



City of West Allis

Meeting Minutes

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, March 4, 2025

7:00 PM

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

REGULAR MEETING

A. CALL TO ORDER

Acting Mayor Haass called the meeting to order at 7:00 p.m.

B. ROLL CALL

Present 7 - Ald. Grob, Ald. Halvorsen, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel
Excused 3 - Mayor Devine, Ald. Grisham, Ald. Kuehn

C. PLEDGE OF ALLEGIANCE

Led by Ald. Roadt.

D. PUBLIC HEARINGS

1. [2025-0517](#) Conditional Use Permit for The Armory Hockey Development Center, a proposed Instruction/Training (31 or more persons at one time) use, at 11111 W. Greenfield Ave.

Steve Schaer, Manager of Planning & Zoning, presented.

E. PUBLIC PARTICIPATION

None.

F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

G. MAYOR'S REPORT

None.

H. ALDERPERSONS' REPORT

Ald. Novak, on behalf of all alderpersons, sent her condolences to Ald. Grisham on the passing of her brother who lost his battle with cancer.

Ald. Weigel invited residents to attend the WisDOT Open Houses regarding the reconstruction of I-94 on Tuesday, March 18th from 4 p.m. - 7 p.m. at the Tommy Thompson Center or on Wednesday, March 19th from 5 p.m. - 8 p.m. at Marquette University.

I. APPROVAL OF MINUTES

2. [2025-1738](#) February 11, 2025 Common Council Minutes.

Ald. Novak moved to approve, Ald. Grob seconded, motion carried.

J. STANDING COMMITTEE REPORTS

K. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)

43. [2025-0517](#) Conditional Use Permit for The Armory Hockey Development Center, a proposed Instruction/Training (31 or more persons at one time) use, at 11111 W. Greenfield Ave.

Ald. Weigel requested separate action on item #43, Ald. Novak seconded, motion carried.

Ald. Novak moved to approve, Ald. Grob seconded, motion carried with the following roll call vote:

Aye: 7 - Ald. Grob, Ald. Halvorsen, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

Passed The Block Vote

Ald. Weigel moved to approve the Consent Agenda, items #3 - #42 & #44 - #46, Ald. Halvorsen seconded, motion carried by roll call vote:

Aye: 7 - Ald. Grob, Ald. Halvorsen, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

3. [R-2025-0109](#) Resolution granting a Privilege to KC & SS Investments LLC for property located at 1442-50 S. 92nd St. (Tax Key No. 451-0228-003).

Adopted

4. [R-2025-0110](#) Resolution granting a Privilege to 6301 West Douglas LLC for property located at 7101-05 W. Greenfield Ave. (Tax Key No. 453-0059-000).

Adopted

5. [R-2025-0111](#) Resolution granting a Privilege to M3 Plus A LLC for property located at 8802 W. Becher St. (Tax Key No. 478-0072-001).

Adopted

6. [R-2025-0112](#) Resolution granting a Privilege to RMSB Properties, LLC for property located at 7420 W. Greenfield Ave. (Tax Key No. 440-9004-000).

Adopted

7. [R-2025-0113](#) Resolution granting a Privilege to Verpoco West Allis LLC for property located at 7130 W. Greenfield Ave. (Tax Key No. 440-0312-000).

Adopted

8. [R-2025-0118](#) Resolution granting a Privilege to Tom N Tousignant & Cheryl A Tousignant for property located at 6030 W. Greenfield Ave. / 6031-35 W. National Ave. (Tax Key No. 439-0364-001).

Adopted

9. [R-2025-0119](#) Resolution granting a Privilege to Alex Geiger for property located at 7116-18 W. Greenfield Ave. (Tax Key No. 440-0313-000).

Adopted

10. [R-2025-0120](#) Resolution granting a Privilege to Alex Geiger for property located at 7227-35 W. Greenfield Ave. (Tax Key No. 453-0092-000).

Adopted

11. [R-2025-0141](#) Resolution granting a Privilege to Tarlok Bhatia for property located at 2077 S. 78 St. / 7804 W. Becher St. (Tax Key No. 477-0174-000).

Adopted

12. [R-2025-0145](#) Resolution to enter into a Maintenance Covenant with the Milwaukee Metropolitan Sewerage District (MMSD) for the installation of Green Infrastructure at the intersection of S. 62nd St. and W. Lapham St.

Sponsors: Public Works Committee

Adopted

13. [R-2025-0146](#) Resolution to approve bid of Forward Contractors for sidewalk repairs in various locations in the City of West Allis in the amount of \$170,931.

Sponsors: Public Works Committee

Adopted

14. [R-2025-0157](#) Resolution authorizing the Water Division to engage Donohue & Associates for evaluation of alternatives at the 96th Street Pump Station.

Adopted

15. [R-2025-0147](#) Final Resolution authorizing public improvement concrete construction, concrete reconstruction and/or asphalt resurfacing in various locations and levying special assessments against benefited properties.

Sponsors: Public Works Committee

Adopted

16. [R-2025-0158](#) Final Resolution authorizing public improvement in the general area bounded by W. Cleveland Ave. to Union Pacific Railroad; S. 92nd St. to S. 108th St. and levying special assessments against benefited properties.

Sponsors: Public Works Committee

Adopted

17. [R-2025-0159](#) Resolution to approve bid of State Contractors Inc. for street reconstruction in S. 53rd St. from W. Burnham St. to W. Rogers St. and W. Rogers St. from S. 53rd St. to Dead End in the City of West Allis in the amount of \$1,208,872.80.

Sponsors: Public Works Committee

Adopted

18. [R-2025-0160](#) Resolution to approve bid of Pro Electric, Inc. for street lighting conversion in various locations in the City of West Allis in the amount of \$1,444,592.64.

Sponsors: Public Works Committee

Adopted

19. [2025-1580](#) Appointment by Mayor Devine of Dan Adamczyk to the Office of Weed Commissioner of the City of West Allis for the year 2025.

Approved

20. [2025-1758](#) Appointment by Mayor Devine of Nancy Harris to the Commission on Aging for a 3-year term to expire March 4, 2028.

Approved

21. [2025-1763](#) Appointment by Mayor Devine of Amy May to the Public Beautification Committee as an at large member for a term to expire December 31, 2027.

Approved

22. [2025-1771](#) Appointment by Mayor Devine of Cynthia Moldenhauer to the Public Beautification Committee as a Ward 3 member representative for a term to expire December 31, 2026.

Approved

23. [2025-0952](#) Claim by Kate Stehr for towing fees on February 12th, 2025 at 6420 W. Mitchell St.

Referred to City Attorney

24. [2025-1762](#) Claim by Diane Scherzberg for property damage on February 25th, 2025 on W. National Ave under the I-41 Bridge.

Referred to City Attorney

25. [2025-1768](#) Claim by Erin Hanson-Baisley for property damage on February 17th, 2025 at 1117 S. 104th St.

Referred to City Attorney

26. [2025-1780](#) Claim by Tammy Goratowski for property damage on February 15th, 2025 in the 2300 Block of S. 107th St.

Referred to City Attorney

27. [2020-0344](#) Claim by Robert Mills regarding injuries and damages at W. Rogers St. and S. 116th St. on April 27, 2020.
Placed on File
28. [2023-0510](#) Claim by Elliott Bingham for an accident on May 16, 2023.
Placed on File
29. [2024-0594](#) Claim by Kevin Leitermann Properties, LLC for a money judgment at 11104 W. Greenfield Ave and 2345 S. 107th St. (445-9983-000 and 485-0009-010).
Placed on File
30. [2024-1033](#) Claim by Steve Nyikos regarding alleged property damage on October 15th, 2024 at 2016 S. 78th St.
Placed on File
31. [2024-0064](#) Claim by Charmion Robinson for alleged property damage and personal injuries at W. Lincoln Ave. and W. National Ave., on January 23, 2024.
Placed on File
32. [2024-0765](#) Claim by Isaac Taiwo for alleged property damage at 2330 S. 54th St. on October 14, 2024.
Placed on File
33. [2024-0928](#) Claim by Jamie Thomas for alleged property damage at 2905 S. 95th St., on October 16, 2024.
Placed on File
34. [2024-1266](#) Claim by Cornelius Armstrong regarding alleged property damage at 2832 N. 12th St. Lower Unit, on December 10th, 2024.
Denied
35. [2023-0704](#) Claim by Elliott Bingham for accident at 2103 S. 71 St. Apt. 104, on May 16, 2023.
Denied
36. [R-2025-0153](#) Resolution authorizing the submission of an Unlocking Capital on Main Street Grant Application through the Robert Wood Johnson Foundation to support economic development efforts to support small business needs in West Allis.
Held until March 18th, 2025 Meeting
37. [R-2025-0154](#) Resolution authorizing the submission for the Year 2025 Supplemental Fund for Eligible Brownfields Revolving Loan Fund Grant through the Environmental Protection Agency (EPA) to assist on West Allis brownfield redevelopment projects.
Held until March 18th, 2025 Meeting

38. [O-2025-0028](#) Ordinance to repeal and recreate provisions related to public health, sanitation, and animals.
Sponsors: Alderperson Grisham and Alderperson Kuehn
Held until March 18th, 2025 Meeting
39. [O-2023-0011](#) Ordinance to Amend Section 19.01 of the West Allis Revised Municipal Code, relative to rezoning 6604-20 W. Mitchell St. from I-1 to C-3.
Sponsors: Economic Development Committee
Held until March 18th, 2025 Meeting
40. [R-2025-0152](#) Resolution approving an amendment to the Non-Exclusive Parking Lot Lease Agreement by and between the City of West Allis and The Deco Venues, LLC., which is the owner of the property located at 7546 W. Greenfield Ave., for parking in the City-Owned parking lots located at 7525 W. Greenfield Ave. and 14** S. 75 St.
Held until March 18th, 2025 Meeting
41. [R-2025-0155](#) Resolution to approve the terms & conditions for an Economic Development Loan to Ope Brewing Company LLC, located at 6751 W. National Ave., in the amount of up to \$150,000 under the Capital Catalyst Loan Program.
Held until March 18th, 2025 Meeting
42. [R-2025-0156](#) Resolution to approve the terms & conditions for an Economic Development Loan to Bars and Recreation Inc., d/b/a SSBMKE, Inc., located at 6325 W. National Ave., in the amount of \$50,000.
Held until March 18th, 2025 Meeting
44. [O-2025-0028](#) Ordinance to repeal and recreate provisions related to public health, sanitation, and animals.
Sponsors: Alderperson Grisham and Alderperson Kuehn
Held until March 18th, 2025 Meeting
45. [2025-1636](#) New Operator's License (Bartender/Class D Operator) application for Joseph Fiumefreddo. (BART-1404)
Held until March 18th, 2025 Meeting
46. [2025-1767](#) New Operator's License (Bartender/Class D Operator) application for Moises Martinez. (BART-1408)
Held until March 18th, 2025 Meeting

L. ADJOURNMENT

Ald. Weigel moved to adjourn at 7:15 p.m., Ald. Grob seconded, motion carried.

Next scheduled meeting is March 18, 2025 at 7:00 p.m.



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.

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.