



City of West Allis

Meeting Agenda

Common Council

Mayor Dan Devine, Chair

Alderson Thomas G. Lajsic, Council President

Aldersons: Suzzette 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, July 13, 2021

7:00 PM

City Hall, Common Council Chambers
7525 W. Greenfield Avenue

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

Led by Ald. Roadt

D. PUBLIC HEARINGS

1. [O-2021-0053](#) Ordinance to amend the Official West Allis Zoning Map by rezoning property located at 10200 W. National Ave. from C-4 Regional Commercial to C-3 Community Commercial

Recommendation: Plan Commission recommends approval
Public Hearing Item

2. [R-2021-0400](#) Resolution relative to determination of an Application for a Special Use Permit for Cobalt Partners parking lot, a proposed parking lot, to be located at 23** S. 102 St.

Recommendation: Plan Commission recommends approval
Public Hearing Item

3. [R-2021-0401](#) Resolution relative to determination of an Application for a Special Use Permit for a haunted house to be located within an existing commercial building (former Michael's) located at 11135 W. National Ave.

Recommendation: Plan Commission recommends approval
Public Hearing Item

E. CITIZEN 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:

Room G12 (Art Gallery) - Administration & Finance, Safety & Development

Room 128 - License & Health, Public Works, Advisory

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, s/he 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. ALDERPERSON'S 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. [2021-0546](#) Minutes (draft) of the June 23, 2021 Special Common Council meeting

J. STANDING COMMITTEE REPORTS

LICENSE & HEALTH COMMITTEE

5. [2021-0518](#) Police Department Report regarding tavern violations/calls for service for the month of June 2021

Recommendation: Place on File

6. [2021-0466](#) Renewal applications for certain licenses: public entertainment premise, manufactured/mobile homes, secondhand article/jewelry dealers and food peddlers
- Public Entertainment Premise
*Cory Hundley, Incredi-Roll Skate & Family Fun
- Manufactured/Mobile Homes
*Thaddeus Derynda, Mobile Estates of West Allis
- Secondhand Article Dealer
*Nicole Fernhaber, As New Appliances
*Michael Govas, Shorty's Shooting Sports
- Secondhand Jewelry Dealer
*Essam Rhmoun, JRS Jewelry
*Marie Mesrobian, Mid-Continental Gem Imports
- Food Peddler
*Hugo Ramirez, Taqueria la Costena
*Mark Timber, Double B's Barbeque
7. [2021-0471](#) Original Class B Tavern License Application for Gene Jermaine Winters, Individual, d/b/a Persona Bar, located at 6404 W. National Avenue. Agent: Gene Jermaine Winters
8. [2021-0473](#) Application for Temporary Class "B" / "Class B" Retailer's (Picnic) License for St. Augustine Parish for the church festival located at 6762 W. Rogers St, on Saturday, August 28, 2021
9. [2021-0474](#) Class B Temporary Premise Extension request for Lo N Slow, LLC d/b/a Double B's Barbeque, 7412 W. Greenfield Avenue, to extend the licensed premise into 7420 W. Greenfield Avenue, until such time that property sells and is under new ownership
10. [2021-0484](#) Original Class B Tavern License Application for JD's Pub LLC, d/b/a JD's Pub & Grill, located at 6300 W. Lincoln Avenue. Agent: Joel D. Hoecherl
11. [2021-0540](#) Class B Temporary Premise Extension request for John Starr Pickles LLC, d/b/a Broken Starr, 1100 S. 60th St, with one exception, from the proximity to residential premises requirement; establishment is less than 200 feet from a residential premise, for an event to be held on August 15, 2021
12. [2021-0485](#) Notice of Non-Renewal of the Class B Liquor & Malt Licenses for R&K Entertainment Enterprises, LLC, d/b/a Slurp-N-Burp Fun Bar, Robert Lucas, Agent at 1454 S. 92 St.

13. [2021-0486](#) Renewal Class A/B/C Alcohol and Public Entertainment License Applications**CLASS A LIQUOR LICENSES**

Maria E Rupena Karczewski, Agent for Rupena's Inc, Class A Liquor license application for Rupena's Foods at 7641 W Beloit Rd.

Chauhan K. Baljit, Agent for Red Diamond Inc, Class A Liquor license application for Super Bottle Depot at 1357 S 76 St.

Guriqbal Singh Sra, Agent for Kwik Pantry 6716 LLC, Class A Liquor license application for Kwik Pantry at 6716 W Lincoln Ave.

Mohinder S. Dhillon, Agent for Dhillon Beer & Liquor, Class A Liquor license application for Dhillon Beer & Liquor at 5832 W Burnham St.

Tarlok Bhatia, Agent for Layton Food & Gas LLC, Class A Liquor license application for Becher Liquor & Beer at 2077 S 78 St.

Jun G Xiao, Agent for New Asian Supermarket Inc, Class A Liquor license application for New Asian Supermarket at 10704 W Oklahoma Ave.

CLASS B TAVERN AND PUBLIC ENTERTAINMENT LICENSES

Pascual Ramos, Agent for El Sagitario BNC, Class B Tavern and Public Entertainment license application with DJ & patrons dancing for El Sagitario at 907 S 84 St.

Jodie G. Hay, Agent for J Hay LLC, Class B Tavern and Public Entertainment license application with juke box, pool table, amusement machines & patrons dancing for Shamrox at 6851 W Beloit Rd.

Claudia A. Martorano, Agent for Burnham Bowl, Class B Tavern and Public Entertainment license application with juke box, pool table, amusement machines, karaoke, patrons dancing & bowling for Burnham Bowl at 6016 W Burnham St.

Jacob M. Silber, Agent for The Network, Class B Tavern and Public Entertainment license application with juke box, pool tables, amusement machines, patrons dancing & pull tabs for The Network at 9541 W Cleveland Ave.

Tedrick Timmons, Agent for The Candle Company LLC, Class B Tavern (Wine Only) and Public Entertainment license application with poetry readings for The Candle Company at 8100 W National Ave.

Chezare Misko, Agent for Wisconsin Athletic Club LLC, Class B Tavern and

Public Entertainment license application with a DJ for the Wisconsin Athletic Club at 1939 S 108 St.

CLASS B BEER & CLASS C WINE LICENSE

Landi Feto, Agent for Andrea's Pizza Restaurant, Class B Beer and Class C Wine license application for Andrea's Pizza Restaurant at 7520 W. Oklahoma Ave.

CLASS B TAVERN LICENSES

Thanh Nguyen, Agent for the Phosaigon VN LLC, Class B Tavern license application for Pho Saigon at 10534 W Greenfield Ave.

Hugo Ramirez-Hernandez, Agent for the La Costena Cafe, Class B Tavern license application for La Costena Cafe at 5823 W Burnham St.

Juan M. Ortiz, Agent for Chilango Express LLC, Class B Tavern license application for Chilango Express at 7030 W Lincoln Ave.

Cindy Sobczak, Agent for Sobczak & Sitowski LLC, Class B Tavern license application for Steakhouse 100 at 7246 W Greenfield Ave.

John M. Baker, Agent for B2 Binary, Class B Tavern license application for Binary: Games, Food & Spirits at 9105 W Lincoln Ave.

Alice Yan, Agent for Allis Pagoda LLC, Class B Tavern license application for Bamboo House at 2837 S 108 St.

CLASS B TAVERN LICENSES WITH NEW OR CHANGES TO PUBLIC ENTERTAINMENT LICENSE

Peter G Agnos, Agent for 84th Street Classic Café, Class B Tavern and Public Entertainment license application with amusement machines (new) for 84th Street Classic Café at 1650 S 84 St.

John Ralph Starr, Agent for John Starr Pickles LLC, Class B Tavern and Public Entertainment license application with juke box (new), pool tables (new), amusement machines (new), bands (new) and patrons dancing for Broken Starr Saloon at 1100 S 60th St.

Robert Lee Anderson, Agent for Stallywood LLC, Class B Tavern and Public Entertainment license application with DJ (new), patrons dancing & instrumental music for Stallywood at 6827 W National Ave.

14. [2021-0524](#) Application for a new Secondhand Article Dealer, for Jerri & Brad Landry, d/b/a The Weathered Shed, located at 10236 W National Ave.
15. [2021-0531](#) 2021-2023 Renewal Operator's License (Bartender/Sales Clerk) application for Justin Kolvenbach
16. [2021-0532](#) 2021-2023 Renewal Operator's License (Bartender/Sales Clerk) application for Jose Frandsen
17. [2021-0533](#) 2021-2023 Renewal Operator's License (Bartender/Sales Clerk) application for Crystal Robinson
18. [2021-0534](#) 2021-2023 Renewal Operator's License (Bartender/Sales Clerk) application for Alexandra Lindemann
19. [2021-0535](#) 2021-2023 Renewal Operator's License (Bartender/Sales Clerk) application for Katharina Larson
20. [2021-0536](#) 2021-2023 New Operator's License (Bartender/Sales Clerk) application for Monica Nelson

K. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)

21. [R-2021-0381](#) Resolution declaring the 30th Annual Classic Car show scheduled for Sunday, October 3, 2021 as a Community Event
Recommendation: Adopt
22. [R-2021-0382](#) Resolution declaring the West Allis Downtown Fair Food Crawl scheduled for Wednesday, August 4, 2021 as a Community Event
Recommendation: Adopt
23. [2021-0492](#) Downtown West Allis Business Improvement District (BID) requesting street closures of West Greenfield Ave., from 5:00 a.m. to 6:00 p.m., use of the City Hall parking lots for registration, parking restrictions, the use of signs and supplies from the Department of Public Works, and additional Police presence for their 30th Annual Classic Car Show on Sunday, October 3, 2021
Recommendation: Adopt
24. [2021-0435](#) Report of the Municipal Judge for the month of May 2021, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$129,327.70
Recommendation: Place on File
25. [2021-0465](#) Claim by Benjamin Riche regarding damage to residential property, garage and vehicle on March 18, 2021 at 6604 W. Revere Pl.
Recommendation: Refer to City Attorney

26. [2021-0468](#) Summons and Complaint of TVC Mortgage Trust 2020-RTL1 by US Bank Trust National Association, not in its individual capacity but solely as Owner Trustee, vs. MTK Investments, Jacob Schuyler and the City of West Allis regarding mortgage foreclosure. Case no. 2021CV003553
Recommendation: Refer to City Attorney
27. [2021-0483](#) Claim by Katrina Johnson regarding damage to vehicle on June 25, 2021 at S. 81st between Orchard and Greenfield
Recommendation: Refer to City Attorney
28. [2021-0512](#) Claim by Dusan Dragisich for a violation of federal law under 28 U.S.C § 1331
Recommendation: Refer to City Attorney
29. [2021-0541](#) Claim by Tristan Hoefler regarding damage to residential property on May 27, 2021 at 1232 S. 72 St.
Recommendation: Refer to City Attorney
30. [2021-0517](#) Finance Director/Comptroller submitting report for June 2021 indicating City of West Allis checks issued in the amount of \$3,574,146.32
Recommendation: Place on File

L. COMMON COUNCIL RECESS

M. NEW AND PREVIOUS MATTERS

ADMINISTRATION & FINANCE COMMITTEE

New Matters for Introduction

31. [O-2021-0051](#) Ordinance to amend the City of West Allis salary schedule creating the Senior Center Coordinator and Supply Chain Purchasing Manager positions
Recommendation: Passage
32. [R-2021-0376](#) Resolution authorizing the issuance and establishing parameters for the sale of not to exceed \$6,335,000 taxable general obligation refunding bonds, series 2021A
Recommendation: Adopt
33. [R-2021-0385](#) Resolution to remove damaged television recycling fee
Recommendation: Adopt
34. [R-2021-0390](#) Resolution to consider an amendment to the Business Growth Working Capital Loan with Schlinger, 2000 LLC
Recommendation: Adopt

35. [R-2021-0397](#) Resolution approving the terms & conditions for an Economic Development Loan to Flour Girl & Flame, LLC d/b/a Flour Girl & Flame, under the National Avenue Commercial Corridor InStore Forgivable Loan Program in an amount up to \$50,000
Recommendation: Adopt
36. [R-2021-0398](#) Resolution to consider a six-month Economic Development Loan deferment for Lula Mae Aesthetic Boutique, LLC
Recommendation: Adopt
37. [R-2021-0399](#) Resolution amending the terms and conditions for an Economic Development Loan with Westallion Brewing Company, LLC
Recommendation: Adopt
38. [R-2021-0404](#) Resolution to amend the Solid Waste Fund budget to facilitate the purchase of additional refuse carts
Recommendation: Adopt
39. [R-2021-0415](#) Resolution to authorize the purchase of Firefighting Apparatus (Pumping Engine) for a total sum of \$684,997
Recommendation: Adopt
40. [2021-0469](#) West Allis Professional Firefighter's Association, Local 342, IAFF request to open contract negotiations
Recommendation: Hold
41. [2021-0490](#) West Allis Professional Police Association request to open contract negotiations
Recommendation: Hold

PUBLIC WORKS COMMITTEE

New Matters for Introduction

42. [R-2021-0363](#) Resolution constituting a Relocation Order, pursuant to secs. 62.22 and 32.05(1) of the Wisconsin Statutes, for the laying out, relocation and improvement of W. Beloit Rd. from S. 60th St. to W. Lincoln Ave.
Recommendation: Adopt
43. [R-2021-0364](#) Resolution constituting a Relocation Order, pursuant to secs. 62.22 and 32.05(1) of the Wisconsin Statutes, for the laying out, relocation and improvement of W. National Ave. from S. 62nd St. to S. 65th St
Recommendation: Adopt

44. [R-2021-0377](#) Resolution authorizing the City Engineer to amend an existing contract with Single Source, Inc. for real estate consulting services related to the WisDOT reconstruction projects on Beloit Rd. and National Ave. for an amount not to exceed \$172,000

Recommendation: Adopt

45. [R-2021-0386](#) Resolution adopting a State Trail Connector Easement with the Wisconsin Department of Natural Resources for the construction of a paved connection between the north limits of S. 72 St. and the Hank Aaron State Trail

Recommendation: Adopt

SAFETY & DEVELOPMENT COMMITTEE

Public Hearing Items (Safety & Development Committee)

46. [O-2021-0053](#) Ordinance to amend the Official West Allis Zoning Map by rezoning property located at 10200 W. National Ave. from C-4 Regional Commercial to C-3 Community Commercial

Recommendation: Plan Commission recommends approval
Public Hearing Item

47. [R-2021-0401](#) Resolution relative to determination of an Application for a Special Use Permit for a haunted house to be located within an existing commercial building (former Michael's) located at 11135 W. National Ave.

Recommendation: Plan Commission recommends approval
Public Hearing Item

New Matters for Introduction

48. [R-2021-0400](#) Resolution relative to determination of an Application for a Special Use Permit for Cobalt Partners parking lot, a proposed parking lot, to be located at 23** S. 102 St.

Recommendation: Plan Commission recommends approval
Public Hearing Item

49. [R-2021-0402](#) Resolution approving a Certified Survey Map to split the existing parcel located at 27** S. Waukesha Rd. into two parcels, submitted by Jarrod Barber, Claire Childre, Rebecca Childre and Cory Kannenberg (Tax Key No. 521-9937-002)

50. [R-2021-0409](#) Resolution to approve a Limited Guaranty Agreement between the City of West Allis and Waukesha State Bank on behalf of Cobalt Partners, Inc and/or an affiliate entity for the construction of a Home 2 Suites Hotel within Tax Incremental District 16, within the S. 70th Street Corridor (Allis Yards) redevelopment area

51. [R-2021-0412](#) Resolution relative to consider a proposed Third Amendment to the Development Agreement between the City of West Allis and Cobalt Partners LLC, Tax Incremental District 16, within the S. 70 St. Corridor (West Quarter)

ADVISORY COMMITTEE

New Matters for Introduction

53. [2021-0537](#) Appointment by Mayor Devine to the West Allis Administrative Appeals Review Board of Ald. Martin Weigel; term to expire June 30, 2023

Recommendation: Approve

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.