res R-2026-0515](#)
[Rogers Park Bid Tabulation](#)
[2026-2 Rogers Park Project Award](#)

57. [2026-00812](#) Communication from the Director of Public Works regarding the proposed draft of the 2026 Guide to Garbage and Recycling Collection.

Attachments: [2026 Garbage and Recycling booklet V5](#)

ECONOMIC DEVELOPMENT COMMITTEE

58. [2026-00214](#) New Class A Liquor and Beer License for National Quick Food Mart, LLC, d/b/a Kwik Pantry, 5631 W. National Ave. Agent: Bhola Singh. (ALC-25-35)

Attachments: [ALC-25-35 - Kwik Pantry - App Summary](#)
[ALC-25-35 - Kwik Pantry - Floor Plan](#)
[ALC-25-35 - Kwik Pantry - Hearing Notice](#)

59. [2026-00032](#) Conditional Use Permit for First Spiritualist Church of West Allis, a proposed Religious Institution use, at 8603 W. Greenfield Ave.

60. [R-2026-0610](#) Resolution approving an amendment to the terms and conditions of an Economic Development loan to PodVacic Holdings, LLC.

Recommendation: Adopt

Attachments: [Res_R-2026-0610](#)
[2. Note-Exhibit A 6.5.18 amended 1.20.26](#)
[New \(1-15-26\) Amortization Schedule-Podvacic](#)
[Podvacic Feb 2026 stmt](#)

61. [2026-01137](#) Discussion regarding zoning rules for residential accessory buildings.

Recommendation: Discussion Purpose Only

Attachments: [Ordinance amending 19.42 accessory structures consideration 1-20-26](#)

62. [R-2026-0614](#) Resolution to approve contract with MakeMyMove for marketing and resident recruitment services.

Recommendation: Adopt

Attachments: [Res_R-2026-0614](#)
[West Allis WI - MakeMyMove 2-Year Conditional Contract](#)
[MakeMyMove - Employer Engagement Doc](#)
[West Allis, WI - MakeMyMove Proposal \(3\)](#)
[Makemymove 1.15.26](#)

PUBLIC SAFETY COMMITTEE

63. [2025-11882](#) New Operator's License (Bartender/Class D Operator) application for Jacqueline Reyes. (BART-1638)

Attachments: [BART-1638 - Reyes - Hearing Notice](#)
[BART-1638 - Reyes - 2nd Hearing Notice](#)

64. [2026-00120](#) Operator's License (Bartender/Class D Operator) renewal application for Erich Plautz. (BART-394)

Attachments: [BART-394 - Plautz - Hearing Notice](#)

65. [2026-00309](#) New Operator's License (Bartender/Class D Operator) application for Marie Beckman. (BART-1642)

Attachments: [BART-1642 - Beckman - Hearing Notice](#)

O. 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.