



# 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*

---

Tuesday, September 17, 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** 10 - 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. Weigel*

#### D. PUBLIC HEARINGS

1. [2024-0589](#) Conditional Use Permit for a North Shore Bank, with accessory drive-through service, located at 10533 W. National Ave.

**Attachments:** [2024-09-17 - PH Notice - North Shore Bank](#)  
[Brand Guide 2024\\_Final](#)

*Steve Schaer presented.*

2. [2024-0591](#) Conditional Use Permit for Angela's Lil Angels, a Group Child Care Center, at 1112 S. 60th St. to expire September 17, 2026.

**Attachments:** [2024-09-17 - PH Notice - Angela's Lil Angels](#)

*Steve Schaer presented.*

*Jessica & Jamie Oberbreckling, 1104 S. 60th St. Upper, spoke in opposition of the daycare.*

*Marsha, 1101-03 S 60th St., spoke in opposition of the daycare.*

*Angela, daycare owner spoke in favor of the daycare.*

3. [O-2024-0031](#) Ordinance to amend floodplain zoning ordinance as required by state and federal law.

**Sponsors:** Alderperson Haass

**Attachments:** [Ord O-2024-0031](#)  
[Ord O-2024-0031 - Signed](#)

*Steve Schaer presented.*

- 4. [R-2024-0518](#) Resolution to approve a substantial amendment to reallocate unused Community Development Block Grant funds from the Downtown Pedestrian Improvement activity toward completing the Becher Street Pedestrian and Lighting Activity.

Attachments: [Res R-2024-0518](#)  
[EXHIBIT A Becher Street Lighting](#)  
[Res R-2024-0518 - Signed](#)

*Steve Schaer presented.*

**Adopt**

**E. PUBLIC PARTICIPATION**

Jeff Piller, 1719 S 83rd St., New owner of property spoke of parking compliance issues with N&S towing who recently moved down the street.

**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 spoke about the following:*

1. *Thanked attendees of Pints with the Mayor last week.*
2. *Reminded about Coffee with the Mayor and District 1 Alderpersons on Friday 9/20 @ 10 a.m*
3. *Announced the passing of Vincent Vitale and spoke in remembrance of him.*

**H. ALDERPERSONS' REPORT**

*Ald. Halvorsen spoke about the Fairview Park Neighborhood Association Block Party on October 20th.*

**I. APPROVAL OF MINUTES**

- 5. [2024-0652](#) September 3, 2024 Common Council Minutes.

Attachments: [2024-09-03 CC M](#)

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

**J. STANDING COMMITTEE REPORTS**

*None.*

**Passed The Consent Vote**

**Ald. Haass moved to approve the Consent Agenda, items #6 - #32, Ald. Grisham seconded, motion carried by following 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

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

6. [O-2024-0037](#) Ordinance to reorganize common council rules in city policy and correct errors and omissions in municipal code.

**Sponsors:** Alderperson Kuehn

**Attachments:** [Ord O-2024-0037](#)

[Ord O-2024-0037 - Signed](#)

**Passed**

7. [R-2024-0503](#) Resolution approving the 2025 calendar of meeting dates of the West Allis Common Council.

**Attachments:** [Res R-2024-0503](#)

[2025 Proposed Calendar Draft 9.11.24](#)

[Res R-2024-0503 - Signed](#)

**Adopted**

8. [R-2024-0507](#) Resolution authorizing the continuation of the Humana Medicare Advantage Plan for Medicare eligible retirees from January 1st, 2025 to December 31st, 2025.

**Attachments:** [Res R-2024-0507](#)

[Res R-2024-0507 - Signed](#)

**Adopted**

9. [R-2024-0511](#) Resolution to accept the proposal of Utility Sales & Service, Inc. for furnishing and delivering one 2026 International MV607 chassis with Versalift TMD-2047T digger derrick truck for a total estimated sum of \$386,271 as of 2024 pricing.

**Attachments:** [Res R-2024-0511](#)

[Digger Derrick Quote](#)

[Res R-2024-0511 - Signed](#)

**Adopted**

10. [R-2024-0512](#) Resolution to accept the proposals of Truck Country of Wisconsin and Casper's Truck Equipment for furnishing and delivering two (2) 2025 Freightliner 114SD tandem truck chassis for \$140,172 each and two (2) Henderson 14' Mark E dump bodies with ice control material spreader package for \$198,772 each for a total sum of \$677,888.

**Attachments:** [Res R-2024-0512](#)

[Tandem Dump Quote](#)

[Res R-2024-0512 - Signed](#)

**Adopted**

11. [R-2024-0525](#) Resolution to consolidate and clarify Common Council rules and renumber other policies.

**Attachments:** [Res R-2024-0525](#)  
[Res R-2024-0525 - Signed](#)

**Adopted**

12. [R-2024-0526](#) Resolution to approve bid of UPI Construction LLC for sanitary and storm sewer relays in W. Burnham St. from S. 69th St. to S. 68th St. and S. 68th St. from W. Burnham St. to W. Mitchell St. in the amount of \$232,252.50.

**Attachments:** [Res R-2024-0526](#)  
[Res R-2024-0526 - Signed](#)

**Adopted**

13. [R-2024-0530](#) Resolution to approve bid of UPI Construction LLC for water main & storm sewer relays in S. 97th St. from W. Grant St. to W. Becher St. in the amount of \$363,941.70.

**Attachments:** [Res R-2024-0530](#)  
[Res R-2024-0530 - Signed](#)

**Adopted**

14. [R-2024-0531](#) Resolution to approve bid of LaLonde Contractors, Inc. for bioswale bump out construction at the intersection of S. 62nd St. and W. Lapham St. in the City of West Allis in the amount of \$344,307.02, funded through Milwaukee Metropolitan Sewerage District.

**Attachments:** [Res R-2024-0531](#)  
[Res R-2024-0531 - Signed](#)

**Adopted**

15. [R-2024-0535](#) Resolution requesting a permanent easement from the Wisconsin Department of Natural Resources to the City of West Allis for storm sewer facilities.

**Attachments:** [Res R-2024-0535](#)  
[Y-1208](#)  
[Res R-2024-0535 - Signed](#)

**Adopted**

16. [R-2024-0538](#) Resolution authorizing City Administrator to enter into agreement with Beyond Vision for the 2024 Presidential Election and Tax season customer service support.
- Attachments:** [Res\\_R-2024-0538](#)  
[City of West Allis Beyond Vision SOW - 9.16.24](#)  
[Res\\_R-2024-0538 - Signed](#)
- Adopted**
17. [2024-0645](#) Finance Director/Comptroller submitting report for August 2024 indicating City of West Allis checks issued in the amount of \$7,831,412.43.
- Attachments:** [Monthly Claims Report - August](#)
- Placed on File**
18. [2024-0646](#) Claim by David Follette for a money judgment for alleged personal injury on May 5th, 2024.
- Attachments:** [2024-0646 - Claim - Follette](#)  
[2024-0646 - Claim - David Follette Part 2](#)
- Referred to City Attorney**
19. [2024-0082](#) Claim by Brett Finke regarding alleged property damage at 75th St. and W. Beloit Rd. on January 23, 2024.
- Attachments:** [2024-0082 Claim - Finke, Brett](#)  
[Claims Report- September 17, 2024](#)
- Place on File**
20. [2024-0081](#) Claim by Arminda Fontanez regarding alleged property damage at 75th St. and W. Beloit Rd. on January 23, 2024.
- Attachments:** [2024-0081 Claim - Fontanez, Arminda](#)  
[Claims Report- September 17, 2024](#)
- Place on File**
21. [2024-0080](#) Claim by Susan Mulder for alleged property damage at the 5900 block of W. Lapham St. on January 30, 2024.
- Attachments:** [2024-0080 Claim - Mulder](#)  
[Claims Report- September 17, 2024](#)
- Place on File**
22. [2024-0111](#) Claim by Brian Pfiefer for alleged property damage at S. 75th St. and W. Beloit Rd., on January 23, 2024.
- Attachments:** [Claims Report- September 17, 2024](#)
- Place on File**

23. [2024-0233](#) Claim by Pierre Louis regarding property damage sustained at S. 108th St. and W. Morgan Ave. on April 14, 2024.
- Attachments:** [2024-0233 - Claim - Louis, Pierre](#)  
[Claims Report- September 17, 2024](#)
- Place on File
24. [2024-0108](#) Claim by Rachel Richter for alleged property damage at S. 76th St. and W. Beloit Rd., on January 23, 2024.
- Attachments:** [2024-0108 - Claim - Richter, Rachel](#)  
[Heiser invoice Used Tire Put On](#)  
[Walmart All-Season Tire Price](#)  
[Claims Report- September 17, 2024](#)
- Place on File
25. [2024-0096](#) Claim by Cameron Szedziewski for alleged property damage at S. 76th St. and W. Beloit Rd., on January 23, 2024.
- Attachments:** [2024-0096 - Claim - Szedziewski](#)  
[Claims Report- September 17, 2024](#)
- Place on File
26. [2024-0002](#) Claim by Michele Storts regarding alleged property damage at the 94E at Hawley Rd. onramp on December 22, 2023.
- Attachments:** [2024-0002 Claim - Storts, Michele](#)  
[Claims Report- September 17, 2024](#)
- Denied
27. [2024-0135](#) Claim by Kira Young regarding wrongful tow of personal vehicle at 2071 S. 72nd St. on February 20, 2024.
- Attachments:** [2024-0135 - Claim - Young, Kira](#)  
[Claims Report- September 17, 2024](#)
- Denied
28. [2024-0160](#) Claim by Terese Zunker regarding alleged property damaged in the 1000 BLK of 100th St. on May 11, 2023.
- Attachments:** [2024-0160 - Claim - Zunker, Terese](#)  
[Claims Report- September 17, 2024](#)
- Denied

- 29. [2024-0674](#) Claim by Mills Hotel Wyoming LLC for a money judgment at 11548 W. Theo Trecker Way (414-9992-017).

**Attachments:** [2024-0674 - Claim - Mills Hotel Wyoming LLC](#)

**Referred to City Attorney**

- 30. [2024-0654](#) New application for Pawn Shop, Secondhand Stores, and Secondhand Jewelry Dealers for Suzann Campbell, 7226 W. Greenfield Ave. (PNSH-24-2)

**Attachments:** [PNSH-24-2 - App Summary](#)

**Granted**

- 31. [2024-0676](#) Renewal application for Pawn Shop, Secondhand Stores, and Secondhand Jewelry Dealers for Robert Leary, 5601 W. National Ave. (PNSH-22-11)

**Attachments:** [PNSH-22-11 - App Summary](#)

**Granted**

- 32. [2024-0670](#) Temporary Extension of a Class B License request for Fourth-N-Long, hosting a one-day event on October 20th, 2024 from 10:30 a.m. - 8 p.m., to be held at 8911 W. National Ave. Applicant: Michael Lange

**Attachments:** [TEMP-24-28 - Fourth N Long - App Summary](#)

**Granted**

**L. COMMON COUNCIL RECESS**

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

The Council recessed at 7:58 p.m. and returned at 9:15 p.m.

**M. NEW AND PREVIOUS MATTERS**

**Passed The Block Vote**

Ald. Weigel moved to approve items #33 - #35, motion carried by following 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

**ADMINISTRATION COMMITTEE**

Committee convened at 8:30 p.m.

- 33. [R-2024-0504](#) Resolution accepting the Arbitrator’s decision in the matter of the Interest Arbitration between the West Allis Professional Police Association and the City of West Allis for the 2022-2025 Collective Bargaining Agreement.

**Attachments:** [Res\\_R-2024-0504](#)  
[West Allis Police 2022-2025 CBA Final Offer 1-5-2024](#)  
[Award West Allis PD Interest Arb](#)  
[Res\\_R-2024-0504 - Signed](#)

**Committee Action:**  
 Ald. Kuehn moved to adopt, Ald. Novak seconded, motion carried.

**Council Action:** Adopted

- 34. [2021-0490](#) West Allis Professional Police Association request to open contract negotiations.

**Attachments:** [2021-0490 - Request to Open Negotiations WPPA](#)

Ald. Grob moved to convene into Closed Session at 8:32 p.m., Ald. Nowling seconded, motion carried by roll call vote:  
 Aye: 5 - Kuehn, Nowling, Weigel, Grob and Novak  
 No: 0

Ald. Grob moved to re-convene into Open Session at 8:39 p.m., Ald. Nowling seconded, motion carried by roll call vote:  
 Aye: 5 - Kuehn, Nowling, Weigel, Grob and Novak  
 No: 0

**Committee Action:** Ald. Kuehn moved to place on file, Ald. Grob seconded, motion carried.

**Council Action:** Placed on File.

**Public Hearing Items (Administration Committee)**

- 35. [R-2024-0518](#) Resolution to approve a substantial amendment to reallocate unused Community Development Block Grant funds from the Downtown Pedestrian Improvement activity toward completing the Becher Street Pedestrian and Lighting Activity.

**Attachments:** [Res\\_R-2024-0518](#)  
[EXHIBIT A Becher Street Lighting](#)  
[Res\\_R-2024-0518 - Signed](#)

**Committee Action:**  
 Ald. Kuehn moved to adopt, Ald. Grob seconded, motion carried.

**Council Action:** Adopted

**PUBLIC WORKS COMMITTEE**

None.



**Passed The Block Vote**

**Ald. Kuehn moved to approve items #36 - #40, motion carried by the following 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

**ECONOMIC DEVELOPMENT COMMITTEE**

*Committee convened at 8:02 p.m.*

- 36. [2024-0620](#) New Class B Tavern and Public Entertainment License for Bar West Allis LLC, d/b/a Drunk Uncle, 1902 S. 68th St. Agent: Neal Steffek. (ALC-24-29)

**Attachments:** [ALC-24-29 - Drunk Uncle - App Summary](#)  
[ALC-24-29 - Drunk Uncle - Original Floor Plan](#)  
[ALC-24-29 - Drunk Uncle - Floor Plan from Renewal App](#)  
[ALC-24-29 - Drunk Uncle - Hearing Notice](#)  
[ALC-24-29 - Drunk Uncle - Hearing Notice 2nd](#)

**Committee Action:**

**Ald. Novak moved to deny based on testimony of the City Attorney and information from the Department of Revenue, Ald. Kuehn seconded, motion carried.**

**Council Action: Denied**

- 37. [R-2024-0522](#) Resolution to approve a Commercial Façade Improvement Contract by and between the City of West Allis and Sam Stair, dba S2 Real Estate w burnham llc located at 5916-28 W. Burnham St., in an amount not to exceed \$20,000, funded through CDBG.

**Attachments:** [Res R-2024-0522](#)  
[5916 W. Burnham St. Facade Grant Contract](#)  
[Res R-2024-0522 - Signed](#)

**Committee Action:**

**Ald. Nowling moved to adopt as amended changing the amount not to exceed \$30000, Ald. Novak seconded, motion carried.**

**Council Action: Adopted**

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

38. [2024-0589](#) Conditional Use Permit for a North Shore Bank, with accessory drive-through service, located at 10533 W. National Ave.

**Attachments:** [2024-09-17 - PH Notice - North Shore Bank Brand Guide 2024 Final](#)

**Committee Action:**  
Ald. Weigel moved to grant, Ald. Novak seconded, motion carried.

**Council Action: Granted**

39. [O-2024-0031](#) Ordinance to amend floodplain zoning ordinance as required by state and federal law.

**Sponsors:** Alderperson Haass

**Attachments:** [Ord O-2024-0031](#)  
[Ord O-2024-0031 - Signed](#)

**Committee Action:**  
Ald. Nowling moved to pass, Weigel seconded, motion carried.

**Council Action: Passed**

40. [2024-0591](#) Conditional Use Permit for Angela's Lil Angels, a Group Child Care Center, at 1112 S. 60th St. to expire September 17, 2026.

**Attachments:** [2024-09-17 - PH Notice - Angela's Lil Angels](#)

**Committee Action:**  
Ald. Grob moved to grant as amended with 2-year duration, Ald. Weigel seconded, motion carried.

Ald. Nowling moved to adjourn at 8:30 p.m., Ald. Grob seconded, motion carried.

**Council Action: Granted as amended**

**Passed The Block Vote**

Ald. Grisham moved to approve items #41 - #44, motion carried by the following 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

**PUBLIC SAFETY COMMITTEE**

Committee convened at 8:03 p.m.

41. [2024-0653](#) New Operator's License (Bartender/Class D Operator) application for Jessica Bahr-Awonohopay. (BART-1284)

**Attachments:** [BART-1284 - Bahr-Awonohopay - Hearing Notice](#)

**Committee Action:**

Ald. Haass moved to grant, Ald. Turner seconded. Motion carried.

**Council Action: Granted**

42. [2024-0665](#) New Operator's License (Bartender/Class D Operator) application for Carmen Hazelberg. (BART-1293)

**Attachments:** [BART-1293 - Hazelberg - Hearing Notice](#)

[BART-1293 - Hazelberg - 2nd Hearing Notice](#)

**Committee Action:**

Ald. Grisham moved to hold due to need of police report proving her identity has been stolen, Ald. Turner seconded. Motion carried.

**Council Action: Held**

43. [2024-0661](#) Discussion regarding Nuisance Abatement programs.

**Attachments:** [Rodent Nuisance Abatement Update -2024](#)

*Bob Leischow presented.*

**Discussion Only**

44. [2024-0662](#) Discussion regarding the Southwest Suburban Health Department progress.

**Attachments:** [SWSHD June-Sept](#)

*Bob Leischow, Mike Mazmanian, Mike Brofka, Kevin Smith and Dan Adamczyk presented.*

**Discussion Only**

Ald. Haass moved to adjourn at 9:15 p.m., Ald. Halvorsen seconded, motion carried.

## N. ADJOURNMENT

Ald. Haass moved to adjourn at 9:23 p.m., Ald. Grisham seconded, motion carried.

Next scheduled meeting is October 1, 2024 at 7:00 p.m.

YouTube Meeting Links for September 17, 2024:

Common Council and Public Safety & Public Works Committees  
<https://www.youtube.com/watch?v=Gzaqi4NsEOE>

Administration & Economic Development  
<https://www.youtube.com/watch?v=JRsEg6G9h8>



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.