



# City of West Allis

## Meeting Minutes

### Common Council

*Mayor Dan Devine, Chair*

*Aldersperson Thomas G. Lajsic, Council President*

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

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Tuesday, September 5, 2023

7:00 PM

City Hall, Common Council Chambers  
7525 W. Greenfield Avenue

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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. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner, Ald. Vitale, Ald. Weigel

##### C. PLEDGE OF ALLEGIANCE

*Led by Ald. Vitale.*

##### D. PUBLIC HEARINGS

1. [O-2023-0057](#) Ordinance to rezone property located at 9343 W. Lincoln Ave. from RC to C-2 Commercial (Tax Key No. 486-0030-000).

**Sponsors:** Economic Development Committee

*Planning & Zoning Manager Steve Schaer presented.*

##### E. CITIZEN PARTICIPATION

*Gerald Griesemer, 2367 S. 98th St., spoke about the 84th & National Project.*

*Brian Gerard, 2189 S. 90th St., spoke about the 84th & National Project.*

##### 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 reminded citizens to be careful dropping kids off for school, the last Summer Concert Series date of 9/7 at 69th & National and Art on the Plaza with Inspiration Studios on 9/8.*

##### H. ALDERPERSON'S REPORT

*Ald. Haass reminded citizens about the West Allis community ride @ Ope Brewing Company on 9/6 at 5pm.*

##### I. APPROVAL OF MINUTES

2. [2023-0513](#) August 1, 2023 Common Council Minutes.

Ald. Lajsic moved to approve, Ald. Stefanski seconded, motion carried.

#### J. STANDING COMMITTEE REPORTS

*None.*

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

##### Passed The Consent Vote

Ald. Lajsic moved to approve the Consent Agenda, items #3 - #50, Ald. Grisham seconded, motion carried by roll call vote:

**Aye:** 10 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner, Ald. Vitale, Ald. Weigel

**No:** 0

3. [O-2023-0058](#) Ordinance to adopt parking restrictions on the east side of S. 70th St. from W. Madison St. to 200' North of W. Madison St.

**Sponsors:** Alderperson Vitale and Alderperson Weigel

**Passed**

4. [O-2023-0060](#) Ordinance to adopt parking restrictions on the south side of W. National Ave. from S. 86th St. to 80' East of S. 86th St.

**Sponsors:** Alderperson Kuehn

**Passed**

5. [O-2023-0061](#) Ordinance to repeal and recreate dangerous dog regulations.

**Sponsors:** Alderperson Weigel

**Ald. Haass referred to Public Safety Committee.**

6. [O-2023-0062](#) Ordinance to allow for optional bicycle and motor bicycle registration by city residents.

**Sponsors:** Alderperson Weigel

**Ald. Haass referred to Public Safety Committee.**

7. [O-2023-0063](#) Ordinance incorporating general license disqualifiers into alcohol licensing.

**Sponsors:** Alderperson Lajsic

**Ald. Weigel referred to Public Safety Committee.**

8. [O-2023-0064](#) Ordinance to reclassify and retitle WIC Support Staff and Special Assessments Specialist.

**Sponsors:** Alderperson Haass

**Passed**

9. [R-2023-0539](#) Resolution to provide services as a wireless 9-1-1 public safety answering point.  
**Adopted**
10. [R-2023-0594](#) Resolution approving the 2024 calendar of meeting dates of the West Allis Common Council.  
**Adopted**
11. [R-2023-0595](#) Resolution to approve the proposals from Dorner Company and Sabel Mechanical LLC to install a 12” control valve at the 84th Street pump station for the total amount of \$45,071.10.  
**Sponsors:** Public Works Committee  
**Adopted**
12. [R-2023-0603](#) Resolution authorizing the continuation of the Humana Medicare Advantage Plan for Medicare eligible retirees from January 1, 2024 to December 31, 2024.  
**Adopted**
13. [R-2023-0604](#) Resolution authorizing the City Engineer to enter into a State/Municipal Agreement with the Wisconsin Department of Transportation for the reconstruction of Connecting Highway 59.  
**Sponsors:** Public Works Committee  
**Adopted**
14. [R-2023-0605](#) Resolution authorizing the City Engineer to enter into a State/Municipal Agreement with the Wisconsin Department of Transportation for the reconstruction of Connecting Highway 181 (S. 84th St.).  
**Sponsors:** Public Works Committee  
**Adopted**
15. [R-2023-0607](#) Resolution Granting a Privilege to 6108 West Burnham LLC for property located at 6108-10 W. Burnham St. Tax Key No. 454-0578-000.  
**Adopted**
16. [R-2023-0608](#) Resolution to approve bid of UPI Construction LLC for sanitary spot relays & manhole repairs in various locations in the City of West Allis in the amount of \$97,577.  
**Sponsors:** Public Works Committee  
**Adopted**
17. [R-2023-0610](#) Resolution authorizing the Health Department to accept and expend funding from State of Wisconsin/Wisconsin Department of Health Services.  
**Adopted**

18. [R-2023-0611](#) Resolution approving the action plan for fiscal year 2023 relative to the Community Development Block Grant (CDBG) Program.  
**Adopted**
19. [R-2023-0612](#) Resolution relative to the agreement with the Village of Greendale for Public Health Services for the year 2024.  
**Adopted**
20. [R-2023-0613](#) Resolution relative to the agreement with the Village of West Milwaukee for Public Health Services for years 2024-2025.  
**Adopted**
21. [R-2023-0614](#) Resolution relative to the agreement with the City of Greenfield for Public Health Services.  
**Adopted**
22. [R-2023-0615](#) Resolution to approve a Commercial Facade Improvement Project Contract by and between the City of West Allis and Anthony Bugarino, property owner for the property located at 5832 W. Lincoln Ave., in the amount not to exceed \$20,000.  
**Adopted**
23. [R-2023-0618](#) Resolution approving a \$500,000 Brownfield Revolving Loan Fund from the City's U.S. EPA Revolving loan fund grant to 3LP West Allis LLC, for property located 8530-56 W. National Ave. (Tax Key No. 478-998-003) (Former Clark Oil Property).  
**Adopted**
24. [R-2023-0619](#) Resolution approving a neighborhood small grant program, focus grant, to the Liberty Heights Park Neighborhood Association up to \$500.  
**Adopted**
25. [R-2023-0620](#) Resolution approving a neighborhood small grant program, focus grant, to the East Allis Neighborhood Association up to \$500.  
**Adopted**
26. [R-2023-0621](#) Resolution Authorizing the City of West Allis to enter into agreement with tes Historical Consulting, LLC as consultant to nominate three properties to the National Register of Historic Places.  
**Adopted**
27. [R-2023-0622](#) Resolution relative to continuing City of West Allis membership in the Cities & Villages Mutual Insurance Company (CVMIC) and liability insurance for the years 2025 and 2026.  
**Adopted**
28. [2023-0441](#) Conditional Use Permit for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St.  
**Placed on File**

29. [2023-0542](#) Class B Tavern Temporary Premise & Entertainment Extension request for a one-day event for Kim Engebregtsen, d/b/a Kip's Inn, 837 S. 108th St. on September 23, 2023.  
**Granted**
30. [2020-0344](#) Claim by Robert Mills regarding injuries and damages at W. Rogers St. and S. 116th St. on April 27, 2020.  
**Placed on File**
31. [2022-0034](#) Claim by Florine Hicks, regarding misinformation pertaining to constructing a residential fence and site compliance codes at 8711A W. Schlinger Ave., on July 16, 2021.  
**Placed on File**
32. [2023-0108](#) Claim by Assessment Reduction Services, LLC on behalf of Aimbridge Hospitality for recovery of unlawful taxes for a portion of 2022 Personal Property Taxes.  
**Placed on File**
33. [2023-0109](#) Claim by Assessment Reduction Services, LLC on behalf of Roaring Fork LLC for recovery of unlawful taxes for a portion of 2022 Personal Property Taxes.  
**Placed on File**
34. [2023-0110](#) Claim by Assessment Reduction Services, LLC on behalf of Aria at Mitchell Manor LLC for recovery of unlawful taxes for a portion of 2022 Personal Property Taxes.  
**Placed on File**
35. [2023-0369](#) Claim by Alexander Bonilla regarding excessive force at 2100 Block of S. 124th St. on October 24, 2021.  
**Placed on File**
36. [2023-0436](#) Claim by the Eunmi Michler regarding vehicle damage at 98th & Lincoln Ave. on February 17, 2023.  
**Denied**
37. [2023-0510](#) Claim by Elliott Bingham for an accident on May 16, 2023.  
**Referred to City Attorney**
38. [2023-0518](#) Claim by Yolanda Bonilla for alleged property damage at 824 S 77th St., on July 8, 2023.  
**Referred to City Attorney**
39. [2023-0540](#) Claim by Alexis Rutishauser for alleged damage on August 11, 2023 in Handicap Parking - Lot C - Wisconsin State Fair.  
**Referred to City Attorney**

40. [2023-0549](#) Claim by Eugene Faust for alleged physical injury at S. 124th and National Ave. on or about July 11, 2023.  
**Referred to City Attorney**
41. [2023-0552](#) Claim by Becky and Salvatore Sivilotti for alleged citation error at 1417 S. 86th St. on August 5, 2023.  
**Referred to City Attorney**
42. [2023-0570](#) Claim by Jeff Hall for alleged expenses incurred at 5200 W. Burnham on March 1, 2018.  
**Referred to City Attorney**
43. [2023-0511](#) Finance Director/Comptroller submitting report for July 2023 indicating City of West Allis checks issued in the amount of \$2,482,445.03.  
**Placed on File**
44. [2023-0529](#) July 2023 Municipal Judge Report, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$73,318.82.  
**Placed on File**
45. [2023-0559](#) 2022 Annual Financial Report and related auditor communication.  
**Placed on File**
46. [2023-0566](#) Transmittal of Decision of the Joint Review Board with respect to Tax Increment District Number Nineteen (86th and National Ave.).  
**Placed on File**
47. [2023-0568](#) Communication regarding 2024 Special Assessment Rates.  
**Sponsors:** Public Works Committee  
**Placed on File**
48. [2023-0571](#) Appointment by Mayor Devine of Jessica Katzenmeyer to the Board of Health for a 2-year term to expire September 5, 2025.  
**Approved**
49. [2023-0572](#) Appointment by Mayor Devine of Marissa Nowling to the Board of Appeals for a 3-year term to expire September 5, 2026.  
**Approved**
50. [2023-0575](#) Class B Tavern Temporary Premise Extension request for Rupena's, 7641 W. Beloit Ave. for a one-day event to be held on October 14, 2023.  
**Granted**

## L. COMMON COUNCIL RECESS

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

The Council recessed at 7:19 p.m. and returned at 8:30 p.m.

**M. NEW AND PREVIOUS MATTERS**

**ADMINISTRATION COMMITTEE**

Committee convened at 8:10 p.m.

Ald. Weigel moved to convene into Closed Session at 8:11 p.m., pursuant to the provisions of Wis. Stat. Section 19.85(1)(g), for agenda item #51, Ald. Lajsic seconded, motion carried by roll call vote.

Roll Call - 5 - Haass, Kuehn, Lajsic, Vitale, Weigel

Ald. Weigel moved to re-convene into Open Session at 8:28 p.m., Ald. Lajsic seconded, motion carried by roll call vote.

Roll Call was taken and the following were present:

Roll Call - 5 - Haass, Kuehn, Lajsic, Vitale, Weigel

**51. [2023-0562](#)**

Discussion regarding the overdue delivery of a pumping engine from Seagrave Fire Apparatus LLC.

**Committee Action:**  
Proceed with City Attorney recommendation.

Ald. Weigel moved to adjourn at 8:28 p.m., Ald. Lajsic seconded, motion carried.

**Council Action:**  
Proceeded with City Attorney recommendation by following roll call vote:

**Aye:** 10 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner, Ald. Vitale, Ald. Weigel

**No:** 0

**PUBLIC WORKS COMMITTEE**

*None.*

**ECONOMIC DEVELOPMENT COMMITTEE**

Committee convened at 7:23 p.m.

54. [R-2023-0616](#) Resolution to approve Development Agreement between the City of West Allis and 3LP West Allis, LLC, for the property located at 8530-56 W. National Ave.

**Committee Action:**

Ald. Weigel moved for a separate vote at the Common Council, Ald. Haass seconded, motion carried.

**Council Action:**

Ald. Lajsic moved to adopt, Ald. Vitale seconded, motion carried by following roll call vote:

**Aye:** 8 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Stefanski, Ald. Vitale, Ald. Weigel

**No:** 2 - Ald. Roadt, Ald. Turner

**Passed The Block Vote**

Ald. Lajdic moved to approve the items #52 - #53 and #55 - #58, motion carried by roll call vote:motion carried by roll call vote:

**Aye:** 10 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner, Ald. Vitale, Ald. Weigel

**No:** 0

52. [O-2023-0052](#) Ordinance to Amend Section 19 of the West Allis Revised Municipal Code, relative to updating regulations for Child Care Centers, Nicotine Sales, and other minor changes.

**Sponsors:** Alderperson Lajsic

**Committee Action:**

Ald. Weigel moved to hold pending amendments, Ald. Haass seconded, motion carried

**Council Action:** Held

53. [R-2023-0563](#) Resolution approving a Certified Survey Map to combine the existing parcels at 9333 W. Lincoln Ave. into 1 parcel (Tax Key Nos. 486-0012-001 & 486-0030-000).

**Committee Action:**

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

**Council Action:** Adopted



55. [R-2023-0617](#) Resolution to approve the Purchase and Sale and Development Agreement between Baum Revision (BR West Allis LLC) and the City of West Allis and Community Development Authority of the City of West Allis for proposed historic rehabilitation reuse of the property at 6771 W. National Ave. (Tax Key No. 453-0564-003) and the adjacent parcel located at 67\*\* W. Mitchell St. (Tax Key No. 453-0564-004).

**Committee Action:**

Ald. Kuehn moved to hold pending meeting with operator, Ald. Haass seconded, motion carried.

**Council Action: Held**

56. [2023-0431](#) New Class A Liquor and Beer License application for Family Dollar Stores of Wisconsin, LLC, d/b/a Family Dollar #30524, 9306 W. Greenfield Ave. Agent: Logan Rumbaugh.

**Committee Action:**

Ald. Kuehn moved to deny based on concentration, Ald. Haass seconded, motion carried

**Council Action: Denied**

57. [2023-0563](#) Discussion regarding potential rezoning of Lane Intermediate School at 1300 S. 109th St. from RA-3 to C-3.

**Sponsors:** Alderperson Haass

**Committee Action:**

Ald. Kuehn moved to hold, Ald. Haass seconded, motion carried.

**Council Action: Held**

### Public Hearing Items (Economic Development Committee)

58. [O-2023-0057](#) Ordinance to rezone property located at 9343 W. Lincoln Ave. from RC to C-2 Commercial (Tax Key No. 486-0030-000).

**Sponsors:** Economic Development Committee

**Committee Action:**

Ald. Haass moved to pass, Ald. Kuehn seconded, motion carried.

Ald. Kuehn moved to adjourn at 8:10 p.m., Ald. Haass seconded, motion carried.

**Council Action: Passed**

**Aye:** 10 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner, Ald. Vitale, Ald. Weigel

**No:** 0

### PUBLIC SAFETY COMMITTEE

Committee convened at 7:25 p.m.

- 64. [2023-0457](#) Notification of non-renewal for the 2023-2025 Operator's License (Bartender/Class D Operator) application for Ciara Jarrett. (Second appearance)  
*Others Present: Principal Assistant City Attorney Monti, Deputy City Attorney Cerwin and Police Office Supervisor Petrick as witness*  
  
*Exhibit #1, Summary of DOT Record, was submitted.*  
**Committee Action:**  
**Ald. Stefanski moved to grant, Ald. Turner seconded, motion carried with one Nay from Ald. Reinke.**  
  
**Council Action**  
**Ald. Stefanski moved to grant, Ald. Turner seconded, motion carried by following roll call vote:**  
  
**Aye: 7 - Ald. Grisham, Ald. Kuehn, Ald. Lajsic, Ald. Roadt. Ald. Stefanski, Ald. Turner, Ald. Weigel**  
**No: 3 - Ald. Haass, Ald. Reinke, Ald. Vitale**

**Passed The Block Vote**

- Ald. Grisham moved to approve the items #5 - #7 and #59 - #63, motion carried by roll call vote:**  
**Aye:** 10 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner, Ald. Vitale, Ald. Weigel  
**No:** 0

- 5. [O-2023-0061](#) Ordinance to repeal and recreate dangerous dog regulations.

**Sponsors:** Alderperson Weigel  
  
**Committee Action:**  
**Ald. Stefanski moved to Pass, Ald. Reinke seconded, motion carried.**  
  
**Council Action: Passed**

- 6. [O-2023-0062](#) Ordinance to allow for optional bicycle and motor bicycle registration by city residents.

**Sponsors:** Alderperson Weigel  
  
**Committee Action:**  
**Ald. Stefanski moved to Pass, Ald. Reinke seconded, motion carried.**  
  
**Council Action: Passed**

- 7. [O-2023-0063](#) Ordinance incorporating general license disqualifiers into alcohol licensing.

**Sponsors:** Alderperson Lajsic  
  
**Committee Action:**  
**Ald. Reinke moved to Pass, Ald. Stefanski seconded, motion carried.**  
  
**Council Action: Passed**

59. [2023-0504](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for Crystal Gleason.  
(Second appearance)  
**Committee Action:**  
Ald. Roadt moved to deny due to non-appearance, Ald. Roadt seconded, motion carried.  
**Council Action: Denied**
60. [2023-0519](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for James Ewald.  
(First appearance)  
**Committee Action:**  
Ald. Stefanski moved to hold, Ald. Roadt seconded, motion carried.  
**Council Action: Held**
61. [2023-0520](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for Riana Garivay.  
(First appearance)  
**Committee Action:**  
Ald. Stefanski moved to grant, Ald. Reinke seconded, motion carried.  
**Council Action: Granted**
62. [2023-0541](#) 2023-2025 Renewal Operator's License (Bartender/Class D Operator) application for Janet Welch.  
(First appearance)  
**Committee Action:**  
Ald. Stefanski moved to hold, Ald. Reinke seconded, motion carried.  
**Council Action: Held**
63. [2023-0544](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for Nicole Burke.  
(First appearance)  
**Committee Action:**  
Ald. Stefanski moved to hold, Ald. Turner seconded, motion carried.  
**Council Action: Held**

## N. ADJOURNMENT

Ald. Lajsic moved to adjourn at 8:36 p.m., Ald. Kuehn seconded, motion carried.

Next scheduled meeting is September 19, 2023 at 7:00 p.m.

YouTube Meeting Links for September 5, 2023:

Common Council Part 1

[https://www.youtube.com/watch?v=mEhf\\_3lfZnk](https://www.youtube.com/watch?v=mEhf_3lfZnk)

Recess - Administration & Economic Development

<https://www.youtube.com/watch?v=z6xrXsQljZo>

Recess - Public Works & Public Safety

<https://www.youtube.com/watch?v=3YuskNnu55U>

Common Council Part 2

<https://www.youtube.com/watch?v=fVGM0M5c0Wk&t=75s>



All meetings of the {bdName} 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.