



City of West Allis

Meeting Minutes

Common Council

Mayor Dan Devine, Chair

Alderperson Thomas G. Lajsic, Council President

*Alderpersons: Suzzette Grisham, Kevin Haass, Danna Kuehn, Thomas G. Lajsic, Rosalie L. Reinke,
Daniel J. Roadt, Tracy Stefanski, Ray Turner, Vincent Vitale, and Martin J. Weigel*

Tuesday, July 18, 2023

7:00 PM

City Hall, Common Council Chambers
7525 W. Greenfield Avenue

REGULAR MEETING

A. CALL TO ORDER

Mayor Devine called the meeting to order at 7:01 p.m.

B. ROLL CALL

Present 9 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner, Ald. Weigel

Excused 1 - Ald. Vitale

C. PLEDGE OF ALLEGIANCE

Led by Ald. Stefanski.

D. PUBLIC HEARINGS

1. [R-2023-0538](#) Resolution to approve a substantial amendment to the 2020-2024 Community Development Block Grant Program.
Planning and Zoning Manager Steve Schaer presented.
2. [2023-0411](#) Conditional Use Permit for Caribou Coffee, a proposed restaurant with accessory drive-through service, at 10200 W. National Ave.
Planning and Zoning Manager Steve Schaer presented.

Reid Yans - Plan Engineer - 100 Camelot Dr., Fon Du Lac, WI - spoke about the plans for the coffee shop.
Ed Lisinski - 6620 W. National Ave., West Allis, WI, WI - spoke about bathroom guidelines in the coffee shop.
3. [2023-0441](#) Conditional Use Permit for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St.
Planning and Zoning Manager Steve Schaer presented and recommended to hold action due to code violations.

E. CITIZEN PARTICIPATION

Ed Lisinski, 6620 W. National Ave., Spoke about the Relay for Life donations.

F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

G. MAYOR'S REPORT

Mayor Devine thanked sponsors and Festival Foods for their participation with the Independence Day Parade and Fireworks.

H. ALDERPERSON'S REPORT

Ald. Weigel spoke about the cheese wheel bike race on June 20th and thanked Mark Lutz and the volunteers for their help.

Ald. Grisham spoke about West Allis Night Out.

I. APPROVAL OF MINUTES

4. [2023-0426](#) June 6, 2023 Common Council Minutes.

Ald. Lajsic moved to approve, Ald. Stefanski seconded, motion carried.

J. STANDING COMMITTEE REPORTS**K. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)****Passed The Consent Vote**

Ald. Lajsic moved to approve the Consent Agenda, items #1 - #21 & #23 - #36, Ald. Haass seconded, motion carried by roll call vote:

Aye: 9 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner, Ald. Weigel

No: 0

5. [O-2023-0050](#) Ordinance amending salary schedule for elected officials for years 2024 to 2028.

Sponsors: Alderperson Haass

Passed

6. [O-2023-0055](#) Ordinance to amend salary schedule by reclassifying Inventory Services Specialist to grade F1, reclassifying Tourism and Event Coordinator to grade J2, and amending Effective date of Deputy Registrar reclassification.

Sponsors: Alderperson Haass

Passed

7. [R-2023-0268](#) Resolution authorizing a memorandum of understanding (MOU) between the City of West Allis (City) and Aurora West Allis Medical Center (Hospital) for the 340B Drug Pricing Program.

Sponsors: Administration Committee

Adopted

8. [R-2023-0482](#) Resolution accepting work of Zignego and authorizing and directing settlement of said contract in accordance with contract terms of 2021 Project No. 7 for final payment in the amount of \$1,500.

Sponsors: Public Works Committee

Adopted

9. [R-2023-0483](#) Resolution accepting work of LaLonde Contractors, Inc. and authorizing and directing settlement of said contract in accordance with contract terms of 2022 Project No. 2 for final payment in the amount of \$1,688.

Sponsors: Public Works Committee

Adopted

10. [R-2023-0499](#) Resolution to create policy and procedure for recognizing neighborhood associations.

Adopted

11. [R-2023-0541](#) Resolution approving an amendment to the neighborhood small grant program agreements and grant applications.

Adopted

12. [R-2023-0503](#) Resolution authorizing the city administrator to execute a contract for employee wellness program administration services.

Adopted

13. [R-2023-0509](#) Resolution granting a Permanent Easement by the City of West Allis to We Energies to install and provide access to their facilities on City Property.

Sponsors: Public Works Committee

Adopted

14. [R-2023-0523](#) Resolution to amend the agreement with Ayres Associates Inc. for methane and groundwater sampling at the Lincoln Avenue landfill site for three years at an amount not to exceed \$19,500.

Adopted

15. [R-2023-0525](#) Resolution to accept the proposal of Compass Minerals for furnishing and delivering 3600 tons of deicing road salt for a total sum of \$274,284.

Adopted

16. [R-2023-0530](#) Resolution approving a Certified Survey Map to split the existing parcel at 10200 W. National Ave. into 2 parcels. (Tax Key No. 485-9990-013)

Adopted

17. [R-2023-0532](#) Resolution to consider a Memorandum of Understanding between the City of West Allis and First-Ring Industrial Redevelopment Enterprise, Inc.

Adopted

18. [R-2023-0533](#) Resolution approving the terms and conditions for an Economic Development Loan to BCT Cast Products, LLC to be located at 404 S. 116th St., in the amount of up to \$200,000.
Adopted
19. [R-2023-0534](#) Resolution approving the terms and conditions for an Economic Development Loan to Lake Effect Coffee Company, LLC to be located at 6229 W. Greenfield Avenue, under the National Avenue Commercial Corridor Instore Forgivable Loan Program in an amount up to \$26,000.
Adopted
20. [R-2023-0535](#) Resolution approving the terms and conditions for an Economic Development Loan to Su Plus Two LLC, d/b/a Su Plus Two Restaurant and Bar, to be located at 7335 W. Greenfield Avenue, under the National Avenue Commercial Corridor Instore Forgivable Loan Program in an amount up to \$25,000.
Adopted
21. [R-2023-0536](#) Resolution rejecting all bids received as shown on the attached bid report for Sidewalk Repair, 2023 Project No. 10.
Sponsors: Public Works Committee
Adopted
22. [R-2023-0539](#) Resolution to provide services as a wireless 9-1-1 public safety answering point.
Referred to Committee of the Whole
23. [R-2023-0546](#) Resolution to authorize the agreement between the city and CDW-G to purchase 43 each new desktop computers for \$21,930.00 and 20 each new laptops with docking stations from Vanguard Computers for \$15,640.00, for a total of \$37,570.
Adopted
24. [2023-0390](#) Class A/B/C Alcohol License Renewal Applications.

*See attachment for list
Granted
25. [2023-0425](#) May 2023 Municipal Judge Report, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$106,404.18.
Placed on File
26. [2023-0428](#) Claim by Stephanie Hall for property loss at S. 92nd and Orchard St. on June 6, 2023.
Referred to City Attorney

27. [2023-0429](#) Class B Tavern Temporary Premise & Entertainment Extension request for a one-day event for Troy Meyer, d/b/a Crawdaddy's on Greenfield, 9427 W. Greenfield Ave. on July 22, 2023.

Granted

28. [2023-0436](#) Claim by the Eunmi Michler regarding vehicle damage at 98th & Lincoln Ave. on February 17, 2023.

Referred to City Attorney

29. [2023-0439](#) Claim by Angela Hernandez for property storage reimbursement on May 29, 2023 at 6121 W. Lincoln Ave.

Referred to City Attorney

30. [2023-0451](#) Finance Director/Comptroller submitting report for June 2023 indicating City of West Allis checks issued in the amount of \$4,826,669.70.

Placed on File

31. [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.

Referred to City Attorney

32. [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.

Referred to City Attorney

33. [2023-0473](#) Communication from Health Department and Planning & Zoning regarding mental health awareness signage.

Placed on File

34. [2023-0481](#) Re-Appointment by Mayor Devine of Michael Pranghofer to the Board of Appeals for a 3-year term to expire July 18, 2026.

Re-Appointment by Mayor Devine of Mary Kay Flynn to the Commission on Aging for a 3-year term to expire July 18, 2026.

Re-Appointment by Mayor Devine of Cathy Manthei to the Library Board for a 3-year term to expire July 18, 2026.

Approved

35. [2023-0482](#) Appointment by Mayor Devine of Mikaya Clark to the Block Grant Committee for a 2-year term to expire July 18, 2025.

Approved

36. [2023-0487](#) Communication from the City Administrator regarding interim/transitional reorganization of the City Clerk, Customer Service Center, and Treasurer's Offices.

Placed On File

L. COMMON COUNCIL RECESS

Ald. Lajsic moved that the Council recess until completion of the Standing Committee meetings, Ald. Grisham seconded, motion carried.

The Council recessed at 7:35 p.m. and returned at 8:25 p.m.

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

Committee convened at 7:40 p.m.

Passed The Block Vote

Ald. Haass moved to approve the action on items #37 - #39, motion carried by roll call vote

Aye: 9 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner, Ald. Weigel

No: 0

37. [R-2023-0528](#) Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$5,220,000 General Obligation Promissory Notes, Series 2023A.

Sponsors: Alderperson Reinke and Alderperson Haass

Committee Action:

Ald. Kuehn moved to adopt, Ald. Lajsic seconded, motion carried.

Council Action: Adopted

38. [R-2023-0501](#) Resolution Expressing Appreciation for Adoption of 2023 Wisconsin Act 12 - Local Government Funding Legislation.

Sponsors: Alderperson Lajsic and Alderperson Haass

Committee Action:

Ald. Kuehn moved to adopt, Ald. Lajsic seconded, motion carried.

Council Action: Adopted

39. [2023-0369](#) Claim by Alexander Bonilla regarding excessive force at 2100 Block of S. 124th St. on October 24, 2021.

Committee Action:

Ald. Lajsic moved to Refer to City Attorney, Ald. Weigel seconded, motion carried.

Committee adjourned at 7:44 p.m.

Council Action: Referred to City Attorney

PUBLIC WORKS COMMITTEE

Committee convened at 7:39 p.m.

Passed The Block Vote

Ald. Roadt moved to approve the items #40 - #41, motion carried by roll call vote

Aye: 9 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner, Ald. Weigel

No: 0

- 40. [O-2023-0052](#)** Ordinance to Amend Section 19 of the West Allis Revised Municipal Code, relative to updating regulations for Child Care Centers, Nicotine Sales, and other minor changes.

Sponsors: Alderperson Lajsic

Referred to the Economic Development Committee.

- 41. [2023-0476](#)** Correspondence from the City Engineer regarding New Street and Remnant Parcels.

City Engineer Melinda Dejewski provided information.

Committee Action:

Ald. Stefanski, moved to place on file, Ald. Reinke seconded, motion carried.

Ald. Stefanski moved to adjourn at 7:46 p.m., Ald. Grisham seconded, motion carried.

Council Action: Placed on File

ECONOMIC DEVELOPMENT COMMITTEE

Committee convened at 7:45 p.m.

Passed The Block Vote

Ald. Lajsic moved to approve the item #42 motion carried by roll call vote:

- 42. [R-2023-0504](#)** Consideration and possible action on a Resolution Creating Tax Incremental District No. 19, Approving its Project Plan and Establishing its Boundaries.

Committee Action:

Ald. Weigel moved to adopt, Ald. Haass seconded, motion carried.

Council Action: Adopted

Passed The Block Vote

Ald. Lajsic moved to approve the items #43 - #53, motion carried by roll call vote:

Aye: 9 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner, Ald. Weigel

No: 0

43. [R-2023-0537](#) Resolution for grant application for \$250,000 from the Wisconsin Economic Development Corporation Community Development Investment Grant Program for Baum Revision for the redevelopment of the property located at 6771 W. National Ave.
- Committee Action:**
Ald. Haass moved to adopt, Ald. Weigel seconded, motion carried.
- Council Action:** Passed
44. [2023-0430](#) New Class B Tavern & Public Entertainment Premises License application for Jagers LLC d/b/a The Hungry Bear, 5906 W. Burnham St. Agent: Markus Gorsic.
- Committee Action:**
Ald. Kuehn moved to grant as amended premises with bar area and fenced in patio, Ald. Haass seconded, motion carried.
- Council Action:** Granted
45. [2023-0431](#) New Class A Liquor and Beer License application for Family Dollar Stores of Wisconsin, LLC, d/b/a Family Dollar #30524, 9306 W. Greenfield Ave. Agent: Logan Rumbaugh.
- Committee Action:**
Ald. Kuehn moved to hold per request of applicant, Ald. Haass seconded, motion carried.
- Council Action:** Held
46. [2023-0432](#) New Class B Beer License application for 70th Street Hotel Associates, LLC d/b/a Home2Suites, 1212 S. 70th St. Agent: June Zenith Boyce.
- Committee Action:**
Ald. Weigel moved to grant, Ald. Haass seconded, motion carried.
- Council Action:** Granted
47. [2023-0433](#) New Class A Liquor and Beer License application for Super Bottle, LLC, d/b/a Super Bottle, 1357 S. 76th St. Agent: Rupinderjit Singh.
- Committee Action:**
Ald. Haass moved to grant, Ald. Kuehn seconded, motion carried.
- Council Action:** Granted
48. [2023-0440](#) New Class B Tavern & Public Entertainment Premises License application for MLSD Inc d/b/a Happy Tap, 6801 W. Beloit Rd. Agent: Dina Wagner.
- Committee Action:**
Ald. Haass moved to grant, Ald. Kuehn seconded, motion carried.
- Council Action:** Granted

49. [2023-0443](#) New Class B Tavern License application for Blaque Bar & Bites Corporation, d/b/a Blaque Bar & Bites, 1022 S 60th St. Applicant/Agent: Jennifer Pierce.

Committee Action:

Ald. Kuehn moved to grant with amended hours, Ald. Haass seconded, motion carried.

Council Action: Granted as amended

50. [2023-0449](#) New Class B Tavern License application for SBG Apple North II, LLC, d/b/a Applebee's Neighborhood Grill + Bar, 2865 S. 108th St. Agent: Casimir Banaszek.

Committee Action:

Ald. Haass moved to grant, Ald. Kuehn seconded, motion carried.

Council Action: Granted

Public Hearing Items (Economic Development Committee)

51. [R-2023-0538](#) Resolution to approve a substantial amendment to the 2020-2024 Community Development Block Grant Program.

Committee Action:

Ald. Weigel moved to Adopt, Ald. Kuehn seconded, motion carried.

Council Action: Adopted

52. [2023-0411](#) Conditional Use Permit for Caribou Coffee, a proposed restaurant with accessory drive-through service, at 10200 W. National Ave.

Committee Action:

Ald. Haass moved to approve, Ald. Weigel seconded, motion carried.

Council Action: Approved

53. [2023-0441](#) Conditional Use Permit for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St.

Committee Action:

Ald. Haass moved to hold pending completion of occupancy permit requirements, Ald. Weigel seconded, motion carried.

Committee adjourned at 8:19 p.m.

Council Action: Held

PUBLIC SAFETY COMMITTEE

Committee convened at 7:46 p.m.

58. [2023-0437](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for Darius Salinas.
(First appearance)
- Committee Action:**
Ald. Roadt moved to deny, Ald. Reinke seconded, motion carried with Nays from Ald. Grisham and Ald. Turner.
- Council Action:**
Ald. Stefanski moved to deny, Ald. Roadt seconded, motion carried by roll call vote:
Aye: 2 - Ald. Grisham, Ald. Weigel
No: 7 - Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner
- Ald. Stefanski moved to approve, Ald. Roadt seconded, motion carried by roll call vote:
Aye: 7 - Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner
No: 2 - Ald. Grisham, Ald. Weigel

Passed The Block Vote

Ald. Grisham moved to approve the items #54 - #68, motion carried by roll call vote:

Aye: 9 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner, Ald. Weigel

No: 0

54. [2023-0404](#) 2023-2025 Renewal Operator's License (Bartender/Class D Operator) application for Dewey Qualls.
(Second appearance)
- Committee Action:**
Ald. Stefanski moved to grant, Ald. Reinke seconded, motion carried
- Council Action:** Granted
55. [2023-0454](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for Spencer Miller.
(First appearance)
- Committee Action:**
Ald. Stefanski moved to grant, Ald. Reinke seconded, motion carried
- Council Action:** Granted
56. [2023-0455](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for Asia Bautista.
(First appearance)
- Committee Action:**
Ald. Roadt moved to deny, Ald. Reinke seconded, motion carried

Council Action: Denied

57. [2023-0457](#) 2023-2025 Renewal Operator's License (Bartender/Class D Operator) application for Ciara Jarrett.
(Second appearance)
Committee Action:
Ald. Stefanski moved to hold, Ald. Turner seconded, motion carried

Council Action: Held
59. [2023-0444](#) 2023-2025 Renewal Operator's License (Bartender/Class D Operator) application for Hailey Schultz.
(First appearance)
Committee Action:
Ald. Stefanski moved to grant, Ald. Turner seconded, motion carried

Council Action: Granted
60. [2023-0445](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for Andrea Pye.
(Second appearance)
Committee Action:
Ald. Stefanski moved to hold, Ald. Turner seconded, motion carried

Council Action: Held
61. [2023-0446](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for Jason Smith.
(Second appearance)
Committee Action:
Ald. Stefanski moved to hold, Ald. Turner seconded, motion carried

Council Action: Held
62. [2023-0447](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for Bradley Beauchamp.
(First appearance)
Committee Action:
Ald. Stefanski moved to grant, Ald. Reinke seconded, motion carried

Council Action: Granted
63. [2023-0448](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for Michael Krimke-Boey.
(First appearance)
Committee Action:
Ald. Stefanski moved to deny, Ald. Reinke seconded, motion carried

Council Action: Denied

64. [2023-0465](#) 2023-2025 New Operator's License (Bartender/Class D Operator) application for Brittany Fuchs.
(First appearance)
Committee Action:
Ald. Stefanski moved to approve, Ald. Turner seconded, motion carried

Council Action: Approved
65. [2023-0420](#) Notification of non-renewal for Class B Tavern licensee El Sagitario BNC LLC, DBA El Sagitario, 907 S. 84th St. who has a delinquent debt to the City.
Committee Action:
Ald. Stefanski moved to grant, Ald. Reinke seconded, motion carried

Council Action: Granted
66. [2023-0467](#) Notification of non-renewal for Class B Tavern license, Public Entertainment License and Retail Food License for EKC Investments LLC DBA Kane's Bar & Grill, 6922 W. Orchard St.
Committee Action:
Ald. Stefanski moved to hold, Ald. Turner seconded, motion carried

Council Action: Held
67. [2023-0352](#) Summons and Complaint against Katherine Wisniewski for suspension or revocation of the Class D Operator License.
Committee Action:
Ald. Stefanski moved to hold, Ald. Turner seconded, motion carried

Council Action: Held
68. [2023-0464](#) Summons and Complaint against D&G Investments LLC D/B/A Mobile Estates of West Allis, 10401 W. Greenfield Ave. for suspension or revocation of the Manufactured and Mobile Home Community License.
Committee Action:
Ald. Stefanski moved to hold, Ald. Turner seconded, motion carried

Ald. Stefanski moved to adjourn at 7:59 p.m., Ald. Reinke seconded, motion carried.

Council Action: Held

N. ADJOURNMENT

Ald. Lajsic moved to adjourn at 8:38 p.m., Ald. Grisham seconded, motion carried.

Next scheduled meeting is August 1, 2023 at 7:00 p.m.

YouTube Meeting Links for July 18, 2023:

Common Council Part 1

<https://www.youtube.com/watch?v=hV74PQvi1wI&t=1688s>

Recess - Administration & Economic Development

https://www.youtube.com/watch?v=_a3T6eXxEXc&t=1338s

Recess - Public Works & Public Safety

<https://www.youtube.com/watch?v=v3OT2-YAUjA>

Common Council Part 2

<https://www.youtube.com/watch?v=izJCI3MPxiw>



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.