



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, June 11, 2024

7:00 PM

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

REGULAR MEETING

Supplemental Agenda - Added Items: #23a, #31a, #37a, #37b & #65a.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

Led by Ald. Kuehn

D. PUBLIC HEARINGS

1. [O-2024-0019](#) Ordinance to rezone various properties on the north side of the 6400 block of W. Greenfield Ave. to C-3 and P and create a planned unit development overlay district.
2. [R-2024-0308](#) Resolution approving the sale of lands located at the following addresses: 6400 W. Greenfield Ave. - (Tax Key Number 439-0141-001) 1351 S. 64 St. - (Tax Key Number 439-0143-001).
3. [2024-0199](#) Vacation and discontinuance of an improved alley between W. Lincoln Ave. and W. Grant St. and within the 2200 block of S. 108th St. and S. 109th St.
4. [2024-0204](#) Vacation and discontinuance of an improved alley between W. Electric Ave. and W. Mobile St. west of S. 54th St.
5. [2024-0291](#) Conditional Use permit for Saul's Auto, a proposed Light Motor Vehicle Service use, at 5312 W. Electric Ave.
6. [2024-0347](#) Renewal application for Noise Variance Permit for Ope Brewing Company, 6751 W. National Ave.
(NSVR 2)

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

7. [2024-0341](#) May 21, 2024 Common Council Minutes.

Recommendation: Approve

J. STANDING COMMITTEE REPORTS

K. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)

8. [O-2024-0020](#) Ordinance to adopt state administrative code on camping units.

Recommendation: Pass

9. [O-2024-0021](#) Ordinance to amend provisional retail alcohol license process for new and renewal licensee applicants.

Recommendation: Pass

10. [R-2024-0228](#) Resolution amending the boundaries of the Conrad Gardens Neighborhood Association.
Recommendation: Adopt
11. [R-2024-0292](#) Resolution accepting work of MJ Construction, Inc. for private property work and authorizing and directing settlement of said contract in accordance with contract terms of 2022 Project No. 9 for final payment in the amount of \$500.
Recommendation: Adopt
12. [R-2024-0293](#) Resolution authorizing the purchase of (1) 2025 AWD Ford Police Interceptor Utility SUV squad car from McCandless Ford and associated ancillary items from various vendors including but not limited to light bars, sirens, and additional equipment to accommodate transportation and deployment of police canines from various vendors for a sum not to exceed \$70,000.
Recommendation: Adopt
13. [R-2024-0295](#) Resolution to authorize the purchase of one Traffix Scorpion II towable traffic attenuator with arrow board from Tapco Traffic and Parking Control Co., Inc. for a total sum of \$35,494.
Recommendation: Adopt
14. [R-2024-0296](#) Resolution to authorize the purchase of two (2) Wanco wireless controlled 30" x 60" truck mounted arrow boards from Tapco Traffic and Parking Control Co., Inc. for a total sum of \$11,100.
Recommendation: Adopt
15. [R-2024-0297](#) Resolution to authorize the purchase of two (2) 2024 Ford Super Duty F-250 pick-up trucks from Ewald Automotive Group for a sum of \$87,801.
Recommendation: Adopt
16. [R-2024-0309](#) Resolution declaring "Feature on Becher" a community event.
Recommendation: Adopt
17. [R-2024-0301](#) Resolution authorizing and directing the City Engineer to enter into a state/municipal agreement for a highway improvement project with the Wisconsin Department of Transportation for street lighting conversion along W. Lincoln Ave.
Recommendation: Adopt
18. [R-2024-0310](#) Resolution to amend an existing contract with KL Engineering, Inc. for consulting services related to the conversion of street lighting for an amount not to exceed \$100,000.
Recommendation: Adopt

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19. [R-2024-0311](#) Resolution to approve change in Landfill Company for New Department of Public Works Facility Environmental and Soil Removal Contract Project 2024-1906E.
- Recommendation:** Adopt
20. [R-2024-0312](#) Resolution to approve bid of A.W. Oakes & Son, Inc. for repair and replacement of storm structures in various locations in the amount of \$300,030.
- Recommendation:** Adopt
21. [R-2024-0314](#) Resolution acknowledging the Common Council's support of the efficient financial management and operation of the City's Sanitary Sewer Utility and authorizing the Principal Engineer to submit the Compliance Maintenance Annual Report (CMAR) to the Wisconsin Department of Natural Resources.
- Recommendation:** Adopt
22. [R-2024-0315](#) Resolution to approve the bid of Wolverine Construction LLC for the "Commercial Property Demolition Project", a Community Development Block Grant Project in the amount of \$49,900.
- Recommendation:** Adopt
23. [R-2024-0317](#) Resolution to amend Resolution R-2024-0261 adjusting the contract amount for GeoTest, Inc.
- Recommendation:** Adopt
- 23a. [R-2024-0333](#) Resolution relative to approving a secondary location for 1840 Brewing Company.
- Recommendation:** Adopt
24. [2024-0292](#) Renewal Applications for Class A/B/C Alcohol Licenses.
- *See attachment for the lists.
- Recommendation:** Grant
25. [2024-0293](#) Renewal Applications with changes for Class A/B/C Alcohol Licenses.
- *See attachment for the lists.
- Recommendation:** Grant
26. [2024-0332](#) Renewal application for Adult-Oriented Establishment License:
- *Milwaukee Entertainment LLC, DBA Heart Breakers, 9440 W. National Ave.
Agent: Jeffrey Raush.
- Recommendation:** Grant

27. [2024-0387](#) Appointment by Mayor Devine of Dan Adamczyk to the Office of Weed Commissioner of the City of West Allis for the year 2024.
Recommendation: Approve
28. [2024-0337](#) Reappointment by Mayor Devine of Robert Haglund to the Board of Review for a 5-year term to expire June 11, 2029.
Recommendation: Approve
29. [2024-0389](#) Appointment by Mayor Devine of Ald. Roadt and Ald. Weigel to the Capital Improvement Committee for a 1-year term to expire June 11, 2025.
Recommendation: Approve
30. [2024-0396](#) Reappointment by Mayor Devine of Ald. Weigel, Eric Berglund, Molly Rowbottom, Rebecca Grill and Mayor Devine to the Tourism Commission for a 1-year term to expire June 11, 2025.
Recommendation: Approve
31. [2024-0398](#) Reappointment by Mayor Devine of Henry Kiesow to the Farmer's Market Committee for a 2-year term to expire June 11, 2026.
Recommendation: Approve
- 31a. [2024-0356](#) Appointment by Mayor Devine of Richard Badger to the Community Development Authority for a 4-year to start July 1, 2024 and to expire July 1, 2028.
Recommendation: Approve
32. [2024-0364](#) Temporary Extension of a Class B Premise request for Rupena's, hosting a one-day event on July 13, 2024 from 10 a.m. - 5 p.m., to be held at 7621 W. Beloit Rd. Applicant: Maria Rupena
Recommendation: Grant
33. [2024-0375](#) Temporary Public Entertainment Premise request for Victory Outreach Church, hosting a one-day event on July 27, 2024 from 10 a.m. - 8 p.m., to be held at 1210 S. 61st St. Applicant: Charlie Reyna.
Recommendation: Grant
34. [2024-0388](#) Claim by Jose Marquez for alleged property damage at 1934 S. 73rd St., on May 22, 2024.
Recommendation: Refer to City Attorney
35. [2024-0355](#) Finance Director/Comptroller submitting report for May 2024 indicating City of West Allis checks issued in the amount of \$3,050,000.28.
Recommendation: Place on File

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

ADMINISTRATION COMMITTEE

36. [R-2024-0299](#) Resolution to approve a contract with Savage Solutions, LLC for marketing services in an amount up to \$48,000, funded by room tax dollars through the Tourism Commission.

Recommendation: Adopt

37. [R-2024-0307](#) Resolution to approve Community Development Block Grant Program 2023 Public Facility Activity remaining funds to add APS Technology to three City intersections.

Recommendation: Adopt

- 37a. [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.

- 37b. [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.

38. [R-2024-0318](#) Resolution to approve settlement with Robert Gendrich regarding worker's compensation claim.

39. [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.

For agenda items #37a - #39, the Administration Committee may convene in closed session pursuant to the provisions of Wis. Stat. Section 19.85(1)(g) for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The Administration Committee may reconvene in open session after completion of the closed session to consider the balance of the agenda.

PUBLIC WORKS COMMITTEE

40. [R-2024-0313](#) Resolution authorizing application to the Department of Natural Resources for principal forgiven financial assistance agreement in an amount up to \$2,700,000 to undertake a project to replace private lead service lines.

Recommendation: Adopt

Public Hearing Items (Public Works Committee)

41. [2024-0199](#) Vacation and discontinuance of an improved alley between W. Lincoln Ave. and W. Grant St. and within the 2200 block of S. 108th St. and S. 109th St.

42. [R-2024-0305](#) Resolution on the Vacation and discontinuance of an improved alley between W. Lincoln Ave. and W. Grant St. and within the 2200 block of S. 108th St. and S. 109th St.

Recommendation: Adopt

43. [2024-0204](#) Vacation and discontinuance of an improved alley between W. Electric Ave. and W. Mobile St. west of S. 54th St.
44. [R-2024-0306](#) Resolution on the Vacation and discontinuance of an improved alley between W. Electric Ave. and W. Mobile St. west of S. 54th St.
- Recommendation:** Adopt

ECONOMIC DEVELOPMENT COMMITTEE

45. [R-2024-0303](#) Resolution approving a Certified Survey Map to consolidate and redivide property located at 6424-26 W. Greenfield Ave., 6414-22 W. Greenfield Ave., 6400 W. Greenfield Ave. 13** S. 65th St, and 1351 S. 64th St. part of a mixed use Planned Unit Development area (Tax Key Nos. 439-0145-002, 439-0144-001, 439-0141-001, 439-0146-000, 439-0147-001).
- Recommendation:** Adopt
46. [R-2024-0304](#) Resolution approving a Certified Survey Map to combine two existing parcels at 1909 S. 73rd St. and 19** S. 73rd St. into one parcel (Tax Key Nos. 476-0266-002 and Tax Key 476-0266-001).
- Recommendation:** Adopt
47. [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)
- Recommendation:** For Economic Development Committee consideration only, as application cannot be granted, as it has not been on file for 15 days.
48. [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)
- Recommendation:** For Economic Development Committee consideration only, as application cannot be granted, as it has not been on file for 15 days.
49. [2024-0394](#) New Class B Tavern and Public Entertainment Licenses for Emil-lío's LLC, d/b/a Braun's Power House, 7100 W. National Ave. Agent: Paresha Pesqueira. (ALC-24-17)
- Recommendation:** For Economic Development Committee consideration only, as application cannot be granted, as it has not been on file for 15 days.
50. [2024-0385](#) Consideration and possible action on a "Resolution Creating Tax Incremental District No. 20, Approving its Project Plan and Establishing its Boundaries."
- Recommendation:** Discussion purposes only

Public Hearing Items (Economic Development Committee)

51. [O-2024-0019](#) Ordinance to rezone various properties on the north side of the 6400 block of W. Greenfield Ave. to C-3 and P and create a planned unit development overlay district.

52. [R-2024-0308](#) Resolution approving the sale of lands located at the following addresses: 6400 W. Greenfield Ave. - (Tax Key Number 439-0141-001) 1351 S. 64 St. - (Tax Key Number 439-0143-001).
53. [2024-0291](#) Conditional Use permit for Saul's Auto, a proposed Light Motor Vehicle Service use, at 5312 W. Electric Ave.

PUBLIC SAFETY COMMITTEE

54. [R-2024-0302](#) Resolution authorizing the City of West Allis to provide police services to the City of Milwaukee for the 2024 Republican National Convention.

Recommendation: Adopt

55. [2024-0330](#) Southwest Suburban Health Department current initiatives; Senior Center and Health Department program updates; Abatement efforts; and Southwest Suburban Health Department Merger and Board of Health updates.

Recommendation: Discussion Purposes Only

56. [2024-0338](#) New Operator's License (Bartender/Class D Operator) application for Alexis Mesa. (BART-1138)
57. [2024-0349](#) New Operator's License (Bartender/Class D Operator) application for Raychel Evans. (BART-1156)
58. [2024-0350](#) New Operator's License (Bartender/Class D Operator) application for Carrie Skurzewski. (BART-1157)
59. [2024-0359](#) Renewal Operator's License (Bartender/Class D Operator) application for Danielle Loe. (BART-35)
60. [2024-0360](#) New Operator's License (Bartender/Class D Operator) application for Anakin Shamrowicz. (BART-1160)
61. [2024-0361](#) Renewal Operator's License (Bartender/Class D Operator) application for Danielle Nichols. (BART-1164)
62. [2024-0362](#) Renewal Operator's License (Bartender/Class D Operator) application for Chris Schutte. (BART-131)
63. [2024-0368](#) New Operator's License (Bartender/Class D Operator) application for Anastasia Ewing. (BART-1166)
64. [2024-0392](#) New Operator's License (Bartender/Class D Operator) application for Jennifer Fritch. (BART-1161)
65. [2024-0393](#) New Operator's License (Bartender/Class D Operator) application for Kayla Sekey. (BART-1171)

- 65a. [2024-0328](#) Class B Tavern Seasonal Temporary Premise and Public Entertainment Extension request for The Deco, 7140 W. Greenfield Ave., for outdoor dining with entertainment/music from May 25th, 2024 until November 2nd, 2024.
66. [2024-0329](#) Renewal application for Public Entertainment Premise Licenses for Ope Brewing Company, LLC, d/b/a Ope Brewing Company, 6751 W. National Ave. Agent: John Onopa.

Public Hearing Items (Public Safety Committee)

67. [2024-0347](#) Renewal application for Noise Variance Permit for Ope Brewing Company, 6751 W. National Ave.
(NSVR 2)

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.