



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*

Wednesday, July 10, 2024

7:00 PM

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

REGULAR MEETING

A. CALL TO ORDER

Mayor Devine called the meeting to order at 7:01 p.m.

B. ROLL CALL

Present 11 - Mayor Devine, 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. Novak.

D. PUBLIC HEARINGS

1. [2024-0470](#) Presentation of 2024 water rate study.

Brian Roemer, Senior Municipal Advisor from Ehlers, presented.

E. PUBLIC PARTICIPATION

None.

F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

G. MAYOR'S REPORT

*Mayor Devine thanked City Employees and the sponsors for their hard work regarding the
4th of July fireworks.*

H. ALDERPERSONS' REPORT

*Aldersperson Nowling encouraged residents to attend the District 2 meet & greet with
herself and Aldersperson Halvorsen on Sunday, July 21st at Rogers Park from 3-5p.m.*

I. APPROVAL OF MINUTES

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

2. [2024-0434](#) June 11, 2024 Common Council Minutes.

Approved

3. [2024-0403](#) June 17, 2024 Common Council Minutes.

Approved

J. STANDING COMMITTEE REPORTS**ECONOMIC DEVELOPMENT COMMITTEE**

4. [2024-0363](#) New Class B Tavern and Public Entertainment Licenses for Laughing Bear LLC, d/b/a Roll On In, 5630 W. Lincoln Ave. Agent: Kevin Dixon-Seidl. (ALC-24-20)

Committee Action: Grant

Council Action: Granted

PUBLIC SAFETY COMMITTEE

5. [2024-0280](#) Summons and complaint against Flying Unicorn LLC d/b/a The Thirsty Cactus Saloon, 6108 W. Burnham St. Agent: Craig Silber.

Craig Silber, owner and agent, presented.

Public Safety Committee recommended a 20 day suspension based on the findings at the time of the hearing. They also allowed the licensee the opportunity to present proof of their plans for safety improvements.

Council Action: Ald. Haass moved to amend the motion to a 20 day suspension, with 15 days stayed for the remainder of the licensing period of June 30th, 2025, with the suspension to begin at 3am on Thursday, July 11th, 2024 through Tuesday, July 16th, 2024, Ald. Halverson seconded, motion carried with one Nay from Ald. Roadt.

Ald Grisham moved to approve the amended motion, Ald. Halvorsen seconded, motion carried with one Nay from Ald. Roadt.

6. [2024-0317](#) Summons and complaint against Mary Markes for the suspension or revocation of the Class D Operator License. (BART-511).

Public Safety Committee recommended withdrawing the Summons and Complaint Mary Markes.

Council Action: Ald. Grisham moved to withdraw the complaint, Ald. Halverson seconded, motion carried.

K. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)

20. [2024-0486](#) Request from Perspective Brewing, holder of a brewer's permit, for approval of an unlimited transfer full-service retail outlet, limited to beer, at 6501 W. National Ave. on July 11, 13, 27; August 1, 3, 15, 17, 22, 24; September 5, 7, 12, 14; and October 5 and 19.

Placed on File

35. [2024-0315](#) Summons and Complaint in the matter of City of West Allis v. Seagrave Fire Apparatus, LLC regarding breach of contract, Case No. 2023-CV-9079.

Approved with the amendment to Section #5

Passed The Block Vote

**Ald. Haass moved to approve the Consent Agenda, items #8 - #19, #21-34 & #36,
Ald. Halvorsen seconded, motion carried by 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

7. [O-2024-0025](#) Ordinance to amend the Public Beautification Committee organization.

Sponsors: Alderperson Roadt

Passed

8. [O-2024-0030](#) Ordinance to amend salary schedule by reclassifying the Communications Assistant position and retitling certain public safety and general communications and marketing positions.

Sponsors: Alderperson Weigel

Passed

9. [R-2024-0334](#) Resolution accepting work of Visu-Sewer for sanitary and storm lining and grouting and authorizing and directing settlement of said contract in accordance with contract terms of 2022 Project No. 17 for final payment in the amount of \$12,457.50.

Sponsors: Public Works Committee

Adopted

10. [R-2024-0336](#) Resolution to accept proposed national opioid settlement with Kroger.

Adopted

11. [R-2024-0337](#) Resolution amending the existing professional services contract with AECOM Technical Services, Inc. (ATS) to provide consulting services for WPDES permit compliance for field screening the City's outfalls in 2024 for an additional sum not to exceed \$20,500.

Adopted

12. [R-2024-0347](#) Resolution to amend an existing contract with KL Engineering, Inc. for Consulting Services related to the construction oversight of the street lighting conversion for an amount not to exceed \$160,000.

Sponsors: Public Works Committee

Adopted

13. [R-2024-0348](#) Resolution to approve bid of LaLonde Contractors, Inc. for Street Construction in S. 77th St. from W. Pierce St. to W. Walker St. and W. Pierce St. from S. 77th St. to S. 76th St. in the City of West Allis in the amount of \$925,515.81.

Adopted

14. [R-2024-0349](#) Resolution to accept the proposal of Furey Filter and Pump, Inc. for the required repairs to the existing Cascade Pump #4 at the Storm Water Pumping Station located at 2179 S. 111th Street for \$25,400.
Adopted
15. [R-2024-0360](#) Resolution approving the Community Development Block Grant Annual Action Plan for fiscal year 2024.
Adopted
16. [R-2024-0389](#) Resolution to approve a Certified Survey Map to split a portion of land located at 62** W. National Ave (Tax key No. 454-0073-001) and combine it with the property located at 6207 W. National Ave. (Tax Key No. 454-0072-000).
Adopted
17. [R-2024-0392](#) Resolution to approve a Certified Survey Map to split the existing parcel at 2580 S. Root River Pkwy. into two parcels. (Tax Key No. 483-9981-000).
Adopted
18. [R-2024-0358](#) Resolution to approve a two-year extension amendment for the disposal of solid waste by and between Waste Management and the City of West Allis.
Adopted
19. [R-2024-0396](#) Resolution to authorize the Department of Public Works to accept an allocation of 2024 recycling grant funding from the Department of Natural Resources.
Adopted
21. [2024-0390](#) Class A/B/C Alcohol License Renewal Applications.

*See attachment for the lists.
Granted
22. [2024-0391](#) Class A/B/C Alcohol License Renewal Applications with changes.

*See attachment for the lists.
Granted
23. [2024-0421](#) Temporary Extension of a Class B License and Public Entertainment Permit request for Studz Pub, hosting a one-day event on August 17, 2024 from 11 a.m. – 8 p.m., to be held at 6833 W. National Ave. Applicant: Dean Ratat
Granted
24. [2024-0435](#) Temporary Extension of a Class B License and Public Entertainment Permit request for Studz Pub, hosting a one-day event on September 8, 2024 from 12 p.m. - 10 p.m., to be held at 6833 W. National Ave. Applicant: Dean Ratat
Granted

25. [2024-0400](#) Claim by Rebecca Swanson for alleged property damage at 6944 W. Beloit Rd., on April 25th, 2024.
Referred to City Attorney
26. [2024-0409](#) Claim by Leroy Taylor for towing invoice at 1911 S. 69th St., on June 14th, 2024.
Referred to City Attorney
27. [2024-0428](#) Claim by Thomas Bucholtz for alleged property damage at 10923 W. Lincoln Ave., on January 29th, 2024.
Referred to City Attorney
28. [2024-0429](#) Claim by Jasmine Santiago for alleged property damage at 8405 W. National Ave., on June 7th, 2024.
Referred to City Attorney
29. [2024-0458](#) Claim by Glenn Czerwinski for alleged property damage at 1033 S. 89th St., on May 30, 2024.
Referred to City Attorney
30. [2024-0468](#) Claim by Alex Morales for alleged property damage at 1959 S. 77th St., on May 30, 2024.
Referred to City Attorney
31. [2024-0466](#) Appointment by Mayor Devine of Angela Collings to the Library Board as the Public School District Representative for a 3-year term to expire July 10, 2027.
Approved
32. [2024-0422](#) Appointment by Mayor Devine of Tricia Hallett to the Board of Appeals for a 3-year term to expire July 10, 2027.
Approved
34. [2024-0472](#) Appointment by Mayor Devine of Ald. Marty Weigel to the Community Development Block Grant Committee for a 2-year term to expire July 10, 2026.
Approved
33. [2024-0459](#) Appointment by Mayor Devine of Ald. Marty Weigel and Bridget Condon to the Economic Development Loan Task Force.
Approved
36. [2024-0443](#) Finance Director/Comptroller submitting report for June 2024 indicating City of West Allis checks issued in the amount of \$2,697,909.04.
Placed on File

L. COMMON COUNCIL RECESS

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

The Council recessed at 8:02 p.m. and returned at 9:07 p.m.

M. NEW AND PREVIOUS MATTERS**ADMINISTRATION COMMITTEE**

Committee convened at 8:06 p.m.

38. [R-2024-0364](#) Resolution creating Tax Incremental District No. 20, approving its Project Plan and establishing its boundaries City of West Allis, Wisconsin.

Committee Action:

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

Council Action:

Adopted with one Nay from Ald. Roadt

Passed The Block Vote

Ald. Weigel moved to approve items #37, #39 - #45, motion carried by 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

37. [R-2024-0300](#) Resolution to approve contract with Apptegy for providing Mobile App and Web Design Services for a total sum of \$38,933.00.

Committee Action:

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

Council Action: Approved

39. [R-2024-0399](#) Resolution to authorize the Fire Department to apply for funding under the Bureau of Justice Comprehensive Opioid, Stimulant, Substance Use Program (COSSUP) grant.

Committee Action:

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

Council Action: Approved

40. [R-2024-0402](#) Resolution to update City debt management policy.

Committee Action:

Ald. Kuehn moved to approve, Ald. Grob seconded, motion carried.

Council Action: Approved

41. [R-2024-0403](#) Resolution providing for the sale of approximately \$26,850,000 general obligation promissory notes, Series 2024A.

Sponsors: Alderperson Haass

Committee Action:

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

Council Action: Approved

42. [2024-0471](#) Discussion regarding Common Council Rules of Procedure.

Committee Action:

Schedule for Committee of the Whole

Council Action:

Scheduled for Committee of the Whole

43. [2024-0433](#) Communication regarding "It's Your City" print newsletter.

Committee Action:

Ald. Kuehn moved to place on file, Ald. Grob seconded, motion carried.

Council Action:

Placed on File

44. [2023-0396](#) Claim by Amir Al-Majid for personal injury and vehicle damage on April 7, 2023 at the intersection of N. 35th St. and Highland Ave. in Milwaukee.

Committee Action:

Ald. Kuehn moved to approve as recommended by the City Attorney, Ald. Grob seconded, motion carried.

Council Action:

Approved as Recommended by City Attorney

45. [2024-0067](#) Claim by Amir Al-Majid for alleged property damage and personal injuries at N. 35th St. and W. Highland Blvd., on April 7, 2023.

Committee Action:

Ald. Kuehn moved to approve as recommended by the City Attorney, Ald. Grob seconded, motion carried.

Ald. Weigel moved to adjourn at 8:37 p.m.; Ald. Grob seconded, motion carried.

Council Action:

Approved as Recommended by City Attorney

PUBLIC WORKS COMMITTEE

Committee convened at 8:27 p.m.

Passed The Block Vote

Ald. Roadt moved to approve items #46 - #49, motion carried by 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

46. [O-2024-0027](#) Ordinance to amend Police Department regulations and consolidate laws on vehicle towing.

Sponsors: Alderperson Weigel

Committee Action:

Ald. Haass moved pass, Ald. Grisham seconded, motion carried.

Council Action: Passed

47. [O-2024-0022](#) Ordinance to amend regulations related to electric scooter operation and allow limited short-term commercial rental.

Sponsors: Alderperson Grisham and Alderperson Kuehn

Committee Action:

Ald. Haass moved pass, Ald. Grisham seconded, motion carried.

Council Action: Passed

48. [R-2024-0395](#) Resolution authorizing the Director of Public Works to enter into a Pilot agreement between the City of West Allis and Lime for short-term commercial rental of scooters.

Committee Action:

Item Held

Council Action: Held

49. [R-2024-0346](#) Resolution authorizing staff to petition the Public Service Commission for a water rate increase.

Committee Action:

Ald. Grisham moved adopt, Ald. Turner seconded, motion carried.

Ald Grisham motioned at 8:35 p.m. to recess, Ald. Haass seconded. Committee reconvened at 9:07 p.m.

Ald. Grisham moved to adjourn at 9:16 p.m., Ald. Halvorsen seconded, motion carried.

Council Action: Adopted

ECONOMIC DEVELOPMENT COMMITTEE

Committee convened at 8:37 p.m.

Passed The Block Vote

Ald. Kuehn moved to approve items #50 - 51, 58 - 62, motion carried by 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

Passed The Block Vote

Ald. Kuehn moved to approve items #52 - #57, motion carried with the following roll call vote:

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

No: 1 - Ald. Roadt

50. [O-2024-0024](#) Ordinance to incorporate full-service retail outlets into alcohol licensing laws.

Committee Action:

Ald. Novak moved to pass, Ald. Grob seconded, motion carried.

Council Action: Passed

51. [R-2024-0357](#) Resolution to create fee schedule for services related to full-service retail outlets.

Committee Action:

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

Council Action: Adopted

52. [R-2024-0361](#) Resolution to approve a Purchase and Sale and Development Agreement between JJH3Group, LLC, and the City of West Allis and Community Development Authority of the City of West Allis for the multifamily and mixed-use development for the property located along W. Greenfield Ave. between S. 64th and S. 65th St.

Committee Action:

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

Council Action: Adopted

53. [R-2024-0368](#) Resolution to approve a Development Agreement between Land by Label, LLC, Community Development Authority of the City of West Allis and the City of West Allis for the multifamily development for the property located on the 4.54 acre parcel on the southeast corner of S. 70th St. and W. Washington St., 11** S. 70th St., Tax Key No. 439-9006-000.

Committee Action:

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

Council Action: Adopted

54. [R-2024-0371](#) Resolution permitting certain expenditures up to \$3,750,000 to be made with a one-half mile radius of Tax Incremental District No. 7 (Whitnall Summit TIF) of the City of West Allis.

Committee Action:

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

Council Action: Adopted

55. [R-2024-0374](#) Resolution to approve Fifth Amendment to the Development Agreement between the City of West Allis and Cobalt Partners LLC, Tax Incremental District 16, within the S. 70th St. corridor (West Quarter).
- Committee Action:**
Ald. Weigel moved to adopt, Ald. Nowling seconded, motion carried.
- Council Action: Adopted**
56. [R-2024-0377](#) Resolution approving up to a \$2,000,000 Brownfield Revolving Loan Fund Grant to LxL Allis Yards, LLC, for the property located on the 4.54 acre parcel on the southeast corner of S. 70th St. and W. Washington St., 11** S. 70th St., Tax Key No. 439-9006-000. (Former Allis Chalmers Tractor Plant)
- Committee Action:**
Ald. Weigel moved to adopt, Ald. Novak seconded, motion carried.
- Council Action: Adopted**
57. [R-2024-0380](#) Resolution authorizing the submittal of a Wisconsin Ready for Reuse loan application to the Wisconsin Department of Natural Resources for the Allis Yards Residential Redevelopment for the property located on the 4.54 acre parcel on the southeast corner of S. 70th St. and W. Washington St., 11** S. 70th St., Tax Key No. 439-9006-000. (Former Allis Chalmers Tractor Plant) in the City of West Allis, by the City of West Allis, and the subsequent appropriation of City of West Allis funds to help secure the Wisconsin Ready for Reuse Loan.
- Committee Action:**
Ald. Weigel moved to adopt, Ald. Novak seconded, motion carried.
- Council Action: Adopted**
58. [R-2024-0383](#) Resolution approving the terms & conditions for an Economic Development Loan to K&K Barista LLC, under the National Avenue Commercial Corridor InStore Forgivable Loan Program in an amount up to \$15,000.
- Committee Action:**
Ald. Nowling moved to adopt, Ald. Grob seconded, motion carried.
- Council Action: Adopted**
59. [R-2024-0386](#) Resolution approving a Stormwater Indemnification Agreement by and between the City of West Allis and the Community Development Authority of the City of West Allis and Mark Higgins for the property located at 6620 W. Mitchell St. and SoNa Parcel 1 within the Six Points Farmers Market Redevelopment Area.
- Committee Action:**
Ald. Weigel moved to adopt, Ald. Novak seconded, motion carried.
- Council Action: Adopted**

60. [2024-0365](#) New Class B Tavern License for Shana Ewan LLC, d/b/a The Chi Lounge and Grill, 8307 W. Becher St. Agent: Shana Ewan. (ALC-24-16)
- Committee Action:**
Ald. Kuehn moved to deny based on suitability of the location, Ald. Nowling seconded, motion carried.
- Council Action:** Denied
61. [2024-0437](#) New Class B Tavern and Public Entertainment Licenses for West Allis DDF LLC, d/b/a Jimmy B's, 7216 W. Lincoln Ave. Agent: Sally Sebern. (ALC-24-25)
- Committee Action:**
Ald. Kuehn moved to hold, Ald. Weigel seconded, motion carried.
- Council Action:** Held until July 30th, 2024 meeting.
62. [2024-0442](#) Application for Full-Service Retail Sales for Great Lakes Distillery LLC, DBA "Great Lakes Distillery" at 5835 W. National Ave. Agent: Guy Rehorst
- Committee Action:**
Ald. Weigel moved to approve with the condition the sidewalk will be excluded from the premise, Ald. Novak seconded, motion carried.
- Ald. Weigel moved to adjourn at 9:03 p.m., Ald. Nowling seconded, motion carried.
- Council Action:** Approved

PUBLIC SAFETY COMMITTEE

Committee convened at 7:58 p.m.

63. [2024-0279](#) Renewal Operator's License (Bartender/Class D Operator) application for Andrew Shroble. (2nd Appearance) (BART-245)
- Committee Action:**
Ald. Haass moved to grant, Ald. Weigel seconded, motion carried with one nay from Ald. Roadt.
- Council Action:** Granted with nays from Ald. Roadt, Novak, Nowling and Turner

Passed The Block Vote

Ald. Grisham moved to approve items #64 - #68, motion carried by 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

64. [2024-0362](#) Renewal Operator's License (Bartender/Class D Operator) application for Chris Schutte. (BART-131)

Committee Action:

Ald. Roadt moved to deny based background check and non-appearance, Ald. Halvorsen seconded, motion carried.

Council Action: Denied

65. [2024-0361](#) Renewal Operator's License (Bartender/Class D Operator) application for Danielle Nichols. (BART-1164)

Committee Action:

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

Council Action: Granted

66. [2024-0439](#) New Operator's License (Bartender/Class D Operator) application for Derek Sullivan. (BART-1186)

Committee Action:

Ald. Roadt moved to deny based background check and non-appearance, Ald. Turner seconded, motion carried.

Council Action: Denied

67. [2024-0473](#) Renewal Operator's License (Bartender/Class D Operator) application for Alyris Rios Martinez. (1st Appearance) (BART-545)

Committee Action:

Ald. Grisham moved to deny based background check, Ald. Roadt seconded, motion carried.

Council Action: Denied

68. [2024-0438](#) Transient Merchant License Application for Elizabeth Flores representing Flautas Y Chilaquiles Los Villa LLC. (TMDS-24-18)

Committee Action:

Ald. Haass moved to grant with the condition there will be a valid, licensed driver on the truck at all times, Ald. Turner seconded, motion carried.

Ald. Turner moved to adjourn at 8:26 p.m., Ald. Roadt seconded, motion carried.

Council Action: Granted

N. ADJOURNMENT

Ald. Haass moved to adjourn at 9:31 p.m., Ald. Nowling seconded, motion carried.

Next scheduled meeting is July 30, 2024 at 7:00 p.m.



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.