



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

Wednesday, July 10, 2024

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

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

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

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

Recommendation: Approve

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

Recommendation: Approve

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)

Recommendation: Grant

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.

Recommendation: 20 Day Suspension

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

Recommendation: Withdrawn

K. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)

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

Recommendation: Pass

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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.
- Recommendation:** Pass
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.
- Recommendation:** Adopt
10. [R-2024-0336](#) Resolution to accept proposed national opioid settlement with Kroger.
- Recommendation:** Adopt
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.
- Recommendation:** Adopt
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.
- Recommendation:** Adopt
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.
- Recommendation:** Adopt
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.
- Recommendation:** Adopt
15. [R-2024-0360](#) Resolution approving the Community Development Block Grant Annual Action Plan for fiscal year 2024.
- Recommendation:** Adopt
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).
- Recommendation:** Adopt

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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).
Recommendation: Adopt
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.
Recommendation: Adopt
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.
Recommendation: Adopt
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.
Recommendation: Approve
21. [2024-0390](#) Class A/B/C Alcohol License Renewal Applications.

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

*See attachment for the lists.
Recommendation: Grant
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 Ratas
Recommendation: Grant
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 Ratas
Recommendation: Grant
25. [2024-0400](#) Claim by Rebecca Swanson for alleged property damage at 6944 W. Beloit Rd., on April 25th, 2024.
Recommendation: Refer to City Attorney
26. [2024-0409](#) Claim by Leroy Taylor for towing invoice at 1911 S. 69th St., on June 14th, 2024.
Recommendation: Refer to City Attorney

27. [2024-0428](#) Claim by Thomas Bucholtz for alleged property damage at 10923 W. Lincoln Ave., on January 29th, 2024.
Recommendation: Refer to City Attorney
28. [2024-0429](#) Claim by Jasmine Santiago for alleged property damage at 8405 W. National Ave., on June 7th, 2024.
Recommendation: Refer to City Attorney
29. [2024-0458](#) Claim by Glenn Czerwinski for alleged property damage at 1033 S. 89th St., on May 30, 2024.
Recommendation: Refer to City Attorney
30. [2024-0468](#) Claim by Alex Morales for alleged property damage at 1959 S. 77th St., on May 30, 2024.
Recommendation: Refer 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.
Recommendation: Approve
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.
Recommendation: Approve
33. [2024-0459](#) Appointment by Mayor Devine of Ald. Marty Weigel and Bridget Condon to the Economic Development Loan Task Force.
Recommendation: Approve
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.
Recommendation: Approve
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.
Recommendation: Approve City Attorney's Recommended Settlement
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.
Recommendation: Place on File

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

37. [R-2024-0300](#) Resolution to approve contract with Apttegy for providing Mobile App and Web Design Services for a total sum of \$38,933.00.
Recommendation: Adopt
38. [R-2024-0364](#) Resolution creating Tax Incremental District No. 20, approving its Project Plan and establishing its boundaries City of West Allis, Wisconsin.
Recommendation: Adopt
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.
Recommendation: Adopt
40. [R-2024-0402](#) Resolution to update City debt management policy.
Recommendation: Adopt
41. [R-2024-0403](#) Resolution providing for the sale of approximately \$26,850,000 general obligation promissory notes, Series 2024A.
Recommendation: Adopt
42. [2024-0471](#) Discussion regarding Common Council Rules of Procedure.
Recommendation: Discussion Purposes Only
43. [2024-0433](#) Communication regarding “It’s Your City” print newsletter.
Recommendation: Place 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.
Recommendation: Refer to 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.
Recommendation: Refer to City Attorney

For agenda item(s) #44-45, 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

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

47. [O-2024-0022](#) Ordinance to amend regulations related to electric scooter operation and allow limited short-term commercial rental.
Recommendation: Pass
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.
Recommendation: Adopt
49. [R-2024-0346](#) Resolution authorizing staff to petition the Public Service Commission for a water rate increase.
Recommendation: Adopt

ECONOMIC DEVELOPMENT COMMITTEE

50. [O-2024-0024](#) Ordinance to incorporate full-service retail outlets into alcohol licensing laws.
Recommendation: Pass
51. [R-2024-0357](#) Resolution to create fee schedule for services related to full-service retail outlets.
Recommendation: Adopt
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.
Recommendation: Adopt
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.
Recommendation: Adopt
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.
Recommendation: Adopt
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).
Recommendation: Adopt

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)
- Recommendation:** Adopt
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.
- Recommendation:** Adopt
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.
- Recommendation:** Adopt
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.
- Recommendation:** Adopt
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)
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)
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

PUBLIC SAFETY COMMITTEE

63. [2024-0279](#) Renewal Operator's License (Bartender/Class D Operator) application for Andrew Shroble. (2nd Appearance) (BART-245)
64. [2024-0362](#) Renewal Operator's License (Bartender/Class D Operator) application for Chris Schutte. (BART-131)
65. [2024-0361](#) Renewal Operator's License (Bartender/Class D Operator) application for Danielle Nichols. (BART-1164)

66. [2024-0439](#) New Operator's License (Bartender/Class D Operator) application for Derek Sullivan. (BART-1186)
67. [2024-0473](#) Renewal Operator's License (Bartender/Class D Operator) application for Alyris Rios Martinez. (1st Appearance) (BART-545)
68. [2024-0438](#) Transient Merchant License Application for Elizabeth Flores representing Flautas Y Chilaquiles Los Villa LLC. (TMDS-24-18)

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.