



City of West Allis

Meeting Agenda

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, January 14, 2025

7:00 PM

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

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

Led by Ald. Novak.

D. PUBLIC HEARINGS & PRESENTATIONS

1. [2024-1269](#) Rotary Knights Park presentation.
2. [R-2025-0000](#) Resolution to confirm and adopt the report of the City Engineer containing the schedule of proposed assessments for improvement of various streets by concrete reconstruction.
3. [2024-1143](#) Conditional Use Permit for The Emerald, a proposed Event Space (5,000 or more sq. ft.), at 7546 W. Greenfield Ave.

E. PUBLIC 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. ALDERPERSONS' 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. [2024-1222](#) December 10, 2024 Common Council Minutes.

Recommendation: Approve

J. STANDING COMMITTEE REPORTS

None.

K. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)

5. [O-2025-0001](#) Ordinance to create No Parking restrictions in certain areas within the 1400 Block of S. 96th St.

Recommendation: Pass

6. [O-2025-0003](#) Ordinance to increase pay for certain non-represented employees by 2% as approved in 2025 Budget, restructure the salary schedule, and revise titles and classifications for various positions.

Recommendation: Pass

7. [O-2025-0005](#) Ordinance to create 30-Minute Parking restrictions from 6am-9pm in certain areas on the east side of the 1400 Block of S. 92nd St.

Recommendation: Pass

8. [R-2024-0685](#) Resolution declaring several community events.
Recommendation: Adopt
9. [R-2024-0686](#) Resolution authorizing the City Engineer to enter into an agreement for reimbursement from MMSD to fund the disconnection of foundation drains and sanitary lateral rehabilitations on 2024 street reconstructions in an amount not to exceed \$500,000.
Recommendation: Adopt
10. [R-2024-0698](#) Resolution accepting work of Wolverine Construction, LLC for the demolition of the property at 6901 W. Beloit Rd. and authorizing and directing settlement of said contract in accordance with contract terms of 2024 Project No. 31 for final payment in the amount of \$2,495.00.
Recommendation: Adopt
11. [R-2024-0699](#) Resolution to facilitate the purchase of 420 96-gallon and 200 64-gallon garbage carts.
Recommendation: Adopt
12. [R-2024-0700](#) Resolution approving an agreement with MMSD to receive \$52,000 in funding through the MMSD Green Solutions Program for the installation of Trees in 2025.
Recommendation: Adopt
13. [R-2024-0701](#) Resolution accepting work of Green Bay Pipe & TV, LLC for the closed-circuit TV Inspection of sanitary & storm sewers at various locations in the City of West Allis and authorizing and directing settlement of said contract in accordance with contract terms of 2024 Project No. 9 for final payment in the amount of \$500.
Recommendation: Adopt
14. [R-2024-0705](#) Resolution accepting work of MJ Construction, Inc. for the storm sewer install & sanitary spot relays at various locations in the City of West Allis and authorizing and directing settlement of said contract in accordance with contract terms of 2022 Project No. 16 for final payment in the amount of \$1,279.50.
Recommendation: Adopt
15. [R-2024-0707](#) Resolution Approving an Agreement with MMSD to receive \$34,880 in funding through the MMSD Green Solutions Program for the installation of Green Infrastructure in the intersection of S. 62nd St. and W. Lapham St.
Recommendation: Adopt

16. [R-2025-0001](#) Resolution accepting work of LaLonde Contractors, Inc. for the street and alley reconstruction at various locations in the City of West Allis and authorizing and directing settlement of said contract in accordance with contract terms of 2023 Project No. 5 for final payment in the amount of \$7,901.56.
- Recommendation:** Adopt
17. [R-2025-0002](#) Resolution granting a Privilege to JLY Properties, LLC for property located at 6206-10 W. Lincoln Ave. (Tax Key No. 475-0376-000).
- Recommendation:** Adopt
18. [R-2025-0003](#) Resolution granting a Privilege to Libbey Richard & Eva Revocable Trust for property located at 6131-35 W. Greenfield Ave. (Tax Key No. 454-0063-000).
- Recommendation:** Adopt
19. [R-2025-0004](#) Resolution granting a Privilege to John H Knecht & Diane M Knecht for property located at 5801-03 W. National Ave. / 1331 S. 58 St. (Tax Key No. 438-0448-000).
- Recommendation:** Adopt
20. [R-2025-0005](#) Resolution granting a Privilege to 80 West Allis, LLC for property located at 1414 S. 65 St. & 6401-25 W. Greenfield Ave. (Tax Key No. 454-0635-001).
- Recommendation:** Adopt
21. [R-2025-0006](#) Resolution granting a Privilege to MJ Matel LLC for property located at 7308-12 W. Greenfield Ave. (Tax Key No. 440-0382-000).
- Recommendation:** Adopt
22. [R-2025-0007](#) Resolution accepting work of Wolf Paving Co., Inc. for the street construction & utility adjustments at W. Becher St from S. 92nd St. to S. 99th St. in the City of West Allis and authorizing and directing settlement of said contract in accordance with contract terms of 2022 Project No. 14 for final payment in the amount of \$2,000.
- Recommendation:** Adopt
23. [R-2025-0008](#) Resolution accepting work of LaLonde Contractors, Inc. for the street reconstruction at W. Boone Ave. from S. 82nd St. to S. 88th St. in the City of West Allis and authorizing and directing settlement of said contract in accordance with contract terms of 2023 Project No. 3 for final payment in the amount of \$13,347.48.
- Recommendation:** Adopt

24. [R-2025-0009](#) Resolution accepting work of LaLonde Contractors, Inc. for the resurfacing of the municipal parking lot in the City of West Allis and authorizing and directing settlement of said contract in accordance with contract terms of 2023 Project No. 11 for final payment in the amount of \$500.
- Recommendation:** Adopt
25. [R-2025-0010](#) Resolution granting a Privilege to First United Methodist Church West Allis for property located at 1574-82 S. 76 St. / 7520 W. Lapham St. (Tax Key No.453-0356-000).
- Recommendation:** Adopt
26. [R-2025-0011](#) Resolution granting a Privilege to Lutz Land Management LLC for property located at 6832 W. Becher St./2074 S. 69th St. (Tax Key No.476-0106-000).
- Recommendation:** Adopt
27. [R-2025-0012](#) Resolution granting a Privilege to Lutz Land Management LLC for property located at 6807 W. Becher St./2105 S. 68th St. (Tax Key No. 476-0154-000).
- Recommendation:** Adopt
28. [R-2025-0013](#) Resolution granting a Privilege to Lutz Land Management LLC for property located at 6918-22 W. Becher St. (Tax Key No. 476-0086-000).
- Recommendation:** Adopt
29. [R-2025-0014](#) Resolution granting a Privilege to Lutz Land Management LLC for property located at 6531-33 W. Mitchell St. (Tax Key No. 454-0295-001).
- Recommendation:** Adopt
30. [R-2025-0015](#) Resolution granting a Privilege to Lutz Land Management LLC for property located at 2079 S. 69th St. (Tax Key No. 476-0085-000).
- Recommendation:** Adopt
31. [R-2025-0016](#) Resolution to approve a contract with Ramboll for providing remedial oversight assistance at the former City waste transfer station site located at 5032 W. Rogers St. for the construction of the new public works facility located at 1906 S. 53rd St., in an amount not to exceed \$15,700.
- Recommendation:** Adopt
32. [R-2025-0020](#) Resolution relating to the reorganization of the Human Resources Department and City Administrator's Office and the addition of a Human Resources Generalist position.
- Recommendation:** Adopt

33. [R-2025-0021](#) Resolution accepting work of Zenith Tech, Inc. for the street pavement patching, pavement marking & traffic calming at various locations in the City of West Allis and authorizing and directing settlement of said contract in accordance with contract terms of 2023 Project No. 12 for final payment in the amount of \$12,325.43.
- Recommendation:** Adopt
34. [R-2025-0022](#) Resolution to authorize the fire department to accept funding under the Bureau of Justice Comprehensive Opioid, Stimulant, Substance Use Program (COSSUP) grant.
- Recommendation:** Adopt
35. [R-2025-0024](#) Resolution granting a Privilege to MLSD Investments Incorporated for property located at 6801-03 W. Beloit Rd. (Tax Key No. 489-0001-000).
- Recommendation:** Adopt
36. [2024-1282](#) Renewal applications for Pawn Shop, Secondhand Stores, and Secondhand Jewelry Dealers for:
- SJ Campbell & Associates LLC d/b/a MAC Costumes, 7226 W. Greenfield Ave. (PNSH-24-2)
- Prolific Arms LLC d/b/a Prolific Arms, 2192 S. 60th St. (PNSH-23-8)
- Diane's Designs d/b/a Diane's Designs, 7344 W. Greenfield Ave. (PNSH-22-22)
- Ultratwist Vintage d/b/a Ultratwist Vintage, 7730 W. National Ave. (PNSH-23-1)
- Recommendation:** Grant
37. [2024-0400](#) Claim by Rebecca Swanson for alleged property damage at 6944 W. Beloit Rd., on April 25th, 2024.
- Recommendation:** Place on File
38. [2024-0742](#) Claim by William Jensen for alleged property damage at W208 N16586 S. Center St. Apt. #3, Jackson, WI., on July 12, 2024.
- Recommendation:** Deny
39. [2024-0755](#) Claim by Cristina Gonzalez for alleged personal injury at 2060 S. 86th St. on September 18, 2024.
- Recommendation:** Deny
40. [2024-0756](#) Claim by Nahlanny Rivera Gonzalez for alleged personal injury at 2060 S. 86th St. on September 18, 2024.
- Recommendation:** Deny

41. [2024-0768](#) Claim by Schlossmann Honda City for alleged property damage at W. Beloit Rd and W. Oklahoma Ave. on October 18, 2024.
Recommendation: Place on File
42. [2024-0929](#) Claim by Caley Hincak for financial reimbursement at 8520 W. Arthur Ave., on November 8, 2024.
Recommendation: Place on File
43. [2024-0968](#) Claim by Alexis McGregor for alleged property damage at Milwaukee County, on October 22, 2024.
Recommendation: Deny
44. [2024-1014](#) Claim by Devon Driver for alleged property damage at 11301 W. Lincoln Ave., on August 20, 2024.
Recommendation: Deny
45. [2024-1213](#) Claim by Devin Williams regarding alleged personal injury in West Allis on February 4th, 2024.
Recommendation: Refer to City Attorney
46. [2024-1214](#) Claim by Cedric Banks regarding alleged personal injury in West Allis on May 9th, 2024.
Recommendation: Refer to City Attorney
47. [2024-1266](#) Claim by Cornelius Armstrong regarding alleged property damage at 2832 N. 12th St. Lower Unit, on December 10th, 2024.
Recommendation: Refer to City Attorney
48. [2024-1272](#) Claim by Adam Locke regarding alleged physical injury on July 14, 2024.
Recommendation: Refer to City Attorney
49. [2025-0005](#) Lawsuit regarding a foreclosure of mortgage (2024CV010352) for property at 5961 N. 77th St.
Recommendation: Refer to City Attorney
50. [2023-0724](#) Claim by Progressive on behalf of Maria Fortis, regarding vehicle damage at 108th and Cleveland Ave. on August 10, 2023.
Recommendation: Place on File
51. [2024-0172](#) Claim by Cassidy Gaidish for alleged property damage at 9606 W. Lapham St. on March 1, 2024.
Recommendation: Place on File
52. [2024-0541](#) Claim by Bruce & Luanne Landgraf for alleged property damage at 12232 W. Holt Ave. on April 15, 2024.
Recommendation: Place on File

53. [2024-0429](#) Claim by Jasmine Santiago for alleged property damage at 8405 W. National Ave., on June 7th, 2024.
Recommendation: Place on File
54. [2024-0217](#) Claim by Bryan Kainz regarding excessive force and personal injuries sustained on December 17, 2023.
Recommendation: Deny
55. [2024-0600](#) Claim by Todd Ockwood for alleged property damage at S. 124th St. and W. Greenfield Ave. on August 19, 2024.
Recommendation: Deny
56. [2024-0097](#) Claim by Beth Schoenwetter-Leukam for alleged property damage at 5400 W. Hayes Ave., on January 13, 2024.
Recommendation: Deny
57. [2025-0002](#) Claim by Anne Farrey regarding alleged property damage on December 30, 2024, at 637 S. 93rd St.
Recommendation: Refer to City Attorney
58. [2025-0000](#) Resignation of Rebecca Grill, City Administrator/Clerk.
Recommendation: Place on File
59. [2024-1267](#) Appointment of Tracey Uttke to Deputy Clerk.
Recommendation: Place on File
60. [2024-1182](#) November 2024 Municipal Judge Report, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$81,526.42.
Recommendation: Place on File
61. [2025-0001](#) Finance Director/Comptroller submitting report for December 2024 indicating City of West Allis checks issued in the amount of \$7,656,828.22.
Recommendation: Place on File
62. [2025-0032](#) Communication recommending the appointment of Richard G. Pfaff to the position of Interim City Administrator effective February 24, 2025.
Recommendation: Place on File
63. [2025-0038](#) Resignation of Jenny Kosek, Director of Marketing & Engagement.
Recommendation: Place on File

L. COMMON COUNCIL RECESS

M. NEW AND PREVIOUS MATTERS

ADMINISTRATION COMMITTEE**PUBLIC WORKS COMMITTEE**

64. [R-2025-0000](#) Resolution to confirm and adopt the report of the City Engineer containing the schedule of proposed assessments for improvement of various streets by concrete reconstruction.

ECONOMIC DEVELOPMENT COMMITTEE

65. [2024-1143](#) Conditional Use Permit for The Emerald, a proposed Event Space (5,000 or more sq. ft.), at 7546 W. Greenfield Ave.
66. [R-2025-0019](#) Resolution to approve a Commercial Facade Improvement Project Contract by and between the City of West Allis and Walter Holtz, owner of the property located at 7546 W. Greenfield Ave., in the amount not to exceed \$65,000.

Recommendation: Adopt

67. [2024-1144](#) New Class B Tavern and Public Entertainment License for Deco Venue LLC, d/b/a The Emerald, 7546 W. Greenfield Ave. Agent: Wally Holtz. (ALC-24-34)
68. [2024-1186](#) New Class B Tavern and Public Entertainment License for Mugshotz West Allis LLC, d/b/a Drunk Uncle, 1902 S. 68th St. Agent: Gregory Steffek. (ALC-24-33)
69. [2024-1283](#) New Class B Tavern and Public Entertainment License for Petrichor Flow LLC, d/b/a T42, 1825 S. 72nd St. Agent: Kearsten Netzel-Engel. (ALC-24-35)
70. [R-2025-0023](#) Resolution approving the appointment of Daniel Adamczyk to the Code Enforcement Director position.

Recommendation: Adopt

For agenda item #70, the Economic Development Committee may convene in closed session pursuant the provisions of Section 19.85(1)(c) of the State Statutes for the purpose of considering employment, promotion, compensation, or performance evaluation data and to take such further action as may be necessary and appropriate after reviewing the data considered in closed session. This Committee may reconvene in open session after completion of the closed session to consider the balance of the agenda.

PUBLIC SAFETY COMMITTEE

71. [2024-1116](#) New Operator's License (Bartender/Class D Operator) application for Anthony Ferguson. (BART-1359)
72. [2024-1279](#) New Operator's License (Bartender/Class D Operator) application for Jessica Sobojinski. (BART-1364)

73. [2024-1280](#) New Operator's License (Bartender/Class D Operator) application for Casey Jupp. (BART-1360)
74. [2024-1281](#) New Operator's License (Bartender/Class D Operator) application for Erik Vargas Almeida. (BART-1375)
75. [2025-0022](#) New Operator's License (Bartender/Class D Operator) application for Vaneashea Lucas. (BART-1373)
76. [2025-0031](#) Summons and complaint against Super Bottle LLC d/b/a/ Super Bottle, 1357 S. 76th St. Agent: Rupinderjit Singh

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.