



# City of West Allis

## Meeting Agenda

### 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, July 18, 2023

7:00 PM

City Hall, Common Council Chambers  
7525 W. Greenfield Avenue

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#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. PLEDGE OF ALLEGIANCE

*Led by Ald. Stefanski.*

#### D. PUBLIC HEARINGS

1. [R-2023-0538](#) Resolution to approve a substantial amendment to the 2020-2024 Community Development Block Grant Program.
2. [2023-0411](#) Conditional Use Permit for Caribou Coffee, a proposed restaurant with accessory drive-through service, at 10200 W. National Ave.
3. [2023-0441](#) Conditional Use Permit for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St.

#### E. CITIZEN 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.

## F. 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.

## G. 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.

## H. ALDERPERSON'S 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.

## I. APPROVAL OF MINUTES

4. [2023-0426](#) June 6, 2023 Common Council Minutes.

**Recommendation:** Approve

## J. STANDING COMMITTEE REPORTS

*None.*

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

5. [O-2023-0050](#) Ordinance amending salary schedule for elected officials for years 2024 to 2028.

**Recommendation:** Pass

6. [O-2023-0055](#) Ordinance to amend salary schedule by reclassifying Inventory Services Specialist to grade F1, reclassifying Tourism and Event Coordinator to grade J2, and amending Effective date of Deputy Registrar reclassification.

**Recommendation:** Pass

7. [R-2023-0268](#) Resolution authorizing a memorandum of understanding (MOU) between the City of West Allis (City) and Aurora West Allis Medical Center (Hospital) for the 340B Drug Pricing Program.  
**Recommendation:** Adopt
8. [R-2023-0482](#) Resolution accepting work of Zignego and authorizing and directing settlement of said contract in accordance with contract terms of 2021 Project No. 7 for final payment in the amount of \$1,500.  
**Recommendation:** Adopt
9. [R-2023-0483](#) Resolution accepting work of LaLonde Contractors, Inc. and authorizing and directing settlement of said contract in accordance with contract terms of 2022 Project No. 2 for final payment in the amount of \$1,688.  
**Recommendation:** Adopt
10. [R-2023-0499](#) Resolution to create policy and procedure for recognizing neighborhood associations.  
**Recommendation:** Adopt
11. [R-2023-0541](#) Resolution approving an amendment to the neighborhood small grant program agreements and grant applications.  
**Recommendation:** Adopt
12. [R-2023-0503](#) Resolution authorizing the city administrator to execute a contract for employee wellness program administration services.  
**Recommendation:** Adopt
13. [R-2023-0509](#) 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.  
**Recommendation:** Adopt
14. [R-2023-0523](#) Resolution to amend the agreement with Ayres Associates Inc. for methane and groundwater sampling at the Lincoln Avenue landfill site for three years at an amount not to exceed \$19,500.  
**Recommendation:** Adopt
15. [R-2023-0525](#) Resolution to accept the proposal of Compass Minerals for furnishing and delivering 3600 tons of deicing road salt for a total sum of \$274,284.  
**Recommendation:** Adopt
16. [R-2023-0530](#) Resolution approving a Certified Survey Map to split the existing parcel at 10200 W. National Ave. into 2 parcels. (Tax Key No. 485-9990-013)  
**Recommendation:** Adopt

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17. [R-2023-0532](#) Resolution to consider a Memorandum of Understanding between the City of West Allis and First-Ring Industrial Redevelopment Enterprise, Inc.
- Recommendation:** Adopt
18. [R-2023-0533](#) Resolution approving the terms and conditions for an Economic Development Loan to BCT Cast Products, LLC to be located at 404 S. 16th St., in the amount of up to \$200,000.
- Recommendation:** Adopt
19. [R-2023-0534](#) Resolution approving the terms and conditions for an Economic Development Loan to Lake Effect Coffee Company, LLC to be located at 6229 W. Greenfield Avenue, under the National Avenue Commercial Corridor Instore Forgivable Loan Program in an amount up to \$26,000.
- Recommendation:** Adopt
20. [R-2023-0535](#) Resolution approving the terms and conditions for an Economic Development Loan to Su Plus Two LLC, d/b/a Su Plus Two Restaurant and Bar, to be located at 7335 W. Greenfield Avenue, under the National Avenue Commercial Corridor Instore Forgivable Loan Program in an amount up to \$25,000.
- Recommendation:** Adopt
21. [R-2023-0536](#) Resolution rejecting all bids received as shown on the attached bid report for Sidewalk Repair, 2023 Project No. 10.
22. [R-2023-0539](#) Resolution to provide services as a wireless 9-1-1 public safety answering point.
- Recommendation:** Adopt
23. [R-2023-0546](#) Resolution to authorize the agreement between the city and CDW-G to purchase 43 each new desktop computers for \$21,930.00 and 20 each new laptops with docking stations from Vanguard Computers for \$ 15,640.00, for a total of \$37,570.
- Recommendation:** Adopt
24. [2023-0390](#) Class A/B/C Alcohol License Renewal Applications.
- \*See attachment for list
- Recommendation:** Grant
25. [2023-0425](#) May 2023 Municipal Judge Report, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$106,404.18.
- Recommendation:** Place on File
26. [2023-0428](#) Claim by Stephanie Hall for property loss at S. 92nd and Orchard St. on June 6, 2023.
- Recommendation:** Refer to City Attorney

27. [2023-0429](#) Class B Tavern Temporary Premise & Entertainment Extension request for a one-day event for Troy Meyer, d/b/a Crowdaddy's on Greenfield, 9427 W. Greenfield Ave. on July 22, 2023.

**Recommendation:** Grant

28. [2023-0436](#) Claim by the Eunmi Michler regarding vehicle damage at 98th & Lincoln Ave. on February 17, 2023.

**Recommendation:** Refer to City Attorney

29. [2023-0439](#) Claim by Angela Hernandez for property storage reimbursement on May 29, 2023 at 6121 W. Lincoln Ave.

**Recommendation:** Refer to City Attorney

30. [2023-0451](#) Finance Director/Comptroller submitting report for June 2023 indicating City of West Allis checks issued in the amount of \$4,826,669.70.

**Recommendation:** Place on File

31. [2023-0452](#) Claim by Whitnall-Summit Company, LLC for excessive property assessment for the tax year 2023 for the property at 6737 W. Washington St.

**Recommendation:** Refer to City Attorney

32. [2023-0458](#) Claim by 80 West Allis, LLC for excessive property assessment for the tax year 2023 for the property at 1414 S. 65th St.

**Recommendation:** Refer to City Attorney

33. [2023-0473](#) Communication from Health Department and Planning & Zoning regarding mental health awareness signage.

**Recommendation:** Place on File

34. [2023-0481](#) Re-Appointment by Mayor Devine of Michael Pranghofer to the Board of Appeals for a 3-year term to expire July 18, 2026.

Re-Appointment by Mayor Devine of Mary Kay Flynn to the Commission on Aging for a 3-year term to expire July 18, 2026.

Re-Appointment by Mayor Devine of Cathy Manthei to the Library Board for a 3-year term to expire July 18, 2026.

**Recommendation:** Approve

35. [2023-0482](#) Appointment by Mayor Devine of Mikaya Clark to the Block Grant Committee for a 2-year term to expire July 18, 2025.

**Recommendation:** Approve

36. [2023-0487](#) Communication from the City Administrator regarding interim/transitional reorganization of the City Clerk, Customer Service Center, and Treasurer's Offices.

**Recommendation:** Place On File

**L. COMMON COUNCIL RECESS****M. NEW AND PREVIOUS MATTERS****ADMINISTRATION COMMITTEE**

37. [R-2023-0528](#) Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$5,220,000 General Obligation Promissory Notes, Series 2023A.

**Recommendation:** Adopt

38. [R-2023-0501](#) Resolution Expressing Appreciation for Adoption of 2023 Wisconsin Act 12 - Local Government Funding Legislation.

**Recommendation:** Adopt

39. [2023-0369](#) Claim by Alexander Bonilla regarding excessive force at 2100 Block of S. 124th St. on October 24, 2021.

**Recommendation:** Refer to City Attorney

*The council/committee may convene in closed session pursuant to the provisions of WI State Statutes Sections 19.85(1)(a) and (g) for the purpose of conferring with the city attorney who will render oral or written advice concerning strategy to be adopted with respect to litigation in which the city is or is likely to become involved. This committee may reconvene in open session after completion of the closed session to consider the balance of the agenda.*

**PUBLIC WORKS COMMITTEE**

40. [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.

**Recommendation:** Refer to Plan Commission

41. [2023-0476](#) Correspondence from the City Engineer regarding New Street and Remnant Parcels.

**Recommendation:** Place on File

**ECONOMIC DEVELOPMENT COMMITTEE**

42. [R-2023-0504](#) Consideration and possible action on a Resolution Creating Tax Incremental District No. 19, Approving its Project Plan and Establishing its Boundaries.

**Recommendation:** Adopt

43. [R-2023-0537](#) Resolution for grant application for \$250,000 from the Wisconsin Economic Development Corporation Community Development Investment Grant Program for Baum Revision for the redevelopment of the property located at 6771 W. National Ave.

**Recommendation:** Adopt

44. [2023-0430](#) New Class B Tavern & Public Entertainment Premises License application for Jagers LLC d/b/a The Hungry Bear, 5906 W. Burnham St. Agent: Markus Gorsic.
45. [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.
46. [2023-0432](#) New Class B Beer License application for 70th Street Hotel Associates, LLC d/b/a Home2Suites, 1212 S. 70th St. Agent: June Zenith Boyce.
47. [2023-0433](#) New Class A Liquor and Beer License application for Super Bottle, LLC, d/b/a Super Bottle, 1357 S. 76th St. Agent: Rupinderjit Singh.
48. [2023-0440](#) New Class B Tavern & Public Entertainment Premises License application for MLSD Inc d/b/a Happy Tap, 6801 W. Beloit Rd. Agent: Dina Wagner.
49. [2023-0443](#) New Class B Tavern License application for Blaque Bar & Bites Corporation, d/b/a Blaque Bar & Bites, 1022 S 60th St. Applicant/Agent: Jennifer Pierce.
50. [2023-0449](#) New Class B Tavern License application for SBG Apple North II, LLC, d/b/a Applebee's Neighborhood Grill + Bar, 2865 S. 108th St. Agent: Casimir Banaszek.

#### **Public Hearing Items (Economic Development Committee)**

51. [R-2023-0538](#) Resolution to approve a substantial amendment to the 2020-2024 Community Development Block Grant Program.
52. [2023-0411](#) Conditional Use Permit for Caribou Coffee, a proposed restaurant with accessory drive-through service, at 10200 W. National Ave.
53. [2023-0441](#) Conditional Use Permit for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St.

#### **PUBLIC SAFETY COMMITTEE**

54. [2023-0404](#) 2023-2025 Renewal Operator's License (Bartender/Class D Operator) application for Dewey Qualls.  
(Second appearance)

55. [2023-0454](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for Spencer Miller.  
(First appearance)
56. [2023-0455](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for Asia Bautista.  
(First appearance)
57. [2023-0457](#) 2023-2025 Renewal Operator's License (Bartender/Class D Operator) application for Ciara Jarrett.  
(First appearance)
58. [2023-0437](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for Darius Salinas.  
(First appearance)
59. [2023-0444](#) 2023-2025 Renewal Operator's License (Bartender/Class D Operator) application for Hailey Schultz.  
(First appearance)
60. [2023-0445](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for Andrea Pye.  
(First appearance)
61. [2023-0446](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for Jason Smith.  
(First appearance)
62. [2023-0447](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for Bradley Beauchamp.  
(First appearance)
63. [2023-0448](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for Michael Krimke-Boey.  
(First appearance)
64. [2023-0465](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for Brittany Fuchs.  
(First appearance)
65. [2023-0420](#) Notification of non-renewal for Class B Tavern licensee El Sagitario BNC LLC, DBA El Sagitario, 907 S. 84th St. who has a delinquent debt to the City.
66. [2023-0467](#) Notification of non-renewal for Class B Tavern license, Public Entertainment License and Retail Food License for EKC Investments LLC DBA Kane's Bar & Grill, 6922 W. Orchard St.
67. [2023-0352](#) Summons and Complaint against Katherine Wisniewski for suspension or revocation of the Class D Operator License.



68. [2023-0464](#) Summons and Complaint against D&G Investments LLC D/B/A Mobile Estates of West Allis, 10401 W. Greenfield Ave. for suspension or revocation of the Manufactured and Mobile Home Community License.

## N. 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.