



City of West Allis

Meeting Minutes

Common Council

Mayor Dan Devine, Chair

Alderson Thomas G. Lajsic, Council President

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

Tuesday, December 13, 2022

7:00 PM

City Hall, Common Council Chambers
7525 W. Greenfield Avenue

REGULAR MEETING

A. CALL TO ORDER

Mayor Devine called the meeting to order at 7:00 p.m.

B. ROLL CALL

Present 9 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Vitale, and Weigel

C. PLEDGE OF ALLEGIANCE

Led by Ald. Stefanski.

D. PUBLIC HEARINGS

1. [O-2022-0170](#) Ordinance to create a pedestrian mall in the 1300 block of S. 72nd St.

Sponsors: Public Works Committee

Planning and Zoning Manager Steve Schaer presented. Dominic Amberile, 1372 S. 72nd St. spoke about concerns regarding tenants direct access to their office space.

2. [R-2022-0801](#) Resolution for a Conditional Use Permit for multifamily apartments, a proposed 5+ Unit Dwelling, to be located at 8530-56 W. National Ave.

Sponsors: Safety and Development Committee

Planning and Zoning Manager Steve Schaer presented.

3. [R-2022-0816](#) Resolution to confirm and adopt the report of the City Engineer containing the schedule of proposed special assessments for improvement of W. National Ave. from S. 62nd St. to S. 65th St.

Sponsors: Public Works Committee

City Engineer Rob Hutter presented. Marla Poytinger, 6325 W. National Ave., questioned about coordinating timing with the City for repairs.

Adopt

E. CITIZEN PARTICIPATION

None.

F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

Mayor Devine announced that the following Standing Committees would meet during recess: Administration & Finance, Safety & Development, Public Works and License & Health.

G. MAYOR'S REPORT

Mayor Devine thanked City Staff and Employees for all they have done this year with a special thanks to the First Responders and those working on the Holidays.

H. ALDERPERSON'S REPORT

None.

I. APPROVAL OF MINUTES

- 4. [2022-1091](#) November 15, 2022 Draft Common Council Minutes.

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

J. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)

Passed The Block Vote

Ald. Lajsic moved to approve the Consent Agenda, items #5 - #31a, Ald. Reinke seconded, motion carried by roll call vote:motion carried by roll call vote:

Aye: 9 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Vitale, and Weigel

No: 0

- 5. [O-2022-0167](#) Ordinance to amend salary schedule, increase pay for certain non-represented employees 2.5% for non-residents and 3% for residents, and update titles and pay grades for various positions.

Sponsors: Alderperson Haass

Passed

- 6. [O-2022-0169](#) Ordinance to establish 10 p.m. closing time for Farmers Market property.

Sponsors: Alderperson Roadt

Passed

- 7. [O-2022-0171](#) Ordinance to adopt parking restrictions on the north side of W. Greenfield Ave. from S. 76th St. to 100' East of S. 76th St.

Sponsors: Alderperson Weigel

Passed

8. [R-2022-0773](#) Resolution approving the terms and conditions for an Economic Development Forgivable Loan to Su Plus Two Restaurant, located at 7028 W. Greenfield Ave., in the amount not to exceed \$43,000 funded with CDBG-CV1 and CDBG-CV2 funds.

Sponsors: Administration and Finance Committee

Adopted

9. [R-2022-0802](#) Resolution granting a Permanent Easement by the City of West Allis to We Energies to install and provide access to their facilities on City Property at the West Allis Police Department located at 11301 W. Lincoln Ave.

Sponsors: Public Works Committee

Adopted

10. [R-2022-0820](#) Resolution establishing the health insurance plan with Anthem as the Third Party Administrator, funding levels, employee premiums, premium share, Health Savings Contributions, and participation in the Retiree Active Rate Option for the plan year of March 1, 2023 to February 29, 2024.

Adopted

11. [R-2022-0832](#) Resolution to appoint Ray Turner as District 1 Alderperson to serve for the remainder of the unexpired term.

Sponsors: Committee of the Whole

Adopted

12. [R-2022-0847](#) Resolution authorizing the Interim City Engineer to enter into an engineering consultant services contract with CDM Smith, to prepare a Full Lead Service Line (LSL) Replacement program for the City Water Utility, in an amount not to exceed \$29,140.

Sponsors: Public Works Committee

Adopted

13. [R-2022-0850](#) Resolution to repeal policy on fixed asset management.

Sponsors: Alderperson Haass

Adopted

14. [R-2022-0851](#) Resolution authorizing the Interim City Engineer to enter into an agreement for reimbursement from MMSD to fund the disconnection of foundation drains and sanitary lateral rehabilitations on all 2022 street reconstructions in an amount not to exceed \$440,000.

Sponsors: Public Works Committee

Adopted

15. [R-2022-0854](#) Resolution establishing the 2023 Sanitary Sewer User Charge-MMSD Portion.
Adopted
16. [R-2022-0856](#) Resolution approving an amendment to the terms and conditions of an Economic Development Loan to PodVacic Holdings, LLC.
Sponsors: Administration and Finance Committee
Adopted
17. [R-2022-0859](#) Resolution approving a FOCUS Grant under the City of West Allis Neighborhood Small Grant Program, up to \$1,500 to the Liberty Heights Park Neighborhood Association.
Sponsors: Administration and Finance Committee
Adopted
18. [R-2022-0860](#) Resolution declaring the “West Allis Downtown Soup-Er Wednesday Soup Crawl” scheduled for Wednesday, January 18, 2023 as a Community Event.
Adopted
19. [R-2022-0870](#) Resolution relative to extending our contract with CliftonLarsonAllen, (Previously DBA Schenck, SC) to provide Financial Auditing Services, for the year ending December 31, 2022, for a sum of \$56,500.
Adopted
20. [2022-0515](#) Claim by We Energies regarding damage to an underground gas facility in the area of 1336 S. 103rd St.
Denied
21. [2022-0772](#) Claim by Bob Lurie Glass Corporation regarding vehicle damage at 60th and National Ave. on June 10, 2022.
Denied
22. [2022-0867](#) Claim by Frank Leung, regarding vehicle damage at 1961 S. 57th St. on July 27, 2022.
Placed on File
23. [2022-1089](#) October 2022 Municipal Judge Report, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$89,488.14.
Placed on File
24. [2022-1100](#) Claim by Rebecca Schimp for property damage at 2707 S. 109th St. on November 5, 2022.
Referred to City Attorney
25. [2022-1103](#) Appointment of new agent Shauna Carter for a Class A Liquor License, ALDI INC, d/b/a ALDI #10, 1712 S. 108th St.
Approved

26. [2022-1105](#) Finance Director/Comptroller submitting report for November 2022 indicating City of West Allis checks issued in the amount of \$3,334,875.30.

Placed on File

27. [2022-1117](#) Communication from the Economic Development Executive Director relative to a Tax Increment District Report for 2022.

Sponsors: Administration and Finance Committee

Placed on File

28. [2022-1121](#) Communication regarding Code Enforcement Position Change.

Sponsors: Administration and Finance Committee

Placed on File

29. [2022-1122](#) Reappointment by Mayor Devine of Greg Suelzer, Marcia Lawson and Gregg Everts to the Beautification Committee, with a 2-year term to expire December 19, 2024.

Approved

30. [2022-1126](#) Communication regarding Engineering Department reorganization.

Placed on File

31. [2022-1127](#) Communication from Health Commissioner regarding the Wisconsin Department of Health Services grant award and acceptance.

Placed on File

- 31a. [O-2022-0172](#) Ordinance to restrict transient merchant sales near special event premises.

Sponsors: Alderperson Roadt

Passed

K. 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 7:41 p.m. and returned at 8:20 p.m.

Roll Call was taken and the following were present:

Present 9 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Vitale & Weigel

L. NEW AND PREVIOUS MATTERS

ADMINISTRATION & FINANCE COMMITTEE

CLOSED SESSION

Ald. Haass moved to convene into Closed Session at 7:50 p.m., pursuant to the provisions of Wis. Stat. Section 19.85(1)(g), for agenda items #32 - #34, Ald. Kuehn seconded, motion carried by roll call vote.

Roll Call - 4 - Haass, Kuehn, Lajsic, Weigel

Ald. Lajsic moved to re-convene into Open Session at 8:02 p.m., Ald. Kuehn seconded, motion carried by roll call vote.

Roll Call was taken and the following were present:

Roll Call - 4 - Haass, Kuehn, Lajsic, Weigel

Passed The Block Vote

Ald. Haass moved to approve the actions on items #32 - #34, motion carried by roll call vote:

Aye: 9 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Vitale, and Weigel

No: 0

- 32. [R-2022-0858](#) Resolution authorizing the purchase of the property located at 1716 S. 84th St.

Sponsors: Administration and Finance Committee

Committee Action:

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

Council Action: Adopted

- 33. [2021-0838](#) Claim by Aria Realty Mitchell Manor LLC for excessive assessment.

Committee Action:

Ald. Lajsic moved to pass, Ald. Weigel seconded, motion carried.

Council Action: Approved

- 34. [2022-0584](#) Claim by Association of Equipment Manufacturers, regarding excessive assessment for personal property.

Committee Action:

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

Meeting adjourned at 8:04 p.m.

Council Action: Approved

PUBLIC WORKS COMMITTEE

Passed The Block Vote

Ald. Roadt moved to approve the actions on items #35 - #38, motion carried by roll call vote:

Aye: 9 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Vitale, and Weigel

No: 0

Public Hearing Item (Public Works Committee)

- 35. [O-2022-0170](#) Ordinance to create a pedestrian mall in the 1300 block of S. 72nd St.

Sponsors: Public Works Committee

Committee Action:

Ald. Stefanski moved to pass, Ald. Grisham seconded, motion carried.

Council Action: Passed

- 36. [R-2022-0816](#) Resolution to confirm and adopt the report of the City Engineer containing the schedule of proposed special assessments for improvement of W. National Ave. from S. 62nd St. to S. 65th St.

Sponsors: Public Works Committee

Committee Action:

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

Council Action: Adopted

- 37. [R-2022-0822](#) Final Resolution authorizing public improvement by concrete reconstruction of the pavement with miscellaneous sidewalk repair, new concrete curb and gutter, new driveway approaches, storm sewer relay, sanitary sewer relay, water main relay, building services, utility adjustments and storm underdrain in W. National Ave. from S. 62nd St. to S. 65th St. and levying special assessments against benefited properties.

Sponsors: Public Works Committee

Committee Action:

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

Council Action: Adopted

New & Previous Matters

- 38. [R-2022-0873](#) Resolution to approve a Privilege Agreement between the City of West Allis, and Walter Holtz of the Deco at 7140 W. Greenfield Ave. for use of a designated a portion of S. 72nd St. as a pedestrian mall.

Sponsors: Public Works Committee

Committee Action:

Ald. Stefanski moved to adopt with the condition that the west said of S. 72nd St. remains open to public at all times effective 4/1/23, Ald. Reinke seconded, motion carried.

Ald. Stefanski moved to adjourn at 7:56 p.m., Ald. Grisham seconded, motion carried.

Council Action: Adopted

SAFETY & DEVELOPMENT COMMITTEE

Public Hearing Item (Safety & Development Committee)

- 39. [R-2022-0801](#) Resolution for a Conditional Use Permit for multifamily apartments, a proposed 5+ Unit Dwelling, to be located at 8530-56 W. National Ave.

Sponsors: Safety and Development Committee

Committee Action:

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

Meeting adjourned at 8:09 p.m.

Council Action: Adopted

Aye: 8 - Grisham, Haass, Kuehn, Lajsic, Reinke, Stefanski, Vitale, and Weigel

No: 1 - Roadt

LICENSE & HEALTH COMMITTEE

Passed The Block Vote

Ald. Vitale moved to approve the actions on items #40 - #45, motion carried by roll call vote:

Aye: 9 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Vitale, and Weigel

No: 0

- 40. [2022-1071](#) New Class D Operator (Bartender) Application for Seth House. (Second appearance)

Committee Action:

Ald. Vitale moved to deny due to non-appearance and their police record, Ald. Grisham seconded, motion carried.

Council Action: Denied

- 41. [2022-1082](#) New Class D Operator (Bartender) Application for Corey Curtis.
(Second appearance)
Committee Action:
Ald. Grisham moved to deny due to non-appearance and their police record, Ald. Stefanski seconded, motion carried.

Council Action: Denied
- 42. [2022-1093](#) New Class D Operator (Bartender) Application for Steven Parise.
(First appearance)
Committee Action:
Ald. Grisham moved to hold, Ald. Stefanski seconded, motion carried.

Council Action: Held
- 43. [2022-1094](#) New Class D Operator (Bartender) Application for Alisha Mokwinski.
(First appearance)
Committee Action:
Ald. Grisham moved to hold, Ald. Reinke seconded, motion carried.

Council Action: Held
- 44. [2022-1108](#) New Class D Operator (Bartender) Application for Elizabeth Reda.
(First appearance)
Committee Action:
Ald. Grisham moved to grant, Ald. Stefanski seconded, motion carried.

Council Action: Granted
- 45. [2022-1118](#) Communication from the Health Commissioner regarding the Nuisance Abatement Program - Action Plan Progress.
Committee Action:
Ald. Reinke moved to place on file, Ald. Grisham seconded, motion carried.

Ald. Stefanski moved to adjourn at 8:15 p.m., Ald. Reinke seconded, motion carried.

Council Action: Placed on File

ADVISORY COMMITTEE

M. ADJOURNMENT

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

Next scheduled meeting is January 10, 2022 at 7:00 p.m.

YouTube Meeting Links for December 13, 2022:

Common Council Part 1

<https://www.youtube.com/watch?v=88GYW-gZ1dk>

Recess - Administration & Finance & Safety & Development

<https://www.youtube.com/watch?v=duRZqMmrJq4>

<https://www.youtube.com/watch?v=ZPwN24iINGN4>

Recess - Public Works & License & Health

<https://www.youtube.com/watch?v=KVj8iGazpto&t=93s>

Common Council Part 2

<https://www.youtube.com/watch?v=u6z5SJKuv8U>



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.