



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, October 1, 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. Grisham.

D. PUBLIC HEARINGS

1. [R-2024-0558](#) Resolution on a substantial amendment to the FY2020-FY2024 Community Development Block Grant Action Plans, relative to reallocating remaining/unused budget authority of \$19,680.26 from the Neighborhood Lighting activity to the FY 23 Becher St Pedestrian Lighting activity to complete the project.

Attachments: [Res_R-2024-0558](#)

[PH Reallocation of CDBG Significant Amedment Funds Becher St. Lighting \(003](#)

[EXHIBIT A Becher Street Lighting Activity](#)

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. [2024-0686](#) September 17, 2024 Common Council Minutes.

Recommendation: Approve

Attachments: [2024-09-17 CC M](#)

J. STANDING COMMITTEE REPORTS

None.

K. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)

3. [O-2024-0039](#) Ordinance to update municipal code - updating health department provisions, code of ethics, and special events.

Recommendation: Pass

Attachments: [Ord O-2024-0039](#)

4. [R-2024-0515](#) Resolution to approve Certified Survey Map to split the existing parcel at 10533 W. National Ave. into two parcels. (Tax Key No. 519-0002-006)
- Recommendation:** Adopt
- Attachments:** [Res R-2024-0515](#)
[R-0515 CSM map exhibit](#)
5. [R-2024-0547](#) Resolution accepting work of Pro Electric, Inc. for street lighting conversion and authorizing and directing settlement of said contract in accordance with contract terms of 2022 Project No. 3 for final payment in the amount of \$1,000.
- Recommendation:** Adopt
- Attachments:** [Res R-2024-0547](#)
6. [R-2024-0550](#) Resolution granting a privilege to Wistl Family Trust for property located at 7429-47 W. Greenfield Ave. (Tax Key No. 453-0320-000).
- Recommendation:** Adopt
- Attachments:** [Res R-2024-0550](#)
7. [R-2024-0551](#) Resolution authorizing staff to petition the Public Service Commission for a construction authorization.
- Recommendation:** Adopt
- Attachments:** [Res R-2024-0551](#)
8. [R-2024-0564](#) Resolution amending the existing professional services contract with raSmith to provide traffic engineering services for the City of West Allis for an amount not to exceed \$35,000.
- Attachments:** [Res R-2024-0564](#)
[EP 240820 Gengler Greenfield Ave Parking Study wEncl](#)
9. [R-2024-0565](#) Resolution amending the existing professional services contract with KL Engineering to provide electrical engineering services for the City of West Allis for an amount not to exceed \$20,000.
- Attachments:** [Res R-2024-0565](#)
[Farmers Market Proposal Implementation Design City of West Allis 09052024](#)
10. [R-2024-0566](#) Resolution to amend an existing Professional Services Contract with GRAEF-USA, INC. to provide Design Engineering Services for playground, site improvements, and Green Infrastructure in Rogers Park, for an amount not to exceed \$64,400.
- Recommendation:** Adopt
- Attachments:** [Res R-2024-0566](#)
[West Allis Rogers Park Proposal GRAEF](#)

11. [R-2024-0567](#) Resolution to approve Memorandum of Understanding with HIDTA for fiscal agent services for 2025-2029.
- Recommendation:** Adopt
- Attachments:** [Res R-2024-0567](#)
[HIDTA Admin Agmt \(2025-2029\)](#)
12. [R-2024-0568](#) Resolution to approve the bid of F.J.A. Christiansen Roofing Co., Inc. to reroof the West Allis Library, Area E (Base Bid), in the amount of \$170,015.
- Recommendation:** Adopt
- Attachments:** [Res R-2024-0568](#)
13. [R-2024-0570](#) Resolution to approve bid of C.W. Purpero, Inc. for urban soil decompaction at W. Orchard St. from 350-feet east of S. 108th St. to S. 108th St. dead end in the City of West Allis in the amount of \$29,500.
- Recommendation:** Adopt
- Attachments:** [Res R-2024-0570](#)
[BidWorksheet_9309563](#)
14. [R-2024-0571](#) Resolution updating Policies - relocating code of ethics, updating vehicle operation policies, renumbering existing policies.
- Recommendation:** Adopt
- Attachments:** [Res R-2024-0571](#)
15. [2024-0684](#) August 2024 Municipal Judge Report, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$77,590.15.
- Recommendation:** Place on File
- Attachments:** [August 2024 Municipal Judge](#)
16. [2024-0698](#) Renewal applications for Pawn Shop, Secondhand Stores, and Secondhand Jewelry Dealers for the following: Michael Rondinelli, DBA Get It Now, 6826 W. Greenfield Ave. (PNSH-22-35), Brian Boyer, DBA E-5 Sports, 7241 W. Greenfield Ave. (PNSH-22-36), Michael Soiney, DBA MAS LLC, 10220 W. Greenfield Ave. (PNSH-22-2)
- Recommendation:** Grant
- Attachments:** [PNSH-22-35 - App Summary](#)
[PNSH-22-36 - App Summary](#)
[PNSH-22-2 - App Summary](#)
17. [2024-0714](#) Resignation of Mike Mazmanian, Code Enforcement Director.
- Attachments:** [Mazmanian Resignation Notification](#)

L. COMMON COUNCIL RECESS

M. NEW AND PREVIOUS MATTERS**ADMINISTRATION COMMITTEE**

18. [R-2024-0558](#) Resolution on a substantial amendment to the FY2020-FY2024 Community Development Block Grant Action Plans, relative to reallocating remaining/unused budget authority of \$19,680.26 from the Neighborhood Lighting activity to the FY 23 Becher St Pedestrian Lighting activity to complete the project.

Attachments: [Res R-2024-0558](#)

[PH Reallocation of CDBG Significant Amedment Funds Becher St. Lighting \(003](#)

[EXHIBIT A Becher Street Lighting Activity](#)

PUBLIC WORKS COMMITTEE

19. [R-2024-0561](#) Resolution to approve the privilege agreement between the City of West Allis and Walter Holtz of The Deco at 7140 W. Greenfield Ave. for use of a designated portion of S. 72nd St. as a pedestrian mall.

Recommendation: Adopt

Attachments: [Res_R-2024-0561](#)

[Deco Agreement for Pedestrian Mall 9.24.24](#)

ECONOMIC DEVELOPMENT COMMITTEE

20. [2024-0650](#) New Class A Liquor and Beer License for Best Asian Market LLC, d/b/a Mei Hua Market, 11066 W. National Ave. Agent: Ka Ying Moua. (ALC-24-30)

Attachments: [ALC-24-30 - Mei Hua - App Summary](#)

[ALC-24-30 - Mei Hua - Floor Plan](#)

[ALC-24-30 - Mei Hua - Floor Plan 2](#)

[ALC-24-30 - Mei Hua - Hearing Notice](#)

21. [2024-0664](#) New Class B Beer License for St. Barnabas Congregation, St. Augustine site, 6753 W. Rogers St. Agent: Russell Miller. (ALC-24-31)

Attachments: [ALC-24-31 - St. Augustine - App Summary](#)

[ALC-24-31 - St. Augustine - Floor Plan](#)

[ALC-24-31 - St. Augustine - Hearing Notice](#)

22. [R-2024-0549](#) Resolution to approve the Year 2025 Operating Plan for the Downtown West Allis Business Improvement District and to adopt the special assessment method as stated therein.

Recommendation: Refer for Public Hearing on October 15, 2024

Attachments: [Res_R-2024-0549](#)
[Signed 2025 BID Operating Plan](#)
[2025 Completed Assessment Roll](#)

23. [R-2024-0552](#) Resolution to approve a Subordination Agreement for the Economic Development Loans to Naus Brewing LLC d/b/a Perspective Brewing Co. located at 7508 W. Greenfield Ave.

Recommendation: Adopt

Attachments: [Res_R-2024-0552](#)
[Subordination Agreement - Naus Brewing LLC](#)

24. [R-2024-0555](#) Resolution to approve the terms & conditions for an Economic Development Loan to Sugar Studio, LLC located at 2201 S. 84th St. under the Capital Catalyst Loan Program in an amount up to \$200,000.

Recommendation: Adopt

Attachments: [Res_R-2024-0555](#)
[Sugar Studio LLC Commitment Letter](#)

25. [R-2024-0562](#) Resolution to approve a Subordination Agreement for the Economic Development Loan to West Allis Brewing Property LLC and OPE Brewing Company LLC located at 6751 W. National Ave.

Recommendation: Adopt

Attachments: [Res_R-2024-0562](#)
[Mortgage Subordination Agreement \(City of West Allis - \\$100,000\)](#)
[Mortgage Subordination Agreement \(City of West Allis - \\$50,000\)](#)
[WBD Commitment](#)

PUBLIC SAFETY COMMITTEE

26. [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](#)

27. [2024-0699](#) Special Event (SPEV-24-75) and Temporary Extension of a Class B License (TEMP-24-29) request for The Drunk Uncle, hosting a one-day event on October 6th, 2024, from 3:00 p.m. - 8 p.m., to be held at 1902 S. 68th St. Applicant: Neal Steffek.

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.