



# City of West Allis

## Meeting Minutes

### Common Council

*Mayor Dan Devine, Chair*

*Alderman Thomas G. Lajsic, Council President*

*Aldermen: Suzette Grisham, Kevin Haass, Danna Kuehn, Thomas G. Lajsic, Rosalie L. Reinke, Daniel J. Roadt, Tracy Stefanski, Angelito Tenorio, Vincent Vitale, and Martin J. Weigel*

---

Tuesday, September 15, 2020

7:14 PM

City Hall, Common Council Chambers  
7525 W. Greenfield Avenue

---

#### REGULAR MEETING

#### A. CALL TO ORDER

*The meeting was called to order by Mayor Devine at 7:14 p.m.*

#### B. ROLL CALL

**Present** 10 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

#### C. PLEDGE OF ALLEGIANCE

*The Pledge of Allegiance was led by Ald. Roadt.*

#### D. PUBLIC HEARINGS

1. [R-2020-0521](#) Resolution for the vacation and discontinuance of a portion of public alley way between S. 71 and S. 70 St. north of W. National Ave. submitted by Max Meinerz, of GG 003 LLC

**Sponsors:** Public Works Committee

**Attachments:** [R-2020-0521](#)  
[Exhibit A - Area Map & Y-Drawing](#)  
[Letter of Concern - Cecelia M. Lively](#)  
[Res. R-2020-0521 signed](#)

*Explanation by: Steve Schaer, Planning and Zoning Manager*

*Public Comments: None.*

**Public Hearing Held.**

#### E. CITIZEN PARTICIPATION

*The following spoke regarding the 52\*\* W. Burnham St. redevelopment:  
Jeff Hall, 5200 W. Burnham Ave.  
Mike Fardy, 755 E. Kilbourn Ave., Milwaukee.*

#### F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

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

## G. MAYOR'S REPORT

Mayor Devine reminded everyone to complete the 2020 Census; mentioned the Third Grab and Go Food Truck Event; and welcomed two businesses to West Allis "Camino" located at 7211 W. Greenfield Ave., and "Milwaukee MKE CoWork" located at 7311 W. Greenfield Ave.

## H. ALDERPERSON'S REPORT

Ald. Tenorio commented on East Allis Neighborhood Association Neighborhood Clean-Up that took place and mentioned that another Clean-Up will take place on October 10, 2020 at noon at the Butterfly Gardens.

Ald. Weigel reminded everyone that the skate park is closed.

## I. APPROVAL OF MINUTES

2. [2020-0618](#) Minutes (Draft) of the Common Council meeting of September 1, 2020

**Attachments:** [09012020 CC Minutes.draft](#)

[AFFIDAVIT OF PUBLICATION - COMMON COUNCIL MINUTES  
09-01-2020](#)

A motion was made by Lajsic, seconded by Vitale, that this matter be Approved. The motion carried unanimously.

## J. ITEMS NOT REFERRED TO COMMITTEE

3. [2020-0605](#) Claim by Adrian Williams regarding damage to vehicle at 6700 W. Beloit Rd. on June 12, 2020

**Attachments:** [2020-0605 Claim - Adrian Williams redacted](#)

This matter was Referred for Legal Action to the City Attorney on a Block Vote.

4. [2020-0610](#) Claim by Melinda Collier regarding damage to property at 2046 S. 75 St. on January 11, 2020

**Attachments:** [2020-0610 Claim - Melinda Collier](#)

This matter was Referred for Legal Action to the City Attorney on a Block Vote.

5. [2020-0613](#) Claim by Paul Montalto regarding damage to vehicle at 2211 S. 70 St. on September 6, 2020

**Attachments:** [2020-0613 Claim - Paul Montalto](#)

This matter was Referred for Legal Action to the City Attorney on a Block Vote.

**Passed The Block Vote**

A motion was made by Haass, seconded by Reinke, to approve all the actions on item nos. 3-5 on a Block Vote. The motion carried unanimously.

**K. STANDING COMMITTEE REPORTS**

**LICENSE & HEALTH COMMITTEE**

*Reported out after recess.*

**L. COMMON COUNCIL RECESS**

A motion was made by Lajsic, seconded by Stefanski, that the Council recess until completion of the Standing Committee meetings. The motion carried unanimously.

*Thereupon, the Council took a recess at 7:38 p.m. Upon returning from recess at 9:02 p.m., and the roll call being taken, the following were present:*

**Present** 10 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

**M. NEW AND PREVIOUS MATTERS**

**ADMINISTRATION & FINANCE COMMITTEE**

- 7. [R-2020-0524](#) Resolution to authorize the Director of Public Works to sign a proposal for professional services and all other related documents for the hiring of Baxter & Woodman Consulting Engineers to meet the required mandate by the US Environmental Protection Agency as it relates to a completing a risk and resilience assessment for the City’s water utility in the amount not to exceed \$24,000

**Sponsors:** Public Works Committee

**Attachments:** [Res\\_R-2020-0524 signed](#)  
[R-2020-0524](#)  
[risk and resilience assessment](#)  
[Baxter & Woodman Proposal R-2020-0524](#)

**This matter was Adopted on a Block Vote.**

- 8. [R-2020-0528](#) Resolution to authorize the Director of Public Works to amend an existing professional services contract with Baxter & Woodman Consulting Engineers to provide engineering and legal services for the City of West Allis Department of Public Works for an amount not to exceed \$40,000

**Sponsors:** Public Works Committee

**Attachments:** [R-2020-0528](#)  
[Res\\_R-2020-0528 signed](#)  
[Amendment No 1 Intervention Assistance](#)

**This matter was Adopted on a Block Vote.**

9. [R-2020-0527](#) Resolution relative to accepting the proposal of Central Square for furnishing AnalyticsNow software and the related setup, training, and initial year of hosting for a total sum not to exceed \$23,420

**Sponsors:** Administration & Finance Committee

**Attachments:** [Res\\_R-2020-0527](#)  
[COMMUNICATION TO COUNCIL RE ANALYTICS NOW](#)  
[West Allis, WI - AnalyticsNow Quote](#)  
[Res\\_R-2020-0527 signed](#)

**This matter was Adopted on a Block Vote.**

10. [2020-0612](#) Communication from the Mayor and the Structural Deficit Work Group

**Attachments:** [Structural Deficit Work Group Committee Recommendations Mayor Communication](#)  
[SDWG Recommendations 9.2020 v1](#)

*Held in Administration & Finance Committee during recess.*

11. [2020-0619](#) Finance Director/Comptroller submitting report for August 2020 indicating City of West Allis checks issued in the amount of \$3,324,087.86

**Attachments:** [August 2020 Monthly Claims Report to CC](#)

**This matter was Placed on File on a Block Vote.**

#### **Passed The Block Vote**

**A motion was made by Haass to approve all the actions on item nos. 7-9 and 11 on a Block Vote. The motion carried by the following vote:**

**Aye:** 10 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

**No:** 0

#### **PUBLIC WORKS COMMITTEE**

12. [2020-0626](#) Discussion to request to place decorative items in City right of way at S. 120 St. and W. Walker St.

**Discussed.**

13. [O-2014-0013](#) Ordinance to amend subsections 7.05(1)(t), 7.05(3)(a)1 and 7.05(4)(a)1 of the West Allis Revised Municipal Code relating to changing the definition of "Residential Container" and to require that all residential waste be placed in containers purchased through the city

**Sponsors:** Alderperson Vitale

**Attachments:** [O-2014-0013](#)  
[Health Commissioner communication.pdf](#)

This matter was Placed on File on a Block Vote.

- 14. [2017-0259](#) Communication from the Assistant Director of Public Works regarding the fleet audit report conducted by Schenck

**Attachments:** [fleet audit](#)  
[fleet audit report](#)  
[fleet audit summary](#)  
[fleet audit report with comments](#)  
[fleet audit summary with comments](#)

This matter was Placed on File on a Block Vote.

- 15. [R-2020-0521](#) Resolution for the vacation and discontinuance of a portion of public alley way between S. 71 and S. 70 St. north of W. National Ave. submitted by Max Meinerz, of GG 003 LLC

**Sponsors:** Public Works Committee

**Attachments:** [R-2020-0521](#)  
[Exhibit A - Area Map & Y-Drawing](#)  
[Letter of Concern - Cecelia M. Lively](#)  
[Res\\_R-2020-0521 signed](#)

This matter was Adopted on a Block Vote.

**Passed The Block Vote**

A motion was made by Roadt to approve all the actions on item nos. 13-15 on a Block Vote. The motion carried by the following vote:

**Aye:** 10 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel  
**No:** 0

**SAFETY & DEVELOPMENT COMMITTEE**

- 16. [O-2020-0042](#) Ordinance to authorize towing and impoundment of vehicles owned by habitual parking violators

**Sponsors:** Grisham

**Attachments:** [Ord O-2020-0042](#)  
[Ord O-2020-0042 signed](#)  
[AFFIDAVIT OF PUBLICATION - R-2020-0042 119190016](#)

This matter was Passed on Block Vote.

- 17. [2020-0620](#) Discussion item relative to proceeding with mapping of M-1 and M-2 industrial zoning districts, notification of property owners and schedule for implementation

**Sponsors:** Safety & Development Committee

**Discussed.**

- 18. [R-2020-0446](#) Resolution to consider a Development Agreement by and between GG 003 LLC, and the City of West Allis regarding the property located at 7030 W. National Avenue and 15\*\* S. 71 St.

**Sponsors:** Safety & Development Committee

- Attachments:** [R-2020-0446](#)  
[Res R-2020-0446 signed](#)  
[Development Agreement amended 9.16.20](#)  
[Exhibit A - Development Agreement](#)  
[Exhibit B - Site, Landscape & Arch Plans](#)

**This matter was Adopted with an amendment made on the Development Agreement on a Block Vote.**

**Passed The Block Vote**

**A motion was made by Lajsic to approve all the actions on item nos. 16 & 18 on a Block Vote. The motion carried by the following vote:**

**Aye:** 10 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

**No:** 0

- 19. [R-2020-0523](#) Resolution to direct staff to draft a development agreement with Jeff Hall (or a related entity) for development of 52\*\* W. Burnham St (Tax key # 474-0002-001)

**Sponsors:** Alderperson Vitale

**Attachments:** [Res R-2020-0523](#)

Amendment made to vote at the October 6, 2020 Common Council meeting changing Stefanski and Kuehn's vote to No.

**A motion was made by Lajsic that this matter was Placed on File. The motion carried by the following vote:**

**Aye:** 7 - Grisham, Haass, Lajsic, Reinke, Roadt, Tenorio, and Weigel

**No:** 3 - Kuehn, Stefanski, and Vitale

**LICENSE & HEALTH COMMITTEE**

- 6. [2020-0609](#) Police Department Report regarding tavern violations/calls for service for the month of July 2020

**Attachments:** [July Tavernreport\\_Redacted](#)

**This matter was Placed on File on a Block Vote.**

20. [2020-0615](#) 2020-2022 Operator's License (bartender/sales clerk) applications
- The list of applicants is available, online at <<https://westalliswi.legistar.com/>> or by contacting the city clerk's office.
- Attachments:** [Bartender License application list 9-15-2020](#)
- This matter was Approved on a Block Vote.**
21. [2020-0616](#) 2020-2021 Manufactured and Mobile Home Community, and Used Vehicle Dealer License applications
- The list of applicants is available, online at <<https://westalliswi.legistar.com/>> or by contacting the city clerk's office.
- Attachments:** [MHP and UVD applications](#)
- This matter was Approved subject to the necessary requirement(s) on a Block Vote.**
22. [2020-0617](#) 2020-2021 Adult-oriented establishment operator permit applications
- The list of applicants is available, online at <<https://westalliswi.legistar.com/>> or by contacting the city clerk's office.
- Attachments:** [AOE License List 9-15](#)
- This matter was Approved subject to the necessary requirement(s) on a Block Vote.**
23. [2020-0636](#) Findings and Recommendation in the Matter of the Complaint against Leonard J. Perrin 2020-2022 Operator's (bartender/sales/clerk) License renewal application
- Attachments:** [Perrin F&R](#)
- This matter was Placed on File on a Block Vote.**
24. [2020-0411](#) Summons and Complaint in the matter of the complaint against Leonard J. Perrin, 2020-2022 Operator's License (bartender/sales clerk) renewal application no. 8852
- Attachments:** [Perrin Summons and Complaint.final](#)
- This matter was Placed on File on a Block Vote.**

**Passed The Block Vote**

**A motion was made by Vitale to approve all the actions on item nos. 6 and 20-24 on a Block Vote. The motion carried by the following vote:**

**Aye:** 10 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

**No:** 0

**ADVISORY COMMITTEE**

25. [2020-0627](#) Reappointment by Mayor Devine of Michael Plicka as a Fifth District member of the West Allis Block Grant Committee, under the guidelines of the ordinance pertaining to limitation on consecutive terms for members of boards and commissions, his two-year term to expire September 1, 2022  
**This matter was Approved on a Block Vote.**
26. [2020-0628](#) Appointment by Mayor Devine of David Kaye as a the Third District member of the West Allis Block Grant Committee, his two-year term to expire September 1, 2022  
**This matter was Approved on a Block Vote.**
27. [2020-0629](#) Appointment by Mayor Devine of Diane Langford as a member of the West Allis Commission on Aging, her three-year term to expire November 1, 2023  
**This matter was Approved on a Block Vote.**
28. [2020-0630](#) Appointment by Mayor Devine to the Capital Improvement Committee, Parks Subcommittee of Ald. Daniel Roadt, Public Works Committee Chair, his term to expire April 22, 2024  
**This matter was Approved on a Block Vote.**
29. [2020-0631](#) Appointment by Mayor Devine to the Capital Improvement Committee, Parks Subcommittee of David Wepking, Public Works Director, or the designee of Mike Rushmer (indefinite term as ex officio)  
**This matter was Approved on a Block Vote.**
30. [2020-0632](#) Appointment by Mayor Devine to the Capital Improvement Committee, Parks Subcommittee of Rebecca Grill, City Administrator, or the designee of Richard Pfaff (indefinite term as ex officio)  
**This matter was Approved on a Block Vote.**

**Passed The Block Vote**

**A motion was made by Reinke to approve all the actions on item nos. 25-30 on a Block Vote. The motion carried by the following vote:**

**Aye:** 10 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

**No:** 0

**N. ADJOURNMENT**

**A motion was made by Lajsic, seconded by Grisham, to adjourn at 9:07 p.m., with the next regularly scheduled meeting to be held on October 6, 2020, at 7:00 p.m. The motion carried unanimously.**





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.